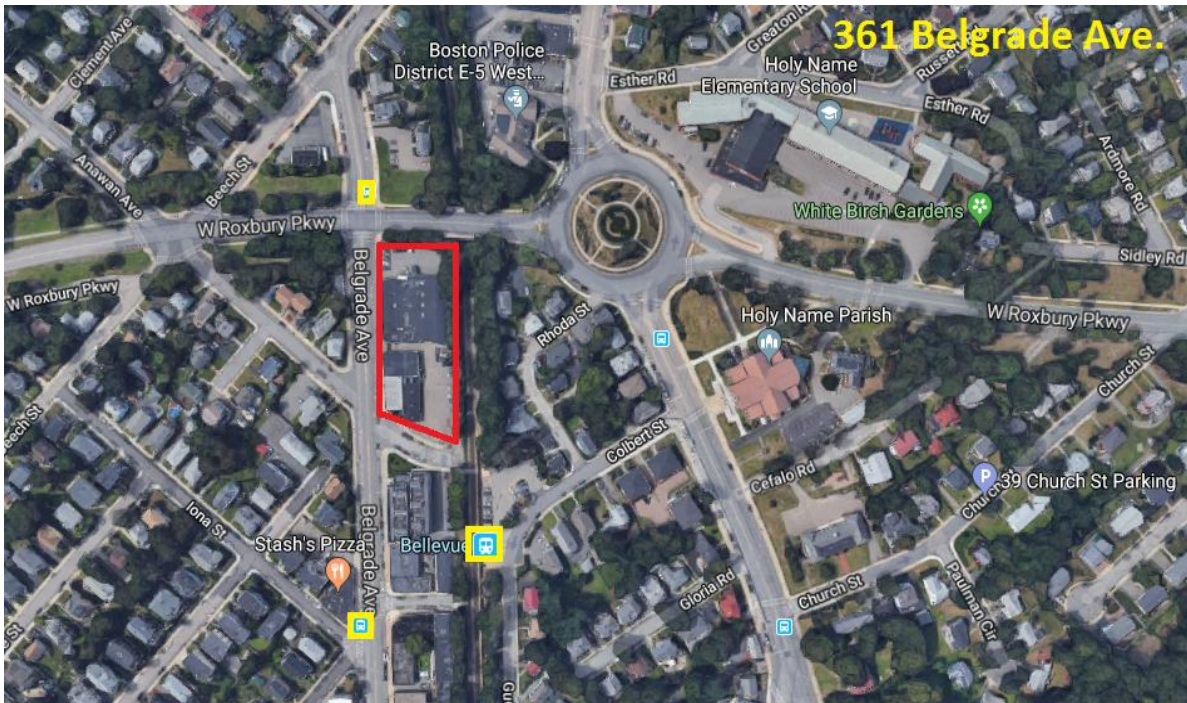


**Bellevue Hill Improvement Association
P.O. Box 320232
West Roxbury, MA 02132**

**Materials on the Position on 361 Belgrade Ave
March 28, 2019**

**Prepared by
President - Ginny Gass and Vice President - Athena Yerganian
Tel.: 617-256-6343**



Bellevue Hill Improvement Association, P.O. Box 320232, West Roxbury, MA 02132

Materials on the Position on 361 Belgrade Ave

Prepared by President - Ginny Gass and Vice President - Athena Yerganian Tel.: 617-256-6343

Roxbury Prep Charter High School is managed by UnCommon Schools. The Board of Trustees at Roxbury Prep is contractually bound to the Commonwealth of Massachusetts to make decisions in the best interest of its STUDENTS. These Trustees should also ensure tax-payers, who inevitably fund these Schools, are provided with transparency and truthfulness in the decision making process. There is evidence to suggest UnCommon Schools is not making the students their first priority, and, at the same time, steam rolling the tax payers. (See additional materials - Item A.) We request that the Trustees weigh the needs of the STUDENTS and community more heavily than the multiple developers, reject this project, and seek a more appropriate site.

Roxbury Prep Charter High School submitted a Proposal to the Boston Planning and Development Agency to build a school at 361 Belgrade Ave, the corner of the West Roxbury Parkway and Belgrade Avenue. On the West Roxbury/Roslindale line, this location is the gateway to West Roxbury. A nearby rotary acts as the hub to a major, 4-lane road way (Centre Street) and a major, 4-lane parkway (West Roxbury Parkway), which is already a confusing, congested and dangerous intersection. The project is actually in Roslindale, but will affect the West Roxbury community more directly. The result of a traffic study shows the area will boast a(n) F rating for traffic flow, with an additional 550 people only adding to the already troubling safety situation. Given the recent pedestrian fatality in the area, the proponents are ignoring safety concerns.

The two neighborhoods' State Representatives, City Councilors and two Councilors-at-Large signed documents rejecting the location. (See additional materials - Item B.) Their representation of community members resulted only in revision to the proposal, and not the selection of a more appropriate location. The 90,000 sq. ft. project was reduced to 49,520 sq. ft., which redefined their scope to meet BPDA requirement for a Small Project Review, effectively eliminating community involvement.

There is no educational rationale presented for dramatically scaling the building down. If a larger building was appropriate based on an assessment of student needs and educational programs, why would the Trustees and school administrators accept less? Once built, despite promises to the contrary, there will be pressure to approve a larger building, as there is no room for future expansion of the student population, capped at 250 additional students.

In addition, the following explanation does not give the West Roxbury community, whose neighborhood organizations have also voted to oppose the project, a voice: West Roxbury Neighborhood Council, and the West Roxbury City Councilor is not allowed to participate in the decision making process because the project is in the City-designated neighborhood of the Roslindale Shopping District, despite the deed listing West Roxbury.

The original objective of this Real Estate project was to bring the students from grades 9 and 10 (located in Hyde Park) together with their classmates in grades 11 and 12 (located in Roxbury). The parents tell us the students were promised a State of the Art School, to include Arts, Music and Media rooms, swimming pool and basketball court, and location for students to park cars. The location was also chosen for its proximity to the Commuter Rail.

However, the commuter rail trains don't stop at that location at the beginning or ending of the school day. (See additional materials - Item C.) And the bus stops are about 400 feet from the school. The current proposal shows only a Basketball court with locker rooms on a different floor, below-grade classrooms adjacent to the underground parking area, and none of the previously mentioned STEAM related rooms in the facility. And students, according to the school administrators, will have to sign away their constitutional right to park in legal parking spots in the neighborhood. The administrators' solution to curb this parking is for community members to squeal on the kids!

The BPDA announced two meetings in January and February, which were really hosted by the representatives of the Developer (See additional materials - Item D.) and the for-profit Real Estate company, which is the silent Proponent of the Roxbury Prep Charter High School. (See additional materials - Item E.) There are no notes for the January meeting on the BPDA website. Both the Proposer and BPDA, despite their duplicity, have presented their organizations as wanting to cooperate with and participate in the Community. However, their approach has been to inform us as to how they would implement their plan. In addition, at a public meeting, a representative for the School said the contracts with the Land-Owner, Developers, and LLC have already been signed, signaling a done deal.

Finally, letters of support for the the school, many encouraged by the Proponent's PR company's smear campaign, have divided the community, some of whom have participated in the neighborhoods for over half a century, by claiming NIMBYism and racism. This is highly offensive and cannot be farther from the truth. The signs on some front lawns are not against the building of a school, but against the 361 Belgrade site. Both neighborhoods have become diversified over the years and everyone, who wants to contribute to the quality of life of both neighborhoods, is welcome.

This is truly a REAL ESTATE project, driven by the financial interest of developers, not the needs of the STUDENTS. This fact sits in the shadows of a worthy endeavor to provide students with a better learning environment, where the students are the losers as the school administrators settle for a sub-standard and unsafe location. Give them the State of the Art facility on a campus! Why not develop another site for this important effort, to give these students the facilities they have been promised? Why should the community be prevented from supporting the future leaders of the City of Boston to let a Development effort control an opportunity for these STUDENTS to meet their potential?

There are too many unanswered questions for this to move forward.

Item A

Bellevue Hill Improvement Association, P.O. Box 320232, West Roxbury, MA 02132
Prepared Materials on the Position on 361 Belgrade Ave
Prepared by President - Ginny Gass and Vice President - Athena Yerganian Tel.: 617-256-6343

This following article is from NJ and sounds awfully familiar and reflects upon the burden of these REAL ESTATE projects on the unsuspecting tax-payer.

['Clearly it has gotten out of hand': How NJ can fix the broken financing for charter schools](https://www.northjersey.com/in-depth/news/watchdog/2019/03/27/how-nj-can-fix-broken-financing-charter-school-system/2981170002/)

<https://www.northjersey.com/in-depth/news/watchdog/2019/03/27/how-nj-can-fix-broken-financing-charter-school-system/2981170002/>

Here are excerpts:

- *Taxpayers won't know why Uncommon Schools donated millions to North Star Academy but then required that the money be spent on a building owned by a related company.*
- *Uncommon Schools recently completed an ambitious \$69 million project in Newark, opening a six story building at the start of this school year that was funded with a construction loan and millions of dollars in federal bonds and tax credits.*
- *A real estate entrepreneur made millions of dollars buying the property and flipping it in a little more than a year to the charter school operator. A bank is claiming millions in federal tax credits. The federal government is chipping in tens of millions more in school construction aid while state and local taxpayers are paying \$3 million a year in rent to repay loans.*
- *But many of the details of the transaction are not publicly available, and Uncommon Schools has declined to discuss them.*
- *The building is owned by a private company that was created to hold the property and rent it to the public charter school, North Star Academy.*
- *And Uncommon Schools has at least two dozen companies that have been involved in real estate and in the financing of projects in Newark, some created for a single transaction. Six of these, called Uncommon Lenders, primarily lend money. Seven others, called Uncommon Properties, borrow the money. Another 11 companies have been involved in property transactions; most of them own or lease buildings.*
- *Uncommon Schools and North Star said in a statement that because charter schools don't have "the same access to facilities or opportunities for financing as district schools," they "are forced to work with the capital markets to find facilities and financing — all of which happens with more complexity than for district schools."*

What is the reason for the deception?

Despite its mission, described in its own document, to select sites in its Efforts to Reach All Students, the location selected in Boston is in a community where 1% (10 of 1455) (DoE website) of the students live.



Uncommon|2021 Project Narrative—Table of Contents

Figure B.2: Uncommon Efforts to Reach All Students

School Site Selection	Uncommon’s efforts to reach disadvantaged students begin with school site selection. <i>Figure B.1</i> shows that Uncommon has chosen to work in cities with high concentrations of educationally disadvantaged students. Within these cities, Uncommon selects school sites in neighborhoods where they are needed most. For example, many of Uncommon’s schools in New York City are concentrated in District 23, where 97% of students are Black or Latino and 89% are economically disadvantaged, compared to 67% and 77% city-wide, respectively.
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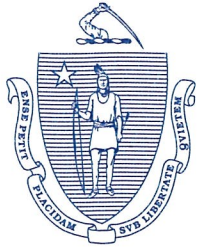
Item B

Bellevue Hill Improvement Association, P.O. Box 320232, West Roxbury, MA 02132

Prepared Materials on the Position on 361 Belgrade Ave

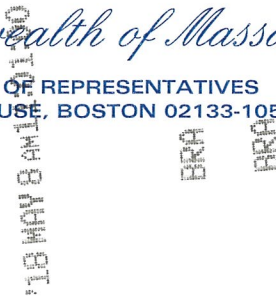
Prepared by President - Ginny Gass and Vice President - Athena Yerganian Tel.: 617-256-6343

The letter on the following page, signed by local and state elected officials, describes the explanation for the dissatisfaction by the Community to the Proposed Project. The Proponents solution was to simply cut the size of the project to meet the requirements of a Small Project Review by the BPDA, effectively removing the Community participation in the decision making process.



The Commonwealth of Massachusetts

HOUSE OF REPRESENTATIVES
STATE HOUSE, BOSTON 02133-1054



EDWARD F. COPPINGER
STATE REPRESENTATIVE
10TH SUFFOLK DISTRICT

STATE HOUSE, ROOM 26
TEL. (617) 722-2080

Committee:
Chair

Joint Committee on Community Development
and Small Businesses

May 4, 2018

Brian P. Golden, Director
Boston Planning & Development Agency
One City Hall, Ninth Floor
Boston, Massachusetts 02201

RE: Roxbury Preparatory Charter School Proposal in Roslindale

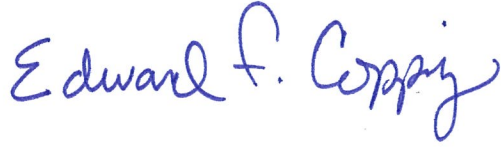
Dear Director Golden,

We, the undersigned State Senator, State Representatives, and Boston City Councilors, are writing today in response to the recently submitted proposal for the Roxbury Preparatory Charter School at 361 Belgrade Avenue in Roslindale. After meeting with community members, stakeholders, and proponents, we feel as though this proposal does not take into consideration or address the concerns raised by the community throughout the process to date.

The proposed size, transportation access, and parking continue to be the issues of most concern to the community. The proposal submitted to build a three-story school on this property—with classrooms, science and computer labs, a full-sized gym, cafeteria, theater, and rehearsal space—is inconsistent with the scale of the neighborhood. Roxbury Preparatory anticipates that many students will use the MBTA bus lines and the Commuter Rail to travel to and from school, but we do not feel that the transportation required to do so can be met with the existing infrastructure. Furthermore, the proposed parking spaces seem insufficient to accommodate the teachers, school staff, parents, and visitors attending sports games or extracurricular events in an already congested neighborhood. Additionally, the recently approved mixed-use building at 317 Belgrade Avenue further adds to our concerns regarding adequate parking space and traffic access in the neighborhood.

Because Roxbury Preparatory Charter School has insufficiently addressed these concerns, we remain in opposition to this proposal.

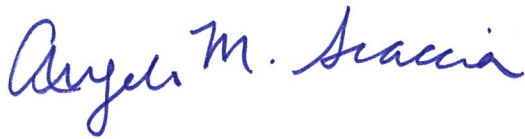
Sincerely,



Edward F. Copping
State Representative
10th Suffolk District



Michael F. Rush
State Senator
Norfolk and Suffolk Districts



Angelo M. Scaccia
State Representative
14th Suffolk District



Timothy McCarthy
Boston City Councilor
District 5



Matthew O'Malley
Boston City Councilor
District 6

ITEM C

Bellevue Hill Improvement Association, P.O. Box 320232, West Roxbury, MA 02132
Prepared Materials on the Position on 361 Belgrade Ave
Prepared by President - Ginny Gass and Vice President - Athena Yerganian Tel.: 617-256-6343

A rather disingenuous chart on page D-12 of the proposal, displays approximate times of Outbound and Inbound Commuter Rail stops. There is NO stop at Bellevue Station at the time school starts/ends, despite the slyly crafted listings of 8:06 am and 4:13 pm. Please note these trains also do NOT stop at Forest Hills. So the students, who currently get on/off buses at Forest Hills, will have to make their way to South Station.

APPENDIX D. COMPREHENSIVE TRANSPORTATION STUDY - 361 Belgrade Ave

Table D-1 Existing MBTA Needham Line Ridership

Train Number ¹	Time at South Station ¹	Time at Forest Hills	Time at Bellevue ¹	Approximate Passenger Load ²	Approximate Passenger Capacity ³
<i>Morning Outbound (6:30 – 9:00 a.m.)</i>					
601	7:05 a.m.	7:17 a.m.	7:23 a.m.	43	600-780
603	7:52 a.m.	N/A	8:06 a.m.*	17	
605	9:05 a.m.	9:18	9:24 a.m.	28	
<i>Afternoon Inbound (2:30 – 6:00 p.m.)</i>					
616	3:29 p.m.	3:16 p.m.	3:10 p.m.	29	600-780
618	4:30 p.m.	N/A	4:13 p.m.*	19	
620	5:47 p.m.	5:28 p.m.	5:22 p.m.	31	

1. Based on schedule from MBTA.com, effective October 29, 2018.
 2. Needham Line Commuter Rail Passenger Counts conducted Winter/Spring 2012.
 3. Capacity varied depending on MBTA vehicles.
- * Indicates that the train does not currently stop. The time shown is the time the train passes the station.

What is the reason for the deception?

Item D

Bellevue Hill Improvement Association, P.O. Box 320232, West Roxbury, MA 02132
Prepared Materials on the Position on 361 Belgrade Ave
Prepared by President - Ginny Gass and Vice President - Athena Yerganian Tel.: 617-256-6343

The description on Upton's web-site indicates the project is a done deal.

- Despite the claim Upton + Partners have "acquired" the property at 361/355 Belgrade Ave, there is no documented Lease and 361 Belgrade Ave has a LEIN by the City of Boston.
- Despite the claim of managing the project, the Proponent is not Upton + Partners but the Roxbury Prep Belgrade Ave, LLC.
- Despite the claim of a transit-oriented development site, the train does NOT stop at the Bellevue Station at the beginning or ending of school day.
- Despite the claim, the project review process is not conducted by the City of Boston but the Boston Planning and Development Agency, which is supposed to be an independent agency.
- Despite the fact there is no Bus Stop in front of the Proposed School, nor are they proposing one, materials and web-site renderings continue to show a Bus in front of the school.

<http://www.uptonpartners.com/project/uncommonroxbury-prep-charter-school/>

UnCommon/Roxbury Prep Charter School

Having acquired a centrally located site in the Roslindale neighborhood of Boston, Upton + Partners is currently managing the development of a new state-of-the-art Charter School in affiliation with UnCommon Schools and Roxbury Prep. SMMA is the project architect and the program consists of comprehensive facilities for 562 high school students currently using outdated and undersized buildings. This transit-oriented development is located adjacent to the Bellevue MBTA commuter rail stop with direct access to Forest Hills and downtown Boston.

Upton + Partners is managing the City of Boston project review process with the goal of commencing construction in 2019 for completion in 2021.

What is the reason for the deception?

Item E

**Bellevue Hill Improvement Association, P.O. Box 320232, West Roxbury, MA 02132
Prepared Materials on the Position on 361 Belgrade Ave
Prepared by President - Ginny Gass and Vice President - Athena Yerganian Tel.: 617-256-6343**

The Proponent for the Roxbury Prep Charter High School is, in fact, not the school but a **FOR PROFIT** Foreign Limited Liability Company called Roxbury Prep Belgrade Avenue, LLC. The Boston Planning and Development Agency consistently presents the proponent as Roxbury Prep Charter High School.

On the Application for Registration with the Commonwealth of Massachusetts, the general character of Roxbury Prep Belgrade Avenue, LLC is listed as: **Acquisition, development, leasing, financing and ownership of real property located in Boston, Massachusetts.**

However, the Annual Report filed by Roxbury Prep Belgrade Avenue, LLC lists the general character as: **Educational.** The signature on the Annual Report, under the penalties of perjury, is dated May 25, 2108, by Diane Flynn, who left the organization in April 2018.

What is the reason for the deception?

F

The Commonwealth of Massachusetts

William Francis Galvin

Secretary of the Commonwealth

One Ashburton Place, Room 1717, Boston, Massachusetts 02108-1512

Foreign Limited Liability Company

Application for Registration

(General Laws Chapter 156C, Section 48)

- (1a) The exact name of the limited liability company: **Roxbury Prep Belgrade Avenue, LLC**
- (1b) If different, the name under which it proposes to do business in the Commonwealth of Massachusetts: **N/A**
- (2) The jurisdiction* where the limited liability company was organized: **New Jersey**
- (3) The date of organization in that jurisdiction: **February 13, 2017**
- (4) The general character of the business the limited liability company proposes to do in the Commonwealth: **Acquisition, development, leasing, financing and ownership of real property located in Boston, Massachusetts, and any other lawful business**
- (5) The business address of its principal office: **c/o Uncommon Schools, Inc., 826 Broadway, 9th Floor, New York, New York 10003**
- (6) The business address of its principal office in the Commonwealth, if any: **N/A**
- (7) The name and business address, if different from principal office location, of each manager: **The limited liability company is member-managed and has no managers.**
- (8) The name and business address of each person authorized to execute, acknowledge, deliver and record any recordable instrument purporting to affect an interest in real property recorded with a registry of deeds or district office of the land court:

NAME

ADDRESS

Diane Flynn

c/o Uncommon Schools, Inc., 826 Broadway, 9th Floor, New York, New York 10003

Ahkilah Johnson

c/o Uncommon Schools, Inc., 826 Broadway, 9th Floor, New York, New York 10003

Brett Peiser

c/o Uncommon Schools, Inc., 826 Broadway, 9th Floor, New York, New York 10003

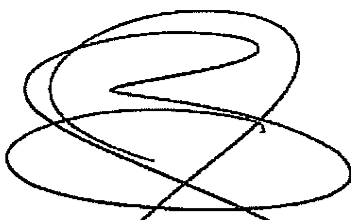
(9) The name and street address of the resident agent in the Commonwealth:

United Corporate Services, Inc.

44 School Street, Suite 325
Boston, Massachusetts 02108

(10) The latest date of dissolution, if specified: _____

(11) Additional matters: **NONE**



AIKIAH
JOHNSON

Signed by *(by at least one authorized signatory)*: _____

I, United Corporate Services, Inc., resident agent of the above limited liability company, consent to my appointment as resident agent pursuant to G.L. c156C § 48 (or attach resident agent's consent hereto).

* Attach a certificate of existence or good standing issued by an officer or agency properly authorized in home state.

**STATE OF NEW JERSEY
DEPARTMENT OF THE TREASURY
DIVISION OF REVENUE AND ENTERPRISE SERVICES
SHORT FORM STANDING**

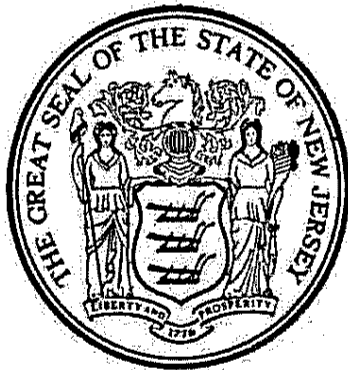
**ROXBURY PREP BELGRADE AVENUE, LLC
0600438797**

I, the Treasurer of the State of New Jersey, do hereby certify that the above-named New Jersey Domestic Limited Liability Company was registered by this office on February 13, 2017.

As of the date of this certificate, said business continues as an active business in good standing in the State of New Jersey, and its Annual Reports are current.

I further certify that the registered agent and office are:

UNITED CORPORATE SERVICES INC
80 MAIN STREET, 5TH FLOOR
5TH FLOOR
WEST ORANGE, NJ 07052



IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Official Seal at Trenton, this 6th day of March, 2017

*Ford M. Scudder
Acting State Treasurer*

Certificate Number : 6078083975

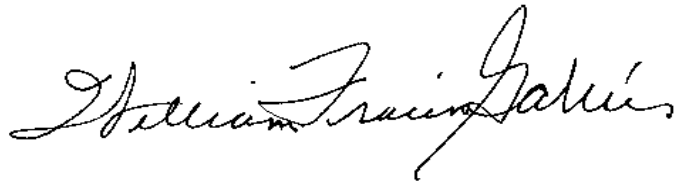
Verify this certificate online at

https://www1.state.nj.us/TYTR_StandingCert/JSP/Verify_Cert.jsp

THE COMMONWEALTH OF MASSACHUSETTS

I hereby certify that, upon examination of this document, duly submitted to me, it appears that the provisions of the General Laws relative to corporations have been complied with, and I hereby approve said articles; and the filing fee having been paid, said articles are deemed to have been filed with me on:

March 06, 2017 03:00 PM

A handwritten signature in black ink, reading "William Francis Galvin". The signature is written in a cursive style with a large, prominent initial "W".

WILLIAM FRANCIS GALVIN

Secretary of the Commonwealth



The Commonwealth of Massachusetts
William Francis Galvin

Minimum Fee: \$500.00

Secretary of the Commonwealth, Corporations Division
 One Ashburton Place, 17th floor
 Boston, MA 02108-1512
 Telephone: (617) 727-9640

Annual Report
 (General Laws, Chapter)

Identification Number: 001263461

Annual Report Filing Year: 2018

1.a. Exact name of the limited liability company: ROXBURY PREP BELGRADE AVENUE, LLC

1.b. If different, the name under which it does business in the Commonwealth:

2. The Limited Liability Company is organized under the laws of: State: NJ Country: USA
 The date of its organization is: 02/13/2017

3. The general character of business, and if the limited liability company is organized to render professional service, the service to be rendered:
EDUCATIONAL

4. Location of its principal office:
 No. and Street: 826 BROADWAY, 9TH FLR
UNCOMMON SCHOOLS, INC
 City or Town: NEW YORK State: NY Zip: 10003 Country: USA

5. The business address of its principal office in the Commonwealth, if any:
 No. and Street:
 City or Town: State: Zip: Country:

6. The name and business address of each manager, if any:

Title	Individual Name First, Middle, Last, Suffix	Address (no PO Box) Address, City or Town, State, Zip Code

7. The name and business address of the person(s) authorized to execute, acknowledge, deliver and record any recordable instrument purporting to affect an interest in real property:

Title	Individual Name First, Middle, Last, Suffix	Address (no PO Box) Address, City or Town, State, Zip Code
REAL PROPERTY	DIANE FLYNN	826 BROADWAY, 9TH FLR NEW YORK, NY 10003 USA
REAL PROPERTY	AHKILAH JOHNSON	826 BROADWAY, 9TH FLR NEW YORK, NY 10003 USA
REAL PROPERTY	BRETT PEISER	826 BROADWAY, 9TH FLR NEW YORK, NY 10003 USA

8. Name and address of the Resident Agent:

Name: UNITED CORPORATE SERVICES, INC
No. and Street: 44 SCHOOL STREET, SUITE 325
City or Town: BOSTON State: MA Zip: 02108 Country: USA

9. If the foreign limited liability company has a specific date of dissolution, the latest date on which the limited liability company is to dissolve:

10. Additional matters:

**SIGNED UNDER THE PENALTIES OF PERJURY, this 25 Day of May, 2018,
DIANE FLYNN , Signature of Authorized Signatory.**