

Janice Saragoni
199 North Harvard Street #N623
Allston, MA 02134

December 2, 2019

Michael.A.Sinatra@boston.gov

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

Dear Mr. Sinatra,

As a resident, I write in support of the Allston Yards project and ask that the BPDA advance it without delay.

The project has undergone substantial changes to better align with the community's vision for the site. This project offers a unique opportunity to transform the site from a suburban grocery and retail site with a large parking lot, to an active mixed-use development including housing, office, retail, public open space, and a new grocery store.

Key improvements and benefits from the Project include:

- **Affordable Housing:** The Project will create much needed affordable rental and ownership housing, including 17% of the total units and a new Allston Brighton Homeownership Fund.
- **Jobs:** The Project will create 2,500 new construction jobs and 2,000 new permanent jobs.
- **Linkage:** The Project will make Housing and Jobs linkage payments totaling approximately \$4,200,000.
- **Transportation:** The first phase of the project contains \$20,000,000 of infrastructure and transportation improvements including the creation of a new, complete street grid providing enhanced multimodal transportation benefits for the community.
- **Open Space:** The publicly accessible Community Green has been increased in size to 1 acre including a 5,000 square foot dog park. The Project will have other public realm space including new sidewalks and landscaping throughout the site.
- **Grocery:** A brand new Stop & Shop will be created.
- **Height Reduction:** Buildings North of Guest have a variety of heights and better align with the rest of the Guest Street corridor, including stepping back from the neighborhood across Everett Street. Building heights South of Guest have been reduced to between 43 and 85 feet.
- **Housing:** The Project will create much needed housing, including 110 homeownership units.

Thank you for the opportunity to support the Allston Yards Project.

Sincerely,

Jan Saragoni

December 3, 2019

Michael.A.Sinatra@boston.gov

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

Dear Mr. Sinatra,

As an abutter and longtime business in the neighborhood, we are writing in support of the Allston Yards project. We have been in the Allston neighborhood since the 1960's and have seen significant changes over the years. We believe Allston Yards will transform the existing suburban grocery and retail center that includes a large parking lot, to an active mixed-use development. The creation of new housing units, office, retail, and a park will greatly enhance the Allston neighborhood.

We view favorably key improvements and benefits of the Project which include:

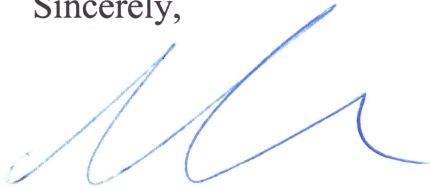
- **Housing:** The Project will create much needed housing, including 110 homeownership units as well as affordable rental and condo units. Boston is in the midst of a housing crunch and adding more supply to the housing stock will help make units affordable.
- **Retail:** This part of Allston has been in need of walkable streets with unique retail establishments. Allston Yards will extend what Boston Landing started - the Guest Street retail corridor, which will greatly enhance pedestrian access to neighborhood amenities and conveniences.
- **Height:** Allston Yards has followed the Guest Street Guidelines with the taller buildings being situated closer to the Pike.
- **Open Space:** Allston Yards has committed to additional public space in Allston with their Community Green and dog park. This will be a strong neighborhood benefit and will add to the significant amount of green space already in Allston including: Penniman Park, Ringer Park, Library Park and Athlete's Park (Brighton).
- **24/7 Neighborhood:** Bringing more companies to the neighborhood and adding housing will transform this part of Allston into a 24/7 neighborhood, which has been a desire of ours for decades.

- Grocery: A brand new Stop & Shop will be created that will continue to provide for the neighborhood.
- Transportation: Creating a new connection to Everett Street, connecting Everett to Guest Street, and connecting Allston Yards to Braintree Street will be a great benefit for all of Allston.

The new Boston Landing Commuter Rail Station has been a catalyst for Allston's neighborhood growth. Many of our tenants use the commuter rail, which due to its proximity to our building, is quite beneficial for us and for our neighborhood. It makes sense for Allston Yards to bring added businesses and residences to this location since the site is adjacent to the platform.

Thank you for providing us the opportunity to write a letter in support of the Allston Yards project.

Sincerely,



Michael Blank
119 Braintree Street
Allston, MA 02134



Aaron Blank
119 Braintree Street
Allston, MA 02134



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

BACC on revised stop & shop development

Kevin M. Carragee

Tue, Nov 19, 2019 at 10:48 PM

To: Jonathan Greeley <jonathan.greeley@boston.gov>, "brian.golden@boston.gov" <brian.golden@boston.gov>, "michael.a.sinatra@boston.gov" <michael.a.sinatra@boston.gov>, "sheila.dillon@boston.gov" <sheila.dillon@boston.gov>
Cc: "mayor@boston.gov" <mayor@boston.gov>, "tim.davis@boston.gov" <tim.davis@boston.gov>, "john.read@boston.gov" <john.read@boston.gov>, "kevin.honan@mahouse.gov" <kevin.honan@mahouse.gov>, "michael.moran@mahouse.gov" <michael.moran@mahouse.gov>, "mark.ciommo@boston.gov" <mark.ciommo@boston.gov>, "william.brownsberger@masenate.gov" <william.brownsberger@masenate.gov>, "michelle.wu@boston.gov" <michelle.wu@boston.gov>, "michael.f.flaherty@boston.gov" <michael.f.flaherty@boston.gov>, "a.e.george@boston.gov" <a.e.george@boston.gov>, "althea.garrison@boston.gov" <althea.garrison@boston.gov>, "conor.newman@boston.gov" <conor.newman@boston.gov>

18 November 2019

Dear Director Golden, Mr. Greeley; Mr. Sinatra and Ms. Dillon:

I write this letter on behalf of the Brighton Allston Community Coalition (BACC), a grassroots group focusing on housing and related issues, concerning the proposed Stop & Shop development project.

The BACC emphasizes that it would be premature to bring this project to the BPDA Board in December, given a number of issues relating to the project that deserve additional attention and public debate.

As you know, the BACC has written in the past about this project, raising multiple concerns related to affordability, owner-occupancy, height, density, and the need for significant improvements in public transportation to accommodate the large-scale development that is proposed.

As you know, the project has a generated considerable public opposition, focusing on many of the same issues raised by the BACC.

Given this context, the revised project proposed by the developer warrants considerable public debate and reflection that should inform the Boston Planning and Development Agency's decision-making process concerning this project. The BACC does not believe that one IAG meeting and one public meeting concerning the revised proposal constitutes the robust public process that is needed.

As part of its revised project, the developer has proposed a new Allston-Brighton Homeowner Fund to create off-site owner-occupied housing in our community. By the developer's own admission in a meeting with BACC representatives, this proposal currently lacks detail and exists only a sketch of a program that **may** have merit. Public debate and discussion, including the BPDA's view on this proposal, are needed in order to evaluate the adequacy of this proposal.

Given the above, we urge that the BPDA allow for a sustained public process that evaluates the merits of the developer's revised proposal. Therefore, we stress that it would be premature and unfortunate for this development to be considered by the BPDA Board in December.

From the inception of this project, the BACC has stressed the need to make an informed and sound decision concerning this significant project, given both its scale and the its influence on subsequent development in the Boston Landing area.

Cordially,

Kevin M. Carragee
Chair, Brighton Allston Community Coalition

Cc. Mayor Marty Walsh; Representative Kevin Honan; Representative Michael Moran; Boston City Councilor Mark Ciommo; State Senator Will Brownsberger; Tim Davis, Housing Policy Manager; John Read, Senior Deputy Director of Transportation and Infrastructure Planning, BPDA; Conor Newman, City of Boston, Office of Neighborhood Services; Boston City Councilor Michelle Wu; Boston City Councilor Michael Flaherty; Boston City Councilor Annisa Essaibi-George; Boston City Councilor Althea Garrison; Boston City Councilor-Elect Liz Breadon



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

Allston Yards Project

Loretta Cedrone

Tue, Dec 3, 2019 at 5:53 PM

To: MICHAEL.A.SINATRA@boston.gov, MAYOR@boston.gov, Mark Ciommo <MARK.CIOMMO@boston.gov>, "michael.moran@mahouse.gov" <MICHAEL.MORAN@mahouse.gov>, "kevin.honan@mahouse.gov" <KEVIN.HONAN@mahouse.gov>, CONOR.NEWMAN@boston.gov, MICHAEL.F.FLAHERTY@boston.gov, A.E.GEORGE@boston.gov, MICHELLE.WU@boston.gov, ALTHEA.GARRISON@boston.gov, Brighton Allston Community Coalition

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

Loretta Cedrone
29 Nantasket Avenue
Brighton, MA



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

Your Constituents want discussion on the Allston Yards Project

Crittendon, Rollin

Wed, Dec 4, 2019 at 10:19 PM

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

Hello all,

I am a 15-year resident of Brighton, a member of the community who cares about my neighbors and the direction of the area. Will we be a place of community where everyone is welcome? Or, will be a community that espouses diversity but predicates that on a large pocketbook, creating a velvet rope in an area that traditionally has not had that condition?

I think affordability, having that increased from 13% to 20%, is really a buffer for the community. Lets face it, bad economic times will come back to Boston someday. We have all seen those times, and their return is a given. A community that does not take flight will help avoid creating ghost towns. From what I hear, very rich landlords will often keep places vacant for years, rather than have their asset value decrease (look at NYC's luxury glut of vacant condos). A community that has cohesion can be inventive, supportive, creative in those bad times. Boston is a success today because of the resiliency of those communities who cared when the area was not hip or cool.

All this email from me proves one thing, we have not had a conversation! Instead of pretending conversations were had, lets have some structured, meaningful dialog from the community. There are people with insight and wisdom you & I lack. Without community input, who are we and what ends do we serve?

From what I hear I think Stop & Shop/Ahold Delhaize might need guidance too. It sounds like they might have good intentions, but as a corporate entity lack some internal guidance on best fruition. That is understandable, as their focus is different. You have a great opportunity to bring sides together for an outcome history will be proud of.

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=====
Rollin Crittendon



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

The Allston Yard project

Mike <

>

Tue, Dec 3, 2019 at 8:15 PM

Reply-To: Mike <mike_email@yahoo.com>

To: "MICHAEL.A.SINATRA@BOSTON.GOV" <michael.a.sinatra@boston.gov>, "MAYOR@BOSTON.GOV" <mayor@boston.gov>, "MARK.CIOMMO@BOSTON.GOV" <mark.ciommo@boston.gov>, "MICHAEL.MORAN@MAHOUSE.GOV" <michael.moran@mahouse.gov>, "KEVIN.HONAN@MAHOUSE.GOV" <kevin.honan@mahouse.gov>, "CONOR.NEWMAN@BOSTON.GOV" <conor.newman@boston.gov>, "MICHAEL.F.FLAHERTY@BOSTON.GOV" <michael.f.flaherty@boston.gov>, "A.E.GEORGE@BOSTON.GOV" <a.e.george@boston.gov>, "MICHELLE.WU@BOSTON.GOV" <michelle.wu@boston.gov>, "ALTHEA.GARRISON@BOSTON.GOV" <althea.garrison@boston.gov>

Cc: Brighton Allston Community Coalition

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

Only one public meeting (Nov. 21) has been held concerning the latest version of this significant large project.

Sincerely,
Michael Dzedzic
[14 Portsmouth St](#)
[Brighton MA 02135](#)



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

Stop & Shop development project

Bailey Fulton

Thu, Nov 21, 2019 at 1:11 PM

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

Hello,

I would like to support the position voiced in the letter below. As someone who is considering leaving the city next year after 13 years based on the fact that I can't afford to live on my own within the city of Boston, I really encourage you to be aware of the power of creating living spaces that actually meet the needs of the folks living there.

Thank you,
Bailey Fulton

18 November 2019

Dear Director Golden, Mr. Greeley, Mr. Sinatra and Ms. Dillon:

I write this letter on behalf of the Brighton Allston Community Coalition (BACC), a grassroots group focusing on housing and related issues, concerning the proposed Stop & Shop development project.

The BACC emphasizes that it would be premature to bring this project to the BPDA Board in December, given a number of issues relating to the project that deserve additional attention and public debate.

As you know, the BACC has written in the past about this project, raising multiple concerns related to affordability, owner-occupancy, height, density, and the need for significant improvements in public transportation to accommodate the large-scale development that is proposed.

As you know, the project has generated considerable public opposition, focusing on many of the same issues raised by the BACC.

Given this context, the revised project proposed by the developer warrants considerable public debate and reflection that should inform the Boston Planning and Development Agency's decision-making process concerning this project. The BACC does not believe that one IAG meeting and one public meeting concerning the revised proposal constitutes the robust public process that is needed.

As part of its revised project, the developer has proposed a new Allston-Brighton Homeowner Fund to create off-site owner-occupied housing in our community. By the developer's own admission in a meeting with BACC representatives, this proposal currently lacks detail and exists only a sketch of a program that **may** have merit. Public debate and discussion, including the BPDA's view on this proposal, are needed in order to evaluate the adequacy of this proposal.

Given the above, we urge that the BPDA allow for a sustained public process that evaluates the merits of the developer's revised proposal. Therefore, we stress that it would be premature and unfortunate for this development to be considered by the BPDA Board in December.

From the inception of this project, the BACC has stressed the need to make an informed and sound decision concerning this significant project, given both its scale and the its influence on subsequent development in the Boston Landing area.

Cordially,

Kevin M. Carragee
Chair, Brighton Allston Community Coalition

Cc. Mayor Marty Walsh; Representative Kevin Honan; Representative Michael Moran; Boston City Councilor Mark Ciommo; State Senator Will Brownsberger; Sheila Dillon, Director of Neighborhood Development; Lauren Shurtleff, Interim Director of Planning, BPDA;; Michael Christopher, Deputy Director of Development Review, BPDA; Tim Davis, Housing Policy Manager; John Read, Senior Deputy Director of Transportation and Infrastructure Planning, BPDA; Conor Newman, City of Boston, Office of Neighborhood Services; Boston City Councilor Michelle Wu; Boston City Councilor Michael Flaherty; Boston City Councilor Annisa Essaibi-George; Boston City Councilor Althea Garrison; Boston City Councilor-Elect Liz Breadon



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

Allston Yards Project

Ennis Glendon

Wed, Dec 4, 2019 at 12:53 PM

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

Ennis Glendon

[48 Oakland Street, Boston, MA 02135](#)

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



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

Allston Yards Rush to Judgement

Nancy and Bob

Wed, Dec 4, 2019 at 5:02 PM

To: "AllstonBrighton2006@googlegroups.com" <allstonbrighton2006@googlegroups.com>, MICHAEL.A.SINATRA@boston.gov, MAYOR@boston.gov, MARK.CIOMMO@boston.gov, Michael Moran <MICHAEL.MORAN@mahouse.gov>, Kevin Honan <KEVIN.HONAN@mahouse.gov>, CONOR.NEWMAN@boston.gov, MICHAEL.F.FLAHERTY@boston.gov, A.E.GEORGE@boston.gov, MICHELLE.WU@boston.gov, ALTHEA.GARRISON@boston.gov
Cc: Brighton Allston Community Coalition

Good day,

The Allston-Brighton community simply needs more time to consider the latest rendition of Allston Yards. That means the project should be pulled from the Dec. 12th agenda of the BPDA Board of Directors. And then more community meetings need to be scheduled. As others have suggested, more time at these meetings should be given over to residents' concerns/questions and less time for the developer's dog and pony show.

Although the project has been altered somewhat, there is still a glaring deficiency: The number of home ownership units has not moved since this project was proposed, more than two years ago. Allston-Brighton has one of the lowest home ownership rates in Boston. As it stands, Allston Yards, will only exacerbate these dismal numbers.

You, the developers, can do better. And, you, the elected officials who work for us, must be with us and see that this becomes a development that we can all support. Instead of the current project that puts profit over community building.

Thank you,

Bob Pessek and Nancy Grilk
9 High Rock Way, 31
Allston, MA 02134



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

Why the rush on Allston Yards????? Do you not want to include the community's voice? If not, why not?

Ingrid Hill

Tue, Dec 3, 2019 at 4:03 PM

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

Dear elected representatives,

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

Or - kindly explain your lack of desire to do so, especially those of you who are elected as the people's representatives. Why you do not wish to include the voice and needs of the community?

Thank you,

Ingrid Hill

66 Hobson St.
Brighton, MA 02135



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

REMOVE Allston Yards Project from BPDA agenda 12/12/19

Jim Prince < > Wed, Dec 4, 2019 at 9:38 AM
To: "MICHAEL.A.SINATRA@boston.gov" <MICHAEL.A.SINATRA@boston.gov>, "MAYOR@boston.gov" <MAYOR@boston.gov>, "MARK.CIOMMO@boston.gov" <MARK.CIOMMO@boston.gov>, "MICHAEL.MORAN@mahouse.gov" <MICHAEL.MORAN@mahouse.gov>, "KEVIN.HONAN@mahouse.gov" <KEVIN.HONAN@mahouse.gov>, "CONOR.NEWMAN@boston.gov" <CONOR.NEWMAN@boston.gov>, "MICHAEL.F.FLAHERTY@boston.gov" <MICHAEL.F.FLAHERTY@boston.gov>, "A.E.GEORGE@boston.gov" <A.E.GEORGE@boston.gov>, "MICHELLE.WU@boston.gov" <MICHELLE.WU@boston.gov>, "ALTHEA.GARRISON@boston.gov" <ALTHEA.GARRISON@boston.gov>
Cc:

Dear Elected Officials and City Employees,

I oppose the current plans for the Allston Yards project.

This project should be taken off the December 12th agenda of the BPDA Board of Directors Meeting.

There should be no vote on this project until community members have more input on the final plan.

Thank you,
Jim Prince



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

WGBH meeting re Stop and Shop development project

Koletta Kaspar

Fri, Nov 22, 2019 at 1:41 PM

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

Thank you for the meeting last night, Mr Sinatra.

Briefly, please include more trees somehow in your project, not cheap trees, but stately street trees such as Gingko or Nyssa Sylvatica. Both are suited to urban environments. With an influx of 2,000 or more additional people into Allston/Brighton, we will need all the beauty we can get. Somehow trees manage to do their job of providing beauty, cleaner air, shade, and tranquility, no matter what chaos is happening around them.

Sincerely,
Koletta Kaspar
107 Brayton Rd
Brighton, MA 02135

Landscape Gardener with A Yard And A Half Landscaping Cooperative.

Sent from my iPad



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

Allston Yards

Koletta Kaspar

To: michael.a.sinatra@boston.gov

Tue, Dec 3, 2019 at 4:54 PM

Hi Michael,

Imagine if you would, 2 thousand dogs running together in a 1 acre park. Wouldn't make sense would it? That's exactly what I foresee with 895 units being built in a compact area of Allston. A minimum of 2 thousand additional people will live in the area if the project proceeds as currently described with a token 1 acre park included.

Density brings along with it a need to preserve mental health. That's one reason why Frederick Law Olmsted designed Central Park in NYC. He wanted to contribute to alleviating the daily stresses of life and work in a city teeming with human beings.

Please, I ask that you halt the final decision making process on December 12 and respectfully provide the communities affected; the ability to comprehend the full project and its' ramifications. We need more public meetings. Of course more development employing Union labor is a plus, however, as one brilliant Union plumber stated at the November 21 meeting, "You've gotta do something about the traffic because it will take us too long to get to work if the project goes through."

Sincerely,
Koletta Kaspar
107 Brayton Rd
Brighton MA 02135

Sent from my iPad

Sent from my iPad



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

Development in Brighton

Koletta Kaspar

To: michael.a.sinatra@boston.gov

Sun, Nov 3, 2019 at 6:34 PM

Dear Michael,

Please know that the density of the planned development in Stop and Shop area is way overboard. I invite you to travel in your car on Washington Street, while in a hurry, to your job site while the daily traffic is already congesting the neighborhoods.

Regarding the green space allowed in the original proposal, please know that 1 acre is laughable. Your profession means that you can do better than this.

Sincerely,
Koletta Kaspar
107 Brayton Rd.
Brighton MA 02135

Sent from my iPad



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

Allston Yards Project

roisin keenan

To: michael.a.sinatra@boston.gov

Sat, Nov 23, 2019 at 3:26 PM

Hello Mr Sinatra,

We were unable to attend this last meeting 11/21 but have spoken to residents who were there. I am requesting, as are other A/B residents that the next meeting regarding this project can be in January and not in December. As this project will have such an impact on our community I am hopeful you can accommodate this request, which would allow residents to be more informed and more able to attend the next meeting.

Thank you so much.

Roisin Keenan and
Dominic Durrant



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

Allston yards

John Kibrick

To: michael.A.SINATRA@boston.gov

Tue, Dec 3, 2019 at 5:25 PM

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

Thank you

J kibrick

Sent from my iPhone



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

Allston Yards Project; any approvals this month would be unfair & undemocratic

Ronni Komarow

Wed, Dec 4, 2019 at 5:12 PM

Reply-To: Ronni Komarow < >
To: Michael Sinatra <michael.a.sinatra@boston.gov>
Cc: "Moran Michael - Rep. (HOU)" <michael.moran@mahouse.gov>, "Honan Kevin - Rep. (HOU)" <kevin.honan@mahouse.gov>, Mark Ciommo <mark.ciommo@boston.gov>, "connor.newman@boston.gov" <connor.newman@boston.gov>, Martin Walsh <mayor@boston.gov>

Dear Mr. Sinatra and Elected Representatives,

Like many of my neighbors, I urge you to DELAY the approval process for the Allston Yards project.

I attended the recent meeting about this project at WGBH; while it appeared that progress is being made, many aspects of this presentation are new and therefore rightfully subject to detailed community review and public commentary.

This current rushed approval schedule is an obvious attempt to discard public opinion. The impacts of this project stand to be life changing for local residents. The public has every right to weigh in on this project and be heard, regardless of possible delays or inconvenience to the proponents. Appropriate, well-planned growth will still generate jobs and still offer housing opportunities while strengthening our community for the long term. This something that stands to benefit us all.

While a fair and democratic process takes time, this is a democracy (or so we hope). To rush this project through will be seen by many as an attempt to undermine our democratic processes. We depend on our elected representatives to be accountable to us, to the electorate, regardless of pressures from others. Like so many of my neighbors, I look for a clear track record of public accountability when I make choices on Election Day. Our representatives know this.

We are all familiar with developers who greatly overstep, and then come part-way back in what is falsely presented as a compromise. This project remains disproportionately large with green space and community benefits that are not at size-appropriate levels.

As with most other projects, very little consideration is being paid to how this project might impact surrounding streets and the neighborhood as a whole. If there are families with young children living here, will there be a Jackson-Mann School for them to attend? A Jackson-Mann Community Center? Will we be increasing local bus service? North Beacon Street and surrounding intersections are already congested with too much traffic. How will we handle thousands of additional cars?

We still have so much to think about and so much to do, and it is a mistake to assume otherwise.

Thank you for your consideration,

Ronni Komarow
[21 Hobson St.](#)
[Brighton, MA 02135](#)



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

Allston Yards Comments

baolian kuang

Wed, Dec 4, 2019 at 5:40 PM

To: Michael Sinatra <MICHAEL.A.SINATRA@boston.gov>

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

Dear Mr. Sinatra,

I would like to express opposition to the Allston Yards project. More time should be given for the community and the City to negotiate for deeper affordability.

I live on Litchfield Street with my family and was lucky enough to win the lottery for an affordable homeownership unit. My daughter attends Boston Public Schools and it was important she was able to continue studying at the same school. I applied for many affordable homeownership opportunities and it still took me six years to get one. We need to make sure that the number of affordable units is maximized at this development and that it can serve families.

The current percentage of affordable units is too low. I support the Brighton Allston Community Coalition's call for at least 20% affordable housing at this project.

I am particularly concerned that the first proposed building only has the minimum 13% affordable units and it was unclear in the presentation what the breakdown of units in terms of the number of bedrooms. I have some multiple examples in Chinatown/South End such as 50 Herald Street and the Radian where the market-rate units have been built and it takes many years before the affordable units are built or still have not moved forward. Most of the affordable units should be included in the first phase of the project not the second and third.

Please delay the vote on this project at the BPDA Board meeting December 12th to allow more time for the community to get the type of development that it needs.

Sincerely,

Baolian Kuang



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

Allston Yards

Louise Kuhlman

Wed, Dec 4, 2019 at 9:46 AM

To: MICHAEL.A.SINATRA@boston.gov

Dear Mr. Sinatra,

Dear Mr. Newman,

I am writing with great urgency to ask you to support the delay of December 12 vote by the BPDA on the Allston Yards Development. We in Allston Brighton are overwhelmed with the amount of development we are experiencing, both massive, as is Allston Yards, and on a small scale.

We are losing our quality of life. **This is just plain wrong.**

As you may know, Brighton has the highest level of children living in poverty- 62%!!! In addition, we have the highest percentage of children leaving the city. **This is just plain wrong.**

As a retired BPS principal of a Brighton school, I saw families leaving year after year, due to the high cost of housing. My own children cannot afford to own a home in Allston- Brighton neighborhood. **This is just plain wrong.**

To me, families are the heart of a neighborhood. Without affordable housing, we are losing the essence of our neighborhood. We already have absentee landlords, illegal apartments, and traffic that makes not just Boston an hour from Boston, but Allston a half-hour from Brighton. **This is just plain wrong.**

This Allston Yards project is being pushed through without clarification or enough neighborhood input. WHY? WHO BENEFITS?

Certainly not those of us who live in Allston Brighton. We don't need this type of housing. We need affordable housing.

Please support removing this project from the Board of Directors of the Boston Planning and Development Agency meeting. This project needs more review.

Sincerely,

Louise Kuhlman

65 Dunboy Street

Brighton, MA



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

Allston Yards

Thomas P. Lally

Wed, Dec 4, 2019 at 5:30 PM

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

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



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

Allston Yards

Mark Liu

Wed, Dec 4, 2019 at 12:34 PM

To: MICHAEL.A.SINATRA@boston.gov

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

Dear Mr. Sinatra,

As a Brighton resident, I write to you in the hope that there is more time given for public input and discussion into the Allston Yards project at the current Stop and Shop location. The tremendous number of units with the vast majority of them being market rate will have a major impact on the community and will lead to a more rapid gentrification of the neighborhood and the City as a whole. In addition, there are still major concerns regarding traffic and transit that have not been adequately addressed. I hope you give this proper consideration and the vote on the project by the BPDA board is delayed.

Sincerely,
Mark Liu



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

Allston Yards Project

Moira McCrave

Tue, Dec 3, 2019 at 6:57 PM

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

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

Moira McCrave
Allston-Brighton Resident



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

No vote for Allston Yards Dec 12 meeting

Anne Mazzola

Wed, Dec 4, 2019 at 6:49 AM

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

Dear Elected Representatives,

We are making history. The mega Allston Yards project, as proposed, is the largest single residential project in Allston/Brighton history. Please, let's do this right.

I respectfully ask that you give us more time to review, understand and comment on the latest plan put forward for this project and take this off of the December 12th meeting agenda. We are seeing serious red flags in the current plan and feel that there should be no vote until we have a meaningful chance to address these.

A plan of this size should not be pushed through. Our voices should not be stifled. This will change the face of our neighborhood. A neighborhood worth fighting for.

Sincerely,

Annie Mazzola
Brighton resident



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

Allston Yards

Ellen M.

To: michael.A.SINATRA@boston.gov

Tue, Dec 3, 2019 at 6:52 PM

The Allston Yards project should be taken off the Dec. 12th meeting agenda of the Board of Directors of the BPDA. There should NOT be a vote on this project until the public has a meaningful chance to understand and comment on the final plan.

Thank you for your time and attention to this matter.

Ellen McCrave
58 Cresthill Rd
Brighton MA 02135



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

Stop and Shop Community Benefits

Tim McHale

Tue, Dec 3, 2019 at 4:34 PM

To: MICHAEL.A.SINATRA@boston.gov

Cc:

Dear Michael:

We met briefly at the last Stop and Shop project meeting at WGBH week or so ago. I spoke at the mic asking the proponents for a breakdown of the community benefit package for the project.

Do you have a copy of it? And, can you forward to me and those copied above?

I am concerned that the developer is classifying benefits to the community as mitigation. As you know, improvements to the site: roads, utilities, transportation, etc. that effect the project's viability mitigates the increase in volume of vehicles and services specific to the new occupants. These improvements should not be counted as community benefits.

Improvements to the public realm, open space, public art, affordable housing, community based traffic calming and circulation, education, and employment are all examples of community benefits.

As I mentioned in the public meeting, precedence has been set for projects of this size (Harvard Science) in the neighborhood of \$40/sf. Stop and Shop's area of 1.2MM would generate approximately \$48MM in community benefits based on this precedence.

It is imperative that the BPDA Board Approval does not occur until this community benefit framework/agreement is reached. The leverage the Community will have after a BPDA approval will be diminished. We look to you to broker and communicate the community's desired community benefit package and the proponent's assembly of the final package.

May I hear from you regarding the current community benefit package as the proponent sees it? Please forward at your earliest convenience.

Thank you very much,

Tim

Tim McHale
102 Litchfield St.
Brighton, MA 02135
land
cell



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

Stop n shop

siobhan mc hugh

Tue, Dec 3, 2019 at 4:43 PM

To: michael.A.SINATRA@boston.gov

This project as it stands is crazy. We need a chance as a community to address height, green space, road improvement and especially community benefits and affordable housing. This is being run through before Jan 1st and we all know why. Give us another community meeting.



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

Allston yards

siobhan mc hugh

Tue, Dec 3, 2019 at 1:13 PM

To: Michael.A.Sinatra@boston.gov

We need at least one or two more community meetings. How is it that Tenacity who are an abutter never knew about this giant project behind them. Too big, not enough green space and not any consideration about your neighbors. We need another meeting in Jan or Feb. This time of year is way too busy for people.



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

Opposed to December 12th meeting

Ireta Metchik

Thu, Nov 21, 2019 at 2:26 PM

To: Michael.a.sinatra@boston.gov

Mr. Sinatra- I have been a Brighton home owner -living in a one family house where we raised our kids-for 28 years. I am completely opposed to having a final meeting for Allston Yards on December 12th. It simply is unfair & does NOT allow time for sufficient public comment. Please re-consider, and allow us to have a fair chance to evaluate the situation . Thank you, Sincerely, Mrs. Ireta Metchik



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

[Brighton Allston Community Coalition] Why the rush on Allston Yards????? Do you not want to include the community's voice? If not, why not?

Linda

Tue, Dec 3, 2019 at 4:59 PM

To: Michael.a.sinatra@boston.gov, Mayor@boston.gov, Michael.Moran@mahouse.gov, Kevin.Honan@mahouse.gov, conor.newman@boston.gov, Michael.f.Flaherty@boston.gov, a.e.george@boston.gov, michelle.wu@boston.gov, ALTHEA.GARRISON@boston.gov, <MARK.CIOMMO@boston.gov>

Mark Ciommo

Dear Elected Representatives,

Please work to take the Allston Yards project **off** the Dec. 12th agenda of the meeting of the Board of Directors of the Boston Planning and Development Agency.

There should be no vote on this project until the public has a meaningful chance to understand and comment on the final plan.

Thank you for reading this and seriously considering this request.

Linda Montagna
Brighton Resident



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

Stop the meeting. Please do not hold the December 12th meeting for the Allston Yards Stop and Shop/the community is in need of further discussion to this vague plan

BARBARA MOSS

Wed, Dec 4, 2019 at 10:52 AM

To: Mayor@boston.gov

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

To Whom it May Concern in the Mayors office:

[Stop the December 12th meeting.](#)

I frankly do not understand why the Walsh administration has been so horrific in supporting "High End" financiers with deep pockets, and trampling this historic community of Allston Brighton in the name of more housing that so few can afford.

It is unjust and disturbing for the future of our city. Please reverse this trend and return to the care of community.

[Stop the Meeting on December 12th.](#)

Going forward without clarity in both the building of this enormous development, as well as the vagueness and lack of clarity as to "Who Gets What" for community benefit, needs to be established before any forward movement can be implemented.

Attempting to dazzle the community with \$2 million over ten years is a pittance and an insult, and will help who? There is no plan as to who, what; where; when; and how???? This project needs a concrete plan before it can be implemented and ask that you stop this meeting and create a strong proposal for the community to evaluate, that will actually benefit the community.

The input of community voices must be heard and listened to by the administration or this procedure of community input starts to look like a SHAM if this meeting goes through.

The impact it will have not just on our community, but communities that border it must be recognized.

This is about people who want to live here.

In addition:

There is no plan for 20% affordable housing. There is a small patch of green space and a few trees planted over a vast parking garage. It is a joke and an insult to all the people who have genuinely been taking the time to come to meetings in the hope of being heard. Is this falling on the deaf ears who are supposed to support the community?

Stop the meeting and let the community speak.

Barbara Moss
Brighton



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

Allston Yards development- more time needed

Pam Mullaney

Sat, Nov 23, 2019 at 2:10 PM

To: michael.a.sinatra@boston.gov

Dear Mr. Sinatra,

I live on Ryan Rd, off Market Street, less than a mile from the Stop and Shop property.

I'm appreciative of the design of the development inasmuch as it features massing against the Pike, and also appreciative of the increase in the number of affordable units.

However, I don't see what the rush is to get this project before the BPDA next month.

Boston could be like Seattle, if it plans correctly, in terms of private-public partnership for city parks and green space. The proposed Allston Yards green space of <1 acre is fairly paltry. Renters and condo-owners are more likely to create permanent homes for themselves in A-B if they have access to green space that is bigger than a playground. We've lost green space as a result of the expansion of St. E's and the conversion of the St. Gabriel's property, and the current pedestrian access to the Charles River in this neighborhood is frustratingly limited.

If this were the first large scale development in the area - that would be one thing. But this is a very large development coming in on the heels of the New Balance and Continuum (Harvard) developments, and while I think a mixed use development is the highest-and-best use of the land, taxpayers in the city need more time to fully understand and respond to the revised proposal that the developers have put forward.

Thanks for your time and energy.

Sincerely,
Pam Mullaney
(Member, AFSCME 3650).



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

Proposed Allston Yards ("Stop & Shop") Project.

Micheal OLaoghaire

Wed, Dec 4, 2019 at 10:09 PM

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

Cc:

I urgently request that the city postpone the hearing on this huge project from December 12th by at least a month in order to give all the stakeholders - especially the community - time to read, absorb and comment on the 441-page project document that was released only near the end of October.

The proposed project is "exceedingly enormous" and will have a hugely negative impact both in terms of the physical buildings and the number of residents that they will add to the area. Even worse, the area will soon be suffering the effects of several other huge projects now in process, such as the former Saint Gabriel's Monastery. The whole area seems to have been designated as feeding ground for developers big and bigger and nothing seems safe.

Long after the developers have made their money and elected officials have claimed "credit" for the number of housing units they have added, we will be left to suffer the effects from excessive density and gridlocked traffic.

Sincerely

Micheal O'Laoghaire

[3 Portina Road](#), Brighton



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

bacommunitycoalition@gmail.com

Victoria Perez Vargas

Wed, Dec 4, 2019 at 7:53 PM

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

Good evening,

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

Gracias,
Victoria N Perez Vargas



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

Please REMOVE Allston Yards Project from BPDA agenda 12/12/19

Doris Prince

Tue, Dec 3, 2019 at 9:10 PM

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

Cc:

Dear Elected Officials,

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

Thank you for your consideration,
Doris Prince



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

Allston Yard Project remove from BPDA BOD Dec. 12 agenda

Raymond Raposa

Wed, Dec 4, 2019 at 1:19 PM

To: michael.a.sinatra@boston.gov, Martin Walsh <mayor@boston.gov>, brian.golden@boston.gov, mark.Ciommo@boston.gov, michael.f.flaherty@boston.gov, A.E.George@boston.gov, Kevin.Honan@mahouse.gov, Michelle.Wu@boston.gov, conor.newman@boston.gov, althea.garrison@boston.gov, "Kevin M. Carragee", Joanne D'Alcom

Dear Michael,

I am active Boston Citizen from Brighton and have serious concerns on the Allston Yard project. The placement of this item on the Board of Directors of the Boston Planning and Development Agency December 12th agenda is proof the administration has little commitment to consider public comment. The written comment period is open until Monday December 9th. It is not possible to serious consider public comment and make any adjustments to the plan.

The Allston Yard project should be taken off the December 12th agenda of the meeting of the Board of Directors of the Boston Planning and Development Agency.

The plan proposed is 441 pages long and it has been pointed out that many elements are vague with no implementation details.

The agency has made other smaller projects give serious consideration to public comments, however placing this item on the agenda says public comment will not be seriously considered in this case.

Please do everything possible and a good job for the citizens of Boston and make sure our concerns are seriously considered and adjustments are made to the developer's plan.

Thank you!

Sincerely, Raymond J, Raposa

[2400 Beacon Street Unit 512, Boston, MA](#)



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

Allston Yards

Maria Rodrigues

Wed, Dec 4, 2019 at 2:57 PM

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

Dear Elected Representatives,

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

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

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

Sincerely,

Maria G. Rodrigues and Ram Rao
80 Lake Shore Road
Board members, Brighton Neighbors United, BNU



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

Community input and affordable housing for Allston Yard development

Max Rome

Wed, Dec 4, 2019 at 11:04 AM

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

Cc:

I am writing as a resident of Allston to express my concern about the BPDA review of the Allston Yards project scheduled for December 12th. I feel that more time must be granted between the closure of the public comment period (December 9th) and the BPDA meeting in order for the developer to make substantive changes in response to clear community input.

Specifically, the Allston Yard's plan still contains no more than the city-required 13% affordability. To protect long-term residents and preserve the diversity of the neighborhood this project must include deeper affordability in every phase of construction. This is a critical project that will help set the tone for much neighborhood development. Increases in density are necessary and welcome but dramatic zoning variances should be mated with increased requirements for affordability and clear community benefits agreements.

I hope that you will join our neighborhood in advocating for a fairer public process and a minimum of 20% affordable units.

Thank you,
Max Rome
[28 Raymond Street](#)
Boston, MA



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

Take the Allston Yards project off the Dec. 12th agenda, please!

Naomi Rubin

Wed, Dec 4, 2019 at 5:34 PM

Reply-To:

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

Cc: Naomi Rubin

The gigantic Allston Yards project should be taken off the Dec. 12th agenda of the meeting of the Board of Directors of the Boston Planning and Development Agency.

There should be no vote on this project until the public has a meaningful chance to understand and comment on the final plan.

Thank you.

Naomi Rubin
[8 Pomeroy St.](#)
[Allston, MA](#)



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

Allston Yards - Respect the Community and delay the vote

Kirsten Ryan

Tue, Dec 3, 2019 at 9:47 PM

To: michael.a.sinatra@boston.gov, mayor@boston.gov, Mark Ciommo <mark.ciommo@boston.gov>, "Moran, Michael - Rep. (HOU)" <michael.moran@mahouse.gov>, "Honan, Kevin - Rep. (HOU)" <kevin.honan@mahouse.gov>, conor.newman@boston.gov, michael.f.flaherty@boston.gov, a.e.george@boston.gov, michelle.wu@boston.gov, althea.garrison@boston.gov

Cc: Brighton Allston Community Coalition

This massive project will change the face of the neighborhood. The documentation is massive at over 400 pages.

And yet you think one public meeting and one month for review is enough?

Comments are open until 12/9 and the vote is on 12/12? Clearly this looks as if the City does not care one bit about reviewing public comments, let alone making sure they are incorporated into the development.

We are sick and tired of the exploitation of our neighborhood

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

Anything less is an insult to the community.

Kirsten Ryan

9 Oakland Street



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

Allston Yards Project

colleen salmon

Wed, Dec 4, 2019 at 10:49 AM

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

To All:

I am writing as a resident and homeowner in Brighton.

I am requesting the Allston Yards project be taken off the December 12th agenda of the meeting of the Board of Directors

of the Boston Planning and Development Agency. There should be no vote on this project until the public has a meaningful chance to understand and comment on the final plan.

Thank you for your consideration.

Best,

Colleen Salmon



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

The Allston Yard project

Joel M. Shaw

Tue, Dec 3, 2019 at 4:01 PM

To: "MARK.CIOMMO@boston.gov" <MARK.CIOMMO@boston.gov>, "michael.A.SINATRA@boston.gov" <michael.A.SINATRA@boston.gov>, "MAYOR@boston.gov" <MAYOR@boston.gov>, "MICHAEL.MORAN@mahouse.gov" <MICHAEL.MORAN@mahouse.gov>, "KEVIN.HONAN@mahouse.gov" <KEVIN.HONAN@mahouse.gov>, Conor Newman <conor.newman@boston.gov>, michael.f.flaherty@boston.gov, a.e.george@boston.gov, "MICHELLE.WU@boston.gov" <MICHELLE.WU@boston.gov>, althea.garrison@boston.gov

Cc:

To whom it may concern,

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

City officials should walk the walk as they say they are about affordable housing... all the recent building in Brighton has done very little to help with the shortage of affordable housing. Where are the 3 family homes? Where are the 3 and 4 bedroom units for families? How is \$ 3,000 affordable for a studio? where is the additional infrastructure? Roads, sewerage, power etc...

Thanks and my best,

Joel M. Shaw
Dunboy Street Brighton



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

Allston Yards

Amy Sicairos

To: michael.A.SINATRA@boston.gov

Tue, Dec 3, 2019 at 5:06 PM

Dear Sir:

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

It is far too big, does not set aside enough green space and is not affordable to most neighborhood residents.

Thank you,

Amy and Jose Luis Sicairos
[5 Leamington Rd, Brighton, MA 02135](#)



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

Opposition to Allston Yards Proposal on BPDA Agenda for Dec 12

Karen Smith

Tue, Dec 3, 2019 at 5:45 PM

To: michael.a.sinatra@boston.gov

Cc: "mayor@boston.gov" <mayor@boston.gov>, Mark Ciommo <mark.ciommo@boston.gov>, Michael Moran <michael.moran@mahouse.gov>, kevin.honan@mahouse.gov, Conor Newman <Conor.newman@boston.gov>, Michael Flaherty <Michael.flaherty@boston.gov>, a.e.george@boston.gov, Michelle Wu <michelle.wu@boston.gov>, Althea Garrison <althea.garrison@boston.gov>, Brighton Allston Community Coalition

Dear Mr. Sinatra,

I am writing to express my concern and disbelief at the plan to vote on the Allston Yards project at the December 12th BPDA meeting. I attended early meetings in 2018 and 2019, expressing strong opposition to the original plan. I was unable to attend the only public meeting since the revised plan was submitted in late October. Failure to attend a meeting, scheduled for a night with several competing community meetings, should not be interpreted as support for the proposed development. It remains unacceptable in terms of the proposal itself and the information about community benefits that is available at this time. (presentation at the November 21, 2019 meeting.)

This is a proposal that will generate tremendous profits for the developer, who purchased the land many years ago when prices were far lower in this neighborhood. Their current proposal takes a minimalist approach to community engagement and community benefits. This proposal should be able to do far more to support affordable home ownership and affordable rentals. It should also be required to provide substantial community benefits that are distinct from the mitigation efforts that will benefit the developer and their future tenants. Once approvals are granted, I assume the developer will have little interest or reason to increase the vague and limited proposal for community benefits. The timing of benefits must be "front loaded" and later building phases contingent on compliance to the greatest extent possible. If uncertain financial times are ahead, the neighborhood should not have to suffer incomplete projects with no material benefits; we have lived through this before.

The size and type of community benefits needs review, and expectations commensurate with the size of the project. Support for affordable housing and home ownership is a priority. I am also concerned that the opportunity and need for a far better public realm requires greater attention. One acre for a couple of thousand new residents and visitors to the commercial spaces is woefully inadequate, and there are no nearby green spaces to complement what is built as part of this proposal.

I request and hope that this item will be removed from the BPDA agenda until these important issues are addressed.

Sincerely,

12/4/2019

City of Boston Mail - Opposition to Allston Yards Proposal on BPDA Agenda for Dec 12

Karen Smith
70 Athol St, Allston



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

Allston Yards Project

PJ Szufnarowski

Tue, Dec 3, 2019 at 7:28 PM

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

Dear Mayor Walsh, City Councilors [et.al.](#),

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

PJ Szufnarowski
21 Trapelo St.
Boston, MA 02135



Educational exhibitions and programs

617.657.4278

320 Washington Street, Suite 200
Brighton, Massachusetts 02135

www.unboundvisualarts.org
info@unboundvisualarts.org

November 25, 2019

Michael Sinatra, Project Manager
Boston Planning and Development Agency
One City Hall Plaza
Boston, MA 02201

RE: Allston Yards

Dear Michael,

Unbound Visual Arts is the largest visual art organization in Allston-Brighton with over 200 paid supporters and several hundred more on our email list. Our headquarters in historic Brighton Center is adjacent to the Brighton Elks. We create exhibitions on important cultural topics, such as the environment, gender equality, and health.

We believe that New England Development has made many significant improvements to their initial proposal that now includes affordable rental and homeownership units, a new park, mobility enhancements and the provision for major arts programming, the single most important commitment to the arts in Allston-Brighton in many years. The 7,000 s.f. for art and community uses will be both a project amenity and a community benefit. It will allow Allston-Brighton to provide some of the same art-related services that our surrounding neighbors of Watertown, Cambridge, Newton, and Brookline already provide for its citizenry.

The location of Allston Yards allows it to connect the Allston and Brighton communities like no other development can. It not only will connect Braintree St., with the 119 Braintree “art studio” building and the new Allston Square development and the services of historic North Harvard St., but the relationship to Everett St. will allow for major flows to Western Ave., Harvard University and the Charles River. Finally and perhaps most significantly, Allston Yards would allow for a major connection between Allston and Brighton along Guest St and its extension.

Unbound Visual Arts supports this development for all of these reasons. We believe that it will serve to provide significant social, economic, open space, transportation, and cultural benefits to Allston-Brighton community.

Regarding the proposed 7,000 s.f of art./community space, we urge the BPDA to approve a Request for Proposals if the development is approved. Such a Request for Proposals will allow the City and the developer to review and select one or more community operators for the 7,000 s.f. That space may include spaces for community meetings, dedicated and managed art galleries, a black box theater, working artist studios, community maker space, workshops, classrooms, storage, administrative space and more for the developer select an appropriate manager (s) and pay for the approved build out costs.

Best regards,

A handwritten signature in black ink that reads "John A. Quatrate". The signature is written in a cursive style with a long horizontal stroke at the end.

John Quatrate
Executive Director
Unbound Visual Arts, Inc.

cc: Michael Barelli, New England Development
Susan Tracy, Strategy Group, Inc.



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

Allston Yards

Tue, Dec 3, 2019 at 3:33 PM

To: michael.a.sinatra@boston.gov, mark.ciommo@boston.gov, mayor@boston.gov, conor.newman@boston.gov, michael.moran@mahouse.gov, kevin.honan@mahouse.gov, william.brownsberger@masenate.gov, michael.f.flaherty@boston.gov, michelle.wu@boston.gov, a.e.george@boston.gov, althea.garrison@boston.gov
Cc:

Dear all:

Like many others in our Allston-Brighton neighborhood, I'm concerned about the scale and impact of the proposed Allston Yards development at the Stop & Shop site, and concerned with the way this seems to be moving through the public review process.

I know I am not unique in this comment, but the Allston Yards project should be taken off of the December 12th agenda of the meeting of the BPDA's Board of Directors, **with no vote on the project taken until the public has had a more meaningful chance (*and realistic review time*) to understand, comment and ultimately shape the final plan.** As one of the original citizen members of the Article 51 PZAC Committee which devoted hours of time working with the BRA 30 years ago to create Article 51, this issue is of particular importance to me.

Sincerely,

Charlie Vasiliades
[47 Langley Road, Brighton](#)



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

Please delay the vote on the Allston stop and shop project

Lauren White

Tue, Dec 3, 2019 at 10:36 PM

To: michael.a.sinatra@boston.gov, michael.moran@mahouse.gov, kevin.honan@mahouse.gov, conor.newman@boston.gov, michael.f.flaherty@boston.gov, a.e.george@boston.gov, michelle.wu@boston.gov, althea.garrison@boston.gov, mayor@boston.gov

You have not provided enough info for the vote to be this soon. I am very concerned with the mayor allowing developers to build however and whenever they want. This is becoming out of control. Slow down development or you will lose my vote.



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

Allston Yard Project

Bruce F. Wickelgren

Wed, Dec 4, 2019 at 1:13 PM

To: "Michael.A.Sinatra@boston.gov" <Michael.A.Sinatra@boston.gov>, "Mayor@boston.gov" <Mayor@boston.gov>, "Mark.Ciommo@boston.gov" <Mark.Ciommo@boston.gov>, "Michael.moran@boston.gov" <Michael.moran@boston.gov>, "Kevin.Honan@boston.gov" <Kevin.Honan@boston.gov>, "Conor.Newman@boston.gov" <Conor.Newman@boston.gov>, "Michael.f.flaherty@boston.gov" <Michael.f.flaherty@boston.gov>, "A.E.George@boston.gov" <A.E.George@boston.gov>, "Althea.Garrison@boston.gov" <Althea.Garrison@boston.gov>

Cc:

City Management,

I am just a bit alarmed to hear that a project with the magnitude of the Allston Yard Project is under consideration for implementation in our neighborhood. I am not alarmed at the project itself, but at how quickly it is coming to a vote. I believe we need more time to understand the project so that we can come to understand it and decide if it is appropriate for the city.

Please remove the project vote from the December 12th agenda of the Board of Director of the Boston Planning and Development Agency. We need more time to digest the project as a whole.

Bruce F. Wickelgren/[330 Summit Ave Unit 305 Brighton, MA 02135](#)

17 year resident home owner

Date	First Name	Last Name	Organization	Opinion	Comments
12/2/2019	Faye	Duxovni		Support	I respectfully request that the green space of the Allston Yards project be named in memory of Rita Hester, a transgender woman and Allston resident who was killed in Allston in 1998. The Transgender Day of Remembrance was started in wake of her death, to mourn and spark awareness for the trans victims of violence every year. Boston prides itself for being LGBT-friendly, from being the first state to legalize gay marriage to the recent successful ballot question on keeping transgender protection laws. In this tradition, I believe that it is important to explicitly honor Rita and others who have fought and died for their dignity and freedom of expression.
12/2/2019	Alexia	Nunez		Support	I respectfully request that the green space of the Allston Yards project be named in memory of Rita Hester, a transgender woman and Allston resident who was killed in Allston in 1998. The Transgender Day of Remembrance was started in wake of her death, to mourn and spark awareness for the trans victims of violence every year. Boston prides itself for being LGBT-friendly, from being the first state to legalize gay marriage to the recent successful ballot question on keeping transgender protection laws. In this tradition, I believe that it is important to explicitly honor Rita and others who have fought and died for their dignity and freedom of expression.
12/2/2019	Kathryn	Soderholm		Neutral	I recently saw, and signed, a petition to name the green space of the Allston Yards development after Rita Hester, a black trans woman who lived in Allston, and was tragically murdered there in 1998. Transgender Day of Remembrance was established by her friends in the wake of her death, to honor and mourn all trans and nonbinary people who lose their lives due to transphobia and violence. Boston prides itself on being queer-friendly, and in the wake of the successful campaign against a ballot initiative that would have stripped trans and nonbinary people of their right to exist in public without discrimination, I think that it would be a great gesture to name this new space in honor of Rita Hester, and the numerous other trans people, especially trans women of color, who face violence and discrimination every day.
12/2/2019	Dana	Gretton		Support	I respectfully request that the green space of the Allston Yards project be named in memory of Rita Hester, a transgender woman and Allston resident who was killed in Allston in 1998. The Transgender Day of Remembrance was started in wake of her death, to mourn and spark awareness for the trans victims of violence every year. Boston prides itself for being LGBT-friendly, from being the first state to legalize gay marriage to the recent successful ballot question on keeping transgender protection laws. In this tradition, I believe that it is important to explicitly honor Rita and others who have fought and died for their dignity and freedom of expression.

11/25/2019	John	Quatrale	Unbound Visual Arts	Support	<p>November 25, 2019 Michael Sinatra, Project Manager Boston Planning and Development Agency One City Hall Plaza Boston, MA 02201 RE: Allston Yards Dear Michael, Unbound Visual Arts is the largest visual art organization in Allston-Brighton with over 200 paid supporters and several hundred more on our email list. Our headquarters in historic Brighton Center is adjacent to the Brighton Elks. We create exhibitions on important cultural topics, such as the environment, gender equality, and health. We believe that New England Development has made many significant improvements to their initial proposal that now includes affordable rental and homeownership units, a new park, mobility enhancements and the provision for major arts programming, the single most important commitment to the arts in Allston-Brighton in many years. The 7,000 s.f. for art and community uses will be both a project amenity and a community benefit. It will allow Allston-Brighton to provide some of the same art-related services that our surrounding neighbors of Watertown, Cambridge, Newton, and Brookline already provide for its citizenry. The location of Allston Yards allows it to connect the Allston and Brighton communities like no other development can. It not only will connect Braintree St., with the 119 Braintree "art studio" building and the new Allston Square development and the services of historic North Harvard St., but the relationship to Everett St. will allow for major flows to Western Ave., Harvard University and the Charles River. Finally and perhaps most significantly, Allston Yards would allow for a major connection between Allston and Brighton along Guest St and its extension. Unbound Visual Arts supports this development for all of these reasons. We believe that it will serve to provide significant social, economic, open space, transportation, and cultural benefits to Allston-Brighton community. Regarding the proposed 7,000 s.f. of art./community space, we urge the BPDA to approve a Request for Proposals if the development is approved. Such a Request for Proposals will allow the City and the developer to review and select one or more community operators for the 7,000 s.f. That space may include spaces for community meetings, dedicated and managed art galleries, a black box theater, working artist studios, community maker space, workshops, classrooms, storage, administrative space and more for the developer select an appropriate manager (s) and pay for the approved build out costs. Best regards, John Quatrale Executive Director Unbound Visual Arts, Inc. cc: Michael Barelli, New England Development Susan Tracy, Strategy Group, Inc.</p>
11/21/2019	Jane	McHale		Oppose	<p>As I reviewed the comment letters in support of this project, over 75 of them are form letters signed by "residents" from every neighborhood EXCEPT Allson or Brighton!! I oppose this project mainly because the roads (especially Everett Street and Everett Street Bridge , North Beacon Street, Union Square, Western Ave etc) cannot support the density of this project. There is no mention of an expansion/reconstruction of Everett Street Bridge or a major redesign of Everett Street/North Beacon Street intersection where many new projects have been approved or are in process for approval! Allston Mobility Study is not even out yet and this project will get approved before that!! ??? Very poor planning Mayor and BPDA!!! Without addressing these roads, this area will be unlivable!!</p>
11/14/2019	JENNIFER	ENGEL		Oppose	<p>There doesn't seem to be enough parking for the residents and for the shoppers. Public transportation is not a realistic option in Boston.</p>
11/14/2019	JENNIFER	ENGEL		Oppose	<p>I forgot to add! Please we must make green roofs and solar panels! Why not!? Why can't you make gardens on the roof for the residence to grow food?! Or what ever they want. They have no place to grow their own stuff!</p>

11/13/2019	Patricia	Joyce		Neutral	<p>At this time I am neutral in my support. I may have to attend the meeting to hear more. One issue, "The site's proximity to public transportation will minimize the need for vehicular travel" The one issue with the commuter rail stop there is the outbound train from South Station does not stop at Boston Landing for all outbound trains from South Stations, i.e., 10:31, 12:11 and 2:11 are all "flag stops" - not entirely sure what this means. Tell the conductor to stop? First train out of South Station stops at Boston Landing 3:46 then again at 4:46. If we are going to target this as "minimizing vehicular travel", someone needs to work with the Commuter Rail to get it to stop at Boston Landing. I have a son with Intellectual Disabilities who gets out of work at the Federal Court House in Seaport at 1:30. He has to come home the long way because the Commuter train doesn't stop at Boston Landing. I can't trust that he will always remember to "flag" the train! Let's work at making this commuter rail trail truly functional for all of the building going on in this neighborhood so in fact we can minimize vehicular traffic. It's looks good on paper but I need to see and hear what the abutters think and feel about this project.</p>
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