



Office of Councilor Lydia Edwards

**Boston City Councilor, District One
Chair, Housing and Community Development**

February 8th, 2019

Dear Mr. Czerwienski:

Thank you for your stewardship of the Planned Development Area review for Suffolk Downs. On behalf of Boston City Councilor Lydia Edwards, who represents District One, including the East Boston portions of Suffolk Downs that comprise the Planned Development Area, I am submitting the following questions into the record.

The questions have also been provided to the proponent, The HYM Investment Group, LLC.

We look forward to working with all stakeholders in reviewing the proposal and in securing the best results for East Boston and the City as a whole.

Regards,

Joel Wool
Director of Policy and Communications
Office of Councilor Lydia Edwards

Suffolk Downs - Initial Set of Questions

Housing

Please clarify the estimated *units* of housing produced in each phase, beginning with Phase One.

Please clarify the estimated units of housing, per building type (e.g. townhomes, apartment building, mixed-use, single family home).

Housing / Inclusionary Development:

Please identify the number of inclusionary development units estimated per phase.

Beginning with Phase I, please clarify if the project proponent intends to meet inclusionary development policy (IDP) goals with on-site, off-site or payout, a combination of all three, or if this has not been determined.

If meeting IDP goals with off-site compliance, does the proponent intend to direct off-site units to East Boston?

What is the estimated Residential Gross Floor Area per IDP unit? As necessary, please clarify distinctions per building model or type.

What is the estimated cost per IDP unit? What is the anticipated incremental cost of adding an inclusionary development unit on site? What is the anticipated incremental cost of adding an inclusionary development unit off site?

Please estimate the share of IDP units by affordability level, e.g. one-half of units at 70% AMI, 50% AMI, etc.

Please clarify breakdown of IDP rental vs. homeownership units.

Housing / Senior Housing

Page 9 of the PDA submission indicates at least 10% of residential space, including accessory units, will be senior housing, and that 13% of senior housing units will be IDP/affordable units.

Please clarify the number of *units* that will be senior housing units. Please clarify the proposed level of affordability for senior housing units built in compliance with the IDP.

Please clarify the number of senior units proposed in each phase of construction, beginning with Phase One.

Public Benefit / Phase I

Please provide, and submit into the record, a description of the mitigation that will be provided with respect to each building in in Phase I, in accordance with the mitigation schedule in Exhibit F, “**Summary of Public Benefits and Project-Related Mitigation Measures**”.

Public Benefit / Tax Revenue

Please provide a rough estimate tax revenue to the City of Boston for Phase I buildings, as proposed. Please provide a rough estimate of tax revenue to the City of Boston for all buildings, assuming project completion as proposed.

Public Benefit / Infrastructure Expenditures

The proponent identifies \$170 million in public infrastructure and open space investments on Page 11 and elsewhere in the PDA filing, including Exhibit J.

Please clarify Exhibit J and other description of public investment by identifying, valuing and itemizing:

- The infrastructure and open space investments at Suffolk Downs
- Other investments in East Boston, if any
- Proposed regular maintenance of infrastructure or open space which would otherwise be borne by City of Boston, and estimated annual cost
- Infrastructure investments elsewhere in Boston
- Investments not in the City of Boston
- Proposed investment to expand the inbound capacity of Route 1A

Please expand on any regarding the possible inclusion of a municipal building such as a school or fire station at the site (in addition to the 2,500 sq feet of ground floor community/civic space currently identified for temporary location in Belle Isle Square during Phase 1B).

Public Benefit / Open Space

Exhibit J shows the Central Common as being part of Phases 2B and 2R, while Exhibit H shows it as part of Phase 1B. Please clarify which phase of the project the Central Common will be a part of and what (if any) open space will be included in Phase 1B besides Belle Isle Square.

Please consider the addition a designated soccer area (fields with goals) to both Exhibit F and Page 3, Section 5, Subsection C.

Sustainability / Building Emissions

Building emissions are the greatest source of pollution in the City of Boston. In the DEIR/DPIR filing, the project proponent identified building emissions of roughly 72,554 - 90,230 tons. The MA Department of Public Utilities has since approved an energy efficiency plan indicating some support for Passive House construction/design. The PDA filing also implies a greater commitment toward Passive House Development / Energy Positive buildings but does not detail building emissions.

Please clarify if the overall proposed energy usage / building emissions have changed since the DEIR/DPIR filing. Please describe how passive house development does or does not account for any change.

Please clarify sustainability measures proposed for larger buildings or commercial spaces. Please provide the LEED checklists for each building in Phase I, or clarify when they will be available.



Tim Czerwienski <tim.czerwienski@boston.gov>

PDA Suffolk Downs Comments...

Cyberunions

Thu, Mar 28, 2019 at 9:41 AM

To: tim.czerwienski@boston.gov

Cc: lydia.edwards@boston.gov

Dear Tim,

Thank you for reading my comments and questions I have related questions to the Suffolk Downs Development Plan further below, this is my email of a many.

I have been a Boston resident since 1996 so I have seen the changes from the completion of the big dig the upgrades to the Blue Line all while seeing the impact of gentrification of communities that have little choice or options to stay.

We need to recognize your plan clearly has a tremendous impact on poorly planned development in Boston and East Boston in particular. Which is why I am talking to my neighbours, local workers, and friends about this development.

What are the financial investment plans for the MBTA both in terms of buses, expansion, as well as Blue line upgrades? In addition what financial resources will be put towards providing MBTA ferry services between East Boston and Longwarf, Charlestown, and the Seaport?

Will the streets in the Suffolk Downs be maintained by city hall?

There is a plan for 15,250 parking spaces, is that street parking? Or a combo of street and inside building parking? What is the number breakdown if it is split between the two?

As a resident who does not own a car, what are the plans to lower the dependency on vehicles?

How many parking spaces will be reserved for services like ZipCar and other car sharing programs?

Are there any plans to upgrade the streets between East Boston and Chelsea, including Beachum street through Everett to route 99?

Are there any plans for adding new MBTA services to accommodate the increase in residents? Including the poorly planned Silver Line or new services?

The target residents, are they to be commuters into the city? Or are there specific plans for housing residents that would be working on the Suffolk Downs lots?

In terms of the open park spaces, will they be city property? Will they be public land that is maintained by the Boston Parks Department?

As you may know about 10 years ago East Boston consolidated their two Boston Public Libraries into one near the Airport Stop on the Blue Line, are there plans with the BPL to build a 2nd library on the Suffolk Downs property?

With this addition of new residents what are the plans for public school development with the Boston Public Schools?

As you may be aware there is a public Pool and Gym on Paris St., are there plans with the Boston Center for Youth and Families to build a new venue on the Suffolk Downs property?

East Boston has a long history of being an immigrant working class community, what are the plans to provide housing? As a developer you are aware that the water front developments have plagued us long term residents with rent increases making it challenging to maintain a life in this community. Resident on my own street for 20 years have been kicked out of housing after landlords decided to upgrade and increase rent to unaffordable rates or convert to condos for multi employed households, what is being done to provide housing for these long term residents?

The average income in East Boston lower than other parts of the city, though the gentrification changes that it does not provide the upward mobility of the long term residents and instead pushes them outside the city when they are heavily

dependent on working downtown, what housing will you provide for these residents as they face the increase in rent? Myself included as my income is below the average of East Boston.

You maybe familiar with Assembly Row in Somerville, as friends of mine who have been impacted by that development, it is a city within the city, what are your plans to fully integrate the development into the city?

The seaport area is another city within the city, as I mentioned I am longterm resident and visiting the Seaport is like leaving Boston while still in it, the community has little to no connection to the city culturally and seems to be trying to bring in people from outside the city with a tremendous amount of wealth and privilege, what are you plans to prevent this from happening?

I will have more question during this comment period. Thank you again for reading them and I look forward to hearing from you soon!

~stephen mahood
116 Webster St. Apt 3

Statement on Suffolk Downs and Jobs

March 28, 2019

Action for Equity
Weezy Waldstein,

Most of Boston's residents are not reaping the benefits of today's booming economy. A large share of our residents—particularly residents of color—are at risk of displacement soon, driven out by that booming economy.

Today, Boston—and other cities—is facing “jobs-led displacement.” When there are a lot of new jobs that do not go to local residents, people moving in for the jobs push up the rents—driving out local people. That is what is facing us in East Boston.

Our data shows that only about a quarter of Boston's jobs go to Boston's residents. Others think the number is a third. In any case, well less than half the jobs go to Boston's residents. About half of our residents can't even find jobs in the city.

Median earnings are just \$34,000—nowhere near enough to stay in Boston. Boston's own data shows that people of color make less than white people at every education level. Boston residents make less than suburban people coming in to the city to work, at every education level. The report says this is in part due to residents and people of color being tracked into low wage jobs and occupations.

If there are going to be new jobs, there are several things these transformative jobs must be required to provide:

- Good quality—starting hourly wage about \$20, 75% of the jobs full time, benefits and stable shift
- Fair access—majority for Boston residents, local residents and residents of color at all levels, in all departments, in all employers on site and for all contractors
- Pipeline hiring process—tied to local community organizations that have a seat at the table

We are already winning these things.

But none of this will matter if something isn't done about displacement now. Today's residents won't be here by the time this new development is complete and new companies have set up shop.

In addition to protecting our current residents from displacement, without real programs, East Boston's residents may not be qualified for the upcoming jobs.

What we have learned from our community pipeline to Encore jobs is that people who have the skills, work history, and strong labor market attachment are being excluded because of increasing expectation of higher levels of English. This is not a quick fix. We need a large investment in ESL that creates free classes at the times of day and week and location that are most convenient to people. We can't set boutique requirements that limit who is eligible—only for people who can commit 6 hours a week or only for people who can go during the weekday. We can't say that if you drop out, you lose your seat forever—life happens—we need a real right of return to these programs. This needs to start now with a massive upfront commitment of resources to the local community for this and other anti-displacement programming—not a commitment that comes only after everything is built and everyone is gone.



Tim Czerwienski <tim.czerwienski@boston.gov>

Fwd: Suffolk Downs Development HYM Proposal

Lydia Edwards <lydia.edwards@boston.gov>
To: Tim Czerwienski <tim.czerwienski@boston.gov>

Thu, Apr 4, 2019 at 1:35 PM

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

From: **Renee MacLean**
Date: Thu, Apr 4, 2019, 11:38 AM
Subject: Suffolk Downs Development HYM Proposal
To: tim.czerwienski@boston.gov <tim.czerwienski@boston.gov>
Cc: lydia.edwards@boston.gov <lydia.edwards@boston.gov> ,

Leo Rusk

Hello, Tim - (I heard from a reliable source that you're "very nice" 😊)...

I'm requesting an **extended comment date beyond May 2019** for the Suffolk Downs Development HYM proposal. I attended and spoke at an evening community meeting in East Boston on April 2nd, which City Councilor Lydia Edwards also attended. **It is clear to me that East Boston residents need more time to thoughtfully be able to voice their concerns and ideas regarding this development.** I hope you will agree and extend the comment and feedback deadline. Btw, I remain a life-long East Boston resident and also work in Eastie.

Sincerely,

Renée MacLean, MSW, LADC I
Licensed Alcohol & Drug Counselor

CleanSlate Centers
[82 Paris Street, 3rd Floor](#)

East Boston, MA 02128

Call Center Tele:

Email:

www.CleanSlateCenters.com

At , we specialize in the treatment of addiction using FDA-approved medications. We focus on treating opioid and alcohol addictions.

Ations. We focus on treating opioid and alcohol addictions.



Tim Czerwienski <tim.czerwienski@boston.gov>

On prioritization of climate migrants

Kannan Thiru

Mon, Apr 8, 2019 at 6:55 PM

To: Tim Czerwienski <tim.czerwienski@boston.gov>

Hi Tim,

It is becoming increasingly clear that during the Suffolk Downs development period, there will be climate migrants in Boston: population displaced either by increasing flood insurance or increasing flood (whether it is nuisance flood or 1 or 2 nasty storms that expose the vulnerability of the flood zone). How can we take advantage of our current opportunity to **Plan a Development Area (PDA)** at this time, to be proactive about making it possible for the flooding-displaced locals to stick around in Boston, if they would like that (which is likely because uprooting and transplanting a family as a whole is clearly a tall order task as is, and is taller order when done in a stressful state of reacting to a crisis)?

How about committing room for micro-units in the plan with priority given to the flooding-displaced? Another way to go about it is to devise an instrument now that allows people (home owners in the flood zone) into a program to reserve a spot to move into when it's ready. This allows for a more proactive approach where they can buy at market rate. Their current home becomes conservation land/part of the resilient harbor. More thinking to do here.

Comment: Created Date	First Name	Last Name	Organization	Opinion	Comments
4/12/2019	Erna	ChagnonSmith	individual	Neutral	.Build a viable communitydecent and TRULY affordable housing housing for working people who earn \$15 per ht. Low wage earners are shamed into silence, so have long been left out of this so-called housing "boom" & recovering economy. ?Who wants to stand up in a roomfull of neighbors & admit they toil for just \$15 an hour?! but plenty of us do.
4/12/2019	Philip	Muirhead		Oppose	Boston is in a housing crisis. We need affordable housing now more than ever. I want this development to have at least 20% affordable housing. The current proposal is 13%. I would like the developers to change the proposal to meet the 20% number and resubmit.
4/12/2019	Roberta	Marchis		Neutral	In reading the FAQ analysis by Lydia Edwards office, I learned that median rent and median family size (and income rates) differ significantly from the rest of Boston residents. I think HYM should adjust these issues in projecting affordable housing size and costs in rental units for the PDA. That is, some affordable apartments should cost less and these need to be more 3-bedroom units to include local family renters in the mix. I am very happy to see the inclusion of ao much green open space and HYM's Plans for the new development. I would like to see the provision of a large indoor communities performance center here. Alas, a commitment to flooding the outside amphitheatre - like space in winter for fun family ice skating. In summer, the area should be available for community exhibits and some performing arts program.
4/10/2019	Abigayle	Drew		Neutral	Hello - I would like to see the Suffolk Downs project include plans to make sure there is enough support for the Blue Line to have it run efficiently. I travel into downtown on the T from Maverick to State Street every week day between 8am - 9am. Often times trains come in to Maverick Station already full and no one can fit on until the next train. The following trains are typically 6 minutes apart which can be quite some time if you've already waited for the first train for 6 minutes. One morning this spring I stood there along with a crowd of people while 6 full trains came and went. I've seen people order taxis from inside the station and leave because the train is not reliable. East Boston already has a road traffic problem so I believe we want to make sure the train is reliable to keep usage high and off the roads. The Suffolk Downs development is only going to increase the need for the blue line. I am in hopes that there are plans to accommodate these high traffic hours and increase in usage. Thank you for your time!

Comment: Created Date	First Name	Last Name	Organization	Opinion	Comments
3/20/2019	Jordan	Zimmermann		Support	<p>Thank you for the opportunity to comment on your proposal and for the in-depth community meeting process. I am a resident of Orient Heights. I believe this development has the potential to positively impact the area but will require careful implementation of your proposal. See below my suggestions: 1. Investment in reliable transit options that are NOT cars. Bus and MBTA routes, in addition to the buses you will be adding for your residents, need to be improved and run on regular schedules 24/7. Car usage will be reduced as these alternate transit options improve. I understand that the Blue Line does not run at crush capacity as often as other lines, but the perception of public transit is as important as actual. If people are turned away from using the T, more cars and emissions are on the roads. The city should consider policies moving forward to reduce car usage - unpopular decisions that must be made to meet energy goals the City has set. 2. Implementation of your traffic and intersection improvements must be prioritized and part of early phases. This will improve traffic early, which will benefit East Boston and all those traveling through it. If residents see an improvement to traffic problems quickly, I expect you'll see more support and excitement associated as future phases move forward. 3. Strategic engagement of retail tenants to benefit the surrounding neighbors: affordable daycare, affordable but high quality grocery, affordable LOCAL restaurants, resources or activities for elders, office space that needs a variety of employee education levels. Emergency services and shelters should be provided. 4. I would like to see district energy planned for the site and passive solutions to reduce energy use for every parcel. Thank you.</p>
3/11/2019	Julia	Howington		Oppose	<p>In general, I am in support of the redevelopment of the Suffolk Downs site but this plan needs major reworking. This is a behemoth of a project in an already densely populated and traffic-choked area. To make this tenable the number of residential units needs to be downsized, traffic improvements to 1A and Waldemar Ave need to be underwritten by the developer, the amount of open space needs to be increased, and the developer needs to commit serious funding towards rebuilding Suffolk Downs and Beachmont Stations. To make matters worse, the City of Boston has been approving new projects in East Boston at an amazing pace - something has to give. The quality of life for residents in surrounding towns (Chelsea, Revere, Winthrop, and East Boston) are already diminished by the traffic and pollution from the developments that are currently under construction. The existing roads and public transportation just cannot absorb the additional traffic from all the uses stated in the proposal. As much as we'd like to hope that people will give up their cars, the current infrastructure doesn't make that a realistic goal.</p>

Comment: Created Date	First Name	Last Name	Organization	Opinion	Comments
3/6/2019	Mark	Stoltenberg	East Boston Resident	Neutral	I am a homeowner and community member in East Boston. My wife is a high school teacher in the neighborhood. This development is a wonderful opportunity to do something truly special. I want to be in support of this measure, but ask that the developers see this NOT just as an incredible opportunity to make lots of money, but as a chance to set an example of how leaders and communities can come together to build a brighter future. This is an opportunity to set a new standard for sustainable, environmentally friendly building--an opportunity to go beyond the "minimum necessary" for affordable units and middle income units, and instead strive to design a community that is designed from the ground up for economic, racial and cultural diversity as well as long-term sustainability. Look beyond the profits PLEASE and consider your legacy. Make this a project we can all be proud of.
3/5/2019	Scott	Kane	Park Place Condos	Support	On February 26th I attended the last public meeting for Suffolk downs but in the past I have been to several of these meetings. I'm a resident, and a board member, for Park Place Condos which are directly adjacent to the Suffolk Downs station on Leverett Ave. At this point in the process it seems like all the special interests have come out but I'm just a guy who lives here. In general I'm happy with what I see for plans there. I like the neighborhood layout for the most part and think this is a good use for the parcel of land. I've enjoyed living in this area for many years and I'm sure others will as well. That being said I fully recognize the people who eventually live in that housing will be a completely different population than has traditionally been in Revere & East Boston. That will all be luxury housing that won't be of a part of the rest of the neighborhood. They likely draw suburbanites in to the city or people with much better means than who would have previously considered this a place they want to live. Besides the social effects of the project my other main concern is having a sharp line between Boston & Revere. In the plans they've presented some buildings are located in both cities. I would strongly advocate for a clear boundary between the cities, perhaps in the form of a street or at least some landscaping. If the people are to join a community they should know which one they're in. For tax, emergency services, utilities, and plenty of other reasons it makes sense to keep the cities clearly delineated. From a historical perspective I think it would be nice if they could pay some tribute to the track in the neighborhood design. Perhaps in the form of letting part of a street be where the track was. That is not part of the current design and it's a shame. In 50 years it will come as a surprise to many people that there ever was a track there much like relatively few people today know Assembly square was a car assembly factory. I like the greenspace and parks have been taken

Comment: Created Date	First Name	Last Name	Organization	Opinion	Comments
					<p>in to account in the neighborhood plan. I don't believe the water mitigation is enough to protect the site against a major tidal surge but time will tell on that. Greenspace is what makes living here great. Currently Belle Isle Marsh is not really connected to this site but I'm hoping that will change. I'd like to see some sort of pedestrian bridge leading from the site to the main entrance of the park crossing at least the tracks but perhaps even Bennington street too. I personally like the bridge they did up at Wonderland along these lines. In a related note of green space- a very large wall covered with ivy or other plants would be a lovely way to try to hide the tanks. Despite the developer's optimistic thinking as long as there is an airport here those tanks are not going anywhere. Finally I'd like to comment on mitigation. It's frustrating to me that when there was talk of the casino at Suffolk Downs all the mitigation money was targeted for parts of East Boston outside Orient Heights. There are projects here that are worthwhile and we deserve some of the mitigation money too. For example the old library has been vacant for years and our BCYF facility could get upgraded. I'd love to see more summer programming at Constitution beach like they have at Piers Park. The Marsh's benches are rotting out completely. The bike path could be extended up to the marsh from the beach now and perhaps even beyond. Local projects like this feed back in to the site directly and just make sense to me. Thank you, Scott Kane</p>
2/21/2019	Dyan	DiMarzo		Oppose	<p>East Boston is already over flooded with new buildings, and plans to knock down old buildings and build more. These unaffordable units and/or properties are pushing out lifelong Eastie residents like myself. It's taking ?neighborhood? and ?community? away from us. It isn't fair. With that said, in the past few years with all the new traffic patterns East Boston still has a huge traffic issue, whether coming in or going out. This is all for people who see dollar signs. Sad that our community and neighborhood that I loved so dearly is being stripped away from one oversized building at a time.</p>
2/21/2019	Donna	Zozzi		Oppose	<p>We don't need any more residential buildings in an already over crowded neighborhood.</p>

Comment: Created Date	First Name	Last Name	Organization	Opinion	Comments
2/21/2019	Elena	Bertkau		Support	<p>Good evening, Thank you for making it possible to submit comments online. I think HYM is doing a wonderful job of vetting the project and taking community input into the plans. I'm writing to raise a concern about the impact this will have on East Boston now that progress that HYM is making towards starting work at Suffolk Downs. Many drivers are already getting off of 1A to avoid traffic cutting through the Day Square area of East Boston to reach the Sumner and others are getting off Route 1 and coming through Chelsea through the Central Square area East Boston to go through the Sumner rather than the Tobin Bridge. Both of these scenarios are causing an unfair burden on the East Boston community, which has been magnified by the Tunnel entrance reconfiguration with the removal of the Toll Booths. During the latest presentation at the Eagle Hill Civic Association about Suffolk Downs there were many intersections/transportation hubs included in their review, but it was quite noticeable that the Sumner tunnel entrance was not on this list. The proposal will exponentially increase the amount of people and cars traveling through East Boston along 1A and our local roads if the commuter rail, subway and blue line are not properly upgraded. I would like to implore the state investigate a few potential opportunities to get ahead of this transportation Crisis and create a commuter rail line that splits in Lynn and creates commuter rail transportation hubs in Revere and East Boston (neither of which are currently on the commuter rail System) which will create infrastructure to support the excessive growth in our neighborhoods, find a way to extend and increase weekday and weekend regularity in the blue to Lynn or beyond and establish and promote incentives for drivers to take public transportation into the city. As this development moves forward the city of Boston to install monitoring systems and review traffic incidents through Vision Zero in order to address</p>
					<p>problematic intersections and improve public transport(ferry/rail), pedestrian and bicycle commuting options(bridge/tunnel) in order to access other areas of Boston. Thank you in advance for your work to address this concern in the final development of Suffolk Downs. Regards Elena</p>
2/20/2019	Jocelyn	Gould		Neutral	<p>1. Great care must be taken to ensure that the marsh is not polluted during this project. Snowy owls and other birds are there and it is the last remaining marsh of its type in the area. 2. There needs to be a street light (on demand maybe?) for those exiting out of the Suffolk Downs area onto 1a by the projects. The traffic is going to be even worse otherwise. 3. There needs to be another light leaving from the Stop and Shop to get onto Furlong Drive. 4. A high percentage of these housing units should be designated for families and lower-middle income people. 5. PARKING PARKING PARKING!</p>

Comment: Created Date	First Name	Last Name	Organization	Opinion	Comments
2/20/2019	Shelda	Powe	Resident	Oppose	I feel this will cause more extreme traffic going in and out and around east boston. This Will also take away more parking for residents and employees of east boston . I feel this will cause more issues of being overly populated which east boston already is!
2/20/2019	Kathleen	Lynch		Oppose	How are all of these people going to get around? We really don't have the infrastructure for that much more traffic.
2/20/2019	Kathleen	Lynch		Oppose	How are all of these people going to get around? We really don't have the infrastructure for that much more traffic.
2/20/2019	Jeff	Dearman	Mr	Support	Is there any way you could fit a New New England Revolution Stadium into the mix? It would be a perfect location in soccer hotbed neighborhood of East Boston, and other soccer fans minutes away by the Blue line - in Revere, Lynn, Chelsea... etc. (Silver line to Blue line) etc. or a 5 -10 min car ride to the stadium) it would benefit the Revolution by bringing in revenue and people would spend \$\$\$ on game days and such. It would also attract people to a Patriot place mall like development with retail space and condos / hotels around the stadium and easy access to restaurants and retail space via the 2 blue line stations and many bus routes. It would be a win win for all of us. Also I feel that connectivity for the transit and open space needs to be key to this. More multi use walking paths connecting the East Boston greenway and other parts of the area and a walking network around/through the property would be good assets to invest in. Planting more flowering trees and bushes gardens through the property and maybe even a pond or two for recreational use as part of the development and maybe a recreational community center would be good as well with a swimming complex/ice skating facility etc. It could end up being like Assembly row but more GREEN and/with the benefit of having entertainment and sports in the revolution and concerts that could be hosted at the stadium and bring people to come to the complex
2/14/2019	Edmund	Colson	resident	Oppose	A detailed traffic study does not appear to be available on the BPDA site but the planning documents indicate the plan to mitigate increased traffic flow on Rte 1A will be via super lanes and more traffic signals. "Implement Transit Signal Priority at signalized locations where traffic mitigation is proposed as part of the Master Project. " Seriously? This is the plan? More traffic signals? The existing traffic signal at Boardman St. requires a State Police Officer to override the timing at rush hour. The solution is to send everyone who wants to cross Rte 1A down to the next intersection and stack them up there? These intersections obviously need a flyover. Transit Signal Priority is just another word for kick the ball down the road.

Comment: Created Date	First Name	Last Name	Organization	Opinion	Comments
2/13/2019	Nikala	Pieroni		Neutral	The most important need in Boston for any new construction should be a sizable amount of affordable housing! Cities do not become vibrant by only being accessible to it's richest members. Cities become vibrant, thriving spaces through diversity of all kinds. This is becoming increasingly impossible in Boston, and especially in East Boston, a historically working-class neighborhood. While I see some great things in this development, and look forward to the exciting new retail and living opportunities it will provide, if the affordable units in this development are not more than the minimum requirement, you will be doing a great disservice to this community that only helps a few.
2/13/2019	Sarah	Saydun	ZUMIX	Oppose	The long-time members of the East Boston community are afraid that their livelihoods are at stake because of the impact of this project. People are already losing their homes because of lack of affordability. Families are being displaced. High schoolers that I work with are being forced to leave their schools because their parents can no longer afford to live in Boston at all. East Boston has been home to these families for generations. They deserve to stay. Where is the plan to prevent families from being displaced? This project must include more plans for keeping East Boston affordable -- more affordable units for low-income families, more commitment to local business.
2/13/2019	Corey	DePina	ZUMIX	Neutral	This plan needs more affordable housing units. affordable housing for artists would be amazing This plan needs to incorporate partnerships with local non profits and community programs to finds ways to work together to support a healthy community
2/12/2019	Carlos	Brown	East Boston Schools Family Coalition	Neutral	Dear Planning Members and Stakeholders: I am writing as a concerned parent and advocate for Boston Public Schools. I hope that the members will seriously consider in becoming a part of the BuildBPS initiative and allocate space for at least one new building to serve our students in East Boston. Our buildings, on average are over 90 years old. We are going to add a brand new neighborhood to East Boston. One that we hope is welcoming to all the families and demographics currently in East Boston, and we want to make sure that there is space for our neighborhood schools to improve. I ask that you please strongly consider reserving space for academics, athletics, and common community spaces to support the East Boston community. Thank you for your time. Regards, Carlos-Luis Brown East Boston Schools Family Coalition Co-chair of Curtis Guild Elementary School Parent Council and School Site Council
2/12/2019	Gail	Miller	Friendsof Belle Isle Marsh	Support	At the next meeting I think it is time for folks to see the model created for this project. It is always difficult to envision a entire project in the abstract. Residents have been asking for this for quite some time.

Comment: Created Date	First Name	Last Name	Organization	Opinion	Comments
2/10/2019	Gloribel	Rivas		Oppose	<p>In order for this plan to gain my approval, it would need to include a robust percentage of truly affordable housing (more than 13%) and it would need to be explicit and intentional about the metrics it will use to determine what affordable means. It is disappointing that after so many meetings and so much input requesting a greater share of truly affordable housing, the Master Plan for this project only includes only the requisite percentage of total affordable units. East Boston and Revere have seen a massive influx of speculation in real estate that has led to the clear and documented displacement of many individuals and families, especially those with low-income, particularly by flippers. When it comes to affordable housing, this Master Plan shows a lack of commitment to the communities around the proposed development by doing only what is required by law. Also, there is no explicit intent to make 'affordable housing' truly affordable for the neighborhood in which it will be built. If this project is only including the requisite percentage of housing units, one can surmise that it will use conventional AMI metrics to determine what affordable means. Currently, the BPDA determines affordable housing as housing for people earning between 70 or 80-100% AMI. The American Community Survey (cited by the BPDA here:http://www.bostonplans.org/getattachment/55f2d86f-eccf-4f68-8d8d-c631fefb0161) shows that between 2012 and 2016, East Bostonians earned a median of \$52,733.00 per year; that is only slightly above 50% AMI. Unless the developers of this project include an explicit mission to make affordable housing for those earning between 30 - 50% AMI, the housing will not actually be affordable for most people in the neighborhood. If developers will only do what the BPDA and the City of Boston mandate by law or regulation and no more, then the BPDA should modify metrics for affordable housing according to neighborhood needs. Otherwise, it is</p>
					massively failing current residents.
2/7/2019	matthew	emond	n/a	Support	<p>It seems there is no connection between the new development and Bennington Street around the entrance to Belle Isle Marsh Park. That is a very beautiful and popular spot, and it would be great to walk directly from the new neighborhood to this park via a new light and crosswalk on Bennington.</p>

First Name	Last Name	Comment	Question
Josephine	Matthews	Route 1A should be expanded to accomodate all th enew traffic. The MBTA should be upgraded or work more efficiently. There should be a special roadway for bikers.	
Matt	Walsh	The MBTA should expand their bus route coverage into and around Suffolk Downs. There should also be a way to bike in to and around the area without sharing the street with cars or having to bike next to parked cars.	I am wondering why there is such a discrepancy between the number of parking spots that HYM projects they will need and the number the city requires?
Kristen	Veit	I think Suffolk Downs should extend the Greenway through Beachmont and add additional Blue Bike stations. They should increase the number of buses/public routes throughout the area as people will use public transportation if it is dependable (public and affordable). They should also add addition water transportation, which should, again, be public and affordable. Finallu, there should be no changes to roads that will allow for increased traffic.	
Mary	Cole	Suffolk Downs should make substantial investment in the Blue Line, with better switching, more trains cars that have a high capacity. There should be zip cars or shared car facilities. There is also a need to add fire equipment, a fire station, an ambulance, and schools.	
Amilia	Mimi DiFeo	Suffolk Downs should work with the MBTA Blue Line. There should be water shuttles from Jeffries Point and Maverick. The Fire Department, EMS, and Police Departments all need to be increased.	

First Name	Last Name	Comment	Question
Mike	Freedbenz	I think Suffolk Downs should work diligently with MassDOT to do the following two items: 1. Mitigate ridership impact on blue Line and advocate for an increased number of trains in service 2. Take responsibility for repurposing/redesigning route 1A from Day Sle to Bell Circle. Suffolk Downs should not build with default/cheap frame materials	
Misi	Russo		Can the City facilitate a holistic conversation with MassDOT, Massport, the MBTA, and HYM?
Lisa	Jacobsen	The HYM 1.58 people per 1 unit is ridiculously low. I think Suffolk Downs should extend the Greenway from Constitution Beach - underneath Saratoga street to Revere Beach, through the Suffolk Downs site, and have the quality and maintenance of the existing greenway throughout the new sections. It needs to be separated from the Road and minimize roadway crossings. They should also re-align the Blue line to run through the site to make it a true transit-oriented development. They should dedicate as close to 100% as possible of the transportation dollars to be dedicated to public transit. Parking on-site should be less than 1/2 (one half) space per unit. Polcies should be discourage driving and incentivize walk/bike/transit.	Are MassDot's and MAPC's comments publically available? Are the documents from OPIR public? When will the Master TAPA be drafted? How will HYM Bbe held accountable for implementation of what they commit to doing? What parts of the PDA can be amended after it is approved? How did HYM come up with 1.58 peple per 1 unit?

First Name	Last Name	Comment	Question
John	Walkey	I think Suffolk Downs should make sure that the MBTA's Better Bus Project doesn't end up funneling a lot of Near North Shore Traffic into Blue Line at Wonderland. They should also push the State Police to allow the Silver Line to use the ramp in South Boston into the Ted Willians Tunnel.	Can we (East Boston residents) meet with MAOC/MPO staff (e.g. Eric Bourassa) to talk about Regional impacts on the Project and the regional impacts of the project? Are the MBTA Blue line ridership stats for real?
Zachary	Hollopetes	Suffolk Downs should provide shuttle services to major public transportation hubs. We need to help people break th ehabit of single occupancy car use.	
Chris	Marchi	I think Suffolk Downs should partner with Cimmunity, City, and MAPC on an integration traffic management system to 1. reduce neighborhood vehicular speeds and 2. elevate priority for pedestrian movements.	

First Name	Last Name	Comment(s)	Question(s)
Mary	Cole	I think Suffolk Downs should: 1. Use permeable paving and walkway surfaces to diminish the "flashiness" of flooding events 2. Provide written guarantee that public open space rights will be same as in city parks (e.g. speech, assembly) 3. Provide multiple dog parks and multiple playgrounds	
Kannan	Thiruvengadan	Create 3-4 page impacts summary	
Magdalena	Ayed		Is all the green areas marked on the site actually <u>green space</u> vs. <u>open space</u> ? I just want to make sure that when renderings are presented it is marked as potential landscape plus actual greenspace.

First Name	Last Name	Comment	Question	Translation (Spanish)
Charles	Purnell	I'm a apprentice in local 4. I think it will be a great idea if your project will be union for the growth of a apprentice. My future relies on your project.		
Kerry	Carbone	Considering the future of this community, and the preservation of the middle class, and raising low income families out of poverty- this will be accomplished by building a 100% union project. Safety, education, wages, equity for women, and minorities = 100% union built project! Thank you.		
Chad	Carbone	A quality long term project with health care and other benefits is only available with union support.		
Jennifer	Lunardi	Largest Project in Boston should absolutely BE UNION. Consider fairly/local businesses as renters and owners within this space.		
John	Deulin			
Rafael	Cabral	Suffolk Downs should go Union and more Affordable Housing for the Community.		
Alejandro	Magana	Suffolk Downs should go union all the way. Gives young people like me an opportunity for work. (2nd year apprentice 20 years old)		
Anthony	Santosuosso	AShould be unioned/ I'm a local 402 DC-35 Painters Union		
Gary	Cheetham	Local to Boston Mechanical Insulators. Non-union insulators cut corners, corners cut when insulating lead to energy lost. Thus, long term cost of using cheap labor ends up higher than initial cost of union labor.		
Judith	Flynn	Suffolk Downs should be all union and have a project labor agreement.		
Anice	Brandao	As a minority, female, Boston resident, & Building Pathways graduate I would like to know will you be working alongside with Building Pathways? if it wasn't for them, I wouldn't have a career in Local 550!		
Paul	Doherty	Suffolk Downs should be all union. Should have affordable housing.		
Robert	Monteiro	Suffolk Downs should have a similar development as Assembly Square mall. Looking for the improvement of the city and moving forward to matching the citys that have improved city of Boston/East Boston for the city of Revere. Must be union built.		
Stephen	Mahood		Will there be a card-check agreement for the Hotels and offer facilities on site? Will there be affordable retail for locally owned co-ops?	

First Name	Last Name	Comment	Question	Translation (Spanish)
Shawn	Anderson	Suffolk Downs should go union and it means 1st time quality and safety, well trained labor. Suffolk Downs should NOT go open non-union shop not safe. Do you want to be at a funeral for a non-union employee and tell them that kida that their Dad is not coming home?		
M	Meca	Suffolk Downs should be 100% union.		
Richard	Escobar	I am a union apprentice, and I feel that this project should employ skillful union workers so that I, who has lived in East Boston my whole life, be given an opportunity to work.		
Marvin	Lubin	I am a union apprentice, and I feel that this development being a union one, will produce opportunities for myself, and my fellow apprentices for years to come.		
Zach	DiTocco	As a proud member of Local 4, I believe Suffolk Downs would provide great opportunity for all trades/apprentices. It would help all aspects/communities of the city and bring growth.		
Ajhani	Mchullough Lynch	I'm a union apprentice and I want this project to be available to other union apprentices!		
Kareem	Chaplin	I think Suffolk Downs should employ local residents to build the project at union wage.		
Christopher	Ciarcia	Suffolk Downs should have a PLA in place for our Revere residents. Thank you.		
Richard	Rogers	Suffolk Downs should sign a PLA.		
Thomas	Wau	Suffolk Downs should be built with a Project Labor Agreement.		
Isaac	Ramos	I think going union builds community and pushes the goals towards a better living. More affordable housing too!!		
Eric	Provitolo	Suffolk Downs should protect workers, wages, and residents. It should sign a P.L.A.		
Xiomara	Ramos		Duy oportunidades a personas que no hablan perfecto Ingles porque payamos senta, tuxos biles y tambien que no pongun tuntas barreras. por que el trabajo lo desenpeñamos Igual. yo tengo lisenca de cuidado de nikos. De bactender, cuidado para la sulod pero hay barreras de ingles hay que poner un alto . Gracias.	Por que la vivienda esta muy cara en la ciudad East Boston por que estoy desolajuudo por que no podemos comprar casu mos de bujo recurso. Por que ponen y dicen no hables Inglos no te damos el trabajo?
Joseph	Myette	Sign PLA. Hire East Boston Residents.		

First Name	Last Name	Comment	Question	Translation (Spanish)
Milly	Calles sleman		Como nsoluconar los problemas de vivindas- es mucho el costo- oportunidades de trabajo alas personas quen hablamos Ingles.	How do we solve the housing problems? The cost is too high. We need job opportunities for people that don't speak English.
Levis	Noguera		Darte oportunidades de trabajo a personas que no ablamos ingles que tenemos muchos deseos de salir adelante con nuestra familia queremos que nos ayuden nosotros amamos este paiz	Suffolk Downs should give people opportunities to work for those of us that don't speak Spanish. We wish to further our family and we want help. We love this country.
Dora	Polanco		Señora. Concejal, Lydia Enwards.Ayodenos a quenos den al trabajo del casino por favor. A persona que no ablamos muy bien Ingles. De auteneano gracias.	Ms. Councilor Lydia Edwards, help us get work at the casino please for a person who does not speak English very well. Thanks in advance.
Catalina	Rojos		Escuchar realmente a la comunidad y tener en cuenta sus preguntas, suyerencias y comentarios deberis dor oportunidad de trabajo a las personas de la comunidad, ver viable el trabajo cooperativo en creolcion de cooperotivas.	Suffolk Downs should truly listen to the community and take into consideration the questions, suggestions, and comments. It should give work opportunity to people in the community and see cooperative work as viable in addition to helping the creation of cooperatives.
Ana	Ramirez		Creoque ese desarrollo seria muy bueno para la ciudad. Pero como podemos garantizarque las oportunidades de trabajo seran dadas a los residentes de East Boston y asegurar que no halla. Razis mo por lenguaje o nacionalidad.	I think this development will be great for the city. But how can we guarantee that the job opportunities will be for the residents of East Boston and ensure that there isn't racism based on language or nationality.
Juana	Rivera		Senorita Condejal. Lepido por favor nos ayude a que podamos poder entrar atrouajar al casino gracis.	Ms. Councilor I ask you to please help us get work at the casino. Thanks.
Nerly	Pleitez		seño consejal Lydia Edwards lepido me qyude aconseguir este trauajo en el casino megustaria trabajar gracias ayi.	Ms. Councilor Lydia I ask you to please help us get work at the casino. I'd like to work there. Thanks.
Mike	Cataldo		If Suffolk Downs was to be 100% union before, why change?	
Gina	Ciampa	Suffolk Downs should be available for union job opportunities and create apprentice programs.		
Jason	Chambers	Suffolk Downs should have a PLA with Unions, Affordable Housing that is actually Affordable, and Long Term Investment in surrounding infrastructure.		
Walter	Belmonte	I think Suffolk Downs should use local and union labor.		
James	Coughlin Jr.	Be Union!		

First Name	Last Name	Comment	Question	Translation (Spanish)
Gerald	Pleary III	I would like Suffolk Downs to have Union Jobs and a PLA(Project Labor Agreement) before any work starts.		
Mike	Martin	Suffolk Downs should have union jobs and a Project Labor Agreement.		
Rick	MacKinnon	Suffolk Downs should have a day care and let the owner have 1 year free of rent to get buisnesses up and running.		
Avery	Tango	Suffolk Downs should use all union trades.		
Jonathan	Cimino			
Victor	Beraldo	Suffolk Downs should be 100% Union with a Project Labor Agreement		
Christina	Soberon	Suffolk Downs should go 100% union with a Plublic Labor Agreement!		
Paul	Jevoli			
Frank	Jevoli			
Sabrina	Monziona			
Anthony	Monziona	Suffolk Downs should be a project labor agreement!		
Danny	Lane	Suffolk Downs should be a project labor agreement!		
Kevin	Kirwin	I think Suffolk Downs should sign a Project Labor Agreement		
Meghan	Gradzewiz	Suffolk Downs should sign a project lebor agreement.		
Tyler	Tirone	Suffolk Downs needs to be union agreement and should be closer to the 20% affordable housing PLA		
Jim	Lister	I think Suffolk Downs should protect workers and wages and residents. They should sign a Project Labor Agreement.		

First Name	Last Name	Comment	Question	Spanish Translation if needed
Noemy	Rodriguez	Como madre de familia quiero que sean mas justos y mas considerados ante toda esta sifocion	Si las rentas son restringidas y la confidad minima para codificar es \$48,000 que pasara con las personas que no tengan esa cantidad? Que va a pasar? Quiero Saber: Porque dice familias pequenas si soy madre de tres hijos. Va ver preferencia para las familias de East Boston? Pueder aumentar el porcentaje mas del13% para que tengamos reca oportunidad? Habron porques recretivos para las familias que habiten ahi? Queremos mas vivienda digmas y justas?	As a mother of a family I want you all to be a little more just and considerate of before anything else //If rent is restricted, and the minimum to qualify is \$48,000 what would happen to the people who don't have \$48,000? Why only mention small families when for example, am a mother of 3? Will there be priority for East Boston residents? Can we increase the percentage more than 13% so that we can have more opportunities? Will there be recreational parks (or any sort of recreational facilities) for the families that live there? We want housing that is more fair and just.
Mireya	Gomez	no deberian cambiar mi vecindario a un lujoso x que esto incrementa el valor de vida. Deberiamos mantener muerta comunidad diversa. // It's only for rich people. No displacement. More transparent in the process. no increase rent now to then.	Can or it is possible increase of 13% for affordable house, because it more poor people? Sel mas reales las estadistas del valor de rentas en East Boston. Se deberia ampliar el 13% de viviendas para las [ersonas de bajo ingresos. Habra prioridad para los residentes de East Boston, para obtenes vivienda. El trafico seria un caos? si actualmente es dificial como se trabajara en este asanto. El transporte publico será amejorado?	You should not change my neighborhood, this only benefits the rich, we should maintain our diverse communtiy
Mike	Russo		How do we prevent this from being just another South Boston waterfront?	
Gerardo	Chacón Hernandez	Este proyecto nodeberia canibir la felisidad delacomunidad el proyecto nolobeo mal pero lomal es la incomovidad de la comunidad. Por temor acer des plasados por este proyecto por tos enmentos derrenta kebendran. Ami meparece 120 piesdealtura esdemasiado para altura de esa altura ceria un riesgo demasiado alto deberia cer muchos altura.	Mi pregunta es den la oportunidad de ketodoslosbancos puedan dar prestamos para personas keganan entre 52000 y 25000 queden prestamos para estas personas ke puedan conpras pooke muchas personas ganan esa cantidad y necalifican y eso es como una descriminacion alas comunidad pobre eso ceria bueno kela ciudad pudiera ayudar a estas personas para poder comprar. Su propida casa kenosden oportunidades. Mi pregunta es kebana cer con la ceguridad comolaban al ministras vacer depate de la polisia o sikiures y con el transporte publico comobanacer an mentarmas de le ketenemos o basegir lo mismo anmentando mas xmas obana cer al goal respeto.	

First Name	Last Name	Comment	Question	Spanish Translation if needed
Dan	Bailey	Should be an extension of the surrounding East Boston Community in terms of composition and diversity. Anything less will create a new, economically and racially segregated enclave within East Boston. Accomplishing this goal will take bold, drastic measures well beyond the status quo to ensure that housing and retail space at Suffolk Downs is truly affordable to a full cross-section of the existing community in East Boston.	What are the City's broad goals and vision for Suffolk Downs? What values are the City using to guide decision-making around development at Suffolk Downs?	
Don	Nanstad	1. "should" - City should adopt such a policy [potentially referring to Obama Fair Housing and his question]. 2. City of Boston should establish and maintain records, organized affordment of all "agreements" with Suffolk Downs 3. Suffolk Downs should accept a plan to provide housing commensurate with rates of tenants forced out by prices and condos in the past 4. Develop more "affordable" units in the development 5. Should include substantially more affordable units 2-3 bedrooms at <u>substantially</u> low income standard. 6. Should develop/accept plan with funding structured for substantial E.B. resident ownership at E.B. standard of affordability. (E.B. public foundation)	The Obama Extension of "Fair Housing"...is that codified into requirements?	
Mary	Berminger		1. IAG plans if we are keeping it as is, we have 5 years before East Boston starts 2. Codifying Public Benefits	
Ed	Coletta	Should use affordability guidelines/criteria that tracks to the City of Boston and East Boston specifically and its data and not tie it to the data generated by the full Greater Boston area. Using the whole area will skew the data in a negative way for East Boston.	1. With the Belle Isle Creek cutting through the site connected to the Belle Isle Marsh and the ocean beyond, will the development plans take into account the wetland areas and plan for climate change and sea level rise? 2. Should market conditions, or a catastrophic situation, etc. impact the developer (HYM) and cause them to sell or move the rest of the project to another developer/entity, are there legal requirements written that bind the new entity to the agreed upon benefits and mitigation measures?	

First Name	Last Name	Comment	Question	Spanish Translation if needed
Margaret	Farmer	1. We should be allowed to negotiate mitigation up only. 2. All roofs should be green roofs. At minimum put grass, letting dogs go up there. 3. Proposed affordable units are miniscule- itself being a form of discrimination 4. More variety in affordability levels. 5. Limit luxury housing the same way you limit affordable housing 6. Also, zone for occupancy, not investment. 7. Plan a majority of affordable senior units to be larger than proposed.	1. Do East Boston Residents get first chance to get affordable units? 2. East Boston is a family oriented community, how does this plan meet the needs of families? 3. More discussion of what a "private" development means- long term. During building I understand. But once building is complete - how do we ensure agreements for the community maintained? I had so many hopes for a "world class" community. Forward thinking and amazig. Although there are positive design elements, I am disappointed to see so many minimums. Minimum green space, minimum affordable housing. Minimum benefit to <u>Everyone</u> but the developers.	
Sindy	Castillo	Suffolk Downs should change the units that will be inclusionary since most of th epeople who live in East Boston are in low income.	What priority will have residents of East Boston to buy house in this project?	
Alexandra	Zuluaga		1. Will there be resource centers, family space/community space designated? 2. Does community pressure have power to push developers closer to a realistic "persons per household" average, therefore pushing towards more appropriate square footage/unit layouts? 3. will there be units for extrremely low income individuals (30% and AMI)? 4. Will there be a lottery for admission to affordable units? 5. How long will it be accepting applications, and what kind of preference will be afforded to East Boston residents?	
John	Walkey	1. IAG should be set for seen style (?) 2. Deed restriction for Public Benefits	1. How are community benefits enforced? 2. How does the community know about and track the delivery of these benefits? 3. Can we break down for each phase the number of units (bedrooms, etc.) , average sq. footage of those and of those- how many are affordable? 4. How many are ownership vs. rentals? 5. Will there be a private security firm providing security? 6. Confused by Public D.C. Area Standards "geographically conform to area"- what does that mean?	

First Name	Last Name	Comment	Question	Spanish Translation if needed
Omar	Contreras	<p>Quiero que Suffolk Downs tenga vivienda para nuestro comunidad de Bejos Recurso Que puede vivir condignidad y respeto o que tengomas accesibilidad p=ara compra un condominio para que nuestro comunidad ne se desplozed por el sowollo. Es importante que la rento se accesible pero nuestro comunidad que haygon vividene de 3 cuarto para familias mosgrad. 4 el costo se minimo porque hay algo en Boston mas que incremento la renta pero no el solorio por eso vermos desplazamiento en nuestros vencindoni. Tambian es importante que la vivienda sea paratodos que nos eamos desertiminado por ty color o roza social. O por que notionis documentos por lo cual hay muehos esta dos que aplisa esta ley y es lo que minus quremos.</p>	<p>Esre desamo tiene que ver escuelas publica centro comonitirio para la comunidad y iglesia lo cual en este de sorrollo no seve eso? Tambien es importante que la ciudad entu de abtorcur permiso pero un desorrollo con esta monigtud fuera bueno primero con sulturlo con la comunidad?</p>	

First Name	Last Name	Comment	Question
Jeffrey	Timberlake	I think Suffolk Downs should include a center for our homeless population. It is the right thing to do. Sandra from the East Boston Community Soup Kitchen should be your point person.	
Mathew	Walsh	Increase the amount of affordable housing. Lower the AMI threshold from 70% to a more appropriate threshold for East Boston. Impose a required % of homeless housing for medium and large buildings.	
Daniel	Therault		Why are there so many condos in this city?
Britta	Carlson	We need to extend the public comment period until no sooner than September 1, 2019. Set aside no less than 10% of units for the homeless. The residents of East Boston should have an opportunity to vote to approve the plan. Set aside a land trust to be run as a co-op. It should contain no less than 1,000 units. Have 33% affordable units for people earning 10-40% AMI.	Why is HYM proposing a zoning procedure? This should be part of the East Boston Matern Plan.
Blake	Shetler	Suffolk Downs should have 33% units be affordable housing, based on 10-40% AMI. There should be a 25% homeless set aside. Furthermore, the development should include recovery homes, programs, and shelters, as well as provide funds to East Boston area service providers & justice organizations. Poner cada parte del proyecto, cada nivel, a un voto popular para ave la gente de East Boston puedan afirmar o negar. Ademās, necesitamos mas timepo para decidir, el otoño 2019.	
John	Walkey	Deepen the level of affordability (30% of AMI of East Boston) and the amount (not 13% but 25%). Include opportunities for establishment of Recovery House/Services Center of some sort. Extend the comment period for more time!	
Nathalie	Garcia	Suffolk Downs should consider the things that make a neighborhood. They are taking a <u>huge</u> chunk of East Boston land and should be held to a higher standard than the basic. They will make a lot more money than they will invest. They should use some of that money for community supportive services, such as addiction treatment, homelessness rehabilitation.	

First Name	Last Name	Comment	Question
Stephen	Mahoud	Suffolk Downs should be public land, not just publicly accessible, but publicly owned. There should be a public library, public schools, public pool, and gym. There should be public housing.	
Mireya	Gomez	It's only x Rich people. No displacement. More transparent in the process. No increase rent now to then.	Can or it is possible increase of 13% for affordable house, because it more poor people?
Tricia	Peck	1. Suffolk Downs should provide forums/publicity/funding sponsorship for its customers and residents to learn how to support and be part of the community here. As a new homeowner in Orient Heights - I am excited to hear about developments like this but I want to learn more about things like the soup kitchen and how I can support local needs and businesses. 2. Should have zoning for recovery/public service space. 3. Should have an affordable grocery store (not Whole Foods!)	
Maria	Belen Power	We need to more time! 6 more months!	
Steven	Roussel	1. We need more time. 2. Dudley Street Initiative 3. Environmental Plan. 4. Training Linkage Money 5. Water transportation through Massport, Suffolk Downs. There should be a canal with a waterway. If we can get Suffolk Downs to connect to East Boston by waterway. 6. Job training set directly from linkage 7. Boston Betterment agreement 8. Copy Dudley Street in always putting affordable housing	
Frank	Spolsino	We need to extend the public comment period until no earlier than September 1, 2019.	
Emily	Martin	Suffolk Downs should include more community space, including rooms for communiyy meetings and other gatherings. Suffolk Downs should alsow include more "set aside" housing for homesless and lower-income and affordable housing for families. <u>Day Care Facility</u> with affordable rates.	
Don	Nanstad	Rooming houses of the past. We need S.R.D's- HYM could fund... Allocate some land at Suffolk Downs for development by an East Boston initiative- also funding for.	

First Name	Last Name	Comment	Question
Mary	Cole	Use East Boston Area median income (AMI) not regional or Boston AMI. Have project follow higher of PDA affordable percentage or current city policy when project is built.	
Sarah	Tooley	Suffolk Downs should 1. Provide space for a homeless shelter/soup kitchen that East Boston Community Soup Kitchen could run to serve more people in the community in a more effective way. 2. Provide 20% affordable housing, 50% of which should be 50% AMI	
Lydje	Lahens	The 13% affordable housing is disproportionately low. It does not meet the needs of the community. That number should be increased to a more meaningful number that improves community health. Additionally \$1,800 monthly rental fee is too high for East Boston. Evidence shows that rent in this local area should be about \$1,200 monthly.	I didn't hear as part of the plan community gardens, parks, bike lanes, job creation, and other elements that make a healthy community. Can you provide more information about those efforts and if they are being incorporated in the plans? Also, what are your plans to help build community empowerment?
Mike	Freedberg	Suffolk Downs should assume substantial open space connected to and integrated with Belle Isle Marsh. It should <u>not</u> build more than a <u>minimum</u> few units of less than 750-850 square feet. Density may be good on the outside but not on the inside.	As I understand section (8) it deals with market rate housing; it should not overlap with amount set asides. Is this not so?
Luis	Erazo	Hola, necesitamos unidades a buen precio. Lomas importante fuera que ubiquen unidades para la clase baja: y lomas importante fuera que ubiquen mas unidades 35% solo para clase baja fuera lomas importante primero Dios eso se nos da yoii estoy viviendo un de salgo!!	
Sonya	Patterson	Suffolk Downs should not be build high price of home.	I want to know about affordable housing.
Luz	Gonzalez		

First Name	Last Name	Comment	Question
Trent	Shepard	The Proposed development should have more than 13% low-income housing because East Boston's AMI is significantly lower than the rest of the city. The proposed development should include a full-service [shelter, showers, food, counseling, job-help, etc.] Center that is funded through development, partners with existing works like the soup kitchen and sets a new standard for how developments happen in the city. The proposed developmemnt should have a clinic or hospital that serves the vulnerable in our area. The proposed development should address eeducational needs in the immediate area. The proposed development should be shaped by the 5 principles of development that came through a community process and is articulated at: eastboston2030.wordpress.com The Comment period should extend much later than May 6.	How is just 90 days possibly long enough for East Boston to a serious informed and Robust conversation that is about the largest development in a generation for East Boston? Has the city of the development group consulted with the 5 principles for development at Eastboston2030.wordpress.com? Why has this one development group beenn entrusted with this massive piece of land, and why is it not parceled out in a wiser, more equitable way?
Sindy	Castillo	Build a new city in East Boston without did a voting right sin a neighborhood-wide referencum on any plans ultimate forged by HYM City of Boston regarding SP, Rezoning efforts, and eversource electronic and plant.	
Hector	Carraseo	Suffolk Downs should increase the percentage of affordable housing to 25%. It should hear the community more. Push the May 6th deadline to at least December 2020.	
Sandra	Nijjas		Can HYM help my soup kitchen have its own building and allocate a percentage of funds to the soup kitchen for us to continue to help those in need?
Lanika	Sanders	Suffolk Downs should allocate resources to center to act as a resource bridge for homeless population/people struggling with addiction, run by the East Boston Community Soup Kitchen.	

First Name	Last Name	Comment	Question
Mj	Donoghue	Understand that their is a win-win paradigm beyond the win-lose paradigm that often exists in our society. There is potential for building a relationship with the community that accounts for who actually lives here. The average median icome for Boston is a false number hovering around 70-100k the real data suggests \$52k, Revere is \$37k. Many Immigrants, homeless, underemployed, making much less. Please put people before profits or we will lose the soul of our city.	How does increased access to gambling, drinking, and partying etc. impact a community? Have there been studies on similar projects?
Tanya	Hahnel	Suffolk Downs should be held to a higher standard than 13% affordability. With this density, and an opportunity to address much needed affordable housing, it should be requested to develop 20% of the housing as affordable (or the higher of the then IDP policy limit). Should also include as an as-of-right type of development all types of supportive service housing, including housing for vitcims of domestic violence, and shelters of all tvnes.	
Bruce	Jones	Teach more critical thinking in high school.	Would you consider teaching more people self defense? Maybe have self-defense classes for the neighborhood. Teach more teens about how to pay bills, live, and to get and keep a job. Teaching them the right skills to survive in the real world. Would you consider having mental health clinics? Consider having more soup kitchens at churches and community centers? Maybe consider teaching more people critival would you consider teaching more people thinking skills? People people skills?
Baljinder	Nijjar	I would like to see a building and money allocated to the soup kitchen, so this organization can help people in need.	
Rowan	Sockwell	Allocate a portion of th epublic benefit funds to prganizations that work with the homeless population of East Boston. Specifically, the East Boston Soup Kitchen!	