

Item D

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

Prepared Materials on the Position on 361 Belgrade Ave

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

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

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

UnCommon/Roxbury Prep Charter School

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the project architect and the program consists of comprehensive facilities for 562 high school students currently using outdated and undersized buildings.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

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

What is the reason for the deception?