



Date: February 21, 2019
To: Aisling Kerr, BPDA Project Manager
From: GBANA
Re: 361 Belgrade Avenue & Public Process Under Article 80

We appreciate your willingness to meet with us tonight. We think it was particularly important to see the site in-person. After the two public meetings, we wanted an opportunity to present the rationale behind the continued opposition to Roxbury Prep's proposal for 361 Belgrade Avenue in Roslindale in an effective, uninterrupted format.

To date, the public process has been flawed; many even feel one-sided. We call on all involved to agree that whatever the outcome, this process can only benefit from and must have full disclosure and full transparency. The alternative is spending time and money that would be best used for the students on a process that is time-consuming for all involved and uncertain in final result. We are requesting a fair process with equal access and accountability that stays true to the purpose and definition of Article 80. The Proponent has twice been allowed to file despite many self-admitted holes in the proposals (original LOI and revised plan) by the development team. All details should be required to be ironed out as best as possible before allowing further progress in the open, public process. Without transparency, there is the implication of impropriety.

As we have continued to state since first hearing about a proposal for a school at 361 Belgrade Ave. in late 2016 - while neighborhood concerns include traffic, they are not limited to simply traffic. Our concerns all stem from the notion that, 361 Belgrade Ave. as envisioned by Roxbury Prep in their LOI dated May 8, 2018, as well as in their SPRA dated January 8, 2019 is simply too small to safely and adequately accommodate the needs of their students. The revised proposal demonstrates just that.

It is widely known that Roslindale does not have a high school, but if a high school is to be built from scratch, why not construct a school that has the infrastructure and space to provide for a building with all the proper amenities of a "state-of-the-art facility", one that fully meets the current and future needs of Roxbury Prep?

Having met with the development team on January 7, 2019 and having read the SPRA dated January 8, 2019, we find ourselves asking the same fundamental questions we have been asking since this process began over 2 years ago. These questions - valid, thoughtfully considered, and, often times, researched - continue to be dismissed with quick, seemingly on-the-fly answers or vagueries indicative of having no answer (e.g. "We are still figuring it out."). The unwillingness on the part of the development team to provide concrete or meaningful answers to fundamental questions pertaining to a large impact project, one that involves City, Commonwealth, and private land and resources is, to our neighborhood, unacceptable, and we hope the BPDA shares that sentiment. The development team consists of professionals - high-paid lawyers and public relations and other consultants. They should be held to a higher standard, not be caught flat-footed by questions "specific to the project as a development proposal".

Attached we have included several, but not all, of the inaccuracies, inconsistencies, and/or misrepresentations from the SPRA and/or BPDA public meetings that we wish to have clarified and/or confirmed. Additionally, we look forward to the responses to the comprehensive list we submitted to you on February 7, 2019 (*see Attachment A*).

With this said, we request based on the pure purpose of Article 80, that the community no longer be held hostage by this project and that it be denied moving forward until a well thought out, detailed plan that is shared publicly can be produced.

We sincerely thank you again for your time and consideration, Aisling.

GBANA

ALTERNATIVE SITES:

After 2+ years of asking for list of other sites reviewed, we were able to see it on 1/7/19.

Of the 57 sites: 26 have even less square footage than 361 Belgrade
12 have questionable/ unverifiable addresses
1 is duplicative

Why this site? Why was this list withheld for so long?

Has the BPDA vetted these alternative locations?

See attached lists. (Attachment B)

COMMUNITY OUTREACH/ PUBLIC SUPPORT/ QUESTIONABLE BEHAVIOR:

SPRA cover letter pg. 3 “Continues to conduct community outreach...”
With whom? When? Where?

SPRA pg. 1-13 Roslindale Farmer’s Market
Implies invitation/support by RVMS/ had booth at Farmer’s Market;
Outreach was conducted on City sidewalks; not part of the community event
See attached email from RVMS Executive Director. (Attachment C)

2/13/19 BPDA Meeting Reached out to GBANA but No Reply.
Invitation was immediately following LOI filing in 5/2018. Invitation was not to discuss merits
of this as a development project as requested by GBANA.
See attached email correspondence. (Attachment D)

SPRA pg. 1-13 Roslindale Day Parade
Marching in 43rd Annual Parade is no more representative of neighborhood support of the school
than having Aleppo Shriner’s from Wilmington, MA, Brookline Chinese School or the combined
Quincy & N. Quincy High School bands march – and they all did.
See attached list of parade participants. (Attachment E)

SPRA pg. 1-12 Original Proposed Project; Preliminary Outreach
“Made an initial presentation to Bellevue Hill Improvement Association”
This was a meeting for members of a neighborhood association, not a public meeting. BPDA
allowed development team to file their LOI despite not having had a 3rd required public meeting.
See attached email correspondence. (Attachment F)

“Conducted door-to-door canvassing...”
In Feb. 2018, a teacher was canvassing with students and a parent distributing a fraudulent notice
purportedly from GBANA.
See Attachment G.

“Hosted a publicly-advertised open house forum...”
Claims of “attendance by over 500 members of local community...” cannot be substantiated. We
attended and saw very few of our neighbors.
Why host a forum in West Roxbury for a school touted as Roslindale?

SPRA pg. 1-13 Revised Proposal to LANA in Sept. 2018
Longfellow Area Neighborhood Association is conflicted – Rachel Young sits on their Board.

Why present to a new group? Why wasn't Bellevue Hill contacted to review the revised plans? Or GBANA?

Jan. 7, 2019

GBANA Board Meeting with Development Team

Team represents to BPDA they informed GBANA during meeting of filing date of Jan. 8, 2019
Team represents that local politicians were also notified; GBANA confirms this did not occur

SPRA pg. 1-13

The Bulletin/ Boston Globe/ Dorchester Reporter/ WBUR

Letters to Editor not limited to neighborhood; addresses not verified;

We cannot control which letters are chosen for publishing; most letters sent by same author, often conflicted persons (staff, parents of staff, students) (i.e. Dunlap, Patel)

RP has a paid public relations firm that reached out to these media outlets. They did not happen upon the story.

See attached. (Attachment H)

SPRA pg. 1-13

Recorded Supporters

“813 recorded supporters from the immediate Roslindale and West Roxbury community”

“2319 recorded supporters from across the City, registered by petition to the BPDA”

How has the BPDA verified legitimacy of supporters?

What weight is given to letters from residents outside the immediate area? Are they thrown out?

GBANA has 821 unique local respondents who submitted letters via www.gbana.org opposing the proposal, in addition to hundreds more door-to-door petition signers. Over 1200 Parkway voters have voiced opposition. See Attachment I.

2/13/18 BPDA Meeting

Unannounced Recording of the Meeting by Uncommon Schools

“Good for the community”

See Attachment J.

PARKING: (See Attachment K.)

SPRA Appendix A pg. 6 Accessible Visitor Parking
“Accessible visitor parking will be located in the visitor parking area towards the western side of the site.”

SPRA pg. 1-17 “Visitor lot will be designed...in a multi-use manner so as to provide an outdoor courtyard space for student and community use, [through]...use of movable street furniture...yet also...function as a parking lot for overflow event and additional visitor parking”

**Is there another dedicated location for visitor parking?
Who is converting this space from parking to picnic? When? How often?
Duplicitous window dressing: parking due to deed; courtyard due to community uproar over no student outdoor space. Is similar to students eating lunch in their classrooms; inadequate facilities**

SPRA pg. 1-14 “substantial increase in the amount of school’s outdoor green space”
Where? How? It’s a parking lot. Or isn’t it?
Plans for roof terraces above street are “if funding permits” (SPRA pg. 3-3)

SPRA pg. 1-14 “increased amount of on-site parking to an even greater number”
Misrepresentative: Original Proposal called for 66 total parking spaces; current proposal provides for 66 parking spaces with a possibility of 10 additional if a valet is hired; **fundamentally unchanged**

See RP’s LOI dated May, 2018.

SPRA pg. D-13-16 Existing School Operations
“Most of the students (75 percent) live in Hyde Park, Mattapan, Dorchester...”
Transit behavior at existing sites will not be replicated at 361 site; **flawed assumption**
Estimated Travel Mode Shares (Table 5-1) & Vehicle Trip Generation Summary (Table 5-2) are **fundamentally flawed** as based on existing school enrollment at existing site(s)

SPRA pg. 5-2 Based on Table 5-2, 53 staff drive to existing school sites
Only 46 garage spaces are allotted for staff

2/13/19 BPDA Meeting Notes Jake
“Response: There are ...52 for faculty members, but we are estimating that only 48 will drive”
How many parking spots are there for faculty? 46 or 52?

SPRA pg. 1-25 Transportation Coordinator
“Will oversee all transportation issues including managing vehicular operations, service and loading, parking and TDM programs”
Full-time position? What will hours be?
Need for Transportation Coordinator speaks volumes. Site cannot handle capacity, usage.

SPRA cover letter pg. 1 “30 spaces of valet-assisted surface parking”
SPRA pg. 1-1 “up to 30 valet spaces of surface parking”
SPRA pg. 1-15 “With valet service, surface parking could increase to 30 spaces...”
1/30/19 BPDA meeting Valet to be hired for events & “courtyard” used for overflow parking
1/30/19 BPDA meeting Upton: In discussions with MBTA to use Commuter Rail lots for event parking

Impractical; short-sighted; laughable

Will this be a full-time position?

Need for Valet speaks volumes. Site cannot handle capacity, usage.
Who is the MBTA contact person?

SPRA pg. 1-16

Why is surface lot being demolished and reconstructed with smaller dimensions when they lack adequate parking?

PUBLIC TRANSIT:

SPRA pg. D-13-16 Existing School Operations
Estimated Travel Mode Shares (Table 5-1) & Vehicle Trip Generation Summary (Table 5-2) are ***fundamentally flawed*** as based on existing school enrollment at existing site(s)
“Most of the students (75 percent) live in Hyde Park, Mattapan, Dorchester, and Roxbury...”

SPRA pg. D-21 Build (2023) Condition
“Depending on the future Needham Line schedule...”
Is it changing?
Who is the MBTA contact person?

SPRA pg. 5-5
“school will also coordinate the school start and end times to align with the Needham Line schedule”

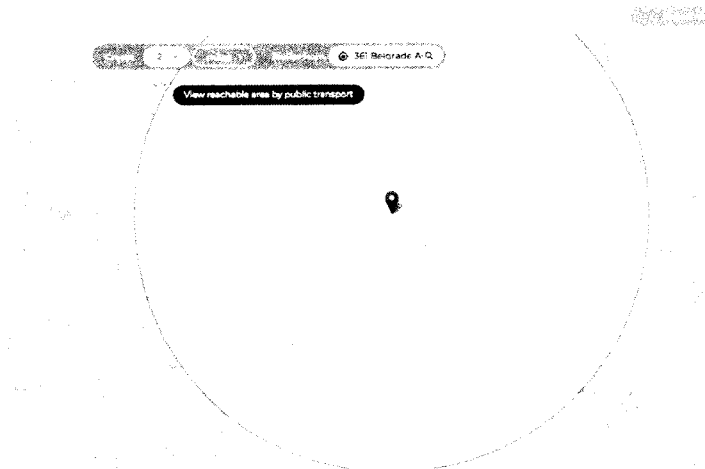
1/7/19 GBANA Meeting with RP Team
Traffic consultant stated they continue to work with MBTA and now also Keolis to adjust the Needham Line schedule to add a stop at Bellevue for the outbound a.m. train
Single track system; ripple effect for inbound ridership from Needham to South Station
Is the schedule changing?
Who is the MBTA contact person?

SPRA pg. D-36 Public Transportation
“Work with the MBTA commuter rail to provide extra reverse commute stops to better serve the school”
For 2+ years we have asked to whom were they speaking at the MBTA – no response.
Requested meeting minutes at March 2017 E-5 meeting – was told would provide.

“the proponent will subsidize the purchase of monthly transit passes for students and staff...will fund the difference between the Zone 1 pass and Zone 1A [Commuter Rail] pass to encourage students to take the commuter rail instead of buses.”

School uses M7 passes for students according to their website. *For high school students, anyone within 2 mile radius of school is ineligible for M7 pass under current BPS transportation rules. At this site, that radius extends almost all way to Forest Hills.*

Will school be funding/subsidizing passes for all those within that radius who are now ineligible for pass? (ALL LOCAL families!) Are families expected to pay \$200 for rail pass (or \$84.50 bus pass)? Results in more local families driving students to school!



SPRA pg. D-12; Table D-1 MBTA Ridership study

Conducted in Winter/Spring 2012; stale, inaccurate representation of rider #s, and subsequent changes due to budget changes

i.e. not all doors staffed; 2 conductors manning 2 doors to exit/board **all** passengers

See below snapshot of population census data in impact areas with direct Needham Line access:

<i>Neighborhood</i>	<i>2010</i>	<i>2018</i>	<i>% population increase</i>
<i>West Roxbury</i>	<i>25,861</i>	<i>32,855</i>	<i>27</i>
<i>Roslindale</i>	<i>29,826</i>	<i>36,129</i>	<i>21</i>
<i>Needham</i>	<i>28,886</i>	<i>33,233 (2017)</i>	<i>15</i>

Not provided:

MBTA Representatives

In 2.5 years, have not provided names or meeting minutes of those at MBTA and/or Keolis with whom they have been speaking; such persons not present at BPDA public meetings.

PUBLIC SAFETY:

Not addressed: Designated fire lanes of 18' minimum width required; lanes maintained free of obstructions and vehicles, and marked in an approved manner

Not addressed: Quarterly fire evacuation drills required with a designated outdoor assembly area a minimum of 50' from building being evacuated so as to not interfere with fire dept. operations

Where is designated assembly area for the school?

If an MBTA bus stop is moved to front of Belgrade Ave, where will fire lane be?

See attached Memorandum from Commonwealth of MA State Fire Marshal (Attachment L).

Not addressed: MBTA open train track crossing
Estimated 140.5 students, plus staff taking Needham Line
Arriving trains 15 minutes before school start
Departing trains 15 minutes after end of school

Have conversations taken place regarding closing track crossing at Bellevue?

2/13/19 BPDA Meeting

Traffic consultant says there are no plans to close crossing

2/13/19 BPDA Meeting Notes

James

“Response: We are working with the MBTA on getting a crossing over the tracks at Bellevue Station”

Was the meeting recorded? Who transcribed the meeting? This response is not accurate.

SPRA pg. 1-18

Access by Community of Respite Areas in Courtyard

How will this work with students on campus?

Who is responsible for ensuring no trespassing/ loitering on school property during off-hours?

SPRA pg. 1-24

Proposed Belgrade Drop-off Area

“Proponent is also exploring potential modifications to the curb usage along Belgrade Avenue, adjacent to the Site, to allow for additional pick-up/drop-off or other school-related activity”

Existing bike lane, proposed new MBTA bus stop

Dedicated Fire Lane needed

How will this work?

See Attachment K.

PRIVATIZATION OF PUBLIC LAND:

SPRA Appendix A pg. 5 Anawan Avenue

“Will sidewalk cafes or other furnishings be programmed for the pedestrian right-of-way? If yes, what are the proposed dimensions of the sidewalk café or furnishings and what will the remaining right-of-way clearance be? Answer: Only site furnishings such as benches may be programmed for the pedestrian right-of-way. If present, these would be located in the new plaza area adjacent to the Anawan Ave entrance and drop-off area, and in no cases would the benches reduce the right-of-way clearance to less than 8 feet.

“If pedestrian right-of-way is on private property will proponent seek a pedestrian easement with the Public Improvement Commission? Answer: Ongoing review”

SPRA pg. 1-1 Belgrade Terrace

“361 Belgrade includes several Belgrade Ave. properties”

Who are the owners of each parcel?

What is the process of handling Belgrade Terrace? Who is the owner of record?

Not addressed: 345 Belgrade Avenue Residents

Accurate depiction of sole vehicular access point to condos at 345 Belgrade conspicuously absent from renderings/ photos (SPRA pg. 1-7 thr 1-10)
Proposed “improvements” to Anawan Ave. are modification to a City Street; prevent unfettered access to 345 Belgrade by its residents

Purchased condos conditioned on having access to their only driveway/garage
Gives appearance of a private way to discourage public use of a public street
What is BTD and/or BPDA doing to address this?

Not addressed: MBTA Property Modifications

SPRA pg. 3-3 “The northern edge of the site borders the MBTA commuter rail right of way and is currently characterized by volunteer vegetation consisting of a variety of deciduous trees and undergrowth. The volunteer vegetation along the northern edge of the site will be removed and replaced by the sloped pedestrian walkway that will connect the eastern and western ends of the site. The edge of the walkway will incorporate protective safety fencing that will prevent access to the rail right of way from the walkway itself.”

Who at the MBTA has approved/ reviewed the revised proposal, specifically the ‘pedestrian walkway’?

SPRA pg. 1-18 “A new sloped walkway will also be provided along the northern side of the building from the northeast corner entrance up to the multi-use outdoor courtyard and visitor surface parking area on the western side of the site. This new pathway will provide an alternative circulation route around the building for students and the community.”

Who at the DCR has approved/ reviewed the revised proposal, specifically the ‘pedestrian walkway’ as it relates to the multi-use outdoor courtyard?

TRAFFIC:

SPRA pg. D-6

Traffic Study

Study conducted for one day only 10/26/16 from 6:30-9am & 2:30-6pm

West Roxbury Parkway “urban principal arterial roadway”; no consideration

No description of method. Were cords laid in road? Camera?

2011 MassDOT Weekday Seasonal Factors relied upon; stale

WRP under control of MA State Police; has MassDOT or MA DCR been consulted?

Request a comprehensive, objective traffic study

SPRA pg. D-32-33; Tables D-7, 8

Anawan Ave SB L/T/R with proposal LOS will downgrade from C to F in a.m. & E in p.m.

LOS F is defined as: forced or breakdown flow. Every vehicle moves in lockstep with the vehicle in front of it, with frequent slowing required. Travel time cannot be predicted, with generally more demand than capacity. A road in a constant traffic jam is at this LOS, because LOS is an average or typical service rather than a constant state. For example, a highway might be at LOS D for the AM peak hour, but have traffic consistent with LOS C some days, LOS E or F others, and come to a halt once every few weeks.

Crossroads of Beech, WRP, Anawan already at LOS F in a.m.

Most design or planning efforts typically use service flow rates at LOS C or D, to ensure an acceptable operating service for facility users.

Request comprehensive, objective traffic study

SPRA pg. D-13-16

Existing School Operations

Estimated Travel Mode Shares (Table 5-1) & Vehicle Trip Generation Summary (Table 5-2) are

fundamentally flawed as based on existing school enrollment at existing site(s)

“Most of the students (75 percent) live in Hyde Park, Mattapan, Dorchester, and Roxbury...”

ENROLLMENT:

SPRA pg. 5-1 “maximum student enrollment of approximately 562 students”

SPRA pg. 1-2 “...not only existing students from several Boston neighborhoods, but also increasing number of students from Roslindale and nearby West Roxbury...”

2018-2019 Total enrollment grades 5-12: 1518

2018-2019 Total enrollment grades 9-12: 568 (only 73 in grade 12)

If current student population is already at 568, how can they claim they will increase # ROS/WR kids?

See attached MA DOE Enrollment Data 2018-2019. (Attachment M)

SPRA pg. 1-16

“proposed relocated high school will grow to serve approximately 550 students in grades 9-12”

They already have 568 high school students.

What is the final #? Is RP willing to amend its charter from 860 to reflect the real#?

SPRA pg. D-16

Current students from Roslindale: 7%

Current students from West Roxbury: 1%

Misrepresentative: If current student population is already at 568, how can they claim they will increase # ROS/WR kids when there are no open seats and there is a feeder school?

School uses a lottery system that is open not only to City residents, but Commonwealth as well.

See SPRA pg. D-16: 1% of students from Randolph

GENERAL:

From RP Website:

“Roxbury Prep High School Athletic Program uses sports as a vehicle to drive our School’s philosophy of “We are Agents of Change.” - To be agents of change on and off the field

According to the website the following activities are listed: soccer (both men’s and women’s), women’s volleyball, dance team, football, basketball (men’s and women’s), track and field (men’s and women’s), softball, and baseball.

If athletics are important to school’s philosophy, why are they pushing for and building a school that lacks the basics needed to push that philosophy?

In both ROS & WR, we have the following:

Parkway Little League (with over 700 kids), Parkway Soccer, Parkway Falcons (pop warner football), Parkway Softball, Parkway Lacrosse, not including activities by the YMCA and Roche Brothers Community Center and Roslindale Community Center.

All of these organizations along with the schools in the area and across the City are competing with the use and availability of the same fields.

**Where is school planning on practicing and playing their athletics?
How will students get there?**

**Would summer school be administered at 361 Belgrade?
What are the proposed building’s hours of operation? Hours of instruction?
Would this be an open campus?**

After March 8, what are the next steps in the public process?

Attachment A



Elisabeth Wallace <elisabeth.gbana@gmail.com>

Re: 361 Belgrade Questions and Documents

1 message

Aisling Kerr <aisling.kerr@boston.gov>

Fri, Feb 8, 2019 at 1:46 PM

To: Sara Harold <sara.gbana@gmail.com>

Cc: Elisabeth Wallace <elisabeth.gbana@gmail.com>, Mike Leve <michael.levesque.gbana@gmail.com>

Hi Sara,

We are happy to discuss these items with the GBANA Executive Committee on Tuesday evening. In response to some of your more immediate questions, please see below:

Process Questions

I.b.) *How will results of public meetings be presented?*

- All BPDA Public Meetings have sign-in sheets. Sign-in sheets and agendas for the January 30th Public Meeting regarding the proposed Roxbury Preparatory Charter High School at 361 Belgrade Avenue project were available at the main entrance of the hall. Sign-in sheets and agendas will again be available at the next meeting (February 13th), but understandably, it is entirely up to individuals themselves and their preference on whether or not they may choose to sign in.

Process Requests

II.e.) *Alternative, neutral location for above-mentioned public meeting, with adequate parking*

- There are several considerations that go into securing a location for BPDA-hosted Article 80 Public Meetings. BPDA Staff, together with the Mayor's Office of Neighborhood Services (MONS), do our best to ensure public meeting locations are within the neighborhood(s) of the development proposal, are accessible, can accommodate the anticipated number of attendees, are accessible by public transportation, and if necessary, provide appropriate parking. BPDA Staff and MONS did look into several other meeting locations, but these venues were either unavailable for the evenings required, posed accessibility issues, or would not be able to accommodate the expected number of attendees. In response to the issues with parking at the January 30th meeting, the BPDA has secured overflow parking at the property next door to Our Lady of the Annunciation, at 1245 Centre Street (the former Spaulding Nursing & Therapy Center) from 6:00 PM - 10:00 PM on Wednesday, February 13th for attendees of the Public Meeting.

BPDA Staff in attendance on Tuesday evening will be myself, Mike Christopher (our Deputy Director of Development Review), and Jim Fitzgerald (Senior Transportation Management Planner). I am happy to inquire if a staff from our Urban Design department may be available to attend as well.

We look forward to meeting with the GBANA Executive Committee, Councilor McCarthy, and Rep. Coppinger on Tuesday evening.

Have a great weekend!

- Aisling

On Thu, Feb 7, 2019 at 8:20 PM Sara Harold <sara.gbana@gmail.com> wrote:

Hi Aisling,

It is our understanding that BPDA staff does not work in favor of either a developer or residents, but is a neutral party gathering information required by Article 80.

Ultimately, we are seeking a level-playing field in order for us to provide information required by Article 80 to the BPDA Board. We look forward to working with you to help ensure this.

In advance of our meeting on Tuesday, February 12, below is a list of questions and documents we are requesting. We appreciate you taking the time to review and address these.

I. PROCESS QUESTIONS:

- a. How does BPDA determine Article 80 small project process is complete?
- b. How will results of public meetings be presented? no transcript, no recording, no sign-in
- c. How will BPDA Board receive information pertinent to Article 80 for 361 Belgrade?
- d. Do Boston Public Schools go through Article 80 process?
- e. Will developer be allowed to speak and make presentation at the BPDA Board meeting?
- f. Does BPDA staff speak at the BPDA Board meeting?
- g. Will residents be allowed to speak at the BPDA Board meeting?

II. PROCESS REQUESTS:

- a. Voluntary establishment of Impact Advisory Group by proponent;
- b. BPDA provide GBANA a list of all internal meetings with proponent, including attendee names and dates;
- c. GBANA to meet with same BPDA staff and with equal time as proponent, as needed;
- d. No BPDA Board hearing until all required and requested information is received by GBANA, then presented at public meeting by BPDA;
- e. Alternative, neutral location for above-mentioned public meeting, with adequate parking; not site of proponent rally;
- f. GBANA to review and provide comment on BPDA staff report before submittal to BPDA Board; and
- g. GBANA speak and present at BPDA Board, given equal time as proponent.

III. DOCUMENT REQUESTS:

- a. Complete, accurate information required to fulfill Article 80;
- b. List of all plan elements required to be submitted under Article 80 Small Project;
- c. List of all agency approvals and department permits required for project;
- d. List sequence of required approvals and permits;
- e. List of zoning variances needed;
- f. List of Greenbelt Protection provisions to be enforced and how;
- g. Traffic study, including consideration of parent drop-off/pick-up;
- h. Complete site transportation analysis, including MBTA bus and Commuter Rail provisions;
- i. Site toxicity assessment;
- j. Train exhaust assessment;
- k. Status of City right-of-way through 361 Belgrade Ave. site (i.e. Belgrade Terrace);
- l. Demand for athletic facilities (e.g. Fallon Field);
- m. Compliance with net zero and carbon-free sustainability requirements;
- n. List of conditions of approval permissible under BPDA Article 80 review; and
- o. Manner of memorializing and enforcing conditions.

Lastly, we are asking that one of the BPDA Urban Designers, Matthew Martin or Michael Cannizzo, attend Tuesday's meeting.

We look forward to meeting you and your team on Tuesday. Thank you again for your time, Aisling.

Best,
Sara Harold

Director, GBANA



Virus-free. www.avg.com

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**boston planning &
development agency**

Aisling Kerr

Project Manager

(617) 918 - 4212

Boston Planning & Development Agency (BPDA)

One City Hall Square | Boston, MA 02201

bostonplans.org

Attachment B

963 CMR: MASSACHUSETTS SCHOOL BUILDING AUTHORITY

2.05: Site Standards

(1) The site of an Approved Project shall be owned by the city, town, regional school district, or independent agricultural and technical school, or be under control of the school district or Eligible Applicant pursuant to a lease which assures the school district or the Eligible Applicant exclusive jurisdiction and control of the land for the anticipated useful life of the Approved Project to be constructed thereon.

(2) The site selected shall be chosen on the basis that it will meet the educational need, maximize the use of any available community resources, and minimize any possible adverse educational, environmental, social, or economic impact upon the community. Such adverse impact shall include, but not necessarily be limited to: the need to provide new sewers, roads, transportation facilities, water supply, water connections, and other public infrastructure to the site; existence of soil conditions or hazardous materials that may cause site development costs to be greatly increased; or curtailment of the approved educational program.

(3) To the extent feasible, the site selected shall be proximate to other facilities such as libraries, museums, parks, natural resources, nature study areas, and businesses, which would enhance the proposed educational program.

(4) The site shall be free from noxious pollution or contamination, and should be selected to avoid flood plain, wetlands or other environmentally sensitive areas. A new school site shall not be located within 1000 feet of an active landfill.

(5) The site shall be located to serve efficiently and safely the school population it is intended to serve, and should be of sufficient size to accommodate the building and planned future additions thereto, outdoor educational program, parking areas, bus turnarounds, delivery areas, required setbacks and planned aesthetics.

(6) Exterior grades shall slope away from the building and the building foundation to adequately drain away rain water, snow melt, and HVAC condensate and to prevent ponding, pooling or otherwise saturating the building envelope or foundation. Rain leaders, or downspouts, shall be directed to infiltration structures, on-site storage, rain gardens, or daylight, provided that surface drainage moves water well away from the building and does not result in unintended ponding or pooling.

2.06: Educational Program Space Standards

(1) General Provisions. The approved Design and Educational Program and the Project Scope and Budget Agreement shall be the basis for the design of an Approved Project, and the Approved Project shall not diverge from said Project Scope and Budget Agreement without the prior written consent of the Authority.

(2) Enrollment Projection. The Enrollment Projection, as determined by the Authority. An Eligible Applicant must submit to the Authority enrollment information and related documentation using the Authority's on-line enrollment projection system or as may otherwise be requested by the Authority. The Authority and the Eligible Applicant may have a Design Enrollment Conference to review the Enrollment Projection and discuss any supporting documentation that the Eligible Applicant may have provided. After the Design Enrollment Conference, if any, the Eligible Applicant shall sign an Enrollment Certification that documents the Enrollment Projection which shall be the basis for a potential project. No potential project shall progress through the Authority's capital pipeline process beyond this stage without the Eligible Applicant signing and submitting to the Authority the signed Enrollment Certification.

(3) Prototypical Gross Square Foot Per Pupil Standards. The Authority may review the set of educational program space standards contained in the MSBA Educational Program Space Standards and Guidelines, which provide the basis for gross square foot per pupil allowances promulgated under 963 CMR 2.00. Pursuant to M.G.L. c. 70B, § 9(b), the *MSBA Educational Program Space Standards and Guidelines* may define prototype school design and space recommendations for each specified program activity eligible for funding from the Authority for new construction and said guidelines may also include space recommendations for reconstruction or renovations.

n.b., 355-361 Belgrade Ave Lot Size: 43,014 sf

	Address	Neighborhood	Owner	Building Type	Building Sq. Footage	Lot Sq. Footage	Comments
1	51 Ceylon St	Dorchester	NEW TESTAMENT CHURCH OF GOD	land	0	27,278	
2	65 Allerton St	Roxbury	ALLERTON PROPERTY LLC	commercial	114,803	75,983	small lot- directly next to Dickerman School
3	65 Bay Street	Dorchester	SPRUE GSBAY ST LLC	industrial	77,740	204,239	Surflok Construction headquarters-1 block from Clifford Field
4	76 Shirley Street	Dorchester	WPA JOHN TS	commercial	8,052	23,108	https://www.bldup.com/projects/65-bay-street
5	83 Hampden Street	Boston	P & K HOLDINGS LLC	commercial	6 parcels off Melema Cass Blvd		https://www.loopnet.com/Listing/18623487/76-Shirley-Street-Boston-MA/
6	86 Washburn Street	JP	BETH EL AFRICAN METHODIST	Current RP Site			https://www.loopnet.com/Listing/18557199/83-Hampden-St-Boston-MA/
7	114-124 Gerard Street	Roxbury	DDJ REAL ESTATE HOLDINGS	commercial	13,700	54,800	https://www.pennstate.com/listing/details.cfm?propertyID=334
8	303 Boylston Street	West Roxbury	SOKA GANCA INTERNATIONAL USA	church	na	na	https://www.pennstate.com/assessors/propertydetails.asp
9	1208B VFW Pkwy	Brighton	ROMAN CATH ARCH OF BOS	commercial	na	69,686	see MLS attachment
10	1286 Hyde Park Ave	Hyde Park	MATOV ALEK	Current RP Site	48,700	54,800	https://www.nowairbnb.com/
11	1505 Commonwealth Ave	Brighton	WINDOVER PARTNERS LLC	res/commercial	37,500	52,920	across street from Kenesha T
12	808 Huntington Ave	Roxbury	questionable address- Mission Park Apartments	Industrial		68,812	tried both 808 which is Mission Park and 808 which is Copley Place
13	93 Albany Street	Boston	questionable address- Greenwood Extension				
14	81 South Huntington Ave	JP	SX4 HOSPITALITY LLC	Hotel	15,441	6,901	https://envision-hotel-boston.com/
15	1486 Tremont Street	Roxbury	SOX HOSPITALITY LLC	Luxury Apts	na	20,769	https://www.bostonplans.org/getattachment/802f267-d472-42c5-9595-c3f88a08461
16	175 Adams Street	Hyde Park	HE TE & TEL CO OF NY	industrial	84,660	40,800	https://www.loopnet.com/Listing/16530504/175-Adams-Street-Dorchester-MA/ gov subsidies in bldg cannot be made into school
17	1580-1582 River Street	South Boston	PLEASANT RUSSO TO LLC	near retail	na	55,150	https://www.bostonplans.org/projects/development-projects/1580-river-street
18	205 E Street	Roxbury	SPLEDS REALTY ENTERPRISES	condos	30,391	20,769	https://www.bostonplans.org/projects/development-projects/the-residences-on-e-at-205-e-street
19	14-26 Palmer Street	South Boston	AMORY LLC	warehouse	30,653	31,407	https://www.loopnet.com/Listing/18071802/803-Summer-St-Boston-MA/
20	803 Summer Street	JP	CRANMORE WILLIAM	commercial	29,590	49,564	questionable address-value very high on waterfront
21	59-71 Amory Street	Dorchester	PA NEPOMSET LLC	commercial	na	24,761	https://www.bostonplans.org/projects/development-projects/367-nepomset-ave
22	879-881 Blue Hill Ave	Dorchester	INDUSTRIAL	new rentals	na	16,700	https://www.dcnr.com/2018/center-court-buys-stc-market-media-building-morrissey-blvd
23	367-371 Neponset Ave	Dorchester	JP PROPERTY ONE LLC	commercial	97,739	50,245	https://www.bostonplans.org/projects/development-projects/3521-3528-washington-street
24	3529 Washington Street	JP	COLUMBUS AMORY LLC	commercial	23,500	61,101	https://www.dcnr.com/2018/center-court-buys-stc-market-media-building-morrissey-blvd
25	164 Columbus Ave	Roxbury	unknown	industrial		27,771	https://www.dcnr.com/2018/center-court-buys-stc-market-media-building-morrissey-blvd
26	"Old Grove Hall Motor Mart"	Dorchester	unknown	industrial			nothing on google or City
27	Chinney St and Blue Hill Ave	Roxbury	Boston Redevelopment Authority	commercial land			questionable address- bro property
28	2010 Washington St	Dorchester	Boston Redevelopment Authority	exempt	na	13,208	
29	150 American Legion Hwy	Dorchester	Gregory Todd Development LLC	exempt	51,701	41,212	https://www.loopnet.com/Listing/1100-Washington-St-Boston-MA/14651669/
30	1100-1132 Washington St	Roxbury	INDUSTRIAL WASHINGTON T LLC	commercial	25,476	15,994	https://www.madison-park.org/what-we-do/asset-management/commercial-leasing/
31	2201-2209 Washington St	Roxbury	DUDLEY RY GROUP P 2735 LLC	commercial	40,107	14,156	https://rubicon-realstate.com/pdf/2235_Washington_Street_Brochure.pdf
32	2235 Washington St	Roxbury	St Grace Church rectory	commercial	6,541	13,034	https://www.sj2a.org/apps/pages/misionandhistory
33	2235 Washington St	Dorchester	CIEE INC	exempt	1,222	16,449	https://www.bostonplans.org/projects/development-projects/69-a-street
34	69 A Street	South Boston	no such address	industrial	30,988	3,190	Boston Veterans shelter B 17 Court st
35	15 Court St	Boston	Open BPOA	commercial	na	13,776	https://www.bostonplans.org/projects/development-projects/197-201-green-street
36	197 Green St	JP	CHANDLER CAZEMOVE LLC	commercial land	na	8,391	too small
37	420 Amory St	JP	No such address	commercial			
38	1182 Blue Hill Ave	Dorchester	THREE BA WARREN ST LLC	PWC BUILDINGS LLC	7,400	12,618	too small- no contiguous lot
39	819 Albany St	Boston	AAA SOUTH BAY LLC	commercial	33,750	16,395	too small- no contiguous lot
40	388 Warren Street	Roxbury	NEW FAITH MISSIONARY	industrial	30,525	57,644	too small- Burke school across the street
41	169 Norfolk Ave	Roxbury	Duplicate address see above	exempt	17,500		https://www.bostonplans.org/projects/development-projects/1002038014
42	803 Summer Street	Dorchester	not a verifiable address	commercial			https://www.jamaticaplannews.com/tag/3371-washington-st
43	Sunset St & Parker Hill Ave	Boston	not a verifiable address	commercial			https://www.jamaticaplannews.com/2018/02/02/cedar-hill-proposes-two-mixed-use-buildings-on-brookside-avenue
44	Parlier St & Tremont St	Roxbury	not a verifiable address	commercial			too small- no contiguous lot
45	26 Summyville St	JP	not a verifiable address	commercial			https://www.bostonplans.org/getattachment/6b585630-bbab-4d61-8d4b-61ef83443038
46	3371 Washington St	JP	CHESEA DIVISION LLC	industrial	8,280	6,400	not verifiable- light market area
47	123 Brookside Ave	JP	A LIMITED LIABILITY COMPANY	commercial land	na	4,467	Single family downtown ?
48	75 Steadman St	JP	DEVCO ENTERPRISES INC	commercial	3,600	54,900	not a verifiable address- condos in charlestown
49	920 American Legion Hwy	JP	See link	commercial	large project: not comparable		https://www.bostonplans.org/getattachment/6b585630-bbab-4d61-8d4b-61ef83443038
50	40 Brantree St	Allston	not a verifiable address	downtown?			not verifiable- high market area
51	14 Brantree St	Allston	not a verifiable address	private condos			https://www.embarrstudio.com/334-embidge/
52	14 Brantree St	Allston	not a verifiable address	commercial	large project	13,615	too small- no contiguous lot
53	28 Harvard St	Charlestown	MOSES A DOW HOUSE CONDO TR	commercial	3,575		
54	534-562 Cambridge St	Allston	JACK YOUNG COMPANY INC	commercial			
55	20 Brantree St	Allston					

questionable/ unverifiable
smaller lot than 355-361 Belgrade

COMPLETE LIST OF SITES

REVIEWED BY UNCOMMON

1. 91 Canton, Dorchester, MA 02121
2. 65 Alston Street, Roxbury, MA 02119
3. 92 3rd Street, Dorchester, MA 02125
4. 76 Hursey Street, Roxbury, MA 02119
5. 81 Hampton Street, Boston, MA 02119
6. 85 Nashua Street, Boston, MA 02130
7. 114 124 Lerard Street, Roxbury, MA 02119
8. 103 Boylston Street, Boston, MA 02116
9. 1208B VFW Parkway, West Roxbury, MA 02132
10. 1-86 Hyde Park Ave., Hyde Park, MA 02136
11. 1895 Commonwealth Ave., Brighton, MA 02131
12. 1717 Hyde Park Ave., Boston, MA 02136
13. 888 Hunting Avenue, Boston, MA 02115
14. 93 Albany St., Boston, MA 02111
15. 81 S. Huntington, Jamaica Plain, MA 02130
16. 1-86 Tremont Street, Boston, MA 02120
17. 175 Adams Street, Dorchester, MA 02122
18. 1530-1532 River Street, Hyde Park, MA 02136
19. 275 E Street, Boston, MA 02127
20. 14-26 Palmer Street, Roxbury, MA 02119
21. 84 Sumner Street, Boston, MA 02127
22. 51-71 Arroyo Street, Boston, MA 02119
23. 839-881 Blue Hill Ave., Boston, MA 02124
24. 367-371 Neponset Avenue, Dorchester, MA 02122
25. 75 William T. Morrissey Blvd., Dorchester, MA 02125
26. 35-39 Washington Street, Boston, MA 02130
27. 7641 Columbus Ave., Roxbury, MA 02119
28. "Old Grose Hall/Moore Mart", Boston, MA 02121
29. Cheney St & Blue Hill Avenue, Boston, MA 02118
30. 2010 Washington Street, Boston, MA 02118
31. 150 American Legion Highway, Boston, MA 02124
32. 1100-1130 Washington Street, Dorchester Center, MA 02124
33. 2261-2209 Washington Street, Boston, MA 02119
34. 2235 Washington Street, Boston, MA 02119
35. 2223 Dorchester Ave., Dorchester Center, MA 02124
36. 69 A St., Boston, MA 02127
37. 15 Court Street, Boston, MA 02108
38. 197 Green Street, Jamaica Plain, MA 02130
39. 420 Emory Street, Jamaica Plain, MA 02130
40. 1132 Blue Hill Ave., Dorchester, MA 02124
41. 830 Albany St., Roxbury, MA 02119
42. 384 Warren Street, Boston, MA 02119
43. 169 Norfolk Ave., Boston, MA 02119
44. 66 Geneva Ave., Dorchester, MA 02121
45. 803 Sumner Street, Boston, MA 02127
46. Sunset St & Parker Hill Ave., Boston, MA 02122
47. Parker St & Tremont St., Boston, MA 02122
48. 26 Sunnyside Street, Boston, MA 02130
49. 2371 Washington Street, Jamaica Plain, MA 02130
50. 123 Brookside Avenue, Boston, MA 02122
51. 75 Steadman St., Jamaica Plain, MA 02130
52. 520 American Legion Highway, Boston, MA 02136
53. 40 Blandford Street, Allston, MA 02134
54. 4-8 Franklin Street, Boston, MA 02110
55. 28 Harvard Street, Boston, MA 02129
56. 334 362 Cambridge Street, Boston, MA 02134
57. 70 Brantree Street, Allston, MA 02134

Attachment C



Elisabeth Wallace <elisabeth.gbana@gmail.com>

Fwd: Farmers Market and Roxbury Prep

1 message

Bruno Giordano <bruno.gbana@gmail.com>
To: Elisabeth Wallace <elisabeth.gbana@gmail.com>

Wed, Feb 6, 2019 at 6:52 PM

Here is the email

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

From: Executive Director <director@roslindale.net>

Date: Fri, Jun 22, 2018 at 4:46 PM

Subject: Re: Farmers Market and Roxbury Prep

To: Bruno Giordano <bruno.gbana@gmail.com>

CC: Ellie Greenler <farmersmarket@roslindale.net>, Program Manager <manager@roslindale.net>

Hi Bruno,

Interesting! No, they have not requested approval from me -- not sure if they spoke with other folks (Tess or Ellie). However, they don't need permission or approval through RVMS to petition on public property. We ask that folks don't campaign for anything within the boundaries of Adams Park during the Farmers Market (to keep the vibe of community strong) -- and so people typically ask for signatures near the entryways into Adams Park (on Washington and Poplar).

Hope this helps!

Thanks,
Alia

On Fri, Jun 22, 2018 at 3:55 PM, Bruno Giordano <bruno.gbana@gmail.com> wrote:

Hi

I'm one of the directors of the Greater Belgrade Ave Neighborhood Association. Our association has come to learn that Roxbury Prep is intending to attend the Farmers Market to gain support for their proposed project starting tomorrow .

Have they received or requested any approval to do so? If so will they simply be in attendance or have a table of some sort?

Thanks
Bruno Giordano

--
Alia Hamada Forrest
Executive Director
Roslindale Village Main Street
617.327.4065

Attachment D

RE: Roxbury Prep High School

1 message

Megan Britt <mbritt@uncommonschoools.org>
To: Elisabeth Wallace <elisabeth.gbana@gmail.com>
Cc: Kate Armstrong <karmstrong@uncommonschoools.org>

Thu, May 24, 2018 at 11:09 AM

Hi Elisabeth -

I appreciate your willingness to still meet. I didn't mean to cause any dismay; simply wanted to clarify that our intention in meeting with you is in the context of our roles as school leaders and less so on the details of the development itself. We just want to come to an understanding on how this process will play out in front our students who live in this neighborhood. That said, I can certainly connect you with a member of our development team should you have particular project-related questions that we are unable to answer. Totally fine if you want to bring another member with you.

Please let me know if there are particular days or times that work best for you and we can begin the scheduling game.

Thanks,

Megan

From: Elisabeth Wallace [mailto:elisabeth.gbana@gmail.com]
Sent: Friday, May 18, 2018 10:34 AM
To: Megan Britt
Cc: Kate Armstrong
Subject: Re: Roxbury Prep High School

Megan,

Apologies for the delay in replying. I have to admit, I was a bit dismayed by your last email. I am open to meeting, but simply wanted the opportunity to review the documentation that had been filed. I, like you, am not a developer, and our neighborhood has never been involved in such a vast development project. I was hoping the LOI would address many of the questions our neighborhood has, questions which remain unanswered.

If a meeting is still in the cards, Mike Levesque, another GBANA director, will probably join me. Please let me know if this is acceptable and we can work on finding a date/time.

Thank you, Megan.

Elisabeth



On Wed, May 9, 2018 at 8:52 PM, Megan Britt <mbritt@uncommonschoools.org> wrote:

Hi Elisabeth,

The BPDA posted the LOI here: <http://www.bostonplans.org/projects/development-projects/roxbury-preparatory-charter-school>.

But I do want to underscore that the purpose our meeting request was to have a more informal conversation and hopefully come to an agreement on a civil discourse throughout this process. Kate and I work in education, not development, and we have over 100 students who live in the surrounding neighborhood of this project site who will still be there regardless of the outcome of this process. I hope you can appreciate our desire that this this process be more productive than destructive in nature.

Thanks Elisabeth.

Megan

From: Elisabeth Wallace [mailto:elisabeth.gbana@gmail.com]
Sent: Tuesday, May 08, 2018 2:40 PM
To: Megan Britt
Cc: Kate Armstrong
Subject: Re: Roxbury Prep High School

Hi Megan,

I would be happy to meet, but would need a copy of the LOI, as well as any related documentation (exhibits, schedules, etc.), to review in order for a meeting to be meaningful. It has not been posted to the BPDA website yet.

Elisabeth Wallace

President

The Greater Belgrade Avenue Neighborhood Association, Inc.

P.O. Box 320271

West Roxbury, MA 02132

www.gbana.org

On Mon, May 7, 2018 at 1:59 PM, Megan Britt <mbritt@uncommonschoools.org> wrote:

Hi Elisabeth -

The LOI was filed by our project attorney so I don't have the official submission but it is a public record so you can find it on the BPDA website. I just checked and it doesn't appear to be on there yet but given that we didn't file until Friday afternoon, I assume it takes a few business days.

Are you willing to meet with us? Kate and I would really appreciate the opportunity to informally sit down with you.

Thanks.

Megan

From: Elisabeth Wallace [mailto:elisabeth.gbana@gmail.com]
Sent: Saturday, May 05, 2018 12:05 PM
To: Megan Britt
Cc: Kate Armstrong
Subject: Re: Roxbury Prep High School

Thanks for writing, Megan.

Would you mind sending me a copy of the LOI?

On Fri, May 4, 2018, 9:30 PM Megan Britt <mbritt@uncommonschoools.org> wrote:

Hi Elisabeth—

My colleague Kate Armstrong and I wanted to reach out directly to let you know that our project team filed its Letter of Intent with the City of Boston today for 361 Belgrade Avenue.

We know our school project has both passionate supporters and opponents, but we are hoping that this public process can be productive, even if ultimately we agree to disagree. If you are willing, we would appreciate the opportunity to meet with you for a cup of coffee sometime in the near future to hear your concerns and have an honest, informal conversation as we head into the public process.

Roxbury Prep is deeply committed to being a great neighbor in every community in which we reside and hope we can have an open dialogue as the Article 80 process begins.

Many thanks and we look forward to sitting down with you.

Best.

Megan and Kate

Megan Britt

Director of Strategic Initiatives

Uncommon Schools | Boston

206 Magnolia Street

Dorchester, MA 02121

C: 617.447.3748

Uncommon Schools | Change History.

--

Elisabeth Wallace

President

The Greater Belgrade Avenue Neighborhood Association, Inc.

P.O. Box 320271

West Roxbury, MA 02132

www.gbana.org

Attachment E

OFFICIAL PARADE ORDER - 43rd Annual Roslindale Day Parade

Sunday, October 14th, 2018

Note: Units with one or more vehicles in the parade are indicated by (*)

Note: This order is subject to change as conditions warrant

ADVANCE UNITS

(Cummins Highway)

- Boston Fire Department Apparatus and Honor Guard *
- Boston Sparks Association - Boston Fire Museum *
- Rolling Thunder MA Chapter 1 *

HEADQUARTERS DIVISION

(South St./Basile St.)

- Hon. Martin J. Walsh, Mayor of Boston *
- Boston Police Gaelic Column of Pipes and Drums
- Boston Police Department Bureau of Field Services *
- Boston Police Department Blue Goose *
- Emerald Society of the Boston Police
- Boston Emergency Medical Services and Honor Guard *
- Grand Marshal Float – **Courtesy of Boston Duck Tours ***
- **GRAND MARSHALS - Pleasant Café and the Families of John Morgan and Jack Lynch**
- The Suzuki Institute of Boston
- Hon Liz Malia, State Representative *
- Hon. Jeffrey Sanchez, State Representative
- Hon. Ed Coppinger, State Representative
- MBTA Police Motorcycle Unit *
- Massachusetts Environmental Police *
- Suffolk County Sheriff's Department *
- Hon. Robert Jubinville, Governors Councilor *
- Hon. Ayanna Pressley, Congresswoman-Elect *
- Aleppo Shriners Tour of Duty * (**Brass Band Co-sponsored by Boston Paws**)
- Hon. Michelle Wu, City Councilor at Large *
- Hon. Michael Flaherty, City Councilor At Large *
- Steve Paananen, Unicyclist and Juggler
- Bay State Antique Auto Club *
- ReadBoston *
- Hon. Tim McCarthy, City Councilor District 5 *
- Hon. Matt O'Malley, City Councilor District 6
- Maureen Shaughnessy – Mayor of Roslindale 2018 *
- PARADE COMMITTEE FLOAT *
 - Float co-sponsored by Tremont Credit Union
 - Float co-sponsored by Brigham Health - Brigham and Women's Faulkner Hospital
- Knights of Columbus - John J. Williams Council *

FIRST DIVISION

(Murray Hill Road)

- 1st Battalion 25th Marine Regiment
- 743rd Transportation Company (Seaport Operations) *
- United States Air Force *
- USS Constitution - Old Ironsides Color Guard
- United States Coast Guard Auxiliary *
- Dedham American Legion Band, Post 18 * – **Sponsored by Blue Hills Bank**
- Disabled American Veterans (DAV) - Department of MA *
- Irving W. Adams American Legion, Post No. 36 *
- Cecil W. Fogg-Thomas J. Roberts Post, A.L. #78 *
- O'Bryant School of Mathematics and Science Navy JROTC
- AJT Supplies, Inc. *
- Colonial Pipers Bagpipe Band - **Sponsored by Sebastian's Barber Shop and Salon**
- TCB - The Cooperative Bank *
- Big Sister Association of Greater Boston
- Blue Ledge Co-Op
- Roberto Clemente 21 Dancers * – **Sponsored by The Village Market**
- East Boston Savings Bank *
- Washington Beech Gardens
- Jack Conway Realtors *
- ABCD South Side Head Start
- Pine Meadow Farm Wagon * – **Sponsored by Roche Bros. Supermarkets**
- Fred DeRoma and Son, Inc. *
- Kiwanis Club of Roslindale-West Roxbury *
- Dental Associates Roslindale
- The English High School Marching Band – **Sponsored by Dental Associates Roslindale**
- Longwood Security Services, Inc. *
- The Steve Doug Team - Laer Realty Partners
- BCYF Ohrenberger Community Center Gymnastics Team *
- The Dance Center *
- William J. Gormley Funeral Home *
- Zoo New England - Franklin Park Zoo
- 103.3 AMP Radio *
- Roslindale Village Main Street
- Arredondo Family Foundation
- American Red Cross Services to the Armed Forces and Disaster Relief Services *
- West Roxbury Chinese Culture Society

SECOND DIVISION

(Bexley Road)

- Mozart Elementary School
- Philbrick Elementary School
- Mozart / Philbrick Elementary School Band *
Float co-sponsored by Paul Lymneos Insurance Agency
Float co-sponsored by MSPCA - Angell Animal Medical Center
- MSPCA - Angell Animal Medical Center
- Sumner Elementary School
- Haley K-8 School *
- Mass. Audubon's Boston Nature Center
- Conley Elementary School
- New England Morenada and Diablada *
- Irving Middle School and City Year Boston
- Excel High School - Southie Athletics
- Community Academy of Science & Health (CASH) Band
- BCYF - Thomas M. Menino Community Center
- Boston City Singers
- Boston Latin School Junior Classical League
- Boston Latin School Band * **Sponsored by Stop & Shop (Truck courtesy of Parkway Towing)**
- Patrick Lyndon K-8 School
- Boston Lodge of Elks #10 *
- Boston Latin Academy Classics Club
- Target Roslindale
- Combined Quincy and North Quincy High School Bands * – **Sponsored by Target Roslindale**
- Sacred Heart School
- West Roxbury Community Center Players
- Holy Name - West Roxbury Cub Scouts Pack #3 *
- The Glamorous Divas *
- Mass. Department of Children and Families Foster Parent Recruiters
- Troop 1 and Pack 1 West Roxbury
- RozzieBikes
- WalkUP Roslindale
- The Jamaica Plain Honk Band
- YMCA of Greater Boston - Parkway Community YMCA West Roxbury
- YMCA of Greater Boston - Thomas M. Menino YMCA Hyde Park
- Peace and Kaos Martial Arts Academy
- Roslindale Congregational Church
- Estrellas Tropicales * – **Sponsored by Roslindale Self Storage**
- Hebrew SeniorLife Communities *

THIRD DIVISION

(Firth Road)

- Dance Academy *
- Verizon FIOS *
- Brookline Chinese School *
- Hyde Park Lions Club
- Pan Loco Steel Band Ensemble
- Dunkin' Donuts - Couto Management, LLC Float *
- Camp Constitution *
- Tony Williams Dance Center
- West Roxbury-Roslindale Chapter - Mass Citizens for Life *
- The New Liberty Jazz Band * – Sponsored by Trethewey Bros., Inc.
- Cosplay for Kids With Cancer *
- 105.7 WROR Radio *
- A.N.A Towing *
- Roxbury Preparatory Charter School *
- Insight Realty Group *
- Steppingstone Program
- Highrock Church Southwest Boston *
- Mass. Nurses Association *
- Little Blessings Daycare & Preschool *
- Trinity Lutheran Church of Boston
- 96.9 Hot FM Radio *
- Parkway Hearing, LLC *
- Southwest Boston Community Development Corporation
- Roslindale IS for Everyone (RISE)
- San Simon New England *
- Sergio's Auto Body *
- Smiley Dental Corp. *
- Parkway Towing *
- West Roxbury Education Complex - Urban Science Academy
- West Roxbury Education Complex - West Roxbury Academy
- Teamsters Joint Council 10 Antique Barrel Truck *
- Titan Majorettes *
- WEEI-FM 93.7 *
- Support Your Local Merchants Float *
- Mass. Bay Transportation Authority 1957 Antique Bus *
- Boston Public Works Department *
- ROSLINDALE DAY PARADE COMMITTEE OFFICIAL PARADE MINI-FIRE TRUCK

Sponsored by Delfino Restaurant

Fw: Bellevue Hill Assoc - 361 Belgrade

1 message

mgleve@yahoo.com <mgleve@yahoo.com>
To: Elisabeth Wallace <elisabeth.gbana@gmail.com>

Wed, Feb 20, 2019 at 9:53 AM

re: public meetings

----- Forwarded Message -----

From: Daniel Murphy <daniel.m.murphy@boston.gov>
To: mgleve@yahoo.com <mgleve@yahoo.com>
Sent: Thursday, October 12, 2017, 4:25:25 PM EDT
Subject: Re: Fw: RE: RE: Bellevue Hill Assoc - 361 Belgrade

Hello Michael,

It is my understanding that the *Bellevue Hill* folks invited the *Roxbury Prep* team to present, and I was unaware that it had occurred until afterward.

Please note: There has been no movement by the developer to apply, file or to continue the required ONS community outreach process. Additionally, zero meetings have been discussed or scheduled by the *Mayor's Office of Neighborhood Services* at this time.

I hope that answers your questions - Have a nice evening!

On Thu, Oct 12, 2017 at 4:08 PM, mgleve@yahoo.com <mgleve@yahoo.com> wrote:
Hi Daniel,

Please see Ann Cushing's email below. Is it true that the Roxbury Prep team is not considering the Bellevue Hill meeting last week as the third community meeting they planned on having before they file with the BPDA?

Also, please include my email on any notices that you send out regarding this project.

Thanks for your time,

Mike Levesque

----- Forwarded Message -----

From: Cushing, Ann K. (SEN) <Ann.Cushing@masenate.gov>
To: mgleve@yahoo.com <mgleve@yahoo.com>
Sent: Thursday, October 12, 2017, 10:19:28 AM EDT
Subject: RE: RE: Bellevue Hill Assoc - 361 Belgrade

Good Morning Mike,

Daniel Murphy said that that was not an official meeting – not considered 3rd meeting.

It has to be scheduled through Office of Neighborhood Services.

If you contact Daniel he can put you on his email list for Roslindale community meetings.

Best,

Ann

From: Cushing, Ann K. (SEN)
Sent: Wednesday, October 11, 2017 5:01 PM
To: mgleve@yahoo.com
Subject: RE: RE: Bellevue Hill Assoc - 361 Belgrade

Hi Mike,

Thanks for keeping me in the loop.

I will reach out to Dan Murphy, Roslindale Liaison for Mayor Walsh, and see if anything has changed.

If you or anyone else want to contact Dan his email is Daniel.m.Murphy@boston.gov

Best,

Ann

From: mgleve@yahoo.com [mgleve@yahoo.com]
Sent: Wednesday, October 11, 2017 4:04 PM
To: Cushing, Ann K. (SEN)
Subject: Re: RE: Bellevue Hill Assoc - 361 Belgrade

Hello Ann,

Some of my neighbors and I had an informal meeting last night and I think we are planning to get the word out to the neighborhood(s) about the school restarting the process to build at 361 Belgrade. I'm not sure what else we can do except to encourage people to contact our elected officials.

I saw an article about the presentation at the meeting online at West Roxbury.Wickedlocal.com (attached) about the presentation at the meeting. This article seems to summarize all the points of the presentation and none of the residents concerns.

Anyway, I think it mis-characterizes the additional parking spots and the "kiss and ride" as new or a "big change."

Also the last sentence says that Rox Prep *"..has yet to file an Article 80 with the Boston Planning and Development Agency, but decided to host three public meetings to get feedback from residents before doing so."*

Do you think they are considering the Bellevue meeting as the third meeting? Could that explain why they appeared without really telling anyone and leading the Association to believe it was going to be a quick appearance?

thanks,

Mike

On Thursday, October 5, 2017, 11:29:47 AM EDT, Cushing, Ann K. (SEN) <Ann.Cushing@masenate.gov> wrote:

Hi Mike,

It was nice meeting you as well.

I haven't seen any presentations from this group since the last meeting at E-5.

I will forward this email to Senator Rush and will be in touch with you.

And thank you for the print out information I did give it to him already.

Best,

Ann

From: mgleve@yahoo.com [mgleve@yahoo.com]
Sent: Thursday, October 05, 2017 10:51 AM
To: Cushing, Ann K. (SEN)
Subject: Bellevue Hill Assoc

Hello Ann,

It was nice to meet you last night. This is Mike Levesque, I was one of the people you spoke with after the meeting. My neighbors and I have spent some time analyzing Roxbury Prep's proposal and see numerous issues in the plan and numerous inconsistencies in the school's presentation. We would love to talk to Mike Rush about it.

We've had meetings with Tim McCarthy and Matt O'Malley in the past. Also as you know we had the large community meeting (approx 300 people) in March at St. John's on Washington street.

I think that if the school intends to file in the next two months (as they said) our group will have to get moving fast, so please keep in touch and let us know if you learn more about the process.

Also, I know that you attend many of these community meetings, could you find out if Rox Prep has made any other presentations recently to other neighborhood groups?

Thanks again for your interest in our neighborhood,

Mike Levesque

9 Anawan Terrace

West Roxbury (508) 328-2505

--

Sincerely,
Daniel M. Murphy
Mayor's Office of Neighborhood Services
Mayoral Liaison | District Coordinator: (Roslindale)
Office: (617) 635-3307
daniel.m.murphy@boston.gov

Quick Links:

BOS:311

Neighborhood Services

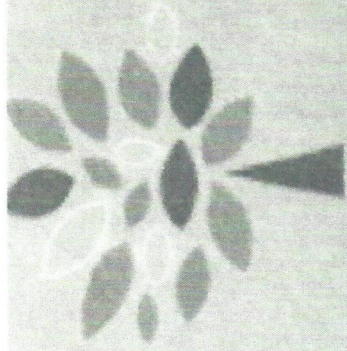
Twitter - ONS Roslindale

Facebook - ONS Roslindale

Neighborhood Newsletter - Sign Up

The City of Boston is subject to MGL: Chpt.66, Sec.10 Public Records Law. Email sent or received by City employees are subject to these laws. Unless otherwise exempted from the public records law, senders and receivers of City email should presume that the email are subject to release upon request, and to state record retention requirements.

Attachment G



GBANA

Greater Bellevue Avenue Neighborhood Association, In

Join this new neighborhood association and support
Roxbury Prep's high school project!

Any person over 16 years of age who resides in or who owns residential property within the Greater Belgrade Avenue Neighborhood Association's boundaries / area is eligible to become a member.

Sign up at GBANA.org

ROXBURY PREP ROSLINDALE

Over 100 students from Roslindale and West Roxbury attend Roxbury Prep schools—we already consider ourselves a part of the local community. We would like to make it official with a new high school for our scholars at 361 Belgrade Ave.

Here are the facts:

- Location: 361 Belgrade Ave. (current auto body shop)
- 95,000 square feet (including parking)
- The new school will serve max. 800 students (down from 860 in previous plans).
- 28 classrooms, a cafeteria, a gym, performing arts space
- Garage parking with adequate spaces for staff and visitors
- The site is zoned for education use "As of right"

*Bridget
Hadden*

This is a transit oriented development:

- The site is located just a few hundred feet from the Bellevue Hill Commuter Rail stop and within yards of MBTA bus lines 35, 36, 37.
- 90% of Roxbury Prep High School students travel to and from school by public transit.
- School policy prohibits student driving unless pre-approved due to an extenuated circumstance.
- The location allows for a "reverse commute".
- Roxbury Prep will have commuter rail and bus greeters for students at arrival and dismissal.

The neighborhood needs a high-quality, public school option:

- Roslindale is the only neighborhood in Boston that does not have a public high school.
- Roxbury Prep is a tuition-free, public school option with the mission of getting students to and through college.
- Any student from Boston can enter the lottery to attend Roxbury Prep. We are committed to accepting new students in the 9th grade to allow for local families to join a top-rated high school in their own neighborhood.

Roxbury Prep shows real results:

- Roxbury Prep's curriculum includes rigorous college-prep and individualized support planning the path to college.
- As of 2014, 78% of our students matriculated to 4-year college programs, compared to 50% of Boston Public School graduates.
- Roxbury Prep alumni have graduated from schools like Harvard University, Tufts University and Northeastern University.

We want to hear from you. Email us at info@roxpreproslindale.com.

Dear Neighbor,

To be a student at Roxbury Prep means being resilient. Every day, I make mistakes in my academic work, but I persevere and analyze those mistakes in order to not make them again. I am very lucky to have teachers who support me when I make mistakes because they have helped me see them as opportunities for growth.

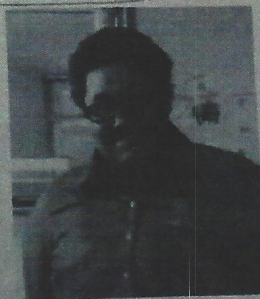
I never thought I could earn an A+ in Computer Science as a 9th grader. I was struggling with concerns relating to my family and relationships, and the depression had become a barricade between me and school. But, then I noticed that when I was at school, all my teachers were ready to support me and show me how to improve my writing, how to think about biology from a critical perspective, how to understand the grammar of Spanish, or how to rotate an object 45 degrees around a point in a plane. In Computer Science, when I really put my mind to coding and creating my own website, I knew that I would study this in college. It was the first time I had a vision about the future in which I saw myself as a college graduate of Computer Science.

To be a student at Roxbury Prep means being college-bound. My GPA is a 3.53. I am taking AP World History as a sophomore, and I am on track to take AP Calculus and AP Physics. It's exciting to me to know that the school is providing college courses. My teachers assess my work and push my performance so that I get admitted to an excellent college, but more importantly, they are pushing me so that I will succeed once I am enrolled by giving me an attempt at college rigor while I still have the support of the RPHS community and resources.

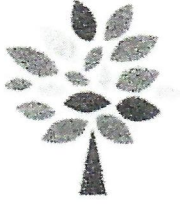
To be a student at Roxbury Prep means building a community and being an agent of change. Having our new high school in Roslindale will help me travel to school a little bit faster because Roslindale is where I have grown up. It will also allow me to have my whole group of peers with me. I am a math tutor, slam poet, choir member, softball player, actor (in Macbeth), and a club member of RoxPrism. If I weren't involved in these activities, I would not even have met some of my peers in the other grades because we attend school on different campuses. This year I am in a building with the 11th graders like Rasanjah, who I look up to because she welcomed me as an underclassman. It makes my day better to know I have a relationship with an upperclassman that is solid. Soon, when we have a single building, I can become an impactful role model for younger students. My Rozzi neighbors would also benefit because their kids can also now have a high school that is closer to them with academically excellent, dedicated staff that help them through the journey that they choose.

Roxbury Prep would be an asset to my neighbors in Roslindale and I hope you consider supporting this project. I love my school, and I would love for you to visit us at one of our campuses so you can come see how we work and how we build community! If you're interested, please email mbritt@roxburyprep.org to coordinate a visit. Hope to see you soon!

Olivia Dunlap
Roslindale Resident
10th grade student at Roxbury Prep High School



2-10-18
Sorry we miss you, I am a parent
of Roxbury Prep school, please welcome
for your support, can you please go to the
and support our neighborhood and student.
Thank for your support



The
**Greater
Belgrade
Avenue
Neighborhood
Association, Inc.**

1834 Centre Street
P.O. Box 320271
West Roxbury, MA 02132

GBANA.org
info.GBANA@gmail.com

February 12, 2018

VIA FEDERAL EXPRESS

Ms. Shradha Patel
Principal
Roxbury Prep High School
5 Maywood Street
Boston, MA 02119

Dear Ms. Patel,

During the weekend of February 10, 2018, a faculty member and students from your school were handing out a flyer which utilizes the name and logo of our neighborhood association. As I am certain you are aware, we did not authorize the production or distribution of such flyer. Your school's flyer, purported to be from our neighborhood association, does not reflect in any way our association's position on the proposed Roxbury Prep project at 361 Belgrade Ave.

As I am also certain you are aware, advertising or acting on behalf of The Greater Belgrade Avenue Neighborhood Association, Inc. (GBANA) without express written consent from the Board is prohibited.

Please contact me at 617-905-1406 or in my absence, Brian O'Connell at 617-840-5194 to confirm receipt of this letter.

We look forward to your prompt reply.

Sincerely,

Elisabeth Wallace
President
The Greater Belgrade Avenue Neighborhood Association, Inc.



Elisabeth Wallace <elisabeth.gbana@gmail.com>

Roxbury Prep: Fraudulent notice

1 message

Elisabeth Wallace <elisabeth.gbana@gmail.com>

Mon, Feb 12, 2018 at 3:11 PM

To: info@roxpreproslindale.org

Cc: michael.levesque.gbana@gmail.com, Sara Harold <sara.gbana@gmail.com>, Racheal Rush <racheal.gbana@gmail.com>, Brian O'Connell <brianoconnell.gbana@gmail.com>, Bruno Giordano <bruno.gbana@gmail.com>, Elisabeth Wallace <elisabeth.GBANA@gmail.com>

Good afternoon,

During the weekend of February 10, 2018, a faculty member and students from your school were handing out a flyer which utilizes the name and logo of our neighborhood association. As I am certain you are aware, we did not authorize the production or distribution of such flyer. Your school's flyer, purported to be from our neighborhood association, does not reflect in any way our association's position on the proposed Roxbury Prep project at 361 Belgrade Ave.

As I am also certain you are aware, advertising or acting on behalf of The Greater Belgrade Avenue Neighborhood Association, Inc. (GBANA) without express written consent from the Board is prohibited.

Please have a member of school administration contact me at 617-905-1406 or in my absence, Brian O'Connell at 617-840-5194 to confirm receipt of this email.

We look forward to your prompt reply.

Sincerely,

Elisabeth Wallace
President
The Greater Belgrade Avenue Neighborhood Association, Inc.

RE: Rox prep incident

1 message

Joseph Hanley <JHanley@mqmlp.com>

Mon, Feb 12, 2018 at 6:20 PM

To: Anissa Essaibi-George <annissa.essaibi-george@boston.gov>, Jessica Rodriguez <jessica.rodriguez@boston.gov>, "lee.blasi@boston.gov" <lee.blasi@boston.gov>, Daniel Murphy <daniel.m.murphy@boston.gov>, Aisling Kerr <aisling.kerr@boston.gov>, "elisabeth.gbana@gmail.com" <elisabeth.gbana@gmail.com>

Cc: Rosy <rosy@northwindstrategies.com>, Autumn McLaughlin <autumn@northwindstrategies.com>, Joseph Hanley <JHanley@mqmlp.com>

Councilor –

I am in receipt of your email late last night, and the dialogue below. Thanks for reaching out.

I had a chance to look into this today, and there was no malice intended by Roxbury Prep. They were simply trying to inform supporters from the area about this new neighborhood interest group, which has publicly taken an interest in the project. In looking at the flyer, I also note that it does not state that this new group supports the Roxbury Prep project. If the letterhead was at all misleading, it was not intended and actions will be taken to help assure that it does not continue in circulation. My belief is that the volunteer efforts this weekend were focused on encouraging area supporters to get involved and join the new group, which should obviously be open to all members of the public from the interest area defined on its public website.

Please be assured that Roxbury Prep remains committed to engaging in a positive and productive outreach process for this worthy project, by seeking input and support in the immediate area and encouraging greater public participation with any and all neighborhood interest groups (new or old). I am also copying in the office of the District City Councilor, ONS liaison, BPDA staff and contact email we have for the president of new neighborhood group, so that everyone is in the loop for future communications. Also copied here is Rosy Gonzales, who is handling all community relations for the project. Please feel free to direct any future communications to her in this regard.

Thank you for your time and leadership. Joe

Joseph P. Hanley, Esq. - Partner

McDERMOTT

QUILTY &

MILLER LLP

28 STATE STREET, SUITE 802

BOSTON, MA 02109

OFFICE PH: #617-946-4600 ext. 4438

CELL PHONE: #617-905-3601

FAX: #617-946-4624

JHANLEY@MQMLLP.COM

P Please don't print this e-mail unless you really need to

In compliance with IRS requirements, we inform you that any U.S. tax advice contained in this communication is not intended or written to be used, and cannot be used, for the purpose of avoiding tax penalties or in connection with marketing or promotional materials. The information contained in this e-mail message is intended only for the use of the individual or entity named above. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivery to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please immediately notify us by telephone 617-946-4600, and destroy the original message. Thank you.

From: Annissa Essaibi-George [mailto:annissa.essaibi-george@boston.gov]

Sent: Sunday, February 11, 2018 10:10 PM

To: Jessica Rodriguez <jessica.rodriguez@boston.gov>; Joseph Hanley <JHanley@mqmlp.com>

Subject: Fwd: Rox prep incident

Obviously this incident seems inappropriate. Can you get more details from the Rox Prep team and let me know? I'm not thrilled to hear about this experience with a resident. It's not demonstrating the good neighbor Rox Prep is hoping to be.

Annissa

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

From: Brian O'Connell <brianoconnell71@gmail.com>

Date: Sun, Feb 11, 2018 at 9:31 PM

Subject: Rox prep incident

To: Annissa Essaibi-George <annissa.essaibi-george@boston.gov>

Hi Annissa

We had an incident with people from Roxbury prep canvassing in the neighborhood this weekend. I am going to paste an email and include attachments but basically a teacher from the school along with two students and a school parent were handing out pamphlets in the neighborhood. One was a standard info sheet about the school.(school flyer #2) Another was designed to look like it came from our neighborhood association the Greater Belgrade Ave Neighborhood Association (GBANA) which suggests that our group supports the school project. (attachement#1)

I received a text from my neighbor when the group handed him the GBANA sheet asking if we supported the school. I looked out my door at that time and the group just happened to be standing right in front of my house. They had left a standard school flyer in my door. I asked them if they were handing another flyer out along with this one. they said no. I showed the teacher the text of the attached GBANA flyer on my phone and she said she'd never seen that. I asked again if she was sure and she said "you must get a lot of flyers. That one is not ours" I then said ok lets clear up this confusion and go ask my neighbor where he got this. Only at that point did the teacher say "oh yes that is one of our promotional flyers". I asked them to stop handing them out immediately and identified myself as a GBANA director. I also asked that she have someone from the school to contact us immediately. This is fraud and misrepresentation. I cant see how the BPDA or anyone from the city could support a project with this kind of underhanded attempts to gain support. Can you possibly reach out to Hanley and ask what the deal is with this ? Please let me know what you think. I am pasting an email below that I just sent to Marty Walsh and Jack Duggan. Feel free to call if you need more info or I can stop by your office.

Thank You!

Brian O'Connell

617-840-5194

Dear Mayor Walsh and Mr. Duggan:

I would like to call to your attention an incident that occurred in West Roxbury on Saturday February 10, 2018 at approximately 11:15 AM. I am a Director on the Greater Belgrade Avenue Neighborhood Association (GBANA). As you may know, many residents of the neighborhood in both West Roxbury and Roslindale are opposed to the development of a new Roxbury Prep high school at 361 Belgrade Avenue. At around the date and time noted above, I received phone calls from neighbors to inform me that a teacher, two students and a school parent from Roxbury Prep were canvassing in the neighborhood. Soon after I received a text of the attached document that the Roxbury Prep group handed to my neighbor. The flyer appears to be from our GBANA group suggesting that we support this school project. The flyer utilizes our letterhead and logo and appears to represent our association which is registered with the Secretary of State.

As I was reading the flyer I looked out my front door and the Roxbury Prep people were in front of my home. The school members had placed another flyer (noted as attachment #2) in my front door. I asked the group if they were from Roxbury prep which they affirmed. I asked them if they were handing out any other flyers. A member of the group who identified herself as a teacher at the school named Bridget said that flyer #2 (not GBANA) was the only flyer they were handing out for informational purposes. I again asked if she was sure they weren't handing out any other flyers in addition to the one they left in my door. She again said "No". I showed her the text on my phone of the attached GBANA flyer and asked if they were handing it out. She stated "I've never seen that." The parent added "We don't know what that is." I then suggested that the group walk with me a few doors down to clear up the confusion as to where the GBANA flyer came from. Only then did Bridget state "Oh yes that's part of our promotional material." I was astounded that someone representing Roxbury Prep would not be truthful when she had two opportunities to answer that the flyer was in fact being handed out in the neighborhood. In addition, this teacher was setting an example in front of the two students that accompanied them. These actions are misleading at best and fraudulent misrepresentations of our neighborhood association at worst. West Roxbury and

Roslindale residents have firm roots in our neighborhoods that we have worked hard to maintain. Many, like myself are lifelong residents of the City of Boston. For a group like Roxbury Prep to come into our neighborhood and attempt to undermine or misrepresent our group is wholly unacceptable. On behalf of the Greater Belgrade Avenue Neighborhood Association I ask they you investigate this underhanded attempt to gain support for the 361 Belgrade Avenue project. Please let me know if you need any more information. We look forward to your response to this issue.

Regards,

Brian O'Connell
71 Anawan Ave
West Roxbury, MA 02132
617-840-5194

--

Annissa Essaibi-George

Boston City Councilor At-Large

1 City Hall Plaza 5th Floor

Boston, MA 02201

phone 617.635.4376

cell 617.487.2633

fax 617.635.4203

Please remember this is a City of Boston email account and the content is a matter of public record.

Attachment H

James Vaznis's front page story "Reading, writing, rebuilding" on Monday, June 11 described some exciting building projects for charter schools throughout the city, but the information on the Roxbury Prep initiative at 361 Belgrade Avenue in Roslindale needs clarification. Mr. Vaznis describes the 361 Belgrade Avenue charter school proposal as a neighborhood fight or a 'Not In My Backyard' issue. The terms "contentious community" and "heated neighborhood debate," betray a lack of understanding - this is a citywide issue.

He does reference that, "half a dozen elected officials sent a letter last month to the Boston Planning and Development Agency objecting to the project." However, Councilors Michael Flaherty, Matt O'Malley, Tim McCarthy and Annissa Assabi-George along with State Representative Ed Coppinger, Angelo Scaccia and Senator Mike Rush represent a far broader constituency than this local Roslindale neighborhood.

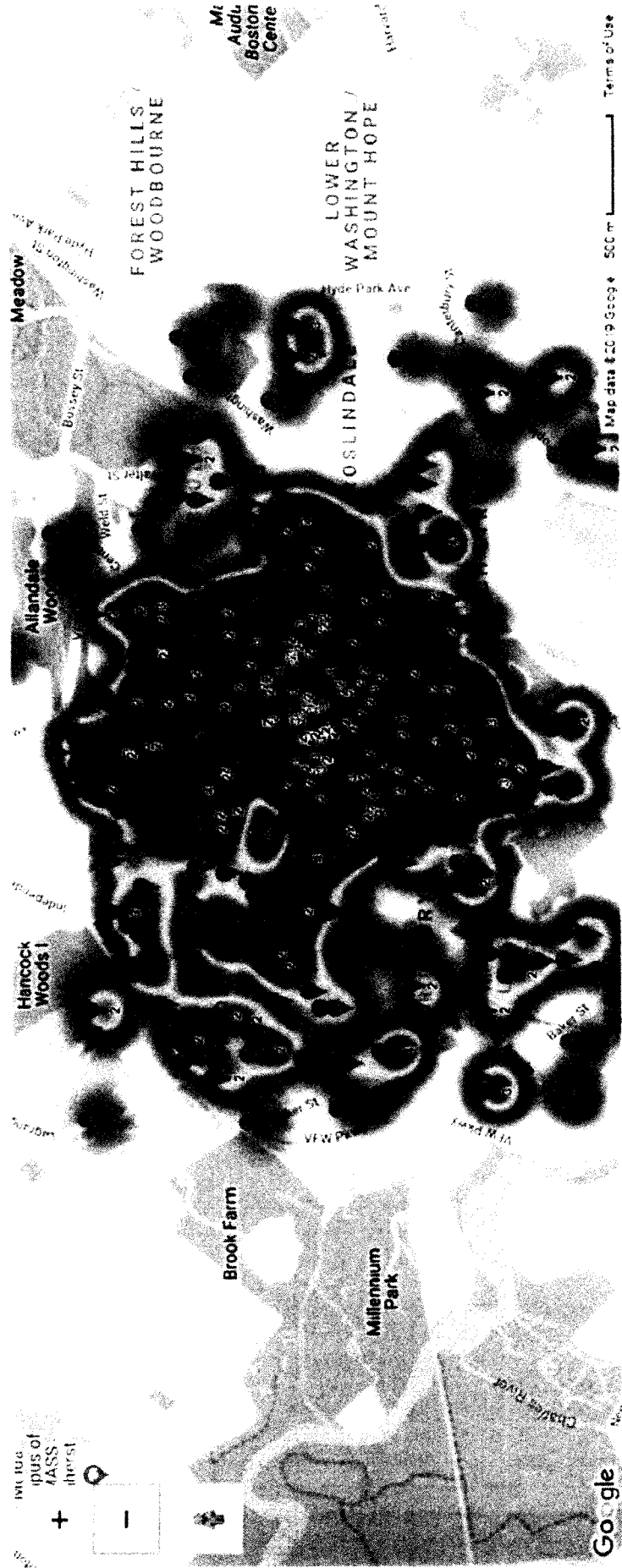
Vaznis states that "...the Greater Belgrade Avenue Neighborhood Association Inc., a vocal opponent of the project, declined to comment for this story." In fact, the GBANA sent him a copy of the representatives' letter, a statement of their concerns and invited him to attend a meeting where he would have heard a presentation and a question-and-answer session. He did not attend. The widely held objection to the 361 Belgrade Avenue project is simple -The school would be too many people in too small a space.

Come to Roslindale and see the proposed site for a high school of over 800 students and staff at 361 Belgrade Avenue- then decide.

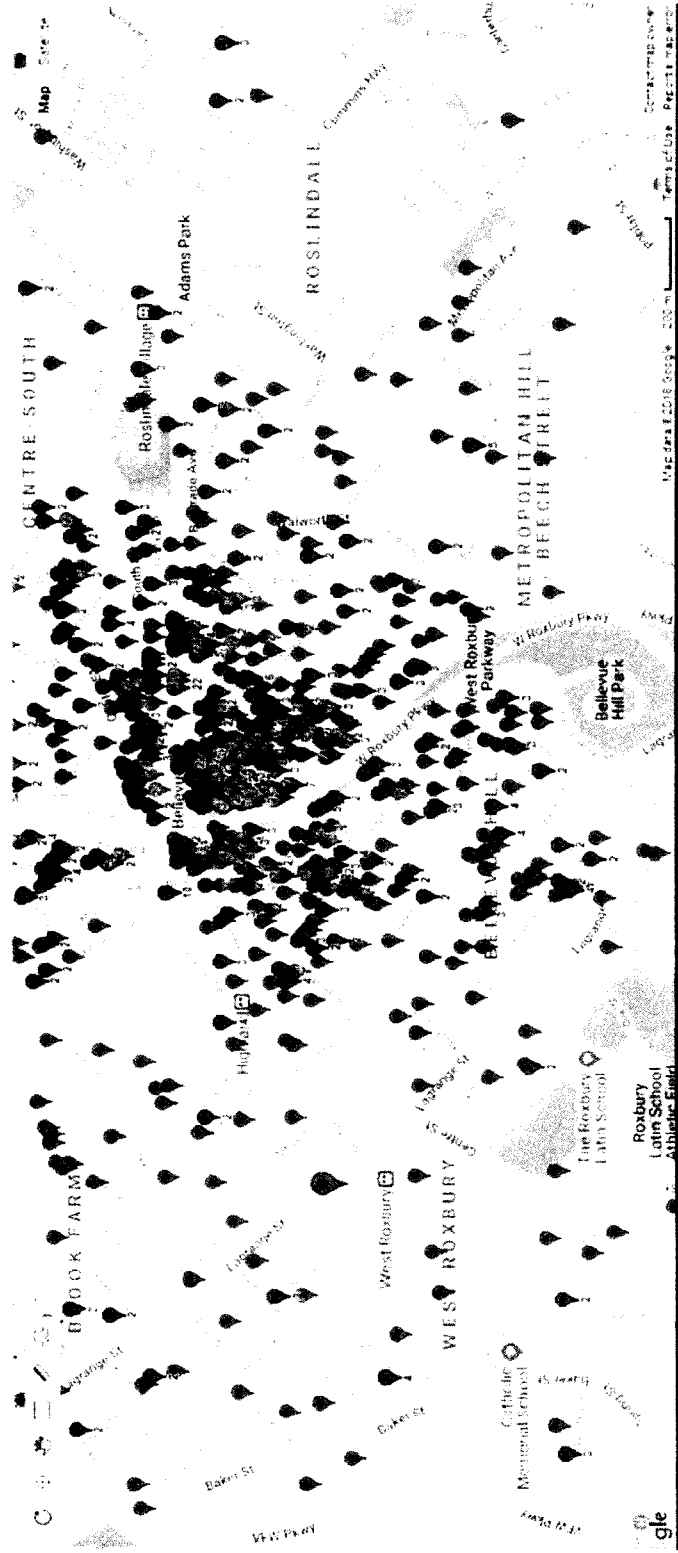
Maureen Scott
Roslindale

Attachment I

821 unique, local opponents submitted via GBANA.org



1200+ Parkway-area, Ward 20 voters voicing opposition



Responsible Urban Planning: Member Poll

- 43%** Residential with parking on site
- 19%** Mix of Commercial with residential
- 13%** Small school < 100, daycare/preschool
- 12%** Commercial
- 9%** Other – (28) write-in options, (6) inc. RP
- 4%** Residential without parking on site



We thought it prudent to ask the neighbors for alternative uses for the site.

310 selections provided by 128 respondents

- 43%** Residential with parking on site (i.e. apartments, town houses, care homes, etc.)
- 19%** Mix of Commercial with residential
- 13%** Small school with less than 100 individuals such as a daycare or preschool
- 12%** Commercial (inc office buildings, warehouses, and retail buildings. E.g. convenience store, 'big box' store and shopping mall)
- 9%** Other – (28) write-in options, (6) included Roxbury Prep
- 4%** Residential without parking on site

Write in options included, but were not limited to: restaurants, senior center, senior housing, medical office building, movie theater, small grocery store, coffee shops, restaurants, etc.

Attachment J

Incident at 2/13 BPDA meeting re: 361 Belgrade

To timothy.mccarthy@boston.gov • lee.blasi@boston.gov • angelo.scaccia@mahouse.gov • edward.coppinger@mahouse.gov • mike.rush@masenate.gov • matt.omalley@boston.gov • Annissa Essaibi-George <annissa.essaibi-george@boston.gov> • michael.f.flaherty@boston.gov Copy wallacee2@comcast.net

Hi,

I want to inform you of an incident at the 2/13/19 BPDA meeting regarding 361 Belgrade Ave.

A meeting attendee noted a gentleman setting up the BPDA's sign-in desk who then was seen later setting up a camera at the back of the room. When asked if he was recording the meeting, he said he was. He was asked if the first meeting was recorded and he said no.

The audience member then asked the BPDA to publicly ask 2 questions at the very start of the meeting: i) was anyone recording the meeting? and ii) were any members of the press present?

No one responded to the question regarding recording the meeting. One would assume that this implied no recording was being conducted. The meeting attendee spoke out and stated that someone was in fact recording the meeting. The BPDA responded saying they had asked and no one responded. I then clarified that someone (who by then was no longer present) had set up a camera in the back of the room and I wanted to know who was recording. Again, the same response was given to me by the BPDA.

I walked to the back of the room and unplugged the camera, then approached Aisling Kerr of the BPDA at the sign-in table to follow up. Also present in the immediate area was Rosy Gonzalez Speers of Northwind Strategies and Ahkilah Johnson of Uncommon Schools. Aisling vehemently stated that she did not know what I was talking about, that she had no knowledge of someone from the BPDA or anyone else recording the meeting.

As I walked back to my seat, the gentleman who set up the camera walked in the front door. He told me his name was Jim Kelley. When asked if he worked for the BPDA, he said no. When I asked for his affiliation, he was evasive. I continued to ask for his affiliation as he was guided outside, by, I believe, Rosy Gonzalez Speers. I followed him into the vestibule and asked again for his affiliation. He was incredulous and asked me to give him a minute. Why not answer the question?

Later, after returning to my seat, he approached me and admitted to recording the meeting because he thought it would be "good for the community". I asked again if he worked for the BPDA. He said he was an attorney. I asked who he represented. He reluctantly admitted that he represented Uncommon Schools. I informed him of MA state law on recording without first notifying the parties involved.

I find it impossible that neither Attorney Hanley, CEO Kate Armstrong, Rosy Gonzalez Speers nor anyone else on the development team was unaware of the recording of the meeting, particularly after being asked multiple times if anyone in the room was recording. Why lie?

It's just another example of underhanded tactics by the development team.

Regards,

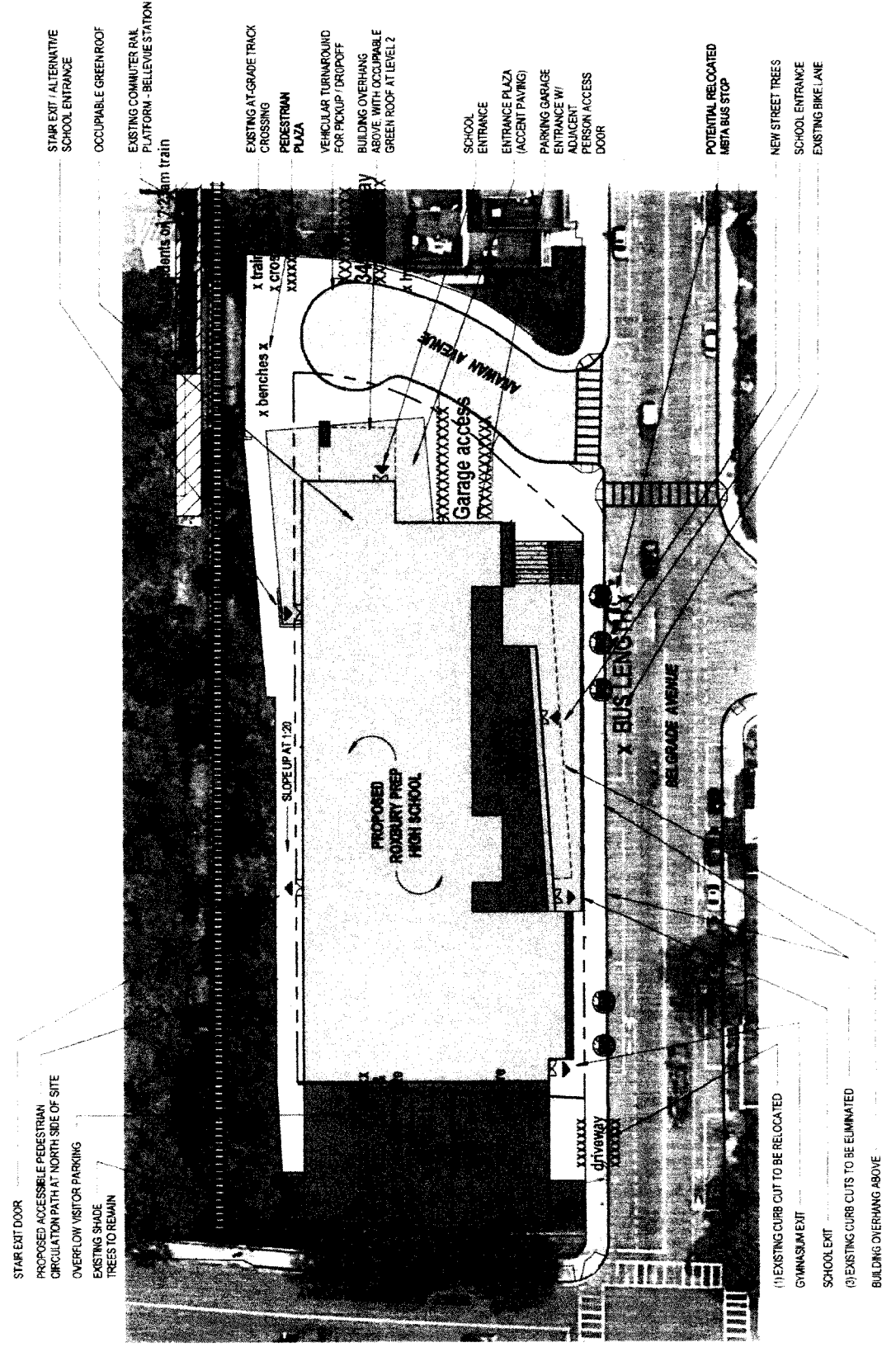
Elisabeth Wallace

1 Anawan Terrace

617-905-1406

Attachment K

- ANAWAN
- Assume sedan size of 15' U.I. x 6' W.
- In existing state, Anawan Ave. dead end is 50' W (SPRA pg. 1-6 Figure 1-3), approx. 80' L, but at 2/13/19 meeting dev. team no knowledge of dimensions after proposed modifications. Hypothetical: 39 cars (5 on each side) dropping off. 7:23 am train arrival with 140 students. staff needs to park, 345 Belgrade needs to exit driveway.



STAR EXIT / ALTERNATIVE SCHOOL ENTRANCE
 OCCUPIABLE GREEN ROOF
 EXISTING COMMUTER RAIL PLATFORM - BELLEVUE STATION

EXISTING AT-GRADE TRACK CROSSING
 PEDESTRIAN PLAZA
 VEHICULAR TURNAROUND FOR PICKUP / DROPOFF
 BUILDING OVERHANG ABOVE WITH OCCUPIABLE GREEN ROOF AT LEVEL 2

SCHOOL ENTRANCE
 ENTRANCE PLAZA (ACCENT PAVING)
 PARKING GARAGE ENTRANCE W/ ADJACENT PERSON ACCESS DOOR

POTENTIAL RELOCATED MBTA BUS STOP
 NEW STREET TREES
 SCHOOL ENTRANCE
 EXISTING BIKE LANE

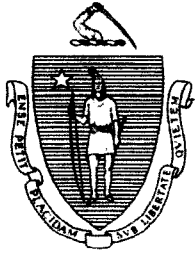
STAR EXIT DOOR
 PROPOSED ACCESSIBLE PEDESTRIAN CIRCULATION PATH AT NORTH SIDE OF SITE
 OVERFLOW VISITOR PARKING
 EXISTING SHADE TREES TO REMAIN

(1) EXISTING CURB CUT TO BE RELOCATED
 GYMNASIUM EXIT
 SCHOOL EXIT
 (2) EXISTING CURB CUTS TO BE ELIMINATED
 BUILDING OVERHANG ABOVE

FIGURE 3-1

- BELGRADE
- MBTA bus lengths are 40' and 60' for articulating, respectively. Where is loading zone for 36-ft truck deliveries (SPRA pg. D-13)? 2/13/19 mentioned possible temporary loading zone - where?
- 2/13/19 dev. team states 3 BFD access points: are "courtyard", Anawan, Belgrade. Where is dedicated Fire Lane?

Attachment L



The Commonwealth of Massachusetts
Executive Office of Public Safety and Security
Department of Fire Services



DEVAL L. PATRICK
GOVERNOR

TIMOTHY P. MURRAY
LT. GOVERNOR

MARY ELIZABETH HEFFERNAN
SECRETARY

P.O. Box 1025 ~ State Road

Stow, Massachusetts 01775

(978) 567~3100 Fax: (978) 567~3121

www.mass.gov/dfs

STEPHEN D. COAN
STATE FIRE MARSHAL

MEMORANDUM

To: Heads of Fire Departments

From: Stephen D. Coan
State Fire Marshal

Date: August 1, 2012

RE: Multi-hazard Evacuation Plans

Section 363 of Chapter 159 of the Acts of 2000, by the Massachusetts Legislature, requires all school districts to formulate specific school emergency plans. This Act, cited below, places the responsibility to develop these plans upon the Superintendent of each school district and requires that Superintendent work with local fire and police departments in its development. This advisory is provided to you in order that you are aware that such requests for assistance and collaboration should be forthcoming. The Act reads as follows:

"Notwithstanding any general or special law to the contrary, the superintendent of each school district shall, prior to the beginning of the school year, meet with the fire chief (emphasis added) and police chief of the city, town or district to formulate a school specific "Muti-hazard evacuation plan" for each school under the superintendent's supervision. Said multi-hazard evacuation plan shall encompass, but not be limited to, evacuation for fires, hurricanes and other hazardous storms or disaster in which bodily injury might occur, shootings and other terrorist activities, and bomb threats. Said plan shall be formulated for each school building after a review of each building. Said plan shall include, but not be limited to: (1) establishment of a crisis response team; (2) designation as to who is in charge of said team and designated substitutes; (3) a communications plan; (4) crisis procedures for safe entrance to and exit from the school by students, parents and employees; and (5) policies for enforcing school discipline and maintaining a safe and orderly environment during the crisis. Each district, with the assistance of the local police and fire departments (emphasis added), shall annually review and update as appropriate said plan. At the

beginning of each school year, students at each school shall be instructed as to the plan that is developed."

In the past, each fire department received a copy of the "School Emergencies, Community Pre-Planning Guide," published by the Executive Office of Public Safety and Security. I suggest that this guide may be beneficial in assisting school districts in meeting their planning requirements.

SCHOOL REGULATIONS

The following regulations from 527 CMR apply to schools:

10.09: Schools

All schools shall conform to the following fire drill regulations:

- (1) The responsible school official in charge of the school or the school system shall formulate a plan for the protection and evacuation of all persons in the event of fire, and shall include alternate means of egress for all persons involved; such plan shall be presented to and approved by the head of the fire department.
- (2) The headmaster or person in charge of each school shall see that each class instructor or supervisor shall receive proper instructions on the fire drill procedure specified for the room or area in which that person carries out his duties before he assumes such duties.
- (3) Every student in all schools shall be advised of the fire drill procedure or shall take part in a fire drill within three days after entering such school.
- (4) The head of the fire department, or person designated by him, shall visit each school at least four times each year for the purpose of conducting fire drills and questioning the teachers and supervisors. These drills shall be conducted without advance warning to the school personnel other than the person in charge of the school at the time.
 - (a) Records. A record of all fire exit drills shall be kept on the premises and persons in charge of such occupancies shall file written reports at least twice a year with the head of the fire department giving the following information:
 1. Time of drill.
 2. Date of drill.
 3. Weather conditions when occupants were evacuated.
 4. Number of occupants evacuated.
 5. Total time for evacuation.
 6. Other information relevant to the drill.
 - (b) Evacuation. Fire exit drills shall include complete evacuation of all persons from the building.
- 5) Paper materials displayed in Educational Use Occupancies, as defined in 780 CMR: *The Massachusetts State Building Code*, shall be permitted on walls only in accordance with 527 CMR 10.09 (5).
 - (a) Classrooms. Paper materials displayed shall not exceed 20% of the total wall area. Paper materials displayed shall be attached directly to the walls and shall not be permitted to cover an egress door or be placed

within five feet of an egress door. When determining wall areas in accordance with 527 CMR 10.09(5)(a), door and window openings shall be included.

Exception 1: Paper material displayed in fully enclosed viewing cabinets with glass or polycarbonate viewing panels or covered with glass or polycarbonate sheet material. (Thermoplastic materials such as *Plexiglas*[®] are not acceptable.)

Exception 2: Flame retardant paper material used for display.

Exception 3: Paper material displays may cover up to 50% of the total wall area in classrooms that are fully sprinklered in accordance with 780 CMR: *The Massachusetts State Building Code*.

(b) Exit access passageways, assembly areas and corridors. Paper materials displayed shall not exceed 10% of the surface area of any wall. Such paper material shall be positioned in such manner to avoid concentration of materials to reduce flame spread in the event of a fire. In no event shall any one grouping exceed a maximum horizontal measurement of 12 ft and a maximum vertical measurement of 6 ft.. Groups of paper material shall be allowed as long as there is space between each group equal to the horizontal width of the largest adjacent group. Paper material used for display shall be attached directly to the walls and shall not be permitted to cover an egress door or be placed within five feet of an egress door.

Exception 1: Paper material displayed in fully enclosed viewing cabinets with glass or polycarbonate viewing panels or covered with glass or polycarbonate sheet material. (Thermoplastic materials such as *Plexiglas*[®] are not acceptable.)

Exception 2: Flame retardant paper material used for display.

Exception 3: Paper materials displayed shall not exceed 50% of the surface area of any wall in buildings equipped with automatic sprinklers in accordance with 780 CMR: *The Massachusetts State Building Code*. Such paper material shall be positioned in such manner to avoid concentration of materials to reduce flame spread in the event of a fire. In no event shall any one grouping exceed a maximum horizontal measurement of 12 ft and a maximum vertical measurement of 6 ft. Groups of paper material shall be allowed as long as there is space between each group equal to at least ½ the horizontal width of the largest adjacent group. Paper materials displayed shall be attached directly to the walls and shall not be permitted to cover an egress door or be placed within five feet of an egress door.

(c) Exits and enclosed exit stairs. Displayed paper materials shall not be permitted in exits and enclosed exit stairs.

(d) The provisions of 527 CMR 10.09(5) shall not prohibit the posting of exit signage or evacuation plans established in accordance with 527 CMR 10.09(1).

(e) The provisions of 527 CMR 10.09(5) shall not be applicable to any election materials required by law to be posted during any local, state or federal election.

10.17: Places of Assembly

(1) General.

(a) Scope. The decoration, operation or use of places of assembly and education shall comply with the applicable requirements of 527 CMR 10.00 and 21.00 and 780 CMR.

(b) Permit required. A place of assembly or one for educational use shall not be maintained, operated or used as such without a Certificate of Inspection from the building code official.

(c) Posting of occupant load. Each place of assembly or education shall be posted with an approved legible sign in contrasting colors conspicuously located near the main exit from the room or space stating the number of occupants permitted within such space. The number of occupants permitted shall be determined by 780 CMR. Assembly rooms or spaces which have multiple use capability shall be posted for all such uses. The owner shall be responsible for installing and maintaining such signs.

(d) Overcrowding. No person shall permit overcrowding or admittance of any person beyond the established posted occupant load of any place of assembly or education. The head of the fire department, upon finding overcrowded conditions or obstruction in aisles, passageways or other means of egress, or finding any condition which constitutes a hazard to life and safety shall cause the performance, presentation, spectacle or entertainment to be stopped until the area posted occupant load is re-established or the obstruction or hazardous condition is removed.

(2) Decorative Material. Decorative materials shall conform to 527 CMR 21.00 and 780 CMR.

(3) Motion Picture Screens. In places of assembly or education, a motion picture screen or screen masking shall not be used which will ignite and allow flame to spread over the surface when exposed to the test method test described in 527 CMR 21.00.

(4) Means of Egress.

(a) General. The operator or the person in charge of operation or use of any place of assembly or education shall check egress facilities before such building is occupied for any use, to determine compliance with the provisions of 527 CMR 10.17. If such inspection reveals that any element of the required means of egress is obstructed, inaccessible, locked, fastened or otherwise unsuited for immediate use, admittance to the building shall not be permitted until necessary corrective action has been completed.

(b) Doors. An egress door shall not be locked, bolted or otherwise fastened or obstructed by any means, so that the door cannot be opened from the inside by the use of the ordinary door latch or knob or by pressure on the door or on a panic release device except as provided in 780 CMR.

(c) Aisles. In each room where chairs, or tables and chairs, are used the arrangement shall be such as to provide for ready access by aisles to each egress door. Aisles leading directly to an egress door shall have not less than 44" clear width. When serving an occupant load of 50 or less, such required clear width shall not be less than 36". Aisles shall not be obstructed by chairs, tables or other objects.

(d) Obstructions. A part of a stairway, whether interior or exterior, or of a hallway, corridor, vestibule, balcony or bridge leading to a stairway or exit shall not be used in any way that will obstruct or restrict its use as a means of egress or that will present a hazardous condition.

(e) Signs and lighting. The signs and lighting of means of egress required for places of assembly or education shall be maintained in proper operating condition and be installed in accordance with 780 CMR.

(5) Projection Rooms.

(a) Refer to 780 CMR.

(b) Miscellaneous equipment: A maximum of four flammable liquid containers that do not have a capacity greater than 16 ounces and are of a nonbreakable type shall be permitted in each projection room.

10.02: Fire Extinguishers

(1) Any building or other premises, which, due to its location, construction, character or occupancy, or the manner of conducting business therein or thereupon is such that it is considered necessary by the head of the fire department, shall be provided with portable fire extinguishers installed and maintained in accordance with NFPA 10.

(2) Every school, college and university laboratory newly constructed or renovated, or any room used for similar purposes wherein corrosives or flammable liquids are handled or where open flame devices are used, shall be equipped with one or more Emergency Wash Systems. Emergency Wash Systems shall include Drench/Deluge Showers, Hand Held Body/Face Washers and Deck Mounted Drench Hoses. The permanently mounted showers shall be located as close to the main door of the laboratory as possible (to provide an escape route), but should not be located greater than 50' from an experimental area. The permanently mounted showers shall be capable of discharging a continuous spray at a rate of 30 gallons per minute. Emergency Wash Systems shall be tempered to between 70° and 90°F. Cold

potable water shall be permitted in those locations where tempered water is not accessible or as permitted by the head of the fire department.

The Drench/Deluge Showers, Hand Held Body/Face Washers and Deck Mounted Drench Hoses shall be installed in accordance with ANSI Z-358.1 and 248 CMR.

Each existing laboratory not equipped with an Emergency Wash System shall be equipped with at least one approved Fire Blanket, and a sign that reads:

"In Case of Clothing Fire
STOP, DROP and ROLL"

The location of the Emergency Wash System Stations, and Fire Blankets shall be clearly indicated by signs of contrasting color, either RED and WHITE or GREEN and WHITE. The signs shall be at least 70 square inches in area bearing the words "EMERGENCY WASH STATION", or "SAFETY SHOWER" or "FIRE BLANKET".

Every wash station shall be tested by the owner of the building or his designee twice annually (every six months) for proper flow and operation. The owner shall upon request, provide the fire department with the test result, (including but not limited to): date of test, station operation, system malfunctions, and the name of the person performing the test.

Each student shall be advised of the location and proper use of the above emergency safety equipment by the teacher, instructor, or person in charge of the class before the first experiment is conducted.

Each student shall also be instructed in the proper procedure for the extinguishment of clothing fires at least twice during the course, as directed by the head of the fire department. The installation and operation of each safety device noted above shall be in order before the commencement of any class conducting laboratory experiments.

10.07: Smoking

(3) Smoking shall be prohibited in schools, colleges, universities, public buildings and institutions except that smoking shall be permitted in designated areas. Such areas shall be approved by the head of the fire department. Such room or area shall be of a size suitable to accommodate the number of smokers requiring such facility.

10.03: General Provisions

(10) Fire Lanes.

(a) Designation. The head of the fire department shall require and designate public or private fire lanes as deemed necessary for the efficient and effective use of fire apparatus. Fire lanes shall have a minimum width of 18'.

(b) Obstructions. Designated fire lanes shall be maintained free of obstructions and vehicles and marked in an approved manner.

- (b) Maintenance. All designated fire lane signs or markings shall be maintained in a clean and legible condition at all times and replaced when necessary to insure adequate visibility.

(13) Hazards to Means of Egress.

- (a) Obstructions. No person shall at any time place an encumbrance of any kind before or upon any fire escape, balcony or ladder intended as a means of escape from fire. The means of egress from each part of the building, including stairways, egress doors, and any panic hardware installed thereon, aisles, corridors, passageways and similar elements of the means of egress, shall at all times be maintained in a safe condition and shall be available for immediate use and free of all obstructions.

527 CMR 21.00: DECORATIONS, CURTAINS, DRAPERIES, BLINDS AND OTHER WINDOW TREATMENTS

21.02: General Requirements

- (1) Materials regulated by 527 CMR 21.00 shall not be purchased, leased or rented for use in a particular occupancy unless the intended user has been provided with certification from an approved fire test laboratory that the regulated material conforms with the applicable provisions of 527 CMR 21.00.

527 CMR 29.00: UPHOLSTERED FURNITURE, MOLDED SEATING AND RE-UPHOLSTERED FURNITURE

29.02: General Requirements

- 2) Regulated seating shall not be purchased, leased or rented for use in a particular occupancy unless the intended user is provided with written notice from the manufacturer, supplier, vendor, distributor or an approved testing agency that the regulated seating conforms to 527 CMR 29.00.

Attachment M

**Massachusetts School and District Profiles
Roxbury Preparatory Charter School**

Enrollment Data

Enrollment by Race/Ethnicity (2015-16)

Race	% of School	% of District	% of State
African American	57.4	57.4	9.2
Asian	0.6	0.6	7.0
Hispanic	39.9	39.9	20.8
Native American	0.3	0.3	0.2
White	1.1	1.1	59.0
Native Hawaiian, Pacific Islander	0.3	0.3	0.1
Multi-Race, Non-Hispanic	0.5	0.5	3.8

Enrollment by Gender (2015-16)

	School	District	State
Male	768	768	487,594
Female	750	750	463,816
Total	1,518	1,518	951,631

Enrollment by Grade (2015-16)

	PK	K	1	2	3	4	5	6	7	8	9	10	11	12	SP	Total
District	0	0	0	0	0	0	223	239	238	250	225	147	123	73	0	1,518
Roxbury Preparatory Charter School	0	0	0	0	0	0	223	239	238	250	225	147	123	73	0	1,518