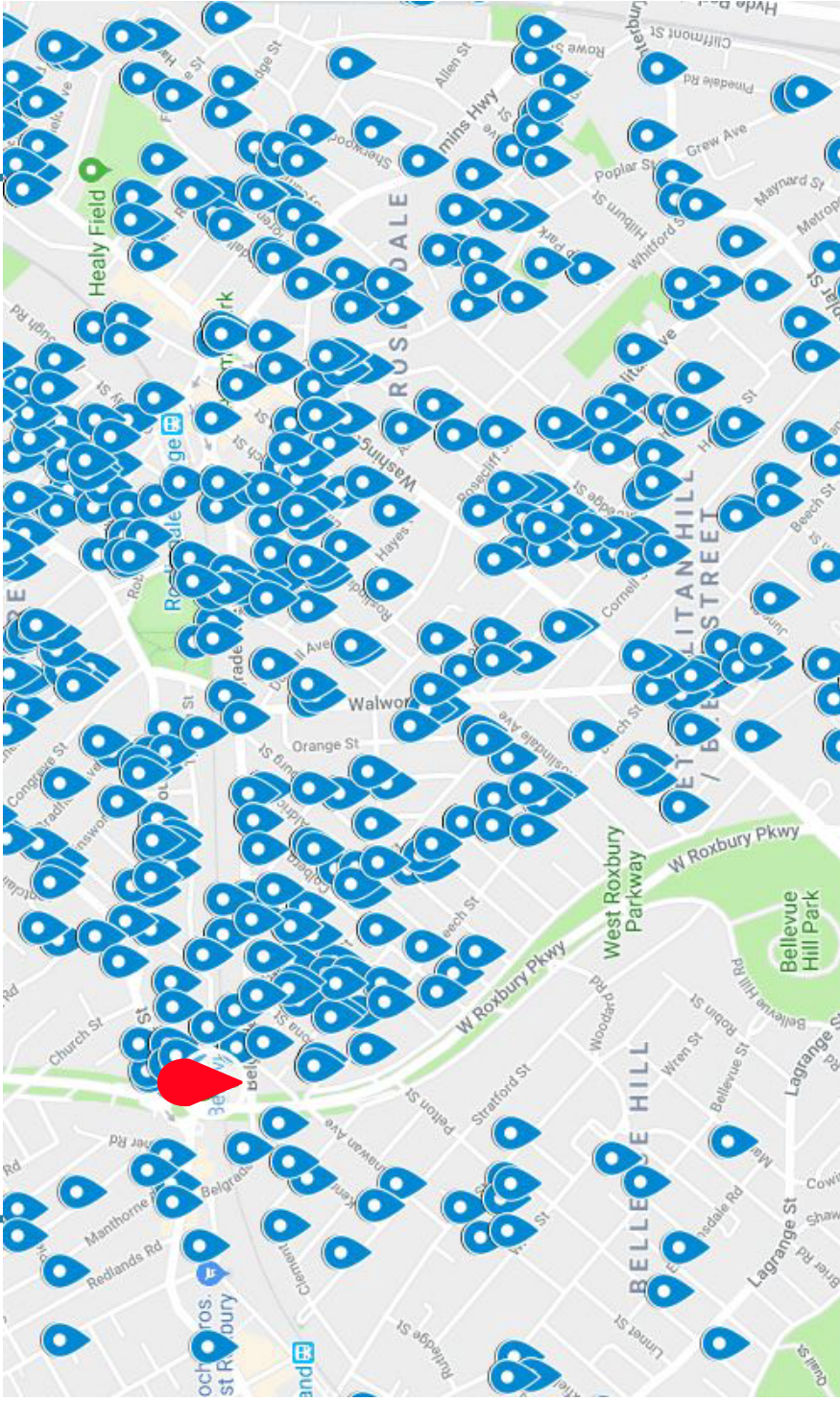


**7.3 Appendix C. Record of Community Support for Roxbury Prep**



# COMMUNITY SUPPORT

Roslindale and West Roxbury



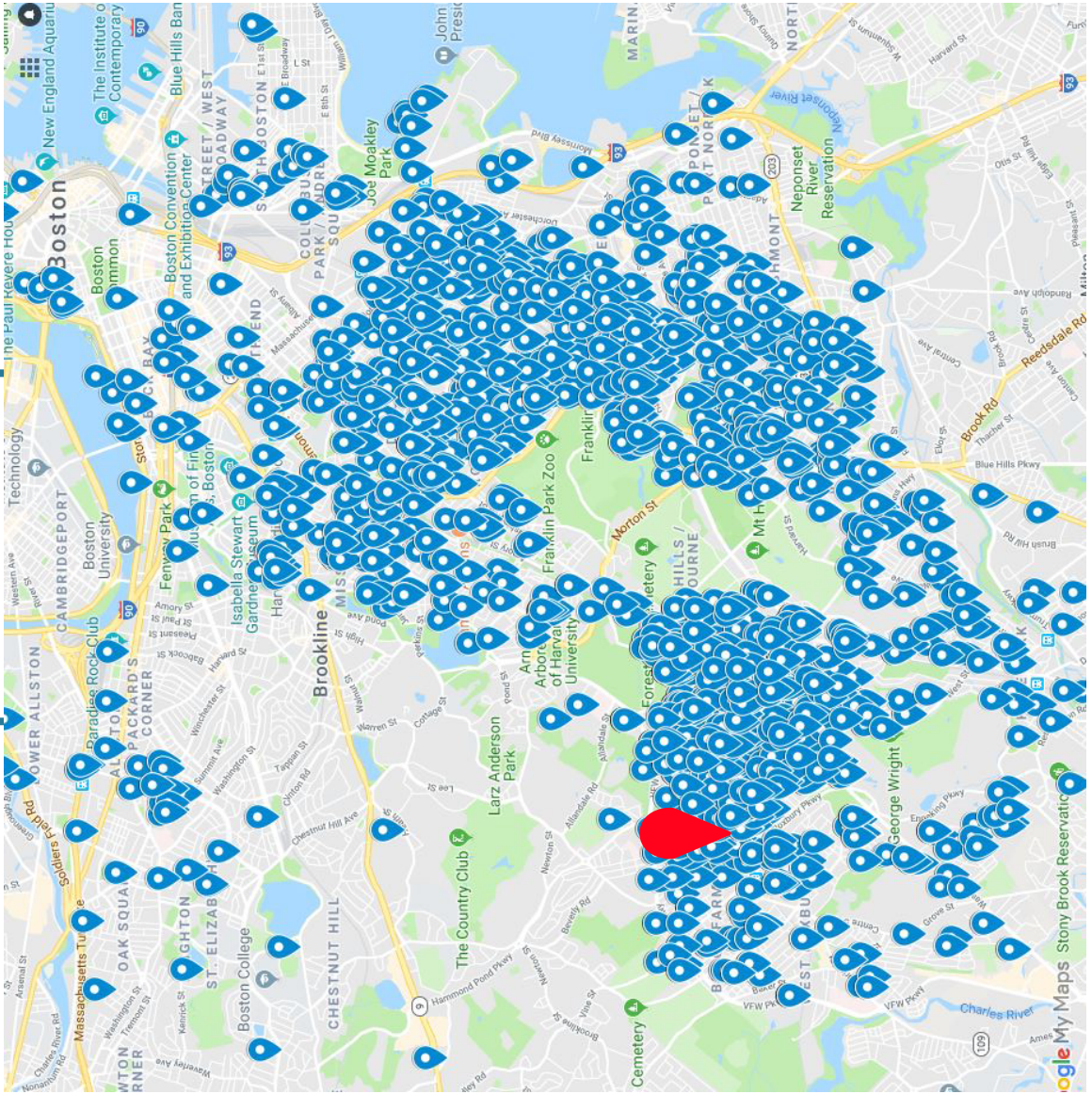
The dots represent Roslindale and West Roxbury residents who have signed a petition in support of Roxbury Prep Roslindale at 361 Belgrade Ave.



= 361 Belgrade Ave.

# COMMUNITY SUPPORT

Boston



The dots represent Boston residents who have signed a petition in support of Roxbury Prep Roslindale at 361 Belgrade Ave.

 = 361 Belgrade Ave.

# PETITION SIGNERS

— IN SUPPORT OF ROXBURY PREP AT 361 BELGRADE AVE. —



# PETITION SIGNERS

— IN SUPPORT OF ROXBURY PREP AT 361 BELGRADE AVE. —





# ROXBURY PREP ROSLINDALE

*Dear Councilor Essaibi-George,*

Please see the enclosed letters to the editor and news stories as a sampling of support from West Roxbury and Roslindale residents for the Roxbury Prep High School project at 361 Belgrade Ave. in Roslindale. We continue to build community support each day and look forward to working with your office to make this school a reality.

Sincerely,  
Supporters of Roxbury Prep Roslindale

# WEST ROXBURY ~ ROSLINDALE BULLETIN

Volume 18, Issue 16

APRIL 19, 2018



## Letters to the Editor

### LET'S SUPPORT ROXBURY PREP

*To the Editor:*

I participated in an event on Tuesday night hosted by Roxbury Prep and the community members supporting their new high school project in Roslindale. I was blown away by the support and energy in the room, which was filled with hundreds of people, all in support of my child's school.

I am a 16-year resident of Roslindale and have come to love and care about my community. My daughter attended the Charles Sumner Elementary School, and I have visited Roslindale Baptist Church and was a member of the Roslindale Community Center for a number of years. I'm happy to say that I have seen the Roslindale Community grow over the years. However, I was truly surprised to hear that the Roslindale Community did not have a high school.

Currently, Roxbury Prep High School is split between two campuses that are over three miles apart. In an effort to come together as a school under one roof, Roxbury Prep is seeking to build a new facility at 361 Belgrade Ave. in Roslindale. I support this project because I know the staff and students will be a positive addition to our community. Roxbury Prep is a high performing school; they hold their students and staff to high standards. No matter the time of day, when you see a RPHS scholar, you will know it because all of our students wear logo uniforms – whether it's morning or afternoon.

I am asking my fellow neighbors to support the new Roxbury Prep Roslindale High School. Our students deserve a new school and the Roslindale site is a great location for them to continue to learn and grow. Nothing would mean more to me than to have my child attend high school in the same community I love and serve.

*Deborah Dunlap  
Roslindale Resident*

# WEST ROXBURY ~ ROSLINDALE BULLETIN

Volume 18, Issue 16

APRIL 19, 2018



## Roxbury Prep rally brings big crowd



*More than 500 people came out last Tuesday for a rally in support of the Roxbury Prep High School slated for Roslindale.*

**Jeff Sullivan**  
Staff Reporter

More than 500 parents, residents and students crowded in at the Annunciation Church in West Roxbury to drum up support for the construction of a new high school at 361 Belgrade Ave.

The new school proposal is aimed at creating a central location for the high school students of Roxbury Prep, which currently has two high school locations in Roxbury and Ja-

maica Plain. The problem with these locations, according to students and teachers, is that they do not have many of the amenities some students take for granted. There are no athletic facilities or a cafeteria for instance; the students have to eat their lunches in their classroom.

The proposal would bring 800 students and faculty to the current location of Clay Auto in Roslindale on the Belgrade Avenue West Roxbury Parkway intersection. Last year, many residents flooded a public infor-

mation session on the project (the school has not started any public meeting process with the Boston Planning and Development Agency at the time of publication) and many residents were concerned with the density of the project and the traffic it could create.

Organizers at the rally stuck with the prediction that students would use the MBTA as they do now, except with the Commuter Rail and buses instead of

**Roxbury Prep**

*Continued on page 13*

PHOTO BY JEFF SULLIVAN

# Roxbury Prep *continued from page 1*

the Orange Line many of them use now to get to the Jamaica Plain location. According to officials, at the time of publication about 198 residents and students have sent 1,200 emails to local officials in support of the project.

Jake Upton, of Upton Associates Architecture, also said they have made a few changes to the design of the school. He said they've widened the turnaround and the courtyard plaza on the eastern side of the site.

"It's so, for at peak times when the trains come, we have a reverse commute going in both directions. But 95 percent of the kids should take the Commuter Rail or buses, and currently the Commuter Rail has 2,000 seats open in the morning and 1,500 seats open in the evening going out so the city wanted to see how do kids get off the train and get into the building. So we opened up this plaza, added more covering and added multiple entrances so people can come around if it blocks up," he said.

Upton added that there will be a ramp on the northern side of the building going west to east that connects the end of the West Roxbury Parkway to Belgrade in a quicker fashion.

"From an urban planning perspective, this will be publicly accessible and would allow people not have to walk around the building or walk around through the

neighborhood," he said. "We've also been able to come up with a design that allows this to be an outdoor courtyard and if we need it for parking, we can do pull in parking or tandem parking as we need it, but we really think that we have more parking than we need. There's underground parking too."

Upton said there are 46 total spaces for the building, not including any of the street parking.

"From our demand analysis it's more than we need," he said. "There's also some nuances on the building with creating a little bit more of a landing area. We've also had some discussions with the MBTA about having the bus stop relocate to right in front of the building and that allows the kids not to have to cross the street and just end up right there."

Roslindale resident Christie Bortolotto said she thinks the school would be a welcome addition to the neighborhood.

"I'm a direct abutter to 361, I live on Rhoda Street, so literally out my kitchen window is the building," she said. "I'm not concerned with the traffic at all, because they're going to have the staggered dismissal times and kids participate in drama, they participate in sports, they participate in tutoring, they're in clubs, so 700 kids aren't going to come



*The school's design has changed since last year's meeting, with a larger turnaround and more space in the plaza for entering and exiting students.*

COURTESY PHOTO

out of the building at the same exact time every single day."

Bortolotto said traffic is also not a concern for her.

"Because they're high school, they mostly take the T. If parents do drive, then there's probably, I mean I don't know for sure, but there's probably carpools," she said.

Current students Savion Allen-Harding and Oliva Dunlap said they really need that new building.

"I want to take arts courses and meet with college counselors but we need a real space to do this," Allen-Harding said. "I want somewhere in my own

neighborhood, it takes me 35 minutes to get to school every morning. This building is right down the road, and I'll get to school on time."

Dunlap said she's looking to get into a tech college, like MIT or Florida Tech or Wentworth, but without a dedicated building, offerings for tech learning opportunities is low for her.

"Though we have computer carts and access to some technology, a new building would allow us to have the resources we need to truly meet our goals," she said. "It would also give our awesome E Sports team a real space."

At other support events for other charter schools in the past, many students came because of incentives provided by the school - homework waivers, free days off, etc. - and Roxbury Prep offered their high schoolers a homework waiver for one class for one day and at the teacher's discretion. According to officials, 10 students took the waiver.

The school has not yet filed with the BPDA, but since the project qualifies for the BPDA Article 80 Large Project Review process, several public meetings will be coming down the pipeline in the future.

A Boston high school with a splendid reputation for academic excellence wants to expand and offer its students state-of-the-art classrooms on a site now occupied by a former auto dealership.

What's not to like?

But this is Boston, after all, where too often no good deed goes unpunished and old battles continue to be waged.

The case in point is a proposal by [Roxbury Preparatory Charter School to build a new high school](#) on an acre of land in Roslindale. Because it is a public charter school, it will be built at no cost to taxpayers.

Since 1999, Roxbury Prep, part of the Uncommon Schools network operating 52 schools in three states, has been turning out high-achieving students from its three middle schools. As of 2014, 78 percent of students have gone on to attend four-year-colleges, compared to 50 percent of their Boston district school counterparts.

Some 420 students are now enrolled in Roxbury Prep's high school, which will graduate its first class of 70 students next June. The school's 10th-graders are already outperforming the statewide average on MCAS in English and science and coming up just about even in math. And by 10th grade, every Roxbury Prep student has taken at least one advanced placement course.

Problem is, come September those high school students will be divided among three different sites — in Jamaica Plain, Roxbury, and Hyde Park. That's not only inefficient from an administrative point of view, it also denies the students a real high school campus experience.

So this spring, school officials filed a letter of intent with the Boston Planning and Development Agency to build a brand new school to accommodate 800 students on the site of the now-shuttered Clay Auto,

at the juncture of Belgrade Avenue and West Roxbury Parkway.

The proposal, however has set off a wailing and gnashing of teeth from the Greater Belgrade Avenue Neighborhood Association, which in turn has succeeded in drumming up opposition from several of its elected officials. The latter, in particular, should simply be ashamed of themselves. State Representatives Edward F. Copping and Angelo M. Scaccia, state Senator Michael F. Rush, and City Councilors Tim McCarthy and Matt O'Malley insisted in a letter to the BPDA that the proposed three-story building "is inconsistent with the scale of the neighborhood" and lacks adequate parking. They dispute the school's contention that current public transportation will be adequate to meet student needs.

The association has attempted as best it could to spread such half-truths as, according to its website, this is a "charter, not a public school." Never mind that charter schools *are* public schools. This one, in fact, has students from Roslindale and nearby West Roxbury, along with Mattapan, Hyde Park, Roxbury, and Dorchester.

Roslindale, it should be noted, is the only neighborhood in the city without its own public high school. And many in the community — who don't buy into the GBANA brand of NIMBYism — think it's high time that situation was remedied.

The school administration has given neighbors assurances that 90 percent of students will be arriving via public transportation. A commuter rail stop — two stops from Forest Hills station — would deposit students virtually on campus. The planned 66 parking spaces would be for faculty, staff, and visitors. And the school has worked hard to respond to neighborhood concerns about traffic and logistics.

Roxbury Prep draws its students from all over Boston — 57 percent of them African-American, 39.5 percent of them Hispanic. The bottom line is those students deserve a high school they can be proud of — a physical structure that is as good as the education that is taking place inside.

# WEST ROXBURY ~ ROSLINDALE BULLETIN

Volume 18, Issue 21

MAY 24, 2018



## **ROXBURY PREP PRINCIPAL SEEKS PUBLIC SUPPORT**

*To the Editor:*

I am a Roslindale resident and am an involved member of the community who has been a Boston resident and educator for almost 15 years. I support the new Roxbury Prep High School in Roslindale at 361 Belgrade Ave.; I voiced my support to Mayor Walsh at his coffee hour on May 8th. I know the staff and students will be a positive addition to our community because I work with them every day.

This project means a great deal to me. I am the Principal of the school, a resident of Roslindale, and the parent of a 4-year old. I have worked and been part of the Roxbury Prep family since 2003. I am honored and blessed to do work for the young people of Boston. I know, deeply, the power of a high quality education as the daughter of immigrants whose pathway to America was grounded in a strong education. I have seen, firsthand, the power of a Roxbury Prep education and the hope, commitment, and dedication of our students and families. For so many of us, this

high school reflects our promise to close the opportunity and racial achievement gap for our scholars. As a resident of Roslindale, I know our young people would offer examples of leadership, service, and community that would serve our city far into the future in a positive and influential way.

I share my reflections because I know for myself, my students, my family, and for the many like me who know the power of school – a permanent facility – is part of the fulfillment of a promise that was made when our students first came to Roxbury Prep – that they will enter, succeed in and graduate from college regardless of their zip code, race, or class. This promise kept in Roslindale will have even greater meaning since many more students will be able to partake in this mission as it will be the only public high school in Roslindale.

I ask my fellow neighbors to support the new Roxbury Prep High School so that we can keep our promise in a most powerful way. Our students deserve a new school and a community that supports them to this end.

*Shradha M. Patel  
Roslindale, MA*

# WEST ROXBURY ~ ROSLINDALE BULLETIN

Volume 18, Issue 17

APRIL 26, 2018



## **ROXBURY PREP IS AN OPPORTUNITY CREATOR**

*To the Editor,*

Since 1999, Roxbury Prep has been offering a first-class education to thousands of students. Roxbury Prep primarily serves low-income students of color in a city and nation still beset with a pervasive and inherently unnecessary achievement gap. Roxbury Prep middle school graduates are graduating from college at five times the rate of low-income students across the country. When the opportunity to open a Roxbury Prep High School that would serve Roxbury Prep's middle school graduates as well as new students from other Boston schools, it presented a tremendous opportunity for our city. In its third year of operation, Roxbury Prep High School is housed in two temporary locations, miles apart. Roxbury Prep students and families and all its potential new students and families deserve a permanent home in a single location. I am proud to have been a teacher, a Principal, and the Managing Director of Roxbury Prep from 2001 – 2016. More importantly, I am proud to be a Roslindale

resident and the mom to three adopted boys, ages 14, 11, and 4. My kids have attended district, parochial, and charter schools. Just like any mom, I will do anything to get my kids into schools that work for them. Every parent shares that same desire and our city needs to continue to provide high quality options for children in every neighborhood. Roxbury Prep is a conscientious neighbor – the new facility will provide opportunities for the whole community. Roxbury Prep is also an opportunity creator, an achievement equalizer, and a second family to thousands of children and parents. Let's support their opportunity to learn in a high-quality facility where they can have community and permanence. It's what we would all want for our kids.

*Dana Lehman  
Roslindale*

# WEST ROXBURY ~ ROSLINDALE BULLETIN

Volume 18, Issue 26

JUNE 28, 2018



## Letters to the Editor

### **A WR RESIDENT STRONGLY IN FAVOR OF ROXBURY PREP**

*To the Editor:*

I am a parent of a Roxbury Prep student, a home owner and resident of West Roxbury, and a strong supporter of the new school in Roslindale. I grew up in West Roxbury and Roslindale; I am a member of the Civic Association of West Roxbury and a member of the Theodore Parker Unitarian Church. My daughter plays basketball for Roxbury Prep and was also part of the track team.

My daughter has been a student at Roxbury Prep since 5th grade and is currently a rising 11th grader. Roxbury Prep has been a wonderful experience for both of us. The teachers and I work very closely together to support my daughter in her academics and social needs. I often receive text messages after

school hours from teachers keeping me updated on my daughter's progress. Earlier this year, my daughter was out of school for two weeks due to an injury and the staff went above and beyond during her recovery. The staff was incredibly supportive as they worked with my daughter to keep her on track. My daughter fully recovered and ended the quarter stronger than the quarter before! Roxbury Prep really cares for the students; the teachers are dedicated and we are very lucky to have them.

My daughter talks a lot about the colleges she wants to attend and the teachers, advisors and I have worked very closely with her to make sure she's on track - they support her in every way. Roxbury Prep High School is currently split between two separate facilities and is looking for a permanent home to continue to

their students under one roof. Despite the rigorous curriculum, my daughter is missing out on the full high school experience. My daughter wishes she could attend what she describes as a "normal" school with an "auditorium, a gym and a cafeteria" and of course, a school that she feels proud of. Nothing would mean more to us than to have my daughter attend a high school in the same community we love and serve. I know the staff and students will be a positive addition to our neighborhood.

I ask my fellow neighbors to join me in support of the new Roxbury Prep High School in Roslindale, offering them the opportunity to come together in a singular location to continue their path to college.

*Ana Pena Estrella  
West Roxbury*

**DENT**

# WEST ROXBURY ~ ROSLINDALE BULLETIN

Volume 18, Issue 27

JULY 5, 2018



## Letters to the Editor

### ROXBURY PREP IS WORTH SUPPORTING

*To the Editor:*

I am a member of the Roslindale community, and I support the proposal for a new Roxbury Prep High School at 361 Belgrade Ave. in Roslindale.

As we begin to go through the public planning process and engage in a widespread conversation surrounding this project, let us be open-minded as a community. This high school will be a great addition to our neighborhood, a key step forward for Roxbury Prep and, most importantly, an incredibly positive development for the students.

The school's current situation in which the students are separated into two temporary loca-

tions is costly and unsustainable. The need for a solution drove the school to conduct an extensive search — one that landed on the proposed location. This site was decided on because it can aptly accommodate the school's needs (28 classrooms, a cafeteria, a gym, performing arts space, and parking). The site is also very well located with regards to public transportation, considering its proximity to the Commuter Rail and four bus lines.

Much of the negative outlook that I've seen on the project is rooted in logistical questions about the effects of the school's operation, such as traffic and parking. While these are important questions for all of us, we owe it to ourselves to take a

clear, honest look at how the proposal addresses our concerns: 90 percent of Roxbury Prep students use public transportation to get to and from school; the school prevents students from driving to school unless there are extenuating circumstances; traffic engineers who have studied the project say that there is ample traffic capacity for the school and that the proposal includes more than enough parking.

It is clear that Roxbury Prep, in its commitment to high standards, student achievement and access to opportunity, is also committed to being a positive addition to our neighborhood.

This proposal is an opportunity for us to support a public school that will be a positive force in our community from the moment it opens its doors.

*Robert Fair  
Roslindale*



# WEST ROXBURY ~ ROSLINDALE BULLETIN

Volume 18, Issue 24

JUNE 14, 2018



## Letters

### PLEASE KEEP OPEN MIND ON ROXBURY PREP

*To the Editor:*

There has been a lot of chatter in the community and online about Roxbury Prep's proposal to build a high school at 361 Belgrade Ave. The most common pushback I hear is that local students don't go to Roxbury Prep - that's just not true. My son attends Roxbury Prep and has had a wonderful experience with the school. He is one of more than 100 students from Roslindale and West Roxbury that go to Roxbury Prep. Since starting there last fall, he is more engaged in his learning and excited to go to class. I've been impressed by the teachers and staff and now completely agree that they will be a great neighbor when they move to Roslindale. Now that Roxbury Prep filed their Letter of Intent with the Boston Planning and Development Agency, they will

go through a public planning process. It is my hope that my neighbors are open-minded about the project. It is easy to say "no" to new things; it takes thought and effort to say "yes" and welcome a new asset into our community. I know the team at Roxbury Prep will do their best to answer all questions and have an open dialogue with the neighborhood. In return, they deserve to be heard out in a respectful manner. I encourage those who are unsure about the project to get the facts from the BPDA - don't believe the rumor mill. These young people deserve a new building where all high school students can be united under one roof for the first time, where they can eat lunch in a cafeteria (not their classrooms) and have fully-functioning science labs. I hope you support this worthy endeavor.

*Sarah Rocha  
West Roxbury*



# Boston Bulletin

citywide news • street by street

VOLUME 12 NUMBER 06

SEPTEMBER 6, 2018

FREE

## ROXBURY PREP GOES THE EXTRA MILE FOR COMMUNITIES IT SERVES

*To the Editor:*

As a West Roxbury resident, Roxbury Prep alumnus, and current staff member, I am fully supportive of Roxbury Prep High School moving to 361 Belgrade Avenue in Roslindale. I have been a Boston resident my entire life and attended Roxbury Prep from sixth to eighth grade when it first opened in 1999.

I have now had the opportunity to come back to Roxbury Prep as a member of the staff, working with school leaders, students, and families. Across my experiences with Roxbury Prep, one consistent quality that I have found is the school's willingness to work with local communities in meeting needs and addressing concerns.

As a West Roxbury resident, I drive past the "STOP 361 Belgrade" signs every day on my way to work. I often wonder how many of my neighbors know about everything the school has done to accommodate the communities it serves. I have a personal understanding of the potential challenges others fear surrounding parking and traffic, as I live a half mile from the site. Nonetheless, I wholeheartedly believe the school will continue its track record of providing inventive solutions that mitigate any issues in these areas.

For example, Roxbury Prep has committed to staggering dismissal times to minimize all cars from exiting the building at the same time. Along with this strategy, because students will inevitably stay after school to participate in the athletics, arts, or other extra-curricular programs, concerns related to student dis-

missal as a source of traffic will be addressed. Further, most of the students will be doing a reverse commute and the school's design includes a "kiss and ride" to ensure families can pull off Belgrade Ave. when dropping off students. As a final precaution, students will not be allowed to drive to school. Not only will this policy be strictly enforced, but realistically speaking, buying a second car for their teenager is a financial privilege many of our families do not have. Working so closely with families and having gained demographic knowledge about them in my current role, I can make my former statement with relative certainty.

Considering the history of Roxbury Prep in catering to the needs of its communities, I believe the school can be trusted to craft the kinds of operational policies that will best serve the neighborhood it will be a part of. Over the last twenty years, I've seen Roxbury Prep partner with the people of Boston, always doing their due diligence to accommodate as necessary. I implore my fellow West Roxbury neighbors to research this project and its potential benefits to both the students and the community and to positively engage in dialogue with the school.

*Janice Brea  
West Roxbury*

# WEST ROXBURY ~ ROSLINDALE BULLETIN

Volume 18, Issue 37

SEPTEMBER 13, 2018



## Letters to the Editor

### **ROXBURY PREP STUDENT SPEAKS OUT**

*To the Editor:*

I am an 11th grade student, a resident of West Roxbury, and I have been part of the Roxbury Prep family since I was in 5th grade. Being apart of Roxbury Prep middle school and high school has been both an exciting experience and a challenging one. Roxbury Prep has pushed me to discover a hidden potential regarding my intelligence that I never knew I could fulfil. For example, in middle school, grades were not always my main priority, and I sometimes prioritized other things. Once my grades began to drop, my teachers knew that something was wrong and immediately consulted me, spoke with my parents for their additional support, and offered to stay after school

with me almost every day to ensure that I received the help I needed to be successful in school.

At times where I have struggled mentally and emotionally, I have always felt comfortable enough to confide in my teachers and reach out for any support I need. My relationships with my teachers have only strengthened since entering high school. Not only are the teachers there to educate you, but the relationship between students and teachers grows organically. I enjoy going to classes and bumping into my teachers in the halls. I appreciate having a strong bond with my teachers while also knowing that they want the ultimate best for me.

Roxbury Prep High School has set me up for success. With all of the AP classes that the

school provides, I feel prepared for future college courses that I will take. As a 10th grader taking senior level courses and still remaining on honor roll, I believe that Roxbury Prep's rigorous courses set students up to expand their knowledge, thinking, and creativity, helping them succeed in all their classes.

Although I am immensely grateful for the strong academic foundation I am building at Roxbury Prep, I do feel that I am missing out on a real high school experience. Having to eat in our classrooms feels restrictive and doesn't foster community in the same way a cafeteria would. Not having all of the grades in one building also makes us feel isolated from one another.

With all of the great things that Roxbury Prep is able to provide, we need a place to call home. I'm asking my Roslindale and West Roxbury neighbors to please support our new facility at 361 Belgrade Avenue.

*Isabel Hernandez  
West Roxbury*

**Letters**

*Continued on page 14*



# Boston Bulletin

citywide news • street by street

VOLUME 12 NUMBER 04

AUGUST 23, 2018

FREE

## Letters to the Editor

### THROWING SUPPORT BEHIND WEST ROXBURY PREP

*To the Editor:*

I'm writing today to offer my support for the Roxbury Prep School project proposed for 361 Belgrade Ave. in Roslindale. As a true abutter to the property, I feel that this is the best use for this land, and we all know that the old Clay Motors site will become something else soon.

I've attended a number of public meetings about the proposed project, dating back to December, 2016 and I've engaged with the developers and the school administration. I've also had numerous discussions with my immediate neighbors and we seem to be on the same page-this is a great location for Roxbury Prep and we welcome

the school to be part of the neighborhood.

I have no concerns about the school kids wandering around the neighborhood. We have assurances that these kids will be fully-engaged in their school schedule and are not allowed to be off school property during class hours. And I'm not convinced that this will add to the (already) problematic traffic issues on the Parkway and rotary. We understand that most of the Roxbury Prep students will be using the MBTA or walking to school most days. We've heard from a couple City Councilors that they want to explore alternate locations, but

we haven't heard about those alternate locations.

These students have been working out of a few sub-standard locations around the city and they deserve better. Let's support these Boston school kids with a modern educational facility that enhances their educational and life experience and prepares them to be good citizens.

Again, I am in full support of the Roxbury Prep project proposed for 361 Belgrade Ave.

*John E. Ryan  
West Roxbury*



# Boston Bulletin

citywide news • street by street

VOLUME 12 NUMBER 32

AUGUST 9, 2018

FREE

## ROXBURY PREP IS VITAL TO THE COMMUNITY

*To the Editor:*

As a member of the Roslindale community raising my children here, I support the proposal for a new Roxbury Prep High School at 361 Belgrade Ave.

This project is a chance to bring a new, high quality education option to our neighborhood. Creating more, better quality opportunities for our students is something we all stand to benefit from.

When it comes to raising our kids, my husband and I were delighted about doing so here in Roslindale because of the diverse community they would grow up in. We find it incredibly important to expose our children to varying experiences, people, and places, which is why this neighborhood has made such a great home.

My husband and I both attended public schools growing up and hope our girls will thrive in the BPS system. This may sound like we are opposed to charter schools, but as any parent can attest: we simply want to make the very best choices for our children. And I am sure that sentiment is shared by local Roxbury Prep parents, too.

This new building does not affect the cap on charter schools. Roxbury Prep will grow to serve 800 high school students no matter if this school is built or not. Arguments against the new school facility based on the state's lack of proper funding for BPS is irrelevant.

Currently, Roslindale does not have public high school; Roxbury Prep can be the solution. As an existing charter with a proven track record of excellence, Roxbury Prep will provide a high quality, publicly funded high school option for our community.

We support this project because it would be vital for the many families in the community whose children need a high-quality school option in their neighborhood.

*Raina Santucci  
Roslindale*



# Boston Bulletin

citywide news • street by street

VOLUME 12 NUMBER 01

AUGUST 2, 2018

FREE

## Letters to the Editor

### LOCAL STUDENT SUPPORTS NEW SCHOOL

*To the Editor:*

I am a resident of West Roxbury and high school student and I have taken advantage of everything this community has to offer - baseball, basketball, football, lacrosse, Boy Scouts, Holy Name Youth Service Project, the WRCC and the YMCA, just to name a few. I hope Roxbury Prep is allowed to build a new high school at 361 Belgrade Ave. It won't help me, but it will help all the families with younger kids. I attended Holy Name School, then entered the citywide public lottery for a seat at Boston Collegiate Charter School in Dorchester. I love Boston Col-

legiate but we eat in our classrooms, we have no sports fields, gymnasium or swimming pools. What we do have are amazing teachers and incredible outcomes, 100 percent of Boston Collegiate's graduates have been accepted into a four-year college.


I really want my neighbors to know that in high school we don't have recess, just like at Roxbury Prep. In my high school experience, students are staying after school for sports, clubs, or extra help. Others are going home to babysit siblings, going to after school jobs, or an activity in another part of the city. For example, I am on the Mayor's Youth Council, I leave school and take the Red Line to Boston City Hall and I am a lifeguard at Boston College, I take the green line to Chestnut Hill. I walk to through the neighborhood that my school is located in to take the MBTA and stop at local shops and restaurants along the way. I would imagine Roxbury Prep's students would also support local businesses like we do.

I love living in West Roxbury and I love that it's not overly congested, but there is development happening all around us, why not welcome a

new school building? The kids at Roxbury Prep aren't allowed to drive to school, they take the MBTA. That's very different from Holy Name Parish School where the students are 3 years old to 12 years old. That's why their parents drive them to school on their way to work.

The students across Boston deserve high-performing, tuition-free public schools, parents deserve to send their children to good schools in safe communities, and 361 Belgrade Ave. is on the MBTA in a GREAT neighborhood, it seems perfect to me. I know some readers will object to my letter because I don't drive yet but I will soon enough.

*Luke Bortolotto  
West Roxbury*



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VOLUME 12 NUMBER 02

# Boston Bulletin

citywide news • street by street

AUGUST 9, 2018

FREE

## LET'S SUPPORT ROXBURY PREP

*To the Editor:*

I am a member of the Roslindale community and I support the proposal for a new Roxbury Prep High School at 361 Belgrade Ave in Roslindale.

This project will bring a new, quality high school education option to our neighborhood. As a parent of two young children, I am excited to have this school as an option. I grew up in Boston and am committed to raising my children here, but as with other parents, I am concerned about choice for education, particularly for high school. Roxbury Prep has a track record of excellence. The school has out-performed the district every year and the students are exposed to college-prep and individualized support planning throughout their time in high school. Roxbury Prep does accept new students in the 9th grade, making this new location a great opportunity for families in Roslindale and West Roxbury.

This project is not about district schools vs. charter schools. Roxbury Prep's new facility is not about expanding charter schools, it is simply about creating a permanent home for a high-performing public school. No caps are being raised and charters are not being expanded.

There is so much development happening in our city. The Clay Auto site will inevitably be developed. Why not opt for a school building that will be an asset to our community and will serve future generations of Bostonians?

Let's welcome Roxbury Prep to our community and give current students and future students a new home!

*Amanda Mezzetti-Quirk  
Roslindale*

# WEST ROXBURY ~ ROSLINDALE BULLETIN

Volume 18, Issue 37

SEPTEMBER 13, 2018



## **ROSLINDALE RESIDENT SPEAKS UP FOR SCHOOL PROPOSAL**

*To the Editor:*

I have lived in Roslindale for 21 years and was saddened by a recent trip through the Belgrade neighborhood. One sign that stated “Take back our neighborhood” was particularly troubling. I found myself asking, what or who are we taking “our” neighborhood back from? The sign must be referring to “them” but who is that?

I live in Roslindale because it is a diverse and, I thought, welcoming community. I love that this wonderful area contains a Greek fish market, a Russian Orthodox church, my Syrian barber, an Irish pub, a hair braiding salon, a traditional Italian butcher, a halal grocery, and many other diverse, eclectic and wonderful establishments that reflect a vibrant community inhabited by people from many backgrounds.

And what could make Roslindale more vibrant and healthy than assuring the future by educating the communities and the city’s young people in a modern facility capable of supporting the physical and mental wellbeing of dedicated teachers and learners? Nothing. To quote from Judith Chevarley letter in response to the June 29 Boston Globe editorial, (we) “are not opposed to the school. We recognize that it has an excellent academic reputation, with high-achieving students. We would welcome this school in Roslindale or West Roxbury...”So if we agree there is no “us” and no “them” and that a school would and should be welcomed into our neighborhood, let’s restart conversations of reconciliation about 361 Belgrade and the proposed Roxbury Prep Charter High School building.

I have been at many meetings starting in February of 2017, up through this year, and I know that the good people at Roxbury Prep and their design team have made sincere efforts to address the concerns of some neighbors. The current design of the building and the site reflects those efforts. We need to restart these conversations in good faith, not with the aim of preventing the school from being built but with the aim of making it the best possible project that meets the needs of the school, its students and the neighbors. I think this is possible, but we need to assure that our minds are open. Proponents must not try to ram the project through without modification and opponents cannot fall back on the mantra that the site is too small – if there was a better site it would have been found. Let’s get together and get this school built.

*Tad Lawrence  
Roslindale*

# WEST ROXBURY ~ ROSLINDALE BULLETIN

Volume 18, Issue 23

JUNE 7, 2018



## **SUPPORT ROXBURY PREP**

*To the Editor:*

I am a longtime Roslindale resident, the parent of two BPS students (8th and 5th grades) and have been an active member of the community for more than a decade. I support the new Roxbury Prep High School in Roslindale at 361 Belgrade Ave. because I believe that the new school will be a much-needed asset to our neighborhood and broader community. Roslindale remains the only neighborhood in Boston without a public high school — and we are in desperate need of new high school options that extend beyond our current exam school and lottery high school options.

I have lived in the neighborhood directly off of Belgrade Ave. for almost 15 years and have been disappointed by the slow development of the neighborhood, all while other Roslindale neighborhoods, like Roslindale Village, have come together to make improvements for the betterment of the direct and broader communities — and to the benefit of its neighbors and the businesses that rely on it. What's better than a high-quality school to boost and enrich a neighborhood?

I hope that my neighbors will review the proposed site plan, and take the time to get to know the school, its leadership and its high-performing scholars before raising objection. I ask my fellow neighbors to support the new Roxbury Prep Roslindale High School.

These students deserve a new school and I believe that they will be a positive addition to our neighborhood. Let's together make them feel welcome.

*Juli Greenwood  
Roslindale*

# Dorchester Reporter

**“The News and Values Around the Neighborhood”**

## Roxbury Prep Charter School students deserve a state-of-the-art learning place

September 19, 2018

By Roy Lincoln Karp  
Special to the Reporter

High school students at Roxbury Prep Charter School have to eat lunch in their classrooms. Their school has no gym and no performing arts space. The student body is split into two parts located five miles apart, a circumstance that presents significant practical challenges and makes it difficult to foster a shared sense of community. That could all change if the school’s plan to build a new, state-of-the-art high school in Roslindale comes to fruition.

“When I graduate from this school I want to come back to a high school where I can see everyone,” says Olivia Dunlap, a junior who lives in Roslindale, the only neighborhood in Boston without a public high school. “A new building would allow us to have space as a community and socialize. Whether it’s a dance or sporting events, we need to be one school.”

After reviewing more than 50 possible locations, the school concluded that a property at Belgrade Avenue and the West Roxbury Parkway was the only one feasible in terms of size, cost, and access to public transit. The site, which is zoned for educational purposes as of right, is adjacent to the Bellevue Commuter Line stop and four bus lines. The school justifiably touts the project as transit-driven development that will put students on underutilized trains and buses in a reverse commute.

But some residents are not happy. The school is up against a “Not in My Backyard” campaign replete with lawn signs, a website, and rotary visibilities. Conspicuously absent from their slogan, “Stop 361 Belgrade,” is any mention of a school. The site, currently home to an autobody shop and a shuttered tire dealership, will likely be developed whether a school is built there or not.

The residents leading the charge have registered with the city as the Greater Belgrade Avenue Neighborhood Association. “GBANA is essentially a single-issue organization seeking legitimacy by calling itself a neighborhood association,” says Rachel Young, a member of the nearby Longfellow Area Neighborhood Association, which recently hosted a presentation by Roxbury Prep. Young is also active with “We Support Roxbury Prep,” a campaign that has gathered more than 2,000

signatures in support of the high school, including 650 from residents of Roslindale and West Roxbury.

While residents remain divided, local pols have lined up in opposition to the school. Tim McCarthy, whose City Council district would house the school, told me he has to look out for the interests of his constituents. As for constituents who favor the proposal, he says he “doesn’t put a lot of stock into petitions.”

McCarthy says he doesn’t “look at this as a school, but like any other development proposal” before complaining that a school would have a greater impact on traffic and parking than a residential development at the same location. Presented with the fact that 90 percent of Roxbury Prep students get to school on public transit, he reminds me that “the school day does not end at 2:15. There are basketball games and performances that take place after school.” The very thing for which Olivia Dunlap was yearning - a rich high school experience with sporting events and dances - is for McCarthy an unsolvable parking problem.

Councillor Matt O’Malley, whose district abuts the site, also opposes the project. He believes the school provides inadequate space for a school of its size, but is vague about specifics. The school’s plan for a 96,000 square foot building for 800 students provides comparable space per pupil to several recently built charter schools including Academy of the Pacific Rim, Boston Collegiate Middle School, and the new Brooke Charter High School.

O’Malley also opposes the project because of the lack of Chapter 46 funding, which reimburses school districts for students they lose to charter schools. Boston, he asserts, is missing out on \$60 million to which it is entitled under the statute. But Roxbury Prep is authorized to expand its high school to 800 students based on its existing state charter whether or not they build a new school in Roslindale.

So what is really going on here? Many have accused GBANA of being motivated by racist fears of black and Latino teens coming to “their” neighborhood. Not surprisingly, neither GBANA nor the school want to talk about race, saying they would prefer instead to debate the project on its merits. That debate should go forward. In the meantime, elected officials should get off the NIMBY bandwagon, especially one that is being driven by fear more than facts.

## Community Divided Over A Proposed New Home For Roxbury Prep Charter High School

September 21, 2018

By Max Larkin

On a Saturday morning in Boston, the Roslindale farmer's market is about as mellow a scene as you can find.

But just outside its borders, there's an edge in the air, as one of the city's top-performing charter schools pleads its case for a new school building just down the street.

"I've been heckled at when I'm out canvassing in the neighborhood," says Rachel Young, a Roslindale resident who is collecting signatures and handing out lawn signs in support of the school. "I was sworn at just this morning. ... These are not the kind of conversations I want to be having with my neighbors!"



For months, Young has been arguing online and in person in favor of the project at 361 Belgrade Ave., on a lot occupied by the Clay Chevrolet dealership — right on the line between Roslindale and West Roxbury.

For the past few years, Roxbury Prep High School has been a schoolhouse divided: two campuses, five crosstown miles apart.

Half of its students go to school on Maywood Street in Roxbury, in a converted office building that the school is renting.

"This is only our 11th and 12th grade in this building," says Bridget McElduff, a Roxbury Prep staff member. "And we barely fit with what we have right now!"

Her tour begins in a medium-sized, all-brick room that does triple duty — as cafeteria, auditorium and art class. The room is packed with students during lunchtime — and it's still too small to fit more than half a grade's students.

Like many charter schools, Roxbury Prep emphasizes hard work and high expectations. Its hallways are kept quiet and its courses are rigorous. The Maywood Street building has been dressed up to reflect those goals — with Ivy League pennants and the school's top GPAs mounted on its walls.

But you can't help but notice the building's limitations: cramped stairwells, a conference room-turned-science lab and other tenants just on the other side of the wall.

Meanwhile, the school's ninth and 10th graders study in a former parochial school in Hyde Park. This can mean up to an hour in traffic for anyone who has to shuttle between the two campuses, including staff, student clubs and sports teams.

That disjointedness is Deborah Dunlap's one reservation about Roxbury Prep, where her daughter Olivia is a satisfied student in her junior year.

"I'm really sad that she's not getting a real high school experience," Deborah Dunlap says. "How close-knit can a school be if you've got ninth and 10th in one spot, and 11th and 12th in another?"

After a five-year search through 57 sites, Roxbury Prep landed on the Belgrade Avenue site. A rendering of the school they hope to build is hanging on the wall of the Maywood Street campus: a 96,000-square-foot building complete with a gym and a cafeteria, just steps from the commuter rail and bus routes.

They submitted their "[letter of intent](#)" to the Boston Planning and Development Agency in May.

But almost as soon as the school began to push for the site early last year, some in the neighborhood pushed back.

“When we first started out, [the concern] was traffic. It was 'kids on our lawns, kids on our porch,’” Dunlap recalls.

Like 10 percent of Roxbury Prep families, the Dunlaps live in Roslindale. So they’ve watched as the fight over 361 Belgrade has balkanized their neighborhood. Lawn signs — some in support of the project, but even more against — have sprouted up everywhere. (You’d think it was a hotly contested political campaign.)

Sixteen-year-old Olivia Dunlap has also gone door-to-door for the school, though it won't be built until at least a year after she plans to graduate.

At times, many of her neighbors — whom she describes as “old and Caucasian” — seem to listen to her. It was inspiring: “A lot of people actually ask me questions about the school: What do I do, like what do I learn, how does it affect me and my future? It makes me feel like people actually want to hear my side.”

Deborah Dunlap was especially moved when her daughter persuaded one resident to back the school: “I was so amazed that my baby, my daughter, was speaking the way she was. And for him to come back and say, ‘Your daughter helped sway me,’ that was a wonderful thing.”

And Deborah says the school has modified its plans in response to community concerns. It added a covered outdoor space, where students could congregate before and after hours, and a drop-off area for parents.

But after months of arguing, the “Stop 361 Belgrade” signs are still up. That's left the Dunlaps with a bad taste in their mouths.

Like when neighbors worry about ‘traffic,’ even though few of the school's students drive. Olivia says: “They pause when they say ‘traffic.’ Like, ‘We don’t want you here because of — traffic.’ And it’s just like — there’s going to be traffic everywhere! Like, there’s condos going up!”

It feels like code — like there is something under the surface of the neighborhood resistance.

Given the circumstances, it's not surprising that some school supporters detect a racial undercurrent in the opposition. Roxbury Prep’s students [are almost exclusively black or Latino](#), while the abutting neighborhoods — especially West Roxbury — are [largely white](#).

An [early petition](#) to block the building warned it could make the neighborhood less desirable, or spoil its “suburban feel.” One lawn sign put up on a block away reads: “Stop 361 Belgrade — Save Our Neighborhood.”

Sara Harold is one of the directors of [the Greater Belgrade Area Neighborhood Association](#) (GBANA), a new group that was formed, in part, to oppose the Roxbury Prep building. Harold and her family live about a block from the proposed building site. She says the "Save Our Neighborhood" sign wasn't put up by a GBANA member, and she denies that the group is motivated by racial concerns.

"In this city as a whole, race is an issue; racism is an issue," Harold says. "But as far as the whole opposition to the project started and formed, race has not ever been a part of [it]."



Harold says her issue is space — not race.

She noted that the school expects to enroll 800 or so high school students at 361 Belgrade, along with staff. At about 120 square feet per student, that would make the school more densely packed than almost all of Boston's existing public high schools, according to a [2016 audit of school facilities](#).

"You're looking at about 900 commuting individuals to an acre lot. That's a lot of people to put in such a small space," Harold said.

Along Belgrade Avenue, as in much of the city, developers are building condos. Traffic snarls the Parkway intersection as it does most other parts of the city.

There's another tension at play: Roxbury Prep is a charter school. Harold says she doesn't have an opinion on that subject, but some in the community do oppose charter schools: either on principle in general or to the way they work in Boston today.

From the beginning of the building process, many were under the impression that the Roxbury Prep building would represent the flouting of the [forceful "no" vote against charter expansion](#) taken in 2016.

But state officials actually authorized Roxbury Prep to enroll up to 1,800 students back in 2011, long before that vote. This building would combine the two high-school sites, bringing about 800 students currently in the system into a single facility.

That's not good enough for City Councilor Matt O'Malley of West Roxbury. He was one of six elected officials to oppose the school in a May letter to the Boston Planning and Development Agency (BPDA), which will oversee the process.

In an interview, O'Malley echoes GBANA's concerns about space, and added that his "larger concern" is the [growing sum of money](#) that Boston pays out to charter schools each year.

It's worth noting that Roxbury Prep staff expect to reach 1,800 students in total enrollment in the near future, regardless of whether the new school is built. That means the city would eventually end up paying the same amount in either scenario. For several years, the state has failed to meet its obligation to reimburse districts who lose students — and dollars — to charter schools.

O'Malley adds that he doesn't believe the "Save Our Neighborhood" sign, or other "ugly rhetoric" that has emerged in the community debate, is reflective of the neighborhood at large.

Meanwhile, Mayor Marty Walsh and other officials declined to take sides on the issue, noting that Roxbury Prep still has not filed a detailed plan for the building with the BPDA.

For now, the battle of Belgrade Ave. has reached a standoff. But it promises to flare up again as the process advances. First, would come that detailed plan, followed by community meetings that could be disputatious.

Still, it's a long, uncertain road to a groundbreaking.



# WEST ROXBURY ~ ROSLINDALE BULLETIN

Volume 18, Issue 38

SEPTEMBER 20, 2018



## **HELP US BUILD THE ROXBURY PREP COMMUNITY**

*To the Editor:*

As a current Roxbury Prep teacher and a resident of Roslindale, I am eager to support Roxbury Prep High School moving to 361 Belgrade Avenue. I am an active member of the performance music scene in the surrounding areas just as long as having lived here. Over the last two years, I have taught pre-AP chemistry and AP chemistry to sophomores, juniors, and seniors, and have served as an academic advisor for over 30 students at Roxbury Prep.

It has been one of the most enriching experiences of my life to have the privilege of helping our students succeed. Our students continue to amaze me every day in the way they support each other and their community, inside and outside of school. Whether it's showing impressive sportsmanship on the football field, or bolstering each other up with genuine support in the classroom when their peers struggle, our students consistently demonstrate maturity and character. Spending so much time around this kind of energy has inspired me to be a better person. It's exciting to think about all the ways they will inspire those around them in the communities they build now and after graduation.

Our students are resilient and flexible, making the most out of being divided between two buildings over 5 miles apart. Our staff members have also taken to creative problem solving in managing sports teams across buildings, teaching at two locations, and more. Providing Roxbury Prep with a permanent building to call home will further strengthen our student body and remove the logistical complications of multiple campuses, allowing our staff to focus solely on the work that matters most—offering our students an outstanding education.

Help us give Roxbury Prep's high school students the opportunity to come together as a single community under one roof. Help give our alumni a home to come back to, allowing them to visit favorite teachers and see old friends. Help give these outstanding young adults the quality education and high school experience they deserve. I'm calling on my neighbors to support the brilliant, hardworking students at Roxbury Prep by backing the site at 361 Belgrade Avenue.

*Collin Cherubim  
Roslindale*

# WEST ROXBURY ~ ROSLINDALE BULLETIN

Volume 18, Issue 39

SEPTEMBER 27, 2018



## EXCITED ABOUT PROSPECTS OF NEW SCHOOL

*To the Editor:*

I live in Roslindale and have had lots of conversations with friends and neighbors about the proposal to build a high school at 361 Belgrade Ave. I think the idea of bringing a high school to this area is a no-brainer. It would be a huge value-add for Roslindale because it would present residents with another high-quality school choice for their kids. There is no public high school in Roslindale right now so our young people have to travel all over the city to attend grades 9-12. While this is normal practice in Boston, wouldn't it be nice to have a contingent of Roslindale and West Roxbury kids who can walk to high school without the price tag that comes with private school?

The more I learn about the academics at Roxbury Prep, the more appealing the proposal becomes. This isn't just any public school—this school is delivering results for its students and deliv-

ering on its promise to get kids to and through college. Their curriculum and culture truly sets kids up for success—something not all schools are able to do.

After meeting some members of the Roxbury Prep team, I have to believe that their commitment to their students will transfer to the surrounding neighborhood. They are attentive, responsive and willing to put in the work to make this school a reality. I commute to work via public transportation and am always on the bus with students from other schools; I sometimes run into students from Roxbury Prep and I have silently witnessed them conduct themselves as respectful, kind students that are part of the community.

I love driving down my street and seeing all the “We Support Roxbury Prep” signs. I am a young adult who lives in this area, I plan to stay here for many years, and continuously be a part of the community; I would not be an advocate for something I did not truly believe in long term. Support is growing, momentum

is gaining and I encourage more of my neighbors to get involved in this positive addition to our neighborhood.

*Katherine Chousa  
Roslindale*

# WEST ROXBURY ~ ROSLINDALE BULLETIN

Volume 18, Issue 41

OCTOBER 11, 2018



## THE THEME IS TROUBLING

*To the Editor:*

I was struck by the common theme between the opposition to the proposed charter high school at 361 Belgrade Avenue and the opposition to new housing on Sprague Street in Readville.

The theme is “no change in my neighborhood”, which left me wondering what world the opposition lives in. After all, most of the opponents have children and even grandchildren who need good schools to go to and homes to live in. The main com-

plaints center around traffic congestion. Yes, there are backs ups in both areas during peak commuting times, but they are minor and can be resolved by improved public transportation and road design.

The complaint that Roxbury Prep will make congestion worse on West Roxbury Parkway is spurious since the vast majority of the students will use public transportation. And, it is disingenuous when one considers how much congestion is created by the drop-offs for Holy Name School. The city could improve

traffic by rebuilding the Parkway/Centre rotary into a more efficient and safer modern roundabout design. It is pedestrian hell now and prevents parents from letting children walk to the school.

As for the Sprague Street development, how do the opponents plan to solve the housing shortage that is making it so expensive to live in Boston and, in particular, is harming lower income residents? Increasing housing supply is the only way to put a check on price increases. Not in my backyard attitudes harm other people and stopping development hurts the economic health of cities. Asking developers to provide additional benefits to the neighborhood in exchange for building is the better and smarter way to work with inevitable and necessary change.

*Allan Wright  
Roslindale*

# WEST ROXBURY ~ ROSLINDALE BULLETIN

Volume 18, Issue 44

NOVEMBER 1, 2018



## LOOKING FORWARD TO ROXBURY PREP NEW HOME

*To the Editor:*

As a Roslindale homeowner and current Roxbury Prep school leader, I am eager for Roxbury Prep High School to find its home at 361 Belgrade Avenue. I am in my sixth year at Roxbury Prep and have served as a math teacher and Director of Operations at Roxbury Prep Mission Hill and Roxbury Prep Lucy Stone middle schools. I cherish living in a community that our schools serve, because it allows me to interact with our students and families outside of school. On my daily afternoon dog walks, I frequently run into current and former students of mine who live in Roslindale. I live for

those moments.

Throughout my time at Roxbury Prep, I have established tight bonds and maintained strong relationships with a multitude of our students across various campuses – including both Roxbury Prep High School sites. Seeing my former middle school students transform into brilliant, confident, responsible, young men and women makes me proud to be a Roxbury Prep educator. I have no doubt that RPHS is cultivating tomorrow's leaders, who will serve as agents of change in our communities.

Having our students find a home in Roslindale would finally allow our student body, staff, families, and alumni to settle and establish roots. It will allow us to focus on the work

that matters – preparing our students to enter, succeed in, and graduate from college. Our students can build deeper community across grades, rather than simply within their campus. Our alumni will know where to find us when visiting former teachers and staff when home for fall break. I look forward to the day where I don't have to make two trips and drive nearly 6 miles between campuses to catch up with my former middle-schoolers.

Help us give Roxbury Prep's high school students the opportunity to come together as a single community under one roof. I'm calling on my neighbors to support our college-bound students at Roxbury Prep by backing the site at 361 Belgrade Avenue.

*Jon Beck  
Roslindale*