

January 31, 20008

John Fitzgerald, Senior Management Economic Development
Boston Redevelopment Authority
Boston City Hall, 9th Floor
Boston, MA 02201

RE: Boston College Amendment to the IMP Brighton Campus

Dear John:

Thank you for the opportunity to comment on the Institutional Master Plan Notification Form/Project Notification Form ("IMP/NF/PNF") for Boston College's proposed IMP 10 year plan.

Boston College's Institutional Master Plan presents plans for the physical development of Boston College's Chestnut Hill, Brighton and Newton CAMPUSES. The main components of the ten-year Institutional Master Plan are the construction of four new academic buildings, a Recreation Center, UNIVERSITY Center, a fine arts theatre, parking facilities, new and replacement on-campus student housing, and renovations of existing .

The Boston Transportation Department (BTD) has reviewed the Institutional Master Plan Notification Form/Project Notification Form ("IMP/NF/PNF") for Boston College's proposed IMP 10 year plan and has the following comments/concerns:

TRIP GENERATION

- Page 6-11 states that here could be some limited trip generation associated with the retail portions of the projects located on Commonwealth Avenue. Clarification as to what type of retail is being proposed and where along with mitigation measures, analysis and results of the analysis. 1
- The proponent should be using BT's mode share XX for this area. 2

TRANSIT

- The purpose of evaluating the existing routes, ridership, and hours of operation of the MBTA service and Boston College shuttle is to identify redundancies in service and be able to develop recommendations to improve transit services and ridership on the vicinity of Boston College. Please clarify your findings and recommendations on this issue. **3**
- Has the proponent thought about consolidating the MBTA service with the Boston College Shuttle service!? **4**
- Would residents in the area be able to ride the shuttle service? **5**

PARKING

- What are the current parking fee policies for Boston College and how do they compare to other colleges in the area? What are the new fees and what is the parking fee plan for the next 10 years? Are students offered a discount? **6**
- There are currently 788 parking spaces on the Brighton Campus. The proponent is proposing on building a parking garage for 500 new spaces and displacing 425 spaces. How soon would the 425 spaces be displaced? Immediately or over time? **7**
- The proponent should clearly illustrate the off-campus on-street and off-street parking spaces and on-campus on-street and off-street spaces. This illustration should also include regulatory parking such as; Resident Parking. **8**
- **8**

TRANSPORTATION INFRASTRUCTURE CHANGES

- The propose relocation of St. Thomas More Road needs to be supported by a full traffic analysis showing proposed and existing traffic volumes for all of the proposed options. **9**
- The proponent proposes to enter the Brighton Campus via Lake Street. There are currently 3 entrances via Lake Street. The community has expressed concern about vehicles using these locations. The proponent should clearly indentify what location are going to be used by whom, as well as, submitting a proposed traffic analysis. **10**
- BTD would like to see the proponent tighten up St. Thomas More Road, Fr. Herlihy Drive and Commonwealth Avenue Intersection. **11**
- The proponent should clarify any right of way issues that are associated with the relocation of St. Thomas More Road. **12**
- There is currently an entrance to the Brighton Campus form Foster Street. What will the overall use of the entrance be? **13**

MBTA Boston College Green Line Station

- The proponent should include a detail design and analysis of the proposed center platform alternative on Commonwealth Avenue. This design and analysis is critical to the traffic management of the intersections of St. Thomas More Road/Commonwealth Avenue, Lake Street/Commonwealth Ave, as well as, the surrounding Community. **14**

PEDESTRIAN/BIKE PATHS

- The proponent should show in detail how the continuous pedestrian corridor is going to tie all the campuses together. 15
- The proponent is currently showing a pedestrian bridge at the proposed intersection of St. Thomas Moore Road and Commonwealth Avenue. What was the thought process as to who would use it and will it be handicapped accessible? 16
- Will bicycle paths and/or lanes be a part of this continuous corridor between campuses? 17
- BTD would like to see a bicycle lane installed on Beacon Street between Chestnut HILL Avenue and St. Thomas More Road. 18

BTB looks forward in working with Boston College and the BRA in developing a traffic management plan that will help minimize traffic impacts and improve transportation conditions in the area.

In conclusion I have attached BTB's standard Scope of Work. BTB looks forward in working with Boston College to identify specific components of the Scope of Work that will need to be done. BTB looks forward in working with Harvard University in expediting the submittal of a Draft Project Impact Report (DPIR) and Preliminary Adequacy Determination (PAD).

Sincerely,

William H. Conroy IV,
Senior Planner

- Cc: Vineet Gupta, Director of Policy and Planning
- John DeBenedictis, Director of Engineering

BOSTON TRANSPORTATION DEPARTMENT
TRANSPORTATION ACCESS PLAN GUIDELINES

And

SCOPE OF WORK

Boston is a dense city, with high levels of vehicular congestion, pedestrian traffic, and parking demand. New development of all types increases travel demand, and will have transportation impacts that require analysis, review, and mitigation. Through the City of Boston's Article 80 development review process, the Boston Transportation Department (BTD) works with development team (the "project proponent") to ensure that they thoroughly evaluate the transportation impacts associated with the proposed project, propose and analyze ways to mitigate these transportation impacts, and implement appropriate mitigation measures.

The project proponent is responsible for assessing and mitigating the short-term and long-term impacts of the proposed project. Submitting the following documentation to BTD:

1. Transportation Access Plan. The Transportation Access Plan shall fully describe all transportation-related issues surrounding the proposed project. It should include the following principal components:
 - Description of Existing Transportation Conditions. A summary of existing traffic, public transit, pedestrian, bicycle, and parking conditions in the study area.
 - Evaluation of the Proposed Project's Long-Term Transportation Impacts. A detailed description of the proposed project and a detailed analysis of the project's long-term impacts on traffic, public transit, pedestrian, bicycle, and parking conditions.
 - Mitigation of the Project's Long-Term Transportation Impacts. Identification of appropriate measures to mitigate project impacts, including physical and operational improvements, travel demand management (TDM), and long-term project impact monitoring.
 - Description of the Project's Short-Term Construction Impacts and Proposed Mitigation. General overview of the project's construction impacts, construction schedule and phasing, and measures to mitigate the short-term impacts. This is a summary of the more detailed Construction Management Plan (CMP) to be submitted to BTD under separate cover.

The Access Plan typically comprises the transportation component(s) of the proposed project's various environment filings, such as the Draft Project Impact Report (DPIR) or the Final Project Impact Report (FPIR); in special cases, the Access Plan may be a separate document. In any case, the Access Plan should adhere to the guidelines and scope of work set forth below. The analysis and reporting guidelines below are designed to be general enough that they will apply to most or all major development projects; they are also designed to be specific enough to ensure adequate information and equitable review of all development projects. These guidelines shall be followed as closely as possible. If the project proponent believes that certain provisions are not applicable to the development in question, the proponent shall obtain BTD's explicit approval to forego those provisions.

2. Construction Management Plan. The Construction Management Plan (CMP) shall include a detailed proposal for the proposed project's construction: schedule, phasing, and occupancy of the public right-of-way, access and delivery requirements, transportation impacts, and mitigation. The proponent shall submit the CMP to BTB, under separate cover from the Access Plan. The project's general contractor typically prepares the CMP. Guidelines for preparation of the CMP are available from BTB. The CMP shall be completed prior to the issuance of a Building Permit from the City of Boston's Inspectional Services Department (ISD).
3. Transportation Access Plan Agreement. The Transportation Access Plan Agreement (TAPA) is a formal legal agreement between the project developer and BTB. The TAPA formalizes the findings of the Access Plan, the mitigation commitments, elements of access and physical design, and any other responsibilities of the developer and BTB. Since the TAPA must incorporate the results of the technical analysis, physical design, and assessment of mitigation requirements, it must be executed after these processes have been completed. However, the TAPA must be executed prior to approval of the project's design through the City of Boston's Public Improvements Commissioner (PIC). An electronic copy of the basic TAPA form is available from BTB. It is the proponent's responsibility to complete the TAPA so that it reflects the specific findings and commitments for the project, and to get BTB review and approval of the document.

STUDY AREA

The Access Plan shall consist of a thorough analysis of the proposed project's transportation impacts throughout the relevant study area. The study area shall comprise the public right-of-way and important transportation elements of the area described by the following list of intersections:

- a. Commonwealth Avenue @ Lake Street/St. Thomas More Road
- b. Commonwealth Avenue @ Foster Street
- c. Commonwealth Avenue @ Chestnut Hill Ave.
- d. Commonwealth Avenue @ Old Colony
- e. Commonwealth Avenue @ South Street
- f. Commonwealth Avenue @ Brighton Campus Driveway
- g. Proposed St. Thomas Road @ Commonwealth Avenue
- h. Beacon Street @ St. Thomas Moore Road/Chestnut Hill Driveway
- i. St. Thomas Moore Road @ Chestnut Hill Driveway
- j. Father Herilhy Way @ St. Thomas Moore Road
- k. Beacon Street @ College Road/Hammond Street
- l. Beacon Street @ Chestnut Hill Avenue
- m. Beacon Street @ Reservoir Avenue
- n. Lake Street @ Washington Street
- o. Lake Street/Kenrick Street/Glenmont Road
- p. Foster Street @ Rogers Park Avenue
- q. Foster Street Brighton Campus Drive
- r. Foster Street @ Washington Street
- s. Washington Street/ Chestnut Hill Avenue/Market Street

The proponent shall review all relevant project proposals and planning studies that would affect the study area, and incorporate these into the transportation analysis, as appropriate.

DEFINITION OF TASKS

Task 1. Description of Existing Transportation Conditions

The Existing Conditions component shall summarize the current status of the transportation system within the study area. It shall focus on the issues listed below, and shall identify any existing problems or deficiencies in the transportation system. The Existing Conditions analysis will form the basis for projecting future conditions, and enable comprehensive assessment of the proposed project's transportation impacts.

- 1.1 Project Site Conditions. Describe general conditions in the vicinity of the project site, including:
 - Existing land use, including existing site square footage, building square footage, number of employees or residents, zoning provisions, and other applicable information
 - Physical condition of the site, existing access and egress
 - Major streets and intersections in the vicinity of the site
 - On-street regulationsInclude a survey of existing conditions.
- 1.2 Traffic. The Access Plan shall include traffic volume counts at the study area intersections for weekday morning and evening peak periods under existing conditions. These shall be classification counts in areas with high volumes of heavy vehicles. The morning and evening peak volumes represent a minimum for traffic impact analysis. Depending upon the nature of the proposed project or local conditions, BTD may require traffic analysis for additional conditions, such as the Saturday afternoon peak.

Existing capacity analyses shall be performed to determine level of service at all study area intersections. Analyses shall reflect realistic peak period characteristics, including pedestrian volumes, requirements for pedestrian phases, curb operations (bus stops, pick-up / drop-off), usable lanes, grade, and percentage of heavy vehicles. Appropriate traffic models will be discussed below.

- 1.3 Parking. The Access Plan shall summarize the parking supply within ¼ mile of the project site. The parking inventory shall focus on publicly available spaces, but shall also include private resident or employee spaces as well, if the information is available. The parking inventory shall include:
 - a. Location (block face for on-street spaces, facility for off-street spaces). Include a graphic representation of the parking supply locations with respect to the project.
 - b. Type of Space
 - On-street (metered, resident parking, unregulated, etc.)
 - Off-street (surface lot or garage, user type: resident, employee, commercially-available, customer, etc.)
 - c. Parking Fees, by Type of Space
 - d. Percentage Utilization During Parking Peak (assume 12 noon)

This inventory can be supplemented with data from published sources such as the BTD's 1987 Downtown Parking Inventory Study, updated as necessary with survey data.

If there is currently parking associated with the project site, the Access Plan shall summarize the parking use and management. The description of existing on-site parking use shall include: number of spaces; occupation of spaces by user type, hour of peak occupancy, turnover rate, parking fees, and any high-occupancy vehicle spaces.

1.4 Transit. The Access Plan shall describe the study area's mass transit system:

a. Transit Supply

- Massachusetts Bay Transportation Authority (MBTA) services, proximity to site
 - Service (mode of transit, line, closest station stop)
 - Service characteristics (frequency during peak periods, geographic connections)
 - Physical characteristics (station conditions, rolling stock)
 - Private transit services (summarize characteristics above)
 - Other transit and high-occupancy vehicle (HOV) services

b. System Utilization

- Capacity by line during peak periods
- Current ridership and percentage capacity utilization by line during peak periods

1.5 Pedestrians. The Access Plan shall include a description of pedestrian conditions on sidewalks and intersections adjacent to the site, including major pedestrian routes and desire lines in and around the site, volumes of pedestrians on these routes, and the conditions of these corridors, including any deficiencies or barriers.

Pedestrian volumes shall be counted and pedestrian level of service shall be calculated at the following intersection crossings and sidewalk locations:

- a. Commonwealth Avenue @ Lake Street/St. Thomas More Road
- b. Commonwealth Avenue @ Foster Street
- c. Commonwealth Avenue @ Chestnut Hill Ave.
- d. Commonwealth Avenue @ Old Colony
- e. Commonwealth Avenue @ South Street
- f. Commonwealth Avenue @ Brighton Campus Driveway
- g. Proposed St. Thomas Road @ Commonwealth Avenue
- h. Beacon Street @ St. Thomas Moore Road/Chestnut Hill Driveway
- i. St. Thomas Moore Road @ Chestnut Hill Driveway
- j. Father Herilhy Way @ St. Thomas Moore Road
- k. Beacon Street @ College Road/Hammond Street
- l. Beacon Street @ Chestnut Hill Avenue
- m. Beacon Street @ Reservoir Avenue
- n. Lake Street @ Washington Street
- o. Lake Street/Kenrick Street/Glenmont Road
- p. Foster Street @ Rogers Park Avenue
- q. Foster Street Brighton Campus Drive
- r. Foster Street @ Washington Street
- s. Washington Street/ Chestnut Hill Avenue/Market Street

Describe pedestrian accommodation at signalized intersections in the study area (i.e. exclusive vs. concurrent, crossing time provided).

- 1.6 Bicycles. The Access Plan shall describe existing bicycle usage, primary bicycle routes, Accommodation of bicycles in the public right-of-way, and the current supply and location of any existing bicycle racks on or adjacent to the project site. On a day with good weather (record date and weather conditions), survey bicycle rack utilization by location. Document storage of bicycles in locations without bicycle racks. Include bicycle volume counts at the following intersections and bike routes:

- a. Commonwealth Avenue @ Lake Street/St. Thomas More Road
- b. Commonwealth Avenue @ Foster Street
- c. Commonwealth Avenue @ Chestnut Hill Ave.
- d. Commonwealth Avenue @ Old Colony
- e. Commonwealth Avenue @ South Street
- f. Commonwealth Avenue @ Brighton Campus Driveway
- g. Proposed St. Thomas Road @ Commonwealth Avenue
- h. Beacon Street @ St. Thomas Moore Road/Chestnut Hill Driveway
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- r. Foster Street @ Washington Street
- s. Washington Street/ Chestnut Hill Avenue/Market Street

- 1.7 Off-Street Loading Guidelines – Harvard University needs to adhere to BTD's 'Off-Street Loading Guidelines', a copy of which is attached for reference. The guidelines can also be accessed from the City of Boston website at http://www.cityofboston.gov/transportation/off_street.asp. Adherence to the 'Off-Street Loading Guidelines' will ensure safe and efficient loading access, minimize adverse impacts on traffic-flow and pedestrian safety, and provide consistent guidelines

Task 2. Evaluation of Proposed Project's Long-Term Transportation Impacts

The central component of the Access Plan is the evaluation of the proposed project's long-term transportation impacts. The Access Plan must evaluate these impacts in detail, for all the transportation modes and aspects that will be affected, including traffic, parking, public transit, pedestrians, bicycles, and service and loading. These impacts must be compared to the appropriate baseline condition, the Future No-Build Condition. The following are the principal issues, modes, and conditions that must be analyzed.

- 2.1 Project Description. The Access Plan shall include a summary of the key project characteristics that are relevant to the project's transportation impacts. These include:
- Project name and street address
 - Study area, including critical intersections
 - Anticipated construction start and completion dates
 - Relevant zoning regulations with respect to use, parking and other characteristics
 - Required permits, variances, and licenses
 - Site area
 - Project's gross square footage and floor-area ratio (FAR)
 - Gross square footage by use
 - Other relevant variables (e.g. number of dwelling units, number of hotel rooms, number of employees)
 - Number of parking spaces, specified by use type
 - Number of loading bays, dimensions of bays, design loading vehicle

- 2.2 Trip Generation Analysis. The Access Plan shall include a clear and detailed trip generation analysis for the proposed uses of the site. This analysis shall include:

- a. Person-Trip Generation. The Access Plan shall summarize the proposed project's person-trip generation, for daily, AM peak, and PM peak trips. For certain uses, person-trips shall also be calculated for other time periods, such as Saturday afternoon peak hour (e.g. cultural or entertainment use in an area with significant weekend congestion).

The person-trip calculations shall be based on appropriate trip generation rates, typically the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 6th Edition*. The ITE manual includes comprehensive vehicle-trip generation rates based on surveys in suburban locations throughout the United States. Because Boston benefits from an excellent public transit system and pedestrian access, ITE vehicle-trip generation rates are not directly applicable to resulting vehicle trips. ITE rates shall be used to generate total person-trips by correcting for vehicle occupancy rate (VOR). Appendix xx includes a compilation of the most common ITE trip generation rates and corresponding VOR. The proponent shall use these trip generation rates whenever possible. Where necessary, these trip generation rates may be supplemented by survey data or information from other sources (subject to BTM requirement and/or approval). The person-trip generation analysis shall be summarized in a clear table, in the body of the Access Plan, including all of the following information:

- Land use type
- Square footage, by land use type
- Vehicle-occupancy rate (VOR) assumption, by land use type (for translation of vehicle-trip rates to person-trip rates)
- Daily person-trip generation (by land use and overall)
 - Daily person-trip generation rate (per 1,000 square feet, or per unit)
 - Resulting daily person-trip ends
- AM peak hour person-trip generation (by land use and overall)
 - AM peak hour person-trip generation rate
 - AM peak hour person-trips, entering

- AM peak hour person-trips, exiting
 - PM Peak Hour person-trip generation (by land use and overall)
 - PM peak hour person-trip generation rate
 - PM peak hour person-trips, entering
 - PM peak hour person-trips, exiting
 - Source for trip generation rates
- b. Mode Split and Vehicle Occupancy Rate. Person-trips shall be apportioned among the various principal modes (automobile, public transit, walking, bicycling) using an appropriate mode split. The mode split shall be presented as percentages of automobile, public transit, and walk / bicycle travel. Working with BTM, the Central Transportation Planning Staff (CTPS) has compiled appropriate mode split assumptions for various sections of Boston, according to trip type. Zone 10 should be used to determine these mode splits, along with VOR for automobile trips, are included in Appendix xx. The mode split calculation shall be based upon these assumptions. If the proponent wishes to adjust these mode splits based upon specific project characteristics, the adjustment must be supported by accepted evidence and by appropriate mitigation commitments (e.g. enhanced travel demand management to justify a higher public transit mode share). BTM must approve any adjustments to the mode split and VOR assumptions in Appendix xx. The Access Plan shall include a clear, easily understood table that summarizes the assumptions and the resulting trips by land use type, by trip purpose, and by mode.
- c. Trip Distribution. The trip distribution shall identify the directional split (i.e. north, south, west) of person-trips and vehicle-trips for the specific location and trip types of the proposed project. Detailed trip distribution information for trips to and from all areas of Boston is included in Appendix xx. The trip distribution is allocated by individual mode, and should be applied to the resulting trip totals by mode. The Access Plan shall use this information for trip distribution assumptions, unless BTM recommends or approves other trip distribution assumptions.
- d. Trip Assignment. The distributed trips shall be assigned to the appropriate means of accessing the project: highway routes, surface streets, surface intersections, sidewalks, crosswalks, site access / egress points, and public transit lines. If the project expects to rely upon an off-site parking supply, trips shall be assigned appropriately to these locations. Drop-off, pick-up, and valet trips shall also be assigned appropriately, i.e. both entering and exiting the site access, and entering or exiting an off-site parking area.

Attached appendices include the base assumptions that the project proponent shall use for trip generation rates, mode splits, trip distribution, and vehicle occupancy rate for specified areas of Boston. The proponent may believe that other assumptions should be used due to specific circumstances, such as proximity to public transit (not relevant for downtown zones) or exceptional travel demand management commitments. Where such special circumstances warrant, the proponent may propose alternative assumptions, which are subject to explicit BTM approval.

- 2.3 Future No-Build Condition. The analysis of the proposed project's transportation impacts must be based on a comparison with an appropriate baseline condition. The proposed project's impacts would be felt fully during some future "horizon year" when the

project is expected to be complete, occupied, and operating. The effects of the proposed project (under the "Future Build Condition") are most appropriately demonstrated in comparison to projected transportation conditions during the horizon year without the effects of the proposed project.

- The horizon year shall be five years in the future, unless specific circumstances require that a different time frame be used.
- The Future No-Build Condition shall be based on the Existing Conditions assessment, with the addition of development and infrastructure projects that have been proposed and are expected to be complete and operational by the horizon year (per BTD and BRA instructions).
- The Future No-Build Condition traffic, transit, and pedestrian volumes shall also include a background growth rate of 1 – 1 ½ % per year (depending upon local conditions) added to existing traffic volume counts, transit ridership, and pedestrian counts, unless otherwise specified by BTD.

2.4 Future Build Condition. The central component of the Access Plan is the assessment of the proposed project's long-term impacts. This shall include evaluations of the project's effects on all transportation modes and aspects, throughout the study area.

a. Traffic Impacts.

- i) Traffic Volumes. The traffic analysis shall include diagrams of turning movement volumes generated by the proposed project at all study area intersections, and total turning movement volumes for the Future Build Condition. Therefore, the Access Plan shall include turning movement volume diagrams for AM peak volumes, PM peak volumes, and any other required period, of each of the following:
 - a) Existing Conditions (based on current traffic counts)
 - b) Future No-Build Conditions (Existing Conditions, plus appropriate future changes and growth factor)
 - c) Project-Generated Traffic Volumes (based on trip generation)
 - d) Future Build Conditions (Future No-Build Conditions, plus Project-Generated Traffic Volumes)
 - e) Future Build Conditions with Mitigation (if the proponent plans to undertake any roadway or signalization changes in order to mitigate traffic impacts of the proposed project)
- ii) Traffic Capacity Analysis Software. The Access Plan shall include traffic capacity analyses for Existing Conditions, Future No-Build Conditions, and Future Build Conditions. The capacity analysis shall be performed using an approved and appropriate capacity analysis software program.
 - For intersections that are widely spaced and will operate in isolation, the proponent shall use software based upon the *Highway Capacity Manual* (HCS), 1997 edition.
 - For closely-spaced intersections with long queues that create interaction between intersections, the proponent shall use a computer model, such as Transyt-7F (version 8) or Synchro, that can accurately model these effects. In such cases, the proponent shall model all of the intersections that would interact.

The computer model output shall be attached to the Access Plan as an appendix.

- iii) **Traffic Capacity Analysis Results Summary.** The Access Plan shall include a tabular summary of the traffic capacity analysis, for all conditions (Existing, No-Build, Build) for each intersection as a whole and for each approach of every intersection. The summary shall include the volume-to-capacity ratio (v/c), level of service (LOS), delay, and estimated queue lengths for each study intersection, and for each approach of every intersection. The summary table shall also highlight changes to intersection and individual approach LOS that result from site-generated traffic.
 - iv) **Traffic Counts.** The proponent shall submit, under separate cover, turning movement count summary sheets for each intersection in the study area.
- b. **Parking Impacts.** The Access Plan shall include an analysis of projected parking demand and proposed parking supply.
- i) **Parking Demand Analysis.** The Access Plan shall include an analysis of total parking demand in the horizon year, broken down by land use and user type (e.g. office employee vs. visitor, hotel employee vs. guest, retail employee vs. patron). The parking demand analysis shall include
 - Daily vehicle-trip generation by land use and user type (consistent with mode split and VOR)
 - Parking turnover by land use and user type (cite source)
 - Parking demand peaks by land use and user type
 - Overall parking demand and peak parking demand, based on shared parking among all land uses and user types included in the proposed projectd
 - ii) **Proposed Parking Supply.** The Access Plan shall include a summary of the project's proposed off-street parking supply. Parking supply, and parking costs, plays a central role in determining mode split and vehicular traffic impact. In general, parking shall be limited to minimum supply that is appropriate to the neighborhood, the project's transit access, and the project's mode split. Appendix xx includes a map of parking ratio guidelines by land use and area of the city. The project's parking ratio shall remain within these guidelines. If the parking supply exceeds these guidelines, the proponent must justify the excess parking based on circumstances specific to the project. Higher parking ratios may increase transportation impacts, and necessitate enhanced mitigation measures. The information below shall be summarized in a clear table.
 - Total Spaces
 - Existing
 - Future No-Build (if applicable)
 - Future Build Parking Conditions
 - Parking Allocation
 - Space allocation among various land uses
 - Parking ratios: spaces per thousand square feet or per unit, by land use
 - Specially-designated parking spaces, e.g. vanpools, livery vehicles, rental cars, car-sharing

- Treatment of existing parking spaces, including displacement of existing parking spaces and how the parking demand for these spaces would be met in the Future Build Condition
 - Comparison of Parking Supply and Demand
 - Projected shortfall or surplus of parking spaces, by land use
 - Proposed management of shortfall or surplus
 - Provide a plan of all parking facilities, including layout, access, and size of spaces.
- iii) Off-Site Parking Supply. Describe any anticipated utilization of off-site parking supply (as described in the Existing Conditions section, amended to reflect Future No-Build Conditions) required to satisfy project-generated parking demand.
- On-Street Parking Supply
 - Off-Street Parking Supply
 - Number and type of spaces required (i.e. publicly-available, employee, residential)
 - Resulting parking utilization at 12 noon on a weekday (additional parking survey times may be required, depending upon the nature of the project)
- iv) Proposed Parking Management Plan
- Description of Proposed Parking Operations
 - Access control
 - Valet operations
 - Pass or payment medium
 - Management of operations to prevent illegal parking, violation of 5-minute idling law
 - Parking Fees
 - Management of Specially-Designated Parking Spaces (e.g. vanpool, carpools, rental cars, car-sharing)
 - Location
 - Parking fees
 - Accommodation of increased supply if demand warrants
- c. Transit Impacts. Describe the anticipated impacts of the project on the mass transit system, based on the information about Existing Conditions and the projected transit person-trips (based on trip generation – trip distribution – mode split calculations). Future transit conditions shall be based on transit supply and capacity that is expected to be available in the horizon year; if there is some doubt, the proponent shall consult with BTM and/or the MBTA. The proponent may use generally available MBTA ridership data as a basis for this analysis. The Access Plan shall include the following information:
- i) Transit Trip Distribution
- Distribution of project-generated transit trips by zone
 - Distribution of project-generated transit trips by transit line / route
- ii) System Utilization
- Existing Conditions: Capacity and utilization by line

- No-Build Conditions: Capacity and utilization by line
 - Build Conditions: Capacity and utilization by line
- d. Pedestrian Impacts. Describe future pedestrian conditions in the study area:
- Pedestrian access to and from the project, pedestrian circulation routes
 - Pedestrian accommodation in the project's public spaces (e.g. sidewalk, adjacent intersections, plaza spaces, benches, etc.)
 - Pedestrian level of service (LOS) at all surveyed crosswalks, sidewalks and other locations
 - Existing Conditions
 - Future No-Build Conditions
 - Future Build Conditions

NOTE: The traffic capacity analyses must also assume appropriate accommodation of pedestrians in all signalization assumptions. The pedestrian impacts analysis shall describe the assumptions regarding accommodation of pedestrians in the traffic analysis, i.e. pedestrian walk rate and percentage of cycles in which pedestrian phase is called (verify with BTM).

- e. Bicycles. Describe bicycle access to, from, and within the project site. Describe bicycle storage and other amenities (e.g. shower and changing facilities) to be provided. BTM will provide guidelines on bicycle storage requirements based on project type and size.
- f. Loading and Service. The project must accommodate loading and service facilities in an off-street location. The loading and service plan shall not rely upon loading facilities and truck back-up maneuvers in the public right-of-way. Describe service and loading requirements:
- Number of loading bays
 - Services to be provided (e.g. garbage compactor, garbage collection, restaurant service, move-in / move-out, etc.)
 - Level of loading and service activity (number of trucks per day or per week)
 - Loading and service schedule, schedule restrictions (proponent shall prohibit or strictly limit loading and service activities during peak periods)
 - Design vehicle(s)
 - Required truck turning movements (show design vehicle turning movements on site plan)
 - Major loading and service vehicle routes for site access and egress
 - Access for emergency vehicles

2.5 Site Plan. Provide an engineered site plan showing Build Conditions (contrast with existing conditions):

- Public right-of-way layout
 - Roadways
 - Sidewalks
- Vehicular access and circulation
- Service and loading

- Parking
- Bicycle storage
- Proposed on-street regulations

Task 3. Mitigation of the Project's Long-Term Transportation Impacts

Major development projects offer benefits, but they also consume public services and create impacts on public resources. Chief among these impacts is a development's effect on the transportation system. The project proponent is required to quantify and analyze these impacts through the Access Plan. It is then the responsibility of the project proponent, working with BTD, to develop strategies for reducing and mitigating these impacts. These strategies will typically include travel demand management (TDM) measures and improvements to Boston's transportation system.

These transportation system improvements and mitigation measures have associated costs. The proponent should view these costs as an integral component of the overall project cost, necessary to enable the transportation system to accommodate the project's impacts. The mitigation measures benefit the users of the transportation system, in particular the new users associated with the proposed project. Project proponents shall allocate appropriate funding for the mitigation. The mitigation measures associated with a development project will be specified in the project's Transportation Access Plan Agreement (TAPA) between the proponent and BTD.

- 3.1 Travel Demand Management (TDM). Travel demand management comprises a variety of strategies designed to reduce single-occupancy vehicle (SOV) travel and encourage "alternate modes" of transportation (public transit, walking, bicycling). TDM programs are critical due to the disproportionate impacts of SOV travel on congestion, parking demand, air quality, and quality of life. TDM programs are especially important for projects that generate higher trip volumes, create concentrated peaks of demand, and create more impacts related to roadway congestion, parking demand, and vehicle emissions. TDM programs are required even when proponent uses the default analysis assumptions for mode split and VOR, since these default assumptions reflect long-standing TDM efforts and Transportation Management Association programs.

Appropriate TDM measures and requirements will vary depending upon the type of development, the neighborhood, the impact analysis assumptions, and other circumstances. For example, many of the measures below would not apply to a residential development. In the case of commercial office development, some (but not all) of the measures below would be the responsibility of the tenants, rather than the proponent. The proponent will be required to implement those TDM measures that are within its control, and should at least encourage and facilitate such measures. However, if the proponent seeks to base its impact analysis on aggressive assumptions (e.g. a high transit mode share), the proponent must require appropriate TDM measures in its lease agreements with tenants.

In the TAPA, the proponent will be required to implement the following TDM measures (as appropriate to the specific project):

- a. Transportation Coordinator. Designate a full-time, on-site employee as the development's transportation coordinator. The transportation coordinator shall

oversee all transportation issues. This includes managing vehicular operations, service and loading, parking, and TDM programs. In addition, the transportation coordinator will be responsible for the monitoring program and will serve as the contact and liaison for BTD and the Transportation Management Association (TMA)

- b. Ridesharing / Carpooling. Facilitate ridesharing through geographic matching, parking fee discounts, and preferential parking for carpools / vanpools. May be accomplished through membership in a TMA, participation in CARAVAN for Commuters, and/or use of computerized ridesharing software.
- c. Guaranteed Ride Home Program. Offer a "guaranteed ride home" in order to remove an obstacle to transit use and ridesharing
- d. Transit Pass Programs. Encourage employees to use transit through the following measures:
 - Offer on-site transit pass sales or participate in the MBTA Corporate T-Pass Program
 - Offer federal "Commuter Choice" programs, including pre-tax deductions for transit passes and subsidized transit passes
- e. Information and Promotion of Travel Alternatives
 - Provide employees and visitors with public transit system maps and other system information
 - Provide an annual (or more frequent) newsletter or bulletin summarizing transit, ridesharing, bicycling, alternative work schedules, and other travel options
 - Sponsor an annual (or more frequent) "Transportation Day" at which employees may obtain information on travel alternatives and register to participate in ridesharing programs
 - Provide information on travel alternatives for employees and visitors via the Internet
 - Provide information on travel alternatives to new employees
- f. Transportation Management Association (TMA) Membership. Investigate joining a Transportation Management Association. Encourage tenants to join the TMA as well. If no TMA is established in the project area, investigate starting a new TMA or becoming affiliated with an existing TMA. A TMA can provide many of these TDM measures, including ridematching, guaranteed ride home, and transit information and promotional materials.
- g. Bicycle Facilities and Promotion
 - Provide secure bicycle storage (number of spaces will be specified depending upon size of development and type of land use)
 - Provide additional publicly-accessible bicycle storage (number of spaces will be specified)
 - Provide shower and changing facilities for bicycle commuters
 - Promote bicycles as an alternative to SOV travel, provide promotional material on bicycle commuting and bicycle safety, and provide incentives for bicycle use

h. Parking Management

- Charge market-rate parking fees
- Offer preferential parking to carpools and vanpools
- Offer reduced parking rates to carpools and vanpools
- Offer parking "cash-out" option
- Offer garage space for car rentals
- Offer parking space for car-sharing
- Offer parking space, charging facilities for electric vehicles
- Offer parking / layover space for livery vehicles (hotel development)
- Enforce a 5-minute limit on vehicle idling for all users of the Development, in accordance with Massachusetts state law

i. Trip Reduction Strategies. To the degree possible, the Developer shall implement the following strategies for its own on-site employees. The Developer shall also encourage tenants to implement these strategies as well.

- Telecommuting. Reduce overall trip demand by enabling employees to telecommute.
- Flexible Work Schedules. Reduce peak hour and overall trip demand by enabling employees to telecommute, work a compressed workweek, or work hours that enable off-peak commuting.
- Local Hiring. Recruit and hire employees from the local area. Such local employees can more easily use alternatives to SOV travel, including walking, bicycling, and transit.

j. Transportation Monitoring and Annual Reporting. Monitor transportation conditions, conduct employee transportation surveys, and provide BTM with an annual report on findings. This information will be useful to BTM in identifying and addressing issues with travel and access, including transit service, pedestrian and bicycle access, parking, and traffic. This information will enable BTM to pursue improved access for the project, and provide benefits to the proponent. BTM will provide employee survey forms and transportation monitoring forms to ensure uniformity of data.

3.2 Transportation System Improvements. In order to meet Boston's mobility needs as its population, density, and land development increase, Boston's transportation system requires improvements. These improvements offset the transportation impacts of new development. In addition, these improvements can make the traveling experience easier in the vicinity of the project, which accrues to the benefit of the proponent and the development's users.

- a. Geometric Changes and Improvements to the Public Right-of-Way. The proponent may be required to make geometric changes and improvements to roadways, sidewalks, and other elements in the vicinity of the proposed project. These changes and improvements may be necessary in order to enable new circulation patterns resulting from the project and mitigate impacts of new vehicle or pedestrian trips. Changes and improvements shall be designed by the proponent's consultant in consultation with BTM. The project proponent will be required to directly fund and implement all changes and improvements to the public right-of-way, and to obtain any required permits. The proponent shall obtain the approval of the City of Boston's Public Improvements Commission (PIC) for any changes to the public right-of-way. These improvements shall be made with input from BTM, per specifications provided

by BTB, by a contractor approved by BTB, and subject to final BTB inspection and approval.

b. **Traffic Signal Improvements.** BTB operates most of the traffic signals in Boston. Improvements to traffic signals in the vicinity of the proposed project may be necessary to manage the increased travel demands placed on the intersection. Improving the operations of these signals can reduce congestion and improve conditions for pedestrians, bicycles, transit vehicles, and general traffic. Typical traffic signal improvements that BTB may require include:

- i) Traffic signal equipment
 - Signal controller
 - Signal heads and pedestrian heads
 - Signal poles and mast arms
- ii) Traffic monitoring equipment
 - System detectors
 - Video monitoring cameras
- iii) Traffic signal communications equipment
 - Communications conduit (4" PVC)
 - Signal interconnect cable

The project proponent will be required to directly fund and implement all traffic signal improvements, and to obtain any required permits. These improvements shall be made with input from BTB, per specifications provided by BTB, by a contractor approved by BTB, and subject to final BTB inspection and approval.

- c. **Public Transit System Improvements.** New development can add significantly to public transit demand and have other impacts on the transit system. In order to manage this demand and mitigate the impacts, the proponent may be required to make or contribute to transit system improvements. These improvements shall be determined in consultation with BTB and the MBTA. Improvements may include:
- Physical improvements to MBTA system stations and stops
 - Water transportation
 - Dock and/or landside infrastructure improvements
 - Operating subsidy for water transportation services
 - Supplemental transit services. Public transit is the most desirable means of achieving transit access, and the proponent shall make every effort to facilitate transit access to the proposed project via public services. However, there may be some situations in which private supplemental transit services, such as shuttle buses, are necessary.
 - Overall transit demand in the area is too low to justify public transit service, but the proposed project requires transit access
 - The proposed project generates a concentration of trips to and from certain locations, such that a shuttle is feasible and useful in reducing auto trips (e.g. a hotel with airport and/or convention shuttles)

Task 4. Description of the Project's Short-Term Construction Impacts and Proposed Mitigation

The Access Plan shall include an overview of construction period transportation impacts and proposed short-term mitigation. This shall be a summary of the more detailed Construction Management Plan (CMP) that must be submitted to BTB under separate cover. The

construction management summary in the Access Plan shall provide an appropriate level of information regarding the analysis and proposed management of the impacts of the project during the construction period, including:

- The need for full or partial street closures, street occupancy, sidewalk closures, and/or sidewalk occupancy during construction
- Frequency and schedule for truck movements and construction materials deliveries, including designated and prohibited delivery times
- Designated truck routes
- Plans for maintaining pedestrian and vehicle access during each phase of construction
- Parking provisions for construction workers
- Mode of transportation for construction workers, initiatives for reducing driving and parking demands
- Coordination with other construction projects in the area
- Distribution of information regarding construction conditions and impact mitigation to abutters

February 13, 2008

John Palmieri, Director
 Boston Redevelopment Authority
 Boston City Hall, Room 925
 Boston, MA 02201
 Attention: John FitzGerald, Project Manager

Re: Boston College Institutional Master Plan Notification Form

Dear Director Palmieri:

The City of Boston Environment Department has reviewed the Boston College (BC) Institutional Master Plan Notification Form (IMPNF) and offers the following comments.

BC has developed a 10-year, \$2.6 billion Strategic Plan to address academic, facilities and fundraising goals. The IMPNF outlines the projects BC plans to implement over that period; \$800 million in renovation and new construction.

Construction in the Boston portion of the campus is to include a Recreation Center; University Center; Brighton Athletics Center (a field house and four new fields); a fine arts district (three structures – Fine Arts/academic, museum and auditorium); a 500-space parking facility; 1,585 beds of undergraduate student housing, 610 net new; 75 beds of housing for Jesuit and graduate student housing; and library storage. The Beacon Street parking garage is to be expanded by an unidentified number of spaces. The following buildings on the Brighton Campus will be re-used:

- current School of Theology
- former Cardinal's Residence
- Bishop Peterson Hall
- Chancery and Creagh Library
- St. John's Hall

It appears from the description of Institutional Master Plan (IMP) projects that More Hall; the modular housing; Flynn Recreational Complex; the University Center; Edmonds Hall; 188, 192 and 196 Foster Street; and St. John Seminary Service Building are to be demolished. The IMP should include a list of proposed demolition. The IMP should contain an amended list if this is inaccurate. 1

In describing off-campus parking for graduate students, the IMPNF references properties on Strathmore/Orkney Roads and Embassy Road at which students can park for a monthly fee. These properties and their use(s) are not shown on Figure 2-1 and are not listed in Table 2-1, *Boston College Properties – Brighton, Chestnut Hill, and Newton Campuses*. The IMP should describe provide this information. In addition, the IMP should identify the location and uses of all off-campus properties that BC owns, operates, manages and uses. 2
3

The IMP should identify the specific uses of 18, 24 and 30 Wade Streets and their respective garages. 4

BC does not presently house graduate students or faculty on campus; it leases 186 units of private, off-campus housing for this use. BC has an agreement with the City of Boston (COB) and Boston Redevelopment Authority (BRA) that allows it to lease the units for six years as long as graduate housing is part of an IMP. The IMPNF does not indicate when the six year term began. This information should be provided in the IMP. 5

The IMP should replicate Figures 2-1 and 3-1 in the IMP with the addition of a legend that indicates the uses of buildings adjacent to the Boston campus perimeter. 6

BC's undergraduate enrollment is about 9,000; graduate and professional program enrollment is 4,650 and 750 students are in Woods College of Advanced Studies.

Total faculty is identified as 1,210 of which 725 are full-time, 175 are teaching fellows and 310 are Teaching Assistants.

Total staff is identified as 2,440; almost 2,200 are full-time. The IMPNF does not indicate if there are contract and *per diem* employees working at BC. The IMP should provide the number of any full- and part-time workers in these categories.

7

SUSTAINABILITY

We concur with BC that engaging stakeholders from all levels of a variety of campus functions is essential for the success of sustainability programs and we encourage efforts to bring together a community dedicated to achieving a wide range of goals.

The IMP should describe the Campus Consortium for Environmental Excellence and its benefits for BC.

8

We recommend, consistent with the Mayor's focus on sustainability and responding to climate change, that BC evaluate participation in the American College & University Presidents Climate Commitment (ACUPCC). Over 30 Massachusetts institutions of higher education are signatories.

9

Presidents belonging to the ACUPCC sign a Commitment pledging to eliminate their campuses' greenhouse gas emissions over time. This involves:

- Completing an emissions inventory
- Within two years, setting a target date and interim milestones for becoming climate neutral.
- Taking immediate steps to reduce greenhouse gas emissions by choosing from a list of short-term actions.
- Integrating sustainability into the curriculum and making it part of the educational experience.
- Making the action plan, inventory and progress reports publicly available.

The ACUPCC Web site offers assistance through overviews and examples of Climate Action Plans and suggestions for work on energy, green building, transportation, procurement, recycling and waste management, carbon offsets and implementation progress reports. A September 2007 Implementation Guide is a, " 'handbook' for implementation of the American College & University Presidents' Climate Commitment (ACUPCC)...developed to more fully define the specific obligations represented in the Commitment, explain technical issues related to implementation, and set out the conditions to be considered in "good standing" within the ACUPCC. It is intended for use at several levels, including presidents and other senior administrators, sustainability committees and directors, and ACUPCC implementation liaisons."

The American Council on Renewable Energy (ACORE) Web site (<http://www.acore.org/programs/hecl/>) indicates that, "The purpose of [the ACORE Higher Education Committee] committee is to provide forums, information, tools, and other resources to facilitate three key initiatives:

- Increase use of renewable energy on college and university campuses.
- Develop curricula and resources for multi-disciplinary education of current and future generations.
- Increase funding for Higher-Education-based research and development on renewable energy.

In addition, the HEC promotes collaboration, fosters partnerships and information sharing between academic institutions, for the purposes of promoting the use of renewable energy. The Committee addresses a range of topics of interest, including, but not limited to: the role of renewable energy in sustainability strategies; the fit with energy efficiency initiatives; the role of renewable energy in climate change mitigation; and other topics of interest to the Committee."

The IMP indicates that it will identify goals in the areas of:

- Public awareness and outreach
- Transportation
- Water quality and quantity of use
- Energy distribution and conservation
- Buildings – ex. envelope, orientation, massing, materials, indoor air quality

- Waste Management
- Operations and Maintenance
- Metrics for evaluation

Save That Stuff, already a BC recycling vendor, has recently initiated a composting program, one of the few available in the Boston area. It is working with local retailers and foodservice companies to turn their organic waste into compost, while also controlling their waste removal costs. We urge BC to talk with staff of Save That Stuff about establishing a program. 10

Some excess building materials may be suitable for donation to the Building Materials Resource Center (100 Terrace Street, Roxbury, 02120, 617-442-8917). This non-profit center offers, for only a handling fee, new and used materials for low and middle income homeowners.

BC uses The Institution Recycling Network (IRN) for major recycling efforts. The end markets cultivated by IRN allow for a high level of recycling and reuse from both renovation and new construction projects. That IRN and its members shipped in 2007, 5.2 million pounds of surplus furniture, equipment and supplies to relief and development projects in twelve countries and eight U.S. states promotes both environmental and social justice and we commend BC for its participation.

We suggest that BC evaluate the potential for using Otis Gen2 elevators or Kone EcoSpace elevators in new construction. Each is more energy efficient than standard elevators and uses no oil for operation. In some cases, no machine room is required so valuable space can be used for other purposes. 11

The benefits and detriments of using synthetic surfaces on the proposed athletic fields should be discussed in the IMP. We request that surfaces made of recycled materials be compared with those made of non-recycled materials in terms of cost, maintenance and potential environmental impacts. Any savings in operation and maintenance of synthetic surfaces versus grass surfaces should be identified and water percolation rates compared. 12

We ask that BC include in the IMP a detailed plan describing its sustainability goals, the framework within which it will design open space and the built environment and how it will operate a sustainable campus. 13

ENVIRONMENTAL PROTECTION

An environmental protection plan should be included in the IMP. It should address: 14

- Groundwater;
- Open space protection and maintenance;
- Stormwater quality and management;
- Erosion and sedimentation control
- Air quality protection

Examples of practices to address air quality issues include the posting of “No Idling” signage parking garages, drop-off/pick-up areas and loading areas and CO meters in parking garages that are direct-read with audible and visual alarms. An effort to improve stormwater quality would include the installation at catch basins, permanent plaques that bear the warning, “Don’t Dump - Drains to Boston Harbor.” (The plaques are available from the Operations Division of the Boston Water and Sewer Commission (BWSC) at 617-989-7000.

Sound and light that will be generated from use of the proposed athletic fields is an issue of concern to residential neighbors and this department. An assessment of these impacts and effective mitigation will be essential. We recommend looking at the following Web site - www.britastro.org/dark-skies/ - for examples of good and bad lighting. Click on “lighting” and then “good and bad lighting” for examples of lighting that serves use and safety ends while minimizing off-site impacts.

Staff from the BRA, Boston Inspectional Services Department and this department must sit down to discuss this matter to ensure that neighbors can be adequately protected.

Potential shadow and wind impacts will require study as part of Article 80. Shadow diagrams should include: 15

- a north arrow;
- street names;

- the identification of doorways, bus stops, open space and areas where pedestrians are likely to congregate (in front of historic resources or other tourist destinations, for example);
- clear delineation of shadow on both rooftops and facades; and
- Clear distinctions between existing shadow and new shadow.

They should oriented consistent with that used for diagrams depicting wind monitoring locations, no build and build. A 6:00 p.m. analysis should be conducted for the Summer Solstice and Autumnal Equinox.

HISTORIC RESOURCES

The staff of the Boston Landmarks Commission (BLC) looks forward to the opportunity to review specific details of the proposed buildings for the Chestnut Hill and Brighton campuses in order to determine what affect demolition and new construction may have on historic campus buildings and the adjacent historic resources.

The BLC staff is pleased to see the commitment to sustainable design and LEED Certification and the high rate of demolition and construction material recycling. However, the BLC prefers rehabilitation to demolition and reconstruction wherever feasible. Preservation and rehabilitation of historic buildings is recognized as a sustainable building practice by LEED and the City of Boston. Demolition constitutes a loss of historic fabric and of a building's embodied energy and results in fuel expenditure, air pollution during demolition and removal of the building and significant deposits of material into landfills.

BLC staff strongly encourages a thorough study of alternatives to rehabilitate or incorporate historic buildings into proposed development plans, rather than demolition. Proposed demolition of campus buildings over 50 years of age requires Article 85 Demolition Delay review by the Boston Landmarks Commission. The Article 85 Demolition Delay application can be found online at www.cityofboston.gov/environment.downloads.asp. Contact Gary Russell at 617-635-3850 if you have questions about the application.

16

BLC staff agrees with BRA Urban Design staff that projects in the City should be constructed with traditional building materials and techniques rather than synthetic composite materials. Simulated materials such as exterior insulated finish systems (EIFS), and glass fiber reinforced concrete (GFRC) are inconsistent with Boston architecture and are unlikely to withstand decades of the City's freeze-and-thaw climate.

The BLC requests that dated cornerstones be incorporated into all new construction. This element will allow those who are attentive to and value the architecture of the City to appreciate the historical context in which structures were conceived.

17

The BLC staff looks forward to reviewing details of specific projects as they move forward.

CONSTRUCTION MANAGEMENT

We request that the following elements be included in a management plan that will apply to all construction projects in Boston.

City of Boston Code Ordinance 16-26.4 allows construction from 7:00 a.m. to 6:00 p.m., Monday through Friday unless a permit, issued on a week-by-week basis, is granted by the City of Boston Inspectional Services Department (ISD). This department receives frequent complaints about noise generated at construction sites before 7:00 a.m. Complaints show that contractors often allow workers on site before that time. Noise is frequently related to the run-up of diesel equipment and the preparation and movement of tools and materials. No sound-generating activity is allowed to occur at a site prior to 7:00 a.m.

Construction-period noise is subject to regulation by the Boston Air Pollution Control Commission (APCC), part of this department. The proponent must ensure compliance with the construction-related limits as outlined in the Regulations for the Control of Noise in the City of Boston.

18

If chemical cleaning or abrasive blasting will be a part of renovation or other projects executed during the IMP term, a permit must first be obtained from the APCC.

19

Regular vacuum cleaning of streets and sidewalks in the project area should be employed to ensure that they remain free streets of dust and debris.

According to the Massachusetts Department of Environmental Protection (DEP), about 33 percent of mobile source particulate matter (PM) and ten percent of all nitrogen oxide (NO_x) pollution in the northeast is caused by construction vehicles. More than 90 percent of diesel engine particulate emissions are highly respirable and carry toxins deep into the lung, exacerbating human respiratory ailments. The U. S. Environmental Protection Agency (EPA) has proposed classification of diesel exhaust as “highly likely to be carcinogenic in humans.” It estimates that diesel engines currently on the road can run for 1,000,000 miles and remain in operation for as long as 20 to 30 years. This amounts to 160 to 240 tons of pollution over the life of each engine.

The DEP’s Clean Air Construction Initiative is designed to reduce air quality degradation caused by emissions of carbon monoxide (CO), volatile organic compounds (VOC), NO_x and air toxins from heavy-duty, diesel-powered construction equipment. Oxidation catalysts and catalyzed particulate filters reduce toxic emissions of formaldehyde, benzene, acrolein and 1-3 butadiene by as much as 70 percent. The program offers contractors a cost-effective way to decrease localized adverse impacts and reduce dust and odor complaints from project abutters and regulatory agencies. Experience with a pilot project that retrofitted 83 pieces of equipment working on the Central Artery/Tunnel (CA/T) project showed that:

- Vehicles did not experience significant power loss.
- There are no additional operation and maintenance (O & M) or fuel costs.
- Engine manufacturers continue to honor vehicle warranties.

More information on the program can be obtained from Christine Kirby of DEP at 617-292-5500.

The City of Boston is seeking to minimize the number of motor vehicles that enter Boston each day, currently 600,000, and to protect parking city residents. Encouraging construction workers not to drive to work does not result in the desired outcome. As part of this effort, we request that a comprehensive Transportation Demand Management (TDM) plan be established for all construction workers. Such a plan should include:

- Providing secure, on-site storage so that workers do not have to transport tools and equipment each day.
- Offering pre-tax payroll deduction for Massachusetts Bay Transportation Authority (MBTA) transit pass purchase.
- Providing a ride-matching service.
- Posting transit schedules in a prominent area.

20

TRANSPORTATION

BC provides bicycle racks for 298 bikes in 15 locations, all on the Chestnut Hill campus. None are provided on the Brighton campus.

The IMP should provide the following bicycle-related information in text and on an updated Figure 6-4:

- The location(s) of bicycle racks protected from the elements and the total number of bicycle that can be accommodated;
- The location(s) of shower and locker facilities and the number of lockers provided at each facility;
- A description of eligibility for use of the facilities. Are all students, faculty and staff allowed to use them? Are the showers/lockers available for students, faculty and staff who walk to work?
- Any proposed changes to the number and locations of racks and shower/lockers during the IMP term, including at the Brighton campus.

21

We suggest that BC investigate participation in the City’s Bike Friendly Business Program. Please contact Nicole Freedman, Director of Bicycle Program, at Nicole.Freedman.bra@cityofboston.gov, (617) 429-8440 for information on this initiative.

22

BC has 3,011 parking spaces on the Chestnut Hill campus and 788 on Brighton campus for a total of 3,799 spaces.

The following is parking information from the IMPNF:

- Eighty (80) percent of faculty and staff drive to BC; six percent use transit.
- Twenty-six (26) percent of students use transit; the same percentage drive.
- Students get an 11 percent discount for purchase an MBTA semester pass.
- Faculty and staff need permits for on-campus parking. An Eligibility and Parking Access System that defines criteria for on-campus parking and locations is referenced but not described.
- The eligibility criteria for an on-campus parking permit for undergraduates are not defined.

- Undergrads who live more than 1 mile from public transit lines may park on campus.
- All juniors and seniors enrolled in a BC-sponsored field practicum or three-credit internship not accessible by transit are eligible for parking passes.
- All graduate students are eligible for a parking permit.
- Graduate students who park in the Strathmore/Orkney Road and Embassy Road are charged \$150 per month; law and graduate students may receive a carpool permit if there are at least two passengers per vehicle and they commute as a carpool at least three days per week.
- BC offers a shuttle bus to the C and D branches of the Green Line.
- Pre-registered employees are eligible for a Guaranteed Ride Home
- BC, with MassRIDES, assists with car/vanpools. They get a 55 percent discount on graduate and law student parking rates.
- Five percent of commuters participate in ride-sharing.
- BC partners with Zipcar to provide one vehicle on the lower campus and seven in the adjacent neighborhood.
- Visitors get the first two hours of parking free, then pay \$2/hour up to a maximum of \$10.
- BC looking at pre-tax payroll deduction for employee purchase of transit passes.

An IMP should provide the following information:

- The number of employees (all faculty and all staff) who commute in single occupant vehicles (SOV) and the percentage of faculty and staff this represents. **23**
- The number of employees (all faculty and all staff) who carpool/vanpool and the percentage of employees this represents. **24**
- The vehicle occupancy rate (VOR) for all faculty and all staff. **25**
- The number of undergraduate students who commute in SOV and the percentage of undergraduates this represents. **26**
- The number of undergraduates who carpool/vanpool and the percentage of undergraduates this represents. **27**
- The number of graduate, law, special program students who commute in SOV and the percentage of graduate, law, special program students this represents. **28**
- The number of graduate, law, special program students who carpool/vanpool and the percentage of graduate, law, special program students this represents. **29**
- The VOR for undergraduate, graduate, law and special program students. **30**
- The parking rates charged broken down by category of employee, category of student and location of parking area/facility. **31**
- The level of subsidy represented by each parking rate based upon the cost of building, maintaining and operating the parking areas/facilities. **32**
- If a student lives more than one mile from public transit, does this include bus lines that will take the student to another mode? **33**
- How is accessibility to a practicum or internship defined? **34**
- If a student is enrolled in a practicum or internship for one semester, is the parking permit good only for that semester? **35**
- Why is a shuttle offered to Cleveland Circle on the C branch of the Green Line and to Reservoir Station on the D line of the Green Line when there is a B line stop at Chestnut Hill and Commonwealth Avenue, one block from Cleveland Circle and two blocks from Reservoir Station? **36**
- What is the criteria for eligibility for the Guaranteed Ride Home program? **37**
- Is there a limit on the number of times that a commuter may use the Guaranteed Ride Home program? **38**

We understand that part-time students may work or have other responsibilities and that part-time faculty and staff may have other jobs. These situations do not, however, mean that using transit is impossible or undesirable. The lack of a comprehensive Transportation Demand Program (TDM) and likely favorable parking rates encourages vehicular commuting.

An effective TDM program should include:

- On-site Transportation Coordinator.
- Transit pass subsidies for all employees, including contract workers, with a *pro rata* subsidy for part-time staff, a standard practice among Boston institutions of higher education.

- Subsidized transit reimbursement for *per diem* workers.
- Pre-tax payroll deduction for transit pass purchase.
- On-site transit pass distribution.
- The posting of public and private transit schedules with rate information.
- A transportation Web site.
- On-site information about MassRIDES.
- Provision of the same information on Web sites and through e-mails, newsletters, at employee and student orientations and, periodically, with paychecks.
- Payroll deduction or subsidy for the purchase of bicycles and accessories for those enrolled and participating in a Workout to Work or similar program.
- Participation in promotional/special events such as National Bike Week.
- Direct deposit of paychecks.
- A local hiring program.
- Participation in Zipcar's Z2B program so that necessary vehicle trips off-campus do not require commuting by vehicle.
- Parking coupons for employees who regularly use transit but need to drive to work on occasion.

The IMP should include a broad TDM program designed to increase transit mode share and decrease vehicle use.

39

Thank you for the opportunity to offer comment. We look forward to the IMP.

Sincerely,

Bryan Glascock
Director

**Boston Water and
Sewer Commission**

980 Harrison Avenue
Boston, MA 02119-2540
617-989-7000

January 24, 2008

Mr. John FitzGerald
Project Manager
Economic Development
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

Re: Boston College Institutional Master Plan Notification Form /
Project Notification Form

Dear Mr. FitzGerald:

The Boston Water and Sewer Commission (Commission) has reviewed the Institutional Master Plan Notification Form / Project Notification Form (IMPNF / PNF) for Boston College. This letter provides the Commission's comments on the IMPNF / PNF.

The Master Plan presents plans for the physical development of Boston College's Chestnut Hill, Brighton and Newton campuses. As part of the plan, four new academic buildings, a Recreation Center, University Center, a fine arts district, parking facilities, new and replacement on-campus student housing, and renovations of existing buildings are proposed.

The Commission has the following comments regarding the IMPNF:

General

1. It is Boston College's responsibility to evaluate the capacity of the water, sewer and storm drainage systems service the campuses and individual project sites, to determine if the systems are adequate to meet future project demands. Evaluation of the capacity of existing systems on the campus to meet future project needs, and a discussion of any currently anticipated plans for any changes to these systems, must be provided in the Master Plan. 1
2. Boston College is advised that any new, relocated, reconstructed or expanded water, sanitary sewer, storm drainage or drinking water mains required to accommodate future development must be designed and constructed at Boston College's expense and in conformance with the Commission's Sewer Use and Water Distribution System regulations. Boston College should coordinate any plans to install, relocate, reconstruct or expand sanitary sewer, storm drainage or drinking water mains with the Commission. 2



3. Boston College must submit site plans and General Service Applications to the Commission for individual construction projects as they are proposed. Site plans must show the location of existing public and private water mains, sanitary sewers and storm drains serving project sites, as well as the locations of proposed service connections. With each site plan, Boston College must provide a detailed and updated estimate of water demand, sanitary sewer flows and stormwater runoff generation for the proposed project. The amount of potable water required for landscape irrigation must be quantified and provided separately. 3
4. To assure compliance with the Commission's requirements, Boston College should submit site plans and General Service Applications to the Commission for review when project designs are 50 percent complete. 4
5. As plans progress and are finalized, the Commission will require drawings of public and private water, sewer and storm drainage facilities in AutoCAD format. Drawings must include locations of any abandoned items, such as pipes and manholes, locations of new installations, profiles of sewer and drain lines, invert elevations of sewer and drain lines at the manholes, depth of water pipe at all gates, bends and connections, size and type of all pipes, valves and hydrants installed and rim elevations of all manholes. 5
6. Prior to demolition of any buildings, all water, sewer and storm drain connections to the buildings must be cut and capped at the main pipe in accordance with the Commission's requirements. Boston College must then complete a Termination Verification Approval Form for a Demolition Permit, available from the Commission, and submit the completed form to the City of Boston's Inspectional Services Department before a demolition permit will be issued. 6
7. Boston College should be aware that the US Environmental Protection Agency issued a draft Remediation General Permit (RGP) for Groundwater Remediation, Contaminated Construction Dewatering, and Miscellaneous Surface Water Discharges. If groundwater contaminated with petroleum products, for example, is encountered, Boston College will be required to apply for a RGP to cover these discharges. 7

Sewage / Drainage

1. The Brighton campus is served by separate sewers and storm drains. Separate sanitary sewer and storm drain services must be provided from new buildings constructed to the respective pipe in the street and on the campus. 8
2. Site plans must show in detail how drainage from building roofs and from other impervious areas will be managed. Roof runoff and other stormwater runoff must be conveyed separately from sanitary waste at all times. 9



3. The Department of Environmental Protection (DEP), in cooperation with the Massachusetts Water Resources Authority (MWRA) and its member communities, are implementing a coordinated approach to flow control in the MWRA regional wastewater system, particularly the removal of extraneous clean water (e.g., infiltration / inflow (I/I)) in the system. In this regard, DEP has been routinely requiring proponents proposing to add significant new wastewater flow to assist in the I/I reduction effort to ensure that the additional wastewater flows are offset by the removal of I/I. Currently, DEP is typically using a minimum 4:1 ratio for I/I removal to new wastewater flow added. The Commission supports the DEP / MWRA policy, and will require Boston College to develop a consistent inflow reduction plan. 10
4. Boston College must fully investigate methods for retaining stormwater on project sites before the Commission will consider requests to discharge additional stormwater to the Commission's system. Under no circumstances will stormwater be allowed to discharge to a sanitary sewer. A feasibility assessment for retaining stormwater on site must be submitted with each site plan. 11
5. The discharge of dewatering drainage to a sanitary sewer is prohibited by the Commission. The proponent is advised that the discharge of any construction site dewatering drainage to the storm drainage system requires a Drainage Discharge Permit from the Commission and an NPDES Permit issued by the Environmental Protection Agency (EPA). 12
6. Boston College is advised that a Drainage Discharge Permit is also required for the long-term (permanent) discharge to a drainage system of infiltrated groundwater collected via an underdrain system, such as those that are commonly installed in below-grade parking garages. 13
7. For each phase of construction covering one acre or more, Boston College will be required to obtain coverage under the EPA's NPDES General Permit for Construction. A copy of the Notice of Intent and the pollution prevention plan prepared pursuant to the Permit should be provided to the Commission, prior to the commencement of construction. 14
8. In conjunction with each site plan and General Service Application submitted, Boston College must submit to the Commission's Engineering Customer Service Department a detailed stormwater management plan. Each plan must:
 - Identifies best management practices for controlling erosion and for preventing the discharge of sediment and contaminated groundwater or stormwater runoff to the Commission's drainage system when the construction is underway. 15



- Includes a site map which shows, at a minimum, existing drainage patterns and areas used for storage or treatment of contaminated soils, groundwater or stormwater, and the location of major control or treatment structures to be utilized during the construction.
 - Provides a stormwater management plan in compliance with the DEP's standards mentioned above. The plan should include a description of the measures to control pollutants in stormwater after construction is completed.
9. Any uncovered parking or paved areas that are built, require particle separators on all drains that will collect the runoff from these areas. Specifications for particle separators are provided in the Commission's Requirements for Site Plans.
 10. The Commission requests that Boston College install a permanent casting stating: "Don't Dump: Drains to Charles River" next to any catch basin installed. Boston College may contact the Commission's Operations Division for information regarding the purchase of the castings. 16
 11. The Commission encourages Boston College to explore additional opportunities for protecting stormwater quality on the campus by minimizing sanding and the use of deicing chemicals, pesticides, and fertilizers. 17
 12. Oil traps are required on all drains discharging from all new and existing enclosed parking garages. Discharges from garage drains must be directed to a building sewer and not to a building storm drain. The requirement for oil traps are provided in the Commission's Requirements for Site Plans.
 13. Grease traps are required in all new and existing cafeteria or kitchen facilities in accordance with the Commission's Sewer Use Regulations. Boston College is advised to consult with Mr. Richard Fowler, Deputy Superintendent of Field Operations prior to preparing plans for grease traps. 18
 14. Boston College should note Article V of the Commission's Sewer Use Regulations as it pertains to medical and laboratory facilities. 19

Water

1. The Commission utilizes a Fixed Radio Meter Reading System to obtain water meter readings. Where a new water meter is needed, the Commission will provide a Meter Transmitter Unit (MTU) and connect the device to the meter. For information regarding the installation of MTUs, Boston College should contact the Commission's Meter Installation Department.



2. Boston College should explore opportunities for implementing water conservation measures in addition to those required by the State Plumbing Code. In particular, Boston College should consider outdoor landscaping which requires minimal use of water to maintain. If Boston College plans to install in-ground sprinkler systems, the Commission recommends that timers, soil moisture indicators and rainfall sensors be installed. The use of sensor-operated faucets and toilets in common areas of buildings should also be considered.

Thank you for the opportunity to comment on this project.

Yours truly,

John P. Sullivan, P.E.
Chief Engineer

JPS/ej

- c: T. Keady, Boston College
J. Levesque, Boston College
H. Muise, Vanasse Hangen Brustlin
F. Schwarz, Vanasse Hangen Brustlin
K. Pedersen, BRA
M. Zlody, BED
P. Larocque, BWSC

**MASSACHUSETTS WATER RESOURCES AUTHORITY**

Charlestown Navy Yard
100 First Avenue
Boston, Massachusetts 02129

Telephone: (617) 242-6000
Facsimile: (617) 788-4899

February 15, 2008

Mr. John Fitzgerald
Boston Redevelopment Authority
Boston City Hall – 9th Floor
Boston, MA 02201

Subject: Boston College Institutional Master Plan

Dear Mr. Fitzgerald:

The Massachusetts Water Resources Authority (MWRA) appreciates the opportunity to comment on the Boston College Institutional Master Plan filed with the Boston Redevelopment Authority that presents plans for the physical development of the Chestnut Hill, Brighton and Newton campuses. The main components of the ten-year plan are four new academic buildings, a Recreation Center, University Center, a fine arts district, parking facilities, new and replacement on-campus student housing, and renovations of existing buildings. It is the intent of MWRA to continue to work cooperatively together with Boston College as it embarks upon this major initiative.

As an abutter to Boston College, the MWRA offers the following information and comments to assist Boston College so that the implementation of its Master Plan and MWRA's future water projects can proceed in a coordinated way. Our comments are focused in two areas that include:

- identification of three upcoming MWRA water projects adjacent to Boston College
- Boston College development plans proposed for Shea Field and St. Thomas More Drive

Three Upcoming MWRA Water Projects adjacent to Boston College**1. Chestnut Hill Reservoir Connecting Mains Project (Planning Phase)**

Shaft 7 at Chestnut Hill is at the intersection of three major water supply tunnels, the City Tunnel, the City Tunnel Extension, and the Dorchester Tunnel. Through this junction over 210 million gallons of water pass each day – almost 80% of the water MWRA delivers to 2.1 million people served in the metropolitan Boston area.

The Chestnut Hill Connecting Mains project will provide redundancy to MWRA's Dorchester Tunnel. The project will strengthen the connection between Shaft 7 of the City Tunnel and the surface pipe lines which supply water to MWRA's Southern High and Southern Extra High service areas. The strengthened connection will provide emergency backup for a Dorchester Tunnel shutdown without use of the open Chestnut Hill Reservoir.

The project mainly consists of a new 42-inch water main from Shaft 7, along the current access road on the southerly side of the Shaft 7 parcel (AKA Pinetree Preserve) to St. Thomas More Drive connecting to Beacon Street. Construction access would be from the existing access road off St. Thomas More Drive. Other related project work consists of: replacement of a Shaft 7 A line valve near Beacon Street; installing Shaft 7A line and Shaft 7B line meter chambers and isolation valves (north and south of Shaft 7 Structure); work in the PRV Chamber near the new dormitory near the intersection of Commonwealth Avenue and St. Thomas More Drive; and some drain related work in the Cochituate Aqueduct near the PRV Chamber.

Schedule: Design Start: July 2009
Construction End: July 2013

Construction Start: July 2011

Temporary or permanent easements/takings: None identified at this time assuming existing access roadway width is deemed adequate in detailed design.

2. Top of Shaft 7 Project (Planning Phase)

Construction of a new top of shaft superstructure at Shaft 7 is planned along with modifications within the underground shaft chamber. This work involves construction access from the access road to the north with temporary construction staging in the parking lot to the west of the shaft. Other related work includes some rehabilitation of the Cochituate Aqueduct Intermediate Gatehouse on St. Thomas More Drive.

Schedule: Design Start: July 2009
Construction End: July 2013

Construction Start: July 2011

3. Shaft 7/Water Transmission Redundancy Plan (Study Phase)

MWRA will soon be procuring a consultant to perform a study and concept design of alternatives to provide redundancy for the metropolitan tunnel system. Almost 80 percent of all water delivered to the metropolitan Boston area is delivered through Shaft 7, the City Tunnel, City Tunnel Extension, and the Dorchester Tunnel. A failure in any of these components will result in the loss of adequate supply and pressure of potable water to large portions of the metropolitan area.

Alternatives to be evaluated in the upcoming study include either of a combination of the following two alternatives:

- pressurization of the Sudbury Aqueduct
- construction of full or partial tunnel loops and/or construction of new surface piping and aqueducts

Pressurization of Sudbury Aqueduct Alternative

The pressurization of the Sudbury Aqueduct alternative would include a new 7-foot diameter pipe connection from the vicinity of the Sudbury Aqueduct Terminal Chamber on Beacon Street to Shaft 7. The study will evaluate all possible alignments for this connection.

Full/Partial Tunnel Loops/Surface Piping and Aqueducts Alternative

The construction of a new tunnel from the MetroWest Tunnel in Weston to the end of the City Tunnel Extension in Malden or the Fells Covered Reservoir in Stoneham has been discussed dating back as early as 1937 to provide redundancy for the metropolitan tunnel system. This alternative as well as other potential tunnel and surface pipe alignments will be evaluated in order to develop a cost effective plan for providing redundancy.

The Shaft 7/Water Transmission Redundancy Plan study will begin in summer 2008 with preliminary recommendations being proposed in fall 2009. The study findings will form the basis for proceeding with a subsequent consultant contract to prepare an Environmental Impact Report (EIR), if necessary, which would commence in 2011. Final design and construction would follow the EIR beginning in 2013 and 2015, respectively.

Boston College Development Plans at Shea Field and St. Thomas More Drive

MWRA staff has met with Boston College representatives over the past several years to identify MWRA's network of surface and subsurface water lines/tunnels and other appurtenances that need to be protected during and after construction within and adjacent to the Boston College Chestnut Hill campus. MWRA expects to continue our coordination with Boston College as the design process for both MWRA and Boston College's projects move forward.

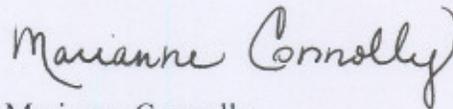
Figure 3-1 Proposed Institutional Projects Ten-Year Plan within the Master Plan document depicts the new dormitories and garage expansion proposed at Shea Field. It appears that the dormitories have been sited to avoid impacts to MWRA's surface water lines ("48 inch - Shaft 7 A lines") and also to avoid impacts to the roadway leading from St. Thomas More Drive to MWRA's Shaft 7 as this stretch of roadway will be used for the construction of future waterlines as described above to provide emergency backup for a Dorchester Tunnel shutdown.

In addition, while MWRA's Cochituate Aqueduct Intermediate Gate House located on the edge of the College's ball field on St. Thomas More Drive is not shown on Figure 3-1, it appears that the proposed dormitories will not impact that facility as well.

With respect to the relocation of St. Thomas More Road to relieve existing congestion at Late Street/Commonwealth Avenue, MWRA's Cochituate Aqueduct is located beneath this roadway and any future building proposed over the Aqueduct or adjacent to the Aqueduct such as a parking garage near the Shaft 7 parcel must be reviewed and approved by MWRA through the 8 (M) Permitting process pursuant to Article 8(M) of MWRA's Enabling Legislation, with the goal of protecting Authority-owned infrastructure in the area.

In closing, we remain optimistic and expect to continue to work closely together with Boston College as it moves forward on more detailed designs for its campus expansion and as MWRA studies and designs are completed. Any questions on the MWRA 8 (m) permitting process should be directed to Mr. Ralph Francesconi at (617) 305-5827 or me at (617) 788-1165 if agency coordination is required. Thank you for the opportunity to comment.

Sincerely,



Marianne Connolly
Program Manager, Regulatory Compliance

cc: Michael Ralph, Public Affairs
Ralph Francesconi, MWRA Water Permitting
Fr. William P. Leahy, S.J., President, Boston College
Tom Keady, VP Governmental Affairs, Boston College



January 18, 2008 **The Commonwealth of Massachusetts**

William Francis Galvin, Secretary of the Commonwealth
John F. Palmieri, Director Massachusetts Historical Commission
Boston Redevelopment Authority
1 City Hall Plaza 9th Floor
Boston, MA 02201

RE: Boston College Institutional Master Plan Notification Form, Boston & Newton,
MHC# RC.43420

Dear Mr. Palmieri:

The Massachusetts Historical Commission (MHC) has reviewed the Institutional Master Plan Notification Form (IMPNF) for Boston College's Chestnut Hill, Brighton and Newton campuses. After a review of materials submitted, MHC has the following comments concerning the identification of historic and archaeological resources and the effects of the proposed projects outlined in the IMPNF.

The information contained in the IMPNF indicates that the implementation of projects outlined in the plan would result in significant adverse effects to historic properties.

MHC observes that the historic resources section of the IMPNF provides a substantial list of historic properties within and adjacent to Boston College's Newton, Chestnut Hill, and Brighton Campuses. The MHC offers the following comments on the identification of historic properties.

The MHC notes that Section 8 of the IMPNF, titled Historic and Archaeological Resources, does not identify Commonwealth Avenue in Brighton as a historic property. Commonwealth Avenue in Brighton is included in MHC's Inventory of Historic and Archaeological Assets of the Commonwealth (MHC# BOS.YY). It is the opinion of the MHC that Commonwealth Avenue meets National Register Criteria A and C in the significance areas of community planning and development, engineering, landscape architecture, and transportation (36 CFR 60). Under Criterion C, Commonwealth Avenue is an excellent example of a combined roadway-public transit corridor that integrated transportation and recreational parkway functions through an engineering and design program based on maximizing the benefits of the natural landscape and topography for residents, commuters and travelers. It meets National Register Criterion A, embodying the vision and design intent of designers, city planners, and local real estate promoters at the turn of the century. The MHC is concerned with BC's proposal to widen Commonwealth Avenue in order to move the MBTA station platform into the center of Commonwealth Avenue. These changes would constitute an adverse effect on the historic characteristics of Commonwealth Avenue (950 CMR 71.05(a) and (c)). The

display elements of Victorian eclectic style and are fine examples of this period and type of construction.

Review of the IMPNF reveals that properties at 188, 192, and 196 Foster Street are proposed for demolition. Demolition of these historic properties would constitute an adverse effect (950 CMR 71.05(a)) through their complete destruction and through the construction of new buildings that are out of scale and character, and would alter the setting of the Foster Street area (950 CMR 71.05(c)). The IMP should study alternatives to the demolition of these houses in order to protect and preserve the character-defining elements of the Foster Street area, such as the uniform setbacks of houses, size and scale of residences, and mature vegetation. Alternatives to demolition must be explored and must include rehabilitation and reuse of the Foster Street houses. Rehabilitation alternatives should include additions to the existing houses and/or compatible, adjacent new construction. Feasible alternatives that would preserve and protect the historic properties should be adopted and implemented.

The Chancery-St. John's Seminary consists of several historic buildings and landscape features that are eligible for listing in the National Register of Historic Places together as a historic district. The Chancery-St. John's Seminary area meets Criterion C of the National Register as one of the finest collections of Roman Catholic Church buildings in Boston, displaying a range of architectural designs designed by Boston-based architects including Maginnis and Walsh, representing an evolution of the site as it reflects educational and monastic architectural trends over time. Because of the particular placement and arrangement of buildings within the designed landscape features and consideration of the topography, the site is an outstanding example of a well-preserved cultural landscape in the City of Boston. The site meets Criteria A, B and C at the local and state levels (and criteria considerations A and G) for its associations with the evolution of the archdiocese of Boston and the social and educational role it played in shaping the city, for its associations with Archbishop William Cardinal O'Connell, and for its outstanding architectural styles and types (36 CFR 60).

The proposed construction of new buildings and roadways at the Chancery-St. John's Seminary would result in adverse visual effects through the introduction of new buildings that are out of character and would severely alter the character and setting of the Chancery-St. John's Seminary historic district (950 CMR 71.05(c)), as well as result in an adverse effect to its historic landscape (950 CMR 71.05(a)). The proposed Fine Arts construction is currently sited immediately adjacent to the Cardinal's Residence, and the footprint shown as #10 on Figure 3-1 suggests a building(s) of major scale. Also proposed for Chancery-St. John's Seminary site are dormitories of 4-5 stories in height (#7 and 8 on Figure 3-1) and a parking garage of up to 5 stories (#5 on Figure 3-1). The total accumulation of new construction on this rolling topography will result in severe visual impacts. The historic buildings in the Chancery-St. John's Seminary site were historically sited and constructed with specific consideration of the landscape and topography. The result was a cohesive, pastoral landscape with designed elements and spaces and planned views and vistas. The IMP must consider alternatives to the quantity and siting of new buildings that would avoid adverse visual effects to historic properties

These comments are offered to assist in compliance with Mass. General Laws Chapter 9, sections 26-27C (950 CMR 71), should any state agency funding, license, or permit be required for these projects. If you have any questions, please feel free to contact me.

Sincerely,



Brona Simon
Executive Director
State Historic Preservation Officer
Massachusetts Historical Commission

xc: ~~John FitzGerald~~ and Gerald Autler, Boston Redevelopment Authority
~~Patrick Keating~~, Boston College
Dan Grabauskas, MBTA
Andrew Brennan, MWRA
Patrice Kish, DCR
Luisa Paiewonsky, MHD
Steve Roper, MHD
Steve McLaughlin, MHD
Rita Walsh, VHB
Boston Landmarks Commission
Boston Preservation Alliance
Newton Historical Commission
Newton Planning Dept.



CITY OF NEWTON, MASSACHUSETTS

Department of Planning and Development

Michael J. Kruse, Director

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Mayor

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February 5, 2008

VIA TELECOPY AND REGULAR MAIL

John Fitzgerald, Project Manager
Boston Redevelopment Authority
Boston City Hall
One City Hall Square, 9th Floor
Boston, MA 02201-1007

RE: Boston College Institutional Master Plan Notification Form – Review Comments

Dear Mr. Fitzgerald:

This letter summarizes the comments and concerns of the Planning and Development Department regarding proposed changes to the Boston College campuses as described in the Boston College Institutions Master Plan Notification Form, dated December 5, 2007. Our remarks also relay concerns from neighbors most affected by changes on the campuses who have met to discuss them and express their interests. We hope that our comments and concerns will be taken into consideration by the BRA during its review process and when moving forward towards implementation of projects included in this master plan.

First, it is important to say that we applaud and support the master planning process that Boston College initiated in 2004. We appreciate the willingness of the College officials and its planners to engage in conversations with affected constituencies. It was truly a collaborative and productive process that we hope and trust will continue.

The final ten-year plan is impressive in its detail and recommendations. However, because the details of building designs are not yet refined, our focus is conceptual and our comments focus particularly on alterations that will take place in and may effect the City of Newton. We look forward to reviewing details regarding building alternatives, traffic and parking, building design and function, change in campus circulation, design considerations, construction management and infrastructure at a scale which lend itself to complete analysis at some point in the future. In the meantime, we offer the following thoughts:

A. Chestnut Hill Campus (City of Newton portion)

The proposed demolition of Cushing Hall (-64,000 S.F.) and a service building will make way for a new Science Center (+100,000 S.F.). Located behind Campion Hall, the center should have little visual impact on the Beacon Street neighborhood.

The proposed demolition of McElroy Commons (-138,000 S.F.) will make way for the new Humanities Academic Offices and Classrooms (+125,000 S.F.). The submitted site plan seems to depict the new five-story Humanities Building situated on Beacon Street with limited setback from the street. The existing building to the east is the six-story Carney Hall, which is located 40 feet back from Beacon Street on the McElroy side, and 28 feet on the McGuinn Hall side. The Planning Department strongly recommends that the new Humanities Building be set back a minimum of 28 feet and preferably 40 feet so it is more in keeping with other facilities nearby and a better complement to the streetscape. Additionally, planners for Boston College should consider stepping the upper stories of the proposed academic building back in height.

The proposed Humanities Academic Offices and Classrooms (+125,000 S.F.) may include an underground parking facility for up to 90 parking spaces. The Planning Department strongly supports an underground parking facility under this building and urges consideration of more underground parking wherever any new building is proposed to be constructed consistent with this master plan.

The renovation of Carney Hall (101,000 S.F.) should have minimal visual impact on the Beacon Street neighborhood.

The Institutional Master Plan shows two new buildings on the College Road frontage. Stokes Common (+85,000 S.F.) is a five-story building that will be connect to the existing Lyons Hall (84,000 S.F.), which is located 44 feet back from College Road. Stokes Hall is proposed to be sited with little or no setback for a significant portion of its length along College Road. In this case, it is adjacent to a residential neighborhood, although Boston College owns nearly all of the former single-family residences on the west side of College Road. The second building being proposed nearby on the College Road frontage is a new five-story Academic Building for Nursing and Social Work (+75,000 S.F.), and also has little or no setback from College Road. The Planning Department strongly recommends that the new Stokes Common and the Academic Building for Nursing and Social Work be set back from College Road so as not to create a canyon effect along this public way. Additionally, planners for Boston College should give further consideration to providing additional underground parking in either or both Stokes Common and the new Academic Building for Nursing and Social Work to make up for the spaces lost in the existing "dust bowl" area.

B. Newton Law School Campus.

The renovation of Stuart Hall and the infill project of the Smith Wing (+23,000 S.F.) should have minimal visual effect on the Mill Street neighborhood. The site can easily accommodate the additional students, parking and vehicle trips. However, the Planning Department has an ongoing concern with the amount of uninterrupted impervious surfaces (for parking) at this campus and recommends that the College consider reducing impervious surfaces whenever possible. In addition, the City's Zoning Ordinance requires a five-foot wide evergreen buffer around all parking facilities, a minimum of 5 % interior landscaping, which includes interior tree plantings at one tree per 20 parking stalls.

C. Chestnut Hill Campus (City of Boston portion)

The plan depicts three areas for construction of undergraduate housing; one will replace More Hall (-64,000 S.F.) at the corner of Commonwealth Avenue and St. Thomas More Road. Another new residential housing complex is proposed near the corner of Beacon Street and St. Thomas More Road at Shea Field and a third building is proposed in the interior of the lower campus. These structures do not abut existing facilities; however, the same care should be taken to design and orient the buildings in a way that projects a positive face towards the street frontages and have setbacks that allow for the open space and attractive landscaping on the public streetscape.

The University Center (+245,000 S.F.) and the Recreation Center (+200,000 S.F.) will be built where the Flynn Student Recreation Complex (+118,000 S.F.) and Edmonds Hall (-245,000 S.F.) stand, respectively. *(Note that the University Center is a critically important facility and needs to be completed as soon as possible, but some consideration should also be given to siting the new dorms nearby rather than at the edge of the college property.)*

If possible, student access and circulation (including parking for pickup and delivery as students move in and out or their buildings are serviced) should be internal to the campus and not rely solely on external streets. The plan also depicts a 350-parking stall addition to the existing Beacon Street Parking garage. The Planning Department supports placement of these spaces in the Beacon Street Garage and, as previously noted, wherever any new building is proposed within the Chestnut Hill Campus underground parking should be given serious consideration. It is important that Boston College not only provide adequate parking on campus but parking located near its associated uses should avoid spillover impacts into the neighborhood as faculty, staff and even students look for more convenient locations outside the campus.

D. Brighton Campus

There are two areas where undergraduate housing will be constructed on the Brighton campus: one on the northern corner of Commonwealth Avenue at Lake Street (+100,000 S.F.) and the other (+150,000 S.F.) to be located between St. Williams Hall and the STM Library. A third facility, Jesuit Housing (+50,000 S.F.) will be located on the east side of Jackson Street. Given that most of the academic buildings are on the opposite side of Commonwealth Avenue, pedestrian travel between the two will be significant and safe crossing should be assured for students. Improvements in the area should be considered to assure the best possible means for safe pedestrian travel over and across this busy street.

Several proposed buildings should have no visual impact on the neighborhood. The first is the renovation of Bishop Peterson Hall (70,000 S.F.), the Cardinal's residence (23,000 S.F.) and Chancery and Creagh Library (12,000 S.F.), although it will contribute to increases in traffic and the need for on-site parking. The Brighton Athletics Center (+100,000 S.F.) will be built in place of three parking lots, just east of St. John's Hall. The last of the new buildings is a Library Storage Building (+14,000 S.F.) attached to the existing STM Library.

The plan depicts a new Fine Arts Building (+86,000 S.F.) being constructed on the north side of Commonwealth Avenue, apparently without any setback. The Planning Department is very interested in working with planners for Boston College to study footprint options for the

new Fine Arts Building with regard to setback from Commonwealth Avenue, and believes that any final solution for building placement be mindful of any final plans for relocation of the Boston College Green Line Station. The Planning Department strongly favors the center platform for this station, as it appears that making the station fully accessible cannot be accomplished at the existing station location on the north side of Commonwealth Avenue.

The plan also depicts a 500-parking stall garage in the center of the Brighton Campus. Again, the Planning Department favors construction of parking in structure to reduce impervious surfaces and promote better use of available land.

E. General Overview

As previously noted, since design details are not available that would enable a more specific analysis of the individual buildings and their impacts relative to the City's zoning standards and consistency with the *Newton Comprehensive Plan*, the focus of this review is on any conceptual concerns. The Planning Department recommends that following items be given further study and consideration:

- Internal vehicle circulation patterns and the means of addressing pedestrian flow and potential conflicts with vehicles inside and around campus, as well as impacts on surrounding areas so that as much as possible, college generated vehicular traffic stays inside. (For example, what happens to the existing internal bus drop off near the existing garage at the back of Conte Forum.)
- Additional opportunities for consolidation of parking underground wherever possible.
- Inclusion of pick-up and drop-off areas for students and visitors as well as loading zones for short-term access to dorms.
- Clarification of how students will cross existing streets, including Hammond Street, College Road, St. Thomas More Road and Commonwealth Avenue, including consideration of possible over- or under-passes.
- Relocation of existing St. Thomas More Road to the east side of the St. Thomas More Hall site with or without changes to and relocation of the Boston College Green Line Station.
- Clarification of how the shuttle bus routes will work in the new roadway configuration.
- Consideration of post ten year plans involving Newton with the Boston College Neighborhood Council and the Chestnut Hill Historic District Commission, among others.
- Articulation of buildings and footprints that foster a sense of community within the campus and complement existing structures along the streetscape in terms of scale and design, as viewed from within the campus and from the public streets. While the College has worked to provide itself with additional green space inside the campus, it would be inconsistent with its community service mission to wall itself off from surrounding neighborhoods.
- Setbacks that are consistent with the existing character of the neighborhoods upon which the proposed buildings front, so the new buildings do not "turn their backs" on the City (e.g., College Road, Beacons Street, St. Thomas More Road, and

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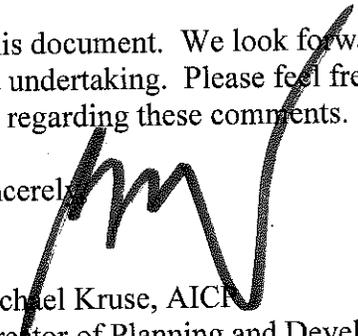
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Commonwealth Avenue) and attractive landscaping and open spaces along those street frontages.

- Placement of loading docks away from residential areas. 13
- Orientation of the new Humanities Academic Building and the Academic Building for Nursing and Social Work so they are pulled away from the corner of College Road and Beacon Street and form an archway that both greets visitors entering from the outside and embraces an interior courtyard. 14
- Additional landscaping of existing parking facilities. 15
- A construction management plan that includes truck routes and minimizes impacts on the surrounding neighborhoods. 16
- Impacts on neighborhood during special events, particularly athletic events during construction and thereafter, with special attention to the impacts of student and visitor parking on adjacent residential streets. 17
- Limits on the acquisition of single-family residences in abutting neighborhoods and any further campus expansion into existing residential areas. 18
- Design, colors and materials that complement existing buildings on campus and consideration of an institutional scale that is context sensitive. 19

Thank you for the opportunity to comment on this document. We look forward to future opportunities to provide input on this significant undertaking. Please feel free to contact me at 617-796-1130 with any questions you may have regarding these comments. Thank you.

Sincerely,


Michael Kruse, AICP
Director of Planning and Development

Cc: Mayor David B. Cohen
R. Lisle Baker, President, Board of Aldermen
Alderman Sydra Schnipper
Alderman Verne Vance
Ruthanne Fuller, President, Chestnut Hill Association
Thomas J. Keady, Jr., Vice President, Office of Governmental and Community
Affairs, Boston College

CITY OF BOSTON
JOHN R. CONNOLEY
BOSTON CITY COUNCILLOR AT-LARGE



February 5, 2008

Mr. John Fitzgerald
 Boston Redevelopment Authority
 One City Hall Plaza, 9th Floor
 Boston, MA 02201

RE: Scoping Determination for Boston College Master Plan

Dear Mr. Fitzgerald:

As an At-Large member of the Boston City Council whose district includes Allston-Brighton, I would like to formally submit my comments regarding concerns I have with the Boston College Institutional Master Plan Notification Form (IMP NF).

1. **I am in opposition to any Undergraduate housing on the former Archdiocese property.** The existence of adequate space available on the Chestnut Hill Campus and Boston College's statement that they would not house undergraduates on the former Archdiocese property following its purchase, are two clear reasons why there should not be undergraduates residing on the "Brighton Campus." There is also strong consensus in the community that Boston College should house all of its undergraduates on the Chestnut Hill Campus by 2018.
2. **Boston College must increase the current density on the Modular Housing site.** With the ultimate goal of housing 100% of undergraduate students on the Chestnut Hill Campus, it is imperative that the land currently used for Modular Housing is more efficiently developed and occupied. 1
3. **I oppose the re-alignment of St. Thomas More Road.** Re-routing St. Thomas More Road and creating an additional intersection on Commonwealth Avenue will impede traffic flow on Commonwealth Avenue, make it more difficult for residents who live on and off of Lake Street, and will force more traffic onto Chestnut Hill Avenue. 2
4. **I am in opposition to the proposed size and location of the baseball stadium.** The proposed 1,500 seat stadium is far too large in size for the current seating demands of Boston College baseball. Additionally, the stadium is too close in vicinity to the abutting houses on Lane Park and Anselm Terrace. 3

5. **I am against the use of artificial turf on the proposed athletic fields on the former Archdiocese property.** The IMPNF suggests that three of the athletic fields will be artificial turf, while only one will be grass. Boston College should be looking to *increase*, not decrease, the amount of green space in the community. 4

6. **I oppose the lighting of the four athletic fields on the former Archdiocese property.** I have serious concerns about the amount of light pollution that would result from these fields having lights, especially if they are used for more than official Boston College Athletics (i.e. Alumni Stadium and Shea Field's lights are currently used for intramural sports). 5

7. **Boston College must create permanent conservation easements on the former Archdiocese property.** As Boston College has stated its intent to preserve and protect open space, I believe that they should be held accountable to their pledge by executing permanent conservation easements for such space. 6

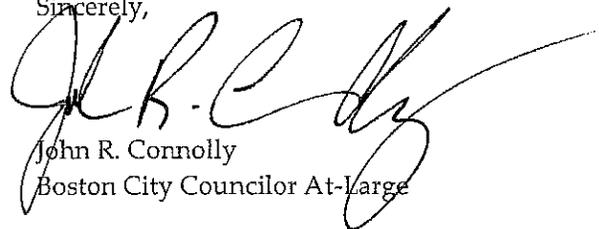
8. **Boston College must increase the number of environmentally-friendly transportation alternatives for its staff and students.** In order to reduce air pollution and alleviate traffic congestion, Boston College must establish incentive programs to encourage and facilitate greater usage of public transportation, car pooling, and alternative transportation (i.e. bicycle paths between campuses). 7

While it is not part of the IMPNF and does not fall under Boston College's jurisdiction, I would also like to voice my concern with the possible relocation of the "Boston College" MBTA station and its possible impact on quality of life in the neighborhood.

The IMP and Boston College's expansion onto the former Archdiocese property will surely have a dramatic impact on the surrounding neighborhood. As a City Councilor elected to represent the City of Boston on the City Council, I hope that you will consider my comments when preparing your Scoping Determination for the IMPNF. I ask that you also give due consideration to the comments and concerns expressed by many others including the Allston-Brighton Boston College Community Task Force and the other elected officials serving Allston-Brighton.

If you have any questions, please feel free to contact me directly at (617) 635-3115. Thank you for your time and attention to this matter.

Sincerely,



John R. Connolly
Boston City Councilor At-Large

cc: Honorable Thomas M. Merino
Mr. John F. Palmieri, Director, Boston Redevelopment Authority
Allston-Brighton Boston College Community Task Force
Honorable Mark Ciommo
Honorable Steven A. Tolman
Honorable Kevin Honan
Honorable Mike Moran
Mr. Thomas Keady, Vice President, Boston College Office of Governmental &
Community Affairs



SAM YOON
BOSTON CITY COUNCILOR AT-LARGE

February 5, 2008

John F. Palmieri, Director
Boston Redevelopment Authority
Boston City Hall
Boston, MA 02201

Re: Boston College Institutional Master Plan

Dear Mr. Palmieri,

As an At-large member of the Boston City Council I write to comment on the Institutional Master Plan Notification Form filed on December 5, 2007 by Boston College.

Over the past months the Boston College Task Force and the neighborhood have reviewed this plan extensively. As this plan moves forward these people will play an integral role in the shaping of Brighton. With this letter I wish to highlight some concerns with the proposed Master Plan that have been brought to my attention.

Under no circumstances should undergraduate housing should be located on the former Archdiocese property. My office receives regular calls about disruptions that students have caused in the neighborhood. Moving student housing closer would only increase these problems. It is my understanding that many of Boston College's housing needs can be met by simply expanding the existing dormitories located on the main campus. I urge Boston College to work with the neighborhood to implement a plan that is agreeable to everyone.

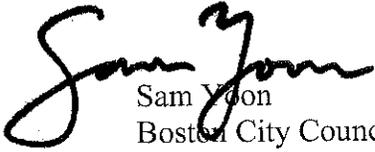
New development is not a negative thing; however, this expansion must not be done at the detriment of the neighborhood. Any new developer, in this case Boston College, must take into consideration the dynamics and vibrancy of an individual community. The residents of Brighton need to be assured that this planned expansion will not negatively affect them. This is something that both Boston College and the BRA are responsible for.

BOSTON CITY HALL, ONE CITY HALL PLAZA, BOSTON, MASSACHUSETTS 02201
617-635-4217 FAX: 617-635-4203 SAM.YOON@CITYOFBOSTON.GOV

I know that it is unreasonable to ask that the former Archdiocese property not be developed. However, I do believe that with a thorough community process and extensive dialogue a plan will be developed that not only benefits Boston College but is also an asset to Brighton.

Thank you for taking my comments into consideration and if I can answer any questions for you please do not hesitate to contact me directly.

Sincerely,

A handwritten signature in black ink that reads "Sam Yoon". The signature is fluid and cursive, with the first name "Sam" being larger and more prominent than the last name "Yoon".

Sam Yoon
Boston City Councilor At-large

Cc: John M. Fitzgerald, Project Manager



Boston City Council
Stephen J. Murphy
 City Councillor At-Large

February 4, 2008

John Fitzgerald
 Project Manager
 Boston Redevelopment Authority
 One City Hall Square, 9th Floor
 Boston, Ma 02201

Re: Boston College Institutional Master Plan Notification Form

Dear Mr. Fitzgerald,

I'm writing to add my thoughts on the Institutional Master Plan Notification Form (IMPNF) submitted by Boston College. While I acknowledge that the presence of Boston College is beneficial to the city of Boston, I believe we have to balance the benefits they add with the negative impact they create for the neighborhood.

That said it is my hope that the following will come to fruition as we move ahead in the process with Boston College.

In terms of housing I believe it is vitally important that all undergraduate students be housed on campus and that none of the undergraduate dorms be located on the Brighton campus. Additionally, special attention should be made when discussing dorms on Commander Shea Field. If there is a need to have housing at this location the plan should be sensitive to the Reservoir and include a buffer zone.

The proposed seminarian housing on Foster Street should incorporate the three existing houses on the site rather than demolish them and housing for Jesuit seminarians must be maintained and restricted, in writing, to that use far beyond the Master plan's ten year time frame. The master plan should also provide that the Wiltshire Road extension will not be reopened.

I fully support the colleges suggestion that it subsidize the financing of homes in the

Allston/Brighton neighborhoods for its employees and would add that Boston College should refrain from purchasing homes in the area and should divest itself of homes it currently owns on Wade Street.

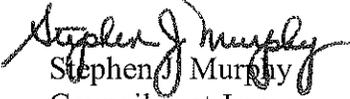
I do not support the creation of a baseball stadium on the Brighton campus. There is simply not enough parking to accommodate fans to that location and the addition of a stadium would greatly infringe upon the residents in the area.

My final thought is regarding the re-routing of St. Thomas More Road to link up with the proposed new intersection east of Lake Street. I support this change. I do not, however, support the existing exit onto Commonwealth Avenue at the Lake Street intersection to be closed off. That would create an unnecessary inconvenience for residents.

I am also concerned that the re-routing of St. Thomas More Road along with the provision of the median-break across Commonwealth Avenue may result in additional traffic being diverted onto Foster Street. Alternative methods to prevent this should be presented to the community.

Thank you for your time and consideration. If you have any questions you may call me at 617.635.4376.

Sincerely,


Stephen J. Murphy
Councilor-at-Large



COMMONWEALTH OF MASSACHUSETTS
MASSACHUSETTS SENATE
 STATE HOUSE, BOSTON 02133-1063

SENATOR STEVEN A. TOLMAN
 2ND SUFFOLK AND MIDDLESEX DISTRICT

ROOM 511B
 TEL. (617) 722-1280
 FAX (617) 722-1069
 E-Mail: Steven.Tolman@state.ma.us

COMMITTEES:
 SENATE COMMITTEE ON WAYS AND MEANS
 (VICE CHAIRMAN)

February 5, 2008

Mr. John Fitzgerald
 Project Manager
 Boston Redevelopment Authority
 One City Hall Sq.
 Boston, MA 02201

Dear Sir:

I write to offer comment on the Institutional Master Plan Notification Form filed on December 5, 2007 by Boston College (BCIMPNF).

This plan has had extensive review by the Boston College Task Force and the neighborhood in numerous meetings attended by myself or my staff and it will continue to receive scrutiny as the process moves forward. Several aspects of the plan need further clarification in the scoping determination.

The BRA needs to have every assurance from Boston College that they will minimize the impact of the planned expansion on the surrounding neighborhoods. These assurances must be enforceable and enforced.

New and reconfigured housing and its occupants must respect the quietude that the surrounding area residents have come to expect. The effects of new athletic fields must also be minimized. These goals can be accomplished by careful, reasoned and professional planning with an understanding of past community-university interaction.

The transportation impacts should be the subject of an independent transportation study that accounts for traffic, parking, public transportation, bicycle and pedestrian access. This study should be funded by Boston College.

Open space is at premium in the Brighton neighborhood and Brightonians have come to hold dear the open space that is left to them. Much of this open space is on the former Seminary grounds now under development by Boston College. To the greatest extent possible this open space should be maintained and accessible to the neighborhood.

1

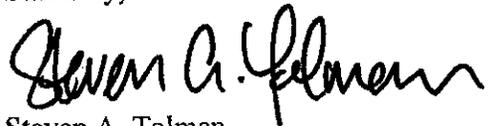
2

Other universities undertaking substantial development have assured planners that the highest levels of sustainability will be maintained. Boston College should make the same commitment.

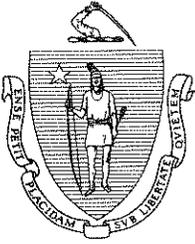
I am well aware of the opinions expressed by my colleagues in their letter and I am supportive of the principles contained therein. However, further review is necessary for resolution of appropriate uses of the Brighton campus.

Thank you of the opportunity to comment on this important matter. If I may be of any further assistance please do not hesitate to contact me.

Sincerely,



Steven A. Tolman



COMMONWEALTH OF MASSACHUSETTS
THE GENERAL COURT
 STATE HOUSE, BOSTON 02133-1053

February 5, 2008

John FitzGerald
 Boston Redevelopment Authority
 One City Hall Plaza, 9th Floor
 Boston, MA 02201

RE: Scoping Determination for Boston College Master Plan

Dear Mr. FitzGerald,

As the elected officials from Allston-Brighton, we would like to submit formally our comments to you regarding the concerns that we have with the Boston College Institutional Master Plan Notification Form (IMPNF). For the purposes of this letter, the St. John's Seminary Land will be referred to as The Brighton Campus.

Athletic Fields

The Boston College proposal to build a 1500 seat baseball stadium, a 500-seat softball field, along with a support building and two multi-purpose fields on the Brighton campus raises many concerns that we feel the BRA must address during the scoping.

Alternatives: Boston College must provide alternatives to the athletic fields on the Brighton campus.

Usage. How many days and nights per year will each field be used? The IMPNF does not specify the number of games, the hours of intramural use, how many games will be going on at the same time. Will the schedule of games be coordinated with the events at the proposed auditorium on the same land? The proposed auditorium has seating for 1200 and the baseball and softball fields have 2000 combined seats. In addition, there is a proposed parking structure on the site for 500 cars; Boston College must address if they have a plan to coordinate the activities and usage of the fields with other activities on the site. If Boston College currently draws less than 500 spectators per baseball game, why do they need an additional 1000 seats for the proposed baseball stadium?

1

2

3

Boston College has indicated that the varsity baseball team plays 22 home games, roughly half of which are night games. What constitutes a night game? What time do they start and roughly what time do they end? What days of the week are these games played? These are all issues that need to be addressed concerning varsity baseball games.

4

Traffic. Does Boston College have a traffic mitigation plan for baseball and softball games and other usage of the fields? The residents of Lane Park, Foster Street, and other streets abutting these fields have legitimate concerns for foot and vehicle traffic through their neighborhoods. The Foster street entrance to the athletic fields needs to be monitored and restricted.

5

Lighting and sound system. The residents on Foster Street, Lane Park, Glenmont Road, Lake Street, and Anselm Terrace have expressed concerns over light and noise pollution in their neighborhoods during sporting events. What sort of lighting and sound system mitigation plans does Boston College have for the athletic fields? Why is it necessary for all the fields to have lights?

6

Environmental Concerns. The IMPNF indicates that three of the four fields are going to be artificial turf with the remaining consisting of natural grass. What environmental impacts are there from artificial turf that is not produced with grass? Does Boston College have plans for excessive runoff or drainage that results in installing an artificial surface versus natural grass?

7

Community Access to Brighton Campus. These fields are currently a natural resource for the community and have been accessible for community use for many years. What plans does Boston College have for community access and use of the grounds? What appropriate buffers will be added to mitigate noise and light spillage? Will enough space remain between the residential houses and the fields for public walkways for the residents to enjoy?

8

Transportation and Parking

Boston College currently has four proposals for rerouting traffic and implementing more parking on the Brighton and Chestnut Hill campuses.

Independent Traffic Study. We believe that there needs to be an independent traffic study conducted by experts who are chosen by the Boston College Task Force and financed by Boston College. This study should take into consideration all of the proposed traffic scenarios and permutations of said proposals. They are as follows:

9

1. Leave the pattern the same.
2. Construct a new entrance to the Brighton campus that would involve breaking the median on Commonwealth Avenue.

3. Move the MBTA stop to the center median of Commonwealth Avenue from its current location.
4. Re-route St. Thomas More Road from its current location further east to line up with the new entrance to the Brighton campus.

Option #1 Leave the pattern the same.

10

What measures will be taken to improve pedestrian safety and traffic flow on Commonwealth Avenue and surrounding streets?

Option #2 Construct a new entrance to the Brighton Campus that would involve breaking the median on Commonwealth Avenue creating another intersection at the entrance.

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First, BC must address how this option will increase the safety of pedestrians and improve the traffic flow on Commonwealth Avenue. Are turn lanes going to be built on Commonwealth Avenue to turn left into the Brighton campus? We believe this should be taken into consideration during the scoping.

Option #3 Move the MBTA station from its current location to the center median on Commonwealth Avenue.

12

The MBTA first has to determine whether this option is feasible. Boston College prefers this option to the current location of the MBTA stop on the north side of Commonwealth Avenue. We have heard many concerns about this option. First, Boston College has proposed building two dormitories at the corner of Lake Street and St. Thomas More Road, which will also incorporate a raised bridge crossing between these two structures. How will these additional buildings at this location improve traffic flow and increase pedestrian safety? The MBTA stop will have both the raised bridge access as well as an at-grade crossing. We would like Boston College to organize a walkthrough of the proposed MBTA site for the elected officials to gain a better sense of the overall changes for such a large project. What safeguards does Boston College propose to increase the pedestrian safety at a very busy intersection and improve the traffic flow at this intersection?

Option #4 Relocate St. Thomas More Road to align with the new entrance to the Brighton campus and create a four-way intersection.

13

This option has raised many concerns with the residents of the neighborhood. Re-rerouting St. Thomas More Road would inconvenience motorists driving north on St. Thomas More road and continuing on Lake Street by re-routing them to turn left onto Commonwealth Avenue and subsequently turning right on Lake Street rather than continuing straight onto Lake Street as the road currently exists. How will this improve traffic on Commonwealth Avenue and St. Thomas More Road? Boston College must show how this option would be an improvement for the residents of Allston-Brighton. In addition, the re-aligned section of St. Thomas More Road would have an at-grade crossing across Commonwealth Avenue. This presents a number of concerns. First,

what foot traffic mitigation plan does Boston College have to address the safety of pedestrians at that intersection? Second, could the proposed re-aligned road be routed under Commonwealth Avenue to reduce traffic on Commonwealth Avenue and flow directly into the Brighton campus? Finally, how does another intersection on Commonwealth Avenue alleviate the current traffic flow?

14

Another concern is the accessibility of the Lake and Foster Street entrances to the Brighton Campus. Boston College must include in its traffic mitigation plan what the intentions are for these locations. The locations on Lake and Foster Streets should have restricted use and should only be used by campus vehicles. Boston College needs to include these restrictions in the IMP. It is recommended that all vehicles entering and exiting the Brighton Campus use Commonwealth Avenue

15

Parking. The IMPNF states that overall parking spaces over the term of the IMP will increase by less than 50 spaces. The increase will come mostly by adding a net gain of 50 spaces on the Brighton campus and losing 189 spaces on the Chestnut Hill campus. In addition to this minimal increase, Boston College states that the overall population of the campus will increase over the next 10 years by 464, including 112 additional faculty and staff. Currently 80% of faculty and staff drive to work with a vehicle occupancy rate of 1.05 per vehicle. An increase of 112 faculty over the next 10 years would result in roughly 85.3 more cars that would need parking daily. Boston College needs to address how they believe they can place 85 more cars on campus by adding less than 50 new spaces. Boston College currently does not have any public transportation reimbursement plan for their faculty and staff. By comparison, Harvard University currently offers a 50 percent discount for a combined MBTA pass for their employees to encourage the use of public transportation.¹ Boston College should adopt similar benefits and incorporate them into its IMP.

16

In addition, the location of the parking structure on the Brighton Campus needs to be examined. To reduce traffic coming from Foster Street and encourage the use of Commonwealth Avenue as the main entrance/exit to the Brighton Campus, Boston College should examine placing an underground garage on the site of the proposed Fine Arts Auditorium.

17

Housing

Boston College currently houses 85% of its students on campus and the IMPNF plans for a net increase of 610 on campus beds, which will raise the overall total to more, then 90% of the undergraduate housing consisting of on campus housing. While we believe that the overall goal should be to **house all undergraduate students on the Chestnut Hill campus.** We request Boston College revisit the housing options and locations e.g. no undergraduate housing on the Brighton campus. It is important to the landscape of the

18

¹ <http://www.employment.harvard.edu/benefits/perks/id.shtml>

neighborhood that this objective be met in order to put an end to real estate speculators, absentee landlords, and off-campus student issues. We will breakdown the housing section of the IMPNF into three sections: The Brighton campus, the Chestnut Hill campus, and the Newton campus.

Brighton Campus: Boston College wants to erect dormitories, which will house 500 students on the Brighton campus. The IMPNF indicates that these students will be juniors and seniors. There are many problems with this plan and the community is adamantly opposed to undergraduate housing on the Brighton campus. We, as the elected officials from Allston-Brighton, **agree that no undergraduate dormitories should be built on the Brighton campus.** There are numerous reasons for this position: first, we believe that Boston College has the ability to house more of their students on the Chestnut Hill campus. The proposed dormitories on the Brighton campus and Chestnut Hill campus are set to be four to five stories in height. In our opinion, Boston College has not justified why they cannot build the proposed dormitories on the Chestnut Hill campus higher than four to five stories to accommodate more students on the main campus and eliminate the need for new undergraduate dormitories on the Brighton campus. Boston College must address the possibility of building new dormitories higher than four to five stories on the Chestnut Hill campus to eliminate undergraduate dormitories on the Brighton campus.

19

Boston College has also proposed building four buildings with 75 beds for seminarian graduate students and faculty on the eastern edge of Foster Street. Boston College must guarantee that the housing on this site will be restricted to seminarian graduate students and faculty, as stated in the IMPNF, for more than just the ten-year plan. Secondly, how much of a buffer zone will there be between the graduate housing and the residents of the Portina neighborhood? Third, the walkway on the edge of the proposed site must not be converted into a public road and does Boston College have any plans to ask the city to do so? Finally, what sort of noise, light, and construction mitigation plans does Boston College have for this site?

20

Chestnut Hill Campus: Modular site. The IMPNF states that half of the modular housing on the Chestnut Hill campus will be demolished to build two four to five story dormitories on the site with the total number of beds going from 185 to 175. What is the reasoning behind tearing down the modular buildings to build dormitories with a net loss of ten beds? Boston College needs to justify only housing 175 students on the site rather than building dormitories that are more than five stories to house more students on the lower campus. Why does Boston College plan to keep one-half of the modular units up through the ten-year plan when they were built in the 1970s as temporary housing and by all accounts are in a state of disrepair? The current location of the mods should be explored for many more undergraduate beds.

21

Shea Field. Boston College has proposed building three dormitories on Shea Field to house 490 students. What mitigation plans does Boston College have for

22

the use and safety of the Chestnut Hill Reservoir? All of these students being closer to the Reservoir create safety and environmental concerns such as proper lighting, emergency call boxes, litter, and noise from the possibility of more students using the Reservoir for transit and recreation. The proposed dormitories on Shea Field must also be set back from the Reservoir to allow for a substantial no-build buffer to address the concerns of the community regarding the use of the Reservoir. Setbacks from the Reservoir, a no-build buffer zone, and alternatives to building dormitories on Shea Field need to be scoped.

23

More Hall. The More Hall site has been slated for 420 beds. Once again, why can't these dormitories be built higher to house more students? Boston College needs to look at this proposal in their plan to help eliminate the need for undergraduate housing on the Brighton campus. Boston College needs to include appropriate setbacks from Commonwealth Avenue as well as protections for the stonewalls along this section of Commonwealth Avenue in their IMP.

24

Edmonds Hall. Boston College has proposed the demolition of Edmonds Hall, which currently has 790 beds. The community, and we as elected officials, has not seen why the demolition of Edmonds Hall is necessary in the IMPNF. Does Boston College have independent studies that concur with their assertion that Edmonds Hall must be torn down rather than renovated? The community deserves such information.

25

Summary. The community and we, as the elected officials from Allston-Brighton, deserve more information on why Boston College cannot build their proposed dormitories on the Chestnut Hill campus higher than four or five stories that will allow them to house more of their undergraduate students on the Chestnut Hill campus. What are the true problems with Edmonds Hall and why does it have to be demolished rather than just renovated? Why is it necessary to retain twelve of the twenty-four modular housing units when they were built in the 1970s as temporary housing?

Newton Campus. The housing section of the Boston College IMPNF indicates that not one single bed will be added to either the upper campus of the Chestnut Hill campus or the Newton campus. We would like to know why Boston College has not proposed any new housing on the upper campus or the Newton campus.

26

Boston College Employee Mortgage Assistance. We support the Boston College plan to provide mortgage assistance to their employees who purchase housing in Allston-Brighton. Providing incentives for Boston College employees to purchase housing in the neighborhood will increase community participation by Boston College employees, reduce traffic congestion because of shorter commutes to campus, and will strengthen employee ties to the community in which they work.

Open Space, Sustainability, and Academic Use

The Boston College IMPNF incorporates sustainability, the environment, and open space in a number of ways that raise concerns.

Brighton Campus. Boston College states in the IMPNF that all the new construction on the Brighton campus will be LEED certifiable. LEED certifiable to what level? Boston College should promote sustainability by requiring that all new construction be LEED certifiable to the highest possible LEED rating. Universities should lead the way in green building and sustainability.

Three of the four athletic fields in the IMPNF are designated to consist of artificial turf instead of natural grass. What is the reason that Boston College has decided to use artificial turf on these three fields rather than natural grass? Natural grass is much more environmentally friendly than artificial turf. With a smaller percentage of green space than the rest of Boston, Boston College should not put in artificial surfaces on playing fields when natural grass could be installed.

There are numerous conservation sub districts currently in place on the Brighton campus. Boston College needs to state in their Master Plan that these conservation sub districts will be preserved and protected with respect to the article 80 process.

In addition, Boston College should follow the precedent set by the EF International Language School located on Lake Street, who worked with the community to impose deed restrictions during its expansion process in an effort to protect open space. Two such areas that must be protected are the wooded area that stretches from the intersection of Lake Street and Commonwealth Avenue past the location of the current library and toward the center of the Brighton Campus and the Orchard area of the former Archdiocese property. As the elected officials from Allston-Brighton, we would like to see a commitment from Boston College to protect the limited green space of the neighborhood for future generations.

Thank you for your attention on this matter. Please contact our offices if you have any questions. Thank you again.

Sincerely,



Kevin G. Honan
State Representative
17th Suffolk District



Michael J. Moran
State Representative
18th Suffolk District



Mark S. Ciommo
Boston City Council
District 9

CC'ed: The Honorable Thomas M. Menino, Mayor of Boston
John F. Palmieri, Director of the Boston Redevelopment Authority
The Boston College Task Force
Boston College Development Team

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**ALLSTON-BRIGHTON BOSTON COLLEGE
COMMUNITY TASK FORCE**

Letter 13

February 5, 2008

Mr. John Fitzgerald
Project Manager
Boston Redevelopment Authority
One City Hall Plaza
Boston, Massachusetts 02201

Re: Comments on BC Institutional Master Plan Notification Form

Mr. Fitzgerald:

The Allston-Brighton Boston College Community Task Force (the "Task Force"), which was appointed to represent the interests of the people of Allston-Brighton, hereby submits its comments and concerns regarding the Institutional Master Plan Notification Form (IMPNF) filed by Boston College on December 5, 2007.

As you know, the IMPNF will have major long-term impacts on our community. Accordingly, we respectfully request that you give these comments and concerns serious consideration in preparing the Scoping Determination which will govern the next step of the IMP process and, to a large extent, the future of our neighborhood.

We advance these comments in an effort to shape a master plan that serves the interests of both the Allston-Brighton community and Boston College. We underscore the significance of this master plan for the future of Allston-Brighton given the fragile nature of our community. Over the last decade, Allston-Brighton has witnessed a decline in owner-occupancy of housing, an increase in poverty, a decline in the number of families, and the closing of multiple public and Roman Catholic schools. Simply put, the stakes are very high.

INTRODUCTION

In the weeks since Boston College filed its IMPNF the Task Force has held a series of public meetings (December 4, 2007, December 18, 2007, January 8, 2008, January 16, 2008, January 22, 2008, and January 29, 2008) concerning the various aspects of the unprecedented expansion proposed by Boston College. During these public meetings, which were attended by hundreds of concerned residents, we listened carefully to the many concerns expressed by our friends and neighbors. Furthermore, in the year prior to the filing of the IMPNF we held numerous public meetings, which were also attended by hundreds of residents, to understand and influence the development of the IMPNF and the proposed expansion.

The following comments, which are arranged by category and specific areas of concern, reflect the broad consensus of our community. Accordingly, we must insist that the Scoping Determination require Boston College to specifically respond to these concerns and to make substantial changes to its proposed IMP. Minor and marginal changes are simply not sufficient to address these serious community concerns.

Finally, it is important to note that many of the same concerns were expressed in a letter from the Task Force to Boston College, dated August 25, 2004. In other words, Boston College was aware of these concerns several years prior to preparing the IMPNF.

I. ATHLETIC FACILITIES

As a general matter, the community and the Task Force are concerned that the proposed expansion of athletic fields and facilities on the so-called Brighton Campus will negatively impact the quality-of-life in the surrounding community.

Specifically, there are widespread concerns as to the following:

Proposed Baseball Stadium

1. There is widespread community opposition to the location (which is within feet of homes on Lane Park and which faces homes on Anselm Terrace) and the size (1,500 permanent seats) of the proposed baseball stadium.

Boston College should be required to assess and present alternative locations, sizes, and seating configurations for the baseball stadium. These alternative plans (unlike the IMPNF) must include specific measurements and distances between the proposed stadium and residential homes (i.e., the distance from first base to the nearest home).

2. There are widespread community concerns regarding noise and light pollution from the proposed baseball stadium and from increased automobile and pedestrian traffic (including rowdy and possibly drunk spectators) caused by such a stadium. There is also widespread concern regarding the use of the stadium for intramural sports.

Boston College should be required to provide a detailed use and mitigation plan (including detailed plans as to sound, lighting, parking, traffic, pedestrians, and security and possible mitigation options such as soundproofing or central air conditioning for nearby homes) for any proposed baseball stadium (regardless of location or size).

Artificial Turf

There is overwhelming opposition to the use of artificial turf on any of the proposed athletic fields. There are significant environmental and health concerns about such turf and it is irresponsible for it to be used in our community.

Boston College should be prohibited from using artificial turf anywhere on the so-called Brighton Campus.

Other Athletic Fields

1. There is widespread concern regarding the lighting of the proposed fields. BC has not explained or justified the need to light all four of the proposed fields. There is simply no need (and significant negative impacts on the community in doing so) to light the two multi-purpose fields, which are in the middle of a residential community.

Boston College should be prohibited from lighting the two proposed multi-purpose athletic fields and should be required to provide a detailed use and mitigation plan for the lighting of any proposed baseball stadium and/or softball field (i.e., for intercollegiate games and limited intramural use).

5

2. There is widespread concern regarding the use of the proposed athletic fields and the likely negative impacts on the surrounding community. Specifically, there are concerns regarding excessive and simultaneous use of the four fields and corresponding increases in noise and automotive and pedestrian traffic.

The use of the fields should be strictly regulated and Boston College should be required to provide a detailed use and mitigation plan (including detailed plans as to scheduling of use, lighting, parking, traffic, pedestrians, and security and possible mitigation options such as soundproofing or central air conditioning for nearby homes) for the proposed athletic fields.

6

Proposed Recreation Center

Many in the community noted that the plan to move the baseball and softball fields from Shea Field to the so-called Brighton Campus is a direct result of the plan to demolish Edmonds Hall and replace it with a Recreation Center and the corresponding need to replace the 790 beds being lost by such demolition. There is also a widespread belief that Boston College has not adequately explained why Edmonds Hall is obsolete, as claimed, but the Modular Housing, built in 1970 as temporary housing, is not obsolete and is to remain largely intact for the next ten years.

7

Boston College should be required to assess and present alternative locations for the Recreation Center.

8

II. TRANSPORTATION & PARKING

As a general matter, the community and the Task Force are concerned that the proposed expansion of Boston College will exacerbate the significant traffic and parking problems in the community. There is also widespread concern that we have not been provided with adequate information to properly evaluate such impacts.

Specifically, there are widespread concerns as to the following:

Re-Alignment of St. Thomas More Road

There is widespread opposition to the proposed re-alignment of St. Thomas More Road. Such a re-alignment will create an additional intersection and traffic lights on an already congested Commonwealth Avenue. Boston College claims, without analytical support and contrary to common sense, that such a realignment will *improve* traffic flow on Commonwealth Avenue. Furthermore, the re-alignment would bring the road very close to the Evergreen Cemetery. There is also widespread concern that the re-alignment will make it much more difficult to access Lake Street which will negatively impact residents who live on and off of Lake Street and will force more traffic on to an already overcrowded Chestnut Hill Avenue.

9

Boston College should be prohibited from re-aligning St. Thomas More Road.

Independent Analysis

The community and the Task Force are very concerned that Boston College has not provided sufficient detail and analysis regarding the traffic impacts of its proposed expansion and that, even if they did, the community and the Task Force lack the technical skills and expertise to properly evaluate such analysis.

Accordingly, Boston College should be required to pay for an independent analysis of its proposed traffic, transportation, and parking plans. Such a requirement is permissible under Massachusetts law (See G.L. c. 44, § 53G) and is also within the inherent authority of the Boston Redevelopment Authority. The independent consultants retained to perform the analysis should be selected by the Task Force and the BRA and should report directly to the Task Force and the BRA. The independent analysis should separately review each aspect of the proposed plans (i.e., the re-alignment of More Road, moving of the MBTA station, effect of “spine road” through Brighton Campus).

10

Entrances & Exits to Brighton Campus

There is broad support for the proposed creation of a new entrance to the so-called Brighton Campus on Commonwealth Avenue (so long as such an entrance is not part of a re-alignment of St. Thomas More Road). There are, however, concerns that the proposed spine road will be used as a cut-through between Commonwealth Avenue and Foster Street. There are also concerns regarding traffic on and around the Brighton Campus if there are multiple events occurring at the same time.

Boston College should be required to strictly regulate (through the use of gates, guards, and parking stickers) the use of the spine road and the entrances and exits to the so-called Brighton Campus.

11

Parking

There are concerns with respect to the number, location, and adequacy of the parking spaces proposed in the IMPNF. There are also concerns that Boston College has not provided sufficient information for the community and the Task Force to assess the need for parking. For example, based upon the information provided in the IMPNF it appears that 80% of Boston College staff and faculty drive to work and that there will be a need for an additional 179 spaces to accommodate new staff and faculty in the next ten years, yet the proposed plan creates only 36 new spaces. There is also concern that the bulk of the proposed new parking spaces are being created in a new 500-car parking garage located on the so-called Brighton Campus. Many people are also concerned about the impact of these parking issues on the streets surrounding Boston College as more students, staff, and faculty utilize street parking.

Boston College should be required to provide detailed information regarding the number of its students (undergraduate and graduate), faculty, and staff who commute by car so that the true parking impacts can be assessed as part of the independent analysis. Boston College should also be required to assess and present alternative locations for parking including under the proposed auditorium and museum buildings that are located closer to Commonwealth Avenue on the so-called Brighton Campus.

12

Alternative Transportation

Unfortunately, the IMPNF provides no plan for alternative modes of transportation. In a time when the environment is of paramount concern, Boston College has no serious plans for use of bikes or the expanded use of public transportation for the next *ten years* (a careful review of the IMPNF reveals that these issues are given cursory attention and that there are no real plans proposed).

Boston College should be required to provide a detailed plan for the development of bike lanes to, from, and between its campuses. Boston College should also be required to subsidize the use of public transportation by all of its students, faculty, and staff. Finally, Boston College should be required to provide a detailed plan that would increase car-pooling to campus.

13

Proposed Move of the MBTA Station

Although it is not technically part of the IMPNF, there is widespread opposition to the moving of the MBTA station. Among the concerns expressed were pedestrian safety and the removal of the stone walls on either side of Commonwealth Avenue which would be required to accommodate the proposed center platform station.

III. HOUSING

As a general matter, the Task Force notes the vital importance of housing issues related to the current IMPNF. Many of the community concerns raised by the IMPNF and facing the community as a whole are directly related to housing issues. Specifically,

high housing costs in Brighton and Allston make it difficult for working and middle-class people and families to afford housing in our community. These costs are driven, in part, by the presence of large numbers of Boston College students (approximately 1,200) in our neighborhood, which creates numerous negative consequences, including escalating home prices and rents, lower owner-occupancy rates given the purchasing of homes by absentee landlords, and significant quality-of-life issues.

In regard to housing, there is widespread community support for the following:

1. Boston College should house all of its undergraduate students on-campus by 2018 (the end of the proposed IMP), excluding those students who are studying at other institutions or who are commuting from family homes in the greater Boston area;
2. No undergraduate dormitories should be built on the former seminary grounds given the proximity of any undergraduate dorms on these grounds to residential housing;
3. Working with the BRA, Boston College should design and build dormitories of six to eight stories, enabling the college to house more of its students on-campus. The Task Force notes that dorms of this height are consistent with the scale of recent residence halls built on the Chestnut Hill Campus;
4. The current site of modular housing on the Chestnut Hill Campus should be a location for considerable undergraduate housing. The Task Force notes that 12 of these temporary structures built in 1970 will remain in place in 2018, according to the IMPNF;
5. Working with Boston College, the BRA should scope the possibility of retaining and renovating Edmonds Hall, a dormitory housing 790 students, by locating the proposed Recreation Center at another location. The demolition of Edmonds Hall seriously complicates the effort to have a significant increase in the number of on-campus beds.

Boston College should be required to revise its plans for housing to correspond to these widely held community views.

The Task Force highlighted points one, two and four in its 2004 letter to Boston College in an effort to influence the master planning process.

The Task Force notes the Boston College's last master plan created 860 new undergraduate beds in a **five year** period; the current IMPNF calls for the creation of only 610 new undergraduate beds in a **ten year** period, falling short of Task Force and community goals regarding the creation of new undergraduate housing (see above).

There also is widespread community support for the following housing proposal:

1. The construction of an undergraduate dormitory on the More Hall site. Residents have advanced the view that the proposed dormitory at this location be setback to preserve both green space and the historic stone wall at this site.

Jesuit Faculty and Graduate Student Housing on Foster Street

Diverse community views were advanced concerning the construction of housing for Jesuit faculty and graduate students on Foster Street. Some oppose this proposal, fearing both the consequences for the surrounding residential neighborhood and the possibility that this housing will one day be transformed into undergraduate housing. Opponents of this proposal suggest that this housing be located adjacent to the St. John's seminary. Other residents support this proposal contingent upon the execution of a legally binding agreement between the BRA and Boston College that would ensure that this housing would not be converted in the future to undergraduate housing.

16

The Task Force also heard conflicting community views on the plans to demolish three houses owned by the college as part of this project. Some residents oppose this demolition, citing the historic value of the homes and pointing to university projects on other campuses (including Harvard) that integrated historical housing into new projects. Critics of demolition also contend that these homes are listed on the National Register of Historic Places. Other residents did not oppose the demolition of the homes, contending that new buildings on the site would be an improvement.

Given these conflicting views, Boston College should be required to evaluate multiple alternatives concerning this issue:

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- a. locating the housing on the Foster Street site, but with a legally binding agreement that this housing could not be transformed into undergraduate housing in the future. If housing is developed at this site, it needs to be done in ways sensitive to community concerns expressed by residents in the surrounding residential neighborhood. For example, there is strong community support for a bigger buffer zone in the back of the proposed housing at this site, and there is strong community opposition to opening Wilshire Road to vehicles;
- b. locating the housing at a site adjacent to the St. John's seminary;
- c. evaluating the possibility of incorporating the existing homes on Foster Street in the overall development on Foster Street.

Boston College should present these alternatives to the BRA and to the community in an effort to identify the alternative that best serves the community.

Shea Field as a Potential Housing Site

There is a good deal of diversity in the community's views on the location of dormitories on Shea Field. Some in the community strongly oppose locating residence halls at the site, fearing the consequences of student behavior on the Chestnut Hill Reservoir, a significant natural resource in Brighton. Opponents of housing on this site also point to the possibility of undergraduate housing at other locations on the Chestnut Hill campus, including the site of the Modular Housing. In this view, academic buildings and/or administrative buildings would be better uses of the Shea Field site.

Other residents view Shea Field as a good site for housing, noting its distance from community residential housing. They also note that dorms on Shea Field could be setback from More Road and the reservoir, with a green belt designed to buffer the residence halls from the reservoir. Given this view, there is widespread opposition to the location of a residence hall directly on More Road.

Given the diversity of community views on this subject, the Task Force requests that the BRA scope multiple options at the Shea Field site in an effort to identify the best use of this location. These options include:

- a. undergraduate dormitories
- b. administrative and/or academic buildings
- c. a mix of administrative and undergraduate dormitories

Boston College should be required to assess and present these alternative plans for potential development of the Shea Field site, with particular attention devoted to the consequences of development on the Chestnut Hill Reservoir. The Task Force stresses the significance of the Chestnut Hill Reservoir as a natural and recreational resource. Only through an assessment of alternatives will a plan emerge that best serves both the community and Boston College, and, consequently, receives the broadest possible support from the community.

Other Potential Housing Sites

In light of community feedback concerning additional sites for undergraduate housing, the Task Force urges the BRA to require Boston College to evaluate other sites for residence halls including the current location of the Flynn Recreational Complex (given the current proposal to build a new recreation center), and surface parking lots on the Chestnut Hill Campus. These and other alternatives for undergraduate housing should be part of the BRA assessment of the IMP. The Task Force notes that the IMPNF proposes not a single additional undergraduate bed on the part of the Chestnut Hill campus that is in Newton. The Task Force urges Boston College to consider housing alternatives on this part of the campus.

Boston College should be required to evaluate multiple sites for housing undergraduate students on its Chestnut Hill Campus. This letter, other letters from community groups and neighborhood residents, and comments at Task Force meetings indicate that Boston College has multiple and flexible options that would allow it to provide housing for its students on the Chestnut Hill Campus while simultaneously maintaining open space for students.

Other Housing Issues

There is very strong community support for Boston College's proposal to fund a mortgage assistance program designed to assist faculty and staff in purchasing homes in Allston-Brighton. The Task Force fully supports this proposal. Boston College should

be required to transform this idea into a formal written proposal that could be discussed and evaluated by the community and the BRA and included in the IMP.

There is some division in the community concerning Boston College's proposal to restrict undergraduates from renting apartments in one and two family homes in Allston-Brighton. Some support this proposal as a means to protect this form of housing from the negative consequences associated with absentee landlords and student rentals. Others criticize the proposal, arguing that it would simply displace students from this housing to the Commonwealth Avenue corridor and Cleveland Circle area. Questions also have been raised about its enforceability. Critics of the proposal and even supporters of it prefer that Boston College house all of its students on-campus by 2018. The Task Force notes that this proposal is not contained in the IMPNF and that it has not been presented in written form. Accordingly, Boston College should be required to present a written proposal that defines this policy in detail that could be discussed and evaluated by the community and the BRA and included in the IMP.

A similar division exists regarding Boston College's direct purchasing of homes in the Brighton community (for example, the college has purchased homes on Wade and Foster Streets in recent years). Some voiced support of this practice, arguing that college ownership was preferable to absentee owners who rented to students and who poorly maintained their properties. Other residents opposed this practice, viewing it as a form of institutional expansion and contending it further increased demand on Brighton's residential housing stock. In its 2004 letter, the Task Force opposed this practice, fearing that Lake Street and Foster Street could, in the future, resemble College Road in Newton where Boston College now owns all of the homes. Given divergent community views on this issue, we urge the BRA to carefully evaluate the consequences of further Boston College purchases of private homes, especially in regard to the following issues: that these purchases represent another form of institutional expansion; that the purchases will further reduce Allston-Brighton's strikingly low owner-occupancy rate; and that these purchases make it more difficult for working and middle class people to live and rent in Brighton given the buying-power of Boston College.

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Community Assistance Program

On an issue that is closely tied to student housing, we insist that Boston College commit, in writing, to making the CAP program full-time. Boston College has stated for many months that it is going to convert the part-time position of Steve Montgomery to a full-time position, but that has yet to occur. The program, and Mr. Montgomery in particular, has been very successful in helping to address student conduct issues in the community and we want this commitment to be formalized as part of the IMP.

24

Footbridge Over Commonwealth Avenue

There was community opposition to the proposal to build a pedestrian bridge over Commonwealth Avenue, with residents contending that many pedestrians would not use

the bridge. Others objected to the bridge on aesthetic grounds. The Task Force notes that the elimination of undergraduate dorms on the former seminary grounds also would make

the proposed bridge unnecessary. The Task Force suggests that carefully attention to a safe pedestrian crossing at the street level from the Chestnut Hill Campus to the former seminary grounds is a better alternative than a bridge over Commonwealth Avenue.

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IV. OPEN SPACE & ACADEMIC USES

We encourage the BRA to work cooperatively with Boston College in its scoping to preserve as much green space on the so-called Brighton Campus as possible.

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Conservation Easements

There is overwhelming support for the use of permanent conservation easements to protect green and open space. Indeed, Boston College has repeatedly stated that it will maintain certain open and green spaces on the so-called Brighton Campus including the tree-line along Lake Street and the Orchard. If true, then Boston College should be willing, and should be required by the BRA, to protect these spaces permanently by executing and recording conservation easements for these and potentially other parcels.

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Other Open Space Issues

There is also widespread community support for the following:

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1. The requirement of setbacks for the proposed buildings on Commonwealth Avenue to preserve green space and the historic stone walls;
2. The clustering of new buildings on the so-called Brighton Campus to protect and preserve green and open space;
3. The creation of a permanent green buffer zone around the so-called Brighton Campus (secured by conservation easements) that would protect neighborhood homes from the negative consequences linked to Boston College's expansion;
4. The existing zoning code and regulations, especially in regard to the protection and conservation of open space, should guide both the BRA's scoping of the IMPNF and Boston College's proposals for the so-called Brighton Campus. These codes and regulations include Articles 51 and 29.

Boston College should be required to revise its master plan to correspond to these widely held community views.

The Task Force highlighted conservation easements and items two and three above in its 2004 letter to Boston College.

Academic Uses

There is widespread community support for the following:

1. Locating additional academic and administrative buildings/uses on the so-called Brighton Campus in order to create space for additional dormitories on the Chestnut Hill Campus.

Boston College should be required to evaluate and present multiple options for locating additional administrative and academic buildings on the so-called Brighton Campus to correspond to this widely held community view.

CONCLUSION

Boston College's proposed master plan is unprecedented insofar as it dramatically and eternally impacts an area of land, the former seminary grounds, that has long been an oasis in our community. The IMPNF also raises very significant issues regarding student housing, transportation and parking, athletic facilities, and open space. It is essential, therefore, that the BRA holds Boston College to an unprecedented level of scrutiny and responsibility in scoping the IMPNF.

The Task Force is hopeful that the concerns and disagreements stated in this letter can be resolved and we are willing to work with Boston College and the BRA to develop an IMP that serves the college and the community, but we need additional information and support to do so. As stated above, there are various aspects of the IMP which we and the community cannot properly evaluate without additional information. Such additional information (i.e., traffic and parking analysis, technical advice, and engineering studies) may alter the perceptions and the conclusions of both the Task Force and the community.

The Task Force and the community have dedicated countless hours to reviewing and scrutinizing the plans proposed by Boston College. The concerns reflected in this letter, and in the many other letters which the BRA has received from the community, are legitimate and worthy of BRA attention and action. Accordingly, we implore the BRA to heed our concerns and demand substantive responses and changes from Boston College.

Sincerely,

Jean Woods, Chair
Allston-Brighton Boston College Community Task Force

cc: Mayor Thomas M. Menino
John F. Palmieri, Director, Boston Redevelopment Authority
State Senator Steven Tolman
State Representative Kevin Honan
State Representative Michael Moran
City Councilor Mark Ciommo
City Councilor John R. Connolly
City Councilor Michael Flaherty
City Councilor Stephen Murphy
City Councilor Sam Yoon
Thomas Keady, Vice President, Boston College



Charles River Watershed Association

John FitzGerald
 Project Manager
 Boston Redevelopment Authority
 One City Hall Square, 9th Floor
 Boston, MA 02201

December 20, 2007

Re: Boston College Institutional Master Plan Notification Form

Dear Mr. FitzGerald:

Charles River Watershed Association (CRWA) has reviewed the Institutional Master Plan Notification Form (IMPNF) submitted by Boston College and offers the following comments to assist the Boston Redevelopment Authority (BRA) and Boston College as the planning process evolves.

We recognize that the BRA's Scoping Determination will set out the requirements of the IMP and the Scope therefore has to be detailed and thorough to truly "provide a basis for evaluating... the impact on the surrounding neighborhoods of the Institution's current and future projects" (Section 80D-3). Also since the Adequacy Determination will be issued based on the Scoping Determination, the Scope for the IMP must ensure that "nothing in the Institutional Master Plan will be injurious to the neighborhood or otherwise detrimental to the public welfare, weighing all the benefits and burdens" (Section 80D-4).

We therefore urge Boston College and the BRA to ensure that the IMP includes an assessment of how the master plan fits into the restoration efforts for the entire Allston Brighton neighborhood. The IMP should contain sufficient detail about the campus plan, including open space, stormwater management, transportation, energy, and utility infrastructure so that the design of each aspect of the campus plan fits within the context of the entire neighborhood. Design of the campus should therefore include consideration of stormwater management at a sub-watershed scale; open space corridor plans; transportation networks; utility plans; and energy planning.

Infrastructure planning for the new campus - water supply and wastewater generation, stormwater management, energy systems and other aspects related to infrastructure - is particularly important and should not be considered only at the site-specific scale. Every new building project must be evaluated within the larger context of the campus development, and the infrastructure planning, design and development should match the long-term needs of the campus and the neighborhood. Economies of scale are especially relevant, and opportunities should be sought through the planning process to design infrastructure improvements at a large spatial scale and for a long time scale.

Charles River Watershed Association 190 Park Road, Weston, MA 02493
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The Scope to be issued by the BRA should require Boston College to address how the master plan is promoting environmental restoration at a neighborhood scale rather than simply mitigating the impacts at a project scale. Instead of addressing sustainability as a stand alone section, the Scope should require Boston College to spell out how the approaches and indicators of sustainability will be incorporated in each of the areas that the project will impact: transportation, environmental protection, urban design, historic resources and infrastructure. Specific standards need to be adopted at a campus-wide level for a variety of environmental quality aspects, and metrics must be developed to reflect how impacts are being measured and the approaches being adopted to achieve these standards cumulatively.

CRWA's specific recommendations are as follows:

Environmental Protection

The IMPNF does not include a section dedicated to Environmental Protection. The Scope therefore should require the IMP to not only include a detailed impact analysis on various elements such as air quality, water quality, wetland, flooding, geotechnical and groundwater, and wildlife habitat etc., but also focus on how each of the elements are being improved or restored (to approximate pre-development conditions). Given that a major part of the Boston College's main campus was originally wet (consisting of the Lawrence Basin which was filled sometime after 1925) and there continue to be drainage issues stemming from the way the area was developed, a restorative approach is critical to ensure that the drainage problems are not further exacerbated and that past mistakes are remedied to the extent possible.

Urban Design

Each and every aspect of the design and planning for the campus, whether it relates to public realm improvements, density or massing considerations, or even the open space framework, should take into account the functioning of the natural landscape and systems that govern it. Accordingly, the interface of land and water, both on the surface and underground, should guide development from improvement of existing conditions to creation of new buildings, streets and open spaces. Wherever possible, re-development should seek to restore the natural hydrology and landscape processes at the sub-watershed level, which will ensure that sustainability can be achieved in the long term. CRWA strongly believes that environmental restoration should be at the heart of the design approach here and detailed analysis and recommendations for it should be included as a part of the IMP.

Historic Resources

The Scope issued by the BRA should include an assessment of the impacts that the proposed campus development will have on resource areas such as the Chestnut Hill Reservoir and Chandler's pond. These impacts will include transportation impacts on roads surrounding the resources; pedestrian and vehicular impacts on intersections; pedestrian impacts on the pathways, walkways and bikeways; and active and passive recreational uses in the resource areas. The Scope should also require a plan to mitigate impacts that are identified and a long-term plan to improve and restore the resource areas to the extent possible. The planning and resource conservation documents that have been prepared to date (e.g. DCR's study for the Chestnut Hill Reservoir etc.) can provide excellent guidance on options to mitigate the impacts of increased use.

Infrastructure

The IMPNF does not currently include a section dedicated to infrastructure i.e. planning for stormwater, wastewater etc. which needs to be addressed on a system-wide level. The IMP Scope should therefore require an analysis of neighborhood-scale infrastructure, and detail what upgrades, improvements or redesign may be needed to accommodate not only the new buildings in the IMP but the total anticipated campus needs over the coming decade. The infrastructure assessment should include an analysis of opportunities to reduce impacts through conservation measures, alternative infrastructure elements, or innovative technologies. We suggest the following be required in the IMP:

- 1 Water Supply: an institutional water audit; an assessment of options for reducing demand; managing peak demands; finding alternative water supply sources for irrigation and other non-potable water uses; assess the potential for reuse.
- 2 Stormwater Management: assessment of existing stormwater runoff conditions (quality and quantity, for the 2-, 10-, 20- and 100-year storms) for the entire campus; potential stormwater management designs at the new building sites to minimize pollutant loads and runoff volumes from the sites; potential retrofits or larger scale stormwater management approaches to manage stormwater runoff from all of the area covered under the IMP; and identification of opportunities for shared stormwater management projects with potential partners including City of Boston and Newton as well as the Department of Conservation and Recreation.
- 3 Wastewater: assessment of wastewater generation; assessment of existing wastewater infrastructure and opportunities to improve carrying capacity, reduce Inflow and Infiltration (I/I) and reduce loading during potential CSO events; an assessment of the alternatives for wastewater management, including potential construction of small-scale package treatment plants, wastewater greenhouses, and other innovative wastewater management technologies.
- 4 Other infrastructure: energy and transportation infrastructure should be evaluated in the context of the numerous alternative design approaches that may be taken. Low Impact Development (LID), Leadership in Energy and Environmental Design (LEED) and other 'green' approaches may significantly reduce the demands on the energy, water and transportation infrastructure as the new campus develops.

Also, since transportation infrastructure and parking have huge impacts on stormwater management, these two aspects of the master plan should be designed in tandem to ensure that the opportunities for integrative planning are maximized to the extent possible, and that there are no unforeseen long term impacts.

Campus Sustainability

CRWA commends Boston College for its mission to create a sustainable campus and for formulating specific goals towards fulfilling its mission. However, it is critical that specific standards be adopted as a part of the IMP that would transform these goals into targets for achieving sustainability at various fronts. CRWA recommends the following standards and goals for specifically sustaining water resources on various scales of building, site, sub-watershed and neighborhood:

Building-scale standards

- Develop water balance for every building (monthly water use by physical area and use category) 15
- Reduce average water use by 50% 16
- Eliminate rooftop runoff from at least a 1 year storm event by constructing appropriately designed green roofs, capturing and reusing runoff, and/or infiltrating runoff. 17
- Double-plumb buildings to allow for reuse, either under current design or for future campus build-out. 18
- Design water supply systems with zone controls, pressure variability, networked water control systems, automatic shut-offs, etc. 19
- Eliminate once-through cooling 20
- In kitchen and washing facilities, install improved rinsing technologies such as counter current systems, sequential use, flow controls, pressure rinsing, agitated rinsing, etc. 21
- Use water efficient industrial processes for cooling and heating (cooling tower design in particular) 22
- Establish an information and educational program including reporting of monthly water use to department heads, laboratory directors, and facilities managers; installation of public signage; once-per-year doorknob flyers; research projects on water efficiency techniques and technologies; "water awareness days;" etc. 23
- Establish Employee Incentives (award programs; allocate water supplies to each department and review use annually) 24
- Design facilities to allow flexible water supply delivery and reuse opportunities as campus develops 25
- Establish standards for sewer connections by department; identify wastewater that can be eliminated from the sanitary stream 26
- Install flow monitors on sewers; track wastewater flows; identify potential inflow and infiltration (I/I) 27
- Keep all water supply and wastewater lines accessible for future system reconfiguration 28

Site-scale standards

- Design site to mimic natural annual water cycle (~10% of annual rainfall is discharged from site as runoff; ~40% is lost through evapotranspiration; ~50% is recharged to shallow or deep storage) 29
 - Infiltrate flows from impervious cover for up to a 1 year storm 30
 - Reduce total annual runoff volume from the site by 50% over existing conditions 31

- Design site to maximize evapotranspiration (minimum of 20% vegetation cover overall) 32
- Use “green” infrastructure as primary stormwater collection system, emphasizing surface level gravel, soil (including structural soils), and vegetation based treatment and infiltration systems over in-ground proprietary (e.g. Stormceptor) storage/settling devices 33
- Use a treatment train approach with smaller-scale Best Management Practices (BMPs) at multiple locations that are distributed throughout the site to provide for higher reliability of BMPs. 34
- Make green infrastructure design features such as green roofs, treatment wetlands, bioretention areas, and transportation-related stormwater storage and treatment systems a visible part of the site’s landscape design. 35
- Integrate stormwater with public open space and street right of way; provide interpretive signage. 36
- Connect water and open space at site to larger water and open space networks at the neighborhood scale. 37
- Groundwater that is displaced from underground structures, including parking structures, should not be discharged to piped infrastructure but should be part of a site-scale or neighborhood scale water management system. 38
- Vegetate site with deep-rooted native and/or drought-tolerant vegetation and if necessary, use only organic fertilizers and pesticides 39
- Use soil amendments (i.e., compost and topsoil) and tilling to improve existing soil structure and infiltration; Consider removing soils with poor infiltration qualities 40
- Use no potable water for irrigation 41
- Pre- and post-development monitoring of both surface and groundwater should be completed on a quarterly basis. 42
- Treat all stormwater discharges to meet water quality standards (Table 1) before water leaves site 43

Table 1: Water Quality Standards

Charles River Water Quality Standards

E. coli (bacteria)	<126 colonies/100 ml.
temperature	<83 degrees F
pH	Between 6.5 - 8.3
Phosphorus	<0.02mg/l
TSS	<5mg/l

Sub-watershed or neighborhood scale goals and recommendations

- Identify natural and built hydrologic patterns; manage water with design and treatment that mimics natural systems
 - In upper subwatershed areas, use designs and technologies to capture, filter and recharge stormwater at its source, minimizing flow volumes into centralized collection systems and reducing peak flows.
 - In mid-watershed areas, identify opportunities for, storage, daylighting and open channel flows, using drainage patterns along green corridors.
 - At the bottom of subwatershed areas, identify opportunities for water quality treatment, including wetlands and other vegetated practices.
- Design linked green corridors connecting larger patches of open space (the Emerald Necklace model).
- Retrofit existing public realm and build new streets as “green” streets to alleviate flooding, improve air and water quality and provide aesthetic and public health benefits.
- Provide interpretive signage for various hydrologic features like bio-retention areas, swales, ponds, constructed wetland etc.
- Identify areas where recharge is feasible to maximize infiltration in those areas and identify areas for potential off-site mitigation.

In sum, the IMP should address all the above subject areas in a comprehensive manner. CRWA appreciates the opportunity to comment on this project through the Article 80 review process and we look forward to working with the BRA and Boston College as the planning moves forward. Please feel free to contact me if you have any questions.

Sincerely,

Pallavi Kalia Mande

Pallavi Kalia Mande
Urban Restoration Specialist

cc: Boston College
Allston Brighton Task Force
Mayors Office of Neighborhood Services
City Councilor Mark Ciommo
Senator Steve Tolman
Representative Kevin Honan
Representative Michael Moran
Brighton Allston Improvements Association
Allston Brighton CDC
Urban Ecology Institute
Boston College- Newton Neighborhood Council
Planning Director, City of Newton

Brighton Allston Improvement Association

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John Fitzgerald
Project Manager
Boston Redevelopment Authority
One City Hall Square, 9th Floor
Boston, Ma 02201

January 31, 2008

Re: Boston College Institutional Master Plan Notification Form

Dear Mr. Fitzgerald,

The Brighton Allston Improvement Association (BAIA) has completed its review of the Institutional Master Plan Notification Form (IMPNF) submitted by Boston College. Following a meeting convened to discuss and prepare a response to the IMPNF, we adopted the following positions and offer the accompanying comments to assist the Boston Redevelopment Authority (BRA) and Boston College as the planning process proceeds.

For the purpose of clarity we divide this letter into four main sections; housing, athletics, open space, and transportation.

Housing

- All undergraduate students should be housed on campus by 2018.
- There must be no undergraduate dorms situated on the Brighton Campus.
- The proposal to place undergraduate dorms on Commander Shea Field should be reexamined. If need dictates that they must be located there, then any plan should be sensitive to the Reservoir and include a buffer zone.
- The proposed seminarian housing on Foster Street should incorporate the three existing houses on the site rather than demolish them.
- The Master Plan must restrict use of the Foster Street seminarian housing facility to that purpose in writing.
- Boston College's suggestion that it subsidize the financing of homes in the Allston/Brighton neighborhoods for its employees is commendable and should be incorporated into the Master plan.

- Boston College must refrain from purchasing homes in the area and should divest itself of homes it currently owns on Wade Street.
- We appreciate Boston College’s proposal to ban undergraduate students from renting in single and two family homes.

All undergraduate students should be housed on campus by 2018. The consumption of residential housing stock by undergraduate students continues to play a role in escalating rents and inflated home prices in Allston-Brighton. In addition, their continuing presence continues to raise quality-of-life concerns for residents resulting in an increasingly transient population. We do acknowledge and applaud the fact that over the past five years Boston College exceeded its commitment to provide 800 additional undergraduate beds by 60. However, a firm commitment to house all undergraduates on campus by 2018 is achievable as part of a \$1.6b undertaking.

There must be no undergraduate dorms situated on the Brighton Campus. This has been the consistent position of the Community since the announcement of the sale of the Archdiocese land to Boston College. In a letter to Boston College and copied to the Boston Redevelopment Authority dated 08/25/04, then Chair of the Allston Brighton Boston College Community Task Force Maureen McGrail addressed the issue of future development of the former Archdiocese property. Having expressed the reasons for its position the letter stated that “the Task Force is opposed to the construction of undergraduate dormitories on the former seminary grounds.”

We therefore urge the BRA to seek revisions to Boston College’s proposed Institutional Master Plan that would locate all its undergraduate students in the traditionally residential sections of the Chestnut Hill campus.

To achieve this goal Boston College should preserve Edmonds Hall as dormitories, increase the number of dorms proposed for the “Mods” site, and build higher than proposed within the inner campus.

The proposal to build dorms on the Commander Shea field site should be reexamined. These dorms should only be built if other options within the inner campus cannot sustain the number of dorms required to satisfy a commitment to house all undergraduates on campus by 2018. It is imperative that any proposed development of this site, which sits directly across from the reservoir, preserves the integrity and beauty of the reservoir and should also incorporate a substantial and visually appealing buffer zone. This might be achieved by locating the building closer to the parking garage thereby allowing for a more gradual and visually appealing increase in building height from the reservoir to the stadium.

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The proposed seminarian housing on Foster Street should incorporate the three existing houses rather than demolish them. These three houses date from the late 1800's and every effort should be made and every possibility examined to incorporate them in the existing plan to provide seminarian housing at this site. Rehabilitation and reuse of similar type structures elsewhere have been successful.

The Master Plan must restrict use of the Foster Street seminarian housing to that purpose in writing. This proposed housing for Jesuit seminarians must be maintained and restricted, in writing, to that use far beyond the Master plan's ten year time frame. The master plan must also provide that the Wiltshire Road extension will not be reopened.

Boston College floated the idea of subsidizing or backing the financing of homes in the Allston-Brighton neighborhoods for its employees. With the proviso that only homes that remain owner occupied qualify under such a program, we welcome and commend this suggestion and would like to see it incorporated into the Master plan. We would also seek a commitment that Boston College will not purchase additional homes in the neighborhood. In addition we suggest that Boston College divest itself of homes it acquired on Wade Street by offering them to its employees under its suggested financial incentive program.

An additional proposal by Boston College to ban its undergraduates from renting in single and/or two family homes would also be welcomed with the proviso that any leases in existence be honored. We suggest that such a ban be extended to three-family homes also, but acknowledge that a study of the impact of such a ban on larger units in the area may be warranted.

Athletics

- No baseball stadium on the Brighton Campus.
- Natural turf should be used where possible.

There should be no baseball stadium located on the Brighton Campus. The need for this facility is not justified in the IMP. We appreciate the need to use the Brighton Athletic Fields for a variety of intramural sports and we encourage such use. However, we feel that all spectator and/or revenue generating sports should be located on the Chestnut Hill campus where there is already the parking and roadway infrastructure to accommodate these types of sporting events. The proposed stadium would undoubtedly generate a nuisance from both the noise generated and the lights employed, especially for those residents in close proximity to the site such as those on Lane Park and Glenmont Rd.

Natural Turf should be used where possible. We have not seen or heard any argument that justifies the need to construct three of the four athletic fields proposed for the Brighton Campus using artificial turf. Although there may be a valid need to use a synthetic surface on the multipurpose field located over the Field House, we suggest that that determination be made as part of the scoping process. Environmental concerns such as water drain-off, the possibility of toxic seepage from the artificial turf, the destruction of the natural habitat for wildlife etc. all need to be fully scoped along with a comprehensive environmental impact review.

Open space

- The Brighton Campus should be protected by a substantial no-build buffer zone around the property.
- A conservation restriction should be applied for the long term protection of open spaces.

The Brighton campus should be protected by a substantial no-build buffer zone around the property. This proposal was also presented in writing by the then seated Task Force in its letter dated 08/25/04. Such a buffer zone should be at a minimum 200 feet and should also include that part of the property abutting Commonwealth Avenue. It is important that any development along Commonwealth Avenue compliments its green belt status, and therefore any development along Commonwealth Avenue such as the proposed auditorium should meet the buffer zone requirements.

It must be acknowledged that in the site plan for the Brighton Campus presented by Sasaki Associates, many of the existing natural features of the site are preserved. These include the wooded buffer along Lake Street, the rock ledge on Foster Street, the playing fields at Lake and Kendrick and the orchard. However, while the plan might offer some protection of these resources over the short term, more protection is required over the long term.

A conservation restriction should be applied for the long term protection of open spaces. To underscore its commitment not to develop those areas that are identified in the plan offered by Sasaki Associates, Boston College should apply a ***Conservation Restriction*** to those areas. This concept was successful when negotiated with the EF Language School on Lake Street and that agreement generated tremendous good will within the community toward that institution.

For those areas of the Brighton Campus not identified on the Sasaki plan as either preserved or identified for expansion, we suggest that Boston College adopt the language from the existing zoning (Article 51, "Conservation Protection Sub-Districts") into its Master Plan and protect it with a Conservation Restriction.

Transportation

- There should be an independent review of any traffic study.
- Parking facilities below the proposed auditorium should be considered.

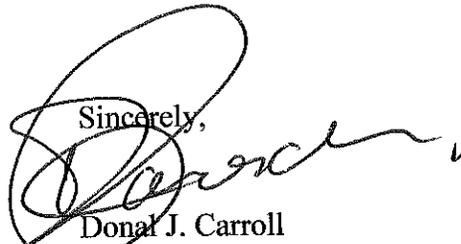
There should be an independent review of any traffic, transportation or parking studies. Such peer review is standard practice in the field of traffic engineering. Because few members of the public and possibly no members of the Boston College Task Force are qualified to evaluate and verify these technical reports, Boston College should provide funding to the Task Force to cover the costs of an independent *review* of these studies.

Parking facilities below the proposed auditorium should be considered. If it would be possible to site parking facilities below the auditorium, that would be preferential to building the proposed multi-level stand alone garage currently proposed. If adequate parking can not be placed under the Auditorium site to satisfy the total parking needs, then perhaps some additional parking spaces may be possible at this location.

We wish to comment briefly on a few further points concerning transportation. We have no objection to the re-routing of St. Thomas More Road to link up with the proposed new intersection east of Lake Street. We appreciate the argument for and the advantages of doing so. We do not however wish the existing exit onto Commonwealth Avenue at the Lake Street intersection to be closed off. That would create an unnecessary inconvenience for our residents.

We are concerned that the re-routing of St. Thomas More Road along with the provision of the median-break across Commonwealth Avenue to provide access to the link road may result in additional traffic being diverted onto Foster Street. Therefore, as part of the scoping process different methods to prevent this should be presented and justified.

Sincerely,



Donal J. Carroll

For Brighton Allston Improvement Association



Chestnut Hill Reservoir Coalition, Inc.

15 Orkney Road, Brighton, MA 02135-7703

Phone/fax: 617-232-0995 E-mail: Reservoir-Coalition@comcast.net

February 5, 2008

Mr. Gerald Autler
Mr. John M. FitzGerald
Boston Redevelopment Authority
One City Hall Square, 9th Floor
Boston, MA 02201

Re. Opposition to Boston College Institutional Master Plan proposal to build dormitories on Shea Field

Dear Messrs. Autler and FitzGerald:

For the past 8+ years, the grassroots Chestnut Hill Reservoir Coalition (CHRC) has been the chief, strongly committed community force advocating for the public use, preservation, restoration, and improvement of the Chestnut Hill Reservation.

We are pleased to submit our comments with respect to the part of the Boston College Master Plan that affects the Chestnut Hill Reservation. These comments are based on direct feedback collected from our members in numerous neighbor-to-neighbor conversations, and in a public meeting that took place on January 14, in which a vote was taken opposing the proposed Shea Field dorms.

Note: For a detailed explanation of the negative impacts that Shea Field dorms would have on the Chestnut Hill Reservoir, please see page 4 of this letter.

Background Information

Shea Field is directly adjacent to the state-owned Chestnut Hill Reservation, and occupies an area that used to comprise the southeastern portion of the Reservoir's Lawrence Basin, acquired by Boston College in 1949 and filled in the early 1950s.

In 1989, the remaining Bradlee Basin along with the adjoining parkland and pumping stations were placed on the National and State Register of Historic Places, and designated a City of Boston Historic Landmark — but long after that, the parkland around the basin remained closed to the public and lacking basic maintenance.

After decades of visible neglect that made the area residents fear for the future of the surviving Bradlee Basin – so close to a dynamic, growth-oriented institution – the Reservoir experienced a reversal of fortune.

Thanks to the efforts of many concerned citizens and elected officials, the Chestnut Hill Reservation is now again a spectacular public open space destination that enriches the City of Boston. Later this year, the park will be the beneficiary of substantial landscape improvements implemented by the Department of Conservation and Recreation.

CHRC was instrumental in the process that led to the reopening of the Reservoir to public use in June 2004. Our members have organized and actively participated in a number of volunteer events, educational programs, and other initiatives designed to benefit the Reservoir — including an extensive DCR-managed Resource Management Planning process that was concluded a year ago.

It should be noted that representatives of Boston College (the very same individuals who have been presenting the current BC Master Plan to the community) also participated in the planning process for the Chestnut Hill Reservation, and they had many opportunities to bring up the issue of Shea Field dorms and discuss their impact with members of the Reservoir community in any of the numerous Reservoir planning meetings.

BC chose not to inform or consult the Chestnut Hill Reservoir park users regarding its intent to build dorms on Shea Field, though it is obvious that BC knew during the Reservoir Planning process that Shea Field dorms were on BC planners' drafting boards.

Additionally, in recent meetings conducted by the Boston College Task Force, the issue of Shea Field dorms was overshadowed by a plethora of concerns pertaining to the proposed development on the former Archdiocese land.

Importance of protecting the fragile environment of the Chestnut Hill Reservoir

The value of the Chestnut Hill Reservation to the neighborhood and the City of Boston is both immeasurable and self-evident.

In addition to its historic value (being the key element of the Chestnut Hill Waterworks complex, and the first deliberately designed suburban public park in the United States) — and irrespective of its current role as emergency non-drinking water supply — first and foremost the Reservoir is a natural oasis that is essential to public health and the quality of life in the area.

Each year, the picturesque parkland around the basin serves many thousands of people who seek a clean, serene environment to run and walk safely, to contemplate nature, to experience the change of seasons, and generally "recharge their batteries" so they can better cope with stress and competitive pressures in their daily lives.

Year after year, decade after decade, it amounts to millions of local citizens and visitors who seek the peacefulness and undisturbed beauty of nature at this location. It would be impossible to quantify the immense benefit of this parkland to:

- working people of all ages;
- retirees/senior citizens;
- children and their parents;
- nature lovers;
- exercisers (running, bicycling, tai chi, snow-shoeing, cross-country skiing);
- dog walkers;
- sunbathers;
- birdwatchers;
- amateur fishermen;
- patients recuperating from illness;
- artists painting or sketching views;
- et al.

The natural appeal of the Reservoir is all the more precious and amazing in light of the immediate proximity of the hectic urban environment just outside of it. Very near to busy roads, multi-story buildings, and a roaring (at times) football stadium, there is a beautiful but extremely fragile environment that includes a plethora of wild plants and captivating creatures.

The Reservoir attracts a wide variety of bird species, which could never be seen in this area otherwise (all of which have been spotted by CHRC members):

- numerous songbirds, including the Red-Eyed Vireo, Northern Oriole, Black-capped Chickadee, American Goldfinch, Northern Cardinal, Northern Mockingbird, Gray Catbird, White-breasted Nuthatch and many types of warblers;
- seagulls and waterfowl -- not only the familiar Canada Goose, Mallard and Mute Swan, but also the Double-crested Cormorant and migratory species such as the Bufflehead, mergansers and coots;
- marsh/wading birds, such as the majestic Great Blue Heron and other herons and egrets;
- birds of prey such as the Red-Tailed Hawk and the American Kestrel;
- and other birds such as the Blue Jay, Robin, and American Crow, the latter of which often roosts in impressive numbers at the Reservoir in wintertime.

Additionally, the Reservoir basin is a home to a variety of turtles, muskrats, and numerous fish species. The natural parkland supports beneficial and interesting insects (butterflies, dragonflies, beetles, bees, ladybugs, grasshoppers, crickets, etc.), small benign snakes, salamanders, and small mammals, including rabbits and chipmunks, all of which delight children raised in an urban environment.

All those living creatures benefit from the presence of large trees and self-seeded naturally growing vegetation that is non-existent on the adjacent BC campus.

All this richness and beauty of natural life still exists, precariously, at the Reservoir -- despite all the development that has sprouted around to date -- because the parkland that has survived is somewhat out of the way; parts of it are still secluded, undisturbed by too much pedestrian traffic.

Considering the immediate proximity of a major institution with thousands of students and employees, it is almost miraculous that the Reservoir parkland has not yet tipped toward being overused. (As any park connoisseur knows, a park's ecosystem and soothing character suffer when it becomes overused.)

In order to preserve the Reservoir's historic landscape, and to prevent the park from losing its rural/suburban feel, and then becoming visually just an extension of the abutting institutional campus, Reservoir advocates have steadfastly resisted Boston College's idea that the Reservoir's inner path should become lined with street lights like all walkways on the BC campus.

However, the main reason the Reservoir has been a peaceful oasis is that the current dormitories on BC's Lower Campus (all located north of the MWRA-owned "beer can hill", which functions as a buffer) are just sufficiently far enough from the basin, and separated by a metal fence that impedes access to the park, to have successfully maintained a healthy separation of the park from the campus.

That palpable separation has been enough to discourage needless pedestrian traffic by BC students -- except for those from the BC community who legitimately visit the Reservoir park for passive recreational uses, and as such benefit the park and are welcome by the community.

The impact of Shea Field dorms on the Chestnut Hill Reservoir parkland

Reservoir users and hundreds of residents whose homes overlook the Reservoir are deeply concerned about the impact of 3 dormitories (totaling nearly 500 beds) that BC proposes to build on Shea Field -- just a stone's throw from the Reservoir basin.

There have been many instances of serious misbehavior by BC students not only off campus, but also on campus, in and around dorms. Just last May, students intentionally started a fire by burning stacks of books on campus, an incident that seriously injured a Newton firefighter. Outdoor parties and sports-related celebrations (after games by BC teams, Red Sox, Patriots, and the Marathon) often get out of hand.

We must not allow for those things to be happening right next to a public park.

If BC is allowed to build dormitories on Shea Field -- which is directly across from the wide-open, easily accessible western gateway to the Reservoir's interior path -- the park will find itself being used, and misused, in ways that will damage its peaceful character and fragile ecosystem.

The geography of the area is such that Shea Field dorms will also instantly make the Reservoir pathways the most direct route for hundreds of students traveling to and

from Cleveland Circle drinking and eating establishments — in daylight, but also after dusk when the park is not supposed to be used.

Undergraduate students housed in dorms do not typically have cars, and so they usually walk to the nearest places that can provide them with entertainment for a night of “fun”. Except for Cleveland Circle/Beacon Street, there is no other area for “bar hopping” that is within comfortable walking distance from Shea Field. When bars close, students start heading home between 2 and 3 a.m.

Walking from Cleveland Circle and heading for Shea Field, there is nothing that can stop students from entering the Reservoir grounds – in fact, it is the most efficient short-cut.

Young inebriated people traversing through a park with a large body of water late at night is a prescription for disaster.

BC students’ safety notwithstanding, the pedestrian traffic generated by Shea Field dorms would be detrimental to:

- All categories of Reservoir users; neighborhood people and other visitors would be running into loud-talking, boisterous groups of students filling the width of the paths and having an intimidating effect on them;
- Residents whose homes overlook the Reservoir (the Waterworks, Commonwealth Ave., and Beacon Street) – these homeowners would hear drunken shouting, screaming and hooting at night;
- Reservoir wildlife that also needs nighttime peacefulness to regulate its circadian rhythms;
- DCR as the steward of the land, and its Reservoir maintenance crew — because cut-through traffic from and to the dorms will increase trash and other problems associated with overused parkland.

DCR has no resources to pick up trash by hand on a regular basis (which is the only way a parkland can be kept clean) — therefore, it is a certainty that beer cans, bottles, fast food debris, and lost articles of clothing would start littering the Reservoir landscape.

Furthermore — and with more harmful consequences — a large park routinely used by young people for non-recreational purposes, just as a pass-through, tends to attract other young people, and with it, underage and public drinking, drug use, and an increased likelihood of random assaults.

Fortifying the police presence would not be the answer to on-going problem (and one that could have been prevented in the first place by not allowing BC to build dorms on Shea Field). Monitoring and making arrests in areas filled with dense vegetation is not easy. Aside from putting added pressure on police resources, a frequent presence of law enforcement at the Reservoir would be detrimental to having a welcoming, relaxing, country-like park.

Shea Field dorms would also substantially increase vehicular traffic along the section of More Drive that comes to just within feet of the basin. This would be happening on

days when hundreds of students move in and out and bring private cars to load and unload their belongings; when students are visited by parents or picked up by off-campus friends; and when BC sanitation and building maintenance crews service a dense residential complex.

Last but not least, students in Shea Field dorms, due to the dorms direct proximity to Alumni Stadium, would be hosting outdoor parties on football game days (and even when the Eagles play elsewhere) — which would inevitably attract scores of students from other parts of the campus.

Those hordes of partygoers will be easily spilling over into the Reservoir land - to have fun at the edge of the water, or heading for the Cleveland Circle bars - and in the process, scaring away Reservoir wildlife and driving away parkland users.

After years of problems such as those described above, public pressure on Boston College to deal with them may prompt BC to launch efforts to gain control of the Reservoir — for the sake of their students and to improve the Reservoir's maintenance, they will say.

We all know what happens to natural open space when it falls in the hands of a growth-oriented institution. We cannot afford such an outcome — Allston-Brighton has a grossly inadequate amount of open space as it is.

Recommended solutions

- Boston College should be told by the City of Boston to be a considerate neighbor on all sides of its campus, including Shea Field;
- No dorms should be built on Shea Field;
- Any other type of building(s) that BC may want to build there instead needs to be effectively set back and buffered from the Reservoir/More Drive.
- BC has enough room to house all undergraduates on the Lower Chestnut Hill Campus (on, and near, the Mods site), especially if some beds are also added on the Upper Campus in Newton.
- The Edmonds Hall/Mods/RecPlex area is well buffered both from the Reservoir and people's homes -- and that's where BC should house most of its undergraduate population.
- The entire Mods site should be used for a dense, efficient undergraduate housing complex.
- The BRA should require that BC renovate, not demolish the 790-bed Edmonds Hall.

Unanswered questions

- Why has BC not proposed to build anything on Shea Field until now (the College has owned the parcel since 1949)?

- What are the exact deed restrictions that were put in place for the area now known as Shea Field when the Lawrence Basin was acquired by BC from the Metropolitan District Commission in 1949? 1
- What are BC's intentions with respect to the small historic gatehouse on the edge of Shea Field, at More Drive? 2
- Why is a high water table supposedly a problem with respect to building dense housing on the Mods site, but it is not a problem on Shea Field, and was not a problem when other parts of the former Lawrence Basin were built upon (Edmonds Hall)? 3
- Where is the documentation supporting BC's claim regarding the water table and its impact on BC's ability to build on the Mods site? 4
- Why hasn't BC proposed any permanent buffer zone between new development on Shea Field and More Drive, considering that the development would be highly visible from the Chestnut Hill Reservoir? 5
- What are the traffic and use implications of Shea Field dorms on the narrow road that separates Shea Field from the MWRA's property? Who owns that road, BC or the MWRA? 5
- Why are BC's/Sasaki's drawings showing densely planted trees along the sidewalk on More Drive, in front of Shea Field — when everyone familiar with that sidewalk knows that it is too narrow to plant trees (they would obstruct pedestrian traffic)? 6
- Why isn't BC proposing to add undergraduate dorms on the Upper Campus in Newton? (some buildings there are only 2 stories high) 7

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In closing, we would like to reiterate that the beautiful public open space of the Chestnut Hill Reservation serves thousands of local residents and visitors, whose interests would be harmed by the presence of dormitories on Shea Field.

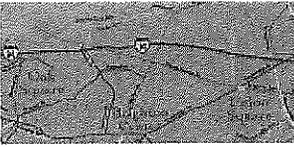
We hope that the City of Boston will do everything in its power to protect our neighborhood's greatest public treasure, and that this unique location will be afforded as much careful consideration as would be given to Jamaica Pond, a comparable city park.

Thank you for your consideration of this important matter.

Sincerely,



Eva M. Webster
Acting President, Chestnut Hill Reservoir Coalition



ALLSTON BRIGHTON COMMUNITY PLANNING INITIATIVE

John Fitzgerald, Project Manager
Boston Redevelopment Authority
One City Hall Square, 9th floor
Boston, MA 02201

Re: Boston College IMPNF

Dear Mr. Fitzgerald:

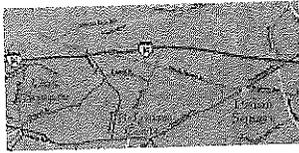
The Allston Brighton Community Planning Initiative has reviewed the Boston College IMPNF dated December 5, 2007 and has provided comments in accordance with Article 80D to be utilized by the BRA in preparing its Scoping Determination in accordance with Section 80D-5. This letter includes a summary of our comments and an attached detailed response in accordance with Section 80D-3; Scope of Institutional Master Plan Review; Content of Institutional Master Plan.

As noted in 80D-1 “the cumulative effects of incremental expansion may be greater than or different from the effects of each project individually. To assess these cumulative impacts and determine appropriate community benefits, Institutional Master Plan Review examines the combined impacts of an Institution’s overall development program and affords the public the opportunity for review and comment.” In order to properly address the cumulative impacts of a ten year \$800 million dollar investment, we have four major recommendations.

First, the BRA should require as part of its Scoping Determination that Boston College analyze the alternative campus plan, the elements of which are identified below, and compare this to the impacts of the plan dated December 5, 2007. This assessment of an alternative plan will allow Boston College and their consultants to address the cumulative impacts of development.

Second, we strongly recommend that the BRA charge Boston College and the Task Force with implementing an “alternatives assessment process” in advance of Boston College submitting their revised Master Plan. The complexity of the issues to be scoped and analyzed and the desire by all parties to establish a consensus plan requires ongoing public input. An “alternatives assessment process” will permit all parties the opportunity to review and build the maximum consensus possible around individual elements of a revised plan in advance of submission of the Master Plan to the BRA.

Third, we suggest that Boston College work with the Task Force and MEPA to initiate a concurrent planning process. Possible MBTA and intersection improvements on Commonwealth Avenue, the impacts on State Historic resources by various proposed developments as detailed in the January 18, 2008 letter by Brona Simon, Executive Director of the Massachusetts Historical Commission, and possible dormitory construction on Shea Field, a former reservoir, may separately or in combination exceed



ALLSTON BRIGHTON COMMUNITY PLANNING INITIATIVE

thresholds requiring a MEPA sponsored planning process. It would facilitate both the public review as well as Boston College's master planning process to have both the State and City review process take place concurrently.

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Fourth, given the complexity of the proposed plan, it is essential that independent peer review consultants be retained where necessary to assist the neighborhood and the City in reviewing specific technical elements of the plan, in particular demographics, transportation, stormwater, wastewater, energy, and playfield resurfacing. We would also count on the support of various City and State Agencies to provide additional technical input on issues of open space, resource and historic protection, adequacy of water and sewer infrastructure, and transportation.

Boston College has, in the past, responded in a meaningful way to clearly stated community concerns, i.e. the traffic and parking management plan for the stadium, the sale of student housing on South Street, and the construction of student dormitories on the Main Campus. We are hopeful that the BRA will acknowledge that the neighborhood is united around the preceding four points, will incorporate our concerns into the Scope of the Boston College Master Plan, and will work with us to ensure that a meaningful planning process follows with Boston College, the City and the neighborhood.

The general framework for the alternative plan summarized below was suggested by numerous community comments in three public meetings held in January to address issues of Transportation and Parking, Housing, and Open Space. A summary of these comments and the outline for this alternative plan is highlighted below.

Housing

The proposed housing plan, contrary to Boston College's stated planning principles set forth on page 5-4 of the Boston College IMPNF, reduces rather than increases the density on the core Campus, separates the academic and residential uses, and undermines the pedestrian environment. A Student Housing Plan as specified in Section 80D-3 (h) that clearly "mitigates the impacts" of student housing needs to be developed according to the following principles. Many of these principles were noted in a letter submitted to Boston College by the Task Force in 2004 calling for all undergraduate students to be housed on the main campus.

- No undergraduate housing is to be located on the Brighton Campus.
- By 2018 Boston College should provide on-campus housing for all its undergraduate students except those studying elsewhere or commuting from family homes in Greater Boston. A sub-set of this analysis would be to assess the impacts of housing 92% of the undergraduates on the Main Campus.
- Edmonds Hall is to be retained or replaced with similar housing on the same site.
- The proposed dorms on Shea Field should be relocated, because of their proximity to important public open space.
- Greater housing density should be provided on the site of the Mods than is proposed.



ALLSTON BRIGHTON COMMUNITY PLANNING INITIATIVE

- The current site of the Rec Plex should be considered for housing.
- Consider the Upper Campus dormitories in Newton, some of the college's oldest dormitories, as appropriate redevelopment sites for new housing.
- Accommodate densities in 5-8 or 9 story buildings.
- Foster Street housing is to be restricted for the long term (substantially beyond ten years) to Jesuit seminarians and faculty as provided in a written contract with the City of Boston.

Open Space

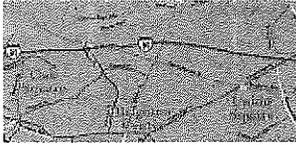
Open spaces, parks, and natural resource Urban Wilds features within the Boston College Campus, along the boulevards such as Commonwealth Avenue and St. Thomas More Road, within designated park areas such as Chestnut Hill Reservoir, the former St. John's Seminary and Foster Street areas define some of the unique qualities and rural density of this neighborhood. The proposed expansion of the Institutional Master Plan boundary has the potential to seriously compromise the underlying zoning protections of Conservation Protection Subdistricts and Open Space Areas (Article 51), Greenbelt Protection Overlay Districts (Article 29) and Open Space Subdistricts (Article 30). Contrary to statements made at these public meetings, it is our understanding that the current protections of the underlying zoning and overlay zoning are still in place. Boston College needs to clarify their understanding of the status of the underlying zoning as well as their desire or lack thereof to retain these existing zoning protections under the proposed Institutional Master Plan designation.

Within the Main Campus and St John Seminary CPS, the proposed housing and facilities plan should be designed around a series of linked active and passive open spaces that foster pedestrian circulation and protect existing open spaces and campus districts. This open space plan should be revised to address six purposes: (1) facilitate pedestrian connections to dorms, campus buildings, and transit, (2) provide active park areas to reinforce a sense of community within and between the residence halls rather than large "quadrangle" passive open spaces, (3) provide for groundwater recharge and stormwater protection, as detailed in the letter from the Charles River Watershed Association, (4) protect natural resource areas, open spaces and boulevards along Foster Street, St. Thomas More Road, Lake Street, Commonwealth Avenue, and Beacon Street, (5) provide setbacks from all roads and Chestnut Hill Reservoir to retain the residential character of the district, and (6) protect and preserve existing, historic trees and plant new trees throughout the campus.

Recreation Facilities/Facility Planning

Consider new sites for the Student Union and Rec Plex on the Main Campus including along Commonwealth Avenue. Limit the Brighton Campus to academic buildings and graduate student housing as proposed for Foster Street.

The location and management of the Recreation Fields proposed for the St John Seminary CPS needs further analysis. Shea Stadium, which houses existing recreation



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facilities, is an environmentally suitable site that provides a desired buffer with the adjacent residential community. A stadium, as proposed, within the CPS is a high impact subuse and a forbidden use. Alternatives for the location of this facility should be considered. After further analysis, if the proposed St John's Seminary CPS is the best fit, than this use should be subject to a contract with the neighborhood and City detailing seating capacity, lighting, stormwater runoff, hours of operation, enforcement of a no alcohol policy, use of fields by city schools, game day traffic management, etc., in order to fully ensure that student and environmental impacts will be properly managed.

The planning for the St John's Seminary CPS (Brighton Campus) needs substantial additional analysis. The location of the arts center, its impact on historic buildings and landscape, and the lack of parking, strategies to minimize access through the site as a cut-through impacting Foster Street are some of the issues that will need to be addressed.

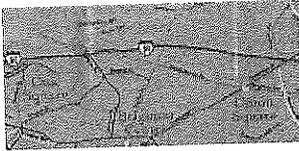
Transportation, Parking, & Bike Circulation

Transportation improvements should be designed to facilitate pedestrian flow, minimize auto use, maximize transit and bicycle use, reduce cut-through traffic flow in the Brighton neighborhood, protect open space areas of the reservoir, the stone walls of Commonwealth Avenue, and ensure that existing public rights of way such as St. Thomas More Road are not privatized.

Three transportation project proposals need coordinated study – the MBTA Light Rail Accessibility Project at BC Station, a new intersection east of Lake Street, and the rerouting of St. Thomas More Road – to determine what improvements best achieve these goals. This study should include an analysis of three alternative MBTA station improvements: (1) retain trolley terminus in its current location, (2) propose staggered platforms in order to address above issues, or (3) undertake improvements at both locations.

In terms of general transit improvements that are needed to help make the Master Plan viable and sustainable, Boston College should commit to working with the MBTA to improve service on the B Line. This should include undertaking a study of the benefits and impacts of extending the C Line along existing tracks to join the B Line at Chestnut Hill Avenue to increase service on the B Line; contributing to platform upgrades at stops near the campus, particularly the narrow Chestnut Hill Avenue stop; and contributing to technology improvements to facilitate proof of payment on the B Line (card readers, etc.). Finally, Boston College has offered to help with the relocation of the station, both by giving land to widen the Commonwealth Avenue median and by paying some of the cost of the design of the island platform. Boston College should commit to paying some of the costs of other alternatives not already planned by the MBTA and should commit to assisting the MBTA with configuring the terminal yard so that it can store multiple three-car train sets to help improve service.

To foster the use of bicycle transportation, Boston College should work with Boston and Newton to help plan, fund, and design bicycle accommodations running from the MBTA



ALLSTON BRIGHTON COMMUNITY PLANNING INITIATIVE

C and D lines to the campus as well as for Lake Street and Commonwealth Avenue. Transportation policies and projects should promote meaningful mode shifts away from single-occupancy-vehicles (SOVs) and provide significant incentives and facilities to encourage cycling and transit use.

6
cont'd

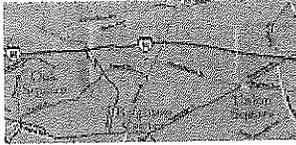
The output of the current Master Plan process should be more than an assessment of individual projects that meet the needs of Boston College. The BRA should recommend that the proposed Scope of Work for the Boston College Master Plan highlight an assessment of the suggested alternative including the detailed comments noted in the Appendix. In this manner, the Master Plan could serve as a blueprint that knits together the needs of Boston College and the community for safe family residential neighborhoods, a high quality academic setting that fosters study, research, and student life, an efficient system of public transportation and circulation, open spaces and historic resources that provide for a shared quality of life, and a vital private sector that pays the taxes to support the municipal services needed by Boston College.

Lastly, we are hopeful that you will share the BRA's Draft Scope for the Institutional Master Plan with the Task Force in addition to Boston College. Given that the Suffolk University Task Force was able to provide additional comments on the draft Scope, we see no reason why the same opportunity should not also be afforded the BC Task Force

We look forward to working with you and representatives of Boston College during the preparing of the Master Plan.

Sincerely,

Tim McHale, David G. Evans, Charlie Vasiliades
Co-Chairs



ALLSTON BRIGHTON COMMUNITY PLANNING INITIATIVE

Appendix

The following comments have been prepared in accordance with Section 80D-3, Scope of Institutional Master Plan Review: Content of Institutional Master Plan.

1. Mission and Objectives: No comment.
2. Existing Property and Uses: Sufficient.
3. Needs of the Institution

- (i) Academic: The Master Plan should detail to the extent possible the academic programs and facilities that will be located/relocated on the Brighton campus. Which departments would be moved, how many staff, and how will these moves relate to the renovation of historic structures? 7

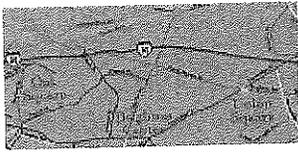
Fine Arts: The space program, building massing, height, and projected activities, especially those being contemplated to attract visitors and alumni, need to be described. What would be the capacity of the auditorium, the parking requirements, and hours of operation? What limitations, if any, will Boston College place on the events it intends to hold? Will commercial events (comparable to those held at Boston University's Agganis Arena) be permitted? 8

- (ii) Research: No comment.

- (iii) Housing: Student Housing Plan

The proposed Housing Plan is only a limited start at responding to student and faculty housing needs in a manner which concurrently addresses community concerns. Three positive recommendations are to be highlighted. 9

- a. Provision for increasing from 85% to 92% the percentage of undergraduate students (650 additional undergraduate beds). We would like to have Boston College test the impact in terms of land use of providing for an additional 650 students, i.e. housing 100% of the undergraduate students on the Main Campus.
- b. Establishment of a mortgage assistance program for faculty members willing to live in the neighborhood as homeowners. We would like to see the details of this program developed in the Scope. We would also like to see this mortgage assistance extended as a community benefit to prospective Allston Brighton resident homeowners interested in remaining in the community. 10
- c. Retention of Student Behavior staff person as a full time position. 11



ALLSTON BRIGHTON COMMUNITY PLANNING INITIATIVE

By contrast, the proposed restriction of students from one and two family homes does not appear to address the underlying problems—the inadequate number of on campus beds and the inability of Boston College to manage student behavior. We fear the proposed program would move students from one neighborhood to another without really solving the negative impacts of students living in the neighborhoods.

The proposed location and phasing of the dormitories is the subject of extensive comments at the Public Meetings. In 2004 the Task Force sent Boston College a letter outlining three critical positions regarding student housing: (1) Housing all undergraduate students on the Main Campus, (2) no undergraduate dorms on the former Seminary Grounds, and (3) replacement of the “temporary” suburban style mods with higher density, village style dorms.

We again request that Boston College test the impact of the alternatives we have identified by undertaking appropriate site accommodation and massing studies. We also recommend that the BRA foster an ongoing planning process whereby these massing studies be considered for comments by the community prior to the completion of the Draft Institutional Master Plan.

(iv) Parking

More parking means more cars and traffic. Boston College should prepare a detailed parking policy, the goal of which is to reduce driving to campus. See Item 6, Transportation and Parking, for further analysis.

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4. Proposed Future Projects

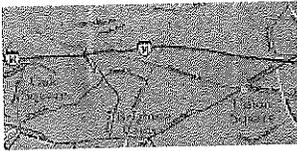
We note in Article 2, Definition, Boston Zoning Code, that a College or University subuse is a “High Impact Subuse” if it is a dormitory, student housing, athletic facility, facility of public assembly, or parking facility. These uses will be subject to Article 80, Large Project Review. Furthermore, many of the uses violate the underlying zoning, Article 51, Allston Brighton. For example, a Stadium and a Dormitory are forbidden uses in a Conservation Protection Subdistrict (St. John’s Seminary).

Furthermore, the Seminary property is zoned a Conservation Protection Subdistrict and much of the main campus bordering St. Thomas More Road is zoned Parkland Open Space. For purposes of evaluating the Institutional Master Plan according to the standards established in Section 80D-4, “conforms to the General Plan for the City as a whole”, it would appear that Article 51 as well as Article 29 (Greenbelt Protection Overlay District) and Article 30 (Open Space Sub Districts) are the only relevant references to a Master Plan. The BRA should clarify what stand of “conformity” they will apply in a review of the Institutional Master Plan.



ALLSTON BRIGHTON COMMUNITY PLANNING INITIATIVE

We would like a complete analysis of the proposed plans in terms of the current underlying zoning. Having provided this information, we would then like to know how the proposed Institutional Master Plan Overlay will incorporate the requirements of the underlying zoning districts.



ALLSTON BRIGHTON COMMUNITY PLANNING INITIATIVE

5. Environmental Protection/Campus Sustainability

- Air quality
- Water Utilization
- Stormwater Management
- Wastewater
- Flood Hazard/Wetlands
- Energy utilization
- Water and sewer infrastructure

The Charles River Watershed Association has provided extensive comments relating to campus sustainability in a letter dated December 20, 2007. These concerns are also addressed by the Ten Sustainable Development Principles promoted by the Commonwealth of Massachusetts as the guidelines for future development. These points are far more comprehensive than those identified by Boston College in Chapter 7, Campus Sustainability, of the IMPNF. We would expect that given this focus by the City and State, Boston College will address these broader concerns as part of their campus planning.

6. Institutional Transportation and Parking Management and Mitigation Plan

The relocation of St. Thomas More Road is presented in the IMPNF as an opportunity to “improve traffic flow at Lake Street and Commonwealth Avenue” and to allow full access to the Brighton Campus. Providing a new entrance off Commonwealth Avenue will significantly reduce traffic using Lake or Foster streets to access the Brighton Campus. However, relocating St. Thomas More Road and rerouting all Lake Street traffic is a major change that must be carefully studied. We are also concerned that this might be a first step in privatizing the use of this road.

- In addition to the three alternatives identified for study in the IMPNF, the IMP should discuss ways to improve the Lake Street/Commonwealth Avenue intersection independent of relocating St. Thomas More Road and independent of relocating the MBTA station. 14
- The analysis of all alternatives should include LOS for pedestrians and vehicles. 15
- Estimate the current and future travel time for Lake Street drivers with proposed relocation of St. Thomas More Road as described in the IMPNF. 16
- Commit to making the design and operation of the new spine road on the Brighton Campus such that it cannot be used as a cut-through route. 17
- Explain why the Lake Street/Commonwealth Avenue intersection LOS is so different from 2000 Master Plan projections. 18
- Consider impact of jaywalkers on LOS. 19
- Identify the percent of pedestrian trips crossing Commonwealth Avenue that will use proposed skywalk versus those who will cross at grade. 20
- The analysis must include the impact of Green Line operations on LOS. 21



ALLSTON BRIGHTON COMMUNITY PLANNING INITIATIVE

Foster Street

- Define a “secondary” entrance (# and % of daily vehicle trips). 22
- Study alternatives for Foster Street entrance and identify the number of trips and impacts. 23
 - Closed
 - Partial closure
 - Open with no restrictions
- Define and commit to restrictions on secondary entrances. 24

Bicycles

The Master Plan should describe in detail the existing and proposed bicycle facilities and policies at Boston College including in-building storage, outdoor bike racks, share the road signs, mapped cycling routes, promotional materials. Boston College should commit to promoting bicycle use among its students, staff, and faculty and should use the Master Plan process to commit to a greater emphasis on cycling among the college community. One specific action Boston College should commit to is striping for bike lanes on Beacon Street to connect the new Brookline bike lanes with the bike lanes planned for Beacon Street by Newton. Working with Boston and Newton, the college could also assist on plans to improve bicycle access from the MBTA C and D lines to the campus as well as for Lake Street and Commonwealth Avenue. 25

Parking

Parking uses land that could be better used for open space or buildings. Boston College must commit to a balance between providing enough parking to control unauthorized parking in adjacent neighborhoods and limiting parking to reduce automobile trips and the congestion and pollution they create. Therefore, a rigorous examination of options for reducing the auto mode share and parking demand should be explored. In addition, more information should be supplied about the management and operations of the existing and proposed parking facilities.

- Define who will park in the proposed 500-car garage on the Brighton Campus. 26
- Define the hours, lighting, and noise controls for the proposed 500-car garage. 27
- Boston College must commit to adding its students to the list of people ineligible for Resident Parking permits at the Boston Transportation Department. 28
- Boston College should document the estimated parking demand for a variety of activities that attract outside users or guests. Parking demand should be broken down by use (soccer, baseball, hockey, football, art exhibit opening, lecture, rally, etc.). The Master Plan must address parking demand for several special events taking place simultaneously, such as a sports event on the proposed Brighton Campus fields and an event at the Fine Arts District. 29
- Quantify the peak utilization of parking on the Brighton Campus in its “heyday” and current parking utilization.
- Boston College should survey on-street parking situation as was done in the 2000 Master Plan to determine who is parking on the streets around the campus. 30



ALLSTON BRIGHTON COMMUNITY PLANNING INITIATIVE

- The Master Plan should specify Boston College parking policies: Who will be eligible to park in on-campus lots and garages, carpool incentives, the cost to park; and what disincentives will be used to discourage students in particular from having cars on campus. These disincentives could range from price-based disincentives to admonishments in the student handbook that students don't need to have cars on campus due to the abundance of alternatives.

MBTA station

The potential relocation of the MBTA's Boston College station from its present location to the median of Commonwealth Avenue is a major change, the impacts of which must be carefully examined. The MBTA's light rail accessibility program for providing an accessible station will require changes to the current station. However, the MBTA is open to a number of solutions, including renovating the existing station, and they all should be presented in the IMP, not just the solution preferred by Boston College.

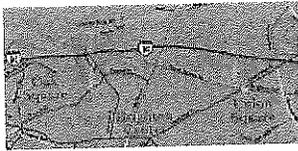
- Study and present how all alternatives for a new MBTA station would impact traffic, pedestrian flows and safety, visual quality of the block, parking, and access to the Brighton Campus. Alternatives should include, but not be restricted to:
 - Island platform
 - Staggered platforms
 - Outbound platform in median of Commonwealth Avenue with inbound platform at existing station
 - All boarding and alighting at existing station
- Demonstrate that the proposed at-grade pedestrian crossing at the new intersection will be safe and convenient.

Mode Share Goals

Boston College should commit to a significant reduction in auto mode share. Boston College's current 2006 drive-alone trip reduction goal as mandated by DEP is 7,224. The 2007 Rideshare Program Update Report indicates that Boston College has shifted only 740 trips from drive-alone to alternatives. The 2006 DEP Rideshare report identifies that the mode share by transit, bike, and walk is only about 20% for faculty and staff and about 84% for commuting students. However, these data show only part of the story as the Rideshare report focuses only on the full-time commuters and does not deal with part-time students, faculty, staff and non-commute trips. Boston College should survey all of its students, faculty, and staff to get a complete and accurate picture of automobile use by the Boston College community.

Transportation Demand Management program

Boston College's partnership with Zipcar and providing students with a discounted membership rate is a first-rate move to control cars on campus. However, the existing Transportation Demand Management program needs significant improvement.



ALLSTON BRIGHTON COMMUNITY PLANNING INITIATIVE

- Both the MBTA Monthly pass and Semester Pass for students should be subsidized. The 11% discount on the Semester Pass—earned through the advance purchase through the MBTA—should be supplemented with a subsidy from the University. Faculty and staff passes should similarly be subsidized to the extent possible.
- Boston College should promote GoLoco, the on-line “ride board” to promote more spontaneous ride sharing than is available through MassRIDES.
- Commit to immediately equipping all shuttle buses with bike racks.
- Provide additional incentives for those carpooling or cycling to campus, such as preferential or discounted parking, discounts on lockers in the Rec Plex, etc.
- Other programs and incentives to reduce the number of cars on the campus.

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7. Pedestrian Circulation Guidelines and Objectives

The Boston College IMPNF has not identified Pedestrian Circulation as a topic to be highlighted with design guidelines and objectives. One of the unique features of the current plan is its organization into a pedestrian accessible campus of academic, residential living, and recreation facilities; it is imperative that these principles be built into the proposed addition to the Brighton Campus.

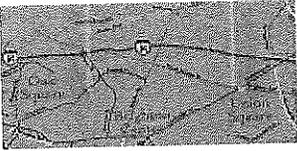
In particular the community would like to see Boston College formally state that the Main Campus will be ringed by public roads including St. Thomas More Road with an internal system of pedestrian circulation connecting to major destinations and that the Brighton Campus will have a pedestrian orientation and not be bisected by a public cut-through road.

8. Urban Design Guidelines and Objectives and Historic Resources

The plan does not discuss the provision of urban design guidelines for the Main Campus or for the historic Brighton Campus and it does not discuss the impact of the plan on historic structures as required under Section 80D-3 (8).

Is it correct to assume that Boston College proposes to incorporate at a minimum the St. John's Seminary Conservation Protection Subdistrict (CPS), the Foster Street Hill CPS and the Foster Street Rock CPS into an Institutional Master Plan District without also incorporating any of the specific limitations in height (35'), FAR (.5), setbacks (50'), and resource protections? Are the Foster Street homes not protected under Article 51? What about the protections of the Greenbelt Protection Overlay district (Article 29) and the Open Space Subdistricts (Article 31) on proposed uses on the Main Campus and the Brighton Campus? The impact of these regulations should be noted under Article 80 as many of the proposed uses are “high impact” uses.

In addition, the Massachusetts Historical Commission has presented the BRA with extensive comments on the Massachusetts historic resources in the community that have



ALLSTON BRIGHTON COMMUNITY PLANNING INITIATIVE

not been identified and addressed. These State historic resources include Commonwealth Avenue, the Lake Street-Chandler's Pond Area, Foster Street, the chancery at St. John's Seminary, and Evergreen Cemetery. These resources need to be identified in the plan and the impacts assessed.

It is imperative that the existing special dimensional requirements and supplemental design guidelines be advanced for these resource areas and that the State historic resources be taken into account in Boston College's site planning. We are requesting that the BRA require Boston College to undertake the preparation of design guidelines which will reinforce these underlying zoning protections.

9. Job Training Analysis: This topic is a City priority and should be addressed in the Master Plan. 36

10. Community Benefits Plan

The most substantial community benefit would be for Boston College to revise its Master Plan in a manner that addresses the community's concerns. Having achieved this goal and in recognition of the benefits listed by Boston College in the IMPNF, the community is recommending two additional benefits:

- (1) Boston College should set aside 25% of the assistance provided in the proposed Homeowner Mortgage Assistance Program for City residents. 37
- (2) Boston College should provide dedicated conservation easements on the key natural resource areas and along the key buffer zones. 38

2 February 2008

John Fitzgerald, Project Manager
 Boston Redevelopment Authority
 One City Hall Square, 9th Floor
 Boston, MA 02201

Dear Mr. Fitzgerald:

The Hobart Park Neighborhood Association, a community group formed in 1994, advances the following recommendations concerning Boston College's proposed Master Plan. We urge considerable revision in the IMPNF in order to better serve the Brighton community.

We have divided our comments into the following sections: Housing, Athletic Fields and Facilities, Transportation and Parking, and Open Space/Academic Uses.

We urge that the BRA's scoping of the IMPNF achieve the following objectives:

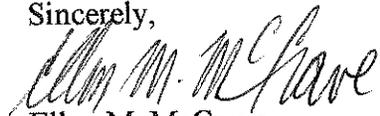
Housing

1. Boston College should house all of its undergraduate students on-campus by 2018, excluding those who commute from their family homes in the greater Boston area or those who are studying at other institutions; 1
2. No undergraduate dorms should be built on the former seminary grounds given the proximity of these proposed dorms to residential neighborhoods; 2
3. Edmonds Hall should be renovated not demolished, thus, preserving 790 undergraduate beds. The BRA should evaluate other locations for the new recreation center proposed for the Edmonds Hall site; 3
4. New undergraduate dorms of six to eight stories should be built rather than Boston College's proposal to build four story residence halls. Dorms of this size would house additional students, preserve open space on-campus, and correspond to the height of recent dormitories built on-campus. 4
5. Multiple appropriate locations exist for the construction on new dormitories including the "mods" site, the More Hall site, and the site of the current Rec Plex given the college's proposal to build a new recreation center. 5
6. If dormitories or other campus buildings are constructed on Shea Field care should be taken to preserve the Chestnut Hill Reservoir as a community resource. 6

Athletic Fields and Facilities

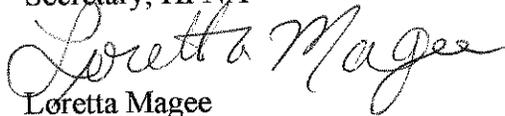
We thank you for your attention to our concerns. We hope that the BRA and Boston College will be responsive to community concerns that have focused on the college's expansion and on its proposed master plan.

Sincerely,



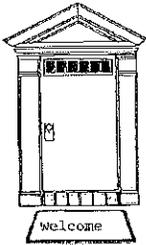
Ellen M. McCrave

Secretary, HPNA



Loretta Magee

Events Chair, HPNA



ABERDEEN - BRIGHTON RESIDENTS ASSOCIATION,
INC.



E-mail: Aberdeen.Residents@comcast.net

February 5, 2008

Mr. John M. FitzGerald
Project Manager
Boston Redevelopment Authority
One City Hall Square, 9th Floor
Boston, MA 02201

Re.: Boston College Institutional Master Plan

Dear Mr. FitzGerald:

As a board member of this neighborhood group, I have been attending recent Boston College Task Force meetings to assess likely impacts of Boston College's anticipated development on our neighborhood. ABRA's primary mission is to advocate on issues related to the quality of life for permanent residents, and my comments in this letter reflect that perspective.

Our densely populated neighborhood, Aberdeen and vicinity, is within walking distance to Boston College. It includes the Commonwealth Avenue corridor, Cleveland Circle, and dozens of streets whose residents are acutely familiar with problems generated by BC student rentals. I can say with certainty that the number one issue for our neighborhood is for *Boston College to house 100% of its undergraduate students in on-campus dormitories.*

I would also like to state unequivocally that area residents do not support a policy preventing BC students from renting in 1 and 2-family houses (even if 3-family houses were also included), as was proposed by Boston College representatives in a recent BC Task Force meeting. This is an exceedingly poor solution to the problems posed by absentee landlords and unsupervised undergraduates.

For as long as BC undergraduates must live in the neighborhood, this ill-conceived policy would unfairly shift the burden of student rentals solely to our part of Brighton. No one section of Brighton should be singled out to carry such a heavy burden. Until BC finally houses all of its undergraduates, BC renters need to be distributed throughout the entire area to dilute their impact. Concentrating them in one "student ghetto" would decimate homeowners on streets zoned as "multi-family", and cause the flight of long-term renters as well.

Other important issues for residents in our area include making sure that our cherished public open space, the Chestnut Hill Reservoir as well as the historic streetscape and functionality of Commonwealth Avenue, remain accessible to the public and undisturbed by large-scale development.

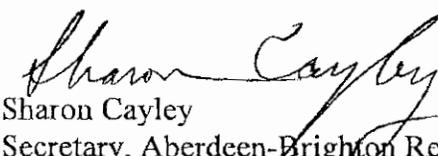
Consequently, we ask that the BRA require Boston College to do the following:

- House all undergraduates in the traditionally residential part of the Chestnut Hill Campus; 2
- Retain and renovate Edmonds Hall (it is an ideal location for a large dorm); 3
- Do not use Shea Field for undergraduate dormitories. Require that any Shea Field structures be administrative (faculty & staff offices for example), low-rise, and well screened from the Reservoir, with a large setback from More Drive. 4
- Retain the historic stone wall and mature trees along Commonwealth Avenue; 5
- Do not put a T stop on Commonwealth Avenue (widening the avenue to allow for that would lead to the loss of the wall and trees; T platforms in the middle of the avenue would interfere with the efficiency of vehicular and pedestrian traffic). 6
- Do not reroute More Drive as this would complicate More Drive-Lake Street traffic, and lead to even greater congestion on Commonwealth Avenue and adjacent streets. 7

We look forward to the time when coping with the impacts of student rentals will no longer affect our life in Boston. In recent years, Mayor Menino and the BRA have been successful in persuading local colleges to build dormitories, and we strongly support a continuation of this trend.

Thank you for your consideration of these comments.

Sincerely,


Sharon Cayley
Secretary, Aberdeen-Brighton Residents Association
137 Chiswick Road
Brighton, MA 02135

Mr. John FitzGerald, Project Manager
Boston Redevelopment Authority
One City Hall Square, 9th Floor
Boston, MA 02201

Dear John:

Following are comments, questions and concerns from the Radnor Neighborhood Association with regard to the BC IMPNF.

The Radnor Neighborhood Association comprises and represents residents in the neighborhood surrounding Radnor Road, in Brighton, MA.

Our mission is to work for a safe, quiet, and clean neighborhood environment; to help residents work together to improve quality of life; and to address neighborhood concerns through connections with local political leaders, college administrators, and city services personnel.

We appreciate your attention to our concerns and look forward to the results of the scoping determination.

Sincerely yours,

Sister Patricia Johnson, SND
Chair, Radnor Neighborhood Association
February 3, 2008

ATHLETIC FIELDS

Boston College is proposing two lighted stadia and two lighted playing fields be located on the Brighton Campus.

Position

Until BC can assuage the following concerns, the position of the RNA is that we are in favor of locating all playing fields and stadia on the main campus in Chestnut Hill.

We have the following questions relating to this proposal:

Baseball Stadium

1. What are the dates of the baseball season? 1
2. How many games will be scheduled during the playing season? 2
3. How many baseball games will be scheduled during the day and how many at night? 3
4. How often and at what times will the stadium be used for practice or for intramural games? 4
5. What is the height of the stadium? 5
6. How many people now attend baseball games? 6

Softball Stadium

1. How many games will be scheduled during the playing season? 7
2. How often, and at what times, will the softball stadium be used for practice or for intramural games? 8
3. What is the height of the stadium? 9
4. How many people now attend softball games? 10

Playing Fields

1. What is the elevation of the Multi-Purpose Field 2 in relation to the houses on Lane Park and Anselm Terrace and how will it affect the houses located on these streets in terms of noise? 11
2. Are there any plans to expand the intramural program? 12
3. How often will the two fields be used for intramural activities and during what hours? 13
4. At what time will lights on the playing fields be turned off? 14

General

1. Due to the impact on neighboring homes, including those with small children, we do not support lighting any of the playing fields. 15
2. Other than the natural noise barriers, what steps will BC take to limit the impact of noise from all uses, including the PA system, by creating buffer zones and other effective mitigation?

We expect BC to conduct the following studies:

- Impact of noise on neighborhood
- Impact of lighting on neighboring houses
- Vehicular traffic, foot traffic and parking impact on neighborhood
- Environmental impact of artificial turf vs. maintenance of natural turf
- Impact of height of stadia on neighboring streets

HOUSING

Boston College proposes to house 500 undergraduate students on the Brighton Campus and to increase the total number of students housed on campus by about 600.

Position

Until BC can assuage the following concerns, the position of the RNA is that we support locating all undergraduate residences on the main campus in Chestnut Hill and housing 100% of undergraduates on campus.

Until BC does house 100% of their undergraduate students on campus, we support their proposal to restrict students from living in one and two-family houses in Allston, Brighton and Newton. We strongly endorse the inclusion of three-family houses in that proposal.

Until BC houses all students on campus, we require confirmation that they will continue the enforcement and the judicial consequences that they put in place in the Fall of 2007.

We also support BC beginning the employee mortgage assistance program immediately.

We also request Boston College:

- Create dormitories at least six stories in height on the main campus, thereby eliminating the need for housing undergraduates on the Brighton Campus.
- Redevelop the Mods site to provide housing for additional, not decreased, numbers of students.
- Retain the Edmunds Hall site as a dormitory site.

We have the following questions relating to this proposal:

1. Can the structures proposed for Shea Field be reconfigured so that the building closest to More Drive is moved further away from the Reservoir, with a natural barrier separating it from the Reservoir? 16
2. Can BC assure that the proposed dormitories on Shea Field have no negative effect on the Reservoir? 17
3. How does BC propose to minimize the impact of trash on the Reservoir from the proposed residence halls on Shea Field? 18
4. Does BC plan to continue buying houses in the neighborhood? 19

TRAFFIC AND TRANSPORTATION

Boston College is proposing to build a parking garage on the Brighton Campus, reroute a portion of St. Thomas More Drive, relocate the spine road on the Brighton Campus, and create a new MBTA stop on Commonwealth Avenue.

Position

It is the position of the RNA that we are greatly concerned about additional traffic and the effect of construction on the entire neighborhood.

We have the following questions relating to this proposal:

Traffic

1. Does BC have a traffic control plan for athletic events comparable to their plan regarding football games (parking and traffic flow)? **20**
2. How will Foster Street and Lake Street be affected by increased traffic? **21**
3. Will the flow of traffic in and out of the Brighton Campus be controlled by the BC Campus Police? **22**
4. When there is more than one special event planned for the same time, where will cars be parked when the capacity of the garage is exceeded? **23**

Brighton Campus Parking Garage

1. Who will have access to the Brighton Campus garage? **24**
2. What will its hours of operation be? **25**
3. If nighttime use is contemplated, what outside lighting is planned? **26**
4. At what times will lights be turned off? **27**

Construction Issues

1. What will be done to minimize the impact of construction traffic on the neighborhood? **28**
2. What hours and days will the construction take place? **29**
3. Will parking provisions be made on BC property for construction workers? **30**
4. What route will be planned for the travel of heavy construction vehicles? **31**

We expect BC to conduct the following studies:

- Impact of increased traffic
- Impact of construction traffic
- Impact of event traffic (single vs. multiple events; athletic and arts complex)
- Impact of pedestrian traffic at Commonwealth Avenue/Lake Street intersection and proposed spine road crossing of Commonwealth Avenue
- Effect on the rock walls and outcropping on Commonwealth Avenue as a result of widening the street to accommodate a new MBTA station
- Impact of air pollution resulting from additional cars, including both routine and event use

OPEN SPACE/ACADEMIA

Position

RNA members are greatly concerned with the proposed environmentally insensitive use of open space on the north side of the Brighton Campus.

We support a buffer zone of at least 200 feet between any abutters and any development on the Brighton Campus.

We are concerned about the encroachment of buildings into the reservoir area and do not support the placement of an undergraduate dormitory directly adjacent to the Chestnut Hill Reservoir.

We are concerned about the probable destruction of the stone walls lining Commonwealth Avenue.

We want assurance that the Foster Street Rock will be preserved in perpetuity.

In light of the limited open space throughout Allston Brighton and the significance of the former Archdiocese property as part of that limited space, we strongly support as much open space as possible be preserved with a conservation easement.

We have the following questions regarding open space:

1. Can BC assure the community that the open space on the corner of Lake Street and the orchard on the Brighton Campus be preserved beyond 10 years? 32
2. What will be the buffer zone between Lane Park and the proposed baseball stadium? 33
3. What will be the buffer zone between Anselm Terrace and Glenmont Street and the proposed fields? 34
4. Can the buildings on Shea Field be placed closer to the football stadium to preserve open space? 35
5. Which areas in and around the fields will continue to be open to the public to walk on? 36

We have the following questions regarding academic buildings:

1. The proposed art complex includes an auditorium of 1200 seats. What will it be used for? 37
2. During what hours will it be used? 38

We expect BC to conduct the following study:

Impact of construction of Brighton Campus on Chandler Pond and the water table in general

ENVIRONMENTAL IMPACT STATEMENT

Construction on the Brighton Campus is certain to have some effect on ground water and surface water flow from the Reservoir to Chandler Pond. Some of our concerns include: pollution from artificial turf, interference with flow of ground water, the effect of light pollution and effect of noise pollution. We are especially concerned that ground water issues are not being addressed.

We expect BC to conduct the following study:

An environmental impact study on groundwater and surface runoff

From: Dr. Yechezkal Gutfreund
Representing the Portina Road Community of Brighton, MA

To: John Fitzgerald
Boston College IMP Project Manager
Boston Redevelopment Authority
617-918-4267
John.Fitzgerald.bra@cityofboston.gov

Dear Mr. Fitzgerald:

The residents of the Portina Road area (including Chiswick, Embassy, Wiltshire, and Colwell) have developed a unique family oriented pocket of housing in the middle of Boston. We have been able to do this due to the relative isolation and large buffers between our community and the surrounding areas. It is an area where upwards of 50 to 100 children can be found playing outside on sunny days and mothers feel safe to supervise as they freely cross the streets.

The proposed expansion of Boston College presents a direct threat to our community. We can speak from authority about this, since we already suffer from spillover BC students during football games and nearby student rental apartments. Additionally we have families that fled from nearby Greycliff road, to testify how completely incompatible nearby student residences are to family housing.

We urge the BRA to inject intelligent zoning and planning into the BC expansion process. Basically, the first principle of zoning is that you keep large buffer regions between regions of family housing with large numbers of children and institutional uses that are incompatible.

We suggest the following changes to the plan:

1. Keep all undergraduate student housing for BC on the Chestnut Hill Campus. I.e. no undergraduate housing on the Brighton Campus. This makes more sense for the students as well, as it decreases the sprawl and walking times to classes. Boston University has no problem with taller dormitories, and we see no reason to assume that Boston College students are somehow of a different species that needs a different form of housing. 1
2. All spectator sports facilities should be kept on the Chestnut Hill Campus. That is where there is already existing parking and road infrastructure to deal with sports facilities. This would include the proposed baseball stadium. We already get loud sounds from the Football stadium in the early evening which disturbs children's early bedtime. 2
3. Utilize the Brighton Campus as a green ring for the BC campus. We have no problem with it being used for parking, admin services (such as computer support 3

now at S. Clements hall), and intramural sports (baseball, soccer, tennis, golf, etc.). Participatory sports use is far less difficult to live with than spectator sports.

4. Locate the Weston Seminary dormitories adjacent to the current S. John's Seminary. Do not place them on the Foster Conservation District behind Portina Road. This is really the most rational intelligent place for them. It minimizes the walk time to classes at S. John's for the seminarians. 4
5. The head of the Weston seminary stated in a public meeting in December "Our seminarians also do not want to live next to the undergraduate dormitories. That is why we want to locate them on the Foster Conservation District". Well, if sports facilities and undergraduate students are noxious neighbors for unmarried seminarians, then how much more so, they are the wrong neighbors for married families with children

While superficially the placement the Weston Seminary dormitories behind Portina road might seem innocuous – in reality it is a very poor choice. All proposed solutions are poor.

1. Currently the thick forest acts as a barrier to parties of drunken late-night partying students from walking through our neighborhood. By placing the seminary dorms there, it would make it easy for pedestrians to walk through this area to reach our streets. The only "fix" would be a large fence that would block both the Wiltshire pedestrian path as well as the seminary dormitories. We would have to demand such an impenetrable fence if the Weston dormitories are built. 5
2. The BRA would have to include into the 50-100 year plan an airtight clause that absolutely forbid BC from housing students (undergrad or graduate) in the seminary dormitories. As well as from renting or selling it to any third parties 6
3. Boston College has offered to ban any student rental in the one & two family houses in our community (undergrad or graduate). This seems to be a positive step. But we doubt it is legal. Furthermore, it is only a policy of BC, and can be changed at any time. We would want this written into the zoning ordinance, but again, it is hard to see how this can be done. The best solution is large buffer zones between BC and our neighborhood that makes renting in our community not attractive.
4. The BRA would have to add to the plan and zoning that the Foster Rock area could never be developed and would be fenced in to prohibit late-night beer parties on Foster Rock. 7
5. Boston College has offered to pay for additional police officers to deal with "town/gown" issues such as student off-campus parties. While this sounds positive, in truth, it is very ineffective, and more likely to inflame issues than solve anything. The evidence is the recent window smashing (by throwing a garbage can) through Brenda Pizzo's window and the online threats against Michael Pahre and Eva Webster. How can residents complain to the police, when

we have already seen that the response from students is one of intimidation as well as violence to person and property? Again, the best solution is not active barriers such as police, but distance and passive barriers between the family communities and Boston College.

We trust that you will see the wisdom in our suggestions, and will exercise your legal responsibility to protect the residents of Boston. As well as to exert pressure on Boston College to produce a plan that will lead to a more wise, sane, and compact campus which will truly serve Boston College better than the proposed IMP which sprawls the campus over a wide area.

Sincerely,

Yechezkal Gutfreund for the Portina Road Association

William F. Galvin
46 Lake Street
Brighton, Massachusetts 02135

February 5, 2008

John F. Palmieri
Director
Boston Redevelopment Authority
One City Hall Plaza, 9th Floor
Boston, MA 02201

Re: Boston College Institutional Master Plan Notification Form

Dear Mr. Palmieri,

I write to offer comments on the above captioned filing and to formally request that your agency engage in a thorough review of these proposals which in my opinion present a great threat to the existing residential neighborhood.

I write as a private citizen who has been a homeowner on Lake Street for over 25 years and as such, I have personally experienced the effect of the encroaching presence of Boston College.

This new proposal marks a dramatic incursion into the existing residential community and has the potential to destroy the quality of life of the non-transient residents.

Your agency must evaluate this proposal not just as an amendment or natural progression of existing use, but rather what it truly is – a dramatic change of use of the property which would thrust intensive collegiate uses into the middle of a surrounding residential area. This proposal does not further the co-existence of the residential neighborhoods and the university rather in its full implementation it overwhelms and ultimately destroys the residential neighborhoods. The Boston Redevelopment Authority and the Menino Administration must include in its evaluation of this proposal the following elements among others:

Logical Urban Planning

As the planning agency of the city the BRA must ask the critical question as to why Boston College should be allowed to demolish its largest single dormitory facility which was built with public underwriting less than thirty years ago and which is removed from the residential neighborhood, be then allowed to relocate directly into the neighborhood consisting of families and permanent residents. As a planning concept this is totally inconsistent with neighborhood preservation. All of the ancillary services that dormitories require must be evaluated such a food preparation, trash pick-up, laundry services and vehicle activity.

1

Pattern of Student Conduct

As part of its planning review the BRA should carefully examine the pattern of student conduct which is revealed by public records including police, fire department, and court records. It is appropriate to review this pattern of conduct because the proposed uses being relocated deeper into the residential neighborhood will have an adverse impact on the quality of life. There is ample evidence of the negative effect of student misconduct.

2

Traffic

Any evaluation of the traffic generated by this proposal must consider the limited access provided by the perimeter streets. Lake Street is a narrow one-way street running from south to north which experiences heavy weekday traffic basically during the morning hours.

3

Foster Street is a two-way street which parallels Lake Street and experiences heavy traffic throughout the day. Glenmont Road, a one-way street running west and Anselm Terrace (cul-de-sac) border the property on the North. Any blockage of traffic flow on these streets would prevent emergency or public safety vehicles from reaching many premises even outside of the immediate perimeter.

Underground Streams/Water Table

The entire area of the project development contains many underground streams. In fact, when the present Seminary library was constructed, the building plan had to be modified to accommodate these streams which run throughout the area. When the Town Estates development was constructed on Lake Shore Road, many tributaries were interrupted with the result that Chandlers Pond suffered increasing stagnation and pollution. The volume of construction now proposed raises questions as to the effect on the surrounding water table and the effect on existing buildings.

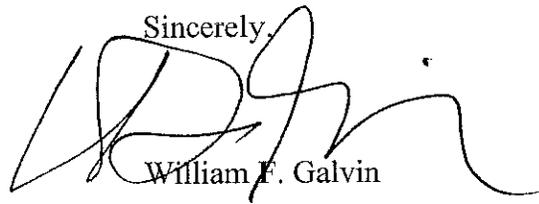
4

Urban Wild

The specific area being proposed for development contains many mature trees and much open space and is home to many species of birds and wildlife. Large owls as well as migrating species have been observed. Before this unique area of the city is lost a review should be conducted of the effect on natural habitat of this intensive development.

The neighborhoods impacted by this proposal are composed of diverse communities of permanent residents who have voluntarily chosen to reside in this unique area. The intense institutional uses being introduced by this proposal put these neighborhoods at great risk.

Sincerely,



William F. Galvin

cc: John FitzGerald ✓
Gerald Autler

**Ms. Colleen Salmon
31 Dickinson Road
Brighton, MA 02135**

February 1, 2008

Mr. John Fitzgerald
BRA Project Manager
One City Hall Square
9th Floor
Boston, MA 02201

Dear Mr. Fitzgerald,

I am writing this letter as a life-long resident of Brighton in support of the Boston College Master Plan. As you can see from my above address I live in very close proximity of the Brighton Campus (formally the Roman Catholic Archdiocese of Boston property).

Over the years Boston College has proven itself to be a great neighbor and an excellent institutional neighbor. The community benefits Boston College extends to the Allston-Brighton community are unparalleled by the other institutions in the area. My children have benefited by several of the initiatives offered by Boston College including tutoring, a computer summer camp, the use of the BC recreation complex in the summer, ice time offered to the Allston-Brighton Youth Hockey league as well as tickets to sporting events. I have many neighbors who have children attending Boston College tuition free due to the ten Allston-Brighton scholarships offered to the community each year. Most recently, many high school students in the community have been able to take an SAT preparation course free of charge. The parents I have spoken to are very appreciative of this course because they are not able to afford a Kaplan or similar course for their children.

I applaud the idea of Boston College housing over 90% of the student body on campus. I do not object to the dormitories being built on any of the property including the Brighton Campus and Shea Field. The student behavior programs that Boston College has implemented have had a positive impact on the behavior of students in the neighborhood. I am sure Boston College will continue to enforce codes of conduct for the students that live in on-campus housing as well. I feel that by allowing more students space on campus our neighborhood will greatly benefit.

I believe the playing fields that Boston College is proposing for the Brighton campus to be a good fit for that piece of property and the neighborhood. Boston College does a wonderful job taking care of their campus and I am sure the athletic fields will not be an exception.

I have no objections to the buildings Boston College will be constructing in the future on both the Brighton Campus and other areas of the campus. In the forty years that I have lived in Brighton, Boston College has expanded and shared their ever growing resources with the community. I expect Boston College to remain a good and generous neighbor to the local community in the future and wish them much luck.

Sincerely,

Colleen Salmon

G

Margaret Grealish
25 Undine Rd.
Brighton, MA 02135ToMrs John Fitzgerald
B. Q. A.

This note is just to
confirm my phone call to you
last week!

I am glad B.C. is now my
neighbor. I have lived here for over
40 yrs and I welcome them. B.C.
always takes good care of the property
Sincerely, Deq Grealish

98 Lake St.

Brighton, Mass
02135

Jan. 30, 2008

Dear Mr. Fitzgerald,

I've lived at 98 Lake St. Brighton since 1933 and my family since 1929. Boston College has always been a good neighbor. I was delighted when B.C. bought the Seawing property. I'm an abetter who is supportive of their development plans. I do not, from my perspective, object to the college building dorms on "the spine" of the Brighton campus.

I've attended many meetings regarding the issue of campus improvements. The meetings have become increasingly negative. I'm puzzled and amazed that so many residents of the Cleveland Circle area are so anti B.C. when they do not even live within sight of the campus. They want the students out of neighborhood housing and simultaneously object to B.C. building dorms on the Brighton campus. It is apparent to me that BC can neither please or appease them!

Sincerely,

Emily Gregory

6 and 14 Keenan Road
Brighton, MA 02135
December 12, 2007

Mr. John F. Palmieri
Director
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Dear Mr. Palmieri,

We write to you to express our strong support for the Boston College Institutional Master Plan and kindly ask that our remarks be made part of the public record relative to this exciting initiative. We will share with you the reasons for our favorable support. First of all, we are once again enormously impressed with the thoughtful vision of Boston College President Father Leahy. His genuine concern for a successful, collaborative future for both Boston College and the Brighton Community is clearly apparent in the summary and details of this fascinating master plan. Our children, grandchildren, neighbors and friends are also truly excited about this sophisticated plan for the future of Boston College and the positive connotations for the residents of Brighton. In an analogous way, Father Leahy's vision and "master plan" to revitalize Catholic elementary school education in America by the creative Boston College and St. Columbkille School model in Brighton epitomizes his and Boston College's caring and compassionate feelings towards our parish, school and local community.

During this project as well as during the timeframe leading to the master plan, Mr. Thomas Keady has been a key community liaison and leader between Boston College and the residents of Allston and Brighton. He has spent countless hours listening, communicating, updating, answering questions and discussing the plan with families such as the Buckley's in a multitude of public and private forums. He deserves laudable recognition for his professional, respectful, and caring manner.

We firmly believe the plan demonstrates a continued commitment to the Allston-Brighton neighborhoods and is consistent with the mission driven Jesuit tradition of Boston College. In the specific subjects of academics, religion, intercollegiate athletics, housing, safety, and traffic, the plan is sound and intends to fully develop the mind, body and soul of the Boston College student. The modernization plan is also comprehensive and integrates the needs of the communities.

Our family has always felt respect by Boston College students, administration and staff. In fact, we have been delighted to live in a college community. The positive presence of Boston College is clearly evident in our everyday lives. For instance, the volunteer work of many, many undergraduate students is refreshing and very much appreciated. Their pride, respect and concern for their neighbors are special. We are also aware of student volunteerism extended to many non-profit entities in the City of Boston

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B.R.A.

and in cities across the nation. BC students are guided to set the world aflame, and it begins on the campus and local neighborhood.

We are particularly impressed with the sound thinking to make the MBTA stop near campus become handicapped accessible and safe for pedestrian passing. The "walkover" will eliminate any possible traffic congestion and will allow safe travel. The current well thought out traffic plan for major collegiate football, basketball and hockey games is superb as evinced by the fact that we are able to arrive on campus for these and other family events such as the talented performances in the theatre in less than five minutes time from our homes near Brighton Center. Family entertainment on fields and the stage, and so close to home is healthy for a community.

Another smart aspect of the plan to limit the height of residence halls to four to four and a half stories reflects Boston College's objective to continue their respect and sensitivity to the concerns of the neighborhood and the environment as well as to allow closer interactions and learning among students as they build life-long friendships. We are not aware of any other local neighboring college or university that intends to follow a similar policy in the future.

Thank you for your anticipated support of this exciting and intelligent master plan that will positively benefit both Boston College and Brighton for many decades. We have no reservations regarding the very successful implementation of this plan.

Respectfully submitted,



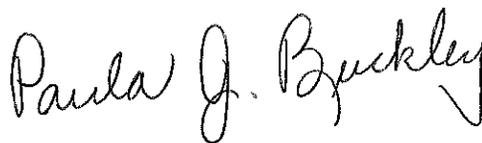
Michael L. Buckley

14 Keenan Road
Brighton, MA 02135



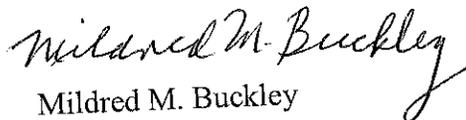
Leo F. Buckley

6 Keenan Road
Brighton, MA 02135



Paula J. Buckley, RN

14 Keenan Road
Brighton, MA 02135



Mildred M. Buckley

6 Keenan Road
Brighton, MA 02135

CC: The Very Reverend William P. Leahy, S.J.
Mayor Thomas M. Menino
Mr. Thomas J. Keady, Jr.
Senator Steven A. Tolman
Representative Kevin G. Honan
Representative Michael Moran
City Councilor-Elect Mark Ciommo

Attn: Jean Woods, Chair, BC Task Force

January 22, 2008

I would like to provide some commentary regarding issues in front of the Task Force.

Firstly, as today's meeting regards housing issues, I would like to see a couple things addressed in the BC master plan. First, as an alum of Boston College, I hope they continue to strive to provide on-campus housing to any individuals who desire it. To this end, I would prefer to see an increase in the number or size of the buildings currently under discussion. This is especially true of the proposed dorms on the Brighton property. It would be beneficial to increase the number of beds in that structure (and bring it closer to Commonwealth Ave) to have it feel less like an outpost, and more like part of the BC residential fabric.

Likewise, considering the footprint of the proposed dormitory on the More Hall area, there could be considerable addition to the number of beds without negative effects. Another concern of mine with this proposed dorm would be road noise interfering with sleep patterns of the students on the Commonwealth Ave side. I would propose swapping the proposed dormitory with the Edmonds/new fitness center site (though I would not go so far as to propose keeping Edmonds as it is a rather dreary and undesirable building). I understand that they are trying to keep all the athletics/fitness facilities close together, but the More Hall site lends itself better to a building that gains from high foot and road traffic.

Finally, on the issue of traffic, I have looked at the map of Commonwealth Ave/St Thomas More Rd/Lake St provided in Boston College's master plan and believe I have drawn up something that maintains (or reduces) the number of traffic lights, while encouraging better traffic flow through the area. View this map at <http://tinyurl.com/3yvksx>.

Thank you for your time, and if you have any questions, please contact me,



Adam Shipley
BC '06 and Brighton Resident
2018 Commonwealth Ave
digitaladam@gmail.com

Fitzgerald, John BRA

From: Edward Berger [edwrdbgr@aol.com]
Sent: Tuesday, January 22, 2008 4:50 PM
To: Fitzgerald, John BRA
Subject: BC Plan as it affects the Chestnut Hill Reservoir

Mr. Fitzgerald,

I am writing as a resident of the Waterworks condominium development, with no connection of any kind to Boston College (other than a rooting interest in its basketball team), who is concerned about appropriate protection of the Chestnut Hill reservoir but not a supporter of either the tone or the substance of the position being taken by the Chestnut Hill Reservoir Coalition and in neighborhood petitions being circulated – i.e. no student housing on Shea field, no undergraduate housing on the former seminary property, requirement that the college provide housing for 100% of students, opposition to a practice field at the corner of Beacon St. and More Drive, objection to the demolition of Edmunds Hall, etc.

I believe that the Coalition and neighborhood demands err in important ways. Perhaps most critically, they impute to students in general behaviors which, while historically troublesome in the surrounding residential neighborhoods, are characteristic of a small minority. By vilifying students as a “class”, they grossly exaggerate the potential “behavioral” impacts of various possible uses of both Shea Field and the Seminary property. Furthermore, they seek to impose a set of restrictions which allows no room for the College to create and implement a plan consistent with its own needs, vision, and the realities of student life, thereby denying the College reasonable and appropriate uses of its property. They proceed from a false premise: that there is no way to reconcile vital community interests with the continued growth, development and improvement of the college.

The College’s current proposed development plan is far from perfect. I am certain that the Reservoir can be better protected than would be the case if you were to rubber-stamp that plan in its current state. I am certain that impacts on the neighborhood abutting the Seminary property could be better mitigated, and that traffic impacts could be further avoided. And I am certain that you intend – as you must - to subject the College’s proposals to a rigorous review to assure that vital community interests and the integrity of the Reservoir are protected. At the end of the day, the College will need to modify its plans in order to assure that the community and the Reservoir are not needlessly or excessively impacted. It will need to talk with the community in a real way, listen to their concerns, and respond constructively. I hope that you will do everything you can to assure such a dialogue. But neither party to this dispute can claim moral superiority, and the dialogue must be open and real from both sides. Arbitrary dictates by the community, stoked by exaggerated fears and worst-case scenarios, are no more a constructive or sound platform from which to proceed than is a “take it or leave it” College proposal.

Thank you.

Ed Berger

Edward E. Berger, Ph.D.
2400 Beacon St., #203
Chestnut Hill, MA 02467
Tel: 617-645-8452

Fitzgerald, John BRA

From: Mark Cintolo [cintolom@hotmail.com]
Sent: Thursday, January 24, 2008 1:13 PM
To: Fitzgerald, John BRA
Subject: Boston College Brighton plan

John,

As a Boston resident, and former resident of Brighton, I found an article in the Allston-Brighton Tab this morning particularly troubling. The article described local opposition to the 10-year master plan recently put forth by Boston College, which included the construction of new dorms on the former Archdiocese land. Some of the problems a few residents seem to be raising are inconsistent with my experience living in Brighton. I really believe that the continued growth and improvement of Boston College will help revitalize the Brighton community. The plan effectively moves students currently living in apartments off campus, to cleaner, newer, better policed dormitories on campus. How is that a bad thing for the city?
Thanks for taking some time to read my comments.

Regards,

Mark Cintolo

Shed those extra pounds with MSN and The Biggest Loser! [Learn more.](#)

Fitzgerald, John BRA

From: Joseph Gravellese [gravellj@bc.edu]
Sent: Thursday, January 24, 2008 2:04 PM
To: Fitzgerald, John BRA
Subject: in support of Boston College's expansion plan

Boston College worked hard to formulate a plan that combined its interests and needs with those of the local community. In addition, BC is an invaluable contributor to the local community economically and socially.

For years, the Brighton neighbors have been clamoring for BC to house more students on-campus. This plan addresses that issue. In general, I find that the people opposed to this plan are people who would be opposed to anything and everything BC tries to do.

Joseph Gravellese

Fitzgerald, John BRA

From: DeMarco, Erik
Sent: Thursday, January 24, 2008 10:31 AM
To: Fitzgerald, John BRA
Subject: BC plan

Mr Fitzgerald,
I am writing to indicate that I am an Allston/Brighton resident, who supports the plan Boston College has in place for the land purchased from the Archdiocese of Boston. The plan allows for a positive use of the space and addresses the concerns which had been raised for years about students living off-campus. In my opinion, there is a small but vocal opposition trying to halt the plan due to a personal agenda. They do not represent the community as a whole, and my message to you is simply to make you aware that many Allston/Brighton residents appreciate the efforts of the BC plan.

Thank you for your time.

Regards,

Erik DeMarco
77 Easton Street

Fitzgerald, John BRA

From: Ed.McDonough@bombardier.com
Sent: Thursday, January 24, 2008 9:01 AM
To: Fitzgerald, John BRA
Subject: BC Master Plan

Hi John - As an alum of BC and former resident of the city of Boston with strong Boston roots, I am asking that you evaluate the BC master plan in a reasonable manner, in the context of what would have happened to the various parcels of property if the University had not purchased them. The local residents appear to have unreasonable expectations as to what the land should be used for, and seem to have a kneejerk reaction against whatever proposals BC puts forth. While there has been a lot of acrimony between the local residents and a small number of individuals, this should not drive the discussion about how the St. John's property should be used. Thanks for keeping an open mind when evaluating the possibilities. Ed

1/24/2008

Fitzgerald, John BRA

From: Ethan Sullivan [easulliv@fas.harvard.edu]
Sent: Thursday, January 24, 2008 11:08 AM
To: Fitzgerald, John BRA
Subject: Boston College Master Plan

Dear Mr. Fitzgerald,

As a college administrator (I work for Harvard College), I applaud Boston College's development efforts. As someone who has negotiated the balance of "town/gown" relationships, I can appreciate the concerns that Brighton residents have. In my opinion, Boston College is being sensitive to these concerns. By providing more beds on campus, Boston College seems to be listening to Brighton residents (some who criticize the construction of more dorms, while also being unhappy with students as neighbors.). It seems to me that some of the complaints of a few vocal Brighton residents would be alleviated by more beds on campus.

The diocesan buildings were ideal to neighbors, but are no longer possible. Boston College's plan is the best possible alternative for Brighton Residents. Playing fields will maintain open space (and the argument of lights seems unfounded since there are lighted fields one block away. Would the "light pollution" be that affected by more lights?). Traffic impact, while greater than Diocesan traffic, will be minimal compared to what other developments would bring. More beds on campus will reduce students living off-campus (which seems to be important to some Brighton Residents). Best of luck to you as you help to govern this hot-button issue.

Best,
Ethan Sullivan

Ethan Sullivan
Director of Residential Life Programs
Office of Residential Life
Harvard College
University Hall, 1st Floor South
Cambridge, MA 02138
(617) 496-2774 (phone)
(617) 496-8268 (fax)

Fitzgerald, John BRA

From: Paul Hynes [hynespb@gmail.com]
Sent: Monday, January 28, 2008 9:33 AM
To: Fitzgerald, John BRA
Subject: BC IMP

Paul Hynes
1914 Beacon St.
Brighton, MA 02135

John Fitzgerald
C/o Boston Redevelopment Authority
One City Hall Square, 9th Floor, Boston, MA 02201

Dear Mr. Fitzgerald,

I write to you today in show of support for Boston College's Institutional Master Plan. It is in my opinion, that the master plan achieves proper balance in regards to open space and building density.

Boston College is a great asset to the community. Without the college's students, many area businesses would not remain open. Boston College fuels the local Brighton community, and approval of the IMP would allow BC to grow. Therefore by extension, Brighton would benefit and grow as well.

I support dormitories on the Brighton campus, as it would best remove students from neighborhood houses. I fear that a lack of dorms in Brighton would make the new land feel disconnected from the rest of BC property.

The largest argument against dormitories on Brighton campus is that BC should just build taller dorms on lower campus. This is an understandable request, but the requests are made from people who do not understand the Boston College environment. BC is the perfect blend of open space within an urban framework. This urban/open space blend would be threatened by shoveling all students into one central location. There is simply not enough land in lower campus to allow for housing thousands of students. Residents are concerned about their quality of life. Packaging all the students together would negatively affect their quality of life. Yet no one seems to care.

I understand that there is a large amount of people, who are against any form of dorms in Brighton. I offer a compromise, and perhaps a man in your position could actually make this plan work. The state owns a 4 acre tract of land adjacent to Shea field. If BC was allowed to develop that land, then perhaps there would be no need to build dorms in Brighton. In return for the rights to develop that land, BC would be responsible for maintaining the reservoir with regards to lighting, police patrol, landscaping and other general maintenance. This was proposed back in 2005, and was rejected by the state. Maybe it is time to reconsider that offer.

I also support the proposed baseball stadium. Boston College does not have a large baseball following (in fact, it is almost non existent), and a baseball stadium on Brighton allows open land, while still making practical use of the land. There is little evidence that the stadium will have a negative effect on residents' quality of life, and the stadium could be regulated to limit the number of night games. The stadium is crucial to the IMP because it is what gets the ball rolling. Without a new baseball stadium,

1/28/2008

dorms could not be built on Shea field, limiting other aspects of the IMP from being built. It could also serve community events such as little league and high school playoff games.

Thanks you for your time in reading this, and I sincerely hope you support Boston College's IMP.

Have a great day,
Paul Hynes

Fitzgerald, John BRA

From: brighton resident [brightonresident@comcast.net]
Sent: Tuesday, January 29, 2008 12:23 AM
To: Fitzgerald, John BRA
Cc: Holloway, Paul; stolman@senate.state.ma.us
Subject: B.C. Ten Year Plan Opinion

The following message was posted today on the Brighton Neighborhood Google Group Message Board

In respect to the issue of Open Space on the Brighton Campus, I have not seen much dialogue as of late. I did hear this topic is to be discussed at the final BRA meeting to gain input from the public in regards to B.C.'s IMP this Tuesday night at the Brighton Marine Health Center 6:30-8:30. I know there is a petition (which I have signed) opposing housing on the Brighton Campus and other areas. (more on that in a moment) Now am I to suppose that by signing this petition that I no longer have to concern myself with the matter of B.C.'s proposed plans to build to the edges of both sides of Commonwealth Ave. at the entry/exit corridor to Boston when they raze Moore Hall on one side and remove the beautifully landscaped hill and healthy trees on the opposite side of the Avenue? Am I not supposed to worry about this because B.C. will leave these areas "as is" if enough neighborhood opposition is expressed to this institution's new proposed dorms on both of these sites? I don't think so.

Green Space, many of us will agree, is a most precious commodity in Allston/Brighton these days. I am very concerned that B.C. will set a new precedent if permitted to build ANYTHING any closer to Commonwealth Ave. (on either side). than the current set back that exists at the present Moore Hall. Moore Hall and St. Ignatious Church, in my opinion, should be the marker of future allowed set backs and height requirements. The openness of this entire area as it currently exists, particularly as an entryway down Commonwealth Avenue to the Brighton neighborhood of Boston, is aesthetically beautiful with the current mature landscaping and architecturally beautiful stone walls on either side. The existence of these elements creates a current buffer zone along Commonwealth Ave. that is every bit as important as the mature trees, stone wall, and gently sloping land that borders the length of the Brighton Campus along Lake St.

Another thing to consider is that if B.C. is permitted to build ANYTHING in the above mentioned areas during their upcoming 10 year project, then that will make it much easier for them to continue right along the edge of Commonwealth Ave. during the following ten years. The graveyard will stop expansion 1/2 way down on the right side of the entryway but there really is nothing, not even the cardinal's old mansion (that currently has an ample and aesthetically pleasing set back but B.C. could always build in front of it) that will effectively stop that kind of expansion from Lake St. to Greycliff.

I am not proposing to stop B.C. from building along Commonwealth Ave., I would just like to see a more generous set back.

1/29/2008

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In respect to the dorm issue, I am glad there is such a well scripted housing petition circulating through the neighborhood. As I mentioned, I signed it. I do echo the concerns of the gentleman Eva received an email from in regards to Shea Field though - and my concerns come with an added twist. You see, I am still hoping that B.C. reconsiders their much fretted about (amongst Brighton Campus abutters) plans for a Baseball Stadium and decides that the Reservoir would be a much more appropriate site for that! Firstly, there are not nearly as many residential abutters in such close proximity to the Shea Field site as there are in Brighton, especially since B.C. already owns such a great # of the homes adjacent to Shea Field. Secondly, traffic studies for a stadium crowd have already been done in conjunction with the football stadium they expanded in the 90's. And by the way, if you think the crowd the current baseball team attracts now is small, just give 'em a few years. B.C. has aspirations for that Baseball team of theirs and it's not to stay in the "minor leagues". In any event, the new burden a Baseball Stadium would present to the Reservoir would be of considerably less impact than what the football stadium already yields. More importantly, a Baseball Stadium on that location would have much less impact than on our heavily populated Boston neighborhood adjacent to the proposed site.

I know I'm supposed to keep my posts under the assigned "sections", but I really hope you'll bear with me on this one. And that is to make my point that really the only reason that I oppose dorms on Shea Field is because they would obstruct a possible Baseball Stadium and the support buildings that stadium would need to survive. Beyond that, my other point being, I do not oppose student housing on that field. And here's why. #1 The dorms would be perpendicular to the Reservoir, not looming over it. #2 From what I can tell looking at B.C.'s maps the institution already owns all the property across the field (a great buffer) and behind the mature trees (another great buffer) on the opposite side of Beacon St. #3 and I think most importantly, the undergraduates in Edmond's and Walsh (over 1,000 in number) already live right next to the Reservoir and they do not currently trash the Reservoir or cause the area an undo amount of commotion (again speaking from my own point of view) I currently access the Reservoir on bike and foot several times per week and the only students I ever encounter are those walking home to/from school or working out. #4 Dorms on the Shea Stadium site would have much less impact on BOSTON RESIDENTS. And I am one.

My last concern, and it seems one that we all share, is that B.C. find a way to house all of its students. Unkempt overcrowded rentals by absentee landlords who charge \$500 and upwards each for students to SHARE a bedroom is a common scenario that many students themselves find less than desirable. The parents do not tend to be big fans of these conditions either. I echo Mike Pahre's well written article on the "Trojan Horse" scenario (way to go Michael!) and affirm that banning student's from renting in one and two family homes is a less than ideal solution to what for so many Brighton residents and many B.C. students is a less than ideal scenario, and that is a lack of desirable, community based on campus student housing. B.C. has acquired the 28 acre jewel now known as the Brighton Campus and they should be able to commit to housing for all undergraduates. Maintaining (not destroying) the current dorms known as Edmonds, as well as

maximizing the existing mods site for new permanent and denser undergraduate housing would go a long way towards accomplishing this. B.C. could also spare the Brighton Campus and it's surrounding Boston community the unnecessary burden of erecting high impact (foot traffic across Comm. Ave. during all hours alone!) undergraduate housing in favor of lower impact day use only administrative and office sites.

You received this message because you are subscribed to the Google Groups "BC_Neighbors_Forum" group.
To post to this group, send email to BC_Neighbors_Forum@googlegroups.com
To unsubscribe from this group, send email to BC_Neighbors_Forum-unsubscribe@googlegroups.com
For more options, visit this group at http://groups.google.com/group/BC_Neighbors_Forum?hl=en

Fitzgerald, John BRA

From: Richard Collins [rcoll2201@yahoo.com]
Sent: Saturday, February 02, 2008 3:52 PM
To: Fitzgerald, John BRA
Subject: Boston College Master PLaN

Mr Fitzgerald,

I am not a resident of Brighton but I am a proud alumnus of Boston College and I'm writing in support of the BC Institutional Master Plan. As an alumnus, I am a member of the BC community, and my opinion should count just as much as the opinions of those who live in the area.

BC is currently ranked in the top 40 of all universities in the country, and plans to spend **1.6 billion dollars of its own money** with the stated goal of becoming one of the nations best in liberal arts, and the world's leading Catholic university. It includes about 800 million dollars for construction and expansion of existing facilities, including new construction on the recently acquired land in Brighton. The plan will not only boost the reputation of BC nationally, but will bring construction jobs to the city, and improve the look of the entire area around Lake Street and Commonwealth Avenue. BC deserves a fair chance to implement this plan, and the community should be welcoming the opportunity to be a part of it.

However, neighborhood groups opposed to the plan have made their intractable positions known at public meetings that have been reported in the news media, and in various internet news groups and blogs. My knowledge of their position comes from the news media and the blogs, and their opposition seems short sighted and selfish. I would like to take a few minutes of your time to refute some of their arguments.

Housing

The opposition is against construction of any dorms on the Brighton land, wants BC to be required to house all students on campus, and recommends that any new dormitories be high rise buildings in the center of campus away from the reservoir. They call this proposal "flexible" but appear completely unwilling to compromise on this issue.

I don't know of any other school anywhere that is required to house all of its students on campus, and I suspect this would be flat out illegal. To force BC to build new high rise dorms in the center of its main campus would have the effect of turning the campus into nothing more than a crowded mass of concrete and steel with little or no open space. This is not the type of campus atmosphere BC is striving for, and 1 of the primary reasons that BC bought the seminary land in Brighton was to allow for more open space on the main campus.

Athletic Facilities

The opposition is largely opposed to construction of athletic fields on the Brighton land, and specifically opposed to the baseball stadium with artificial turf. They cite increased noise, crowds and even health concerns from the recycled tires in the artificial turf. The BC plan does a good job of locating the fields in the middle of the property and as far away from the neighboring houses as possible. In addition the plan shows a buffer of trees to help alleviate crowd noise. There will be no health issues from the artificial turf. The state of California has already paid to have research done, and their study concluded there is a low risk of adverse health effects from recycled tires in artificial turf.

<http://www.ciwmb.ca.gov/Publications/Tires/62206013.pdf>

Lake Street Commonwealth Ave Intersection

A recent column in the Boston Globe called the traffic patterns at this intersection "chaotic". I would go a step further and call it very dangerous as well. BC proposes to widen Commonwealth Ave, move the T stop to the center island of the street thereby eliminating the necessity of turning traffic from crossing the trolley tracks, and building a pedestrian overpass. The opponents are against this because they say not enough study has been done and it would mean the destruction of a stone wall (of no particular significance). It's hard to believe that this plan could be anything but a huge improvement, and the stone wall can be replaced.

Open Space

Those opposed to the plan will tell you that Brighton has very little open space, and the BC plan would reduce it even more. I can't argue with that but the fact is that the land was privately owned before BC bought it, and it is still privately owned. BC ought to have the chance to develop land that it owns, and I'm sure BC will be happy to allow the neighbors to use the walking paths and trails for recreation as they always have.

Quality of Life/Student Behavior/BC Insensitivity

The driving force for the opponents always seems to come back to what they perceive as quality of life issues. They are generally happy with the way things are, don't want anything to change, and certainly don't want to have BC students living close to what they believe is their turf on the Brighton land. They always bring up incidents from the past involving BC students and would have you believe that all or most BC students are loud, drunken, vandals. They will also tell you that BC does not care about them, and is trying to force this plan through without listening to their input. In short, they are convinced that BC is a terrible neighbor trying to make their lives a nightmare.

But the facts are quite different. Every year the BC Community Fund gives out thousands of dollars to support programs and services for the people of Allston and Brighton, BC students donate countless hours of their time in community service to Allston-Brighton, including serving as tutors for children. BC donates tickets to athletic events, opens the RecPlex pool in the summer to the public, and provides 10 full scholarships to Allston-Brighton students every year. I could go on, but spend some time looking at the website of the BC Neighborhood Center to see a sample of all the good they do for Allston-Brighton. And oddly enough, when BC donated its old Astro Turf to the Allston-Brighton Little League a few years ago, nobody complained about possible health issues then.
<http://www.bc.edu/centers/neighborhood/home.html>

And finally, BC was recently ranked #1 in the Massachusetts Corporate Reputation Survey. They beat out organizations like Children's Hospital, MIT, and BCBS. One of the key factors used in the ranking is **degree of social responsibility**. We should all have neighbors like BC.
http://www.bc.edu/bc_org/rvp/pubaf/08/RepSurvey08.pdf

Please do not assume the opposition group speaks for all of Brighton, because I believe most people in Brighton are aware of all the good that BC does and would love to see BC grow and become an even better resource for the neighborhood. BC deserves fair consideration of their plan. If there are faults with it, they can and should be corrected, but the obstructionist tactics of the vocal minority should be recognized for what they are.

Thank you

Richard Collins
 Boston College class of 1973

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January 24, 2008

Mr. John Fitzgerald
 Boston Redevelopment Authority
 Boston City Hall, 9th Floor
 One City Hall Square
 Boston, MA 02201

Re: Comments on BC 10-year Institutional Master Plan

Dear Mr. Fitzgerald:

Although I have already publicly stated much of what I'm outlining below at the recent BC Task Force meetings, I wanted to go on record with this letter listing these concerns.

Let me state up front that as much as I wish that the old St. John's site could remain as the low-density Urban Wild site that it currently is, I also know that change is inevitable, and cannot be stopped, nor necessarily should be. I do believe, however, that change needs to be managed, in a process that sees ALL sides compromising, so that no one party feels that they had to provide all of the "give". The Brighton community is going to have to accept that the St. John's property is now the "Brighton Campus" of Boston College, and that it is going to see development over time and more intense uses.

But in return, I strongly feel that BC also needs to accept that it cannot have its complete wish list either, and needs to compromise as well. Below are the key issues of concern to me:

- As many others have stated, **there should be NO undergraduate dormitories north of Commonwealth Avenue**. Placing undergraduate housing on the old St. John's site will be detrimental to the neighborhood, and can instead be accommodated by increasing the dormitory density on the central BC campus, in the area of the current modular dorms and Edmonds Hall. It is in my opinion aggravating that BC's proposal would **DECREASE** the current dormitory density in the central campus and increase it elsewhere. 1
- BC should devise a plan to house all of its undergraduate students by the end of the ten-year plan, and should accomplish this as described above **by increasing the density on the central campus**. 2
- To give credit where credit is due, in my opinion the overall Sasaki site plan for St. John's is respectful of much of the existing natural features of the site- the wooded buffer along Lake Street is preserved, as is the ledge on Foster Street, the playing fields near the Lake/Kenrick intersection, etc. **However, this is meaningless without this being recognized formally by BC applying a Conservation Restriction to these areas**. 3

As you are probably aware, this concept is successfully being used just up the street at the EF Language School, where in return for the community accepting partial development of the site, EF has given Conservation Restrictions on the land that they are not using for expansion. I am underlining these last words because to me that is the key: I am not stating that BC should apply restrictions to the entire St. John's site, but simply those areas that their plan **itself** identifies as natural features they are protecting. Without some kind of restriction, there is nothing to prevent these areas from being developed in years 11, or 15, or beyond. And please forgive my reluctance to accept BC's words that they have no plans to develop these natural features- I want a legal commitment. With both the St. John's property and the Foster St. ledge area designated under Article 51 as "Conservation Protection Sub-Districts", the change in zoning through the filing of this Institutional Master Plan should at least reflect some of the goals of the hard-won prior zoning.

- The Seminarian housing on Foster Street should incorporate, **rather than demolish**, the three existing historic homes on the site as part of the new development. There are many other examples in the region where this has occurred and is feasible.
- The original alignment of St. Thomas Moore Drive should be kept open to traffic, even if there is a new roadway connecting to the new main entrance of the Brighton Campus on Commonwealth Avenue. Closing this roadway would inconvenience neighborhood residents, while potentially adding new pedestrian/car conflict points if traffic had to zigzag to get to Lake Street from the south.
- And, finally, I strongly feel that BC should commit to not buying additional residential properties in the neighborhood.

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Thank you for your consideration.

Sincerely,



Charlie Vasiliades
47 Langley Road
Brighton, MA 02135

JmT



GOBIERNO DE CHILE
 MINISTERIO DE RELACIONES EXTERIORES
 Consulado Honorario de Chile en Boston
 1 Bernardo O'Higgins Circle
 Brighton, MA, USA, 02135-7840

B.R.A.

2007 DEC 28 P 2:40

27 December 2007

Father William P. Leahy, SJ
 President's Office, Boston College
 Chestnut Hill MA 02467

Dear Father Leahy,

I looked over the Boston College Master Plan shown in the "Chronicle" for December 13, 2007, and I have a serious problem with one detail. As the saying goes, "the Devil is in the details", an observation made as early as the beginning of the 15th century, by Oswaldus de Corda, noted in a recent review of his Opus Pacis, in Speculum.

I am unhappy to see the relocation of St. Thomas More Road, which connects to Chestnut Hill Drive on the south and to Commonwealth Avenue at Lake Street on the north. The plan will relocate St. Thomas More Road to the east, abutting Evergreen Cemetery, and will put all the traffic coming from Beacon Street onto Commonwealth Avenue without any expeditious means to move traffic which wishes to cross onto Lake Street, or even Foster Street, or to take a left onto Commonwealth Avenue toward Newton.

The only options then will be to try to use the now narrowed College Road, or to go round the Reservoir and come out near Chestnut Hill Avenue, where there are several lanes of inbound traffic to be considered by anyone trying to proceed toward Brighton Center.

Without a new, properly graded crossover at Foster Street, which would probably require its own set of lights, I fear that the environmental impact of getting rid of a public way on St. Thomas More Road will far outweigh any advantage. I note that the plan shows a walkway over Commonwealth Avenue at Lake Street. If necessary, another could be built over St. Thomas More Road. Another detail: the college maps and the plan call it St. Thomas More Road, but the captions on the photos read St. Thomas More Drive.

With kindest best wishes for the New Year,
 I remain, Sir, as ever,

Yours truly,

Paul William Garber



CC:Boston Redevelopment Authority

Fitzgerald, John BRA

From: jsmith3756@comcast.net
Sent: Sunday, February 03, 2008 1:07 AM
To: Fitzgerald, John BRA
Subject: BC Task Force/Community letter

John Fitzgerald, Project Manager
 Boston Redevelopment Authority
 One City Hall Square, 9th Floor
 Boston, MA 02201

February 3, 2008

Dear Mr. Fitzgerald,

This letter is in reference to Boston College's Institutional Master Plan for the proposed construction at the site of the former Saint John's Seminary in Brighton. I am a proud homeowner and resident in the area and I am all for Boston College and the Brighton community's thriving together. I understand BC has certain rights to develop the property, but I believe there should be restrictions on what can be changed.

My main concern is the overall integrity of the space, most specifically the Brighton playing fields area and the open space such as the old orchard. The open space at the former seminary was one of the main factors that attracted me to Brighton and inspired me to leave the suburbs and move back to the city. There is so little open/green space in Boston; I believe it is vital to preserve every bit possible.

I would like to see permanent conservation and legal restrictions put on future use of this property. I would like to see the existing and natural buffers remain in place especially the little forests along Lake Street, the rock outcroppings, the pine trees at the far end of the "football field" near the elementary school and the beautiful stone walls that run around the property.

I am totally opposed to any sort of stadium and artificial turf on site with the exception of the proposed surface atop a building. I am opposed to a public announcement/sound system and lighting that is going to interfere with the quality of life of residents whose property directly abuts the "Brighton Campus". I am not happy with the possibility of even more BC students "dumping" their cars in front of my house, as permits are not required to park on my street. I am opposed to increasing traffic on our tight residential streets. I am opposed to the potential loss of natural features, stonewalls, and trees in the Greenbelt Protection Overlay District along Commonwealth Avenue. I do not want to see the wrought iron gate on the west (Lake Street) side of the property open to traffic except under special circumstances.

I am ok with the following uses of the property: intramural sports, academic use of the buildings, upgrading existing fields and using them for practice (but not fencing them in and locking them) and graduate student, seminary and theology student housing.

Please help the community work with Boston College to preserve this beautiful oasis in the city so that everyone-Boston College students, faculty, alumni and neighbors alike, can continue to use this space as a place to walk, jog, read, study, relax and reflect for centuries to come.

Respectfully,

Jennifer Smith
 179 Kenrick Street
 Brighton, MA 02135
 jsmith3756@comcast.net

cc: Mayor Thomas Menino

Gwyneth Sheen, 160 Foster Street, Brighton, MA 02135

From: "Gwyneth Sheen" <sheeng@verizon.net>
To: <John.Fitzgerald.BRA@cityofboston.gov>
Cc: <Steven.Tolman@state.ma.us>; <Rep.KevinHonan@hou.state.ma.us>;
 <Rep.MichaelMoran@hou.state.ma.us>; "Sheen, Tim" <Tim_Sheen@bose.com>; "Iris J. Friedman" <needles@rcn.com>
Sent: Wednesday, January 30, 2008 1:03 PM
Subject: comment from a neighbor Boston College ten year plan

John Fitzgerald, Project Manager
 Boston Redevelopment Authority
 One City Hall Square, 9th Floor
 Boston, MA 02201

Dear Mr. Fitzgerald,

As a Foster Street neighbor (at 158-160 Foster Street), I have a few comments regarding Boston College's ten year plan for development of it's Brighton property. On the whole it seems a good plan, but I have a few specific concerns which I would like to see addressed.

1. Regarding the development of the property on the east side of Foster Street, the site of the proposed Weston Jesuit School Faculty and Graduate Housing, I have two concerns.

First of all, there is currently a public footpath connecting Foster Street to Wiltshire Road, separating the parcel owned by the Discalced Carmelite Friars and the Boston College property. This footpath is currently in HORRIBLE shape. It is overgrown, has a very uneven surface with old asphalt chunks in places and many holes, and has been used repeatedly as an illegal dumping area. In short, it's somewhat dangerous in its current condition. On maps this path is shown as part of Wiltshire Road. I certainly DO NOT want to see the road cut through to Foster for car traffic, but I would like to see it nicely landscaped and maintained in good condition. My assumption is that Boston College would want to do this anyway, but it would be good to see that responsibility spelled out.

Secondly, the property is currently undeveloped green space and is inhabited by many birds and animals. While I have no objection to the proposed construction and believe that it is good use of the land, I would hope to see it done in a way that maximizes green space and is sensitive to the environmental impact of the work.

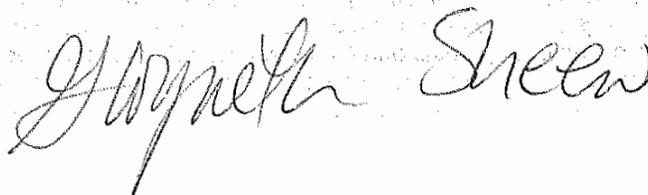
2. My next concern is traffic. Both Foster Street and Lake are already very heavily traveled for residential Streets. I would like to see the main access for athletic events and for parking in the proposed new garage be from Commonwealth Avenue. Foster Street has already had to absorb BC parking for the building currently located on Foster Street, and in addition will have extra traffic because of the proposed new housing on Foster Street. Therefore I would NOT want to see automobile access from Foster to the proposed new playing fields and garage. I would like to see a gate of some sort built for the purpose of minimizing the impact of additional traffic on Foster Street.

3. My last concern is again for green space and the environment. It is my understanding that the proposed Brighton Campus playing fields will have a synthetic surface rather than natural grass. These areas are currently grass fields and very park-like in appearance, so in the interest of minimizing the environmental impact of the proposed development, I would like to see natural grass practice fields and a minimum use of synthetic materials.

Thank you for your help in assuring that these community concerns are addressed by the final version of the plan.

Sincerely,

Gwyneth Sheen



1/30/2008

Fitzgerald, John BRA

From: Nancy Bradford [NRBradford@msn.com]
Sent: Sunday, February 03, 2008 12:27 PM
To: Fitzgerald, John BRA
Subject: Chestnut Hill Reservoir Preservation

I am writing to weigh in on the proposed master plan of Boston College. I am a 27-year resident of Brookline near Cleveland Circle. The Chestnut Hill Reservoir has served as a welcome refuge for this neighborhood, and its value has only been enhanced by the opening of its lower reaches, and by what will be a transformation into a parkland for contemplation and exercise. These aesthetics can only be maintained by keeping the periphery open and calming. The EA Fish development did much to keep the beauty of this park in tact. The newly constructed condominium is recessed from the reservoir. If Boston College is considering construction in the Shea field space, similar restraint is highly recommended. The students of BC and the residents around the reservoir will come and go, but it is imperative for the BRA, DCR, and towns and city officials to not permit a close encroachment of buildings around this unique lake and woodlands. The reservoir will survive us all and it is imperative that we steward preservation.

Thank you for your consideration,

Nancy Bradford
31 1/2 Englewood Ave #5
Brookline, MA 02445

nrbradford@msn.com

Fitzgerald, John BRA

From: Anna Davis [annadavis410@gmail.com]
Sent: Monday, February 04, 2008 8:14 PM
To: Fitzgerald, John BRA
Subject: Boston College Shea Fields Dorms: from a concerned Brighton neighbor

Dear John M. FitzGerald:

Thank you for making your contact information available to city of Boston residents, such as myself. It means a lot to me to be able to contact you and express my concerns as well as satisfactions with the beautiful city in which we live.

I am concerned about the potential plans that BC has to build the Shea Field dorms because of their proximity to the Chestnut Hill Reservoir. There are several reasons why I am concerned:

- 1) Those dorms would be removed from the center of campus and thus have much less oversight from campus security, opening the door for disorderly conduct without immediate intervention from campus police. My understanding is that BC has enough room to house all undergraduates on the Lower Chestnut Hill Campus (on, and near the Mods site). The Edmonds Hall/Mods/RecPlex area is well buffered both from the Reservoir and people's homes, and that's where local residents want BC undergraduate students to be housed. 1
- 2) Homeowners, renters, as well as BC students use the reservoir trails for exercise and as a natural refuge. With increased residential halls for students, those who do not appreciate and respect green space will also be using it for shortcuts to the recreational venues in Cleveland Circle. This puts the cleanliness and peacefulness of the area at risk. Littering is a problem in Cleveland Circle. I walk home from Cleveland Circle everyday, and I often see BC students run from the Seven Eleven on the corner of Chestnut Hill Ave and Beacon St. to their shuttle bus stop just up the street, unpacking cigarette boxes and throwing the plastic wrappers on the ground as they sprint to catch the bus. It is so discouraging that these students have no regard or respect for cleanliness of the streets. Living on campus for the temporary duration of their studies clearly makes them not invested in the long-term effects of littering. People like me own property on these streets, it is our home, and it is frustrating to see some BC students be so negligent and downright disrespectful. 2
- 3) Students will head home from the bars in Cleveland Circle to their residence halls through the Reservoir park trails. It is unsafe for them to walk inebriated on uneven trails, so close to water, where they could easily fall and have a tragic accident. 3
- 4) With such proximity to town residents, the Shea Field dorms could be a noisy and rowdy place, disrupting the peace of the neighborhood in late night hours. 3
- 5) Currently, the BC shuttle bus brings inebriated and rowdy students back to the heart of campus safely and without disrupting the neighborhood. I'm afraid that with the Shea Field dorms being so close to the bars in Cleveland Circle, that students will walk home more frequently, littering along the way and increasing the chances of hurting themselves and assaulting joggers and other residents who enjoy the Reservoir.

I sincerely thank you for representing my voice as you collaborate with Boston College. Universities

are an important part of Boston and students bring an incredible amount of youthful energy, talent and smarts to the local neighborhoods. I do not oppose to BC building more dorms; I oppose to building them so close to the Chestnut Hill Reservoir because it can compromise an important part of our town that makes living in Brighton so desirable.

Sincerely,

Anna Davis, homeowner
153 Strathmore RD Apt 10
Brighton, MA 02135
(617) 875-8679

Fitzgerald, John BRA

From: Charlotte [char_bel@yahoo.com]
Sent: Tuesday, February 05, 2008 3:54 PM
To: Fitzgerald, John BRA; Rep.MichaelMoran@hou.state.ma.us; Rep.KevinHonan@hou.state.ma.us; Mayor; info@allstonbrightoncdc.org
Subject: Concerned Boston College neighbor

Good afternoon to all concerned,

My name is Charlotte Belezos and I reside at 185 Lake Street, Brighton, MA 02135. I'd like to express my dismay with the apparent freedom that Boston College has in redesigning our neighborhood, buying up properties and appears to be creating a Boston College Village.

Already the use of the Brighton property, the use of the Edison School parking lot and the utilization of St Columbkille's property have created much havoc in our neighborhood particularly when it comes to traffic and parking. These issues can only get worse as Boston College commences it's plan for expansion and redesigning our neighborhood.

1

In addition, much of the St John's Seminary property are woodlands and wetlands. Our neighborhood is full of wildlife including skunks, possum, raccoons, chipmunks, rabbits, morning doves, hawks, cardinals, canada geese, swans, etc. More independent "for food" gardens flourish in Brighton than in any other part of Boston. My hope is that this small corner of Boston, that is still rather rural compared to other Boston districts, will not lose what it has worked so very hard to maintain.

It is my hope that the BRA and the powers that be in our fair City will stop or at least limit Boston College's ability to expand into Brighton in the same way that Newton now has limitations on this institution; and that Brighton will remain a rather rural neighborhood of Boston unmarred by this large and powerful institution.

Thank you for considering my point in the City's negotiations with Boston College.
Charlotte

Charlotte N. Belezos
185 Lake Street
Brighton, MA 02135
617-254-7797

Fitzgerald, John BRA

From: DB Reiff [dbreiff@yahoo.com]
Sent: Tuesday, February 05, 2008 4:52 PM
To: Fitzgerald, John BRA
Subject: BC Master Plan

Mr. Fitzgerald,

First, I want to acknowledge Boston College's plans to grow are a natural and healthy direction for all institutions. Second, I appreciate that there are natural tensions when this occurs.

That being said, I'll express my hopes for and concerns about BC's Master Plan. My hopes are, in a nutshell, that BC understands and respects the desire of all citizens to maintain the peace and sanctity of a neighborhood. That it acts in accordance with that respect and enters into true negotiations in which its interests and the neighbor's interests are considered to develop a plan that meets as many of both parties hopes as possible.

I live on Chandler Pond on Lake Shore Road, a haven in the city of Boston. The Mayor himself has worked hard to protect this only city pond, other than Jamaica Pond. It's natural beauty is enhanced by its quiet and by the strong relationships among neighbors. All of this will change forever if undergraduate dormitories are built on the Archdiocese land. This is my and my neighbors' utmost priority among all of the aspects of the plan.

I also believe that the added dormitory beds are among the easiest challenges to solve and many alternatives have been offered.

Second, another quality of life issue is traffic and parking. As it is BC student-owned cars line our street, never moving from Sunday to Friday. If the dormitories are down, the street the traffic and parking on Lake Shore will be worse than it is now.

Last, the stadiums. This issue also addresses my fervent concern about retaining greenspace for tax-paying Boston residents, not just BC. The stadiums will consume greenspace, create traffic and exhaust, and profoundly contribute to noise pollution. I understand BC's desire to enhance its athletic facilities. Yet, again, I believe there are settlements that can meet both BC's and community needs by expanding its existing facilities.

I am a mediator and you may see my natural inclinations in this response. Indeed, mediation may be something BC and community members may want to consider. (Not with me as a mediator, naturally.)

I hope you and your colleagues take the time to read and consider these thoughts. I also want to let you know that I will forward them to the Mayor's Office, the Task Force and Boston College itself.

Please acknowledge receipt of this email. Thank you.
Respectfully yours,

Deborah Reiff

2/5/2008

1

2

3

Fitzgerald, John BRA

From: newtiltmichelle@gmail.com on behalf of Michelle Chambers [michelle.m.chambers@gmail.com]
Sent: Sunday, January 06, 2008 4:03 PM
To: Fitzgerald, John BRA
Cc: Donna Tramontozzi
Subject: Opposition to BC's new baseball stadium

Hello John,

I am a resident of Willoughby Street in Brighton and would like to voice my dismay and opposition to Boston College's plans to transform our neighborhood into an active sports arena. When BC initially purchased the fields on Glenmont and Lake Street from the archdiocese we were assured that these fields would be used for intramural sports only and that the cardinal's former residence would be used for office space. It appears that they have changed their plans and it will be a great detriment to this small enclave of residential homes.

Ours is a quiet, beautiful neighborhood filled with gardens and well-kept homes that are occupied by their owners. Many of the homes in our small neighborhood have been in the same Boston families for generations. We live happily as a small community, looking out for one another and reveling in a relatively quiet and crime-free environment. Those in this neighborhood have peacefully co-existed with Boston College as it has expanded its reach on the other side of Commonwealth Avenue. We didn't raise much of a fuss when BC purchased the lands surrounding St. John's seminary because we were assured that those fields at the end of our street would be used as sports fields for the intramural teams and not be developed. We hear the sounds of those intramural teams well into the night from the end of the street in the summer and that seemed like an acceptable use of that land if we could avoid any further development.

If I am to understand the new development plans for those fields, they will be turned into large athletic fields with seating for thousands. The traffic flow to accommodate the fans for the games using these athletic fields will clearly impact our little neighborhood. Come over and take a look and decide if you think these small neighborhood streets can handle this huge increase in traffic and people walking through the neighborhood. I think you'll see that this is not a desirable traffic pattern for much of any traffic let alone an influx of thousands of visiting fans. The city agreed with us in the past when they banned parking on our streets by non-residents during the BC football season. Once the BC fans are allowed in the neighborhood, we will lose the beauty and safety of this truly Boston place.

Please do not let BC take over this well-established Boston neighborhood. I believe that the City of Boston has more respect for its residents than bowing to the pressure of a well-funded institution that is slowly leaching value away from Boston neighborhoods.

Thank you,
Michelle Chambers
27 Willoughby Street
Brighton, MA 02135

To: Boston Redevelopment Authority
From: Erica Sigal, LICSW
Re: Boston College Institutional Master Plan Notification Form
Cc: Mayor Thomas Menino and the Boston College Task Force
Date: February 5, 2008

I respectfully request that the following comments and recommendations be taken into consideration as the BRA reviews the Boston College Institutional Master Plan Notification Form (IMPNF) during the scoping determination phase.

First and foremost, I strongly object to building undergraduate dormitories on the "Boston College Brighton Campus".

1

One of the main reasons I moved in to my 2045 Commonwealth Avenue apartment, and continue to rent here 14 years later, is because of what has been and I expected would always be the green, open space almost adjacent to my apartment building – the Archdiocese property (now owned by Boston College) and St. John's Seminary.

I have enjoyed walking, jogging, cross-country skiing, sitting and studying, and even picking apples, pears and mulberries on this bucolic oasis of a property on the edge of the city of Boston. Building anything, let alone undergraduate dormitories, on this property will certainly disturb the peaceful, calm environmentally stable environment that this land offers for all – plant, animal and human, to enjoy.

2

Below are a number of comments and requests regarding the proposed building on and alteration of the the "Boston College Brighton Campus", including undergraduate dormitories, the playing fields on the lower part of this property; the proposed Weston Jesuit School Faculty and Graduate Housing plans, and also the proposed undergraduate dormitories on Shea Field.

GENERAL CONCERNS:

1. Please set firmly in the language of the long term Boston College Institutional Master Plan that the **"Orchard"** (i.e. the open land in front of the former Cardinal's residence, with the apples, pears and a mulberry tree) be **preserved PERMANENTLY from being built on** or otherwise converted from it's current state of natural beauty and open, green landscape. 3
2. Accordingly, please set the language such that the **"Orchard" will be preserved PERMANENTLY from being fenced in.** Should this happen, it would prohibit, or at least inhibit, appropriate use by local area residents who have enjoyed this beautiful green, open property for many years.
3. I am seriously concerned about the period of years, all year long, during which there will be continual noise, dust, rubble, **construction** vehicles and equipment, and general **disruption of the peaceful environment** of the former Archdioceses property while buildings are renovated and built. This is a burden none of the abutting or local residents will find easy to tolerate.
4. Please study and give serious consideration to the **locations and numbers of shuttle buses and bus stops** along Commonwealth Avenue between Foster Street and the main Boston College campus, and also to any and all shuttle buses what will enter and drive through the "Brighton Campus". 4

Please investigate:

 - a. Effects on general surrounding vehicular and pedestrian traffic
 - b. Noise pollution – from bus engines and brakes, and from students' voices.
 - c. Air pollution - should buses idle any length of time anywhere
5. Regardless of the status and results of the proposed construction and renovation sites, **please move the current west bound Grey Cliff Shuttle bus stop** over at least to the far corner of Grey Cliff Rd. on Commonwealth Ave., by the gated driveway of the former Cardinal's Residence building. This will somewhat reduce the disruption of noisy students who wait to catch the bus in front of 5

residential apartment buildings, including mine, on Comm. Ave. next to the Grey Cliff Dormitory.

6. Please institute a **litter clean-up plan of neighborhoods** in the extended Boston College range, to occur **after EVERY recreational area usage** on either campus - main campus or "Brighton Campus". This should include at least Commonwealth Ave., Grey Cliff Rd., Gerald Rd., Foster St., Kirkwood Rd., Radnor Rd., Lane Park, Lake St., Undine Rd., Lakeshore Drive, and the streets north of the Edison School. Additionally, there needs to be a thorough clean-up of all of the Reservoir pathways and parkland, and the sidewalks along Beacon St., St. Thomas More Dr., and Chestnut Hill Drive.

This request holds whether or not the proposed playing fields and associated buildings are built on the lower part of the "Brighton Campus".

BUILDING UNDERGRADUATE DORMITORIES ON THE "BRIGHTON CAMPUS":

1. Please conduct a study of the **anticipated pathways** – paved and unpaved (created and trampled by students) – from Boston College's "Brighton Campus" proposed dormitories across to various points including but not limited to:
 - a. Top of Grey Cliff Rd.
 - b. Bottom of Grey Cliff Rd.
 - c. Top of Lake St.
 - d. Bottom of Lake St. hill by Lake Shore Drive
 - e. Proposed playing fields on lower part of "Brighton Campus"

Please study:

- a. Viability of grass and other greenery remaining untrampled
 - b. Amount and effect of potential litter
 - c. Noise (which will undoubtedly carry) as students traverse the property, particularly at night, and especially on weekend nights when students tend to drink, and thus become much more loud.
2. Although the Grey Cliff Dormitory has had a history of being a **quiet dormitory of undergraduate students**, I have no reason to believe or suspect that the students who will live in the dormitories proposed to be built on the "Brighton Campus" will ever, let alone always be as

quiet and well behaved as those students living in the Grey Cliff Dormitory. I am particularly concerned because students living within the "Brighton Campus" property will likely not consider the surrounding neighborhood immediately adjacent when they become loud and/or leave trash outside of their dorms as they will be on a "campus". Voices and stereos DO CARRY, and litter is always unsightly and inappropriate!

Further, there frequently tends to be **beer cans, bottles and plastic cups**, as well as fast food wrappers littering both the Grey Cliff dorm hedges and mulched areas, and my apartment building's hedges and mulched areas, left by students walking by and/or waiting for the shuttle bus. This must not happen to the so-far pristine property of the former Archdioceses as a result of having undergraduate students living there and traversing the property! There must be a mandate with consequences against such behavior, both on and off of the Boston College campuses.

PLAYING FIELDS ON THE "BRIGHTON CAMPUS":

1. I am **opposed to the use of artificial turf**, as proposed for two of the three playing fields to be created in the lower part of the "Brighton Campus". I am very concerned about its short and long term ecological impact! Several other area residents have articulated the reasons for NOT using artificial turf, so I will refer you to their informed comments rather than go into detail myself. 9

2. I support the strong concerns of the residents of Lane Park, especially regarding:
 - a. The close **proximity of the proposed baseball field** to their homes, and in particular, to their childrens' bedrooms.
 - b. The **negative effect of the night-time lighting** of the fields on their homes, and in particular, on their childrens' bedrooms. 10
 - c. The **Wiltshire Road extension** must NEVER be re-opened to vehicular traffic. 11

WESTON JESUIT SCHOOL FACULTY AND GRADUATE HOUSING:

1. I support the concerns of the residents of Portina Road:
 - a. A **sufficient buffer** must be created PERMANENTLY between Portina Road and the proposed Weston Jesuit School Faculty and Graduate Housing.
 - b. This property must be **permanently used for this limited purpose** and NEVER be converted to undergraduate Boston College housing or other less quiet and restrained purposes.

12

SHEA FIELD DORMITORIES:

1. I am very concerned about the probable **increase in the amount of trash and litter left around the Chestnut Hill Reservoir** area which will be a by-product of increasing student useage of the Reservoir area. (See above **GENERAL CONCERNS #6.**)
2. I am also quite concerned about the **impact on the flora and fauna around the area of the Reservoir** resulting from the likely increased use by the students who will reside in the Shea Field dorms and will most likely go right past the Reservoir to get to Cleaveland Circle.

GENERAL CAMPUS DORMITORY CONSTRUCTION/ RENOVATION:

Please give strong consideration to building each new proposed dormitory, and to renovating any dorms to be renovated on the main campus, **one to two floors higher** (i.e. 5-6 floors of beds), thus eliminating the need for ANY undergraduate dormitories on the "Brighton Campus".

Thank you very much for your attention to these matters.

Sincerely,



Erica Sigal, LICSW
2045 Commonwealth Ave., Suite 27
Brighton, MA 02135
617-254-4809
erica.sigal@gmail.com

Richard Wood

36 Lake Shore Road
Brighton, MA 02135

February 4, 2008

Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

To Whom It May Concern:

As a resident of Brighton, I am voicing my concern for the BC Master Plan.

I began attending the BC Task Force meetings over a year ago. In the ten or so meetings I attended, I witnessed chronic criticism over several aspects of the plan. Many of them well thought out and constructive. But above these many issues there were two overriding concerns stressed, at every meeting by many speakers, loud and clear. They were:

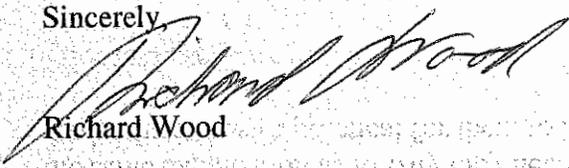
1. BC should house all of their students on the North side of Commonwealth Avenue.
2. BC should house 100% of its students on campus.

Neighbors have made excellent suggestions as to how BC could accomplish these goals only to have them ignored as the College repeatedly presented the same plan over and over again with the same explanation as to why they needed to house students on the lower Brighton campus. And, why it wasn't practical for them to house 100% of their students on campus.

Prior to these Task Force meetings, I attended meetings at the Brighton Police station when BC first announced their intension to buy the Archdiocese land. During these meetings, BC officials promised they would never build dorms on that property. Two neighbors, Secretary William Galvin and Attorney Sandy Furman, respectfully and repeatedly asked BC officials to put this statement in writing. It was ignored.

Some neighbors say that this plan is a done deal. BC will do exactly as it wants and the BRA will approve it. Adding that the Task Force meetings were simply a façade, a PR gimmick, to placate hostility within the community until the bulldozers could begin their work. I hope the BRA will prove these people wrong.

Sincerely



Richard Wood

4, February 2008

Mr. John Fitzgerald
BRA Porject Manager
One City Hall Square, 9th flr
Boston, MA 02201

Dear Mr. Fitzgerald,

As a resident of Brighton, a former president of the Chandler Pond Preservation Society and a small business owner, I write to ask that you not permit Boston College to erect under-graduate dorms on the former St.John's Seminary property.

When Boston College first purchased the property they SWORE that they would NEVER use it for under-graduate housing - knowing that the community would be up in arms at the very thought. Now that the "deal is done" we are faced with the prospect of up to 600 undergraduates on the lower campus and there's no question that such a development would irrevocably and, in my opinion, negatively change the character of this neighborhood.

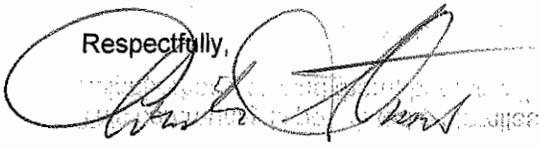
This community is populated by familes committed to the upkeep of their homes and the integrity of the neighborhood around them, because they want to be here for the long term.

Boston has both a housing crises and a "brain drain" as the result - because of and despite our position as a "college town." Academic institutions are critical to our future as a country; but Boston will not thrive and prosper without some "balance." Brighton is one of the few areas in greater Boston that offers almost affordable and aesthetically appealing housing to those who choose to stay and not just visit. To sacrifice the needs and desires of the long-term "working" community to the short term needs and desires of the non-profit "visiting" community seems both foolhardy and short-sighted to me.

There is no reason why Boston College cannot continue to contain her undergraduate population on the "upper" campus bordered by the Reservoir and thereby "naturally" separated from her surrounding neighborhoods.

I love my home and ask that you do what you can to preserve the integrity of both "town AND gown" - maintaining undergraduate student housing on the upper campus and all housing on campus would serve the interests of both.

Respectfully,



Christine Stewart

36 Lake Shore Road
Brighton, MA 02135

Daina Selvig
70 Lake Street
Brighton, MA 02135

February 3, 2008

John Fitzgerald, Project Manager
Boston Redevelopment Authority (BRA)
One City Hall Plaza
Boston, MA 02201

Dear Mr. Fitzgerald:

Re: Boston College Institutional Master Plan

I am a resident of 70 Lake Street and am writing with respect to Boston College's Institutional Master Plan (IMP).

I respectfully request that the Boston Redevelopment Authority require Boston College to review and revise aspects of its plan prior to its resubmission and approval. My views are consistent with those expressed by neighbors and citizens who have attended Boston College Task Force meetings. I, and other neighbors, have vehemently expressed concerns about certain aspects of the IMP, which are detailed below. For Boston College to proceed with the current IMP, without significant modification, would be very deleterious to the community.

HOUSING

The construction of student housing (graduate or undergraduate) on the Brighton campus is contrary to Boston College's representations to the community when it purchased the St. John's Seminary property, and incongruous with the private, residential character of the abutting neighborhood. I respectfully submit that the BRA require Boston College to study and present alternatives to the construction of student housing on the Brighton campus, including but not limited to:

1. The maintenance and/or renovation of existing dormitory buildings/sites, particularly the Edmunds Hall building/site and the Flynn Recreation Center (Rec Plex) building/site, should it be demolished; 1
2. Study of alternative sites for dormitory buildings on the Chestnut Hill and Newton campuses; 2
3. Moderate increases in density to existing dormitory buildings on the Chestnut Hill campus (e.g., 6 or more stories, consistent with existing buildings), including the "Mods" site; 3

ATHLETIC FIELDS

Boston College's proposed stadiums (a 1500-seat baseball stadium and a 500-seat softball stadium), two multipurpose fields, and underground field house to be situated at the north end of the Brighton Campus would be gravely injurious to the neighborhood. Moreover, this proposed development is incompatible with existing zoning laws (Article 51, Zoning for Allston-Brighton's Neighborhood District, and St. John's Seminary Conservation Protection Subdistrict). Although the approval of the IMP would supersede existing zoning, the BRA should justify its action if approving a plan that contradicts the BRA's own assessment of appropriate use. I respectfully submit that the BRA require Boston College to study and present alternatives to the construction of the above-noted athletic uses on Brighton campus, including but not limited to:

1. The need for a baseball and softball stadium at all, giving the existing facilities on Shea Field and current attendance at games;
2. Consideration of the effect on adjacent neighbors and properties of lighting, public address systems, and increased traffic and parking, and prohibiting or severely limiting all uses that cannot be wholly mitigated;
3. The environmental, health and aesthetic impact of artificial/synthetic surfaces for the fields;
4. Limits on use, including lighting, public address systems, usage hours, crowds, clean-up, parking, and traffic;
5. Provisions for community access, not only for athletic uses but also for transversing the former St. John's Seminary property.

GREEN SPACE AND ENVIRONMENTAL IMPACT

Although the former St. John's Seminary property was private property, the Archdiocese has always afforded the community generous access to its beautiful meadows, orchards and woodlands. Boston College should continue this tradition of access and, moreover, accede to legal protections for green space on the Brighton Campus. The property is part of the St. John's Seminary Conservation Protection Subdistrict, and I respectfully request that the BRA require Boston College to formalize this protection through conservation restrictions over significant parts of the property.

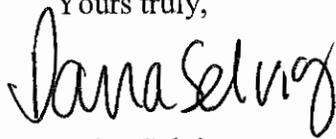
In addition, I respectfully request that the BRA require Boston College to consider or provide further particulars with respect to "green building" for all new construction and all improvement, and for maintaining and enhancing public pedestrian and bicycle access to the Brighton Campus.

TRAFFIC

Boston College's development plans will have a significant impact on traffic on the surrounding residential community. To evaluate this impact, the BRA should require Boston College to pay the cost of an independent peer review of traffic, transportation, and parking impact of the IMP. Furthermore, any changes to public transit should only be considered after input from the MBTA, with appropriate community response.

The viability of our neighborhood demands significant modifications to Boston College's IMP. I am hopeful that the BRA will consider these comments, and others it receives, in issuing its scoping determination.

Yours truly,



Daina Selvig

cc. *Jean Woods, Chair, Boston College Task Force*
Mayor Tom Menino
City Councilor Mark Ciommo, Allston-Brighton District 9

Micheal O'Laoghaire
21 Wade Street
Brighton, MA 02135

Mr. John Fitzgerald
Project Manager
Boston Redevelopment Authority
Boston City Hall, 9th Floor
Boston, MA 02201

February 4th, 2008

Re: Boston College Institutional Master Plan Notification Form

Dear Mr. Fitzgerald,

I am writing to express my opinion on Boston College's plans for its (traditional) Chestnut Hill campus and its recently-acquired "Brighton Campus" (the former Archdiocesan property). I will try to be brief.

General

- The college should commit to housing all its undergraduates on campus by 2018.
- We support the college's proposal that they ban undergraduates from renting apartments in one and two-family homes in Brighton. *Of course, any existing leases should be honored.*
- We support the college's proposal that they subsidize the purchase of homes in the Allston/Brighton area by their employees, providing those homes are to be occupied by their owners.

1

Brighton Campus

- No undergraduate dorms should be situated here.
The neighbors are justifiably apprehensive of the effect that undergraduate dorms would have on their quality of life. The Task Force pointed that out in a letter in 2004, shortly after BC acquired the property.
- There should not be a baseball stadium here (it should stay where it is on the Chestnut Hill campus).
The noise and lights would create an intolerable nuisance to the neighbors, especially those on Lane Park and Glenmont Road.
- The multipurpose field over the multiplex may use a synthetic surface.
In general, synthetic surfaces are bad for the environment. They take away open space, can give off gases in the hot summer weather.
- All other playing fields should use natural turf.

2

3

- A parking garage under the proposed auditorium (near Commonwealth Avenue) would be preferable to a separate multi-storey one in mid-campus.
It would have the additional advantage of allowing cars to access it from Commonwealth Avenue, without having to traverse the campus.
- The whole campus should be surrounded by a minimum 200-foot conservation buffer zone.
- There should be a conservation restriction on all land identified in the IMPNF as green space.
- The three college-owned properties at 188-196 Foster Street should be preserved.
They date from the late 1800s and replacing them with modern buildings would change the character of Foster Street. We do not object to their being rehabilitated and possibly their being incorporated with compatible, adjacent new buildings.
- The Master Plan must restrict the use of the Foster Street seminarian housing to that purpose in writing for a period much longer than the 10-year time frame of the Master Plan.

4

5

Chestnut Hill Campus

- Undergraduate housing should be confined to this campus (and/or the Newton campus)
- Dorms should be built on the Commander Shea field only if it is found absolutely impossible to fit all the required dorm space elsewhere on this campus (and/or the Newton campus)
- If dorms (or other buildings) have to be built on the Commander Shea field, they should not be built on the side near the reservoir, so as not to detract from the reservoir's visual and aesthetic integrity. Rather, they should be built closer to the parking garage. *This would actually be an improvement as the garage is as ugly as such structures can be.*

6

Transportation

- There should be an independent review of any traffic, transportation and parking studies. This is standard practice in many cities and towns in the country. The applicant (Boston College) should provide a fund to the Boston College Task Force which would enable them to hire and pay the consultants.
- We object to the proposal to move the terminus of the MBTA's Boston College trolley line to the middle of Commonwealth Avenue.
It would necessitate the widening of the street on both sides and would detract from the protected historical character of Commonwealth Avenue.
- We do not object to the proposed re-routing of St. Thomas More Road to link/line up with the proposed new entrance from Commonwealth Avenue into the Brighton campus. However, we do object to the proposal to shut off the current connection to Lake Street.

7

Very truly yours,


Micheal O'Laoghaire

14 Lane Park
Brighton, MA 02135
February 1, 2008

Mr. John Fitzgerald
Project Manager
Boston Redevelopment Authority
One City Hall Plaza
Boston, MA 02201

Re: Boston College's Proposed Master Plan

Dear Mr. Fitzgerald:

As a long time resident of Lane Park (since 1983), I am writing to express my concerns and analyses regarding Boston College's Proposed Master Plan.

I would first like to say how disappointed I am that neither the City, State Department of Parks and Recreation, Trustees of the Reservation, Massachusetts Audubon, or any other public institution or private organization committed to preserving open space, acquired the Archdiocese property. Allston-Brighton has proportionately far less open space than other city neighborhoods and this particular parcel represents a disproportionate share of the precious little space we have. Although the sale of the Archdiocese property is irreversible, I implore the B.R.A., and ultimately the Mayor, to keep in mind that the former archdiocese grounds are a valued resource to all of Allston Brighton, and, indeed to the entire city.

Boston College has steadily encroached on Brighton, both directly through the purchase of property, and indirectly through the increase in off-campus student housing. Housing stock has been converted from middle income, largely two-family residences into unlicensed and unsupervised rooming houses on Foster Street, Radnor Road, Gerald Road, Lane Park, Greycliff Road, Kirkwood Road, as well as streets on the Lake Street side of the former Archdiocese grounds, including Lake Street, Lakeshore Drive, and Undine Road. Speculators and absentee landlords with no interest in the neighborhood and no interest other than maximizing their rental return have been acquiring these homes and renting them to undergraduates; there are currently forty-one such houses on the Foster Street side of the seminary (up two from last year). It is not hyperbole to state that this neighborhood's survival is at stake.

What follows are my concerns about and analysis of specific aspects of the proposed Master Plan.

Undergraduate Housing

Boston College has proposed, in summary, constructing two dormitories on the former Archdiocese grounds, one near the wall on Commonwealth Avenue, and the other less

than two hundred feet from residential housing on Lake Street. Their combined capacity is 500 students. They propose tearing down Edmonds Hall, a modern structure only twenty-five years old on More Drive housing 790 students, and replacing it with a recreational complex; constructing dormitories on Shea Field, currently used in part for their baseball field; and replacing part of a dorm complex known as the "mods" with other low-rise structures. The net number of new beds as proposed is 610.

The proposal for the former Archdiocese grounds has drawn unanimous opposition from the community, and the proposal for Shea Field has also drawn significant opposition.

Boston College representatives have talked repeatedly about the institution's desire to expand open space on the Chestnut Hill campus and to improve what they call "student formation" by keeping dorms at four stories or fewer – one of the justifications for tearing down the eight-story Edmonds Hall. The desire for more open space is understandable, but the proposed solutions flagrantly disregard the repeated and consistently expressed concerns of the community.

It appears eminently possible for Boston College to house one hundred percent of its undergraduates by adding an additional 1300 beds, without building on the former Archdiocese grounds, and perhaps avoiding building on Shea Field. This can be achieved by the following: building dormitories of six stories on the sites of the "mods," More Hall, Edmonds Hall (or leaving Edmonds Hall as is), and perhaps the existing recreation complex, rather than stubbornly insisting on the arbitrary the four-story limit insisted upon by Boston College. They could either rebuild the recreation complex on the existing site or build it on the former Archdiocese property.

Summary

1. Build dormitories to house **all** undergraduate students;
2. House **all** undergraduate students on the Chestnut Hill Campus by utilizing More Hall, the Mods, Edmonds Hall, and potentially other sites, and making all new dormitories up to six stories.
3. Rebuild the recreation complex on its current site or build it on the former Archdiocese property.

Housing restrictions and faculty/staff mortgage

Not included in the Master Plan, but mentioned at meetings by Boston College officials, is a proposal to restrict students from single- and two-family homes in our neighborhoods. Such a restriction would, however, be entirely unnecessary if Boston College added 1300 beds. It is doable and it is the optimal solution.

Moreover, any such restriction must be expanded to include three-family homes as well as condominiums in two- and three-family structures; otherwise, there is an all-too-obvious recourse by the landlords to convert their properties into condominiums.

I would welcome the proposal to offer advantageous mortgage programs to faculty and staff.

Summary

1. House all students on campus.
2. Any off campus restrictions should include three-family houses and condominiums converted from two and three-family homes.

2

Seminary Housing on Foster Street and the unimproved road to Portina Road

Whether the three existing houses are preserved or razed, I have no problem with the use of that site for seminarian/graduate housing provided that such use be mandated in perpetuity rather than for the ten years of the Master Plan. It is also imperative that the unimproved road be maintained as a footpath, not opened up as a through roadway, to preserve the character and security of the Portina Road neighborhood, and that Foster Rock area remain undeveloped.

3

I would welcome graduate/seminarian housing on the former Archdiocese grounds.

Proposed Athletic fields on the former Archdiocese grounds

The fields bordered by Lane Park, Lake Street and Glenmont Road have historically been green space. The proposal to move the baseball and softball fields from Shea Field would radically transform this green space.

The proposed baseball stadium would be detrimental, especially to the residents of Lane Park, Lake Street, and Glenmont Road, as well as residents further away, who would also be affected by increased traffic and noise.

The proposal is to build a "state-of-the-art" baseball stadium, with 1500 permanent seats, plus the possibility of additional temporary seating, klieg lights and a sound system, less than 50 feet from the properties on Lane Park. The beautiful landscape of majestic willow trees, gentle slopes, woods, and lawn would be replaced by artificial turf and fencing. The community would be barred from the newly developed space by fencing. Artificial turf would place the neighbors, ground water, and Boston College students at risk; it has been banned in several European countries and from new construction in several states domestically because of its toxicity.

The seating, lighting and noise would dramatically impact the quality of life for the residents of Lane Park and Glenmont Road, both adult and children; young children would suffer major disturbances to their evening routines and sleep. More distant neighbors would also be negatively impacted by increased traffic, parking shortages, noise, and trash.

The proposed softball stadium would negatively impact the residents of Glenmont Road in similar ways.

According to Boston College new fields are needed because of conflicting demands of the football and baseball programs on Shea Field. Resolving this conflict does not require a stadium designed for night games and large crowds especially since neither college baseball nor softball have historically drawn many spectators in this region.

I see two reasonable ways for Boston College to resolve their scheduling conflict while accommodating the needs of the neighborhood. My preference is to retain one playing field on Shea Field, either baseball or softball, and to develop the second one on the former Archdiocese grounds.

Alternatively, if Boston College is able to convince the B.R.A. that both playing fields must be sited at this location, the closest field should nevertheless be required to be moved further from the homes on Lane Park than described on the Master Plan.

Key to my proposal is the following, regardless of the site: natural turf rather than artificial turf, no night games and therefore no lights, far more limited seating - 500 for baseball, 200 for softball, and no fences.

I am pleased with the proposal to keep the field near Lake Street for recreational use, but for daytime use only.

Summary

1. No fencing around baseball or softball fields, either at the former Archdiocese grounds or Shea Field;
2. No use of the fields at night; ergo, no lights;
3. No artificial turf;
4. Seating limited to 500 for baseball and 200 for softball;
5. Either a baseball field or softball field on Shea Field and the other on the former Archdiocese grounds. If on former Archdiocese grounds, located further from Lane Park than presently proposed.
6. If absolutely necessary, both fields on the former Archdiocese grounds, but with the above described restrictions, and moved further from Lane Park.

Open Space

There is much that I would hope can be preserved, but I don't believe I can do this topic justice and I expect other writers will go into greater detail. I would particularly defer on this issue to anything that is written by Charlie Vasiliades. Examples of features important to the community include the orchards by the former Cardinal's mansion, the trees ringing the property, the stone walls, and the Foster Rock. For these and other areas, I ask for legal restrictions to be implemented, such as a "conservation easement," rather than merely a promise by the institution for the life of the 10-year Master Plan.

Transportation and Parking

I leave it to others far more knowledgeable than I to respond to the transportation and parking aspects of the Master Plan.

Shea Field and the Chestnut Hill Reservoir

Another significant local open space resource in this neighborhood is the reservoir with its walking trail. This area is valuable, all the more so because the former Archdiocese grounds will undergo at least some change and some restriction of community access.

However Boston College may develop Shea Field, clear and strong protection for the reservoir park from any development of Shea Field, particularly from any increase of student housing that may occur there, so as to preserve the reservoir area as a tranquil resource for the community.

Conclusion

I have attended dozens of meetings about Boston College expansion over the past year and participated in e-mail forums and blogs. I speak for myself, but my views are shared in large part by most of those with whom I have communicated.

I have heard sentiments ranging from cautious optimism to extreme cynicism as to whether our community will be heard or Boston College's plans simply rubber-stamped. I trust that our concerns will be addressed. Thank you for your consideration.

Very truly yours,



Sanford Furman

Xc: Mayor Thomas Menino, Paul Holloway, Boston College Task Force, Councilman Mark Ciommo, Senator Steven Tolman, Representative Michael Moran, Representative Kevin Honan, City Councilman John Connolly, City Councilman Sam Yoon, City Councilman Michael Flaherty

Alessandro (Alex) Selvig
70 Lake St.
Brighton, MA 02135

Mrs. Jean Woods
Chairperson, Boston College Task Force

January 8, 2008

Dear Jean,

I have reviewed several documents relevant to the athletic facilities that Boston College wishes to build. Several issues are apparent, and I ask that you and the Task Force please consider them.

If built as proposed, the athletic stadiums would cause significant injury to the neighborhood:

Noise from public address (PA) systems and fans.

Light pollution from the floodlights.

Increased traffic.

Public drinking and other undesirable behavior seen at Boston College athletic events.

Reduction in property values and related City of Boston tax base.

Cause permanent residents and families to relocate, reducing owner-occupancy.

The BRA's Article 51 (Zoning for Allston-Brighton's Neighborhood District) forbids construction of a stadium in both in the St. John's Seminary Conservation Protection Subdistrict, and also in Boston College's Institutional Subdistrict (see attached):

Furthermore, the BRA's Article 80 (Development Review and Approval), requires that a project be "...architecturally compatible with surrounding structures", "...consistent with any established design guidelines that exist for the area in which the Proposed Project is located, as set forth in the underlying zoning", and that "...nothing in such proposed project will be injurious to the neighborhood or otherwise detrimental to the public welfare" (see attached).

The project as proposed is incompatible with the residential character of the neighborhood, is forbidden under the underlying zoning, and would cause irreparable injury to a neighborhood with families and many long term residents.

Some of us would look favorably upon a low-impact athletic and/or recreational use of this location, and expect that Boston College would generate significant goodwill in future negotiations if they modified their plan in this direction.

Sincerely yours,



Alessandro (Alex) Selvig

cc: John Fitzgerald, Boston Redevelopment Authority.
Task Force members and public present on 1/8/2008.

REGULATIONS APPLICABLE IN CONSERVATION PROTECTION SUBDISTRICTS

SECTION 51-10. Establishment of Conservation Protection Subdistricts.

This Section 51-10 establishes eleven (11) "Conservation Protection Subdistricts" (CPS) in the Allston-Brighton Neighborhood District. The CPSs are established to promote the most desirable use of land and siting of development in areas with special natural or scenic features in accordance with a well considered plan, and to protect and enhance the natural and scenic resources of Allston-Brighton. The CPSs are designated "CPS" on Maps 7A, 7B, 7C, and 7D "Allston-Brighton Neighborhood District":

1. Cenacle Retreat Center CPS
2. Crittenton CPS
3. Foster Street Hill CPS
4. Foster Street Rock CPS
5. Kennedy Rock CPS
6. Leamington Rock CPS
7. Mt. Saint Joseph's Academy CPS
8. Oakland Quarry CPS
9. St. Gabriel's Monastery CPS
- * 10. St. John's Seminary CPS *
11. St. Sebastian's CPS

SECTION 51-11. Use Regulations Applicable in Conservation Protection Subdistricts. Within the Conservation Protection Subdistricts, the uses identified in Table A of this Article and described in greater detail in Article 2A, are allowed, conditional, or forbidden as set forth in said Table A. No land or Structure in a Conservation Protection Subdistrict shall be erected, used, or arranged or designed to be used, in whole or in part, unless, for the proposed location of such use, the use is identified in said Table A as "A" (allowed) or, subject to the provisions of Article 6, the use is identified as "C" (conditional). Any use identified as "F" (forbidden) in Table A for the proposed location of such use is forbidden in such location. Any use not included in Table A is forbidden for the Conservation Protection Subdistricts.

SECTION 51-12. Dimensional Regulations Applicable in Conservation Protection Subdistricts. The minimum allowed Lot Size, Lot Width, Lot Frontage, Front Yard, Side Yard, Rear Yard, and Usable Open Space for any Lot in a Conservation Protection Subdistrict, and the maximum allowed Building Height and Floor Area Ratio for such Lot, are set forth in Table H of this Article.

SECTION 51-13. Site Plan Approval Requirement. In order to assure that any significant new development within the Conservation Protection Subdistricts occurs in a manner that is protective of the special natural and scenic features of these subdistricts in accordance with a plan considering the most desirable land uses for such areas, requirements for Boston Redevelopment Authority review of site plans for Proposed Projects in Conservation Protection Subdistricts apply as provided in Article 80 for the

TABLE A - Continued

	One Family (1F)	Two Family (2F)	Three Family (3F)	Multifamily Residential (MFR)	Conservation Protection Subdistricts (CPS)	Community Facilities Subdistricts (CF)
Office Uses						
Agency or professional office	F	F	F	F	C	A
General office	F	F	F	F	C	A
Office of wholesale business	F	F	F	F	F	F
Open Space Uses						
Golf driving range	F	F	F	F	F	F
Grounds for sports, private	C	C	C	C	C	F
Open space	A	A	A	A	A	A
Open space recreational building	F	F	C	C	C	A
Outdoor place of recreation for profit	F	F	C	C	C	F
Stadium	F	F	F	F	F	F
Public Service Uses						
<->Automatic telephone exchange or telecommunications data distribution center	F	F	F	F	C	F
Courthouse ³	F	F	F	F	F	F
Fire station ³	A	A	A	A	C	F
Outdoor payphone	F	F	F	F	C	F
Penal institution ³	F	F	F	F	F	F
Police station ³	A	A	A	A	A	F
Pumping station ³	C	C	C	C	C	F
Recycling facility (excluding facilities handling toxic waste)	F	F	F	F	F	F
Solid waste transfer station	F	F	F	F	F	F
Sub-station ³	C	C	C	C	C	F
Telephone exchange	F	F	F	F	F	F

(<->As amended on October 20, 2000)
 (3)As inserted on March 15, 2006)

REGULATIONS APPLICABLE TO INSTITUTIONAL USES

^SECTION 51-26. Establishment of Institutional Subdistricts. This Section 51-26 establishes five (5) Institutional Subdistricts within the Allston-Brighton Neighborhood District as designated on Maps 7A, 7B, 7C, and 7D "Allston-Brighton Neighborhood District." The purpose of the Institutional Subdistricts is to provide zoning regulations for the campuses of major institutions within the Allston-Brighton Neighborhood District as they exist as of the effective date of this Article. Proposed Institutional Projects located in the Allston-Brighton Neighborhood District, whether inside or outside an Institutional Subdistrict, are subject to Section 51-29 (Institutional Master Plan Review Requirement). The Institutional Subdistricts are:

1. Boston College Institutional Subdistrict
2. Boston University Institutional Subdistrict
3. Harvard University Institutional Subdistrict
4. St. Elizabeth's Hospital Institutional Subdistrict
5. Franciscan Children's Hospital Institutional Subdistrict

(^As amended on May 9, 1996.)

^SECTION 51-27. Use Regulations Applicable in Institutional Subdistricts. Within the Institutional Subdistricts, the uses identified in Table C of this Article and described in greater detail in Article 2A, are allowed, conditional, or forbidden as set forth in said Table C. No land or structure in an Institutional Subdistrict shall be erected, used, or arranged or designed to be used, in whole or in part, unless, for the proposed location of such use, the use is identified in said Table C as "A" (allowed) or, subject to the provisions of Article 6, the use is identified as "C" (conditional). Any use identified as "F" (forbidden) in Table C for the proposed location of such use is forbidden in such location. Any use not included in Table C is forbidden for the Institutional Subdistricts.

(^As amended on May 9, 1996.)

^SECTION 51-28. Dimensional Regulations Applicable in Institutional Subdistricts. The minimum allowed Lot Size, Lot Width, Lot Frontage, Front Yard, Side Yard, Rear Yard, and Usable Open Space required for any Lot in an Institutional Subdistrict, and the maximum allowed Floor Area Ratio and Building Height for such Lot, are as set forth in Table I of this Article.

(^As amended on May 9, 1996.)

^SECTION 51-29. Institutional Master Plan Review Requirement. Requirements for the review and approval of Institutional Master Plans and Proposed Institutional Projects are set forth in Article 80 for Institutional Master Plan Review. See Section 80D-2 (Applicability of Institutional Master Plan Review) concerning the applicability of such requirements, requirements applicable to exempt projects,

TABLE C - Continued

	Economic Development Areas		Institutional Subdistricts				
	Allston Landing North	Allston Landing South	Boston College *	Saint Elizabeth's Hospital	Franciscan Children's Hospital	Boston University	Harvard University
Office Uses							
Agency or professional office	A	A	C	C	C	A ²	A ³
General office	A	A	F	F	F	A ²	A ³
Office of wholesale business	C	A	F	F	F	A ²	F
Open Space Uses							
Golf driving range	F	F	F	F	F	F	F
Grounds for sports, private	C	F	C	C	C	C	C
Open space	A	A	A	A	A	A	A
Open space recreational building	C	F	C	C	C	C	C
Outdoor place of recreation for profit	C	F	F	F	F	F	C
* Stadium	F	F	F	F	F	F	F
Public Service Uses							
<-> Automatic telephone exchange or telecommunications data distribution center	C	C	C	C	C	C	C
Courthouse ⁴	A	F	F	F	F	F	F
Fire station ⁴	A	A	A	A	A	A	A
^ Outdoor pay/phone	C	C	C	C	C	C	C
Penal institution ⁴	F	F	F	F	F	F	F
Police station ⁴	A	A	A	A	A	A	A
Pumping station ⁴	A	A	C	C	C	C	C
Recycling facility (excluding facilities handling toxic waste)	C	A	F	F	F	F	F
(<->As amended on October 20, 2000)							

and a description of how construction activities comply with any city or state regulatory requirements controlling the rodent population, may be required.

- (n) Wildlife Habitat. A description of significant flora and fauna that are present on the site.
- (o) Green Building. An analysis to determine how well the proposed project complies with LEED and to assess the level of environmental performance that will be achieved by the Proposed Project under the most appropriate LEED building rating system.

3. Urban Design Component. In its Scoping Determination, the Boston Redevelopment Authority shall require the Applicant to submit such plans, drawings, and specifications as are necessary for the Boston Redevelopment Authority to determine that the Proposed Project:

- (a) is architecturally compatible with surrounding structures;
- (b) exhibits an architectural concept that enhances the urban design features of the subdistrict in which it is located;
- (c) augments the quality of the pedestrian environment;
- (d) is consistent with any established design guidelines that exist for the area in which the Proposed Project is located, as set forth in the underlying zoning and,

if the Proposed Project is located in a Planned Development Area, Urban Renewal Area, or Institutional Master Plan Area, as set forth in the PDA Development Plan, PDA Master Plan, land assembly and redevelopment plan, urban renewal plan, or Institutional Master Plan applicable to such area. Such design guidelines may relate to any planning area or district and may include, but need not be limited to, particular architectural requirements, including building massing, proportions, setbacks, materials, fenestration, ground level treatment, and other related architectural characteristics. At the request of the Applicant, the Urban Design Component may include the approval of a Comprehensive Sign Design, as provided for in Section 11-2.

4. Historic Resources Component. In its Scoping Determination, the Boston Redevelopment Authority shall require the Applicant to submit an analysis that sets forth measures intended to mitigate, limit, or minimize, to the extent economically feasible, any potential adverse effect that the Proposed Project may have on the historical, architectural, archaeological, or cultural resources of any district, site, building, structure, or object listed in the State Register of Historic Places. The Boston Redevelopment Authority may forward the Historic Resources Component to appropriate public agencies for their review, comment, and recommendations, including but not

- (f) Site plan review in a Conservation Protection Subdistrict or Greenbelt Protection Overlay District shall take full account of reasonably foreseeable future development within the CPS or GPOD. To discourage the improper segmentation of Proposed Projects, a criterion for the review of a site plan shall be its consistency with any previously approved site plan of the Applicant, or any predecessor in interest of the Applicant, within the same CPS or GPOD.

3. Development Impact Projects. If a Proposed Project is a Development Impact Project within the meaning of Section 80B-7 (Development Impact Project Exactions), the Boston Redevelopment Authority shall issue an Adequacy Determination only if the Authority finds that the Proposed Project conforms to the general plan for the City as a whole and that nothing in such Proposed Project will be injurious to the neighborhood or otherwise detrimental to the public welfare.

√SECTION 80B-5. **Boston Redevelopment Authority Procedures for Large Project Review.**

1. Pre-Review Planning Meeting. The Applicant is strongly encouraged to request a pre-review planning meeting with the Boston Redevelopment Authority. At the Applicant's request, the Boston Redevelopment Authority will schedule a pre-review planning meeting with the Applicant and staff to discuss issues that may be raised by a Proposed Project and identify any need for coordination with other Boston Redevelopment Authority review and with review by other public agencies.
2. Initiating the Large Project Review Process; Filing of Urban Design Plans; Coordination of Urban Design Component with Boston Civic Design Commission Review. The Applicant shall initiate the review required by this Article for Large Project Review by filing a Project Notification Form (PNF) in writing with the Boston Redevelopment Authority.
 - (a) Time for Filing PNF. The Applicant should file the PNF in the Proposed Project's pre-schematic design phase.
 - (b) Content of PNF. The PNF shall set forth in sufficient detail those aspects of the Proposed Project that are necessary to determine its potential or likely impacts. This information shall include, but is not necessarily limited to, the following, as appropriate:

Stadium

From Wikipedia, the free encyclopedia

A modern **stadium** (plural **stadiums** or **stadia** in English) is a place, or venue, for (mostly) outdoor sports, concerts or other events, consisting of a field or stage partly or completely surrounded by a structure designed to allow spectators to stand or sit and view the event.

Contents

- ∨ 1 History of the stadium
- ∨ 2 The modern stadium
 - ∨ 2.1 Types
 - ∨ 2.2 Design issues
 - ∨ 2.3 Spectator areas and seating
 - ∨ 2.4 Corporate naming
 - ∨ 2.5 Music venues
- ∨ 3 See also
 - ∨ 3.1 Related
- ∨ 4 External links



The new Wembley Stadium in London is the most expensive stadium ever built; it has a seating capacity of 90,000

History of the stadium

The word originates from "stadion" (στάδιον), literally a "Stand", (a place where people stand.) The oldest known stadium is the one in Olympia, in western Peloponnese, Greece, where the Olympic Games of antiquity were held since 776 BC. Initially 'the Games' consisted of a *single event*, a sprint along the length of the stadium. Therefore the length of the Olympia stadium was more or less standardized as a measure of distance (approximately 190 meters or 210 yd). The practice of standardizing footrace tracks to a length of 180-200 meters (200-220 yd) was followed by the Romans as well. Greek and Roman stadia have been found in numerous ancient cities, perhaps the most famous being the Colosseum or the Stadium of Domitian, both in Rome.



An interior of the Colosseum. The partial floor is a modern reconstruction; below are the underground vaults and tunnels originally used to house animals and slaves.

The modern stadium

Types

Dome stadiums are distinguished from conventional

Playing field

From Wikipedia, the free encyclopedia

A **playing field** is a field used for playing sports or games. They are generally outdoors, but many large structures exist to enclose playing fields from bad weather. Generally, playing fields are wide expanses of grass, dirt or sand without many obstructions. More recently, some types of fields have begun using a synthetic grass-like material called AstroTurf, but its use is often controversial. Today a lot of fields have Next Turf, ProGreen or Field Turf. These Turfs are filled with rubber and/or sand.

There are a variety of different commonly used fields, including

- ∨ the cricket field containing the cricket pitch,
- ∨ the baseball field,
- ∨ and the American football field
- ∨ courts: tennis court, volleyball court, basketball court
- ∨ Football (Soccer) pitch

Metaphorically, a playing field refers to any place or context within which competitive activity takes place, most often economic competition between companies. A metaphorical playing field is said to be level if no external interference such as government regulations affects the ability of the players to compete fairly. See Free Trade.

The term is also used for collectable card games, where it refers to the area that the cards are placed during gameplay.

Retrieved from "http://en.wikipedia.org/wiki/Playing_field"

Categories: Sports stubs | Sports terminology | Sports rules and regulations

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Compact Oxford English Dictionary



stadium

/staydiəm/

• **noun** (pl. **stadiums** or **stadia** /staydiə/) **1** an athletic or sports ground with tiers of seats for spectators. **2** (in ancient Rome or Greece) a racing track.

— ORIGIN Greek *stadion*.

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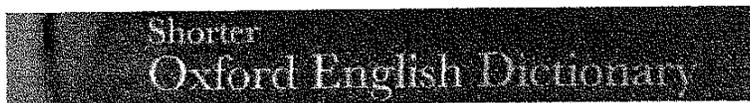
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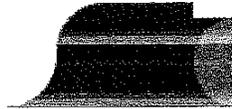


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Compact Oxford English Dictionary

field

• **noun** **1** an area of open land, especially one planted with crops or pasture. **2** a piece of land used for a sport or game. **3** a subject of study or sphere of activity. **4** a region or space with a particular property: *a magnetic field*. **5** a space or range within which objects are visible from a particular viewpoint or through a piece of apparatus: *field of view*. **6 (the field)** all the participants in a contest or sport. **7** archaic a battle.

• **verb** **1** chiefly Cricket & Baseball attempt to catch or stop the ball and return it after it has been hit. **2** select to play in a game or to stand in an election. **3** try to deal with (a question, problem, etc.).

• **adjective** **1** carried out or working in the natural environment, rather than in a laboratory or office. **2** (of military equipment) light and mobile for use on campaign.

— PHRASES **hold the field** remain the most important. **in the field** **1** engaged in combat or manoeuvres. **2** engaged in fieldwork. **play the field** informal indulge in a series of casual sexual relationships. **take the field** (of a team) go on to a field to begin a game.

— DERIVATIVES **fielder** noun.

— ORIGIN Old English.

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http://www.askoxford.com/concise_oed/field?view=uk

1/8/2008



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3 February 2008

John M. Fitzgerald
Project Manager
Boston Redevelopment Authority
One City Hall Square, 9th Floor
Boston, MA 02201

Dear Mr. Fitzgerald,

I understand you are concerned about the reaction of the Brighton neighborhood to Boston College's proposal to build dorms on Shea Field. I'd like to register my concern about how this proposal will be detrimental to the enjoyment of the Chestnut Hill Reservoir park area.

Some residents worry about the foot traffic and potential trashing of the Chestnut Hill Reservoir due to students' choice of passage to and from Cleveland Circle's bar scene. I believe this is a valid concern but not one that will be impacted by dorms on Shea Field. No matter where B.C. puts dorms on the Chestnut Hill campus, foot traffic will pass by the reservoir. What I don't want are buildings bringing light and noise to the reservoir and hence changing the rural oasis that the reservoir provides. These problems can't be denied because there is an example already in effect that proves my case.

Go to the farmland in Hadley, one mile west of the U-Mass Southwest Complex! Stand there at 11:00 o'clock on a Friday or Saturday night! You can hear the ruckus! Be there before 11:00 pm when the playing fields are in use and you can read a newspaper by the light thrown! The Hadley farmers across from Rte. 116 no longer enjoy a rural lifestyle. Neither will we have the rural peace of the Chestnut Hill Reservoir Park if dorms are built on Shea Field. The Hadley farms are a mile away. The entire reservoir is within a half mile of Shea Field. Please take into consideration the need of Brighton and Brookline residents for this special place of quiet ambiance. Thank you.

Yours truly,



David Carlson
11 South Crescent Circuit
Brighton, MA 02135

To: Boston Redevelopment Authority
 Re: Housing Issues in the Boston College Institutional Master Plan Notification Form
 Date: January 22, 2008

As many Allston-Brighton residents, we are concerned about the disproportionately large number of undergraduate students (including Boston College students) living in houses and apartment buildings in our neighborhood. The neighborhood is plagued by quality of life issues related to student rentals, which leads to an increasingly transient population. As a result, it is difficult to attract families to Allston-Brighton, and keep them here.

Therefore, we urge the BRA to seek revisions in BC's proposed Institutional Master Plan in order to better serve the needs of the Allston-Brighton community. We ask for the following:

1. By 2018, BC should be required to provide on-campus housing for all of its undergraduate students (except those studying elsewhere or commuting from family homes in the greater Boston area). 1
2. Undergraduate dorms are unacceptable on the former seminary grounds, which borders a residential neighborhood, and should not be built. BC can, and should, co-locate its undergraduate students in the traditionally residential parts of the Chestnut Hill campus (both Boston and Newton) that are not directly adjacent the Chestnut Hill Reservoir. 2
3. It should be ensured that: the proposed housing for Jesuit seminarians on Foster Street is used for absolutely no other purpose far beyond the 10-year IMP time frame; that the extension of Wiltshire Road is never re-opened; and that buffer zones are increased. 3

To accomplish these goals, we request the BRA's scoping determination include the following:

1. BC should maintain the Edmonds Hall site for dormitories -- as well as the current site of the Rec Plex (Flynn Recreation Center), should they wish to move it elsewhere. 4
2. To make good use of available land and maximize open space, BC should build dorms of 6 or more stories high (consistent with those recently built), and locate them throughout the Chestnut Hill campus, including Newton (and not directly adjacent the Chestnut Hill Reservoir). 5
3. BC should substantially increase the number of beds on the two-story "Mods" site (temporary housing built in 1970) to accommodate more students on campus. 6

In light of deep concerns about impacts caused by BC purchasing houses in Brighton, we also desire full transparency as to their purpose and extent, both now and in the future.

BC can best serve and coexist with the Allston-Brighton community by taking the responsibility of providing on-campus housing for all of its undergraduate students. For decades, BC has not assumed this full responsibility to the detriment of the neighborhood.

This letter comprises a complete, robust, and flexible scenario for undergraduate housing that the BRA should require BC to scope fully. The proposals identified here for housing are more than sufficient to house all BC's undergraduates while still maximizing open space. We believe that our community position outlined in this document offers solutions that serve the interests of the community, BC, and the city.

Thank you.

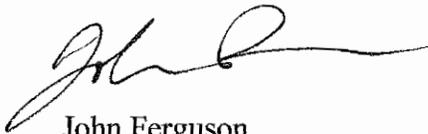
House A. Bonar
 24 Brayton Road
 Brighton MA 02

To whom it may concern:

I am dismayed to hear of the continuing plans of Boston College to expand. The addition of a parking garage, stadium, and dormitories to an entirely residential neighborhood will be a positive thing for anyone other than the college itself. I have heard from no one in the community who welcomes or endorses the plan, and any measure of common sense would have forecast the hostile reaction the plan has received.

Most infuriating was the cavalier and callous attitude I encountered upon discussing this with Tom Keady, the representative from Boston College. His first remark to me upon hearing my concerns was, "Didn't you know there was a college here when you moved here?" This suggests that the college has NO moral responsibility and NO accountability for how it spends its money, what it builds, and where, and whether the community likes it or not! A similar argument he proposed was, "Well, you didn't expect us to buy ten million dollars worth of land and not do anything with it, did you?" Whether the land is purchased, what is built there, how and why, may be the college's decisions to make, but they have made a wrong choice and a selfish one. I refuse to let them infiltrate our neighborhood with extra traffic, extra students (students who have shown a reputation for drunkenness and rowdiness), extra noise, extra lights, extra trash. I trust that with the resources available to them BC will find a better location and a better solution. BC, please do the right thing for this community.

Sincerely,



John Ferguson
92 Lake Shore Road, Brighton

Feb. 2. 2008.

My name is Franco Russo, together with my wife Rita and my family we want to bring to your attention what's happening on our neighborhood.

About 30 years ago we bought our house in 58 Rue PK, Brighton. We enjoyed living in this beautiful area full of green and lots of history. When, few years ago B.C. bought St. John's Seminary we heard from them that they were to build a few pre-estate houses in our back yard. We felt so worried about the traffic, the noise parties etc - etc.

Now a year or so later, B.C. came out with this big project to build a stadium and a big car parking garage. We are very disturbed about this. How could anyone even propose a big stadium 30-40 feet away from several houses? How could anyone even live so close to the stadium when a game goes on? It's impossible. The enormous traffic, loud screaming, the very disturbing lights

2)

and possibly a lot of drinking it's going to make every body crazy.

Over the past years we were very good neighbors to BC, never made any complaint about noisy parties, or congested traffic during the games, it seemed like something we could live with. But, now, this is different, this is a big problem for all of us, but especially for us, Lane Park residents. We still like to be a good neighbor with BC, but it isn't quite so nice to do this to us. We really need your help and your support to try to stop them with this big project and reconsider the whole plan.

As I said we live in a very nice, quiet street and we don't want BC to destroy the peace and the beautiful green and history on our neighborhood.

Thanks for considering our place.

Thomas & Ruth Pugh

February 2, 2008

Mr. John Fitzgerald, Project Manager/Planner
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Re: **PROPERTY ABUTTER**
Boston College Plans

Dear Mr. Fitzgerald:

My family and I have lived on Lane Park for many years. My home is next to the proposed baseball Stadium. If fact, my property is approximately 30 yards from first base at the Baseball Stadium! I'm sure you will consider my concerns as you review the project.

The proposed Baseball Stadium is much too large and too close to our home. Placing a baseball stadium this size, so close to our homes, will have a detrimental effect on of lives. You must require BC to move or reduce the size to a much smaller playing field. Our concern is the size of the stadium and all the things that is brings. Issues such as lights, noise, traffic, litter and public drinking are our concerns. There is no way that a baseball stadium, 30 yards from our home will not have a negative impact of our neighborhood! You must send BC back to revise these plans. Make the baseball field much smaller and limit its use!

Our other fear is the size and scope of the Undergraduate Housing and the 500 car Garage which will be locate very near our home. The housing should be smaller and further away from the community. The garage should be smaller and move to the entrance of the property. All efforts to protecting the green space should be explored.

In general, we feel that the comments the BC Task Force is submitting will express our concerns regarding future development. This project is too much and happening too fast for our community to absorb and we are relying on the BRA to protect our quality of life issues and interest.

Again, as an abutter, our interest must be considered when scoping this project!

Sincerely,


Bruno Salvucci
40 Lane Park
Brighton, Ma. 02135

CC: Elected Officials

January 31, 2008

Mr. John Fitzgerald, Project Manager/Planner
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Re: **Boston College IMP- PROPERTY ABUTTER**

Dear Mr. Fitzgerald:

I want to offer my comments on the proposed development on the Brighton Campus, formerly St. John's Seminary. We live at 34 Lane Park and my home abuts the property on two sides. I feel that my concerns must be considered prior to any development taking place since we will be severely impacted.

My immediate concern is the proposed Baseball Stadium. My preference would be that the stadium not be built, as its impact on the neighborhood is uncertain. This buildings and playing field are much too close to our property. Why not keep the playing field on Shea Field where it is now?

Bringing this into our neighborhood will be too much too soon. This issue of noise, lights, traffic, and students into the community will surely have an impact on the quality of life for us.

BC has proposed to build 2000 seats! I must strongly object to this it is much too large for the site and the neighborhood. If it is to be built then a much smaller playing field with minimal seating is the preferable choice. There should not be any lights for the first ten years and BC provide security 24 hrs, seven days a week.

Also, the playing field must be limited to BC students and activities only. We don't want this to be used by others. It is just too much for us to bear! Use of the stadium should absolutely be limited to BC league games.

Use of the stadium at nights should be kept to a minimum, and no later than 9 PM. The playing fields, parking garage, tennis courts, and other outdoor facilities etc. should stop at a specified time, and absolutely no later than 9:00 PM.

Lighting at all outdoor facilities should be designed with an eye to minimizing impact on the neighborhood, especially the immediate abutters. Noise controls should be examined. Mitigation in the form of payment for lost home value, as well as design and construction studies to minimize the impact of the stadium on quality of life in the nearby homes, should be explored for immediate abutters at a minimum, and perhaps other homes impacted by the construction.

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Page 2

Another issue that concerns me is the proposed 500 car garage. This is too large for the site and will only result in more traffic, noise and pollution to our life. Why not build parking under the propose buildings along Commonwealth Ave? Don't bring traffics into this beautiful green space. Keep it up along the entrance to the property and limit the number of spaces and encourage public transportation.

5

If this garage is going to be built then limit its size, move it to preserve the tress and make the facade appear as an office building. They are proposing to build at a location that is currently a green space within full view of our home. It is so close to us that we will hear the noise from the traffic and smell the fumes from the exhaust. It will be a detriment to our health and quality of life! Because of this I am an urging you to take a closer look at this and re-evaluate the scope.

6

Again, as an abutter, who is greatly impacted by the scope of this proposal, I am urging you to consider the needs of the life long residents and refine this plan to reduce the effects it will have on our families!

Sincerely,

Mr and Mrs Mariano Dantignana
34 Lane Park
Brighton, Ma. 02135

Mariano D'Antignano
Grace D'Antignano

CC: Senator Steve Tolman
Rep. Kevin Honan
Rep. Michael Moran
Councilor Mark Ciommo

Shani
50 Lane Park
Brighton, MA 02135

February 4, 2008

Mr. John Fitzgerald
Boston Redevelopment Authority
One City Hall Square
9th Floor
Boston, MA 02201

Dear Mr. Fitzgerald:

As direct abutters to Boston College's Brighton Campus, we are writing to express our concerns and opinions regarding Boston College's IMP. While we understand the college's need for expansion, we would like to see it happen in a way that does not harm the residential neighborhood in which it is located nor the citizens of Boston who live directly adjacent to the campus.

We ask that you please consider the following points as you prepare the scoping request from Boston College.

Playing Fields and Recreation:

As stated above, we understand the college has its needs, but those needs should not trump those of the homeowners who live in the neighborhood and must not destroy our sense of community or well-being. Unfortunately, the college's plan for a 1,500 seat baseball field, 500 seat softball field, and two all purpose fields all to be lighted for night games fails this important test on many levels. First, as homeowners whose house sits just off of the proposed baseball field's right field corner, having lighting itself would be very disruptive. Two of our bedrooms, including that of our young sons, overlook the proposed site. Lights bright enough to light up a baseball field would certainly light up the bedrooms as well, making it very difficult for our two elementary school-aged children to get to sleep, even with the use of curtains.

Add to that the sound of hundreds of fans leaving the game afterward and the situation is totally unacceptable.

As such, we would ask that the amount of seating be reduced to 500 at the baseball field and 300 at the softball field and that there be no lighting for night games or practices.

At the recent forums held by the BRA and the BC Task force, there seemed to be some ambiguity as to the uses for the various fields outside of the varsity teams – the frequency, timing, etc. We ask for clarification on these uses. As noted above, night use of the fields for a limited number of varsity games would be unacceptable. Even more so should there be added night use for practices or non-varsity and intramural play.

3

There has been no real information on the type, scope, and use of a sound system on the playing fields. We ask that Boston College provide detailed information on the volume and scope of the system as well as it's proposed purpose (announcements, music, rally cry, etc.) and usage (only for varsity games or for other games and occasions as well).

4

Sound carries quite well from the field behind out home, so much so that when the Archdiocese would let a festival take place there a couple of times a year, we would have to leave the house for the day. We should not have to choose between leaving our home on a weekly basis (on our Sabbath) or staying put and having to listen to crowds, announcements, music, etc. because Boston College feels it needs an oversized baseball field placed in the middle of a residential area. The neighbors should not have to deal with the noise and pollution of 1,500 fans arriving at, enjoying, and leaving these games, nor loud announcements and music over the PA system.

Boston College's plans call for synthetic grass to be used on the fields. Many in the neighborhood have raised concerns regarding the environmental and health impact of this usage. We ask that a complete study be provided detailing the health and environmental impact of synthetic grass and natural grass, taking into account any agents that would be used for the upkeep of the grass (fertilizer, pesticides, etc). The abutters and their neighbors have a right and obligation to oppose anything that might cause us physical harm and Boston College should be required to prove that their plan does not provide this risk.

5

We would like to be able to support this project but unless the seating is downsized, the lighting be removed, and satisfactory answers regarding the sound system, grass vs synthetic grass, and field usage be provided - we cannot .

Parking and Transportation:

At the forum regarding parking and transportation, it seemed that the plan was for the entrance to the Brighton campus from Foster Street be open and unregulated. We would ask that instead this be gated, with access and egress to be regulated by electronic card or

6

guard. We feel this will reduce traffic on Foster Street and through the Brighton Campus (on the road behind our house) by limiting users to those who belong on the campus while excluding those who wish to use it as a short cut from the Beacon Street near the Reservoir to Brighton Center and vice versa. If left open, this short cut would allow drivers to bypass the traffic jams often present on Washington between Lake and Foster Street and especially shortens the trip between Brighton Center and Beacon Street near the Newton Line. This increased traffic would create a safety issue for pedestrians and drivers alike as this road is not meant for high volume use.

We would also like more details regarding the 500 space garage to be located on the Brighton campus. When one looks at the IMP, it appears that Boston College is simply replacing existing spots with this garage. I would request clarification on this as the 788 spaces described as currently on the site must surely include those spaces currently located on the field to slated become the baseball field and only used during graduation, football games, and other “high attendance events”. If this is the case, then the College is not simply replacing existing spaces, they are exchanging infrequently used spaces with everyday parking and therefore drastically increasing the number of cars entering the neighborhood and Campus area on a daily basis, something that needs much further consideration and review.

We are also concerned with the safety of moving the MBTA stop at Boston College from its current location into the center of Commonwealth Avenue. We have all seen users of the T racing across several lanes of traffic to catch a train before it leaves a station. Moving the T stop would only encourage this behavior at a very busy intersection. Adjusting the location also requires changes to Commonwealth Avenue that are at odds with existing Greenbelt regulation. By leaving the stop where it is, we avoid making the area more dangerous for cars and pedestrians alike and allow the existing greenbelt district to remain.

Housing:

While we applaud Boston College’s desire to house more of their students on campus, we feel the current plan fails to maximize the space they have on the Chestnut Hill campus, something that needs to be done before moving dorms into a residential neighborhood. If their goal is truly to foster a sense of community among the students (the rationale for lower rise dorms), then having them split between two campuses seems disingenuous. Besides which, students living in small dorms in the neighborhood (private apartments/houses) has certainly not increased their sense of community with those around them, so why would this change once they are in these small dorms on campus?

We ask that Boston College go back to the drawing board, as it were, and increase the height of the dorms planned in order to maximize use of the space currently available on the Chestnut Hill Campus . These full sized dorms should feature common areas on all floors or be structured so that they are available for clusters of floors. This will allow that small dorm feel while fully utilizing the limited space available.

9

Greenspace:

Part of the IMP includes so called "green space". One has to ask why neighbors across a full sized city street are afforded a 200 foot green space buffer to preserve their view, yet direct abutters to the playing field are allotted a mere 30 – 50 feet buffer between their homes and the noise, crowds, and potential lights in their backyards. We would ask that the buffer for direct abutters be increased, especially those to be impacted by the playing fields.

10

We also ask that a permanent easement be placed on all buffers, rather than the 10 year plan for not building with no guarantee past that time.

11

Boston College has presented many aerial shots and diagrams as part of the IMP. We would ask that in the next round of presentation, they provide scale, 3-dimensional displays as well so that the community can fully envision the changes they propose and how they effect the neighborhood and abutters.

12

Sincerely,



Shani and Jonathan Traum

Homeowners of 50 Lane Park, Brighton since 1994

cc: Mayor Thomas M. Menino
City Counselor Mark Ciomo
State Representative Michael Moran
State Senator Steve Tolman
BC Task Force

To: Boston Redevelopment Authority
Re: Housing plans in the Boston College Institutional Mast Plan Notification Form
Date: February 1, 2008

As a resident of Brighton and a Smith College professor for over thirty years, I applaud Boston College's plan to develop more undergraduate dormitories on its campus. The most appropriate housing solution for most college-aged students is campus dormitories directly tied to supervisory and regulatory college legislation. However, as a neighbor of the former Archdiocese property and active user of the Chestnut Hill Reservoir, I strenuously object to the siting of new dormitories on the new Brighton campus and on Shea Field which abuts the Reservoir.

All dormitories should remain on the main Newton campus for many reasons including: to avoid a dramatic increase in pedestrian and vehicular congestion across Commonwealth Avenue and on the Brighton side streets running off of it; and to ensure that the densely populated residential neighborhoods abutting the Brighton campus are protected from the increased noise, trash, and congestion that we Brighton residents experience daily from the undergraduates living in houses and apartments in our midst.

1

However, the single most important reason for siting all new dormitories on the main Newton camps is BC's continuing difficulties in maintaining civil and law-abiding behavior in its students and their associates. We need only look at two recent incidents to point to what poor neighbor material BC students make:

- 1. Last week, (Jan. '08), the day after some Brighton activists had spoken up at a BC Task Force Meeting about the IMP, a window of their Lake St. house was broken by a large trash can heaved through it. While the perpetrators have not yet been identified, this and other recent "hate speech" incidents targeting Brighton activists all point to these being the actions of irate BC students, alums, and/or associates attempting to squelch any opposition to BC's master plan.**
- 2. Approximately 18 months ago, in May of the '06-'07 academic year, students in one of the main BC campus dormitories engaged in a textbook-burning bonfire which required the assistance of the Newton Fire Department and resulted in serious injury to one of its firefighters. Even in that more "supervised" environment of the main campus, BC is not capable of maintaining civil behavior among its students.**

Dormitories sited on the main Newton campus that house 100% of its undergraduate student body represent BC's best hope for efficiently teaching and enforcing civil and respectful behavior of its student body.

Furthermore, it is unthinkable to site dormitories in Shea Field, so close to the Reservoir. I cannot imagine any major university daring to try something equivalent at Jamaica Pond, an equivalently beautiful but better-maintained park. The Chestnut Hill Reservoir is at least as cherished and used, but it has become a far more fragile ecosystem owing to decades of neglect. Together the park system and the Chestnut Hill Reservoir Coalition are currently developing sound long-term plans for returning it to health. Once they succeed, it will again be a unique jewel in Boston's Park system. Dormitories do not belong on its perimeter, now or ever.

Yours sincerely,



Susan Heideman
Professor of Art, Smith College
165 Chestnut Hill Ave. #7
Brighton, MA 02135

617-782-3175
sheidema@email.smith.edu

February 1, 2008

Mayor Thomas Menino
Mayor's Office
City of Boston
One City Hall Sq.
Boston, MA 02201

RE: House Targeted Attack on Brighton Campus Neighbor

Dear Mayor Menino:

On Wednesday January 31, 2008 at approximately 9:00 PM our house was vandalized when a trash barrel was hurled from the sidewalk into our living room window shattering the glass. This attack came on the heels of the final Brighton neighborhood Boston College task force meeting that was held the previous night, January 30th where I had expressed my opinion on some of the issues on the table. Before community members speak at the meetings, we are required to say our names.

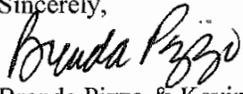
My husband and I were home at the time so you can imagine the shock we felt. We immediately called the Brighton and Boston College police forces that arrived on the scene within minutes. Given that this was Wednesday and the final meeting was on the previous evening, all the officers who took our statement agreed that the possibility of this being a random act was slim.

Yesterday, I spoke with Paul Holloway and Gerald Autler who were both stunned by this attack. As far as either could recall, this type of aggression has never happened.

I also spoke with Tom Keady, a Vice President at Boston College, and he expressed shock and dismay by this behavior. Mr. Keady told me he hoped to get to the bottom of it and will do everything in his power to prevent similar incidents from occurring.

Mr. Mayor, it is a sad state of affairs when neighbors have to be fearful about expressing opinions about changes in their neighborhood that affect them directly. The whole point of the meetings is to help both the college and the neighborhood come to some consensus. Those blindly loyal to Boston College don't help the cause by attacking private citizens. This act just amplifies the very reason why the neighborhood wants the students housed in dormitories on the main campus and not on the Brighton campus. The Brighton neighbors, fine, upstanding citizens deserve your support and are not cowardly thugs who slink off in the night after destroying property and instilling fear.

Sincerely,


Brenda Pizzo & Kevin Tringale
76 Lake Street, Brighton

Cc: John Fitzgerald, Project Mgr. Boston Redevelopment Authority
Senator Steven A. Tollman, Representative Michael Moran,
City Coucilor, Mark S. Ciommo,

21 Glenmont Road
Brighton, MA 02135
February 1, 2008

Mr. John Fitzgerald, Project Manager
Boston Redevelopment Authority
One City Hall Square, 9th Floor
Boston, MA 02201

Dear Mr. Fitzgerald,

We have owned our house in Brighton for 17 years and we regret to hear that Boston College is planning to initiate a development plan that will diminish the quality of life and the property values in our neighborhood. This is especially disturbing given that B.C. has many options for growth which would be far less detrimental.

The 10 year plan for the "Brighton Campus" includes the creation of a 1500-2000 seat baseball stadium to be used for day and night games and numerous parking garages. The stadium and surrounding intramural playing fields are proposed to be equipped with synthetic rubber turf. This part of the plan potentially has the following adverse effects on quality of life, public health, and the environment:

1. Increased traffic on our narrow neighborhood streets will be stressful and increase air pollution. 1
2. The noise and light pollution from this facility also poses a public health problem. Noise has been shown to increase cardiovascular illness in adults and respiratory ailments in children via emotional stress. Light pollution adds to health problems by disturbing sleep and impairing cognitive performance in adults and children. 2
3. The rubber in synthetic turf has been shown to be contaminated with polycyclic aromatic hydrocarbons (PAH) which are carcinogenic. In addition to being a health hazard to the athletes, this material could be further distributed throughout the neighborhood to be tracked into homes and could contaminate Chandler Pond harming the wild life. 3

(References for the above available upon request)

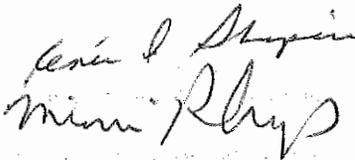
The B.C. plan also includes increasing on-campus housing to get undergraduates out of the neighborhood. Bringing the students back onto campus is commendable. However, the placement of undergraduate dormitories on the Brighton campus is unacceptable since that this places a huge concentration of students close to homes, which doesn't really remove them from the neighborhoods. There is sufficient space to house all of the students on the Chestnut Hill Campus by building higher buildings on the sites where dormitories already exist. 4

Boston College's goals include becoming "the leader in liberal arts education among American universities and the world's leading Catholic university and theological center." We would prefer a lower impact development of B.C. which would also be consistent with these goals. We could envision the use of the Brighton campus as a graduate student campus with housing limited to graduate students, married students and Jesuit scholars, and academic buildings. These uses would not disturb the neighborhood and could be done in such a way as to not disturb the beauty of the green spaces of the former Archdiocese property.

It is reasonable that B.C. would want to develop. It is possible for this to happen without destroying our neighborhood. We call upon the city and Boston College to come up with an acceptable plan which currently does not exist.

Sincerely,

Renee Shapiro
Mimi Rhys



c.c. Mayor Thomas Menino and Paul Holloway, State Senator Steven A. Tolman, City Councilor-Elect Mark Ciommo, Ms. Jean Woods, Chair Allston-Brighton Boston College Taskforce, State Representative Kevin Honan, State Representative Michael Moran.

February 1, 2008

John Fitzgerald
Project Manager
Boston Redevelopment Authority
One City Hall Plaza
9th Floor
Boston, MA 02201

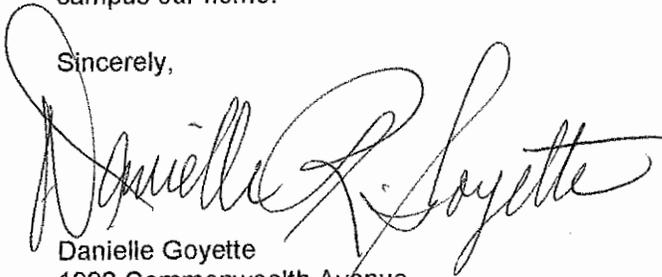
Dear Mr. Fitzgerald,

As a Brighton resident, homeowner, and neighbor of Boston College for the past 28 years, I am writing to strongly OPPOSE the building of dormitories on Shea Field, abutting the Chestnut Hill Reservoir. Boston College needs to find more responsible solutions to their student housing problems. The renovation (and possible expansion) of Edmonds Hall on Thomas More Drive and the construction of new five-story dorms on the site of the 'mods' would be much more appropriate solutions to housing students on the Chestnut Hill campus. 1

I also OPPOSE any Boston College development on the Brighton Campus that does not preserve the existing landscaping, stone walls, and natural beauty of the property along Commonwealth Avenue and Lake Street. Any future construction on the Brighton Campus should not infringe on the quality of life for tax-paying homeowners who border the campus for the sake of accommodating Boston College's 'visitors' to the neighborhood. 2

The Brighton residents have had to put up with the noisy, drunken, disrespectful behavior of Boston College students living and traveling in the neighborhood for much too long. As project manager, please demand that Boston College's Institutional Master Plan proposal for the Brighton Campus is one that respects those of us who make the neighborhood surrounding the campus our home.

Sincerely,



Danielle Goyette
1992 Commonwealth Avenue
Brighton, MA 02135

January 30, 2008

John Fitzgerald, Project Manager
Boston Redevelopment Authority
One City Hall Square, 9th Floor
Boston, MA 02201

Re: Boston College's Institutional Master Plan Submitted to the BRA 12/5/07

Dear Mr. Fitzgerald:

I have been a resident and now homeowner of Rogers Park Avenue my whole life. Concerning the above-captioned matter, I realize you have received many letters already, so I will keep this one brief and mention only my specific and most immediate concerns, although there are others.

My immediate concerns are the following:

Traffic and Parking on Rogers Park Avenue:

My street, Rogers Park Avenue, borders Rogers Park, and at times can be a very busy street. It is a short-cut to Brighton Center for some, instead of waiting for the lights at the bottom of Lake Street and again at Foster. In the summer, there are parked cars lining both sides of the street (despite neighborhood parking which is not enforced) for the baseball games and other park activities.

There have started again to be children living on this street, seven families I believe, with a park across the street that attracts families with kids in the area. The traffic that races up this street at times can be intense. Add a baseball stadium next door with undergraduate dorms to that, and a street that borders a park becomes a concern. I wish speed bumps could be put on this street, but we are told this cannot be done. I am concerned that Boston College's Master Plan will make this situation worse.

Undergraduate Dorms:

On any given night (even in the coldest winter) you can hear groups of students walking by, late, being loud and obnoxious and worse. I don't have to get into the details of vandalism and defecation, I'm sure others have recounted these instances. Rogers Park, after the lights go out, gets extremely dark and is a haven for underage drinking and other sorts of activities for which the cover of darkness is necessary. The Boston College police will not patrol the neighborhoods and the park, it is not their jurisdiction. The Boston Police do not patrol this park on a regular basis, only when called. And who wants to constantly call every weekend night, knowing that people are drinking in the park, hoping they will leave but waiting for the language to get so loud and foul that you feel justified in calling emergency 911? Drinking in the park is not a priority issue on a Saturday night unless someone is getting killed. But it's a quality of life issue which has the potential of

John Fitzgerald, Project Manager
Page 2

getting much worse with underage dorms one block away. It's bad enough the teenagers drink and drug in the park; now we will have underage BC college students a block away with a nice, dark park to drink in.

Open Space:

I will definitely miss the open space at St. John's Seminary that has been so much a part of my life and the lives of all my neighbors. Putting artificial turf in a great portion of this area raises concerns also.

As the neighborhood continues to get busier and louder (especially at night), the quality of life here will continue to spiral for families. I believe they will move away.

I would like Boston College to amend its Master Plan NOT to include a baseball stadium for 1,500 with lights and artificial turf, and to amend the Plan NOT to include undergraduate dorms on the grounds of St. Johns. I don't think this would be a good thing for this neighborhood.

Sincerely,



John & Marlene Duarte

Cc: Mayor Thomas Menino
Ms. Jean Woods, Chair, Boston College Community Task Force

January 30, 2008

John FitzGerald, Project Manager
Boston Redevelopment Authority
Boston City Hall—9th floor
Boston, MA 02201

Boston College expansion comments

Dear Mr. FitzGerald:

Below are requested changes to Boston College's expansion as noted in its Master Plan, changes that I believe will make a better project—for both the college and the surrounding community:

- No undergraduate dorms on what Boston College is calling its "Brighton Campus." Instead, current or planned undergraduate dorms should be built higher/larger on their main campus. 1
- No athletic fields with attendant fencing, lighting, seating, parking and the like to be developed on the "Brighton Campus." The main campus and/or Newton Campus should be used for these activities. 2
- Open space in the Master Plan should be preserved through conservation restrictions, as was recommended at the January 29, 2008 task force meeting. 3

Sincerely,

Bob Pessek
9 High Rock Way, # 1
Allston, MA 02134
Tel. 617-562-0390

Cc: Boston College Task Force

February 5, 2008

Mr. John Fitzgerald, Project Manager
Boston Redevelopment Authority
One City Hall Square, 9th Floor
Boston, MA 02201

Re: Public Comment for Boston College's Institutional Master Plan Notification Form of
December 5, 2007

Dear Mr. Fitzgerald,

I am writing to you as part of the initial public comment period in response to Boston College's filing of their Institutional Master Plan Notification Form on December 5, 2007.

The following are key issues I would like to addressed in the scoping process of BC's master plan:

1. The BRA should require BC to scope fully a housing option that would provide housing for 100% of their undergraduates on the main Chestnut Hill and Newton Campuses, without dormitories on the Brighton Campus.
2. The BRA should require BC, as part of the approval of their IMP, to provide a conservation easement for part of the Brighton Campus in order to protect residential neighborhood buffer zones against future development. 2
3. The BRA should require BC to fund independent peer review, to be managed by the BC Task Force (or other, suitable, independent body) of key elements of their IMP, particularly the traffic/transportation and environmental review portions. 3
4. Any outdoor athletics facilities for the Brighton Campus should have, as a condition of their approval, strict mitigation measures adopted in a legally-binding agreement with the neighborhood which governs lighting, hours of use (no lights past 8 pm), frequency of use, which sports, sound system monitoring, traffic and parking plan (like for football games), etc. 4
5. The BRA should require a long-term (far beyond 10-year) legal agreement with the neighborhood ensuring that Jesuit housing on the Foster Street parcel is never used for any other purpose. 5
6. The three houses on the Foster Street parcel should not be demolished; instead, they should be incorporated into the proposed development. 6
7. Parking throughout the campus should be better located close to its users' locations, rather than being pushed further away onto the Brighton and Newton Campuses. 7

Attached to this letter are a series of Appendices related to five topics of the IMPNF, describing, in greater detail, these points and others.

Sincerely,



Michael Pahre
76 Foster Street
Brighton, MA 02135
pahre@comcast.net
617-216-1447

APPENDIX A: HOUSING

1. **Boston College should commit to housing all undergraduate students on-campus by 2018.**

Allston-Brighton has become an increasingly difficult neighborhood for young families to rent or purchase houses because the market has been *structurally* impacted by so many student renters, including by BC undergraduates. The rate of owner occupancy in A-B decreased to 19% between 1990 and 2000, while Boston overall increased to 31%; in fact, only A-B and part of Dorchester decreased their owner occupancy rate during that decade. Only 33% of all A-B households in 2000 were family households, compared to a city-wide rate of 48%. And 20% of A-B housing is occupied by students. These trends have been accompanied by the closing of two public and two parochial schools in recent years. Student renters off-campus also disrupt the neighborhoods, making it difficult for families to live nearby – particularly those with young children.

The total number of students living off-campus – excluding students studying abroad or commuting from their parents houses in the greater Boston area – should be clearly stated and documented by BC. (Estimates are that the number is 1200.)

Whatever the number of off-campus students is, the BRA should require BC to present, and fully scope out, a plan that would house all the students on-campus. This should be done in order to make A-B more attractable as an affordable and desirable neighborhood in which young families can put down roots.

2. **Ban on undergraduate housing in 1- and 2-family houses is unnecessary if BC houses their students on campus.** BC officials have verbally proposed a ban on undergraduates living in 1- and 2-family houses off-campus. (The proposal is not written in the IMPNF, but has been put forward during BC Task Force meetings when discussing it.) Questions that need to be addressed are its legality (how enforceable is it?), contingency (what happens to the IMP if the ban is legally challenged and/or ruled unenforceable), and appropriateness (e.g., why not 3-family houses or apartment buildings, which also have had complaints about disturbing the neighborhood?).

Aside from those questions, however, the ban will simply be unnecessary if *all* the undergraduates are housed on-campus.

3. **No undergraduate housing should be built on the Brighton Campus (former St. John's Seminary land).** The former St. John's Seminary property is embedded within an historically-residential neighborhood. This is not a traditional location for undergraduate dormitories, and hence they will impact negatively on the bordering neighborhood. The underlying zoning under Article 51 is inconsistent with dormitory use. Since sufficient space exists on the main Chestnut Hill Campus to house the undergraduates, the dormitories should be sited there.

4. **Sufficient space exists on the main Chestnut Hill Campus to house 1200 additional students.** In the IMPNF, BC described one set of options for construction on some sites that are appropriate for undergraduate housing. Additional options related to those sites, and other sites altogether, were not discussed – but should be fully explored as part of the scoping determination. A summary of sites BC has proposed using, and others that should be studied:

TABLE: Existing, Proposed, and Potential Sites for Undergraduate Housing on BC's Main Chestnut Hill Campus

SITE	# STORIES	# BEDS	NOTES
Site of Edmonds Hall	8 stories	790 beds	Site already in use for dormitories
More Hall	4-5	420	Proposed in IMPNF
<i>Complete</i> Mods site	Currently: 2	440	Mixed buildings and courtyards
	Proposed	430	
	Potential: 6	440x3 = 1320	
Site of Rec Plex	???	?few 100's?	<u>Needs to be Studied</u>
Shea Field	4-5	490 beds	Proposed in IMPNF
Newton Upper Campus	add another?	?few 100's?	<u>Needs to be Studied</u>

Note that all of these sites – whether in existing, proposed, or potential site – include significant, if not substantial, opportunities for open space to co-exist with the housing.

More importantly, note that the total potential for such additional housing at these sites – even without building any of them higher than the number of stories listed – is:

$$420 \text{ [More]} + 880 \text{ [expanded Mods]} + \text{few}100 \text{ [RecPlex]} + 490 \text{ [Shea]} + \text{few}100 \text{ [Upper]} \\ = \text{well in excess of } 2000 \text{ potential beds!}$$

Since the potential housing opportunities on BC's main Chestnut Hill Campus far exceeds the 1200 beds of housing that is needed to provide on-campus housing for all BC undergraduates, it is possible for BC to house all their undergraduates on their main campus with plenty of extra, open space to spare.

Several more comments are in order:

- a) *Flexibility.* The wide variety of options on the main campus mean that, if the BRA requires BC to scope fully an option to house all 1200 undergraduates on the main campus, then BC would have wide flexibility to: choose preferred sites on the main campus; choose how to balance the desire for more open space with the desire for lower dormitory buildings; and create linked open spaces throughout their main campus.
- b) *Robustness.* If parts of some sites have engineering issues (such as water mains), then the overall scenario is still viable, because there are many other sites in the list above that can be substituted. (Note that significant portions of the lower campus were built on a filled-in reservoir, and that the Rec Plex building appears to be located at a point of “high water table,” meaning that such engineering issues are *challenges* not total obstacles.)
- c) *Completeness.* Studying all these sites on the main campus – existing, proposed, and potential – as a complete package addresses the undergraduate housing issue in a complete manner, as opposed to narrow statements about whether or not one site, by itself, is suitable.
- d) *Razing Edmonds Hall.* Since there are so many options on the main campus for housing, BC has the flexibility to choose to replace Edmonds Hall with a newer building – at the same site, or another one of those listed above in the table.

- e) *Locating Recreation Center.* Since there are so many options on the main campus, BC has the flexibility to re-locate their campus recreation center away from the Rec Plex site onto one of the sites tabulated above – by then building compensatory housing on at least part of the Rec Plex site.
- f) *Brighton Campus.* Since it is fully possible to house all 1200 undergraduates on the main campus, this removes any need for undergraduate housing to be sited on the Brighton Campus next to a traditionally residential neighborhood.

5. **How can the proposed buildings respect public spaces better?** BC's IMPNF has buildings which border very close to public spaces, such as public parkland or city/state streets. Examples are:

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- a) One dorm at Shea Field, which borders St. Thomas More Road and is directly opposite the Chestnut Hill Reservoir;
- b) Brighton Dorms on Commonwealth Avenue (4-5 stories, 60 feet tall), which removes a beautiful stone wall (and may also remove a rock outcropping);
- c) Fine Arts District (e.g., auditorium, museum, academic) on Commonwealth Avenue (4-5 stories, 60-70 feet tall);
- d) More Hall Dorms on Commonwealth Avenue and St. Thomas More Road, which removes another beautiful stone wall;
- e) Recreation Center (3 stories, up to 70 feet), which appears to have very little setback from St. Thomas More Road; and
- f) Foster Street seminarian housing (2 stories, 20-25 feet tall).

Setbacks from the public space should be maintained using, as a guide, at least the minimum distances specified in Article 51 of the underlying zoning code.

Ground floor retail space should *never* be used as a justification for reducing or eliminating setbacks for any of these buildings.

6. **Failure to Maintain Undergraduate Enrollment Levels Must Be Corrected.** Recent news reports from BC's student newspaper, *The Heights*, indicates that BC is *currently* experiencing a shortage of on-campus housing for its senior undergraduates. Too many undergraduates appear to have been admitted in the last several years, calling into question BC's claim that their undergraduate enrollment is steady. The overflow number of students are being pushed out into off-campus housing, according to the news reports, which will further exacerbate the problem neighborhood-wide in our housing crunch. BC should fix this problem immediately, in particular by ensuring that this spring's admissions corrects for past mistakes by enrolling fewer students than the historical average and/or by reducing the number of transfers into BC. The failure of the last several years to keep undergraduate enrollment steady should be fully documented in the IMP with a clear path as to how it will be corrected in the immediate future.

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7. **How can BC incorporate three historical houses into the Foster Street development, rather than to raze them?** In the early 1980's, Harvard University incorporated historical housing into its University Place development rather than demolishing the houses. Their project has been considered a success, and BC should study how to do the same thing:

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<http://www.cambridgema.gov/~Historic/hsqhistory4.html>

The three houses at 188-192-196 Foster Street date from the 1880's and are listed on the National

Register of Historic Places. The sit at the northwest corner of the five-acre property. The three houses should be preserved and renovated, as BC has done with houses on Wade Street, and used for faculty housing – which would be a positive use, bringing stable families into the neighborhood.

The site also borders on a strong Jewish Orthodox community in the Portina Road neighborhood. They consider that their way of life is threatened by the possibility of student housing on the abutting land.

Additional considerations should be strongly considered for this site:

- a) The BRA and BC should guarantee that the site will be used for no other purpose than Jesuit seminarians not just for the 10-years of the IMP, but far beyond that. This guarantee would likely be in the form of a legally-binding agreement with the city (without exit clauses!), a conservation easement, and/or a deed restriction. The Jewish Orthodox community should lead the neighborhood discussion of what guarantees are appropriate.
 - b) It should be guaranteed that the extension of Wiltshire Road will not be opened in any way for vehicular traffic. Through traffic would bring lots of extra traffic to Portina Road (because the currently open part of Wiltshire Road is one-way) as a cut-through route.
 - c) Setbacks of the proposed housing from Foster Street should be increased so that the public space (Foster Street) is not directly imposed upon by the development.
 - d) While the proposed development includes some buffer space from the Portina Road houses, more is needed.
 - e) How will BC maintain the Foster Rock site and guarantee public access to it? The rock has been historically covered in broken glass, but has the potential of being an unusual place for quiet contemplation in the urban environment.
8. **What are the plans for when the six-year, graduate student housing master leases expire?**
BC has recently entered into master leases for *graduate* student housing comprising 186 units (roughly 203 beds) in the Cleveland Circle area, which are set to expire in six years – four years before the end of the IMP. Three obvious possibilities could occur at that time:
- a) BC continues the leases;
 - b) BC purchases the property (or properties);
 - c) the master leases are not renewed, so that the students must find new accommodations off-campus in the neighborhood.

(Since there are multiple properties, a combination of these possibilities could also occur.)

What are BC's contingency plans for all three possibilities related to the renewal of the master leases? How will they impact the community? If the leases expire, will BC propose *on-campus* graduate student housing, and, if so, where?

9. **How can BC guarantee that they will no longer purchase housing stock in Brighton?**
Neighborhood residents are very concerned about BC's house-buying practices in the neighborhood. BC purchased most of College Road in Newton, and has recently bought houses on Foster Street and Wade Street. Many College Road properties were converted to institutional administrative uses, which removes housing stock from the neighborhood. BC should look to positive models from other universities in the area. They should, at a minimum, clarify their intentions and criteria for house purchases (and how they would use them); far better, BC would guarantee that they will not make future purchases of houses in Brighton. Furthermore, BC should clarify any other property purchases (e.g., non-housing institutional property) that they

would consider purchasing.

Better yet: BC should agree not to purchase any more housing stock in Brighton, and agree to convert all such purchased housing stock into faculty-owned properties through their mortgage-assistance program. Such moves would show that BC wants a stable residential neighborhood bordering their campus.

APPENDIX B: ATHLETICS FACILITIES

10. **Motivation.** Why does BC need to create new and fancy baseball and softball stadiums? This doesn't line up with anything in BC's strategic plan. (The closest thing seems to be "student formation.") Only 8% of BC undergraduates play varsity sports. Only 37/16 students play varsity baseball/softball. 400-600 play intramural softball (depending on double-counting), which is only around 4-7% of the total undergraduate population. Baseball attendance is usually low, according to John Bruno, such that current, modest bleachers are adequate. The motivation for adding seats over current capacity (of a few hundred) needs to be scoped and strongly justified, or else the number of seats should remain similar to the current number (e.g., 500). Far more students play intramural sports (around 2000) than varsity sports, so the field design on the Brighton Campus should follow intramural sports usage requirements.

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11. **Impact of Playing Fields on Neighbors' Quality-of-Life.** Brighton residents who live next to Rogers Park have complained of the following problems, which are likely to be at least as bad for neighbors (e.g., along Lane Park) of BC's proposed Brighton Fields. All these impacts need to be fully studied as to how BC's proposed IMP will mitigate their impacts:

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- a) *Lighting.* Bright field lights prevent people from going to sleep and are highly damaging to young children's sleep patterns. Light even illuminates rooms facing away from the field.
- b) *Hours.* Since young children typically go to bed at 8 pm or earlier, later use of nighttime lights will disrupt their sleep patterns.
- c) *Noise.* Ballgames, even without spectators and amplified sound systems, are often so loud that TVs and closed windows cannot drown out the sounds.
- d) *Drinking.* Even at playing fields where alcohol is banned, its usage is frequent and magnifies other problems.
- e) *Parking.* City enforcement of illegal parking is poor-to-nonexistent next to city parks on the weekends when usage peaks. Residents cannot find spaces and have their driveways blocked.
- f) *Traffic.* Game-day traffic will cause neighborhood problems because most of the streets next to the Brighton Campus are not designed to handle heavy traffic.

12. **Constraints on Usage.** BC's IMPNF gives absolutely no indication of how the usage of the playing fields and stadiums would be constrained. The BRA should require, as a condition of approval of any outdoor athletics fields on the Brighton Campus, a strict set of mitigation measures for their construction and use:

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- a) *Lighting.* BC proposes that all four fields will be fully lighted for nighttime use.
 - i. Design. How can this lighting be designed to minimize impact to neighboring houses? BC should scope options with no lights, and with lights only for those fields away from neighborhood houses.
 - ii. Usage Frequency. How can the usage hours of the lighting be minimized so that they are only occasionally used? For example: lighting only allowed for 10 games and 10 practices of the baseball/softball varsity teams, and never used for intra-murals.
 - iii. Hours. To accommodate the sleep patterns of young children, there should never be lights on past 8 pm, regardless of which field is being lit.
- b) *Usage.* How many days and nights per year will each field be used? BC has only given an indication of the number of *baseball* games, not the number of hours of *intramural* practices, games, tournaments, etc. Far more students participate in intra-murals (thousands) than in all varsity athletics (780). Example: practices only allowed until 5 pm/8 pm winter/spring.
- c) *Community Access to Fields.* The fields are currently a natural resource of Brighton, a

neighborhood with a lower per capita amount of open space than Boston as a whole. How will Brighton residents be able to use the fields for access, walking, informal play, organized sports, etc.? Harvard, for example, allows both informal neighborhood and community club use of their track outside of varsity sports practice times.

- d) *Overflow Crowds for Baseball.* The hillside by St. Clement's Hall will lie beyond the baseball stadium's outfield, but could easily be used informally as overflow spectator seating for 500-1000 or more people. BC should agree never to allow spectator use of the hillside. (Expanding a baseball stadium using hillside seating has been used in the ACC!)
- e) *Sound System.* Softball practices at Shea Field have been reported to be noisy with sound systems playing loud music. Strict limitations on sound system usage is necessary, and there should be a monitoring protocol, with penalties for violations.
- f) *Traffic Plan.* Just as for football games, there should be a game-day traffic plan approved in consultation with the neighborhood. The Brighton Campus neighborhood has poorer vehicular access than Alumni Stadium, hence even modest athletics events can cause excessive traffic problems.
- g) *Police Monitoring.* Some people say that drinking is prevalent among some intra-mural athletics activities on campus. There should be strict police patrolling and enforcement of a no-alcohol policy related to intra-mural use of the athletics fields.

13. **Artificial Turf vs. Natural Turf.** Standard artificial turf contains toxic chemicals that are dangerous both to users and the environment. Testing in a number of cases has shown chemical levels in excess of some state laws and/or regulations. See: <http://www.synturf.org/> .

The primary issue that keeps coming up with artificial turf is the toxicity of the rubber crumb layer. Standard industry practice constructs the rubber crumb out of used (recycled) automobile tires.

Disposal of such tires by consumers and industry is heavily regulated – but, strangely enough, it is not regulated as far as its use as a layer for artificial turf fields. In many communities it is illegal to throw tires into the trash (which goes to landfills), but it is perfectly OK to dump tires into the ground for a playing field.

Rubber crumb contains a wide variety of polycyclic aromatic hydrocarbons (PAHs). Many PAHs have been studied and classified by the EPA as "known" or "probable" human and/or animal carcinogens (cancer-causing).

The PAHs primarily enter the human body through inhalation (e.g., dust), while they can enter into the water table via the small pelletized crumb.

Sweden, for example, has banned the use of recycled tires in construction of artificial turf fields. Communities throughout the country, including towns near to Boston, have been re-considering plans to install artificial turf because of the potential carcinogenic exposure.

Artificial turf fields also provide no natural habitat for wildlife currently inhabiting the area. Birds, for example, rely on worms in the soil.

A convincing case has yet to be made as to why three of the four athletic fields proposed for the Brighton Campus need to be constructed of artificial turf. The Boston Red Sox do perfectly well on grass and many, if not most, professional athletes prefer natural turf. The effects of toxic rubber crumb on air quality, athletes, the water table, and nearby Chandler Pond all need to be fully scoped along with an independent environmental peer review.

Needless to say: artificial turf salesmen are inadequate sources of information. Thorough and fully-vetted environmental studies need to be made by qualified independent engineers.

14. **Moving Baseball Stadium Away From Lane Park.** Issues about the baseball stadium noise, lights, and usage would be lessened if it could be moved further away from the houses on Lane Park (and Glenmont Road). Relocating the stadium away from houses should be scoped.

15. **Conservation Easement on Brighton Athletic Fields.** BC has included no deed restrictions in their IMPNF to protect Brighton Campus open space from future development. Harvard University recently agreed to such a restriction for land next to the Arnold Arboretum. A conservation easement on the playing fields should be scoped as a requirement of construction of the Brighton Fields.

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16. **Impact on St. John's Seminary and Seminarians.** How will construction and usage of these athletic facilities impact the historical building St. John's Hall? How will it impact the life of diocesan seminarians? Many seminarians may be worried about speaking publicly of their concerns. The task force and the BRA should seek confidential input from this community.

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APPENDIX C: OPEN SPACE AND ENVIRONMENT

17. **BC Should Agree to a Conservation Restriction (or Easement) for Part of the Brighton Campus.** Allston-Brighton has only 4.8 acres of open space per 1000 residents, well below the city-wide average of 7.9 acres. Due to the presence of large institutions in A-B, a large fraction of that open space is owned privately. According to the Boston Parks and Recreation Department, 58% of the privately-owned, unprotected open space in A-B is contained within the St. John's Seminary property. Simply put: even though it is privately-owned, the seminary land is a neighborhood resource whose loss cannot be compensated for elsewhere in the neighborhood.

A conservation restriction (CR) is a legally-binding document, operating outside of the zoning process, that can preserve open space in perpetuity. A public agency is typically charged with monitoring compliance, and the restriction can only be overturned by a 2/3 vote of the State Legislature.

A number of private developers have seen these CRs as good for both themselves and the surrounding community. The EF International School, for example, has worked with the Brighton community to develop a pair of CRs on their Lake Street property to preserve open space in exchange for an expansion of their facilities. Harvard University has also entered into an 875-year CR on a parcel connected to the Arnold Arboretum, in exchange for a proposed development project.

Boston College has not included a conservation restriction in their IMPNF or presentations to the community; they should be required to do so as a condition for approval of the IMP. Wherever BC suggests that land constitutes a "buffer" between their development and the surrounding neighborhood, that land is therefore a good site for a CR. One or more of the following sites should be considered for a conservation restrictions that could be part of the Article 80 community benefits related to BC's IMP:

- a) Wooded hillside along Lake Street;
- b) Athletic fields on the Brighton Campus; and
- c) Orchard near the southeast corner of the Brighton Campus (i.e., bordering Greycliff Road).

18. **Review Process Should Use Article 51 Underlying Zoning As Part of Assessing the Proposals.** While the Article 80 review process is effectively a re-zoning of the property enclosed within the institutional master plan overlay areas, the underlying zoning of the various sites, particularly the Brighton Campus, should be included in the assessment. The underlying zoning of the Brighton Campus is a Conservation Protection Subdistrict, so the proposed development should be assessed using the parameters established in Article 51 for CPS.

For example, does the proposed housing density at 188-196 Foster Street match the densities outlined for CPS in Article 51? Is the type of housing (townhouse) consistent? Is the layout of the buildings appropriate, i.e., respecting the natural features of Foster Rock and the Portina Road ledge, or in setbacks from the street? Do setbacks along Commonwealth Avenue match Article 51's prescription? How can the stone walls along Comm Ave be preserved?

19. **Preserving Natural Features.** The underlying zoning of the Brighton Campus, under Article 51 of the zoning code, is a Conservation Protection Subdistrict. Many aspects of the Brighton Campus proposed development follow these Conservation Protection Subdistrict guidelines in clustering the buildings in interior locations and avoiding (or preserving) natural features of the land: the athletic facilities use existing flat field space; the parking garage avoids the steep, hillside meadow nearby; all the development avoids the wooded hillside along Lake Street; and

the Foster Street development does not modify the Foster Rock or the ledge near Portina Road houses.

Other aspects of the development do not appear to preserve features (or at least require clarification): the undergraduate dormitory site on or near a rock outcropping along Commonwealth Avenue; and the removal of a substantial length of the stone wall on both sides of Commonwealth Avenue.

These features, and others like them, should be preserved. BC should be required to conduct and document a complete survey of the natural features at the site, and show how their development will not impact those features. The BRA and the BC Task Force should have expert assistance – which the BRA should require BC to pay for – to undertake a thorough, independent technical review of BC's study.

20. **Campus Sustainability Should Include LEED Certification for All New Buildings.** Boston has recently decided to require large projects to be certifiable under an appropriate rating system for “green” buildings. More stringent certification is a fundamental goal for Harvard University's Allston development; sustainability certification should be a key element in BC's master plan, too, although BC's IMPNF of 12/5/07 is far more sketchy on this point than Harvard's IMPNF of 1/11/07. Our city's universities should be leading the way in addressing sustainability issues, not merely trying to pass the minimal city requirements.

In particular, BC should lead the way for green construction practices by targetting a minimum level for all new buildings – such as the “bronze” standard in the Leadership in Energy and Environmental Design (LEED) – not just for large projects, but also for small projects. These ought to be adopted as planning principles, such as among the IMPNF pages 2-4 to 2-5, in order to guide building design and construction. Design principles can include: climate change and energy use; water management; transportation; landscape and ecology; and human health and productivity.

21. **Impacts of Artificial Turf Should be Studied.** BC's IMPNF includes three proposed artificial turf surfaces for playing fields on the Brighton Campus. Questions mount about the safety of artificial turf installations containing a layer of infill composed of shredded, recycled automobile tires (the “rubber crumb”). As reported in the New York Times last week, the New York City Parks Department is re-evaluating their current position regarding installation of such artificial turf fields due to health and safety concerns. The NYC Parks Department has asked the city's Health Department to conduct a study of the safety of turf using a rubber crumb infill layer. The New York State Legislature is currently considering a bill calling for a six-month moratorium on such artificial turf field installations state-wide.

If BC wishes to install artificial turf fields on the Brighton Campus, they should be required to submit a thorough study of the health and environmental impacts of artificial turf using rubber crumb infill. The study should be independently reviewed by knowledgeable technical experts secured by the BRA and/or BC Task Force, and paid for by the developer.

22. **Article 51 Provisions Should be Written Into the IMP.** While the institutional subdistrict (or master plan overlay) may be considered to take precedence over the underlying Article 51 zoning of the Brighton Campus, the BRA should require BC to write the provisions of Article 51 zoning for Conservation Protection Subdistrict into the the IMP itself to guarantee its zoning protections are part of the IMP for now and the future. This step would eliminate ambiguity as to the relevance of Article 51 during the Article 80 process.

APPENDIX D: TRAFFIC, TRANSPORTATION, AND PARKING

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23. **Need for Independent Peer Review of Traffic, Transportation, and Parking Studies (and Their Assumptions).** Members of the public and the BC Task Force are neither experts nor engineers in the field of traffic and transportation. BC's traffic, transportation, and parking studies should therefore be subjected to an independent peer review in order to examine their assumptions, data, models, analysis, and conclusions.

Such peer review is *standard practice* in the field of traffic engineering. Allowing municipalities to charge for it is provided in state law (MGL 44, section 53G). Many neighboring municipalities charge developers for independent, third-party review (e.g., Somerville, Plymouth, Hopkinton, Salem, Winchester, Stoneham, etc.).

- a) BC should pay the costs of the independent peer review (Harvard is already doing so through as part of their review with the Massachusetts Environmental Protection Act Office);
- b) The BC Task Force, or another suitable community organization (such as the ABCDC), should act as both the *fiscal agent* and *client* for the peer review (this is already being done by the Citizens Advisory Committee in the Special Review Procedure for the Harvard case);
- c) The peer review should examine the assumptions [see #6 below], data, models, analysis, and conclusions of BC's consultant's traffic study, including breaking down the traffic analysis by individual element [see #2 below];
- d) The peer review should also examine errors in BC's 2000 traffic study, and certify that those errors have been corrected [see #5 below];
- e) BC's consultants should share data in electronic format with the peer reviewer(s); and
- f) The peer review should be conducted, and its results shared with the community, well in advance of BC submitting their next filing to the BRA (e.g., DPIR) so that the results can be studied and any remaining problems identified.

24. **Traffic Analysis Should be Done for Individual Elements of Their Proposals.** BC's traffic and transportation proposals for the intersection of Lake St and Comm Ave are:

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- a) *Moving MBTA station.* BC has proposed to move the MBTA station from its current location northwest of the intersection of Lake Street and Commonwealth Avenue to the center of Commonwealth Avenue east of Lake Street.
- b) *Creating new intersection east of Lake Street.* BC has proposed to create a new intersection that crosses Commonwealth Avenue and the MBTA B line tracks at a location east of Lake Street (and east of the proposed new MBTA station).
- c) *Re-routing St. Thomas More Road.* BC has proposed to re-route St. Thomas More Road, a city street on state-owned land, further to the east (to link up with the intersection in b) above).

The traffic and transportation impacts of these three elements must be analyzed both individually and in every possible combination in order to determine which elements improve the traffic flow – and which do not. Elements not contributing to traffic improvement should be removed from the IMP. For example, if moving the MBTA station all by itself creates all the improvement in the level-of-service (LOS) for the intersection of Lake Street and Commonwealth Avenue, then there is no public need to re-route St. Thomas More Road.

25. **Stone Walls Along Commonwealth Avenue Should *Not* Be Removed to Provide Space for**

MBTA Center Platforms. If it is built, in order to provide for a wider center-platform MBTA station, the stone walls located along both the north and south sides of Commonwealth Avenue should not be modified from their current state. This may entail the trade-off of loss of a small number of on-street parking spaces along Commonwealth Avenue. Since BC is strongly advocating the new MBTA station, they should provide substitute parking spaces nearby.

26. **MBTA Car Barn Land and/or Air Rights.** BC and the MBTA should communicate to the neighborhood immediately if any kind of discussions have occurred regarding purchase and/or lease of land and/or air rights for the MBTA car barn parcel northeast of Lake St and Comm Ave.
27. **Failures of the Traffic Assumptions, Models, and Analysis in BC's 2000 IMP Must be Fully Documented and Corrected.** The traffic models in BC's approved IMP from the year 2000 contain the following information for the intersection of Lake Street and Commonwealth Avenue:
- The intersection's actual LOS in 2000 was rated a "C" overall (2000 IMP, App. B, Table 12);
 - The LOS no-build prediction for 2005 was a "D" (Table 14);
 - The LOS build prediction for 2005 was a "D" (Table 24);
 - The LOS no-build prediction for 2010 was a "D" (Table 16); and
 - The LOS build prediction for 2010 was a "D" (Table 26).

As we know from BC's March 2007 presentation to the BC Task Force, the *actual* LOS for 2007 is "F" for this intersection. Note that the shrinkage of the Archdiocese of Boston, unanticipated in 2000, should have, if anything, decreased the traffic in that intersection; the opposite appears to have occurred.

The traffic assumptions, models, and/or analysis in BC's IMP of 2000 were therefore demonstrably flawed. These flaws must be identified, explained to the community, and corrected in their current traffic analysis. Their current traffic model must be capable of using the traffic data of 2000 in order to correctly predict the actual traffic data of 2007. I note that these glaring and systematic errors in their 2000 traffic study points to the need for independent peer review.

28. **Assumptions for Traffic, Transportation, and Parking Must be Justified and/or Corrected.** BC's 10-year master plan calls for an increase in their faculty of 100. Such an increase in the number of faculty usually bring an associated increase in the number of professional research staff, post-doctoral researchers and fellows, technicians, graduate students, secretaries, grant administrators, and the support staff (custodial, food service, stock rooms, etc.).

BC claims in their IMPNF that their increase of 100 faculty members would be accompanied by 342 new graduate students – *but only an increase of 12 in all other categories of employees combined!!!* (Table 6-3) Their 2000 IMP estimated an increase of 11 new faculty and 93 staff (2000 IMP, App. B, p.55). The ratio of increased faculty-to-staff has changed by a factor of 70 between 2000 and 2007!!! The 2007 numbers are highly suspect.

Jeanne Levesque, BC Director of Government Relations, has noted (private communication) that 23 of the 100 new faculty members will be in the natural sciences. These science faculty members will bring in a substantial number of new post-doctoral researchers, technicians, scientific staff, and so on.

Full disclosure of the ratio of faculty to all employees in BC's natural sciences departments (physics, biology, chemistry, etc.) should be required (it was requested verbally from BC), and

the increase in total faculty, staff, and students should be independently reviewed.

Anecdotal evidence can be found at the BC websites for some individual faculty members' labs, which indicate that there are often around *eight* employees per faculty member's lab group. Inspection of Harvard University's Department of Molecular and Cell Biology, and Harvard Medical School's Department of Cell Biology, indicates that there are 12.6 employees in addition to each member of the faculty. Whether we adopt a ratio of eight (BC anecdotal evidence) or 12.6 (Harvard examples), just the 23 new natural sciences faculty members will bring with them an additional 184 to 290 employees in the other (staff) categories.

These additional employees must be accounted for transparently and included in BC's traffic, transportation, and parking plans. In so doing, BC will likely have to increase the number of parking spaces to be built on-campus as part of their IMP. For example, an increase in 290 staff employees (compared to an increase of 12 in the IMPNF) would require an additional 222 parking spaces (using 80% auto mode share for faculty and staff).

29. **Inadequate Parking Spaces in Master Plan.** Even with BC's estimated increase of only 100 faculty, 12 staff, and 342 graduate students (Table 6-3), the master plan does not construct enough new parking spaces to accommodate those new employees.

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Faculty and staff currently have a 80% auto mode share (Table 6-4), while students have an auto mode share of 26% (Table 6-4). [Note: BC needs to separate students into undergraduate and graduate students for tabulating mode share and other statistical data.] Using these mode share numbers, *BC's estimated increase in employees requires an increase in 179 new parking spaces, but their master plan only increases parking spaces by 36.*

The needed increase in the number of parking spaces should be scoped and included in the IMP. Furthermore, the *location* of these parking spaces is highly problematical: effectively, BC is moving 150 spaces from the main Chestnut Hill Campus to the Newton Campus, while their faculty and staff increase (80% of whom drive!) are likely to be concentrated in the Chestnut Hill Campus. The location of new parking spaces should follow the location of the new BC students and faculty. Modified locations for the new and/or substitute parking spaces should be scoped. In particular, the location of the 500-car parking garage at the bottom of the hill in the Brighton Campus will prove inconvenient for the administrators and academic daytime workers in buildings at the top of the hill; instead, parking should be better co-located with the buildings themselves.

30. **Substantial Improvement Is Needed to BC's Transportation Demand Management**

Program. Boston College's TDM program appears to have shown only limited success, in that 80% of their faculty and staff drive to work everyday (2007 IMPNF Table 6-4). In 2000, however, BC reported that 70% of their faculty and staff drove to work alone (2000 IMP, Appendix B, Table 9).

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In the absence of an effective Transportation Demand Management Program, Boston College *regressed* in getting their faculty and staff to use alternate transportation methods. A vastly improved and aggressive TDM program, with clear targets and penalties, should be a requirement of their IMP.

Example: BC Should Subsidize MBTA Passes. It is astonishing that BC does *not* subsidize public transportation passes for their faculty or staff. One easy and effective way to reduce the

auto mode share is to subsidize monthly T passes, for example, by 50% – and by allowing them to be purchased before payroll taxes are deducted.

31. **New Cut-Through Route Will Divert Traffic Onto Foster Street.** Currently, traffic from northbound St. Thomas More Road or eastbound Commonwealth Avenue cannot easily access Foster Street northbound without taking a U-turn on Commonwealth Avenue. (The intersection of Foster Street and Commonwealth Avenue does not extend across the MBTA B line tracks.) Opening up the new intersection at the entrance to the Brighton Campus will provide for a new cut-through route to Foster Street. Such additional traffic diverted onto Foster Street will overburden a narrow street already the subject of regular vehicle damage and speeding. The recent effects of the street closure next to the Brooks Pharmacy on Market Street created a 1 km backup along Foster Street, indicating how the street is critically burdened already.

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The methods to prevent this cut-through route are: (1) locked gate [near Clements Hall] blocking through traffic, or (2) closed entrances to Brighton Campus [fully manned 24/7] requiring permit access for parking. Without either of these solutions, BC's proposal will create a new traffic route that would defeat the original layout of the streets emphasizing, e.g., Chestnut Hill Avenue for through traffic. BC should scope both options to prevent cut-through traffic in their master plan and justify the final option. The solution adopted should prevent cut-through traffic at *all* times, not just during 9am-5pm on weekdays.

32. **Street Parking Study Should Be Performed to Determine Impact of Illegal Parking by BC Community on City Streets.** BC does not provide on-campus parking for most of its undergraduates, leading to many parking off-campus illegally on city streets without resident parking stickers. Other commuters to campus avoid on-campus parking fees – or because they do not qualify for on-campus parking – by parking illegally on city streets.

33

BC should be required to a thorough, wide-ranging, and complete street parking survey of the entire surrounding neighborhood within, say, 0.25 mile of any BC property. This survey should be done at a series of times at each location – e.g., midday; late-night on weeknights; and late-night on week-ends. The results should be compared to known locations for BC off-campus student rentals and on-campus buildings (e.g., academic, administrative, athletics, and housing). Cars should be identified by visible, legal parking stickers, any BC identification characteristics, state of license plate registration, etc. The availability of street parking throughout the impacted neighborhoods should also be fully documented.

All impacts of BC community using street parking must be addressed in the DPIR with a clear path towards resolution (and penalties for failing to meet targets) for all of those impacts. BC needs to be proactive to prevent such illegal parking by members of their community, rather than simply saying that it is the city's job to enforce those laws.

APPENDIX E: ADMINISTRATIVE AND ACADEMIC BUILDINGS

33. **How Will the Proposed Auditorium Be Used?** The proposed 1200-seat auditorium on the Brighton Campus is described inadequately in the IMPNF even to assess at the level of the scoping determination. What will it be used for? Where exactly would it be located (near the street or away)? How will the other infrastructure support its proposed uses?
34. **What Offices Will “Administrative” Employees, Moving into the Brighton Campus, Vacate Elsewhere on Campus? What Will Become of Those Other Buildings?** There are a number of buildings on the Brighton Campus which are listed as being converted (or built) for “administrative” or “administrative and academic” uses in Table 3-1.
- a) Fine Arts Department and Museum; (Will these replace existing buildings on the Chestnut Hill Campus, or will both sets of buildings exist for arts use at the end of 10 years?)
 - b) Bishop Peterson Hall; (What academic and/or administrative uses will be moved to this building, particularly since the School of Theology and Ministry will no longer occupy it in the long term?)
 - c) Chancery; (This is a very large office building.)
 - d) Creagh Library; and
 - e) St. John's Hall (part).

The offices and buildings currently occupied by employees that will be moving to these buildings on the Brighton Campus within 10 years should be listed and their use beyond 10 years described. If vacated, then those buildings and/or their sites should be considered potential sites for some of the uses (e.g., dormitories) about which there are disagreements with many in the neighborhood over siting issues.

35. **Where Will 100 New Faculty Members (and Support Staff) Go?** As part of the IMPNF, BC plans to increase its faculty by 100. No clear indication is given as to where these faculty – and their support staff and graduate students – will have offices on the new campus. The location of the offices and laboratories for the increased faculty, staff, and graduate students should be transparently described in the IMP.

My comments on proposed BC Institutional Plan, I am a Brighton neighbor

Page 1 of 2

Fitzgerald, John BRA

From: Autler, Gerald
Sent: Wednesday, February 06, 2008 9:58 AM
To: Fitzgerald, John BRA
Subject: FW: My comments on proposed BC Institutional Plan, I am a Brighton neighbor

Not sure if you got this one...

From: Ellen Millman [mailto:emillman@bu.edu]
Sent: Tuesday, February 05, 2008 3:21 PM
To: Autler, Gerald
Subject: My comments on proposed BC Institutional Plan, I am a Brighton neighbor

(my email to John.FitzGerald.BRA@cityofboston.gov and Gerald.autler.BRA@cityofboston.gov bounced,

I am trying again to Gerald Autler. I don't see John Fitzgerald listed at the city of boston site to double check the spelling, although his name was on the hand-out. There must be either a misspelling, or an error with his email box.)

TO: Gerald Autler -please see below. Thank you.

----- Forwarded Message

From: Ellen Millman <emillman@bu.edu>
Date: Tue, 05 Feb 2008 15:03:36 -0500
To: <bctaskforce@yahoo.com>, <John.FitzGerald.BRA@cityofboston.gov>;
Cc: <mayor@cityofboston.gov>, <KevinHonan@state.ma.us>, <Michael.Moran@jstate.ma.us>, <Gerald.autler.BRA@cityofboston.gov>; <Steven.Tolman@State.MA.US>, <tim@scclawfirm.com>
Conversation: My comments on proposed BC Institutional Plan, I am a Brighton neighbor
Subject: My comments on proposed BC Institutional Plan, I am a Brighton neighbor

RE: The proposed BC Institutional Plan

As you all have many comments to read and digest, I will make my comments brief.

This is my email account, and not a comment from "BU", but rather a resident of 26 Kenrick Street.

Please give weight to comments sent by the concerned neighbors such as Daina Selvig, Michael Pahr, Bill Marcione and the many others who have sent thoughtful, well-researched replies.

A written legal agreement for conservation of a portion of the green space, reasonable set-backs for buildings, and attention to the impact of (noisy) foot traffic and cars are important issues. Many have expressed this already. There is consensus on these points in the neighborhood.

Most residents would prefer BC house their undergraduates closer to the center of their campus, thus reducing rowdy foot traffic in the adjacent community. This concern has been continually expressed by many members of the surrounding neighborhood.

Students housed closer together and solely on the main campus can be beneficial for the students and BC, as well. A few quads fairly close together near the center of BC's campus makes it easier and safer for students to study together (and socialize in their dorms) late at night. Students who want to study together late at night would much prefer a short walk across a 'Quad' to the walk from the edge of the Reservoir to the Brighton campus, or the long wait for a shuttle bus across campus. It also makes a more efficient (smaller) area for Campus security to heavily patrol and buildings and grounds to keep clear of snow and ice. Dorms require more intense security than an empty playing field, or nearly empty administrative office. This can be a win-win for both sides and if the dorms are designed with creativity.

1

2

2/6/2008

I am also concerned about the artificial turf on the playing fields and strongly request that only the tennis courts on top of the parking garage be an artificial surface. I would prefer the large baseball field not be built on the property, but I recognize that some sort of playing field(s) will likely be on that site.

3

This area is surrounded by an intensively residential neighborhood with very small lots. In keeping with the residential character of the neighborhood, I hope BC will limit the usage of the fields to small and reasonably quiet athletic play.

The current athletic usages of the fields works well with the neighborhood. I realize more intensive use will be made of the fields, but team sports are 'neighborhood' friendlier than varsity sport. I hope BC will limit the size and frequency of sporting events, especially in the evenings.

4

AND, NO ARTIFICIAL TURF on the ball fields. Artificial turf is not 'green space.' I have strong environmental concerns for that particular area. Many professional ball teams, even with dome stadiums use natural turf.

BC should protect our neighborhood the dangers of artificial turf on that landfill space and they can save themselves the eventual hazardous waste clean-up, if they retain the natural surface. It is shortsighted to put artificial turf on the ball fields and a danger to the neighborhood.

On the other side by the Reservoir, I hope BC will keep the periphery of the Reservoir clear of large buildings and respect the character of that area, as well.

BC is certainly an asset to the community. The quiet, residential character of the surrounding neighborhood is a benefit to BC, as well. If BC can build on it's commitment to our neighborhood, we can all hope to find next 10-year plan (10 years from now) will go more smoothly.

I would like to thank the BC task force, BRA, and BC, itself, for all the many meetings it has held with the community and the many, many long hours of work on behalf of the community. It is much appreciated.

Ellen Millman
26 Kenrick Street
Brighton

----- End of Forwarded Message

February 5th, 2008

Mark Alford
40 Lake Street
Brighton, Mass. 02135

John F. Palmieri
Director of the Boston Redevelopment Authority
Gerald Autler
Project Manager
John M. FitzGerald
Project Manager
Boston Redevelopment Authority
One City Hall Square, 9th Floor
Boston, MA 02201
tel. 617-918-4267
fax 617-742-7783
john.fitzgerald.bra@cityofboston.gov

Dear Mr. Palmieri,

I am writing this letter to bring to your attention my total opposition to Boston College's Institutional Master Plan regarding the building of dormitories and any night-time use and housing of students on what was formerly the Archdiocese of Boston/ St. John's Seminary.

I am both appalled and disgusted at the ongoing attempts over the past three years by Boston College to "Neighborhood Block Bust" and "annex" gentrified neighborhoods/ abutters to benefit their acquisition of the Archdiocese and St. John's Seminary.

My family has lived on Lake Street for 50 years and over the years we have endured endless acts of vandalism and sleepless nights due to the inappropriate and unregulated behavior of Boston College students roaming through residentially zoned R-1 and R-2 neighborhoods at all hours of the night depriving permanent residents of the peaceful enjoyment of their homes and community. We have tolerated constant traffic and parking problems, litter and even acts of assault, intimidation, threats, vandalism and the almost nightly disturbing of the peace and quiet enjoyment of many residents that moved here when Boston College was a commuter school. Boston College has failed over the years to ever properly address these issues. Now Boston College wants to put dormitories in the middle of our neighborhoods!

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Sent To: **JOHN PALMIERI BOSTON REDEV. AUTH.**
Street, Apt. No. or PO Box No.: **ONE CITY HALL SQ 9th FLOOR**
City, State, ZIP+4: **BOSTON, MASS 02201**

PS Form 3800, August 2008 See Reverse for Instructions

Boston College has never taken responsibility for the actions of their students and have not been good neighbors. Their proposals are totally unacceptable and in fact "annex" our neighborhoods as an extension of their campus. Boston College intends to lower our property values and drive us out of homes so that they can buy them for nothing to provide faculty housing. They are "bracketing" our community and our neighborhoods. The intentional and on-going manipulation of the political process and their control of the City of Boston's contrived appointments to the Boston College Task Force is both egregious, improper and has the appearance of fraud.

I am not aware of a single letter of constructive criticism that has been written on behalf of and representing the true feelings of local residents in almost three years!!! Inappropriate payoffs in the form of scholarships, rental contracts, jobs and tickets to Boston College events have been provided to Task Force. *None of this leaves me feeling that the neighborhoods abutting the Archdiocese/ St. John's properties are being fairly represented in this process, or that the process is even close to being completed.*

There are still a significant number of issues that need to be addressed, including but not limited to: 1. The adverse effect on the historic resources of the property. 2. The adverse effect on the prior zoning Article 51 that has been abused and its intent manipulated and overturned by Article 80 for the benefit of Boston College and to the complete detriment of our residential community. 3. Archeological artifacts and the remains of human beings left in unmarked graves. 4. Environmental issues. 5. Wildlife issues. 6. Traffic congestion, parking problems the availability of emergency personnel. 7. Noise and air pollution. 8. Strains on our utility infrastructure, and roads. 8. The City of Boston's recent inability to clear the roads during December 2007's snowstorm is an example of the danger of adding congestion to an area of Boston that simply does not have the infrastructure to support it. 9. Destruction of one of the last areas of open space in Brighton.

The process conducted by the Boston Redevelopment Authority, thus far, has been totally and intentionally inadequate. Boston College is rushing to implement a highly flawed Institutional Master Plan without any regard to its adverse impact. Boston College should be required to house all their students on the main Chestnut Hill Campus and to only be allowed to use the Brighton campus as they call it for office buildings. It is clear to myself and other residents that to date the Boston Redevelopment Authority is more interested in helping the institution rather than the neighborhood, **This situation demands your immediate attention. Please do the right thing.** Please take a stand for the taxpayers that have made homes in these neighborhoods and support a 100 year zoning restriction to Boston College's insensitive "annexing" and "blockbusting" of our neighborhoods.

I would appreciate a reply,

Mark Alford

Copy to: Mayor@cityofboston.gov , stolman@senate.state.ma.us ,
rep.michaelmoran@hou.state.ma.us , Rep.KevinHonan@hou.state.ma.us ,
mark.ciommo@cityofboston.gov

Fitzgerald, John BRA

From: alisa brennan [alisab2003@yahoo.com]
Sent: Tuesday, February 05, 2008 7:13 PM
To: Fitzgerald, John BRA; steven.tolman@state.ma.us; rep.kevinhonan@hou.state.ma.us; repmichaelmoran@hou.state.ma.us
Subject: Boston College Expansion

Dear Sirs,

I am a resident of Brighton next to the Seminary and just wanted to let you know my concerns about this development project. First off did you know about all the wild life that live in the area? I have seen a family of fox, rabbits, turkeys, deer and many assorted birds. It's really amazing to have this area so close to the city. It's filled with healthy trees that have been around for years. It's very upsetting to think that all of this will be destroyed. I have had too many close calls with college students speeding around in their parents SUVs so adding more dorms and more cars is a frightening thought. As a condo owner for many years I fear the expansion may be detrimental to the property values and serenity of the neighborhood. Foster Street already gets backed up during rush hour times I can't even imagine the area with a baseball stadium. After many college sports events in the area there is always the drunken college element that lingers also, so adding a baseball stadium definitely makes us worried too. People often say why don't you move? Well so far the situation is manageable and it is a beautiful area as we are right next to the Seminary on Commonwealth Ave. and we have the Reservoir across the way and the T right there also. The area should not turn into college land and would love for Boston College to take a more responsible approach to this. I hate to sound like a hippy but there are many animals and wildlife that deserve to have their homes and environment preserved also and who gets to decide for them?! I believe that Boston College will do what they want and developers will get their way because in the end it's always about who has the most money, power and influence. I'm just a little condo owner in Brighton.

Thank you for your time.

Alisa Brennan

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Fitzgerald, John BRA

From: live_and_let_live [live_and_let_live@comcast.net]
Sent: Tuesday, February 05, 2008 8:28 PM
To: Fitzgerald, John BRA
Cc: Mayor; Steven Tolman; Michael Moran; Kevin Honan; Ciommo, Mark
Subject: Comment on student housing in Boston College Master Plan

Dear Mr. Fitzgerald:

I am a young working adult in Brighton. My parents are very vested in the community. They worked hard to buy and maintain our family house, and want to continue improving it. It lends itself to multigenerational living.

I would like to raise my children in Brighton, and hope that their children too could grow up in the kind of Brighton that still welcomes families and where long term neighbors know one another.

What troubles me greatly is the uncertainty of not knowing where our neighborhood (Aberdeen section) near Boston College is headed. Student rentals are bad for this area. We should not be getting any more undergraduate students. We need normal long term residents here.

Boston College will be undergoing an unprecedented expansion but it is still resisting housing all undergraduate students on campus. This should not be allowed.

The college is also proposing to build dormitories on the part of their campus that is too close to the Chestnut Hill Reservoir park. I cannot picture myself wanting to take my young children to a park that will be like a playground and walk-through for residents from BC dormitories. Where will we be going then?

I have three requests:

- 1. Please make BC house all undergraduate students on campus.**
- 2. There should be no dorms any closer to the Chestnut Hill Reservoir than the ones currently standing.**
- 3. Commonwealth Avenue near BC should retain its present character with respect to the landscape and roads layout.**

Very truly yours,

**Ludwik Gorzanski
15 Orkney Road
Brighton MA 02135**

Fitzgerald, John BRA

From: Wilma Wetterstrom [wetterst@fas.harvard.edu]
Sent: Tuesday, February 05, 2008 7:03 PM
To: Fitzgerald, John BRA
Cc: Holloway, Paul; Ciommo, Mark; Yoon, Sam; Rep.MichaelMoran@Hou.State.MA.US; Rep.KevinHonan@Hou.State.MA.US; Steven.Tolman@state.ma.us
Subject: BC Institutional Master plan

Dear Mr. Fitzgerald,

I am deeply troubled by the master plan that Boston College has proposed and ask that the BRA require BC to review and amend it. These issues in particular concern me:

1. Undergraduate dormitories on the former St. John's Seminary. No undergraduates should be housed so close to residential areas. Unfortunately, many BC undergrads have proven themselves to be inconsiderate, thoughtless, disruptive neighbors. If they area housed on the St John's grounds, they will ruin the quality of life for residents of the adjacent neighborhoods. The only acceptable arrangement is to house undergrads on the old campus south of Com Ave, buffered from residential areas. This can be done by increasing the height of new dorms proposed for the main campus, by removing the mods and replacing them with tall dorms, and by rehabbing (rather than tearing down) Edmond's Hall.

1

2. Undergrads living off campus. As part of the new master plan, one major goal should be to house ALL undergraduates on campus. I do not need to go into detail about the effect BC students have had on Gerald Road and some of the other residential streets near BC. Once home to families, these streets have become "frat-house" ghettos littered with trash and lined with deteriorating building. I would propose that BC consider Harvard's undergraduate house system that incorporates some classes within the houses and requires all students to live in a house for four years. I have never heard of problems with students in the neighborhoods surrounding Harvard Sq. Indeed, these are considered highly desirable areas to live.

2

3. Undergrad dorms on Shea Field next to the Chestnut Hill Reservoir. Much as I want to see dorms on the main campus, I am vehemently opposed to siting dorms adjacent to the reservoir. The reservoir is a tranquil gem that many residents use to enjoy nature and the out of doors. If students are ensconced a stone's throw from the reservoir, we can expect noise, loud parties, and trash spilling unto reservoir grounds. We will also see students using the pathway as a short-cut to Cleveland Circle with the attendant trash and noise late into the night. We as a neighborhood did not fight for years to have the reservoir opened to the public only to see it despoiled by carousing undergraduates.

3

4. Athletic stadiums on St. John's. It is unacceptable to place a large baseball stadium immediately adjacent to homes on Lane Park. The evening lights, loud speaker system, and noisy crowds will undoubtedly disrupt life for the residents. I would request that BC explore ways to make their current stadium meet their needs. I am also concerned about the use of artificial turf and would request that any playing fields in St. John's be natural grass. The State of New York has imposed a moratorium on the use of artificial turf because of the environmental hazards it poses.

4

5. Moving More Dr. to the east. Many people currently use More Dr. to travel north from Beacon St. to Lake St., Washington St., and beyond. If the roadway is shifted, the traffic will have to make an additional jog to reach Lake St. This will not create safer conditions, as BC has suggested. Nor will it alleviate the congestion at the intersection, as they also suggested. It will simply move the traffic east a few hundred feet and add an additional turn. More Dr. should be left in place as it currently stands.

5

6. Siting buildings at the edge of the sidewalks on Com. Ave near Lake St. The proposal to remove the attractive stone walls and shrubs and crowd two large buildings onto the edge of the street will drastically change the appearance of this stretch of Com. Ave. With its natural elements this section of roadway has a rural feel. Turning it into a hard-edged urban streetscape such as we see along the BU campus will only degrade our neighborhood.

5

7. Conservation restriction for the urban wilds at St. John's. I believe that administrative and classroom buildings are acceptable on the seminary grounds, but at that same time, I request that the property's status as a Boston "urban wild", designated by the BRA, be observed.

6

This means that care must be taken to respect and preserve as much as possible the significant natural and historic features of the landscape.

BC has made a step in the right direction by sparing the orchards on the east side and the woods along Lake St. in this round of plans. But this is not enough. The protection afforded by the proposed master plan is of limited value since it only covers a span of 10 years. Without the formal, legal protection this open space could easily be usurped in the future for buildings. The only solution is a conservation restriction on portions of the property, including the forests, orchard, and Foster Street Rock.

8. Historic buildings. St. John's dates to the 19th century and includes a number of attractive and historically significant buildings. These structures should be protected and preserved. All new construction should be sited and designed with the historic character of the landscape in mind. In addition, the three historic homes on Foster St. that BC proposes to demolition should be saved and incorporated in their plans for the dorms for the seminary.

7

9. Keeping and bringing families into the neighborhoods near BC. The proposal to offer mortgage assistance to staff who wish to live near campus sounds like an excellent plan. Although it is not part of the master plan, the proposal should be developed and instituted. I find this far preferable to BC's practice of buying homes and renting them out to staff. With ownership the occupants become more invested in the community than when they rent. In addition, home ownership usually lead to longer term occupancy than a rental does and, in turn, leads to more stable neighborhoods.

8

Thank you for the opportunity to offer feed back on plans that will have very significant consequences for our neighborhood.

Sincerely yours,

Wilma Wetterstrom

9 Glenley Ter.
Brighton, MA 02135
617-787-9844

Fitzgerald, John BRA

From: Lisa Hirsh [lisa@lisahirsh.com]
Sent: Tuesday, February 05, 2008 5:49 PM
To: Fitzgerald, John BRA
Subject: Feedback for the Master Plan

Dear John,

As a long-time resident of the Chandler Pond neighborhood, I'd like to register what a gem this neighborhood is--not only for those of us who live here, but also for those who visit it (and there are many). In a city, to have an oasis of green space, quiet, and nature--is a rare treat and must be protected. The most important thing from my perspective is NOT to have dormitories built on this part of Commonwealth Avenue. If they were built, it would totally change not only the character of the pond but also the neighborhood.

I support BC's using the space for classrooms, the museum, and other academic or administrative uses, but not for student residences. If the plans for the recreation center go ahead it is critical that there are sufficient parking spaces (250 sounds way too low) and that the traffic effects on Lake Street are analyzed further.

Thank you,
Lisa Hirsh

Fitzgerald, John BRA

From: Dorothy Weitzman [weitzman@bc.edu]
Sent: Tuesday, February 05, 2008 5:04 PM
To: John.Fitzgerald.bra@cityofboston.gov.
Subject: view on BC Master Plan

Dear Mr. Fitzgerald,
 (I hope that my mailing this a minute or two after five will not disqualify my comment. I had computer problems this afternoon. Thank you.)

I write to express my opposition to the plan by Boston College to build dormitories for 490 students with the northeast end right up to the road opposite the Chestnut Hill Reservoir. I often walk around the reservoir and want it to remain a quiet beautiful place with any new buildings set way back from it

I think that Boston College should be asked to explore another option for housing these 490 students. In general, the approved plan should assure that many fewer persons are located near the road and the reservoir and hopefully almost none on weekends and evenings.

For whatever buildings are built on Shea Field, a sizable border of vegetation should at a minimum be required and with much more distance put between the building and the road than now appears in the map below. A border of trees and shrubs could be enjoyed on both sides and importantly, as I envisage it, would present a barrier to discourage those located there for college activity from congregating and crossing into the reservoir.

For the ten years or so that I have frequented the reservoir walk, I do not see many students using the reservoir nor any trash coming over from Shea Field. I think that use by older people and working people in the community should be BRA priorities and guide your rejection to this aspect of the BC Master Plan.

Those I encounter d others whom I encounter use the walk around the reservoir for exercise and find it a peaceful and pleasant, low key asset to our community. I live within a mile.

Another point: we have too few places to encounter and know that birds, rodents, and other wildlife have an area with little human use and large scale to use. Let our public policies work to keep all that we can.

I put below the aspect of the BC plan in bold to which I refer and a map upon which number 18 is the structure I am concerned about.

Thank you for your consideration of these views, and I hope you will require alteration of this part of the BC plan. I am generally a great supporter of the college, but in this case hope for a change in plans.

Dorothy Weitzman
 20 Philmore Rd, Newton, MA 024\

* Add a net total of 610 beds of undergraduate student housing that will increase the total of BC students living on campus to more than 90%, exceeding all other colleges or universities in Boston. The addition of 500 beds on the Brighton Campus, **490 beds on Shea Field**, 420 beds on the current More Hall site and 185 beds on Lower Campus, will enable the replacement of outdated Edmonds Hall and several modular housing units.

###

10-YEAR MASTER PLAN SUMMARY

1

Fitzgerald, John BRA

From: Sharon Cayley [scayley@MIT.EDU]
Sent: Tuesday, February 05, 2008 5:04 PM
To: bctaskforce@yahoo.com
Cc: Fitzgerald, John BRA
Subject: Boston College 10 year master Plan

Dear Task Force Members:

A few observations based on the information provided at the 4 Task Force meetings of January 2008.

Traffic: All plans optimistically calculate low traffic volume. The addition of 100 proposed new faculty, at least 12 new centers, and an undetermined number of graduate students (any school aspiring to be a national leader in liberal arts education wants abundant graduate students) as well as the administrative support persons (i.e. secretaries, administrators, etc.) automatically calls for vastly increased traffic and parking needs. The current plans appear to anticipate the best case scenario with a sizeable number of employees using public transportation. 1

Athletics: The scale of plans suggests two to three season use on a large scale. When combined with stated plans for intramural sports, it would appear that there will be few weeks during the calendar year when nearby residences will not feel a negative impact from these ambitions. 2

Housing: It seems odd that in one meeting presenters claim the developments aim to "foster a greater sense of undergraduate community" while at the same time the proposed dormitory developments stretch from the boundary of the Chestnut Hill Reservation, across Commonwealth Ave. well into Brighton and as far from the borders of other cities as possible. This plan appears to contradict this aim. I suggest two possibilities (1) Graduate only housing or (2) Married student or new junior faculty housing on the former Archdiocese site and switching the proposed Shea Field dormitories with the proposed new academic buildings at the corner of Beacon and College Road. 3

Finally, the employees of Boston College who are neither faculty nor students must either find a residence within reasonable commuting distance (see Allston-Brighton housing costs) or drive. This group must also be factored into any plans for the next 10 years or 50. 4

Full disclosure, I am a 17 year resident of Brighton and employed at a local non-profit. Mortgage and repairs are covered out of a single salary. I continue to be concerned about the impact of massive institutional expansion and the highly transient population that accompanies these institutions. I maintain that the neighbors appearing at these task force meetings provide a "service" to the institutions of stability, both in property maintenance and safety for their students. It would be appropriate for Boston College to acknowledge this by cooperating with the Task Force to the fullest extent.

Sharon Cayley
137 Chiswick Rd. #3
Brighton, MA 02135

2/5/2008

February 4, 2008

John M. FitzGerald
Project Manager
Boston Redevelopment Authority
One City Hall Square, 9th Floor
Boston, MA 02201
tel. 617-918-4267
fax 617-742-7783
john.fitzgerald.bra@cityofboston.gov

RE: Boston College IMPNF Public Comments

Dear Mr. Fitzgerald:

Please accept the following comments on BC's 10 yr Master Plan and its impact on the adjoining Brighton neighborhood.

Open Space

We have spent many hours walking through the former Archdiocese property and enjoying these special natural green spaces. The orchard in particular is a very unique and scenic site that we enjoy on an almost weekly basis, year round. This area is a natural treasure and its qualities as a Conservation Protection Subdistrict should be respected and protected.

In general, we are happy to see that BC's 10 year plan proposes to maintain existing open space along the wooded areas along Lake Street, the wooded area north of St Johns, and the beautiful wooded/orchard area between the existing Chancery and proposed parking facility. We are also happy to see that the proposed buildings have been clustered in the interior of the site.

However, **we feel very strongly** that words of commitment and master plans alone are not enough to protect these areas of open space. The areas of open space which are a great resource for both BC and the Brighton community should be protected in perpetuity via Conservation Restriction(s). In this way the intents of the Conservation Protection Subdistrict are maintained and the land can be preserved for the enjoyment of future generations.

We strongly urge the BRA to require that BC establish Conservation Restrictions for the wooded buffer along Lake Street, for the Orchard and the woods behind the Chancery down to the loop road and the woods at the Lake Street entrance.

We would like to see the athletic fields remain low-impact and maintain the use of natural grass. We would like to see access, via walking trails and / or sidewalks be maintained from the neighborhoods through the campus to the future conservation restriction open space areas and up to Commonwealth Avenue. We and many others currently use the existing roads and paths and fields to exercise and enjoy the outdoors every week. We hope that this will be considered in the final designs.

John M. Fitzgerald
BRA
February 5, 2008
Page 2

Proposed Housing

We believe that in order to minimize negative impact on the surrounding neighborhood, BC should not be allowed to construct dormitories on the Brighton Campus. We request that the BRA limit buildings on the Brighton Campus to academic, administrative and cultural uses in order to preserve the nature of the existing land use.

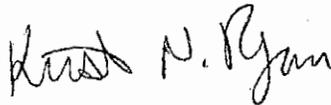
3

BC can, and should, colocate its undergraduate students in the traditionally residential parts of the Chestnut Hill campus (both Boston and Newton). BC should maintain the Edmonds Hall site for dormitories -- as well as the current site of the Rec Plex (Flynn Recreation Center), should they wish to move it elsewhere. To make good use of available land and maximize open space, BC should build dorms of 6 or more stories high (consistent with those recently built), and locate them throughout the Chestnut Hill campus. BC should substantially increase the number of beds on the two-story "Mods" site (temporary housing built in 1970) to accommodate more students on campus.

Boston College's Master Plan, if modified as we urge, has the potential to preserve and enhance our beloved Brighton neighborhood. Please require that these changes be incorporated.

Thank you for your consideration

Respectfully yours,



Kirsten N. Ryan
Henry S. Ryan
9 Oakland Street, Brighton MA 02135

cc: Mayor Thomas M. Menino

Memo to: John Fitzgerald, Project Manager
Boston Redevelopment Authority
One City Hall Square, 9th floor
Boston, MA 02201
Phone 617-918-4267
Fax 617-742-7783
email: john.fitzgerald.bra@cityofBoston.gov

From: Fred Salvucci

Date: February 4, 2008

Re: Boston College Institutional Master Plan Notification Form, MHC RC 43426

Dear Mr. Fitzgerald,

I am a lifelong resident of Brighton, and am writing to request that Boston College be required to prepare at least one alternative to the Plan as presented, which could ease many of the concerns raised in the series of public meetings, and result in improved outcomes for both the Brighton community and the College, in particular as regards transportation.

(1) Overall context. The sections of Brighton near St. John's Seminary site are densely developed, and traffic conditions are becoming increasingly congested during many hours of the day, and much of the week. For this reason, any increase in traffic generation caused by BC's expansion is likely to result in gridlock in nearby congested areas such as Cleveland Circle, Brighton Center, Chestnut Hill Avenue, Foster Street, Lake Street, Beacon Street, as well as increased adverse environmental impact during less congested hours and parts of the street network.

This does not mean that BC should not grow, but it means that it is very important how and where BC grows. If BC grows with a significant increase in transit utilization by staff, faculty, students, and visitors, and a reduction in auto use, BC could use its growth to contribute to a

reduction in traffic congestion and adverse environmental impact, and an improvement in transit service for both the BC and Brighton community, and a significant improvement in the quality of the pedestrian environment.

But this approach requires that new construction be focused on increasing density within the Chestnut Hill campus, minimizing the intensity of use in the area north of Commonwealth Avenue, and restricting the amount of parking to at or below current levels, while improving the quality of public transportation. It also requires that what parking is provided be concentrated primarily south of Commonwealth Avenue, and orient traffic to the relatively wider Commonwealth Avenue and Beacon Street, and away from the narrower Lake and Foster Streets. Contrary to popular belief, parking facilities do not reduce traffic; they generate it. Surface parking has adverse environmental impact and wastes valuable land, while structured parking is expensive to build and maintain. That money could be better invested in subsidizing transit passes, a valuable pre-tax employee benefit, and a very good benefit for BC students to access the cultural and entertainment benefits of the entire Boston area safely, something that both students and their parents will appreciate.

(2) Specific issues

- (A) The high intensity sports facilities such as the proposed AstroTurf night-lighted fields with 1,500 attendance capacity would generate traffic on the lower capacity, most neighborhood-oriented and congestion-prone part of the street network, north of Commonwealth Avenue, threatening congestion particularly on Foster Street and all the streets connecting to it as far away as Brighton Center. There have been many comments that Shea Field should be retained

because its open space character is more compatible with the nearby reservoir, and its history as part of the (now filled) second previous reservoir. The Shea Field site is also a much better site, from a transportation point of view, to retain these higher impact recreational activities, since it can rely on multi-use parking on the Chestnut Hill campus, which can be accessed to the higher capacity Beacon Street. The less formal playing fields near St. John's Seminary could remain green and unlighted, without spectator accommodation, and accessible by foot from both the BC Chestnut Hill campus and the local neighborhood. This would not only respond to the comments of the neighbors of both sites, but would cause essentially no negative traffic congestion impact. I request that the Scope require that BC develop such an alternative plan.

- (B) The parking garage shown in the current plan fairly far north in the Seminary site will generate significant additional traffic on Foster Street, and create gridlock in Brighton Center. It should be relocated to either under the proposed museum/auditorium site closer to Commonwealth Avenue, or across Commonwealth Avenue on the south side, with access primarily from Commonwealth Avenue. I request that the Scope require the development of a plan with both of these options considered, instead of the currently proposed garage.
- (C) The relocation and development of the Green Line station to a center platform configuration in the median of Commonwealth Avenue, with a pedestrian overpass and widened cross-section of Commonwealth Avenue has generated

much negative comment because of the destruction of the stone walls on both sides of Commonwealth Avenue, the impact on the rock outcropping, and concern with the aesthetics of the pedestrian overpass. With the recent decision by BC to remove the building previously proposed at the northeast corner of Lake and Commonwealth, the pedestrian overpass should also be deleted. More fundamentally, pedestrian overpasses often become the location of crime and poor maintenance, and represent an unnecessary and inappropriate expense. Safe, at-grade pedestrian crossings were recently substituted for overpasses by the T at Charles Street Station on the Red Line, with general approval. It is not clear what is being considered at the current MBTA terminal station west of Lake Street; with BC stating that they have no role in the MBTA plans there. It is impossible to consider the merits of the proposed relocation of the T stop to the east of Lake Street without understanding what is proposed at the current station location west of Lake Street. The Scope should require information on the current west of Lake Street site even if it is an MBTA concept. In addition, the Scope should require BC to develop more modest alternative T stop designs, with safe, at-grade pedestrian crossings instead of overpasses, without changing the sidewalk curb lines of Commonwealth Avenue, and without destroying the stone walls. These alternatives should include improving the MBTA station at its current location, developing an option with the station platforms split to the east and west of Lake Street, and developing an option entirely to the east of Lake Street.

(D) More fundamentally, increasing the transit orientation of the entire BC campus needs to include improvements of the frequency of transit service. If the Beacon Street "C" Line service were extended north on Chestnut Hill Avenue and west on Commonwealth to Lake Street on existing track, BC students, faculty, and staff, and the adjacent Brighton community could enjoy much more frequent service to Boston and much more convenient access to the commercial and entertainment areas near Cleveland Circle. Additionally, BC minibuses might be able to connect the "C" Line to the "D" Line through the Chestnut Hill campus, and provide much more convenient T access for BC students, faculty, and staff, with only modest levels of traffic. The Scope should require BC to develop these and other means to improve transit access to the campus.

(E) The plan includes suggesting the possibility of introducing a median break in Commonwealth Avenue to allow access to and from the Seminary site from westbound Commonwealth Avenue. The access plan to the Seminary site needs to be consistent with openings in the stone wall, so that valuable feature is preserved, as requested by many commuters. It also needs to be consistent with a plan for egress from the Seminary site to Commonwealth Avenue eastbound, and with any MBTA platforms and signal priority. The construction of a northbound relocation of St Thomas More Road east of the current location, requiring all traffic destined to Lake Street to take a left on Commonwealth and a right onto Lake would create a severe pedestrian conflict at the corner of Lake Street, cause a risk of northbound traffic cutting through the Seminary site, and substantially complicate the access and egress pattern for both sides of

Commonwealth Avenue. It is possible that the southeastern corner of the Lake Street/Commonwealth intersection (currently the location of Edmonds Hall) may be a better location for a mixed-use development, including parking, to support the Seminary site, because of superior access to relatively wider streets such as St. Thomas More, Beacon Street, and Commonwealth Avenue. The Scope should require BC to develop alternative access plans for both sides of Commonwealth Avenue that do not involve the relocation of St. Thomas More Way, nor the destruction of the stone wall. The legitimate concerns for pedestrian safety and convenience at all crossings needs to be prioritized in all alternatives.

- (F) Permeability of the Chestnut Hill campus vs. Pedestrianization. The BC planners have put forward the theory of increased pedestrianization and reduced auto domination within the campus. While this theory is very attractive if it is accompanied by reduced traffic generation through reduced auto parking and increased transit orientation, it runs the risk of increasing auto flows and reduced pedestrian orientation on “edge” roads such as Commonwealth Avenue, Beacon Street, and the proposed relocated St. Thomas More Road. As universities expand in size beyond historic small campus sites, they inevitably cross important streets that the larger metropolitan community requires, and need to develop a new “permeability.” So Harvard University has had to learn to live with Massachusetts Avenue and Mt. Auburn Street, MIT with Massachusetts Avenue and Vassar Street, Boston University with Commonwealth Avenue, University Road, and the BU Bridge, and Northeastern University with

Huntington Avenue. Recognizing that these regional connections are not only essential to the metropolitan community and unavoidable, but actually useful to the integration of university life with the larger metropolitan area, permeability suggests shifting to a concept of accepting streets passing through the campus, but insisting that they be pedestrian-friendly to the benefit of both university and the surrounding community.

The Scope should require the identification of opportunities to analyze all of the peripheral and through thoroughfares for opportunities to encourage pedestrian-friendly sidewalks and street crossings, and to explore locations where multiple pathways may be superior to one very auto-intensive pathway, with particular focus on leaving St. Thomas More Road in its current location even if a new road along the edge of the cemetery is introduced to relieve it. Historically, before the filling of the second reservoir, there was a redundant roadway to the west of St. Thomas More, connecting Commonwealth to Beacon, and reducing intensity of use. Given the size of the land area on the Chestnut Hill campus between Commonwealth, Beacon, and St. Thomas More, some “interior” road access will be required. The Scope should require the analysis of alternative networks to explore the potential for redundant links and permeability to improve overall pedestrian-friendly conditions.

- (G) Many commenters urged that BC should focus all increased student housing in the Chestnut Hill campus, through increasing, rather than decreasing, density. Others cited the desirability of integrating faculty and graduate student housing into the Chestnut Hill campus to create an integrated faculty, graduate, and

undergraduate university community, rather than an undergraduate “student ghetto.” These ideas can contribute to a pedestrian and transit-oriented “smart growth” campus complemented by the nearby open space resources of the Seminary grounds and reservoir, to provide a very high quality academic community environment. This approach requires a policy of providing no parking for students, limited parking for staff and faculty, subsidized transit passes for all members of the BC community, and a very high-quality pedestrian-oriented design throughout. In order to preserve opportunities for future growth within the Chestnut Hill campus, high densities should be included, with limited parking in cheap surface lots to landbank some sites for future, denser development beyond the 10-year horizon. The Scope should require BC to develop one or more alternatives with high density of integrated housing within the Chestnut Hill campus, adequate to eventually accommodate all BC housing demand within the Chestnut Hill campus, and the complementary restricted parking and subsidized transit policies necessary for success of such a strategy.

- (H) Many commenters urged that the open space requirements of the current zoning overlay district within the Seminary site, which makes the spectator-oriented sports facility a prohibited use, be respected, and that the protection of the current natural and unlighted playing fields, the wooded area adjacent to Lake Street, and the orchard be made legally enforceable and permanent by use of conservation easement deed restrictions. The open spaces preserved by the Archdiocese, which the current zoning and proposed conservation easements would protect, help complement the very high density residential areas that

prevail in Brighton, and represent a very high proportion of the open space resources accessible to Brighton residents and the BC community alike. The letter from the Massachusetts Historical Commission reinforces the current zoning and the proposed deed restrictions. From a transportation point of view, the very high density of Brighton already generates more traffic than the network of pedestrian-scale neighborhood streets can reasonably handle. Foster Street, Lake Street, Kendrick Street, Chestnut Hill Avenue, and Washington Street are simply not of the same size as Commonwealth Avenue, Beacon Street, and Route 9 further south, and frequently become overwhelmed by traffic. (This last Saturday, traffic on Washington Street was backed up on Washington from the Chestnut Hill Avenue/Market Street intersection west to beyond Foster Street, and beyond Lake Street, making it impossible for emergency vehicles headed to the (expanding) St. Elizabeth Hospital to move.) It is simply not reasonable to change the zoning to permit increased traffic generation on the Seminary site beyond the current very low-intensity use. To be specific, introducing a 1,500-seat spectator sports complex and a 500-car garage is the straw that will break the camel's back and create constant gridlock in Brighton. Even parking for the very modest net new auto traffic generation that will be generated by the highly desirable adaptive reuse of the beautiful existing buildings on the Seminary grounds should be concentrated near Commonwealth Avenue and preferably on the south side of Commonwealth Avenue as part of the proposed redevelopment of the site of Edmonds Hall. In short, respecting the current zoning and historic nature of the Seminary grounds by permanent

conservation easements is not only good environmental and historical policy; it is a necessary transportation policy to avoid gridlock in the entire community.

The Scope should require BC to develop a plan for the Seminary grounds which leaves the Lake Street wooded area, the natural unlighted no-seating playing fields, and the orchard area intact and protected by permanent conservation easements, with no additional parking, and with the modest existing parking concentrated at Commonwealth Avenue, preferably on the Edmonds Hall site.

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- (I) Many commenters have urged that Shea Field be retained in its current location, and not relocated to the Seminary site. They argue that the second reservoir area previously filled by BC should stay in an open condition to complement the reservoir, and that undergraduate housing there would be isolated from the rest of the student housing, separated by the stadium and recreation center, and lead to anti-social behavior. From a transportation point of view, Shea Field is much better located where it is, adjacent to the Beacon Street parking facility, so that responding to the neighbors' open space/Shea Field comments would also make transportation sense.

The Scope should require BC to develop a plan that leaves Shea Field where it is and adds housing in a more dense and integrated configuration on the existing Chestnut Hill campus.

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- (J) Most commenters supported the idea of developing Jesuit student housing on the Foster Street site, but some commenters proposed the renovation of the three

historic houses, and others proposed the retention of the urban wild. Some argue that the Jesuit housing could more compatibly be integrated into strategies for adaptive reuse of the Seminary site buildings, or even contributing to the integrated housing community on the Chestnut Hill campus site.

From a transportation point of view, retaining the urban wild in the context of restoration of the three historic buildings would minimize the addition of traffic to Foster Street (although the same minimization would occur with auto parking restrictions on the site).

The Scope should require development of options that retain the urban wild to minimize traffic generation, and support the restoration of the three historic structures.

- (K) Transfer of Development Rights. While people generally are universally upset with the events that led the Archdiocese to sell this invaluable cultural and environmental resource, most people are pleased that it is BC that purchased the Seminary site, believed that BC is most likely to adopt an ethical attitude of stewardship of the assets, respecting the zoning, and sharing access to these amenities with the Brighton community. But the productive adaptive reuse of the historic buildings on the Seminary property will cost lots of money, as will the ambitious overall BC investment plan, so there is financial pressure on BC to use the development rights they acquired, creating a potential tension between the ethical preservation and sharing of the Seminary assets and an ambitious investment plan. This tension can be resolved by the BRA, by transferring the development rights of the Seminary under the current zoning, which applied

when BC purchased the site, and transferring these development rights, with a bonus, to support the densification strategy many have advocated for the Chestnut Hill campus. This approach would have the virtue of allowing BC to recoup more than full value from their purchase of the seminary site, while making permanent and publicly owned the conservation easements on the site. From a transportation point of view, the congested conditions of Brighton streets will not get any better in ten years, so the protection of a ten-year master plan is totally inadequate to safeguard against the threat to the Brighton transportation network represented by the possible intensification of use on the Seminary site. The transfer of the Seminary site development rights to the BC sites south of Commonwealth along with bonus development rights in exchange for strict and permanent conservation easements and public access rights has the virtue of contractual, legally binding permanent protection against the worsening of traffic conditions, which would be caused by increased density of use on the Seminary site.

The Scope should require the calculation of the development rights of the Seminary site under existing zoning, the development rights of the BC campus south of Commonwealth Avenue under existing zoning, the increase in development rights required to support the current proposed BC Master Plan, the added development rights required to support the densification strategy on the Chestnut Hill campus advocated by so many community speakers, and the parking restrictions required to make the densification strategy viable in terms of the capacity of Commonwealth Avenue and Beacon Street, and identify the kind of transfer of development rights and bonus agreement that would be required.

- (L) Many commenters have reacted very favorably to BC's suggestions that BC will establish a program to provide assistance to BC staff and faculty wishing to live in Brighton by providing mortgage assistance, and suggested that BC should target particularly structures now owned by absentee landlords and rented to BC students, so that as BC students are relocated into expanded dormitory opportunities on the campus, the housing would become a convenient location for BC staff and faculty. This is not only a very progressive benefit for BC to offer its employees, but it is also good transportation strategy, as these employees can access BC on foot and not crowd parking facilities or cause street congestion.

The Scope should require BC to provide more detail about how this progressive program will be established, what number of residences is contemplated, and how acquisition of property could be handled, to avoid creating windfall profits for absentee owners, and avoid encouraging still more absentee landlord to blockbust and "flip" property.

Brighton, Ma 02135
Feb. 4, 2008

John Fitzgerald, Project mgr.
Boston Redevelopment Authority
One City Hall Square, 9th Floor
Boston, Ma 02201

Dear Mr. Fitzgerald,

In reference to the Boston College Master Plan.
You refer to the playing fields on the Brighton
Campus. First let me say, the terminology is a bit
off. 1500 to 2,000 people constitute a stadium - not
a field.

Intramural sports are a fine idea for this
site, but not spectator sports. This large a crowd
will generate more noise, rowdiness, and traffic will
be at an impasse.

Spectator sports which generate revenue (income)
belong in the existing Newton Campus stadium, not at
Lake St.

There should be an independent Traffic
study of increase of auto traffic on Lake St, not a
Boston College review.

Thought should be given to a buffer zone surrounding
the Lake St property.

More dorms can be built on the Chestnut Hill campus
if architects thought and planned accordingly. Doubt Newton
would allow these buildings - which are being forced on our
community.

I would like to see a conservation restriction long
term in perpetuity, to preserve open space. Our community
negotiated one with the EF Language School on Lake St (several
years ago.)

Fail to see a logical reason to close the exit from
St. Thomas More Rd. onto Commonwealth Ave at Lake St. This
does not benefit the community.

Have come to feel Harvard will be the
redemption of Allston, whereas Boston College will be the

Destruction of Brighton.

Sincerely,

Lorraine Bassi

45 Brookdale Rd.

Brighton, Ma 02131

Fitzgerald, John BRA

From: cye@bidmc.harvard.edu
Sent: Tuesday, February 05, 2008 3:44 PM
To: Fitzgerald, John BRA

Dear Mr. Fitzgerald:

As the residents in the Boston College neighboring area, all my family members strongly oppose BC's ten-year plan for building baseball stadium, sports fields, dormitories or research laboratories in this area.

These planed structures will dramatically change the surrounding environment. Especially, build research facilities in this area is a terrible idea. Whether these facilities are for research in life science or in applied physics, will lead to environmental pollution in the air and water.

We have been lived here for 14 years. The previously Archdiocese owned buildings, trees, and the atmosphere are such beautiful, historical landmarks. It is well known by people from other areas, even other countries. We are already very sad to see some beautiful trees disappeared. It will be an irreparable loss if all the trees are replaced by those structures they have proposed.

We have already greatly suffered by the noisy midnight student-parties. The BC students who rent the apartments in the neighboring houses very often have those noisy parties in the midnight, especially when BC has football games. These proposed new dormitories will make things even worse. It will ruin the privacy that people seek for by living in this area.

We strongly oppose BC's ten- year plan. We support the preservation of green space in this area.

Sincerely,

Dajun Pang
and
Chianping Ye

21 Greycliff Road
Brighton, MA 02135.

2/5/2008

Alessandro (Alex) Selvig
70 Lake Street
Brighton, MA 02135

John Fitzgerald, Project Manager
Boston Redevelopment Authority
One City Hall Plaza
Boston, MA 02201

February 3rd, 2008

Dear John,

Please find the enclosed comments related to Boston College's recently filed Institutional Master Plan. It is my sincere hope that the Boston Redevelopment Authority will consider the needs of our residential neighborhood, and ensure that the final plan not only meets the needs of the college but also preserves and enhances the quality of life of the abutting families and community.

After thorough review of Boston College's Institutional Master Plan Notification Form (IMPNF), the BRA's zoning regulations for Allston-Brighton (Article 51), the BRA's regulations for Greenbelt Protection Overlay Districts (Article 29), other relevant documents, and having attended countless Task Force meetings, I wish to raise the following points, which I hope you will consider when reviewing the IMP:

1. Boston College's IMP disregards underlying zoning for the "St. John's Conservation Protection Subdistrict" and "Commonwealth Avenue Greenbelt Protection Overlay District", which the BRA created for the purpose of protecting with Articles 51 and 29.
2. There are no significant positive effects of this project for the surrounding neighborhood. Rather, many of the proposed construction projects would have indisputably negative effects, exacerbating the problems of decreasing owner-occupancy, family flight, and absentee landlords in Allston-Brighton.
3. Boston College has left the plan virtually intact and in its original format after months of community meetings. Vehement neighborhood opposition was expressed at every one of these, to no avail.

Specific questions and observations relating to the IMP and BRA Article 80 regulations follow:

1. Dormitories sited on property formerly known as "St. John's Seminary":
 - The college must prove its ability to control the behavior of its students, on or off campus.
 - Given the numerous on-campus incidents over the past years (dumpster fires, assaults, underage drinking, etc), there is enough evidence to conclude that placing dormitories in the "Brighton Campus" would cause severe stress to the local community, many of whom are young families and elderly long-term residents.
 - The college should justify its assertion that the existing Edmonds Hall, with 790 beds, cannot be renovated. Keeping this one dorm would obviate the need to create housing on the "Brighton Campus".

Alternative plans for housing all BC students on the main campus should be presented.

2. Athletic facilities sited on property formerly known as "St. John's Seminary":

A "stadium" is specifically prohibited on this site, be it designated "Boston College Institutional Subdistrict" or "St. John's Conservation Protection Subdistrict". The BRA recognized that this location is inappropriate for a stadium (Art. 51, Table C, Page 89), and it is presently only a few dozen feet from abutting residences with small children. Open space on this site is an "acceptable use", and the addition of a recreational building a "conditional use".

Low attendance rates at BC baseball and softball games indicate that a lower seating capacity and facilities with fewer negative impacts for residents would suffice.

The college should show why the current, fully operational facilities for baseball and softball sited on Shea Field are no longer adequate.

Considerable apprehension exists over the college's insistence on the use of artificial turf in an area that frequently floods. Studies indicate the presence of carcinogens in artificial turf. The risk of contaminating the water supply, nearby Chandler Pond, and the Charles River is unacceptable. Natural turf, as used by other local universities, should be used.

Major nuisances such as floodlights, public address systems, tailgating with public drinking, and pedestrian and vehicular traffic are of great concern to abutting and nearby residents. A detailed mitigation plan and alternatives to the above should be presented, and a binding, contractual agreement to enforce the same considered.

Properly managed and mitigated, low-impact use of the four fields does not appear to be problematic. Alternatives for low-impact athletic use should be presented.

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3. Various.

The MBTA has not presented any evidence showing that upgrading the Boston College MBTA station to comply with ADA requirements is not possible. BC should present the evidence for this representation. Furthermore, increasing the width of Commonwealth Avenue by 22 feet to accommodate a new station would destroy natural features, wooded areas, and violate the underlying "Greenbelt Protection Overlay District".

To evaluate the impact of relocating St. Thomas More Dr., an independent traffic study, funded by Boston College, should be undertaken for a larger area than currently used.

Other agencies who may have valuable input or jurisdiction, such as DCR, BTM, Mass State Police, MWRA, and others, should be asked to present opinions or studies.

Though 788 vehicle parking spaces have been counted on the "Brighton Campus", approximately 200 are actually occupied. The university should justify the need for a five-story, 500 car garage, which will encourage driving, with obvious consequences. The college should encourage or even reward the use of public and/or alternative transportation, and actively work to discourage driving.

All new construction plans should respect setback, height, and other restrictions present in the underlying zoning.

All heavy trucks and other construction equipment should be prohibited from secondary streets, such as Foster St., Glenmont St., Lake St., and others. These should be designated "No Truck Routes", with significant enforcement efforts undertaken by the Boston Police and Boston Transportation Dept.

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- Conservation restrictions should be granted to protect wooded areas, and other areas with significant natural features. Some vestige of the underlying zoning, with its mission to protect scarce green space, could continue to exist.
- Accurate, independent, verifiable studies should be made of existing flora, fauna, ground water, water quality and aquifers, wind, shadow, daylight, and solar glare effects of proposed buildings, possible archeological remains, noise, rodent control, and air quality, construction traffic and mitigation, and any and all other requirements set forth in Article 80., Section 80-B-3, Scope of Large Project Review, Content of Reports.

In reviewing the many letters you will doubtless receive, the neighborhood's deep apprehension will become clear. An uncertain future awaits us, and we have great hopes that every effort will be made to preserve, protect, and strengthen Allston-Brighton.

We love our neighbors, community, and city, and hope for a solution that benefits all.

Sincerely yours,

Alessandro (Alex) Selvig

- cc: Mayor Thomas Menino
 Jean Woods, Chair, BC Task Force
 Councilor Mark Ciommo
 Councilor Michael Flaherty
 Councilor Sam Yoon
 Councilor John Connolly
 Councilor Stephen Murphy
 Rep. Michael Moran
 Rep. Kevin Honan
 Sen. Stephen Tolman

Christina A. Clamp & Donald H. Gianniny
7 Niles Street
Brighton, MA 02135

*Fax # 617 742-7783
3 pages*

Mr. John FitzGerald, Project Manager
Boston Redevelopment Authority
One City Hall Square, 9th Floor
Boston, MA 02201

*If transmission
problems occur
call (603)644-3103*

Dear John:

I am writing to express my comments on the Boston College Institutional Master Plan. While I recognize that Boston College will inevitably alter the use of the archdiocesan property, the scale and mix of uses are inappropriate for the site. The archdiocesan property has been one of the few significant green spaces in Brighton and with its stands of large trees has been a great asset in an area affected by high asthma rates due to our proximity to the turnpike, and Rt. 9. The proposal does not demonstrate a genuine commitment to the stated goal for the plan:

Planning and land use policies that are compatible with the natural resources, the fabric of surrounding neighborhoods, and the campus' historic character.

Appropriate uses of the Brighton archdiocesan property

- The proposal for the fine arts building on the Brighton campus and academic offices and auditorium is acceptable as a new use of the archdiocesan property.
- The inclusion of the Weston Jesuit School of Theology but the location of the housing should be within the campus footprint and not involve removing 3 residential houses on Foster St.
- The proposed conference center would also be consistent with the historic use of the property.

Inappropriate land uses proposals

1. Undergraduate Dormitories

Boston College students have unfairly impacted the Brighton community with their partying and disorderly behavior. A policy of requiring all undergrads to be housed on campus would address this problem but only if that policy restricts housing to the main campus. This should exclude development of dorms on Shea field because of its proximity to the Chestnut Hill Reservoir. New dorms for undergraduates are an incompatible use with the archdiocesan property. The fact is that Boston College has a history of being a "party

school". This along with the emphasis on athletics has led to tension in the community. Boston College began as a commuter college with a much smaller impact on the neighborhood. The proposed new construction would negatively impact the quality of life for abutters. Any new housing should be sited where the modular housing is. If Edmonds Hall is to be removed, then new housing should be placed in the same location.

2. Athletic Facilities

Historically, the archdiocesan campus has been a wonderful resource for the community because of its porous borders which have allowed residents to use the campus as a place to walk and for Gaelic football. The decision to post the area as no trespassing put residents on notice that they are not welcome. No one would object to playing fields but the the proposal for a stadium and artificial turf (which does have problems with potential environmental impacts), lights and sound systems is inappropriate and inconsistent with a residential neighborhood.

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3. Proposal to reroute St. Thomas More Road

I object to any plan to move the road from going directly onto Lake Street since it is likely to create a bottleneck on Commonwealth Avenue at rush hour. A full independent transportation study should be conducted to consider both the impact of this proposal as well as the additional programming uses of the campus.

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4. Proposal to move the MBTA station

To the extent that the benefits of moving the station are to serve the Boston College community, Boston College should be expected to pay the full costs. The MBTA has other demands on its resources and the users of the "T" should not have to pay for a project that is for the benefit of the BC community.

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The scope of the proposed changes in use will undoubtedly have profoundly negative impacts on the value of residential properties in the area. Residents are right to object to this proposed change. Finally, I share the concerns raised by Susan Heideman, another Brighton resident. She stated: "However, the single most important reason for siting all new dormitories on the main Newton camps is BC's continuing difficulties in maintaining civil and law-abiding behavior in its students and their associates. We need only look at two recent incidents to point to what poor neighbor material BC students make:

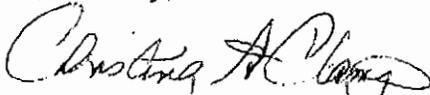
1. Last week, (Jan. '08), the day after some Brighton activists had spoken up at a BC Task Force Meeting about the IMP, a window of their Lake St. house was broken by a large trash can heaved through it. While the perpetrators have not yet been identified, this

and other recent "hate speech" incidents targeting Brighton activists all point to these being the actions of irate BC students, alums, and/or associates attempting to squelch any opposition to BC's master plan.

2. While BC asserts that it did not host the forums, community leaders were treated in a hostile and threatening manner by BC alumni and students in two Internet forums. This type of treatment raises concerns about how residents would be treated by BC fans coming into the neighborhood. Already, they have disregarded the resident parking restrictions and blocked entryways to residents' driveways.
3. Approximately 18 months ago, in May of the '06-'07 academic year, students in one of the main BC campus dormitories engaged in a textbook-burning bonfire which required the assistance of the Newton Fire Department and resulted in serious injury to one of its firefighters. Even in that more "supervised" environment of the main campus, BC is not capable of maintaining civil behavior among its students.

Please incorporate these concerns into the scoping document and require that Boston College make the necessary changes to mitigate the impacts of those elements approved in the plan. Mitigation should include compensation for abutters for impacts from construction; an independent evaluation of environmental impacts of construction and its impact on Chandler's Pond. Boston College should look to the examples of Clark University and Holy Cross in how they engage the community. The process of engagement with the community needs to change going forward. Residents should not be threatened physically or verbally for speaking out.

Yours truly,



Christina A. Clamp and Donald H. Gianniny



Cc: Senator Steven Tolman

State Rep. Michael Moran

Mayor Tom Menino

City Councilor Mark Ciommo, Allston-Brighton District 9

Fitzgerald, John BRA

From: Howie Wong [hkwong0@yahoo.com]
Sent: Tuesday, February 05, 2008 1:25 PM
To: Fitzgerald, John BRA
Subject: Boston College Ten Year Plan - Brighton Neighborhood Concern

Dear Mr. Fitzgerald

I am writing to you as one of the very concerned citizens of the Brighton area. As you know, Boston College recently purchased the former Archdiocese property and has a 10 year plan to develop the Brighton Campus. This plan includes the potential construction of stadiums, fields, parking garages and dormitories which would have a significant impact on the area we call home.

Although BC has done much to help to help improve community relations, there are still issues which remain that are a cause for concern especially if the development proceeds without considering the lasting effect it will have in the area. One example of this would be the traffic issue. Recently, on game days, the traffic flow (both pedestrian and vehicular) is a problem. On a particular evening of a BC football game last year, I found it almost impossible to leave my home because traffic was backed up going both ways on Foster Street and also on Lake Street and Rogers Park Ave (not to mention the foot traffic). I had a similar experience attempting to return home on another night of a game as well. I am worried about the impact the expansion will have on an already annoying problem.

The residents in this area is made of a diverse group of individuals and families that are new to the area, have been here for quite some time (16 years myself), or have lived here their whole lives, some even next generation. However, we all would agree that the city of Brighton, particularly this area, is unique in what it offers. For years, it was a neighborhood accented by the Archdiocese's beautifully kept property, the peacefulness of Chandler's Pond and the recreational offerings of the Rogers Park Playground. It seemed that there was a little bit of something for everyone. I was raised in a small town, moved to Boston to get my degree at Northeastern University and finally settling down here in Brighton. When asked why I've been here for so long, I've always said to them that living here gives me the best of both worlds. I have the benefits of being in an urban area while living in a quiet suburban environment. Much of that is about to change now. With the expansion, you introduce increased traffic, pedestrians and noise levels. You have a change in the surroundings with construction of new buildings, garages and fields resulting in an increase in lighting and a decrease in preservation of green space.

I understand change and progress happens and I am not opposed to it. I and many of those in the neighborhood just want responsible change, taking into consideration the impact a proposal of this size would have on those that live here. It's human nature to proceed with something if it doesn't directly impact you and I've had my share of those moments. Many of us here are asking those that are involved or may have a say in the matter to consider a lower impact development plan such as academic, research or administrative facilities. Take into account the current environment and green space that gives this area its uniqueness. We're not against working with BC and the city to compromise on the issues. Change can be good but it's also difficult to get something back once it's gone.

Please feel free to contact me if I can help in any way. I appreciate your time and understanding. Thank you.

Sincerely,
Howard Wong

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Fitzgerald, John BRA

From: Gregg Lebovitz [gregg@lebovitz.net]
Sent: Sunday, February 03, 2008 9:11 PM
To: Fitzgerald, John BRA
Subject: Mayor@cityofboston.gov

Mr Fitzgerald,

While I am excited by the City's plan to renovate the Chestnut Hill reservoir, I am also greatly concerned about Boston College's (BC) plan to build new dormitories on the Shea Field area that abuts the reservation land. The transient benefit to a few undergraduate students does not justify the negative impact on long term residents who live in Newton, Brookline, and Brighton. The reservoir and the surrounding streets will become a short cut for BC students making their way to the local eating and drinking establishments in Cleveland Circle. The arrangement of the dorms facing a large open space will carry loud music and noise from the dormitory directly to the surrounding neighborhoods.

We know that the current BC administration has good intentions of protecting our neighborhoods from the typical immature behaviors of the undergraduate students, but administrations change and good intentions often make way for other more pressing projects leaving the long term residents of the surrounding areas to deal with the noise, litter, graffiti, and damage that frequently accompanies undergraduate recreation. Those of us who live in the area are already contending with BC's laisee faire approach to student life in our neighborhoods. BC alumni have no concern for local residents during football games when they take over our permit only resident parking areas. BC police and school administration give us a deaf ear when BC students parade our streets in the early morning hours in drunken revelries. Why should we believe they are going to do a better job in protecting our public recreation areas?

Given that it is our tax dollars that are paying for the reservoir, we should be able to enjoy the fruits of our efforts. We should not have to contend with more mayhem from a transient population whose concerns are in direct opposition to those of the longer term residents.

There are much better ways to approach BC's need for additional dormitory space. They have plenty of room to house all undergraduates on the Lower Chestnut Hill Campus (on, and near the Mods site.) The Edmonds Hall/Mods/RecPlex area is well buffered both from the Reservoir and people's homes, and that's where local residents want BC undergraduate students to be housed.

Please remember that we are a bloc and we vote in Boston.

Gregg Lebovitz
Englewood Ave
Brighton.

Fitzgerald, John BRA

From: Dongli Chen [chendb2000@yahoo.com]
Sent: Sunday, February 03, 2008 9:56 PM
To: Fitzgerald, John BRA
Subject: Boston College Ten Year Plan

Dear Mr. Fitzgerald,

As a resident of this area, I strongly oppose BC's ten year plan. I support the preservation of green space.

The neighborhoods around the former Archdiocese property are all residential. If BC builds a baseball stadium, sports fields, parking garages, dormitories, or academic facilities (such as research laboratories), they will dramatically change the surrounding environment. This area will not be suitable for residing in if these structures are erected. People will not like to live in close proximity to these concrete, utilitarian structures because they will destroy the ambience of the quiet location with noise, traffic congestion, and pollution. They also do not fit in with surrounding smaller residential structures, causing inhabitants to become more stressed and ruining the privacy they seek by living in this area. As a result, the properties around the former Archdiocese will decrease significantly in value.

A baseball stadium or other types of sports fields, parking garages, and dormitories will increase the traffic volume in the area. Noise pollution and public safety will also become problematic.

Research facilities, whether specializing in life science or physical science, will lead to environmental pollution, especially that of the air. To build research facilities in a residential area is a terrible idea. It is even worse than the construction of sports facilities.

The Archdiocese buildings are significant historical landmarks. It is a significant part of Brighton's heritage and makes it well known by people from other areas. The trees and other vegetation growing on the property contribute to the local atmosphere and make the area more suitable for inhabitants. It will be an irreparable loss if all the trees are replaced with impersonal concrete facilities.

Sincerely,

Dongli Chen

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Letter in regard to Boston College Master Plan, p. 1

February 3, 2008
BRA

Dear Sir or Madam:

When my husband and I moved to Brighton 25 years ago, Lane Park was a lovely place to raise a child, a street with young families and long-time residents, quiet and safe, with the Seminary grounds behind us on which to sled, pick apples, walk, and jog. Boston College was a benign influence, another place to walk, partake of cultural events, enjoy mingling with busy students.

Unfortunately, the young families who are here now do not have the same privileges we had. What has BC given to the neighborhood recently? A thousand unruly students and garbage in the streets! Due to the college's laissez-faire attitude, its lack of substantive regulation of off-campus students until this fall, Lane Park and the surrounding streets have been filled with nighttime whoops, catcalls, blasting music, blaring car horns, and young adults — both male and female — urinating on our properties. During the day, what is on view courtesy of BC is garbage on the streets in front of student houses, broken furniture in the front yards, tall weedy grass, overgrown shrubs, and red plastic beer cups in the hedges. In short, the neighborhood is becoming a slum.

As I write this, angrily awake at 2 a.m., after multiple calls to the BC community hot line and to the Brighton police, my bedroom is invaded by the booming voices and shrieking laughter of young adults “out on the town,” which was once *my* town. The noise, I know from past experience, is from houses of Boston College students on Lane Park and Greycliff Road, who should already have been expelled in accordance with the disciplinary practices of the college. Absentee landlords have bought houses fled by the older populace and rented to undergraduates; there are currently forty-one such houses near Commonwealth Avenue on Foster Street, Radnor Road, Gerald Road, Lane Park, Greycliff Road, and Kirkwood Road.

We tax-paying members of the community find it difficult to believe assurances made by Boston College that new dormitories and recreational facilities on the former Archdiocese property will have little effect on the neighborhood. However, after ten years of construction noises and disturbances, and no doubt the submission of a new 10-year Master Plan, the gain to the neighborhood will be only 610 new beds, not even enough to house the current undergraduate population! The dorms and facilities will actually bring more activity closer to our homes. Moreover, the Master Plan breaks oral promises that the property would house offices and Jesuit students, NEVER undergraduates.

The City of Boston has neglected its citizens by not acquiring the Archdiocese property. Allston-Brighton has far less open space proportionately than other city neighborhoods. Rogers Park, the closest park to my house, is overused and underfunded, the sixteenth most often used park in Boston, second most used in Allston-Brighton, but receiving the lowest funding 2001-2006. Foster Rock is a conservation area — but the Boston College Master Plan mandates building on the field next to the Rock. The former Archdiocese grounds has been treasured by the immediate community — but Boston College uses the argument that its Chestnut Hill campus is short on open space and it must expand into Seminary grounds. In short, increasing open space for Boston College will decrease green space for the rest of the community. The former Seminar grounds

Letter in regard to Boston College Master Plan, p. 2

with their quiet meadows and woods are to be replaced with lights, PA systems, artificial turf, and fences: one more green space mutilated, one less refuge for the residents of the City, one more broken promise, one less reason to live in Boston.

I close with tears in my eyes for the neighborhood that I love.

Regretfully,

Fran Gustman
14 Lane Park
Brighton

Fitzgerald, John BRA

From: Brenda_Pizzo@harvardpilgrim.org
Sent: Monday, February 04, 2008 9:36 AM
To: Fitzgerald, John BRA
Subject: Fw: A final plea

----- Forwarded by Brenda Pizzo/CORP/HPHC on 02/04/2008 09:28 AM -----

Brenda Pizzo/CORP/HPHC

02/01/2008 05:18 PM

To bctaskforce@yahoo.com

cc Gerald.Autler.bra@cityofboston.gov

Subject A final plea

Dear BC Taskforce:

As the deadline approaches for the BC Taskforce and the BRA to collect all the opinions and suggested solutions from the neighborhood, I'd like to respectfully appeal to both and indeed the neighborhood, whom I feel is being pitted one against the other in the subject of the dormitories.

As many have already stated, but this can not be emphasized enough, since the proposal for the Brighton Campus represents 7% with 500 beds, there seems no reason at all why the neighborhood should be sacrificed and why any of us whether they be on this side of the seminary land or the other should cave into the suggestion. This also holds true for Shea Field being a "good" location for dorms to house students who have only proved time and again that they are not the best neighbors. It would be horrendous if the reservoir became a dumping ground.

If Edmunds Hall is not torn down, but the Mods are and built in their place high density dormitories, the problem would be solved for both the university and the neighborhood. **1**

It is my explicit hope that the BRA and the BC Taskforce will come to this conclusion unanimously.

And by the same token it is beyond reason why anyone would want to concede to stadiums on the Brighton Campus. The neighbors houses that border it will never have any peace. Frankly, I'm mystified.

-Brenda Pizzo

cc. bctaskforce

Brenda Pizzo
 Harvard Pilgrim Health Care
 "America's Highest Rated Health Plan"

Leland Webster, Ph.D.
 15 Orkney Rd.
 Brighton, MA 02135
 Feb. 4, 2008

John M. FitzGerald
 Project Manager
 Boston Redevelopment Authority
 One City Hall Square, 9th Floor
 Boston, MA 02201

Dear Mr. FitzGerald:

This letter contains my comments on parts of Boston College's Master Plan about which I have particular concerns, and I hope you will take these comments into consideration during the scoping process. My comments fall into two major areas: undergraduate on-campus housing and proposed changes to the streetscape of Commonwealth Ave. near Lake Street.

Undergraduate housing

Having endured rowdy BC students in the Cleveland Circle area for all of the nearly 13 years I have lived here, I am pleased to see that BC's IMP includes additional on-campus beds for its undergraduate student population. However, BC needs to go further in lessening the impact on Brighton residents. Specifically, BC should be required to:

- **Build undergraduate housing sufficient to house 100% of its students** who are not spending their junior years abroad or living at their parental homes. There should be no BC undergraduates living in residential areas of Brighton;
- **Restrict that housing to its Chestnut Hill Campus**, and leave the "Brighton" campus north of Comm. Ave. for other uses;
- **Concentrate the undergraduate dormitories in areas of the Chestnut Hill campus that are already used for that purpose.** Edmonds Hall should be retained and renovated or replaced with no fewer beds than it has today, and the Mods should be replaced with dormitories of 6-9 stories;
- **Avoid building any dormitories on Shea Field.** Shea Field directly abuts the Chestnut Hill Reservoir – the last great piece of public open space in our neighborhood. Undergraduates living at that site would cause an increase in cut-through foot-traffic at the Reservoir of students going to and from bars in Cleveland Circle, and the buildings themselves would detract from the sense of open space. The proposal to build dorms on Shea Field is as unacceptable as the proposal to build dorms on the former Archdiocese property.
 - If buildings need to be constructed on Shea Field, they should be academic or administrative in nature, and they should be set back as far from the Reservoir as possible to minimize their interference with the sense of open space currently afforded at that site;

- **Abandon efforts to put into place any agreement that would prohibit BC undergraduate rentals in 1- or 2-family houses.** While on its face such a prohibition would seem to be a positive development, many sections of our neighborhood are zoned for multifamily, and therefore this policy would effectively shift the burden from certain areas to others.

2

Commonwealth Avenue streetscape

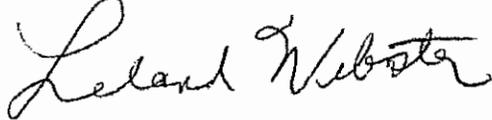
The Comm. Ave. streetscape should be changed as little as possible. Specifically, BC should be required to:

- **Maintain the northeastern corner of Comm. Ave. and Lake St. as open space.** No buildings should be erected at that site;
- **Retain the impressive old stone wall along that stretch of Comm. Ave.** This wall at the edge of the former Archdiocese property is an important historic element in our neighborhood;
- **Cease its efforts to relocate the T-station to the middle of Comm. Ave.** The station should not be moved from its current location, because doing so would only serve to increase the level of traffic chaos in this area and involve the needless widening of the avenue.
- **Not alter the current location of More Drive.** Relocating More Drive would disrupt the flow of traffic that currently feeds efficiently onto Lake St.

3

Thank you for incorporating my feedback into your process.

Sincerely,



Fitzgerald, John BRA

From: Jack Grinold [jackgrinold@gonu.com]
Sent: Friday, February 01, 2008 12:07 PM
To: Fitzgerald, John BRA
Subject: Re: BC Expansion

Regarding BC Expansion

With all the expansion of first the old and middle campus and then the new campus I find it inexplicable that undergraduate housing is being moved to the other side of Commonwealth Ave, to further terrorize the Brighton neighborhood. Why not swap planned academic buildings slated for the middle campus to the new campus and then move the proposed undergrad housing to the middle campus. The rest of the BC proposal for a baseball field, parking garage, administrative offices and the McMullen Museum all make sense.

Thank you

Mr. Jack Grinold
48 Greycliff Rd.
Brighton, MA 02135

Fitzgerald, John BRA

From: Ted Gaiser [tjgaiser@earthlink.net]
Sent: Friday, February 01, 2008 11:48 AM
To: Fitzgerald, John BRA
Cc: steven.tolman@state.ma.us; rep.kevinhonan@hou.state.ma.us;
 rep.michaelmoran@hou.state.ma.us
Subject: BC Ten-Year Plan

Dear Mr. Fitzgerald:

I write at this time with regard to the BC Ten-Year Plan. As a resident of Glenmont Rd. since 1992, I have been paying close attention to the public discussion and reading material released by BC. I have had mixed feelings, which is why you haven't heard from me prior to now.

My mixed feelings come from a long term relationship with BC. I hold both an MBA from the Carroll School of Management and a PhD from the Graduate School of Arts & Science. I have worked for BC in many capacities over the years and am currently a part-time faculty member. So my general sentiment is one of loyalty to the University.

I'm well aware of many of the University's needs. As a land-locked institution, it has limited options for expansion. Understandably, the purchase of St. John's Seminary was an ideal opportunity for growth, offering the University ways in which to address many of its long-term challenges and expansion needs.

With that context in mind, I feel the need to speak out strongly against the proposed development of the baseball field. The artificial turf, the traffic increases, the unruly fans (some of whom I've witnessed urinating and vomiting in people's yards), and the noise associated with games seems highly unnecessary and inappropriate in a residential neighborhood. [And, of course, keep in mind that we already deal with the noise and traffic created by the football stadium and experience heavy use of the baseball fields on the other side of us in Rogers Park.] BC owns a great deal of land in and around Boston, which should allow for ample opportunity to build a baseball field some place other than in the midst of a residential community. It may take some creative thinking, but I'm confident someone in their employ has the ability to come up with a better way to address their need. 1

My greatest concern is regarding the environmental stress on the neighborhood. It's time we take environmental concerns seriously with every opportunity that presents itself. Me and my neighbors have worked hard to save the only remaining natural pond in Brighton, Chandler Pond, (fyi ... there were originally 41) raising funds and supporting the environmental work that has helped protect the pond and its environs. The traffic, pollution from traffic, excess trash, and the run off of chemicals from the new field, will present a significant threat that will undoubtedly degrade the environment and be harmful to the wildlife in the Chandler Pond area. 2

In addition, it will further degrade the overall neighborhood by eliminating additional trees and open space, and creating additional light and noise pollution. And while I've only addressed the baseball field in my comments, I trust you appreciate that any environmental degradation on, around, or related to the development of the property is of concern to me.

To be clear, I am not opposed to BC developing the St. John's Seminary environment. The University purchased the property, because it needs to expand, and should have the right to do so. While the IT facility, St. Clement's Hall, is just around the corner from my home and is less than ideal for residents, creating considerable morning traffic along with the traffic to the Thomas Edison school, I didn't have an issue with that development. Likewise, I wouldn't have any concerns about expanded scholarly program facilities, temporary housing for visiting scholars, transitional faculty housing to aid faculty recruitment, or even graduate/married student housing. All of these things are needed by the University, and all would fit within a residential neighborhood. My only concern is the baseball field and any environmental impact.

I hope this is helpful feedback for you to receive, and also trust that you and other public officials will take the neighborhood's concerns seriously as you consider how best to support both BC's expansion goals and the residents of Boston.

Please let me know if I can be of further assistance.

Sincerely,

The Rev. Dr. Ted J. Gaiser

Fitzgerald, John BRA

From: Phoebe Ann Erb Gallagher [phoebe@sprynet.com]
Sent: Friday, February 01, 2008 7:53 AM
To: Fitzgerald, John BRA
Subject: No Dorms on Shea Field

Dear Mr. Fitzgerald,

I am a homeowner on Beacon Street across from the Chestnut Hill Reservoir and wonder why Boston College does not build the new dorms on the site of their temporary modular housing, deep within the campus.

As the article in the Jan. 27th *Boston Globe* pointed out, "in recent years neighbors have not lodged complaints about students who live on campus."

It would seem brilliant planning to take advantage of this harmony and construct permanent dorms on the site of the temporary modular housing, and to renovate Edmonds Hall rather than destroying it. 1

The Reservoir, surrounding open space and skyline are public treasures of the immediate neighborhoods and all of Boston. The negative ramifications of building three large dorms on the edge of campus, so close to these public assets, would be numerous, including an increase of trash befouling the water and landscape.

I habitually pick up trash when walking around the Reservoir. I'm appalled at how much more trash there is after football games when the influx of people use the Reservoir path to go to and from Cleveland Circle.

If this large housing complex is built on Shea Field, the path along the Reservoir will become a daily pedestrian route to Cleveland Circle. I'm sure I'd need a shopping cart and not just a shopping bag to hold all the trash I'd find along the way every day. 2

Keep the existing peace with the neighborhood and build where students already live. Surely BC can find new temporary housing for dislodged students during construction of permanent dorms on the modular site and renovation of old Edmonds Hall.

Thank you,

Phoebe Erb Gallagher
Beacon Street resident

Fitzgerald, John BRA

From: Ellen Chajes [kitov613@verizon.net]
Sent: Thursday, January 31, 2008 7:06 PM
To: bctaskforce@yahoo.com; Fitzgerald, John BRA; Autler, Gerald; mayor@cityofboston.com; tim@scclawfirm.com
Subject: Comment Letter for the BRA

Mrs. Ellen Chajes
38 Embassy Road
Brighton, MA 02135
Kitov613@verizon.net

To Jeanne Woods of the BC Task Force - bctaskforce@yahoo.com
Mr. Jon Fitzgerald, of the BRA - John.FitzGerald.BRA@cityofboston.gov
Mr. Gerald Autler of the BRA Gerald.autler.BRA@cityofboston.gov
The Honorable Mayor Thomas Menino mayor@cityofboston.gov
Mr. Tim Scoffield, tim@scclawfirm.com

Below are my comments about the proposed Institutional Plan:

The plan for two stadiums with 1500 seats and 500 seats is an over saturation of seats for that area - That area already has problems with parking when it comes to Rogers Park and the surrounding neighborhood. There will be a problem from walking students and spectators who park on Chestnut Hill Avenue, Portina, Wiltshire and the surrounding streets with the noise they will generate.

Artificial turf will make the water not be absorbed by the ground. Has there been any study as to where the water will drain to and what effect the chemicals from artificial turf will have on the ecosystems. My suggestion is that the only artificial turf be place on the building and leave the other three fields as natural turf. In regard to the placement of the fields - there should be more than just a road as a buffer zone between Lane Park Residents and the field. My suggestion is that all the ball fields remain near Shea Field where they are now. Leave the natural grass and fields behind Lane Park as is and to the uses that they are used now. But if indeed the fields end up being behind Lane Park Mrs.

Ellen Chajes
38 Embassy Road
Brighton, MA 02135
Kitov613@verizon.net

To Jeanne Woods of the BC Task Force - bctaskforce@yahoo.com
Mr. Jon Fitzgerald, of the BRA - John.FitzGerald.BRA@cityofboston.gov
Mr. Gerald Autler of the BRA Gerald.autler.BRA@cityofboston.gov
The Honorable Mayor Thomas Menino mayor@cityofboston.gov

Mr. Tim Scoffield, tim@scclawfirm.com

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Artificial turf will make the water not be absorbed by the ground. Has there been any study as to where the water will drain to and what effect the chemicals from artificial turf will have on the ecosystems. My suggestion is that the only artificial turf be place on the building and leave the other three fields as natural turf. In regard to the placement of the fields - there should be more than just a road as a buffer zone between Lane Park Residents and the field. There should be a plentiful buffer zone of many feet of trees to insure that the trees act as a barrier to foot traffic and help as a sound barrier.

The issue of all the changes that BC would like to make in changing the streets and where they enter Commonwealth Avenue. Detailed traffic studies by an independent and neutral company that has no connection to BC or the BRA should be done before any changes are made to the traffic pattern. I would also like to see what the MBTA has to say about all the changes and what they plan to do before any permission is given to BC to move any road.

The issue of housing is probably the most pressing and important to the residents. By removing the trees of the Foster Street area where BC would like to build townhouses (otherwise known as dorms) for their theology graduate students will destroy what little greenspace is still in existence in Brighton. As a member of the BAIA board I have been to many meetings where it is stated that Brighton of all the sections of Boston has the least percentage of greenspace per resident.

If indeed it comes to pass that townhouses will be built on the Foster Street lot a very large buffer zone of trees must be kept so that the neighbors on Portina cannot tell that the townhouses even exist - the buffer zone should be huge. The important aspect is that if those townhouses are built then they should be closer to the edge of Foster Street and further away from the back of the property line with Portina. The other aspect of the design that we have been shown is that if the parking is put at the back of the property line near Portina the residents on Portina will have to deal with a new environmental issue, that is, the exhaust of the cars. Portina and all of our streets is made up of many large families with very young children we don't know what effect the exhaust will do. We need an environmental study to be done before any building is started.

I would also like to stipulate that BC needs to bring not just the plans for those buildings but all of its buildings to the BAIA for approval before they go ahead with each building that they plan to either take down or renovate or build from scratch.

1

2

I feel it is important for the greenspaces to remain. My suggestion is that a conservation restriction should be put on that land at Foster Street, maybe a park could be made for all the residents to enjoy instead of putting townhouses there. The theology students could be put in one of the existing buildings on the archdiocese property whose use was a dorm for their students. It would also place them very close to the buildings where they would learn.

I thank the BC Task Force and the BRA for holding these public meetings in the month of January to allow the affected residents of all the neighborhoods be heard for all to hear.

Thank you very much,

Ellen Chajes

I think that making a large buffer zone will help mitigate the lights and sounds from the ball fields.

The issue of all the changes that BC would like to make in changing the streets and where they enter Commonwealth Avenue, will possibly only benefit them and will make traveling for the residents a nightmare. Detailed traffic studies by an independent and neutral company that has no connection to BC should be done before any changes are made to the traffic pattern. I would also like to see what the MBTA has to say about all the changes.

The issue of housing is probably the most pressing and important to the residents. By removing the trees of the Foster Street area where BC would like to build townhouses (otherwise known as dorms) for their theology graduate students will destroy what little greenspace is still in existence in Brighton. As a member of the BAIA I have been to many meetings where it is stated that Brighton of all the sections of Boston has the least percentage of greenspace per resident available for its residents to utilize

If indeed it comes to pass that townhouses will be built on the Foster Street lot a big buffer zone of trees must be kept so that the neighbors on Portina cannot tell that the townhouses exist - the buffer zone should be huge. The important aspect is that if those townhouses are built then they should be closer to the edge of Foster Street and further away from the back of the property line with Portina.

I would also like to stipulate that BC needs to bring not just the plans for those buildings but all of its buildings to the BAIA for approval before they go ahead with each building that they plan to either take down or renovate for build from scratch.

I feel it is important for the greenspaces to remain. My suggestion is that a conservation restriction should be put on that land at Foster Street, maybe a park could be made for

all the residents to enjoy instead of putting townhouses there.

The students only live in Brighton for 4 years - The residents of Brighton deserved to have the conservation space designated on the Article 51 kept as designated - The students will leave after 4 years and residents are left with nothing. At this point there has been no mention of benefits for the residents. I only see heartache coming out of this project.

I thank the BC Task Force and the BRA for holding these public meetings in the month of January to allow the affected residents of all the neighborhoods be heard for all to hear.

Thank you very much,

Ellen Chajes

Fitzgerald, John BRA

From: Kashnow, Dovid [dkashnow@imperialdistributors.com]
Sent: Tuesday, February 05, 2008 9:56 AM
To: Fitzgerald, John BRA; Autler, Gerald; Mayor
Subject: Citizen Response to Boston College Master Plan

Gentlemen,

My family resides towards the dead end of Chiswick Road.

As you have no doubt heard, we are blessed to live in one of the view remaining very family oriented neighborhood in Brighton. There are over 75 young children that, in any semblance of decent weather, can be seen playing outside in this relatively small area.

Our neighborhood has already been effected by the inappropriate behavior of Boston College students on neighboring streets such as Kirkwood Rd, Gerald Rd, Radnor Rd, and others. The response to incidents that occur in our neighborhood by both Boston College, as well as the Boston College Police has been less than adequate. Even our own Boston Police appear to be strained by the frequent calls to them regarding the behavior of the Boston College students in our area.

The groups of college students that roam the streets of our neighborhood in the middle of the night (especially on weekend nights) is very disruptive to our neighborhood. As a member of the orthodox Jewish community, this is especially troublesome on Friday nights as we are not able to use the phone to call the college or the police to quiet the students down.

After reviewing the Boston College Master Plan, I am very concerned as to its effect on our neighborhood. I ask you to give your attention to some of the specific concerns that my wife and I have about this plan.

1. First and foremost, building a structure to house spectator sports on the Brighton campus would be a disaster for the neighborhood. I can only imagine how the current student related disturbances in the neighborhood will be magnified by this!
2. Although I am all in favor of increasing the number of students in college dormitories, it makes far more sense to increase the density of the students on the Chestnut Hill campus as this is closer to the other students and the general college facilities. I see no reason why they can't build taller dormitory buildings on that campus, rather than spread the students onto the Brighton campus. 1
3. It is our strong request that you preserve the existing homes that BC has purchased or plans to purchase on Foster St. and throughout the area and require that they be used for faculty housing. We are sure that student behavior, as they pass through the neighborhood, would be toned down if they realized that the ones grading them are cognizant of their out of school behavior too. 2

It is really important that any development in that area shield the young children in our neighborhood from the disruption and less than appropriate behavior of the BC students. I respectfully urge you to do your best to guarantee that families can still live in the area of the Brighton campus and children can be raised without being polluted by the activities that have become so much a part of the lives of the BC students that reside in our neighborhood.

I recognize that this is a challenging task for you and your organization. I ask you that you consider our children and our desire to remain in our home and neighborhood as you make decisions that will affect generations of families in Brighton.

With Best wishes for your success,

Esther & Dovid Kashnow
188 Chiswick Road
Brighton, MA

Fitzgerald, John BRA

From: sbgoldfam@juno.com
Sent: Monday, February 04, 2008 9:21 PM
To: Fitzgerald, John BRA
Cc: Steven.Tolman@state.ma.us
Subject: BC IMP comments

8 South Street
 Brighton, MA 02135
 February 3, 2008

Dear Mr. Fitzgerald:

The Allston Brighton community contains many colleges and universities. Boston College is the smallest of these institutions. The students at Boston College come to the school and spend a brief period time living in our community, but they heavily influence the quality of life in our area. The IMP that BC is proposing will further impact the quality of life in our neighborhood. Below I have outlined my concerns regarding the IMP and Brighton.

General Plan

BC is proposing to create a plan that has mixed uses on all its campuses. This is fine on the Chestnut Hill and Newton areas, which are currently configured in that manner. The new "Brighton Campus" abuts very densely populated areas on the north, east, and west sides. By moving into this neighborhood with all the aspects of its campus, it will create more traffic by foot and vehicle, more noise in a quiet area, and environmental disruption.

Below I will try to discuss the sections of the IMP as the BC Taskforce divided them.

Athletic Fields

The creation of four lighted athletic fields/stadiums that include sound systems on the Brighton campus specifically with the baseball field abutting Lane Park, a street containing one and two family homes is disruptive to families living next to it. The lights and sound from the night games will disturb the families. Lights on ball fields simulate daylight. How can families live with this kind of disruption? Why is it necessary in the first place to place the baseball field so close to the homes? Can one field be placed further into the property with a multiple use, that of softball and baseball. On the other hand, retain either the baseball and/or softball field on the Shea stadium field and only create one on the archdiocesan site further away from homes. The Shea field site is facing properties already owned by BC. It has a larger set back from the homes than the one behind Lane Park. At the least, BC must create a greater set back from the homes on Lane Park.

Does BC really need as many seats as they are asking for? Is it possible to reduce the size of the stadiums down to the size of a playing field not a stadium? They are not getting the attendance to justify the number of seats they are requesting.

Transportation

The corner of St. Thomas More Rd. and Lake St. is certainly a failed intersection. The light synchronization for cars and the MBTA trains does not work during the rush hours. The pedestrians cross Comm. Ave form the T station with little regard to the traffic lights at the station. It surely needs to be improved. The real question is how it can be corrected most effectively. The whole corner needs a study. It currently includes an area of stores. Drivers pull their cars over on the Newton side and hop out into the middle of traffic to run into the Dunkin Donuts causing traffic snarls. Trolleys pull into the station and stick out into the road during rush out causing back up of traffic.

The T wants to move the station and make it handicapped accessible. BC wants to move St. Thomas More Rd. and give the T 11 feet on each side of Comm. Ave. for the new platform. If the T goes along with a split platform is there room for a crossover for BC. If the use a single platform the traffic still needs to contend with T trains coming in and out of the platform. This is still a traffic failure potential. Do we know what the T's actual plan is? No, we do not. Realistically, only when the T has a plan in place for the station can BC can begin to make any plans for the Commonwealth Ave. area.

2

With regard to St Thomas More Rd., moving will cause great hardship to the neighborhood. People coming from the Beacon St./Cleveland Circle area and people coming from Newton use Lake St. as a means of crossing down to Washington St. If More Rd. is moved, it will force this traffic to be rerouted to Chestnut Hill Ave. which is already backed up in Brighton Center or to force those from Newton to make a left later onto Comm. Ave and a right onto Lake St. This is not an effective way of correcting the problems at this corner. Also is there enough room on Comm. Ave to allow for crossover from the west side to the east opening in the proposed spine road? The architect from Saski says they want to make a continuous walking path for the campus. This could also be construed as making Brighton the city part of its campus. If St. Thomas More Rd. is moved, that is what it will do.

3

The entrances to BC need to be gated to protect against people driving through the campus.

4

Pedestrian traffic needs to be taken into consideration. If one looks at pedestrian behavior at the BU street crossings and MBTA crossings near BU on Comm. Ave., one can not help but notice that in general the pedestrians tend to disregard traffic lights and cross at any time. If a trolley is coming, pedestrians dart out into the street and run to catch the train. As I mentioned before the Newton area further up Comm. Ave. is already difficult due to pedestrian crossing. BC has proposed an overhead crossover. People in hurry do not use crossovers-"the shortest distance between two points is a straight line." The person who suggested a tunnel under comm. Ave. may actually have given a good idea. It would not be seen and would create a better view and easier means of alleviating a bad situation.

5

A very thorough traffic study is necessary. The study needs to look at this area, its impact on Brighton Center, Newton and Allston. The study needs to be conducted by a totally independent group.

Many of the streets in the Brighton area are small one-way streets. There is not a lot of access to our limited safety vehicles. When BC has games at Shea Stadium, the ability to maneuver on the Beacon St. side of the campus is already more than difficult. BC does try to manage the traffic and it has for sure improved since the Shea Stadium opened. With the opening of a fine arts auditorium and balls fields on the Brighton campus, Comm. Ave will be more congested and plans will need to be in place so as not to negatively impact the already congested neighborhood. The focus of the vehicular and foot traffic will now be towards Comm. Ave and Foster Street and not to Beacon St.

6

It will be necessary to designate all the streets around the Brighton campus as either resident parking only or as 2 hour parking from 6 AM to 12 PM. The streets are already congested. Driving west on Beacon St. during the school year, is filled with parked cars. Spaces for residents in Brighton are at a premium already. Students come park their cars on streets and leave them there all week. BC students and employees need to be encouraged to use public transportation at all times. A subsidized T pass program would certainly be of a benefit.

7

Housing

Undergraduate housing should be restricted to the Chestnut Hill campus. It would be a more contained area and would be easier for BC to monitor the undergrads behavior. BC should consider removing the "mods" and building new dorms in place of the "temporary mods." Their architect can certainly design a set of buildings that would house more students in an attractive and pleasant manner retaining the vision they desire to achieve.

8

The idea of taking down Edmond Hall seems senseless. A building can always be gutted and rehabbed. A rehab should be less expensive than removing and rebuilding a building. The recplex should be situated where the current sports center exists.

If dorms are to be built on the St Thomas More Hall site, let them be set back off the road retaining stone wall along Comm. Ave. Do not allow stores on this site. The stores on

the diagonally opposite corner do not add to the neighborhood. For the most part, they are service limited to the BC population. Place any stores inside the college grounds where they will be accessible to the students and staff that use them. There will not be parking so the stores on this site will not be available to drivers entering the area. The space could be dorm rooms instead, taking more undergraduate students off the Brighton Campus.

As far as putting dorms on Shea Field, do not allow dorms to come up to the edge of the property. Edmonds Hall is not near the reservoir. It does not interfere with the reservoir's beauty. It does not bother Brighton or Newton residents. A dorm at the edge of Shea field is not acceptable. If there must be dorms there, then a very large set back is necessary.

If all undergraduate students can be moved onto the Chestnut Hill campus, then the Jesuit graduate students could be moved into one of the dorm buildings on the campus, close to their school of theology. The three existing buildings on the Foster rock site could be used for administrative use. One or two more buildings might be built along the edge of Foster St. keeping the profile of being residential use even though it is not. If the Jesuits housing will be built on Foster rock then, it must be written into any document that no other use may be made of this site. There must be a very large set back from the homes behind it. A few trees as possible should be removed from the area maintaining as much wild area as possible.

Open and Green Space

Boston College has now purchased land north of Commonwealth Ave. and Boston College has produced a very large document for their Institutional Master Plan. The cover of this plan pictures most of the current "Chestnut Hill campus and part of the "new Brighton campus." It is interesting to see all the green on the Newton side of the page. There is a lack of green surrounding the homes in the Brighton section of the picture. The majority of the green is located in Brighton is in the "Brighton Campus." While we do not belong to any "green" or nature groups, my husband and I are concerned about the fact that there is a lack of parks and green space in all of Allston and Brighton. When our children were growing up, we had to travel to other parts of the city, West Roxbury for example and Newton and Brookline to find parks in which our children could play. If BC develops the former Archdiocesan lands, we will lose more green space that was set as a conservation area. It is imperative that Boston College leave some areas of this parcel permanently designated as protected undeveloped green space.

About green space, BC is planning sports fields on the Brighton Campus that will have artificial covering, not actual grass. Fake grass is just that, fake. It should not be considered green space as part of the IMP. Artificial turf is not live, it is not friendly to the environment. It needs an environmental study. The sports building can have the artificial turf, but should be the only area where such a treatment is ever allowed.

Thank you to BC for moving the Fine Arts facility away from the corner of Comm. Ave. That corner needs written protection in perpetuity.

We are concerned about the development of along Comm. Ave concerning green space and appearance. The pictures of buildings along Comm. Ave. appear to be without any planned set back from the street. As one drives west on Comm. Ave and enters Newton there is a sign which says entering the Garden City. When BC wanted to take down and rebuild new dorms on the south side of Comm. Ave., Chestnut Hill Newton, section, they were required to keep the set back and make the new dorms no higher than what was previously located there. If BC wants to build a dorm on St. Thomas More site, let it be set back and keep it as low as the current building. . Let us not make Comm. Ave. have that building on each side canyon effect. Comm. Ave. in Brighton near BC is beautiful because of the green and the set back off the street of any buildings. We need to maintain that beauty. All the proposed renditions of area show two buildings coming up to the sidewalk and few pedestrians and vehicular traffic. The lack of traffic vehicular and pedestrian at any times of the day is someone's idea of utopia not the reality of the situation. Let the entrance to Brighton look as nice as the entrance to Newton.

The aerial drawings of Brighton next to the Brighton Campus show homes that are one right next to the other with little space. The homes on the Newton side, show space between the homes. In Brighton, green space is missing. Do not take away more than necessary.

Academics

For the most part it is hard to comment when there are few real designations for buildings. As long as any academic buildings on the periphery of campus have a good set back they will be fine.

In Conclusion

Our family has owned our home on South Street for 27 years and has lived in the Chestnut Hill Ave. area of Brighton for 37 years. As a child I would ride with my father past BC, the then small commuter school. I have watched it grow. When we purchased our home, BC still owned the properties across the street on South St. South St. is only one block long. On South St., Boston College has been a good neighbor by selling the properties to a developer for condos. That being said, students use our street as a shortcut between Comm. Ave. and Chestnut Hill Ave. At night and on weekends, some students walk down our street talking in very loud voices, using foul language, urinate in our hedges and leave their trash on our property. Some students hold parties on weekends, which lead to gangs of students walking down streets at all hours of the night. As I have told Bill Mills and Tom Keady in the past, the last few years the voices of the students has become louder and louder. BC is working to try to improve the situation. They are trying to be a good neighbor. We are grateful for that, but we are worried that if undergraduate students are housed the Brighton campus we will have a larger increase of this behavior in the neighborhood. Unfortunately, BC's vision is not very compatible with the vision of the neighbors of Brighton. Hopefully, the BRA while in the scoping portion of this process will take the comments of the community and neighbors into consideration and will ask BC take a long hard look at their plan and ask BC to make revisions accordingly.

Thank you for taking the time to read my comments.

Sincerely,

Barbara Goldstein

cc: Gerald Aulter
BC Taskforce
Mayor Thomas M. Menino
City Councillor Marc S. Ciommo
City Councillor Maureen E. Feeney
City Councillor John R. Connolly
City Councillor Michael F. Flaherty
City Councillor Stephen J. Murphy
City Councillor Sam Yoon
Representative Kevin Honan
Representative Michael Moran
Senator Steven Tolman

Fitzgerald, John BRA

From: Berezin, Ellen [Ellen.Berezin@philips.com]
Sent: Monday, February 04, 2008 8:30 PM
To: Fitzgerald, John BRA; Mayor
Subject: Boston College Plan

I am writing as a new resident of Brighton. (The Waterworks Park) I have been following the BC proposals for expansion and ask for your assistance in completing a missing component of the proposal. BC is planning to put three dorms on Shea Field, but no plans are in place for the maintenance and safety of the Reservoir. This is a serious mistake for the safety of the students and the peacefulness of the neighborhood.

I have attended several meetings with Boston College. To my surprise, the BC speakers at a recent meeting indicated that they, too, were concerned about the safety of having a reservoir in front of 500 undergraduates. However, they insisted that they had offered to maintain, light, and improve the Reservoir, BUT they were told that the Reservoir was not in their jurisdiction and they should not let it factor into their plan.

THIS IS A MISTAKE. I urge you who are in city government to get the appropriate parties together NOW to work on a plan. Otherwise, I fear that you are putting 500 students in front of a hazard. If BC is willing to address this issue, surely our tax-supported agencies should be willing to do the same.

Thank your for your attention.

Respectfully,

Ellen Berezin
2400 Beacon Street
Chestnut Hill, MA

Fitzgerald, John BRA

From: Daniel Davis [danieldavis@mos.org]
Sent: Monday, February 04, 2008 8:32 PM
To: Fitzgerald, John BRA
Cc: Mayor; stolman@senate.state.ma.us; rep.michaelmoran@hou.state.ma.us;
Rep. Kevin Honan@hou.state.ma.us; Ciommo, Mark
Subject: Brighton homeowner opposes B.C. Shea Field dormitories

Mr. Fitzgerald,

I'm writing in opposition to the prospect of Boston College constructing dormitories on Shea Field abutting the Chestnut Hill Reservoir.

The high-rise dormitories would detract from the surprisingly pastoral ambiance the Chestnut Hill Reservoir affords. More importantly, as it lies between Shea Field and Cleveland Circle's bars and liquor store, students would traverse the area at night in varying degrees of inebriation - a recipe for drowning or rape given the steep drop off to the waterline, a multitude of dark and remote areas, and that because it is off-campus B.C.'s security would neither patrol nor have jurisdiction.

Instead, I ask that you deny B.C.'s intent to build dormitories on Shea Field and instead propose they build them in a more centralized (e.g. Edmond's Hall/RecPlex/Mods area) rather than peripheral location where they can be more effectively supervised, providing the students and Brighton residents both greater safety, while at the same time preserving the natural beauty the Chestnut Hill Reservoir provides everyone.

As a Brighton resident since 2002 and homeowner since 2005, a profound factor influencing my wife's and my decision to live and settle here is the solace, peace, and respite we get from strolling and jogging around the Chestnut Hill Reservoir. One need look no farther than Jamaica Pond, Olmsted Park, or the Public Gardens in Boston to observe the many positive impacts that public green space has on the economic and physical fitness of a neighborhood. Stewarding such a resource will fortify this community as surely as neglect will cause decline.

I thank you for considering my concerns, and would appreciate a reply and updates as this issue develops.

Respectfully,

Daniel A. Davis, Ph.D.
153 Strathmore Rd. #10
Brighton, MA 02135
617-823-4020

Fitzgerald, John BRA

From: Lewis Shepard [lewshel@mac.com]
Sent: Monday, February 04, 2008 8:45 PM
To: Fitzgerald, John BRA
Cc: Mayor
Subject: Boston College

Dear Sirs,

I moved to Boston last February and have been following the proposals put forward by Boston College for dormitory construction in our neighborhood, especially on Shea field. I feel the project deserves support from local residents . I also wish that various city and state agencies address the safety issues implicit in that proposal. 1

The proximity to the Chestnut Hill reservoir means that there is a greater hazard to students living closer to it than before. The BC team, which spoke at our condominium association, said that they had made offers to the MWRA and other boards to help with ongoing cleanup issues, but they were rebuffed. 2

I would think that we, as Commonwealth and City voters and taxpayers, should have some say in to the disposition of funds for these projects. Should these dorms be approved, I urge the BRA, The MDC, the MWRA and others to aid BC, and the neighborhood, in providing lighting, fencing and any other items consonant with the historic character of the Reservoir.

Thank you for your attention,
Lewis A. Shepard
2400 Beacon Street, # 301
Chestnut Hill, MA. 02467
617-232-1130

Fitzgerald, John BRA

From: mjweisskoff@juno.com
Sent: Monday, February 04, 2008 8:04 PM
To: Fitzgerald, John BRA
Subject: Comments on Boston College moving into our neighborhood

Dear Chairman FitzGerald:

I understand that you are interested in the feelings and views of the citizens of Brighton who will be directly affected by Boston College's plan to develop the Seminary property. I have lived in the Rogers Park neighborhood for almost 25 years. This is a solid group of homeowners who already accept the intrusion of cars, buses, and groups who use the streets and the parks around our homes.

But now, with the BC plan, hundreds ,even thousands of college students and spectators will be coming through our narrow streets. Their planned buildings and facilities will change the entire nature of the neighborhood.

They plan to transform the area that is filled with the special ambiance of a spiritual, religious environment into a sports arena. It seems like a total misuse of the property, which provides air, and 'light' and a beautiful sense of peace to this corner of the City.

We hope you will consider these ideas, and help BC scale back their ambitions which develop at the expense of the City and its People.

Sincerely, Michael Weisskoff, 15 Willoughby Street, Brighton 02135

Fitzgerald, John BRA

From: Paula & Ray Rosenstock [raypaula@earthlink.net]
Sent: Monday, February 04, 2008 3:29 PM
To: Fitzgerald, John BRA
Subject: Opposed to Boston college Plan.

John M. FitzGerald
Project Manager
Boston Redevelopment Authority
One City Hall Square, 9th Floor
Boston, MA 02201
tel. 617-918-4267
fax 617-742-7783
john.fitzgerald.bra@cityofboston.gov

Dear Mr. Fitzgerald,

This is a letter opposed to the Boston College plan of building housing on Shea Field, near our precious Chestnut Hill Reservoir.

Our family has lived on Kinross Road in Brighton for the past 52 years. We have used and cherished the Chestnut Hill Reservoir for all those years.

After every "home game" of the football team the litter trail of red cups, beer bottles, cigarette butts, candy wrappers around the reservoir and in the neighborhood is unsightly. With more students so close to the reservoir, the eco-system of the reservoir and its peaceful nature reservoir will be forever compromised.

Please protect our fragile reservoir, please protect the remaining open space in Brighton. We support Boston College building more dormitories, but NOT CLOSE TO THE RESERVOIR. Boston College has space in other parts of the campus and in the Newton campus to build needed housing.

Thank you,

Corinne Gilbert
Paula Rosenstock
Ray Rosenstock
25 Kinross Road
Brighton, Ma 02135

Fitzgerald, John BRA

From: Mary Blackburn [blackburngroup@comcast.net]
Sent: Monday, February 04, 2008 2:37 PM
To: Fitzgerald, John BRA
Cc: Mayor; stolman@senate.state.ma.us; rep.michaelmoran@hou.state.ma.us;
rep. KevinHonan@hou.state.ma.us; Ciommo, Mark
Subject: BC Implementation Plan

Dear Mr. Fitzgerald:

I am writing to express my opposition to the Boston College Plan to build housing for hundreds of undergraduates on the new Brighton Campus. Building these dorms on the property adjacent to Lake Street would sound the death knell for the Lake Street and adjoining neighborhoods. Not only would Lake Street be overwhelmed by the size and height of the dorms but the increased traffic, pedestrian and vehicular, would make Lake Street a traffic nightmare. We currently have difficulty supporting existing traffic what is to happen when it increases exponentially.

I have attended the Task Force meetings with BC, but it was not until I saw the totality of the 10 year Plan in the Newsletter from BC "Investment in the Future" that I realized the enormity of the impact on the Brighton community. Brighton is not just affected by expansion of the "Brighton Campus" it will also be severely impacted by the expansion of the Upper Campus, Middle Campus and Lower Campus. The existing landlocked BC Campus has very few options for getting in and out of the campus. Unless BC has plans to buy Commonwealth Avenue, Beacon St., Lake Street, and Foster Street, those options don't increase as the Campus expands. What happens then?

As a home owner and Boston taxpayer for over 40 years, I strongly oppose dormitories on the Brighton Campus and strongly urge a careful review and evaluation of the entire BC-IMP.

Mary Blackburn
Home E-mail: blackburngroup@comcast.net
Home Phone: 617-783-3719

Fitzgerald, John BRA

From: Tatyana Goldwyn [Tatyanarfa@comcast.net]
Sent: Monday, February 04, 2008 1:57 PM
To: Fitzgerald, John BRA
Cc: Mayor
Subject: Shea Field dormitories plan!

Dear Mr. FitzGerald,

I am writing to you out of concerns about the possibilities of three(3) new dorms to being built for 500 beds on Shea Field in Brighton. I live around the corner from Boston College and I am concerned about the impact that these dorms and the 500 students with their additional traffic and "activities" will have on our neighborhood. My husband and I strongly oppose this plan and hope that you will not grant BC permission build on the Shea Field.

Thank you for your attention.

Sincerely,
Tatyana and Robert Goldwyn
54 Willow Crescent
Brookline, Massachusetts 02445

Tatyana Goldwyn
54 Willow Crescent
Brookline, Massachusetts 02445
Tel: 617-734-3122
Fax: 617-734-4272
E-mail: tatyanarfa@comcast.net

Fitzgerald, John BRA

From: Nicholas Tawa [n.tawa@comcast.net]
Sent: Monday, February 04, 2008 1:56 PM
To: Fitzgerald, John BRA
Cc: Mayor; stolman@senate.state.ma.us; rep.michaelmoran@hou.state.ma.us;
rep.KevinHonan@hou.state.ma.us; Ciommo, Mark
Subject: Boston College IMP

Dear Mr. Fitzgerald:

We are writing to express our opposition to the Boston College Plan to build housing for hundreds of undergraduates on the new Brighton Campus. Building these dorms on the property adjacent to Lake Street would sound the death knell for the Lake Street and adjoining neighborhoods. Not only would Lake Street be overwhelmed by the size and height of the dorms but the increased traffic, pedestrian and vehicular, would make Lake Street a traffic nightmare.

In considering the impact of the Boston College expansion into Brighton, the proposed expansion of the present BC Campus should also be addressed. The existing landlocked BC Campus has very few options for getting in and out of the campus. Unless BC has plans to buy Commonwealth Avenue, Beacon St., Lake Street, and Foster Street, those options don't increase as the Campus expands. What happens then?

As home owners and Boston taxpayers for over 35 years, we strongly oppose dormitories on the Brighton Campus and strongly urge a careful review and evaluation of the BC-IMP.

Sincerely yours,
Nicholas and Michelina Tawa
69 Undine Rd.
Brighton, MA 02135

ARLENE RAVEN
19 ANSELM TERRACE
BRIGHTON, MA 02135

January 25, 2008

John Fitzgerald, Project Manager
Boston Redevelopment Authority
One City Hall Square, 9th floor
Boston, MA 02201

RE: Boston College Ten Year Master Plan for the former St. John's Seminary property in Brighton, now known as the Brighton Campus

Dear Mr. Fitzgerald:

I am writing to express my strong opposition to Boston College's plan to construct of a baseball stadium and other sports fields on the Northern section of the Brighton Campus. I am an abutter to this land. It is right behind my backyard. I have lived here for twenty-eight years. The reason I purchased this house is because of the location.

This location has been targeted by BC for the purpose of building a baseball stadium, with a seating capacity of 1500, because it is supposedly the only level land on the property. The planners at BC determined that because of the topography, it is a suitable location.

The problem is BC did not stop to consider the turmoil this project would inflict on the surrounding homes and neighborhood. The noise, the traffic, the destruction of a beautiful natural open space. One of the very few green open spaces left in this community. The decision to locate the stadium here is highly insensitive, callous and arrogant on the part of BC. To say on one hand.. **"We respect and care greatly about your right to quiet enjoyment of your homes BUT we want to drop this 1500-2000 seat baseball stadium in your back yard."**

The problem is the disturbance and upheaval these games would cause. The lights with their horribly loud generators buzzing till the early hours of the morning.. I know because BC has already been using these lights for parking for the football games. What about "tailgating" and alcohol. The loudspeakers, the crowds cheering, the whistles blowing all would be maddening. Especially when you consider this was a Seminary for many, many years-a quiet serene natural retreat of great beauty. And now comes this horrendous monstrosity of a stadium!

Some of the homes would be a mere 10 to 20 yards away from the proposed stadium! This is unthinkable and unacceptable. My fervent prayer is that you urge BC to reconsider their use of this land for a stadium and consider other more suitable alternatives.

Environmentally, as well, this would be a very sorry picture. BC will cut down many healthy beautiful old trees. They will use chemically treated astro turf, which probably, when it rains, will drain off into neighboring yards. Not to mention destroying a place of great beauty and one of the only open green areas left in the community.

Elderly people, ill people, and small children all live around this designated property and their sleep would definitely be disrupted. A research study has shown that the two biggest detriments to a good night's sleep are lights and noise!

I am honestly astounded that BC could propose such a thing. It is outrageous to destroy a neighborhood for a stadium they don't even really need. They already have a perfectly good stadium over at Shea Field. They don't want to have to share it with football practice. I'm not really sure why. They gave some feeble excuse. It's not that convenient or something.

It seems much more humane and appropriate for BC to utilize this particular property for administrative buildings or possibly buildings for classrooms, graduate school housing or something that would NOT have such a highly destructive impact on the community.

Please stop BC from pursuing this nightmarish plan for a stadium. It's much too painful to think of going from our beloved serene Seminary to a *Three Ring Circus!* "*Too much noise is never okay. Disturbing the peace at any time is illegal.*" I wonder what the developers of this plan would say if someone wanted to build a 1500 seat stadium in their back yard?

This project would cause irreparable damage to a wonderful neighborhood. Boston College introduced themselves as wanting to be "good Neighbors" when they first purchased this land from the Archdiocese. This action of placing a stadium here certainly contradicts that intention. Please don't allow this atrocity to happen on your watch.

Sincerely,

Arlene Raven

Fitzgerald, John BRA

From: Eleanor Druckman [edruck@ix.netcom.com]
Sent: Sunday, February 03, 2008 4:26 PM
To: Fitzgerald, John BRA; stolman@senate.state.ma.us; rep.michaelmoran@hou.state.ma.us; rep.kevinhonan@hou.state.ma.us; Ciommo, Mark; Holloway, Paul
Subject: I oppose BC's plan to build undergraduate dorms on Shea Field

Dear John Fitzgerald and others: I live at 1990 Commonwealth Ave and my condo unit directly abuts the Chestnut Hill Reservoir. I strongly OPPOSE BC's plan to construct a 500-bed dormitory cluster on Shea Field. These are my reasons for opposing BC's current plans:

- 1) The close proximity of Shea Field to the Reservoir parkland means that the Reservoir paths will become a direct walking route for BC students from their dorms to Cleveland Circle. This misuse and overuse of the Reservoir paths will quickly lead to deterioration of the Reservoir area. In addition, it will increase the noise level in the area and interfere with the right of apartment and condo dwellers to the quiet enjoyment of their property. As it is, we are subjected to unreasonable levels of noise every time BC holds an athletic event. Post-event celebrations last well into the night. The Reservoir is not meant to be a noisy "pass through" for BC students. 1
- 2) BC planners have not explained their rationale for placing large numbers of undergraduates outside the perimeter of the main campus. It appears that BC intends to build low-rise dorms on the main part of their campus and construct a green quad. However, their plans for "low-rise / low-impact" dorms on the main campus means that they intend to place "high impact" undergraduate dorms in a residential neighborhood. This is not acceptable to the majority of homeowners in the immediate neighborhood. 2
- 3) BC does not adequately police its students and/or maintain its property. For example, there is a stone wall that runs along the perimeter of the BC campus and the cemetery on Commonwealth Ave. After athletic events, students who have been drinking and celebrating regularly displace the stones. This amounts to vandalism. However, BC does not appear to notice the damage their students are doing to this stone wall. Similar vandalism likely will take place when students use the Reservoir paths to access the bars in Cleveland Circle. 3

Fitzgerald, John BRA

From: Sbenny7222@aol.com
Sent: Saturday, February 02, 2008 9:51 AM
To: Fitzgerald, John BRA
Subject: Boston College Master Plan

Dear Sir,

I'm a Kenrick Street resident since 1942 and am expressing my deep concerns regarding Boston College 10 year Master Plan. Its outrageous what is contained in these plans that include undergraduate student housing on the Brighton campus when it had been previously addressed to the community as being for postgraduate students and administration housing only. As for all the sports activities planned, it's an assault to this community's health and welfare to fill the Brighton campus which is surrounded by homes, with a stadium that includes tall flood lights and Astroturf. As Boston College with this Master Plan is committed to becoming a leader in Liberal Arts Education among American Universities, it will also systematically destroy out neighborhood, negatively impact the environment, reduce property values, force families to move away and not, as BC claims, enhance and beautify areas surrounding the campus. I sincerely hope and pray that the BRA will give do respect to all the neighborhoods during their deliberation on this mammoth project.

Thank you
Sandra Kilbride
owner/resident

Biggest Grammy Award surprises of all time on AOL Music.
([http://music.aol.com/grammys/pictures/never-won-a-grammy?
NCID=aolcmp00300000002548](http://music.aol.com/grammys/pictures/never-won-a-grammy?NCID=aolcmp00300000002548))

The Parents and Community Build Group, Inc.



February 1, 2008

John M. Fitzgerald, Project Manager
Boston Redevelopment Authority
One City Hall Square, 9th Floor
Boston, MA 02201

Re: Boston College Development Proposal

Dear Mr. Fitzgerald:

As a Greenspace Advocate and the Executive Director of an all Volunteer Community Service Non-Profit Organization that Sponsors a Park Advocacy Group for Ringer Park in Allston - The Ringer Park Partnership Group, I am appalled at the lack of recognition and consideration regarding the lack of Greenspace in the Allston Brighton Community, in particular those areas abutting densely populated residential areas.

It is imperative that as the overseer of Development Plans in the Allston-Brighton Community that the BRA not only respect the requests of Neighboring Residents, but also respect the preservation of existing Greenspace for present and future generations. Please do not disregard the importance of Our Community's request, and the impact of Over Development in Our Neighborhoods.

Yours sincerely,

Joan Pasquale, Executive Director
PCBG, Inc.

The Ringer Park Partnership Group

Ringer Park Playground - Allston

1387 Commonwealth Avenue, Suite 402, Allston, MA 02134 Tel. 617-254-0682

MARK D. TRACHTENBERG
1564 Commonwealth Avenue, #7
Brighton, MA 02135
(617) 739-3342

John Fitz Gerald
Project Manager
Boston Redevelopment Authority
One City Hall Square
9th Floor
Boston, MA 02201

February 1, 2008

Dear Mr. Fitz Gerald:

I am writing to express my strong opposition to the construction by Boston College of a new baseball stadium on land in Brighton that Boston College recently purchased from the Archdiocese of Boston.

The noise from the stadium on Friday evenings will severely disrupt the observance of the Jewish Sabbath by my fellow Jews who live nearby. The Sabbath is intended as a weekly time for rest, relaxation, and quiet study and prayer. Having the noise from 5,000 fans at a baseball game virtually in my friends' backyard will make it impossible to continue to observe this tradition where they live now.

I urge the City of Boston to reject this proposed use of the land by Boston College.

Sincerely yours,


Mark D. Trachtenberg

Cc: Tim Schofield, Boston College Task Force

Michael Fitzgerald, Project Manager
Boston Redevelopment Authority
One City Hall Square, 9th Floor
Boston, Ma 02201

Donna Taube
52 Kane Park
Brighton MA 02135

January 29, 2008

Dear Mr. Fitzgerald,

The first thing our community heard from BC, was that they were going to build graduate houses (town houses) behind our houses. Not quite as nice as the open space of the seminary. But most of us felt BC had bought the property, and graduate housing seemed like something we could live with.

A year or so later, BC told us there was going to be a baseball stadium behind our house. This is something we can not live with.

To say, I am against having a baseball stadium near ~~my~~ my backyard, is an understatement. ~~There is no way anyone could stay~~ How could anyone propose a stadium 30-40 feet from several houses? There is no way anyone

could stay in a house, that close, when a game is going on. There has to be a place where the stadium could be put, which would not dispossess anyone. Perhaps, rather than destroying the current stadium, keep it and redesign the sports venue part of the project. The baseball stadium as it is proposed does not make sense, whether you live in Lane Park or not. There have to be noise ordinances that would not allow a baseball stadium next to a residence.

We have a lovely quiet street. Please ~~not~~ BC destroy our neighborhood.

Thank you,
Donna Taube
52 LANE PARK
BRIGHTON, MA 02
(617) 783-9616

Fitzgerald, John BRA

From: Janet Kenney [janet_kenney@earthlink.net]
Sent: Wednesday, January 30, 2008 6:27 PM
To: Fitzgerald, John BRA
Subject: Shea dorms

Dear Mr. Fitzgerald,

Please note my address and information as another concerned resident of the Cleveland Circle area. Please do what you can to keep BC from building dorms right near or on our one beautiful, unspoiled area! We desperately need our greenery and quiet, and thousands of BC students will destroy that. They are, almost uniformly, inconsiderate, drunken and ill-behaved neighbors. They'll pass from the Reservoir to the bars in the area (a whole other topic: Mary Ann's should be shut down. Most of the kids in there are under age) and the hope of the neighborhood is to have fewer BC students at the Reservoir, not more right on top of it.

Thank you,
Janet Kenney
52 Strathmore Road #44
Boston, MA 02135

It's been a great year:

Spring 2007: Theresa At Home. A full length play co-produced by Boston Playwrights' Theatre and Village Theatre Company. Directed by Vincent Murphy. www.vtp.org.

April A staged reading of Globus Hystericus at Out of Hand Theater, Atlanta, GA. Directed by Adam Fristoe. www.outofhandtheater.org.

February 2007: More Than What; a cycle of short plays based on the wedding of Jack and Andrea. Produced by CentaStage, directed by Joe Antoun. www.centastage.org.

April/May 2007: My Heart & My Flesh. Stage 3, Sonora, CA. www.stage3.org.

Jan. 10, 2008

Mr. John Fitzgerald, Project Manager
Boston Redevelopment Authority

Dear Mr. Fitzgerald,

I don't think Boston College would be so eager to invest in a new 1500 seat baseball stadium if they didn't feel baseball is an up and coming collegiate sport.

Tom Keady has stated that BC wants to attract "world class athletes", which will, in turn, translate into large crowds at games.

BC's plan to put a stadium in the back yard of a residential area is a bad idea. Noise, lighting, pedestrian and vehicular traffic and parking are all harmful impacts on the neighborhood.

The baseball stadium should remain on Shea Field. A strict control must be put on when and how late the field may be lit for other sports. Noise constraints must be enforced.

Is it fair for BC to be so concerned about green space for students who will only be here for a few years at the expense of home owners and long-term renters?

Sincerely,



Glenn Walker
33 Rogers Park Ave.
Brighton, MA 02135

cc. Ms. Jean Woods, Chairperson, Boston College Task Force

Kristine Walker
33 Rogers Pk. Ave.
Brighton, MA 02135

John FitzGerald, Project Manager
Boston Redevelopment Authority
One City Hall Square, 9th Floor
Boston, MA 02201

Jan. 29, 2008

Dear Mr. FitzGerald,

As a resident of Brighton, I am completely disgusted at the thought BC will be given permission to utilize the former St.John's property for stadiums and dorms.

I am the fourth generation living in a home that will be dramatically affected by this action. We have two young children who will never see the neighborhood as I was able to see it growing up.

The stadium poses many concerns for me as well as my neighbors. Our quality of life will be diminished with the noise, lighting, traffic, and parking problems, and for what...so that students can have more green space and live in a luxury resort type atmosphere? What about the residents who have lived in this neighborhood for many years and do not deserve this invasion to their way of life? We will be adversely affected by the foot traffic of noisy sports fans, prone to leaving their litter behind.

I am concerned by the potential health hazard of artificial turf

I often hear and read about low voter turn out in Allston-Brighton. Umm... could that be due to the ongoing institutional expansion that results in temporary residents who have no real connection to our neighborhood?

I thought the city wanted to encourage more families and home ownership. This expansion does not support a family atmosphere.

I believe it would be in the best interest of the neighborhood to keep the baseball stadium at Shea field and put restrictions on lighting, forbid artificial turf and limit uses of the rest of the athletic facilities.

Sincerely,



Cc: Ms. Jean Woods, Chairperson, Boston College Task Force

January 28, 2008

John Fitzgerald, Project Manager
Boston Redevelopment Authority
One City Hall Square, 9th Floor
Boston, MA 02201

RE: Boston College Expansion Plan on Brighton Campus

Dear Mr. Fitzgerald:

Regarding Boston College's plan to expand the Brighton Campus, my husband and I are writing to ask you to use your power to stop Boston College from expanding the noisiest and most disruptive aspects of their campus to a residential neighborhood.

As you know, for the past year, the Brighton/Allston neighborhood has been meeting regularly and with each meeting our numbers have swelled with support to stop Boston College's current proposal and preserve the residential neighborhoods surrounding the BC Brighton Campus.

Boston College has stated that they plan to build undergraduate housing on the Brighton Campus rather than contain all undergraduate housing on their Chestnut Hill campus. We'd like to point out that when Boston College purchased this property, BC made a declaration to the neighborhood that they would never build undergraduate housing on the Brighton Campus. If this does happen, our lives will turn into a living hell. The noise we will have to be subjected to all hours of the day and night will stretch through out the entire week. Please don't let this happen to us. We want very much to stay in the neighborhood and not lose our quality of life.

We, along with hundreds of our neighbors, are heartsick over this terrible prospect. Boston College's current plan will:

- Make family living in the area difficult
- Destroy local housing prices
- Tend to increase local crime
- Permanently remove conservation district and green space (irreplaceable city resources)

Boston College's current proposal is to have 500 beds located on the Brighton Campus, just seven percent of the total beds. Seven percent is a very low percentage. Surely BC should be able to find a way to put seven percent on the Chestnut Hill campus where the students can live in a harmony and every one of them can feel part of the campus community. Not segmented here and there because of the year they happen to be.

Why should an entire neighborhood be jeopardized because of Boston College's whim to house students in our neighborhood? It doesn't make any sense.

It seems ridiculous to us that Edmonds Hall is obsolete yet the Mods that were meant as temporary housing 30 years ago still stand.

Equally distressing is the proposal to build both a 1500-seat baseball and or 500-seat softball stadium with lights and sound system. Boston College already has a 45,000-seat stadium, a baseball field and a softball field on their main Chestnut Hill Campus. They have already sent many of the Chestnut Hill residents fleeing from their homes not to face the noise, the traffic, and the destruction of a peaceful neighborhood. Now Boston College has it in their plans to destroy one of the most beautiful expansions of green space left in Boston to put two stadiums on the Brighton Campus. If the stadiums are built, the residential neighborhoods will suffer the consequences from this thoughtless and greedy expansion.

Both of these developments will cause more stress and strain on traffic, parking, and noise.

Please help Boston College work out another strategy that will include building more dorms and the stadiums on their Chestnut Hill Campus where they can better police their own student body rather than saddle the neighborhood and Brighton Police with this task.

Sincerely,



**Brenda Pizzo & Kevin Pringale
76 Lake Street, Brighton, MA 02135**

Cc: Mayor Thomas M. Menino, Paul Holloway, MPA, Neighborhood Coordinator for Allston-Brighton, Mark Ciomo, City Councilor, Jerry McDermott, City Councilor, Michael Moran, City Councilor, Representative Kevin Honan, & Representative Brian Golden, Senator Steven Tolman, Jean Woods, Chair Allston-Brighton Boston College Community Task Force

Fitzgerald, John BRA

From: shuggiplum@aol.com
Sent: Monday, January 28, 2008 9:17 PM
To: Fitzgerald, John BRA
Subject: building dorms in Brighton

Dear members of the BRA:

Please put me down as a community leader and activist who is opposed to the building of dorms on Shea field as well as any other part of Brighton.

Boston College needs to keep its undergraduate dorms on the main campus and find ways to make it work as an academic community.

It has become increasingly apparent throughout these meetings that this community is opposed to any undergraduate development reaching onto Brighton community properties and that it has caused tremendous stress to the community. It is unnecessary, insensitive and arrogant to believe that this was something that could be proposed and negotiated.

As both an advocate for open space, beautification and clean living within the Brighton community I ask that a complete redesign placing all students on the main campus be taken seriously.

Thank you for this consideration.

Barbara Moss
Founder and Former President/Brighton Garden and Horticulture Society President/Friends of the Brighton Library Board of Director member of Historical Society/Brighton Heritage Museum

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Fitzgerald, John BRA

From: pgdalton@netzero.net
Sent: Monday, January 28, 2008 8:46 PM
To: Fitzgerald, John BRA
Cc: Mayor
Subject: Boston College IMP

Boston College has cleverly proposed two high impact projects to be built on the Brighton campus--the stadium and undergraduate dorms. They have always known the problems Allston-Brighton has had with students in the neighborhoods and knew Brighton residents wouldn't want the undergraduate dorms in the middle of a neighborhood (they had promised undergrad dorms would never be built north of Comm. Ave.). What better bargaining chip than proposing the dorms and stadium on this property knowing the issue would evolve into dorms vs. stadium and knowing they would get what they wanted most, the stadium. What happens to the immediate neighborhood surrounding the stadium?

This neighborhood (Lane Park north to Rogers Park Ave., Foster St. west to Lake St.) is 82% owner occupied single and two family homes (facts taken from City of Boston assessing on line), a healthy neighborhood.

BC wouldn't invest in a state of the art baseball stadium if they didn't feel it was an up and coming collegiate sport and would bring in the crowds and pay off. The stadium will bring noise from the athletes and patrons (many times enhanced with sound systems), traffic to already over-burdened neighboring streets, illegally parked cars blocking access to their homes, and foot traffic with accompanying noise and litter of over exuberant fans. Long time home owners will leave the neighborhood and property values will decline. Another healthy neighborhood will disappear.

The baseball stadium should remain on Shea field next to the football stadium, these high impact uses should remain grouped.

Recently I have heard a rumor that it has already been determined BC will not be denied the stadium. I hope this isn't true and that I have wasted my time going to meetings, writing letters, and printing up notices informing neighbors of the meetings at my own expense. Please don't do this to us. BC has a duty to develop this property in a manner compatible with the neighborhood surrounding it. The BRA must put neighborhood needs over the ambitions of a college.

Sincerely,
Glory Dalton
33 Rogers Pk Ave.
Brighton, MA 02135

Fitzgerald, John BRA

From: Bret Silverman [bsilk@msn.com]

Sent: Tuesday, January 29, 2008 9:34 PM

To: 1/30/2008 Fitzgerald, John BRA; Holloway, Paul; stolman@senate.state.ma.us; rep.michaelmoran@hou.state.ma.us; Rep.KevinHonan@hou.state.ma.us; Ciommo, Mark; Flaherty, Michael (City Council); Murphy, Stephen (Councilor); Yoon, Sam; Connolly, John (City Council)

Subject: NO DORMS ON SHEA FIELD IN BRIGHTON

Dear Public Servants:

I am writing to strongly OPPOSE the building of Boston College dormitories on Shea Field, abutting the Chestnut Hill Reservoir. This Reservoir, one of the only undisturbed wildlife sanctuaries in our district, is the worst place to put hundreds of undergrad students who like to drink and party in Cleveland Circle several nights a week. Doing so will create a direct path of travel across this nature haven and back again. I have lived for two decades in Cleveland Circle, and have witnessed over and over again the hordes of drunken students screaming, staggering, littering, urinating, vomiting and vandalizing their way through our streets here at 2 am. Dumping this problem into our Reservoir is NOT a solution.

I am grateful that B.C. is finally taking possession of these students and their living situation; but they should renovate and expand their existing upper campus or build new dorms along Commonwealth Ave. where there is mass transit and lighted streets that can be patrolled.

Our Reservoir is a quiet, unpaved haven where ducks, swans and turtles thrive; it is currently free from noise and bright lights, and is one of the places permanent residents go to get peace of mind. We the home owners have invested ourselves in this neighborhood; we pay the taxes and strive to maintain some quality of life here. As B.C. absorbs its students, it is we working people who will remain here and grow. Please do not allow Boston College to take away from us a beautiful treasure of our neighborhood.

Very truly yours,

Bret Silverman
141 Englewood Ave., #47
Brighton, MA 02135-7040
617-731-4982

Fitzgerald, John BRA

From: Nancy Chadburn [nlchadburn@yahoo.com]
Sent: Tuesday, January 29, 2008 7:32 PM
To: Fitzgerald, John BRA; Holloway, Paul; stolman@senate.state.ma.us;
rep.michaelmoran@hou.state.ma.us; Rep.KevinHonan@hou.state.ma.us; Ciommo, Mark; Flaherty,
Michael (City Council); Murphy, Stephen (Councilor); Yoon, Sam; nlchadburn@yahoo.com
Subject: Proposed Boston College dorms on Shea Field

I am a Brighton resident who walks regularly at Chestnut Hill Reservoir, and I am writing to express my opposition to Boston College's plans for new undergraduate dormitories on Shea Field, adjacent to the reservoir.

The noise and the increase in foot traffic around the reservoir that would result from hundreds of students living in this location would cause considerable disturbance not only to walkers and runners who enjoy the peace and beauty of the park, but also to the wildlife there; and increased foot traffic would be seriously destructive to the dozens of species of wildflower that now flourish around the reservoir.

Boston College has other placement options for large new undergraduate residences, and the college should not be permitted to injure Chestnut Hill Reservoir by building them on Shea Field.

As a renter, I am not concerned about property values, but solely about the preservation of the park in its current peaceful and ecologically healthy state.

Please weigh this matter carefully before coming to a decision. Thank you very much for considering the opinions of taxpayers and voters like me.

Yours sincerely,

Nancy L. Chadburn
137 Englewood Avenue, #21
Brighton, MA 02135
tel. (617) 739-3439

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Fitzgerald, John BRA

From: johnfreeman@rcn.com
Sent: Tuesday, January 29, 2008 8:51 AM
To: Fitzgerald, John BRA
Cc: Rep.FrankSmizik@hou.state.ma.us; ccreem@senate.state.ma.us
Subject: No BC dorms on Shea field

After almost a decade of hard work, we are on the way to having an extraordinary public resource in the Chestnut Hill Reservoir. I use the path around the Reservoir regularly, and it is clear to me that use and quality of life are steadily improving and will continue to do so. All of this has been accomplished at minimal expense and great benefit.

The plan to put large scale dorms virtually on the shore of the Reservoir will set back, or even completely negate this effort. The Reservoir is not BC's personal preserve; it is a public asset.

Please use your good office to prevent this mistake.

John W. Freeman
530 Clinton Road
Brookline MA

Fitzgerald, John BRA

From: William P. Marchione [wpmarchione@rcn.com]
Sent: Saturday, January 26, 2008 10:33 AM
To: Vasiliades, Charlie (OCD); Fitzgerald, John BRA
Subject: Re: Comment letter on BC Plan

Dear Charlie,

I have read carefully your letter to John Fitzgerald outlining your views on BC's expansion plans. I wanted to indicate, both to you and Mr. Fitzgerald, my fullest concurrence with the stance and the recommendations you made in your letter.

For Mr. Fitzgerald's benefit, I should point out that I am a home owner and resident of the immediate neighborhood of BC's new Brighton campus, living at 30 Kenrick St. I have lived in this neighborhood all of my life. I am also a BC graduate (Ph. D. in history, 1994), President of the Brighton-Allston Historical Society, Curator of the Brighton-Allston Heritage Museum, President of the Metropolitan Waterworks Museum and Reservoir Conservancy (charged with the responsibility of setting up and running the projected Waterworks Museum at the Chestnut Hill Reservoir), author of many books and articles on Boston and Allston-Brighton history, a former elected member of the Boston School Committee, and a long-time member of the Boston Landmarks Commission, one of Mayor Menino's direct appointees to that body.

The object of the ongoing discussions between BC, the Allston-Brighton community, the residents of the immediate neighborhood, the BRA and the City of Boston should be hammer out a ironclad compromise, along the lines of what you, Charlie, have proposed, that will allow BC to expand onto the former St. John's property in ways that enhance the quality of the educational services the college provides, while also protecting and even increasing, through broad-based remediation, the quality of life of the people of Allston-Brighton.

William P. Marchione
30 Kenrick Street
Brighton, MA. 02135

John-

I've attached a letter outlining for the record my main comments on the BC Master plan; I'm also mailing you a hard copy.

Thanks,

- Charlie Vasiliades

Fitzgerald, John BRA

From: Mark Bacon [baconmark@comcast.net]
Sent: Sunday, January 27, 2008 10:45 PM
To: Fitzgerald, John BRA
Subject: Shea field dorms are a bad idea

Dear Mr. Fitzgerald,

I am writing to you today to express my vehement opposition to Boston College's plan to house students on Shea Field. I live in the Chestnut Hill Reservoir area and visit the park often and greatly enjoy the relative peace and quiet the park offers. This would ultimately be destroyed by housing hundreds of students at the edge of the park. There would be keg parties and public drinking all over the park area and as they walk home from the Cleveland Circle bars bombed out of their minds they would undoubtedly litter the park with plastic cups and beer cans, etc. This is a really bad idea.

Sincerely,

Mark Bacon
130 Sutherland Rd
Brighton, MA 02135

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<http://www.pctools.com/spyware-doctor/>

1/28/2008

Fitzgerald, John BRA

From: gridth ablon [gablon@comcast.net]
Sent: Sunday, January 27, 2008 8:37 PM
To: Fitzgerald, John BRA
Subject: Boston College Dormitories

John M. Fitzgerald
Project Manager
Boston Redevelopment Authority

Dear Mr. Fitzgerald,

As neighbors of Boston College we would like to let you know that we are strongly opposed to the college's plans to build new undergraduate dormitories on Shea Field. The addition of so many students at this location would destroy the peacefulness of the Reservoir parkland and Beacon St. There would be much increase of noise at all times of the night and the cut through traffic to Cleveland Circle would disturb the interior Reservoir pathways. Academic or administrative buildings would be much better suited for the nature of the surroundings of the reservoir.

Gridth Ablon, Ph.D.
Steven Ablon, M.D.
62 Chestnut Hill Rd.
Chestnut Hill, Ma. 02467

1/28/2008

Fitzgerald, John BRA

From: Kerri Theleman [kerritheleman@yahoo.com]
Sent: Monday, January 28, 2008 12:28 PM
To: Fitzgerald, John BRA; Holloway, Paul; stolman@senate.state.ma.us; rep.michaelmoran@hou.state.ma.us; rep.KevinHonan@hou.state.ma.us; Ciommo, Mark; Flaherty, Michael (City Council); Murphy, Stephen (Councilor); Yoon, Sam
Cc: reservoir-coalition@comcast.net
Subject: Opposition to building of Shea Field Dorms next to Chestnut Hill Reservoir

January 28, 2008

Dear Boston Redevelopment Authority, Mayor's Office of Neighborhood Services, Senator Tolman, Representatives Michael Moran and Kevin Honan, and Councilors Mark Ciommo, Michael Flaherty, Stephen Murphy and Sam Yoon:

It has come to my understanding that those of us who are professionals and permanent residents of the Cleveland Circle/Chestnut Hill Reservoir area once again need to raise our voices against the infringement of our living space. I am speaking of the proposed building of dorms on Shea Field, abutting the Chestnut Hill Reservoir. If the current voices haven't yet been heard against this addition to our already disrupted lives by the college after-hours faction, please listen to us now!

I have been living at 1980 Comm. Ave for over 2 years now (and on Chestnut Hill Ave. for 3 years prior). I have noticed that there has been a definite increase in this year's college nightly activities, which most assuredly are accompanied by alcohol and drug consumption, particularly in the hours beyond 1am. Although I applaud the efforts in containing the living quarters to BC proper, I do feel that putting the dorms in an area that cannot be readily monitored internally would be just cause for dorm living to spill out onto the adjacent areas, such as Chestnut Hill Reservoir and western sections of Comm. Ave. and Beacon St. It is a shame that in the midst of trying to beautify the Reservoir's appearance and wildlife, there is a simultaneous effort to destroy it.

As we all know, students usually look for the shortest distance from living quarters to the nearest drinking establishment. That route would become either from the Shea Field side through the small gate leading into the Reservoir, across through to the Comm. Ave. side where the other entrance gate is (which it was my understanding that the Reservoir is "closed" from dusk till dawn, but I'm not sure of its enforcement); or from Shea Field to Comm. Ave. via Chestnut Hill Drive. Either way is a disruption of nightly sleep for all residents whose apartments look out onto Chestnut Hill Drive. There are several concerns with this: 1.) at night, it will become a "hide-out" for those who like to partake in drugs, 2.) BC friends/family may try to park on Chestnut Hill Parkway (even though they don't have resident stickers), and 3.) it will add to the already disruptive environment that those of us living on the Comm. Ave. side experience. I don't think I need to add the concerns one has when liquor, drugs and dark areas at night are mixed... Potential feeding grounds for fights, rape/assault and car theft/vandalism. I don't mean to indicate that all BC students (or all college students for that matter) are a gang of loose people, seeking to destroy peaceful conditions, but I have noticed that there is definitely an increase in nightly (11:30pm-4am) encounters of loud individuals coming home drunk, arguing amongst themselves, brawls, etc. that are quite disturbing to those of us who work in the professional world,

1/28/2008

7am-7pm and would like to come home to a peaceful environment and get a good night's sleep. It is amazing to me that college students (and younger students even in elementary/middle school) are so oblivious to their surroundings and have a total disregard for the residents in the area (many walk along the sidewalk as if they own it and couldn't be bothered with making space for people walking in the opposite direction). That is obviously an issue of upbringing, but it would be helpful if the learning institutions would instill respectful behavioral values as part of their rigorous (and expensive) curriculum.

But, back to the issue of disturbing the Reservoir... I for one, enjoy walking around it during the not-so-freezing months of the year, particularly April-November. As of now, all other recreational/athletic users of the Reservoir are considerate, polite and respectful of other users and the wildlife. I'm not sure that would be the case if the area there is "introduced" as the easiest route to take to Cleveland Circle to engage in nightly activities that have nothing to do with athletic interests. I'm also wondering if students would think that another shortcut route would be to go from the backside of the historical house on Comm. Ave. (#1958?) to its frontside, as there "appears" to be space between the buildings. Residents there have already been abruptly disturbed by the recent drastic teardown of all trees on that lot (which I hear had not been approved by the appropriate boards) - must they contend with more disruption? Also, there are quite a few elderly couples who use the Reservoir for their daily walks and meditation - it would be a shame if their environment was damaged by rude, disorderly conduct. In the same token, it would be a shame if an area we all currently regard as safe, relaxing and peaceful, suddenly took a turn for the worse as a result of an unfortunate incident, such as theft or assault, occurred. I think you would agree.

It seems we are constantly at battle trying to protect the living conditions of our residential area as other contingencies are trying to build out areas that would negatively impact a normal path of living. It would be nice if there were proposals that would enhance residents' lives, as opposed to constantly trying to take away from them (e.g. decreased parking space initiatives, destruction of historical sites, and now building dorms so close to residents' living space). It would also be nice if these large institutions would pay closer mind to the after-hours activities of their students and monitor a bit more closely, so that their students have a more POSTIVE impact on the immediate surroundings instead of a NEGATIVE one. Obviously, if we didn't continue to have the weekly encroachments of peace and the aftermath of them, we wouldn't have to harp on these issues...

I understand that as BC grows, it needs to build more buildings, etc. I am not against construction of educational or administrative type buildings along areas that abutt residential living space, especially along main roads. I am against placing living areas for individuals who seem to have a tendency to be distructive and disrespectful to adjacent communities in an area that is far from the heart of BC's monitoring system and when the only night life is in our direction. Newton residents may not encounter the same level of encroachment of peace, as there are no nightlife activity alternatives for miles around - I believe restaurants in the Newton Centre area close around 11:30pm and I doubt most students would want to walk that far in inclement weather). I think we must keep in mind, that although BC needs/wants to grow, other Brighton businesses and real estate need to grow as well, in order to keep the area thriving and occupied at a higher level of economic status.

Thank you for taking my letter into consideration on this matter. I hope to hear good news soon that the building of Dorms on Shea Field near the Chestnut Hill Reservoir

has been reconsidered and a more appropriate area has been designated for such building, that is further away from Brighton permanent residential life and more contained on the campus site.

Best regards,

Kerri Theleman
1980 Comm. Ave. #31
Brighton, MA 02135
617-285-8542
kerritheleman@yahoo.com

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Fitzgerald, John BRA

From: nepog1@aol.com
Sent: Thursday, January 24, 2008 12:47 PM
To: Fitzgerald, John BRA
Subject: Boston College Ten Year Plan.

John Fitzgerald, Project Manager
Boston Redevelopment Authority
One City Hall Square, 9th Floor
Boston, MA 02201
John.Fitzgerald.BRA@cityofboston.gov
Phone: 617.918.4267

January 23, 2008

My Dear Mr. Fitzgerald,

I have lived in Brighton my whole life.

I think that this is the time that I should speak up and voice my opposition to the Boston College Ten Year Plan.

I do not want a Synthetic Field Baseball Stadium with 1500-2000 seats, Parking Garages;dormitories; and removal of healthy trees.

I would prefer a lower impact development, such as Academic and Research Facilities; and the preservation of green space.

It is not my fault that the gold plated idiots that make these decisions never Asked themselves if they came into this windfall fifty years from now what Would be in the best interest of their school and not in their friend's wallets.

Sincerely,

Mr. Steven B. Gopen
35 Gerald Road
Brighton, MA 02135
T [617] 782-0757

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1/24/2008

Fitzgerald, John BRA

From: andrea wolf [andrea.wolf@simmons.edu]
Sent: Wednesday, January 23, 2008 3:24 PM
To: Fitzgerald, John BRA
Subject: BC dorms near Chestnut Hill Reservoir

Hello John,

I am very disturbed about the proposed new dorms and their interference with the access and beauty of the Chestnut Hill Reservoir. I use it for exercise and nature walks as many people do. It is a gem in the middle of Chestnut Hill that will be destroyed if we have an increased population and increased traffic. Please re-consider the planning of this space.

Thanks,
Andrea

Andrea Wolf
Director, Career Education Center
Simmons College
300 The Fenway
Boston, MA 02115
ph: 617-521-2476
fax: 617-521-3172

1

1/23/2008

Fitzgerald, John BRA

From: John Robert Powers [aastrojet@msn.com]
Sent: Monday, January 21, 2008 7:17 AM
To: John Robert Powers
Subject: BC Expansion into Brighton

Any expansion at the newly purchased property at St. John's seminary by BC should be limited to academic and/or research facilities and should include the preservation of green space. Anything else is unacceptable.

1

Brighton cannot accommodate any additional population growth without first upgrading both the public safety and emergency medical response infrastructure.

Neither basic nor advanced life support ambulance service is assigned to the Brighton area. Both basic and advance 911 medical calls fail to meet established guidelines. With an increase of population and compounded with the elevation of waiting times at emergency rooms, Brighton residents are placed at a far greater risk than those in any other section of the city

Joanne and John Robert Powers
43 Glenmont Rd.
Brighton, Ma. 02135

Fitzgerald, John BRA

From: RG [venturecap@comcast.net]
Sent: Tuesday, January 22, 2008 7:09 PM
To: Fitzgerald, John BRA
Subject: BC expansion plans

Dear Mr Fitzgerald:

I understand there will be hearings on the potential expansion of the Boston College campus.

I live across the street from BC and have not really experienced any major issues to this point. However, for future use it is critical that the Reservoir access, views, and Thomas More Rd (also called Chestnut Hill Parkway) be maintained and protected in the present manner. This must allow autos to drive from Comm Ave to Beacon St as it is a very important passthrough, and also allow runners, walkers, etc to utilize the Reservoir as it is presently constituted.

If the road and Reservoir are not impacted, then new building within the BC campus would seem to be reasonable, as long as BC oversees and regulates these dorms as they now do. If the road or Reservoir is changed, I would not be in favor.

Thank you.

Robert Copen

1/23/2008

Jan. 12, 2008

Mr. John Fitzgerald, Project Manager
Boston Redevelopment Authority

Dear Mr. Fitzgerald,

Due to the fact that I live across the street from the Rogers Park ballfield, I can attest to the harmful impact on the quality of life to the surrounding neighborhood from the field lighting, noise from the players and a handful of spectators, and traffic and parking issues.

Now BC is proposing to put a mega athletic complex in our backyards. We will then be sandwiched between the lights and noise of the park in our front yards and the even greater impact of lights and noise in our backyards.

BC knew when they bought this land it was in the heart of a residential neighborhood. The fact that they own it should not entitle them to build something so inappropriate and out of character with the neighborhood.

The increased traffic and parking issues will impact the neighborhood. As it is we have no help from the BTM or the police department with enforcing parking regulations weekends and nights.

College baseball is growing in popularity. College baseball actually starts in Feb. and is also played in the fall until mid Nov. What do we have to look forward to? Increased seating, perhaps a seasonal bubble? What other uses will it have? Baseball, softball and soccer camps and clinics in the summer?

The stadium should not be allowed and the plans for the rest of the athletic facilities need to be scaled back.

This will create a reduction in property values and cause owner-occupied homes to be sold.

Why destroy a healthy neighborhood with a large percentage of owner-occupied homes and long term renters?

Sincerely,

Glory Dalton

33 Rogers Park Ave.
Brighton, MA 02135

cc. Ms. Jean Woods, Chairperson, Boston College Task Force

Fitzgerald, John BRA

From: Chuck Latovich [latovich@hotmail.com]
Sent: Tuesday, January 15, 2008 2:22 PM
To: Fitzgerald, John BRA
Cc: bctaskforce@yahoo.com
Subject: BC Stadium

Dear Mr. Fitzgerald:

I live on Greycliff Road, and would like to offer my views on Boston College's proposed stadium plans.

First, of course, my preference would be that the stadium not be built, as its impact on the neighborhood is uncertain.

Second, were I to prioritize, however, the stadium is less objectionable to me than the student housing plans.

Third, should the stadium be approved, I would ask that the following items be vetted thoroughly:

1

1. Use of the chief stadium should absolutely be limited to BC league games.
2. Use of the stadium at nights should be kept to a minimum, and no later than 10:00 PM, although 9:00 PM would be preferable.
3. A maximum number of night games should be agreed upon and imposed.
4. Use of the stadium and other facilities should not be extended widely to the community at large.
5. Likewise, the use of the playing fields, parking garage, tennis courts, and other outdoor facilities etc. should stop at a specified time, and absolutely no later than 10:00 PM.
6. Lighting at all outdoor facilities should be designed with an eye to minimizing impact on the neighborhood, especially the immediate abutters.
7. The use of artificial turfs must be examined and installed only after environmental impacts have been understood and determined to be harmless.
8. Noise controls should be examined.
9. Drinking restrictions should be examined for events and imposed.
10. Mitigation in the form of payment for lost home value, as well as design and construction studies to minimize the impact of the stadium on quality of life in the nearby homes, should be explored for immediate abutters at a minimum, and perhaps other homes impacted by the construction.

I will send other e-mails after the other aspects of the Master Plan are reviewed at our neighborhood meetings. Please contact me if you have any questions.

Thank you,

Chuck Latovich

44 Greycliff Road

Brighton, MA 02135

617.779.8896

1/15/2008

Alessandro (Alex) Selvig
70 Lake Street
Brighton, MA 02135

Gerald Autler
Senior Project Manager
Boston Redevelopment Authority
One City Hall Plaza, 9th Floor
Boston, MA 02201

Re: Boston College IMPNF/PNF, October 12, 2007.

Dear Gerald,

I am writing to ask that a full review be carried out for the new project that Boston College proposes. As you know, under Section 80B-5.3(d) of Article 80, waiver of subsections 4 and 5 are permitted only after a full Scoping Determination by the BRA.

As justification for the waiver, Boston College cites previous review by the BRA of its 2006 Amendment. They have made significant changes to the plan submitted in 2006, and I outline the following points for your consideration:

- The locations are completely different and the size of the area impacted has increased dramatically. The buildings in question were RC Archdiocese of Boston property in 2006.
- St. William's Hall has now been substituted for Bishop Peterson Hall and the Library. Gross square footage has more than doubled, from 48000 to 110500.
- Hazardous materials assessments, noise studies, traffic plans must be undertaken for the two actual buildings being proposed, not the one, smaller building formerly proposed.
- Quality of life for abutting residents will be more affected due to traffic, noise, air pollution, debris, rodents and /or other factors associated with the increased scope of demolition and construction.
- Data submitted for St. William's Hall may be inapplicable or irrelevant to the combined, much larger, Bishop Peterson and Library project. The construction management plan submitted by the College as Exhibit 5-1, for example, is merely a sample not specific to this project.

In light of the above, we ask that you strongly consider declining Boston College's request for a waiver of the filing of Preliminary Adequacy Determinations, and Draft and Final Project Impact Reports.

My neighbors and I ask that the provisions set forth in Article 80 be followed to the letter, and that public trust in the process and in the BRA itself be thereby maintained.

Thank you for considering the neighborhood's concerns in your decision,


Alessandro (Alex) Selvig

CC: Jean Woods, Chair, BRA Boston College Task Force
Tom Keady, VP, Government and Community Relations, Boston College.

Fitzgerald, John BRA

From: Greg Lyons [norasfolks@rcn.com]
Sent: Thursday, January 10, 2008 6:35 PM
To: Fitzgerald, John BRA
Cc: Alex Selvig
Subject: Boston College's proposed athletic stadiums

Dear Mr. Fitzgerald:

I agree with the points Mr. Selvig made in his Jan. 8th letter to Ms. Woods regarding the above. I am a graduate of Boston College and have always been dismayed by the development which the College has pursued and the poor architecture of its buildings and stadiums, as well as the awful parking lots. I also noticed the difference between the Brighton campus and the Newton one, which I attribute to stiffer zoning laws in Newton. BC had a justified reputation as a party school when I attended it and I don't think that has changed, but has actually worsened. There is no way I'd want this in my neighborhood. The noise and lighting and then the sheer ugliness of more parking lots would drive me crazy. I think BC should focus more on its academic mission and consider some smaller scale use for the site.

1

Best regards,
Lisa McDonough
44 Raymond Street
Allston, MA

BC '82

January 11, 2008

Mr. John Fitzgerald, Project Manager
Boston Redevelopment Authority

Dear Mr. Fitzgerald,

I am concerned about the negative impact the proposed BC athletic facilities will have on my neighborhood. I am an abutter to Rogers Park and see, hear and suffer first hand the impact of lights, noise and illegally parked cars. 1

A stadium in the midst of a residential neighborhood is unacceptable.

Artificial turf on this field puts everyone's health at risk.

The baseball stadium should remain on Shea Field.

A portion of the Brighton campus field should be set aside for passive recreation accessible to the neighborhood. 2

Lighting and noise restrictions must be applied. 3

Trees must be planted on the periphery of the entire complex as a buffer.

Why does BC need this elaborate athletic complex? When will the city of Boston make a move to stop college sprawl? It would seem colleges and universities could pool their resources.

Sincerely yours,



Peter G. Dalton
33 Rogers Park Ave.
Brighton, MA 02135

cc. Ms. Jean Woods, Chairperson, Boston College Task Force

Fitzgerald, John BRA

From: Angela Sciaraffa [angdesigns@rcn.com]
Sent: Tuesday, January 15, 2008 11:31 AM
To: Fitzgerald, John BRA

TO: John Fitzgerald,
John.Fitzgerald.BRA@cityofboston.gov

I live in the St. Johns Seminary neighborhood and attended the Jan. 8th BC task force meeting. My concerns echos those heard at the meeting, I worry that the BC proposal of moving all it's athletic and recreational facilities in the midst of a family neighborhood will destroy the neighborhood as we know it. The noise of the sports goers, the PA systems ,the generators, the traffic ,the drunken rowdiness and destruction of property all measures into my less than positive view of this proposal. I worry that my property will depreciate. My home is a good part of my retirement and I am close to retirement age.

It feels this is a David and Goliath situation.

I ask is there anything we can do to lessen the impact on our neighborhood? Can there be plan modifications? Could Shea stadium stay where it is currently located?

Does BC have an acoustical consultant on board to address the noise abatement issues?

1

2

I will continue to go to the meetings and **listen** .

Sincerely,

Angela Sciaraffa

143 Kenrick St
Brighton MA 02135-3843

Fitzgerald, John BRA

From: Adafreedman@cs.com
Sent: Monday, May 14, 2007 10:51 AM
To: Fitzgerald, John BRA
Subject: Boston College is expanding into our nerighborhood

As a resident of Brighton I object to the Boston College plans to utilize the former Archdioces of Brighton propery to build a baseball stadium, soccer field, parking garage, dorms and building town houses on Foster St. on conservation land. This is a residential neighborhood the extra traffic,extra parking,loud noise, bright lights are detrimental to the safety,peacefull existence and health of the residents in Lake St., Undine Rd, Foster St., Lane Pk., Glenmont Rd., Kendrick St., Portina Rd., Wiltshire Rd., Hatherly Rd., Collwell St., Embassy Rd and Chiswick Rd. Please help us preserve our neighborhood and green space of our community.

Respectfully submitted
Ada Freedman
12 Wiltshire Rd.
Brighton

</HTML>

Fitzgerald, John BRA

From: Yechezkal Gutfreund [ygutfreund@gmail.com]
Sent: Friday, April 27, 2007 9:37 AM
To: Fitzgerald, John BRA
Subject: Boston College expansion on Foster Street Conservation District

Last night we had a meeting of the residents of Portina, Wilshire, Chiswick, Embassy roads (Brighton) at Shaloh house. The attendance represented a wide cross-section of the 160 families that live on these streets.

There is a great deal of concern in our community about Boston College's plan to build "townhouses" for "seminary students" and to change the Foster Street Conservation District into housing for "seminary students".

There was universal agreement on the following points:

- Our issue with this expansion is much more than just traffic, parking and noise issues
- Because of the large number of young children in our families, the expansion is a direct threat to our families safety, emotional and psychological health, and the future of our ability to live in our quiet enclave
- There is very reasonable concern that either the seminary will move in the future, or their will not be enough seminarians - and this housing will turn into undergrad dorms.
- We ask that the entire conservation district remain as much needed green space 1
- We insist that the foot path from Wiltshire to Foster be re-blocked (cars are driving through) 2
- No "townhouses" should be built on the Foster street conservation district 3
- We would be open to a discussion of a limited number of additional, single-family houses along Foster Street for faculty homes, but we reserve judgment until a detailed plan is worked out.

Our issue with the expansion is more visceral than just parking problems. We have concerns about the exodus of those with families from our neighborhood since the quiet and isolation is the major reason for living in our area.

We are also in violent agreement that we should be part of the larger BC neighborhood

4/27/2007

meetings, BC task force, and other groups. Both because the power of numbers and the fact that we are also in agreement about the dangers of the 2,000 person baseball stadium, parking, new dorms, etc.

Thank you.

Dr. Yechezkal Gutfreund
Portina Road
Brighton, MA

4/27/2007

January 7, 2008

Boston Redevelopment Authority
One City Hall Square, 9th Floor
Boston, MA 02201

Dear John Fitzgerald:

This letter is to express my deep concerns about the proposed Boston College institutional master plan. As you know, that plan proposes the development of a 1500 seat baseball stadium, a 500 seat softball stadium and a 100,000 sq. ft. field house on the land located at the intersection of Glenmont and Lake Streets. My street, Willoughby St, runs perpendicular to Glenmont.

I am a life-long (54 years) resident of Brighton and a graduate of Boston College, and have lived on Willoughby Street for 25 years. During those years, I have seen Boston College's relationship with the Brighton community evolve. When I first moved to my house, the days that BC played a home football game were a nightmare with cars parked everywhere in the neighborhood and no spaces for the residents. That situation was remedied, but the threat of two stadiums with all the attendant traffic and noise raises deep concerns for me.

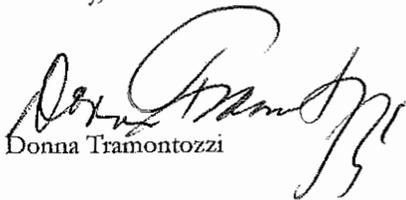
Since the purchase of St John's by BC, we have had a major increase in noise by teams using the field. The football camp is particularly irksome. Right now, that noise is restricted to daylight. However, a baseball stadium with lights does not suggest the same pattern of use.

1

I chose this neighborhood to live in based on its reputation as a quiet, owner occupied neighborhood and it has remained that way for the 25 years I've been here. Because of the neighborhood's reputation, my house was valued higher than other sections of Brighton. I feel that some of that value will be lost due to the proposed BC IMP.

Please consider my concerns and help me save my neighborhood.

Sincerely,


Donna Tramontozzi

FEB. 2, 2008

DEAR MR. FITZGERALD,

PLEASE CONSIDER THE OUTCOME OF ALLOWING DORMS TO BE BUILT ON THE FIELD AND THE BRIGHTON CAMPUS; IT IS NOT A SOLUTION TO HOUSING BC STUDENTS IN BRIGHTON.

TO PLACE THE DORMS IN CLOSE PROXIMITY TO A NEIGHBORHOOD OF FAMILIES OR ELIMINATING ONE OF THE FEW PEACEFUL VILLAGES FOR BOSTON RESIDENTS TO ENJOY - IS A GREAT LOSS TO A CITY THAT THRIVES IN BEING THE BEST PLACE TO LIVE.

BC STUDENTS NEED A SAFE ENVIRONMENT AND A PEACEFUL ONE TO BECOME THE BEST THAT THEY CAN BE.

BOSTON COLLEGE CANNOT BE AN ISLAND IN ITSELF!

RESPECTFULLY YOURS,

Mary Ellen Dowd

S

Ms. Joan L. Spanbauer
30 Willoughby St # 2
Brighton, MA 02135-3135

2/4/08

John Fitzgerald, Project Mgr.
Boston Redevelopment Authority
One City Hall Square, 9th fl.
Boston, Ma. 02201

This letter is sent in relation to the Boston College expansion into the Brighton neighborhood

I strongly oppose any student dormitories, any large seated athletic fields or stadiums, and parking garages being built in the area.

Students bring noise, parties, trash and other troubles.

Stadiums bring lighted fields, more noise, traffic and parking problems.

Traffic today is already reaching the intolerable. Lake St. and Foster St are both highly traveled now. Some days it takes 15 minutes to get through

Brighton Center.

Our Brighton neighborhoods are being destroyed.

Please, put a stop to these plans. We need lower development and preservation of green space.

Jean L. Sparbauer

February 4, 2008

Dear Mr. Fitzgerald

I, Georgia Belezos, have lived at 185 Lake Street since 1939 when my parents bought our house. Our house, which was built in 1830 was in deplorable condition, but my father realized the most important factor was location. Therefore he was willing to repair and rehabilitate it.

My four brothers and I were brought up in this lovely area as were my seven children. With B.C.'s proposed 10 year plan our lives will be changed forever. Instead of a lovely residential area, we will be surrounded by a 2,000 seat baseball stadium, parking garages, several synthetic, rubber sports fields, field high noise and undergraduate dormitories for 500 students.

The value of our homes will plummet drastically as did the houses on Beacon Street, College Road, Hammond Street, etc and B.C. bought them up.

B.C. is like a giant plague taking and destroying everything in its way. They are ruthless and don't care

if they destroy people's lives and property as long as they get what they want.

We have attended many meetings to no avail. Their excuse is that we want 92% on campus housing. They already have it but will demolish present structures to build student centers, campus gardens, recreation buildings and move the undergraduate dormitories to the Brighton Campus and Shea Field that was more than enough for their sports.

BC already took over one of our reservoirs to build a stadium and Shea field by leasing it from the City of Boston for 100 years at \$1.0 back in the 1950's.

Please listen to our pleas and help us save our neighborhood

Sincerely,

Georgia Tsacoyanes Belz
Nicholas Belz

185 LAKE ST.

BRIGHTON, MA 02135

*Eva M. Webster
15 Orkney Road
Brighton MA 02135*

February 5, 2008

Mr. Gerald Autler
Mr. John FitzGerald
Boston Redevelopment Authority
One City Hall Square, 9th Floor
Boston, MA 02201

Re. Comments on Boston College's Institutional Master Plan (BC IMP)

Dear Gerald and John:

Thank you for your attentiveness and commitment to the Boston College IMP process. It has been a pleasure to interact with both of you this past year.

As someone who has attended practically all BC IMP public meetings held in Brighton within the past year and a half, I would like to share some ideas and opinions that may be useful to you as you prepare the BC IMP scoping determination.

The issues addressed in this letter are as follows:

- Student Housing (page 1)
- Appropriate locations for BC dorms & the Edmonds Hall issue (page 3)
- Commonwealth Avenue (page 4)
- More Drive (page 5)
- Baseball Stadium (page 5)
- Buffer zones at the Brighton Campus and along More Drive (page 6)
- The Foster Street development — housing for seminarians (page 6)
- BC's proposal to prohibit undergraduates from renting in 1-2 family houses (page 7)

Student Housing

As a homeowner and long-time community activist who understands this neighborhood really well, I cannot emphasize enough the importance of Boston College housing all of its undergraduates in on-campus dormitories (with very few well-justified exceptions, such as students commuting from a family home). This should happen as soon as possible, and it needs to be treated by BC planners as a priority.

I do not think that any BC IMP should be approved at all without addressing this issue. Housing all undergraduate students in a thoughtful manner, in locations that do not disrupt the neighborhood, is the only way BC can give us a measure of compensation for the huge disruption to our lives that their expansion, in one form or another, will be causing in our neighborhood.

Boston College finally taking responsibility for housing its undergraduates (just as Harvard does) is the only way to increase Brighton's respectability and attractiveness in the eyes of

homebuyers — including BC staff and faculty who cannot afford to live in Chestnut Hill, but would like to live in decent conditions close to work. It is also the only way to protect the quality of life for all of us who already live here, some for many years, and who want a real neighborhood populated with long-term residents and families.

I am sure that the BRA will be hearing from some student landlords, real estate agents, etc., who have an interest in preventing this positive change. They will argue that taking BC student rentals out of the neighborhood altogether would be undesirable — naturally, from their perspective — especially if you are an investor who overpaid for a house, and you worry you won't be making the same kind of income that you were from student rentals.

However, we cannot punish the entire neighborhood for greed-driven, speculative decisions of a relatively small number of real estate investors. Aggressive investors make their bets, and it doesn't always work out. It's the nature of that business.

Apart from the improved quality of life for Brighton residents, the number one reason the areas near BC should be rid of undergraduate student rentals is that it would also be good for Boston College. Just as Cambridge didn't "go under" (on the contrary!) because of Harvard students living in university housing, Brighton too will stay afloat and emerge better than ever if we finally remove this number one irritation and corrupting influence in the housing stock.

Eventually, student landlords will adapt and find a way to market their properties to people with decent incomes. They may even forge a business relationship with BC aimed at converting former student rentals into newly renovated housing for BC faculty and employees. Sure — the landlords may have to improve their properties, but it is only fair that they, too, would have to earn their money through work, not by just passively collecting income.

Brighton has a very attractive location — so let it be its advantage, not its downfall. If student rental properties end up renovated and sold to owner-occupants who, for instance, didn't want to pay extremely high house prices in Brookline and Newton — it would be, in the long term, of great benefit to our neighborhood, even if it leads to some temporary uncertainty in the near term.

It's clear that real estate prices are getting corrected now by market forces — and in some ways, it is a good, healthy correction. It helps many people who were locked out of the housing market when prices were at their peak 2-3 years ago, and it also helps keep the property taxes of existing Brighton homeowners in check.

For all those reasons, the BRA (the City of Boston) should not be bailing out absentee student landlords in Brighton by leaving BC undergraduates as renters in the neighborhood. If those landlords want to remain in the business, they need to make their properties appealing to non-students (including members of the BC community, such as visiting professors, administrative employees, etc.), or just sell to owner-occupants seeking homes in this general area.

Conclusion: The BRA should continue pushing BC on student housing. A gain of only about 600 beds in the next 10 years, as currently proposed by BC (only about half of what is needed), is insufficient. This big, transforming Master Plan will be a huge missed opportunity for Brighton if BC is allowed to continue to "dump" their undergraduates into the neighborhood's housing stock. Let's remember that each student rental property affects dozens of nearby homes, and it is grossly unfair to many people who make Brighton their home.

Appropriate locations for BC dorms & the Edmonds Hall issue

Unless we are prepared to throw embattled Lake Street residents and Chestnut Hill Reservoir users "to the dogs" (which the current BC Plan pretty much accomplishes) — BC dorms must be sited in the central part of the Lower Campus, where they are well buffered from the Reservoir and the neighborhood. If BC wants that part of the campus to be more "airy" (i.e., have some visible open space), then they can accomplish that by building additional beds in Newton.

The current Plan is very unfair to Brighton. All the heavy impact uses are being pushed to our neighborhood. Would it be possible for the BRA to point out to BC that the Newton part of their campus needs to carry its fair share on housing at least?

BC's current strategy to demolish the 790-bed Edmonds Hall, which pushes dormitory use to Shea Field and the former Archdiocese land, is unacceptable, irresponsible, unnecessary, and short-sighted. Why would BC want to harm the neighborhood which they should cultivate as a nice place to live for their own staff, faculty and other employees? (It would be a very helpful recruiting tool to have a nice neighborhood with available housing next to the college.)

It is also obscenely "anti-green" (environmentally irresponsible) to tear down Edmonds Hall, a big, perfectly solid residential structure that is only about 30 years old — and just ship it to the landfill (no one can possibly recycle all those bricks, cement, glass and sheetrock after a wrecking ball makes everything come down).

Edmonds Hall can undergo a "gut-rehab" inside, and be spruced up with light-colored accents to visually enliven the dark brick on the exterior. Attractive, energy efficient windows can be installed. Even if doing such a renovation might cost more than building new, replacement beds, cost alone cannot be permitted to be the decisive factor here for all the reasons stated above.

BC has made an argument that they cannot control their students in large dormitories (and so they want to put dorms close to the Reservoir and people's homes??). BU can control students in large dorms, but BC can't? That specious argument should be dismissed by the BRA as laughable. How about the college putting a BC policeman, or two, on duty in every large dorm, day and night — with more coming to the rescue if needed? (When I once went to look at Edmonds Hall, I noticed that this nearly 800-student dorm did not even have a concierge desk with a live person sitting at it! Any wonder that the mice play when the cat is away?)

The BRA's scope should ensure that the Mods site becomes a well-designed, dense, efficient student housing (which could house students while Edmonds Hall is renovated). BC saving that area for open space is akin to a homeowner keeping his house clean and spacious, and dumping everything he doesn't want inside in his front yard where the entire street is impacted by it.

Since no one objects to administrative uses on Shea Field and on the Brighton Campus — why can't all administrative buildings on the Chestnut Hill Campus, and other functions that do not absolutely need to be there (e.g., Robsham Theatre which could work well in the same complex as the proposed auditorium), become the sites of undergraduate dormitories?

Conclusion: I hope that the BRA's scoping will specifically ask BC to come up with neighborhood-friendly alternatives to the currently proposed plan for dormitories — and that it will recommend that BC retain and renovate Edmonds Hall.

Commonwealth Avenue

Locating dorms along Commonwealth Avenue strikes me as very poor planning as well — with student bedrooms right next to heavy traffic, screeching trolleys, and other street noise (e.g., when crowds leave the auditorium after large functions). Dorms on Comm. Ave. will offer no benefit whatsoever to the public streetscape, and their proximity to Lake Street is also too close for comfort for homeowners who live there.

Commonwealth Avenue — used by all area residents, not just BC — should be respected and enhanced as a grand, elegant boulevard and important public amenity. It has historically been, and will always be, an integral part of the neighborhood. Therefore, the uses on Commonwealth Avenue should have a public feel, and be of some benefit to the entire community.

For those reasons, I believe that the More Hall site would be a good location for the new Rec. Center, with small retail on the ground floor. BC offers a number of summer Rec. Center passes to the community, and could even start selling a few for the periods when students are out of town. (Some people in the neighborhood suggested Shea Field as a good location for the Rec. Center — forgetting that a water main that goes through that field prevents a building of the size that BC wants the new Rec. Center to be.)

More so than any dorm, a Rec. Center building at the corner of More Drive and Comm. Ave. could be an architecturally interesting and attractive “landmark” heralding, in a positive way, BC’s presence to passing motorists and pedestrians. The building’s greater public visibility (than it would have on the Edmonds Hall site) would also increase the desirability of the naming rights (“Connors RecPlex”?, “Lynch RecPlex”?).

Not as large or use-intensive as BU’s Agannis Arena (thank goodness!), a Rec. Center building would nevertheless similarly fit well into the Comm. Ave.’s streetscape. Since the ground floor would have small retail, presumably facing Comm. Ave., the main entrance to the Rec. Center could face the Chestnut Hill Campus, and still be visible from, and enhancing Comm. Ave.

Another advantage of this scenario is that the Rec. Center function would still stay south of Commonwealth Avenue, eliminating the need for students living on the Chestnut Hill Campus to cross Commonwealth Avenue to get to it (they would need to cross More Drive, but that road, especially closer to Edmonds Hall, is not nearly as busy as Comm. Ave.).

Most important, putting the Rec. Center on the More Hall site would allow the retention and restoration of Edmonds Hall, and eliminate the need to put dorms on the Brighton campus or on Shea Field. And the place where the current RecPlex stands would be freed for housing.

Losing the Commonwealth Ave. stone wall and old trees in front of More Hall would be sad — but it would not be as bad as demolishing the stone wall and killing the majestic trees at the edge of the former Archdiocese land. Doing so would completely destroy the most attractive and historic landscape feature in that area.

Like many people, I think that putting a large T station in the middle of Comm. Ave. (and causing the wall and the trees to be destroyed as a result, because the road would need to be widened there) would be a HUGE mistake. I cannot comprehend why BC would want to wedge the T station (with trolleys standing there all day long, waiting for their turn to go downtown) right between the Chestnut Hill and Brighton campuses.

Didn’t BC say they wanted to “link” those campuses? You don’t link two locations by visually splitting them with a large T station.

BC should be concerned with enhancing the ambiance of Comm. Ave. for pedestrians — make it pleasant to walk there — but having trolleys permanently crowding the street and obscuring the views towards the campus on the opposite side goes against that.

It would be in BC's best interest to have the T station stay where it is, and if for some reason that is not possible (what could that reason possibly be?), put it on Comm. Ave. a block or so west of the Lake St. intersection, close to the current station.

More Drive

No rerouting, please! The More Drive—Lake Street axis is an important one. It allows Lake Street residents an alternate route home when Commonwealth Ave. is temporarily blocked (as is likely to happen occasionally with the new BC auditorium use on Commonwealth Avenue). Forcing vehicles that now quickly cross Comm. Ave. onto Lake to needlessly join Comm. Ave. traffic is doing nobody, even those who live on Lake Street, any favors. It would be detrimental to anyone who uses Comm. Ave. on a regular basis.

The option of creating a "forked" version of More Drive (keeping the current road, but also building an off-shoot along the cemetery) is a "double-edge sword". It would allow cars from the Brighton Campus (auditorium, etc.) to cross Comm. Ave. a little bit more efficiently towards Beacon Street (and in the opposite direction) — but it would also create an entirely new, full intersection on Comm. Ave., slowing traffic there — and make the More Hall site smaller for building purposes.

Overall, the necessity of efficiently moving vehicles from, and to, the Brighton Campus may necessitate a "forked" More Drive — but BC planners should explore the possibility of designing a building on the More Hall site that would extend over that off-shoot road. If that building is the new Rec. Center, as I think it should be, this could work out very well.

In any case — with More Drive "forked" or not — BC needs to improve the More Drive—Lake/Comm. Ave. intersection by making sure that proper pedestrian-friendly crossings are finally built there (e.g., right now the MBTA fence separating trolley tracks sticks too far into the intersection, narrowing the space that people need to cross Comm. Ave.).

Granted — presently, if you are a pedestrian crossing Comm. Ave. at Lake St., it feels like intruding on Comm. Ave.'s traffic. But there are ways to remedy that without eliminating More Drive, or building a contrived, futuristic sky bridge (another needlessly overreaching — pun intended! — idea in the current Plan).

This particular intersection currently gets such a bad grade from the traffic engineering standpoint not because of More Drive connecting to Lake Street (there is nothing inherently wrong with two roads intersecting at 90 degrees; it's simple and efficient) — but because of what is currently happening right past that intersection towards Newton (roads splitting in a confusing way around some kind of a fat median), and inadequate crossings for pedestrians.

Conclusion: BC should make More Drive work better but not disconnect it from Lake Street.

Baseball Stadium

What happened to the idea of just good old-fashioned "playing fields" for BC students to use for intramurals to keep in shape and have fun moving their bodies? Why does BC need a baseball stadium for 1500+ spectators — while other equally and more reputable universities can do without it?

Sadly, it makes it clear that Boston College has made a decision that, as it grows, it wants to market itself to the kind of students who choose college based on whether it has a competitive baseball team. That's disappointing.

It would be better if BC's competitive advantage derived from its strong, undiluted emphasis on intellectual, scholarly, civic, artistic or otherwise creative pursuits by undergraduate students — and not from encouraging addictions to competitive sports that already completely dominate popular culture, and suck tremendous amounts of time out of millions of people glued to watching other people play for money. (Yes, I know this is irrelevant to the BRA's scope of the BC IMP.)

Still... the impact that all those people could have if they applied all that time, energy and money to something more important and productive. There is nothing redeeming to the mind, body, spirit, or one's own financial bottom line, to excessively watch others engage in competitive sports — your own mind and body then getting rusty.

So the proposed baseball stadium is not in any way essential, or necessary to the educational purpose of Boston College — and in fact detracts from it by focusing young people on being sports "consumers", and taking time away from other activities ...like perhaps trying in some meaningful ways to make the world a better place.

Of course I am a realist and don't expect the BRA to put those arguments in the scoping determination. BC has a right to choose its own direction; they are the ones who determine what their students should or shouldn't do. But since I hope that BC IMP public comments, and this letter among them, will at some point be read by at least some high-level decision makers at BC, I just needed to say those things.

Conclusion: The baseball stadium is overkill. If erected in any shape or form, it needs to be environmentally friendly, and so it should have grass, not artificial turf (this goes for the other fields, too). Direct neighbors who will be strongly impacted need to weigh in heavily on details of how the stadium and the fields will be used.

Buffer zones at the Brighton Campus and along More Drive

It is not good enough for BC to just say that it will keep the wooded area along Lake Street and some other parts of the Brighton Campus undeveloped. Brighton streets — Lake, Greycliff, Lane Park, Glenmont, and Anselm Terrace — would be ruined if BC's development ever comes too close to them.

Likewise, a substantial buffer is also needed on Shea Field, and the current setback of Edmonds Hall must be maintained.

Conclusion: The scoping determination should point out this issue, and require BC to address it in a meaningful way now, as part of this IMP process, not at some later time.

The Foster Street development -- housing for seminarians

This in my opinion is a fairly benign use, and if sufficiently buffered from Portina Road, not detrimental to the neighborhood — but with a few caveats.

Boston College should properly restore the existing Foster Street houses that it owns, and find a creative way to incorporate them into the new development (perhaps as faculty housing).

These houses strengthen the historic fabric of the neighborhood and are a part of the traditional streetscape that should be respected. They would look very beautiful after being restored to their original condition, and improved with some esthetic enhancements and landscaping.

Boston College will be infusing a lot of new, large, contemporary, institutional architecture into our area - and so they should spare these small structures that link the neighborhood to its past. It would in no way prevent the new development. You just have to be creative about it. If Harvard could do that with old homes in Cambridge, so can BC.

Boston College should not be fighting the neighbors on such a relatively small issue. Keeping a few nice little homes lining Foster Street and enhancing its character would be good for the area, and for BC as well (since they need faculty housing).

Additionally, the Foster Street Rock, a unique and amazing topographical feature, should continue to be publicly accessible, so it can be enjoyed by everyone as it has always been.

BC's proposal to prohibit undergraduates from renting in 1-2 family houses

Though not included in the IMP — and only recently verbally communicated in a public meeting — it is clearly an effort to diffuse opposition to BC plans by splitting the community. The legality and enforceability of such a policy is highly questionable (it could, therefore, be easily dropped later, after achieving its purpose of mollifying some residents).

What is certain is that this policy is irresponsible and highly divisive. It would divide Brighton residents and homeowners into first and second-class citizens - the lucky ones who live on streets that only have 1-2 family homes, and the rest of us who live on streets that also have 3-4 family dwellings, or apartment buildings -- which is most on Brighton.

I have an alternative solution in mind that I think would be much more sensible, fair, and enforceable. I will submit it for a community discussion on the Boston Neighbors Forum some time soon, as this is not directly relevant to the scoping task that the BRA will work on in the coming days and weeks.

Thank you very much for this opportunity to present these comments and opinions.

Sincerely,

Eva M. Webster
(sent electronically)

Cc: Mayor Thomas M. Menio
Mr. John F. Palmieri, Director, Boston Redevelopment Authority
Mr. Michael Kineavy, Mayor's Office of Neighborhood Services
Mr. Jay Walsh, Mayor's Office of Neighborhood Services
Mr. Paul Holloway, Mayor's Office of Neighborhood Services
Senator Steven A. Tolman
Representative Michael Moran
Representative Hevin Honan
Councilor Mark Ciommo

Antoinette Rossi
222 Lake Street
Brighton, MA 02135
(417) 782-3760

February 5, 2008

John Fitzgerald, Project Mgr.
Boston Redevelopment Authority
One City Hall Sq.-9th Flr.
Boston, MA. 02201

B.C. 10 yr. Master Plan

Gentlemen:

I have lived on Lake St. for 60 years at the above address. I consider it the most desirable location in the Brighton community.

In the past, present, and future I have been active and plan to be active in my community.

I was a founding member and past president of Brighton Main Streets. Present member and past corresponding secretary of The Brighton-Allston Improvement Association.

Recipient of the Unsung Hero award on June 4, 2003 from the Allston-Brighton Healthy Boston Coalition.

It has been my pleasure to work with the Boston College Community Relations office in the past, Jean Sullivan McKeigue and presently with Thomas Keady and Jeanne Levesque.

The 10yr. Master Plan which I recently received is impressive. I have reviewed the Plan and make the following recommendations:

- 1. Please try to accommodate students on the Upper B.C. Campus. It will benefit the students to be closer to their academic facilities. 1
- 2. I strongly object to the Traffic Plan which would place the "T" platform for the B Line at the entrance to Lake St. thus cutting Lake St. off from the natural traffic flow and isolating us. It would restrict our normal open road flow. 2
- 3. I recommend that both Lake St. and Beacon st, ^{both} receive and remain open to Thomas Moore drive traffic. 3
- 4. I recommend a buffer zone of 10' bushes or trees at the corner of Lake St. and Glenmont road corner from the St. John Seminary entrance (opp. Lakeshore drive.) This would eliminate some noise from the playing fields and shield the parking areas. 4

Lastly, I suggest that Boston College preserve the beautiful architecture of the Seminary buildings namely The Cardinal's Residence, St. Williams Hall, The Chapels and beautiful Dining Halls. 5

A Fine Arts Complex on Lake Street is most welcome. 6

Thank you for this opportunity to share my views on this matter.

Very truly yours


Antoinette Rossi
Lake St. Resident

Fitzgerald, John BRA

From: JAS MAGUIRE [jasmaguire@verizon.net]
Sent: Tuesday, February 05, 2008 7:20 PM
To: Fitzgerald, John BRA
Subject: BCs 10 year plan

We are against BCs 10 year plan. Such a baseball stadium would only add to the already overwhelming traffic situation in Brighton.
We hope they will consider trying to preserve the beauty of what was once St. John's Seminary and go with research facilities and such.

Donna & Jim Maguire
150 Foster St.
Brighton, MA 02135

Fitzgerald, John BRA

From: Ilene Solomon [iilsol@comcast.net]
Sent: Monday, February 04, 2008 8:47 PM
To: Mayor; Steven Tolman; Michael Moran; Kevin Honan; Ciommo, Mark; Walsh, Jay; Kineavy, Michael; Holloway, Paul; Will Luzier
Cc: Fitzgerald, John BRA
Subject: Boston College dorms @ Shea Stadium

Please DO NOT approve this BC dormatory building until a plan for maintenance of the reservoir and lighting of the reservoir is approved.

It is SHAMEFUL that Boston College has offered to pay for these items but noone is willing to discuss this plan. Why not?

Ilene Solomon
2400 Beacon St. #110
Chestnut Hill, MA
02467

Mayor Thomas Menino Mayor's Office 1 City Hall Plaza Boston, MA 02201

January 29, 2008

RE: Boston College Institutional Master Plan Notification Form

B.R.A.

Dear Mayor Menino,

2008 JAN 31 P 3: 31

I am writing to urge you to make the following recommendations to Boston College's IMPNF proposal for their Brighton Campus:

- 1) Ask the college to seek an alternative site to build a baseball stadium. The newly proposed stadium on the Brighton Campus is much too close to our densely populated residential area. The lighting, noise, and traffic would have severe adverse effects on our community. I am not in favor of a stadium on any area of this property. 1
- 2) Require the existing set back along the Commonwealth Avenue corridor to remain. The existing buildings such as the former Cardinal's Mansion to the North and Moore Hall to the South, should be the marker of future allowed set backs and height requirements. The openness of this entire area as it currently exists, particularly as an entryway down Commonwealth Avenue to the Brighton neighborhood of Boston, is aesthetically beautiful with the current mature landscaping and architecturally beautiful stone walls on either side. The same applies to the mature trees, stone walls, and gently sloping land that boarder the length of the Brighton Campus along Lake St. and Greycliff Rd. 2
- 3) Prevent the removal of the current natural landscape of fields and grass throughout the property. Please do not allow the installation of large areas of artifical turf on this property. 3
- 4) Encourage Boston College to seek to preserve and protect the current landscape, architecture, pastoral areas and numerous mature healthy trees that comprise the beautiful wooded areas of the Brighton Campus. The aforementioned are historically significant in their construction, planning, and placement and should not be disrupted by the newly proposed development strategies currently outlined in the IMPNF. 4
- 5) Encourage the proper renovation and subsequent low impact (to the community) use of the existing architectural structures and landscape. Administrative and some academic uses would coincide with the traditional and historic use of the Brighton Campus. Creations of new parking garages, dormitories, and any other buildings that would disrupt the aesthetic and historical beauty of this area should be discouraged. 5

Dear Mr. FitzGerald,

I would first like to thank you and the BRA on behalf of the many residents who live in Allston/Brighton for taking the time to read our concerns involving the institutional expansion planned by Boston College on the former St. John's land. As you know due to unfortunate circumstances involving the Catholic Church in recent years, the former land occupied by St. John's Seminary in Brighton was sold to BC in order to finance the legal expenses of the church. As a result of the land purchase, BC has set forth some very aggressive plans to develop within the very community which many Boston residents live and call home. This is of great concern to not only the residents who live in the area that BC plans to develop, but to the rest of the Allston/Brighton community. Before I go into further detail about community concerns involving BC's institutional expansion I would like to make clear that the community is not against some of the development proposed by BC as some proponents to the expansion plan are trying to claim.

Unfortunately BC has historically shown little to no compromise with their past developments concerning the neighboring community. Therefore I would like to outline some of the concerns involving the planned BC expansion before any kind of decision is made to grant BC permission to develop on the former St. John's land. It is my wish that the BRA takes these concerns very seriously concerning the major impact that will occur on the community.

The plan to develop further student housing on the former St. John's land

One of the biggest problems Allston/Brighton (and many other communities in Boston) face is the growing student population that reside in the Boston neighborhoods which results in the decline on the quality of life for many families. As you know many students who attend the various universities and colleges in Boston live within the Boston neighborhoods. I am sure you are aware of some problems this creates on the residents who live in Boston year round trying to raise families because unfortunately there is a population of these students who have very little regard on the surrounding community. By allowing BC to build and develop student dorms on the former St. John's land it will embed more students within the community which unfortunately from past experience will amplify the problems faced within the neighborhood with high student population.

There is nothing wrong with the university creating a plan that benefits itself in a productive well though out manner, but if it has a negative impact on the surrounding neighborhood then BC cannot be allowed to do as it sees fit. BC has adequate land to develop more dorms for student housing on their main campus. The residents of Allston/Brighton are not against further development to house more students on campus. We are proposing that Boston College build dorms on the main campus to house their students instead of housing them within the neighborhood which will cause further hardship in the community. The former St. John's land can be used to house administration and faculty resources while putting the student body on the main campus away from the surrounding community.

As a result of the constant expansion by the local universities many communities, Allston/Brighton and many communities in the city of Boston are experiencing a dramatic increase with families leaving. Further BC student housing expansion within the Brighton community will only intensify this trend due to many concerns with the decrease in quality of life caused by the student population.

The Allston/Brighton infrastructure may not be able to support such a dramatic expansion BC has proposed. The local Boston Police department is already stretched to its limits concerning crime and protection for the community. Further expansion in the community will just create an increased burden for the police department. By having BC develop student dorms on the main campus, the responsibility of the student behavior is now on the BC campus police department who patrol the campus grounds. BC can hire more police if needed or as they see fit and incur the expenses for further police hires on their own budget, yet without straining city of Boston resources or budgets.

The plan to build student athletic stadiums on the former St. John's land

There has been a proposal to build a baseball stadium on the former St. John's land. While a baseball stadium may sound like a very attractive feature to the former St. John's site it does not come with a series of problems. In considering whether to allow BC to build such a complex, please take into account the following considerations that will occur as a result of such a proposal.

The off campus proposed location of a stadium will have a significant impact on the surrounding neighborhoods due to increase noise and congestion that would accompany such a proposal. Along with the increase of noise and congestion there are issues concerning trash and maintenance that will also impact the surrounding area as well.

The proposal to have a public address system will also have a damaging effect on the community as well due to the noise generated by such a feature.

The proposal for night games also poses a threat to the surrounding neighborhood because this invites more problems during times when families are at home.

In conclusion to the institutional expansion plan BC wants to implement it is of the opinion and experience of many in the surrounding community that the college should have investigated and performed more analysis of the impact on the surrounding community as a result of purchasing the former St. John's land. It is a clear indication from BC's aggressive plans and quick desire to purchase of the land that it does not take in consideration the impact on the surrounding community and only wishes to address the needs of it self.

Fitzgerald, John BRA

From: Eva Webster [evawebster@comcast.net]
Sent: Tuesday, January 29, 2008 4:24 AM
To: BC_Neighbors_Forum@googlegroups.com
Cc: Fitzgerald, John BRA
Subject: Re: [BC_Neighbors_Forum] Open Space

I'd like to comment on some of the issues raised in the long message by "brightonresident" (I know the person's identity but respect her wish to stay anonymous).

I agree 100% that BC should retain the spectacular stone walls and old trees along Commonwealth Avenue, together with the rock outcropping at the corner of Lake which is beautiful and defines the original topography. It would be heart breaking to lose that beauty, just to have contemporary buildings come all the way to the sidewalk. That is even foreign to the character of the BC campus. They have "breathing room" between all buildings and public sidewalks -- both on Comm. Ave. past the St. Ignatius church, and on Beacon Street in Newton.

It is beyond my comprehension why BC would want to destroy these gorgeous elements that give the area a classy look, a sense of time (history), and make it unique and different from the urban drabness of Comm. Ave. near BU which has no setbacks.

That Sasaki, a reputable firm, would not argue in favor of retaining those elements is really strange. Good architects want to retain the sense of place, not obliterate it. Maybe they were told to design Comm. Ave. buildings all the way to the sidewalk by BC people who have power to impose their views on the architects, but know nothing about good design.

I just hope that the BRA will not think that this high-profile block of Comm. Ave., a unique and historic piece of Brighton (and Boston) should be developed just like any downtown street.

If BC is allowed to change the look of Comm. Ave. in such a drastic way, it will be most disrespectful not just to the local community, but also to the Catholic church. It will look like BC is trying to remove everything that is reminiscent of the Archdiocese of Boston.

However, with respect to "brightonresident's" ideas for Shea Field, I find them very troubling. I strongly disagree with them -- as I'm sure would most people who use and enjoy the Reservoir.

The impact of that huge Alumni Stadium is hard enough on the Reservoir and nearby residents, and just because BC owns a few houses directly in front of that Stadium does not mean that the homeowners directly behind those houses, and along Beacon Street facing the Reservoir, as well as going westward from the Stadium, should have more heavy athletic uses and traffic piled on them.

If the Alumni Stadium was in Brighton, how would people here feel if Newton people said, "Oh, those folks in Brighton already have the football stadium, let them have the baseball stadium too". "Brightonresident" would be the first one to rant against such injustice.

The idea of putting the baseball stadium on Shea Field won't fly for reasons that I once

1/29/2008

mentioned before — but also because BC could never get the affected homeowners in Newton (and the City of Newton that supports them wholeheartedly) to agree to another stadium.

BC would have to face multiple, exhausting and costly lawsuits, and on top of the legal costs, they would end up having to buy all those multi-million dollar houses that would suddenly lose value if a baseball stadium came to Shea Field (just as they had to buy the houses adjacent to the Alumni Stadium).

I would respectfully suggest that BC would rather pay for houses on Lane Park than in Chestnut Hill.

If anything, people in Newton now know how to use the legal system to their advantage, because the painful experience with the football stadium taught them a lesson they never forgot. They got better organized after that. So when BC a few years ago wanted to build a large Student Center too close to their homes, they actually got the the City of Newton to sue BC.

The lawsuit dragged for years, and when BC won, Newton would keep appealing over and over — and even though the final ruling was against them, they simply won the war of attrition. BC backed off. (The Student Center, now called "University Center and Robsham Extension) is going to be built in the space between the Comm. Ave. garage and the Mods site (behind the Robsham Theater & Corcoran Commons) on the Lower Campus.

"Brightonresident" does not understand that the reason students from BC dorms (including Edmonds Hall) currently do not trash the Reservoir is because they have no reason to go through the Reservoir parkland on their way to and from night-time entertainment.

If you are a student living in Edmonds Hall, or any other dorm in that area, it is much easier to take Comm. Ave., a straight shot to Cleveland Circle. You'd have to go out of your way to enter the Reservoir through the gate that's across the street from where Shea Field abuts "Beer Can Hill", and then it's a longer way because the path is winding.

However, if students live on Shea Field, they will only have to cross More Drive and continue walking through the Reservoir parkland.

Instead of just writing more about it, I'm pasting below an email conversation I had with someone in my neighborhood on this issue. My correspondents questions are in green, my responses in blue.

Dear Eva,

I have a question about this dormitory development plan at BC. I agree with you that it's a foregone conclusion that having dorms on Shea Field will produce a flow of drunken students across the reservoir every night.

Strongly agree.

My question is what will happen instead if BC's plans are not approved--will things stay the way they are now (which is not good anyway)?

1/29/2008

No. BC Plan will be approved one way or another, but people in Brighton who have been participating very diligently in the public process are fighting to get some good changes incorporated so it has fewer bad impacts on the neighborhood.

Right now, we have the drunken students walking around directly in our midst.

This is true because BC students rent in our neighborhood -- but this is going to come to an end when BC, instructed by the City, puts nearly all of them on campus in several years (it's going to be happening gradually as they keep adding new dorm beds).

The Shea Field dorms would have them walking away from our neighborhood to get back home, instead of through our neighborhood, which almost seems like it could be an improvement,

If they come from Roggie's, which is near you, you're still going to hear them as they walk towards Comm. Ave. Then, if they live in Shea Field dorms, they would take the path down to the Reservoir at the corner of Comm. Ave. and Chestnut Hill Ave. (the shortest way), or Chestnut Hill Drive behind the Comm. Ave., buildings where they could easily vandalize cars and so on because it's secluded (they don't tend to do it on Comm. Ave. because you're very visible there).

Right now they tend to stay on Comm. Ave., and even catch a late trolley when it comes -- which is better because most people in the buildings that back to the Reservoir have their bedrooms in the back. If students walk there, it will be worse for them.

I really don't think it would be an improvement for the neighborhood if they go drunk through the Reservoir where the police can't get easily in their cars, and they will be hooting there scaring wildlife and waking up people whose homes overlook the Reservoir, and also leaving bottles, cans, and articles of clothing behind, which will be sitting there.

Trash on Comm. Ave. gets cleaned up promptly (not so in the parkland) because building superintendents always clean in front of their buildings -- but there is no one to do it at the Reservoir (there aren't any trashcans along the path, which I think is in some ways better, because it looks more natural, less like a city, and that's what people value).

It's preferable to channel student traffic to Comm. Ave. -- it's a public street and you can't avoid having them walk there -- but spare the Reservoir, which I think is our greatest treasure, the reason many people live here.

It's not just about night-time traffic that would be a problem, but also groups of loud students ruining the peaceful park experience for the Reservoir users when they would start treating the Reservoir like an extension of Shea Field. Right now, the Reservoir is the only place where you can go to around here to restore your spirit. We wouldn't want it to feel like a campus or a street.

What is the current student traffic situation around and through the reservoir?

There is no student traffic at the Reservoir at all because it's out of the way for them. We only get BC runners and athletically inclined students using the Reservoir, and they are good, never drunk, don't trash anything.

I suspect there are undergrads who already make that trip down to Cleveland Circle on a regular basis to party.

No, right now all BC dorms are closer to Comm. Ave.; it's more convenient for students to walk there or even take a trolley. See on the map. Putting the Reservoir in their path would be a disaster, harming the only good thing we have going in this neighborhood. If the Reservoir has rowdy students walking through it, for many people this will be slap on the face of the worst kind. The only place where you can escape will feel like BC campus.

I'm sure you understand that it's very tempting to have the student body at least pushed back to the other side of the reservoir. At least then when they leave Roggie's drunk, they will be walking away from us instead of among us.

You can't push them to the other side of the Reservoir without putting the whole Reservoir in danger.

Endangering the peacefulness of the Reservoir is unacceptable because it is only one of two substantial open spaces in A-B (the other is far away, along the river). We must shelter it from negative impacts for our own sake -- and for the sake of future generations in Brighton.

In the future (hopefully distant), when the former Archdiocese land is fully developed and looks like an institutional campus, Brighton residents will only have the Reservoir within walking distance to go to and feel that they are in a natural environment.

Thanks again for your interest.

Eva Webster

Fitzgerald, John BRA

From: Jim Solomon [jsolomon@fireplacereast.com]
Sent: Monday, February 04, 2008 9:16 PM
To: Fitzgerald, John BRA
Subject: The Chestnut Hill Reservoir
Importance: High
Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mayor Menino, Senator Tolman, Representative Moran, Representative Honan, and Councilor Ciommo:

I am supporting the letter below. As a resident of **The Waterworks**, and owner of **The Fireplace** restaurant in Brookline, I respectfully submit the following.

Nearly 10 years ago, when Boston College's previous Master Plan was under consideration, I was honored to host a meeting in my living room between a group of committed Brighton neighborhood activists and Mayor Menino. The meeting was arranged by the late Councilor Brain Honan to discuss the need for Boston College to house its undergraduate students on campus.

We greatly appreciated the mayoral visit back then, and people in Brighton will always have warm memories of Councilor Honan for going out of his way to arrange it -- because the meeting led to a huge relief in our student housing problem. Prior to that visit, BC was refusing to build any dorms at all; afterwards, they agreed to build approx. 800 beds and it has made a big difference in our quality of life in recent years.

Mayor Menino's decision to help us back then saved our neighborhood from tipping toward being unlivable. I don't believe I ever had a chance to personally thank the Mayor for that, so this letter gives me this opportunity. Thank you, Mister Mayor -- we were able to stay in our homes and continue living in Boston because of you.

At this time, 10 years later, we still need to strive for more beds on the BC campus -- with the goal of having all BC undergraduates living in dormitories (the sooner, the better) -- but we are facing a big problem persuading BC to locate student housing in areas where it is not going to negatively impact the abutters and precious public open space at the Chestnut Hill Reservoir.

This letter is being written out of deep concern about the impact of 3 dorms (totaling nearly 500 beds) that BC proposes to build on Shea Field -- just a stone's throw from the Reservoir basin.

The geography of the area is such that placing dorms in that location will instantly make the Reservoir pathways the most direct route for students from those dorms making their way to and from Cleveland Circle drinking and eating establishments -- in daylight, but also after dusk when the park is not supposed to be used.

The peaceful nature of the Chestnut Hill Reservoir parkland would be irrevocably damaged if

its pathways end up being used as efficient short-cuts for hundreds of students looking for a "night of fun" in Cleveland Circle and Washington Square (Brookline) bars.

A close examination of the map (pls. see attachment; it shows 3 U-shaped dorms right near the basin) makes it very clear that this would be the case.

Undergraduate students housed in dorms rarely, if ever, own cars, so they always walk to the nearest places that can provide them with entertainment. Except for Cleveland Circle/Beacon Street, there is no other location with bars that is within comfortable walking distance from Shea Field. When bars close, students start heading home between 2 and 3 a.m.

Young inebriated people traversing through a park with a large body of water late at night is a prescription for a disaster.

BC students' safety notwithstanding, the pedestrian traffic generated by the Shea Field dorms during day-time as well would have a very serious negative impact on the peacefulness and appearance of the Reservoir's spectacular and unique parkland.

This area is a jewel that is cherished and utilized for recreational purposes by many people of all ages from the densely populated nearby communities and beyond.

In a nutshell, the impacts would be detrimental to 1) Reservoir users who would be running into loud-talking, boisterous groups of students filling the width of the paths, 2) residents whose homes overlook the Reservoir, who would hear noises at night, and 3) DCR as the steward of the land -- because cut-through traffic from the dorms will increase trash and other problems associated with overused parkland.

DCR has no resources to hand-pick trash on a regular basis (the only way a parkland can be kept clean) -- therefore, it is certain that beer cans, bottles, fast food debris, and lost articles of clothing would start littering the Reservoir landscape.

BC students using the Reservoir to run/jog/walk are very much welcome. However, when a park is routinely used by young people for non-recreational purposes, just as a pass-through, it attracts underage and public drinking, drug use, and increases the likelihood of random assaults.

Fortifying the police presence is not the answer because, in addition to putting added pressure on police resources, frequent presence by law enforcement defeats the purpose of having a peaceful, welcoming, country-like park.

Another example of a negative impact of Shea Field dorms derives from their direct proximity to Alumni Stadium. On football game days, and even when the Eagles play elsewhere, those dorms will have outdoor parties inevitably attracting scores of students from other parts of the campus. Those celebrations will be easily spilling over to the Reservoir, driving away wildlife and non-BC human users.

After years of problems described above, public pressure on Boston College to deal with them may prompt BC to launch efforts to gain control of the Reservoir -- for the sake of their students and to improve the Reservoir's maintenance, they will say. We all know what happens to natural open space when it falls in the hands of a growth-oriented institution. We cannot afford such an outcome -- but the presence of dorms on Shea Field may indeed lead in that direction.

Community voices concerned with the Reservoir's welfare have barely been heard during the BC Task Force process to date because the primary focus from the beginning has been on the former Archdiocese land, the Foster Street parcel and Commonwealth Avenue (all important, of course). Also, regrettably, the current Task Force has no representation from the groups in the Cleveland Circle/Reservoir area that are concerned with open space.

Furthermore, it is hard to reach and organize parkland users during the holiday season (BC filed their Plan on Dec. 5) and now in the dead of winter -- with the BRA comment deadline coming up on Feb. 5. Despite some efforts to publicize the issue, the vast majority of people who use and love the Reservoir do not know of the impact that the BC Plan will have on their favorite open space.

Neighborhood residents will be surprised and horrified if, down the road, they see big construction right next to the Reservoir and learn that the new buildings will be used for housing undergraduate students. They will wonder, "Where were the elected officials to spare us that?"

This federal, state and City of Boston Landmark needs and deserves all the protection and consideration that any elected official or governmental body can muster. Boston College must be told to be a considerate neighbor on all sides of its campus, not only with respect to the former Archdiocese land, important as it is.

Fortunately for Brighton neighbors, BC has enough room to house all undergraduates on the Lower Chestnut Hill Campus (on, and near the Mods site), especially if some beds are also added on the Upper Campus in Newton. The Edmonds Hall/Mods/RecPlex area is well buffered both from the Reservoir and people's homes, and that's where Brighton residents want BC undergraduate students to be housed.

The entire Mods site should be used for a dense, efficient undergraduate housing complex. The proposed demolition of Edmonds Hall (a 790-bed solid-brick dormitory that is only about 30 years old and sufficiently removed from the Reservoir) is causing a catastrophic domino effect that pushes replacement beds where they are not welcome. The BRA should put its foot down and require BC to renovate, not demolish Edmonds Hall.

* * *

Each year, the beautiful public open space of the Chestnut Hill Reservation serves thousands of people who seek a natural, serene environment to "recharge their batteries" so they can better cope with the stress and competitive pressures in their daily lives. Year after year, decade after decade, it amounts to MILLIONS of local citizens and visitors who seek peacefulness and undisturbed beauty of nature at this location.

Mayor Menino, Senator Tolman, Representatives Moran and Honan, and Councilor Ciommo -- please support your constituents and protect our neighborhood's greatest public treasure.

We do not want dorm use on Shea Field, but would welcome a properly buffered academic or administrative building.

Thank you for your consideration of this important matter.

Sincerely,

Eva M. Webster
Brighton resident
Acting President of the Chestnut Hill Reservoir Coalition (CHRC)

Jim Solomon
Chef/Owner
The Fireplace

February 3, 2008

To: John Fitzgerald
Project Manager
Boston Redevelopment Authority
One City Hall Square , 9th fl
Boston, MA 02201

**We are residents of Boston, pay taxes and vote in Boston.
We are strongly opposed to having Boston College build dorms at Shea Field on
Beacon Street. We firmly feel that the expansion will hurt the quality of life in our
neighborhood.
We suggest that the dorms be built in another location that is more suitable.
Sincerely,**

*Drs. Andrew + Neala Melcer
2496 Beacon St.
Chestnut Hill, MA 02467 mailing address
Boston resident*

*Mrs. Janet Riley
54 Ackers Ave
Dorchester, MA 02145
vicinity of Boston College*

*AUSTIN WENTWORTH
326 RESERVOIR ROAD
CHESTNUT HILL, MA 02467
Continued*

January 24, 2008

Dear Mr. John Fitzgerald,

This letter is in response to the proposed project by Boston College on the former Archdiocese property. As a resident of the condo association at 2035 Commonwealth Ave I have much concern for the amount of traffic and effect on the neighborhood that would result from the development of a sports stadium and new dormitories. I am opposed to high impact development that would hugely alter the green spaces in our neighborhood and urge you to please consider the local voices concerned.

Sincerely,

- Sydney Livan 2035 #6
- Joshua Callahan 2035 #6
- Eufe Kim 2035 #5
- Jennifer King 2035 #8
- Raela Ryaldi 2035 #11
- Jamie Smith 2035 #15
- [Signature] 2035 #12A
- Lee King 2035 #3

Fitzgerald, John BRA

From: harold and janet [hjgold@rcn.com]
Sent: Tuesday, January 22, 2008 8:42 PM
To: Fitzgerald, John BRA
Subject: B.C.'s building plans

Dear Mr Fitzgerald,
As a resident of Brookline-near-THE-reservoir, I am writing to express my concern - in fact, my opposition - to Boston College's proposed 500-student dorm on Shea Field. How about building an administration building? What about classroom space?
I dread the impact that a huge dorm will have on the Reservoir: architecturally; aesthetically; socially; NOISE-ILLY !!!!

Thank you for your consideration.

Sincerely,
Janet Gold
240 Dean Rd
Brookline

Boston College IMPNF

NC

Fitzgerald, John BRA

From: pjszufnarowski [pjszufnarowski@comcast.net]
Sent: Tuesday, February 05, 2008 10:10 PM
To: Fitzgerald, John BRA
Cc: thomas.keady@bc.edu
Subject: Boston College IMPNF

February 5, 2008

Dear Mr. Fitzgerald,

I am writing to you via email to request that you remove my name from the Brighton Neighbor's Housing Petition that is being submitted for the BRA's consideration in regards to Boston College's IMPNF.

Upon further consideration of the aforementioned petition, I have decided that the requests it contains are too restrictive. That is why I would like my name removed from the petition.

I initially considered the Brighton Neighbor's position in opposition to undergraduate housing on the Brighton Campus reasonable. Upon further consideration, I have realized that the Greycliff Dorms along Commonwealth Ave. in Brighton have not had undo adverse effects upon the quality of life in our neighborhood. I moved to Brighton in 1985 and have resided for many years in a property adjacent to the Greycliff Dorms.

I do not oppose the proposed dorms on Shea Field in B.C.'s IMPNF. I like the way the dorms are positioned between the wooded area and the field, perpendicular to the Chestnut Hill Reservoir. The Edmonds dorms that currently exist are adjacent to the Chestnut Hill Reservoir in a similar way and I have never found them to be a problem for our community.

I recognize Boston College to be an outstanding academic institution that offers many valuable resources to our Boston Community. In respect to the housing issue, it has not been student dorms but rather overcrowded, unkempt, and unsupervised rental properties maintained by landlords with no affiliation to Boston College where undergraduate Boston College students who can not obtain on campus housing reside that often times are the cause of late night disturbances in our neighborhood. This situation has been an ongoing problem that Brighton Neighbors and Boston College Officials agree tends to have a negative impact on the quality of life of permanent residents. I am glad to see that B.C.'s IMPNF proposes to address this issue by offering more on campus housing to attendant undergraduates. I have now decided that I will support an agreement between the BRA and Boston College that can accomplish this as is currently outlined in the IMPNF.

If you need more information please contact me at the above email or via telephone at 617.787.9424. Thank you for your prompt attention to the removal of my name from this petition.

P.J. Szufnarowski

Fitzgerald, John BRA

From: Nancy Mueller [nkmueller@comcast.net]
Sent: Monday, January 28, 2008 10:50 AM
To: Fitzgerald, John BRA
Subject: BC Master Plan
Attachments: BC_housing_petition2008.doc

Mr. Fitzgerald,

As a very close neighbor to the Chestnut Hill reservoir and Shea Field, we vigorously oppose the construction of dorms on Shea Field. BC has adequate space if the MODS are torn down to place student housing away from neighboring Chestnut Hill. we support the attached petition and ask that the issues be examined carefully before any action is taken.

Charles and Nancy Mueller
22 Chestnut Hill Road
Chestnut Hill, MA

To: Boston Redevelopment Authority
Re: Housing Issues in the Boston College Institutional Master Plan Notification Form
Date: January 22, 2008

As many Allston-Brighton residents, we are concerned about the disproportionately large number of undergraduate students (including Boston College students) living in houses and apartment buildings in our neighborhood. The neighborhood is plagued by quality of life issues related to student rentals, which leads to an increasingly transient population. As a result, it is difficult to attract families to Allston-Brighton, and keep them here.

Therefore, we urge the BRA to seek revisions in BC's proposed Institutional Master Plan in order to better serve the needs of the Allston-Brighton community. We ask for the following:

1. By 2018, BC should be required to provide on-campus housing for all of its undergraduate students (except those studying elsewhere or commuting from family homes in the greater Boston area).
2. Undergraduate dorms are unacceptable on the former seminary grounds, which borders a residential neighborhood, and should not be built. BC can, and should, colocate its undergraduate students in the traditionally residential parts of the Chestnut Hill campus (both Boston and Newton) that are not directly adjacent the Chestnut Hill Reservoir.
3. It should be ensured that: the proposed housing for Jesuit seminarians on Foster Street is used for absolutely no other purpose far beyond the 10-year IMP time frame; that the extension of Wiltshire Road is never re-opened; and that buffer zones are increased.

To accomplish these goals, we request the BRA's scoping determination include the following:

1. BC should maintain the Edmonds Hall site for dormitories -- as well as the current site of the Rec Plex (Flynn Recreation Center), should they wish to move it elsewhere.
2. To make good use of available land and maximize open space, BC should build dorms of 6 or more stories high (consistent with those recently built), and locate them throughout the Chestnut Hill campus, including Newton (and not directly adjacent the Chestnut Hill Reservoir).
3. BC should substantially increase the number of beds on the two-story "Mods" site (temporary housing built in 1970) to accommodate more students on campus.

1

2

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In light of deep concerns about impacts caused by BC purchasing houses in Brighton, we also desire full transparency as to their purpose and extent, both now and in the future.

BC can best serve and coexist with the Allston-Brighton community by taking the responsibility of providing on-campus housing for all of its undergraduate students. For decades, BC has not assumed this full responsibility to the detriment of the neighborhood.

This letter comprises a complete, robust, and flexible scenario for undergraduate housing that the BRA should require BC to scope fully. The proposals identified here for housing are more than sufficient to house all BC's undergraduates while still maximizing open space. We believe that our community position outlined in this document offers solutions that serve the interests of the community, BC, and the city.

We sign in support of this statement on housing:

Signature	Print Name	Address
Charles J. Latorca	CHARLES LATORCA	44 GOREY CLIFF ROAD
Shelby Marshall	Shelby Marshall	14 Lane Park
Karen Marshall	Karen Marshall	14 Lane Park
Nicholas Foundas	NICHOLAS FOUNDAS	29 LANE PARK
Maria Foundas	Maria Foundas	29 Lane Park
Susan Morgan	Susan Morgan	42 Radnor Rd
Sidney Goldenberg	SIDNEY GOLDENBERG	2005 COMMONWEALTH RD
Rita Fahy	RITA FAHY	5 South Street Brighton
Patricia Johnson	Patricia Johnson	18 Radnor Rd.
Patricia McSharry	PATRICIA MCSHARRY	18 RADNOR RD
David Lee	David Lee	37 Radnor Rd.
Marcia Billings	Marcia Billings	18 Radnor Rd.
Janice Waters	Janice Waters	18 Radnor Rd
Barbara Gutierrez	Barbara Gutierrez	18 Radnor Road
Marlana Yee	Marlana Yee	22 Radnor Rd
Filbert Yee	Filbert Yee	22 RADNOR RD
Igor Mendelov	Igor Mendelov	61 Radnor Rd
Maria Yankubovich	Maria Yankubovich	61 Radnor rd
Tosh Beker	Tosh Beker	63 Kirkwood Rd
Leah Beker	Leah Beker	63 Kirkwood Rd
Mikhail Danan	Mikhail Danan	35 Kirkwood Rd
Sarah Danan	Sarah Danan	35 Kirkwood Rd
Sara Vanders Leen Lieberman	Sara Vanders Leen Lieberman	19 Kirkwood Rd Brighton MA
Kim Loan Nguyen	Kim Loan Nguyen	284 Foster Street
To Anh Bui	To Anh Bui	284 Foster Street

Return by February 5 to: Michael Pahre

We sign in support of this statement on housing:

Signature	Print Name	Address
Justin Brown	Justin Brown	11 Ranelegh Rd. #2
Beth Williams	Beth Williams	11 Ranelegh Rd #11
MARTIN CROTTY	MARTIN CROTTY	62 Brookside Rd
Daniel J Lee	DANIEL J. LEE	60 Brookside Rd.
Lisa K Lee	Lisa K. Lee	60 Brookside Rd Brighton
Torilee Cigna	Torilee Cigna	59 Brookside Rd Brighton
Deborah Baye	Deborah Baye	59 Brookside Rd. Brighton
Marce Ornsky	Marce Ornsky	59 Brookside Rd Brighton
DIANA ROBAC	DIANA ROBAC	17 OLIVA RD Brighton
Eileen Taylor	Eileen Taylor	5 Cornue Rd Brighton
David R Hill	David R Hill	66 Hobson St.
Ingrid Hill	Ingrid Hill	66 Hobson St.
Melodie Brower	Melodie Brower	66 Hobson St.
Kierstin Owens	Kierstin Owens	66 Hobson St.
Harnet Weida	W.D. Harnet Weida	61 Downbrook Rd
Lloyd Weida	Lloyd Weida	61 Downbrook Rd. Br.
Carol Stennell	Carol Stennell	46 Hobson St Br.
Bruce Wickelgren	Bruce Wickelgren	330 Summit Ave #305
Olive Sheehan	Olive Sheehan	32 NEWTON ST
MARY LAROSSEE	MARY LAROSSEE	80 TREMONS ST
Nadia Richmond	Nadia Richmond	11 OAKLAND ST
Steve Richmond	Steve Richmond	11 OAKLAND ST
Denise Begosian	Denise Begosian	88 Langley Rd
Paula Fitzgibbon	Paula Fitzgibbon	24 Langley Rd
Maureen McKenna	Maureen McKenna	106 Washington St
Brian MAGEE	Brian MAGEE	54 Falkland St Bri.

We sign in support of this statement on housing:

Signature	Print Name	Address
<i>James F. Prince</i>	JAMES F. PRINCE	64 Donnybrook Rd Bri
<i>Doris C Prince</i>	DORIS C PRINCE	64 Donnybrook Rd
<i>Lily Nie</i>	Lily Zhenlin Nie	48 Donnybrook Rd, Brighton
<i>Hanzhen Hong</i>	Hanzhen Hong	48 Donnybrook Rd.
<i>Douglas Lewis</i>	DOUGLAS LEWIS	44 Donnybrook Rd
<i>Dennie G Lewis</i>	DENNIE G LEWIS	46 Donnybrook Rd
<i>Daniel Magane</i>	DANIEL MAGANE	40 Donnybrook Rd
<i>[Signature]</i>	STEPHEN THUGHTON	39 Donnybrook Rd
<i>Tyler Haughton</i>	TYLER HAUGHTON	39 Donnybrook Rd
<i>Jeff Haughton</i>	JEFF HAUGHTON	39 Donnybrook Rd
<i>Molly Haughton</i>	MOLLY HAUGHTON	39 Donnybrook Rd.
<i>[Signature]</i>	JOHN T. PRINCE	66 Donnybrook Rd
<i>Mary R. Prince</i>	MARY R. PRINCE	66 Donnybrook Rd.
<i>Jared Prince</i>	JARED PRINCE	64 Donnybrook Rd
<i>John Prince</i>	JOHN PRINCE	35 Donnybrook Rd
<i>Abigail Pinney</i>	ABIGAIL PINNEY	41 Montfern Ave
<i>Matthew Albaugh</i>	MATTHEW ALBAUGH	50 Shepard Ave
<i>Ashley Lawrence</i>	ASHLEY LAWRENCE	41 Montfern Ave
<i>Julie Higgins</i>	JULIE HIGGINS	41 Montfern Ave.

Alessandro (Alex) Selvig
70 Lake Street
Brighton, MA 02135

John Fitzgerald, Project Manager
Boston Redevelopment Authority
One City Hall Plaza
Boston, MA 02201

February 5th, 2008

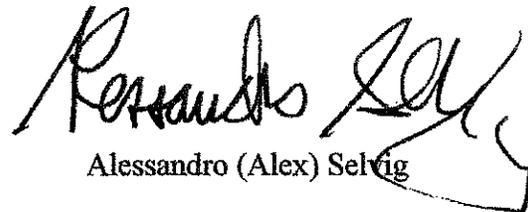
32 Pages, total.

Dear John,

I am forwarding ^{THIRTY THREE} ~~thirty~~ ones pages of a petition we circulated to oppose the plans for high-impact athletic facilities, and dormitories on BC's Brighton Campus.

Hundreds of us in Allston-Brighton are unanimous in voicing our concern for the future of our neighborhood, whether we live in elderly housing on Washington St., or on Lane Park, North Allston, or Lake Street.

I thank you for adding these to your files related to Boston College's IMPNF. I hope it conveys the community's wishes.



Alessandro (Alex) Selvig

CC: PAUL HOLLOWAY, MAYOR'S OFFICE.

FAX 617-742-7783

I, the undersigned, wish to express my OPPOSITION to the current plans for a 1500 person baseball stadium and other athletic facilities by Boston College on the "Brighton Campus".

The negative impacts of floodlights, public address systems, artificial turf, and increased traffic would cause severe distress to the surrounding neighborhood.

Signature	Name	Address
<i>[Handwritten Signature]</i>	DOUAHERTY	87 PERTHSHIRE
<i>[Handwritten Signature]</i>	Catherine O'Sullivan	10 Perthshire Rd.
<i>[Handwritten Signature]</i>	Bob Cedrone	63 PERTSHIRE Rd
<i>[Handwritten Signature]</i>	Penny Cedrone	63 PERTSHIRE Rd.
<i>[Handwritten Signature]</i>	MICHAEL JACOBS	78 Presentation Rd
<i>[Handwritten Signature]</i>	Mark Pearson	42 BOSTONIA Ave
<i>[Handwritten Signature]</i>	JOHNIA	167 Bigelow
<i>[Handwritten Signature]</i>	Janice Mackay	45 Womantun St
<i>[Handwritten Signature]</i>	PATRICK DUFFY	81 Perthshire
<i>[Handwritten Signature]</i>	NILUS MACKAY	81 BRAYTON Rd.
<i>[Handwritten Signature]</i>	Richard M'Feters	109 TREMONT ST Apt 410
<i>[Handwritten Signature]</i>	ELLIOTT SMITH	10 B. G. L. W. L. 2.
<i>[Handwritten Signature]</i>	Judith Markson	11 Mt. Vernon St.
<i>[Handwritten Signature]</i>	FRANCIS MURPHY	32 BRAYTON ST
<i>[Handwritten Signature]</i>	Melinda Berkman	26 Margis Rd.
<i>[Handwritten Signature]</i>	KATHLEEN HELEN	49 Womantun St. Bri
<i>[Handwritten Signature]</i>	ORLANDO PELLEGRINI	36 W. P. ST Bri
<i>[Handwritten Signature]</i>	Harry Moulg	16 Bostonia Ave. Bri 22-4

ATTN 1

I, the undersigned, wish to express my OPPOSITION to the current plans for a 1500 person baseball stadium and other athletic facilities by Boston College on the "Brighton Campus".

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Signature	Name	Address
James Maguire	James Maguire	150 Foster St, B.S.
Norina Maguire	Norina Maguire	150 Foster St
S. Bilal	Semion Bilal	15 Glenmont Rd
Edm	Emme Bilal	15 Glenmont Rd
John Keefe	151 Glenmont Rd	Brighton
Robert Hill	Peter H.	10 Anselm Terrace
Arlene Raven	ARLENE RAVEN	19 Anselm Terr.
John Malley	JOHN MALLEY	5 ANSELM TERR.
Martin Bradley	MARTIN BRADLEY	21 TRAPELO ST
HAROLD SPERMAN	27 TRAPELO	27 TRAPELO ST
Quincy C. Shelton	27 Trapelo St	27 Trapelo St.
Theresa Meier	31 Trapelo St	31 Trapelo ST
Catherine DiBiasie	48 Trapelo St	Catherine DiBiasie
Aqil Abdullah	Aqil Abdullah	70 Lake Street
Lisa Hirsh	Lisa Hirsh	48 Lake Shore Rd
Dorothy Reiff	Dorothy Reiff	48 Lake Shore Rd
Courtney Knapp	Courtney Knapp	7 Fiske Terrace Brookline
Barbara Melanson	Barbara Melanson	43 Fayard St, Allston

APR 2

I, the undersigned, wish to express my OPPOSITION to the current plans for a 1500 person baseball stadium and other athletic facilities by Boston College on the "Brighton Campus".

The negative impacts of floodlights, public address systems, artificial turf, and increased traffic would cause severe distress to the surrounding neighborhood.

Signature	Name	Address
<i>Jennifer Smith</i>	Jennifer Smith	179 Kennedy St, Brighton
<i>J Rylan</i>	J Rylan	Leicester Brighton
<i>Donna Sztankiewicz</i>	Donna Sztankiewicz	74 Leicester St, Brighton
<i>Jina Bink</i>	Jina Bink	167 Keweenaw
<i>Susan Dancy</i>	Susan Dancy	Avenue St. Leonard
<i>Lauren Cirino</i>	Lauren Cirino	Pearl St
<i>Thomas M. Lally</i>	Thomas M. Lally	10 Alcott St Allston
<i>Aaron Madigan</i>	Aaron Madigan	Weitz & Allston
<i>JANE McHALE</i>	JANE McHALE	102 LITCHFIELD ST Allston
<i>KAROU SMITH</i>	KAROU SMITH	70 4TH ST ALLSTON
<i>Bob Van Meter</i>	Bob Van Meter	2 Half Moon Hill, Acton
<i>MH Nsangan</i>	MH Nsangan	124 W Terrace Bklyn
<i>Jia min zhu</i>	Jia min zhu	1 Raymond st SF.
<i>MARGARET KELLY</i>	MARGARET KELLY	57 BRENTWOOD ST.
<i>RITA VAIDYA</i>	RITA VAIDYA	15 Athol St. Allston 02134
<i>Fran Amacher</i>	Fran Amacher	237 Mt Auburn Cambridge
<i>Melissa Forbes-Nicoll</i>	Melissa Forbes-Nicoll	5 Holman St. Allston
<i>PAULA ALEXANDER</i>	PAULA ALEXANDER	226 N. Harvard St Allston

ATTN 3

Brighton Allston

AM

I, the undersigned, wish to express my
OPPOSITION to the current plans for a
 1500 person baseball stadium and other
 athletic facilities by Boston College on the
 "Brighton Campus".

The negative impacts of floodlights, public
 address systems, artificial turf, and
 increased traffic would cause severe
 distress to the surrounding neighborhood.

ATH 1

Signature	Name	Address
<i>Mark W. Alford</i>	MARK W. ALFORD	40 LAKE ST.
<i>James Lee</i>	JAMES LEE	84 LAKE ST
<i>Emily Casella</i>	Emily Casella	120 Lake St Brighton
<i>Carole Weisskoff</i>	Carole Weisskoff	15 Bright Willoughby St Brighton MA
<i>Michael Weisskoff</i>	Michael Weisskoff	15 Willoughby St Brighton MA
<i>Jean M. Marinho</i>	Jean M. Marinho	80 LAKE ST Brighton MA
<i>Charles Foster</i>	CHARLES FOSTER	54 LAKE ST 02135
<i>David McNair</i>	David McNair	12 Deuel St Allston, MA 02134
<i>Sara Helen Ajanian</i>	Sara Helen Ajanian	55 Rife Field St Brighton 02135
<i>Stanley Lawton</i>	Stanley Lawton	30 Myrick St, Allston
<i>Matt Fullerton</i>	MATT FULLERTON	19 Chester St #1, Allston 021
<i>Lloyd David</i>	LYYD DAVID	107 NOBOL RD NEWTON 02459
<i>Lynn Brnozul</i>	Lynn Brnozul	37 Noiz St Auburndale 02135
<i>Paula Alexander</i>	PAULA ALEXANDER	226 No. Harvard St Allston

I, the undersigned, wish to express my OPPOSITION to the current plans for a 1500 person baseball stadium and other athletic facilities by Boston College on the "Brighton Campus".

The negative impacts of floodlights, public address systems, artificial turf, and increased traffic would cause severe distress to the surrounding neighborhood.

Signature	Name	Address
	ANNA Johnson	3 DANMAN Dr. Pelham, NH
	Yakov Glouberman	16 Newhall Ln #4 Lynn, MA 01902
	Roman Shushman	10 Bennett Cir Weymouth, MA 01978
	Simon Hawkins	55 Folly Road Rd #24 Beverly, MA 01915
	Alexey Sorkin	231 Hillside Ave Needham MA 02494
	Alexander Vitkin	6 Sugar Pine Dr Chamberland RI 02869
	Dmirty Filowin	50 Stevon St, 01810
	Isabelle Gusev	38 Silver Hill #2, Methuen, MA
	Yelena Yakirovich	70 Village Green & No Merl.
	Evgeniy Lakhvid	11 Drummer Rod. Andon, MA
	Eugene Turker	217 Whitman St, Somerville
	YURIY ORLOV	70 KENOZA St., Haverhill, MA
	Kabanov Alex	17 Beach Rd. LYNN, MA 01904

ITEM 5

I, the undersigned, wish to express my OPPOSITION to the current plans for a 1500 person baseball stadium and other athletic facilities by Boston College on the "Brighton Campus".

The negative impacts of floodlights, public address systems, artificial turf, and increased traffic would cause severe distress to the surrounding neighborhood.

Signature	Name	Address
<i>Anne Hughes</i>	Anne Hughes	68 Undine rd
<i>Michelle Tava</i>		69 Undine Rd
<i>Nicholas Tava</i>		69 Undine Rd
<i>Mary Blackwell</i>	Mary Blackwell	77 Undine Rd.
<i>Marysol Hernandez</i>	Marysol Hernandez	60 Caltha Rd.
<i>Lois Aronchik</i>	Lois Aronchik	49 Undine Rd
<i>Peter Schmitt</i>	Peter Schmitt	57 Undine Rd

ATTN 6

I, the undersigned, wish to express my OPPOSITION to the current plans for a 1500 person baseball stadium and other athletic facilities by Boston College on the "Brighton Campus".

The negative impacts of floodlights, public address systems, artificial turf, and increased traffic would cause severe distress to the surrounding neighborhood.

Signature	Name	Address
<i>I. Lashman</i>	<i>Iosif Lashman</i>	<i>30 Washington St. # 67</i>
<i>Inna Diakova</i>	<i>Inna Diakova</i>	<i>30 Washington St. 6A</i>
<i>Kaganovich</i>	<i>Sime Kaganovich</i>	<i>30 Washington St. # 60 8</i>
<i>Kuznetsov</i>	<i>Alexander Kuznetsov</i>	<i>30 Washington St. # 60 8</i>
<i>Fogel</i>	<i>Boris Fogel</i>	<i>30 Washington St. # 40</i>
<i>Bo</i>	<i>Lidiya Goupolovskaya</i>	<i>30 Washington St. # 40</i>
<i>Slade</i>	<i>LEV RASHMANSKI</i>	<i>30 Washington St. # 85</i>
<i>Mourits</i>	<i>Lionov Mourits</i>	<i>30 Washington St. # 85</i>
<i>Goldshstein</i>	<i>Goldshstein Haida</i>	<i>30 Washington St. # 86</i>
<i>Trupnikov</i>	<i>Mizikorsky Berta</i>	<i>30 Washington St. # 83</i>
<i>Flusky</i>	<i>NATOVICH MOURIT</i>	<i>30 Washington St. # 72</i>
<i>Zimovitch</i>	<i>ZMOIRE ZAKHAR</i>	<i>30 Washington St. # 72</i>
<i>NACHUM HRIUV</i>	<i>NACHUM HRIUV</i>	<i>30 Washington St. # 8F</i>
<i>Shvart</i>	<i>Yuriy Shvarts</i>	<i>30 Washington St. # 502</i>
<i>Larina</i>	<i>Larina Galina</i>	<i>30 Washington St. # 501</i>
<i>Dayen</i>	<i>Elyea Dayen</i>	<i>30 Wash St. 5R</i>
<i>Dayen</i>	<i>Lyuber Dayen</i>	<i>30 Washington St. 5A</i>
<i>Usmanova</i>	<i>Mara Usmanova</i>	<i>30 Washington 60</i>

ATT 7

I, the undersigned, wish to express my OPPOSITION to the current plans for a 1500 person baseball stadium and other athletic facilities by Boston College on the "Brighton Campus".

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Signature	Name	Address
D. Feiman	Дора Feiman	30 Washington St. ap 603
L. Kovner	Larisa Kovner	66 Glenville #10
I. Bluders	I. Melman	30 Washington St. ap 415
Semen Baranchik	Semen Baranchik	30 Washington St. ap 415
Yareh	V. Yakubchuk	30 Washington St PE
A. Fridman	Alle Fridman	30 Washington # 705
Vovsher Lizer	Lize Vovshy	30 Washington St 418
Taisiya Baranchik	Taisiya Baranchik	30 Washington ap 415
Ovechuket	Lise	30 Washin 805
Ovechukis	Celia	30 Washin 805
Laysteva	Pavla Laysteva	30 Washington
deleevna	Soliyadeleevna	30 Washington # 409
Yolauova	Nadezhda	30 Washington 65
Pyathov	Pyath Zily	30 Washington St. 712
M. Koval	Minon Kovalsky	30 Washington St # 209
Liza	Liza Grinshteyn	30 Washin 708
Nina Bialer	Nina Bialer	30 Washin

LIFE &

I, the undersigned, wish to express my OPPOSITION to the current plans for a 1500 person baseball stadium and other athletic facilities by Boston College on the "Brighton Campus".

The negative impacts of floodlights, public address systems, artificial turf, and increased traffic would cause severe distress to the surrounding neighborhood.

Signature	Name	Address
<i>Yisroel Markov</i>	YISROEL MARKOV	33 BLENDFOOD, BRIGHTON
<i>Ruki Sell</i>	Ruki Sell	8 Millbure Rd.
<i>Sara Rodwin</i>	Sara Rodwin	19 Portina Rd Brighton MA 02135
<i>RABBI DAN RODKIN</i>	Rabbi DAN Rodwin	19 Portina Rd, 02135
<i>Alex Gordon</i>	Alex Gordon	Clustwit Hill
<i>Abraham Enkelhorst</i>	Abraham Enkelhorst	7 Portina Rd 13 Park St
<i>Bea Kay Green</i>	Bea Kay Green	289 Foster. Brighton
<i>Sara B. Kogos</i>	Sara Basja Kogos	13 Kirkwood Rd.
<i>Chandel</i>	Chandel Sheyter	50 para st.
<i>Chaya Rubin</i>	Chaya Rubin	57R Union St.
<i>Igor Mendel</i>	Igor Mengeliev	61 Radner Rd Brighton MA
<i>Chad M...</i>	Chad M...	1420 Capron St ch. Hill
<i>Kimel Klaus</i>	Kimel Klaus	1443 Beacon Street
<i>Samuel Braun</i>	Samuel Braun	1350 Commonwealth 02169
<i>Natalia Feldman</i>	Natalia Feldman	1925 Commonwealth Av
<i>Harvey</i>	Harvey	108 Kilmasnoe St
<i>U. Ivanov</i>	U. Ivanov	22 Like Shorte

ATF 7

I, the undersigned, wish to express my OPPOSITION to the current plans for a 1500 person baseball stadium and other athletic facilities by Boston College on the "Brighton Campus".

The negative impacts of floodlights, public address systems, artificial turf, and increased traffic would cause severe distress to the surrounding neighborhood.

Signature	Name	Address
	ALEX SELVIG	70 LAKE BRIGHTON
	James Carroll	70 Lake Brighton
	Daina Selvig	70 Lake St Brighton
	Audrey Ameller	5 Oak Square Avenue
	Nicole Adviance	5 Oak Square Ave
	Candice Dowling	3 Lake Shore Rd.
	Damian Dowling	3 Lake Shore Rd.
	GERALD F. MCGOVERN	40 LAKE SHORE RD
	Fred Sean	44 Lake Shore Rd
	Wen Chen	64 Lake shore Rd
	MICHAEL P. HOUGH	68 " " "
	BARBARA HOUGH	" "
	Song Lee Ferson	88 Lake Shore
	DEBORAH BENNETT	72 " "
	NEAL KLINMAN	72 LAKE SHORE
	John E. Turner	187 KENNEDY ST.
	MARIA F. BURNS	462 Wash. St.

ATM 11

I, the undersigned, wish to express my OPPOSITION to the current plans for a 1500 person baseball stadium and other athletic facilities by Boston College on the "Brighton Campus".

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Signature	Name	Address
<i>Sara V. Lieberman</i>	Sara Vargis Leon Lieberman	19 Kirkwood Rd Brighton, MA 02135
<i>Franko Ruffo</i>	FRANKO RUFFO	58 LANE PARK BR
<i>Robert Berger</i>	ROBERT BERGER	241 Foster St.
<i>Nancy Berger</i>	Nancy Berger	241 Foster St.
<i>Gwyneth Sichen</i>	Gwyneth Sichen	160 Foster St., BR
<i>James M. Maguire</i>	James M. Maguire	150 Foster St.
<i>Donna Maguire</i>	Donna Maguire	150 Foster St., BR
<i>Greg Landon</i>	Greg Landon	143 Foster BR
<i>James Parnahi</i>	James Parnahi	53 Rogers Park Ave.
<i>Ann Burke</i>	Ann Burke	23 McLaughlin St,
<i>Kris Walker</i>	Kris Walker	33 Rogers Park Ave
<i>Karen Long</i>	Karen Long	37 Rogers Park Ave
<i>Marlene Duarte</i>	Marlene Duarte	41 Rogers Park Ave
<i>Manuel Donabedian</i>	Manuel Donabedian	41 Rogers Park Ave
<i>Jaynell Vascon</i>	Jaynell Vascon	45 Rogers Park Ave
<i>Alicia Farmer</i>	Alicia Farmer	45 Rogers Park Ave
<i>Kosm Keres</i>	Kosm Keres	45 Rogers Park Ave
<i>Ted J. Gaiser</i>	Ted Gaiser	8 Glenmont Rd

APR 13

I, the undersigned, wish to express my OPPOSITION to the current plans for a 1500 person baseball stadium and other athletic facilities by Boston College on the "Brighton Campus".

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Signature	Name	Address	
<i>William M. Fets</i>	William M. Fets	24 Seward St	Bri. 02135
<i>CHRIS BOUTON</i>	CHRIS BOUTON	78 Fenway St, #2	Amherst MA 01012
<i>LORETTA</i>	Genevieve Butler	5 Linda Lane	Dorchester MA 02125
<i>Amber Holland</i>	Amber Holland	155 Brighton Ave	Dorchester MA 02125
<i>Geoff Carens</i>	Geoff Carens	5 Linda Lane, 2-6	Dorchester MA 02125
<i>Jeffrey Stein</i>	Jeffrey Stein	Box 3090 700 Commonwealth Ave	Boston, MA 02215
<i>Laila Murad</i>	Laila Murad	33 Lottrop St, Brighton	MA 02135
<i>Take Carman</i>	Take Carman	35 Lottrop St Brighton	MA 02135
<i>Danielle J. Pagan</i>	Danielle J. Pagan	130 COMM. AVENUE	Boston, MA 02130
<i>Patrick O'Meara</i>	Patrick O'Meara	33 Lottrop St Brighton	MA 02135
<i>Thomas McGuire</i>	Thomas McGuire	230 South St. Apt. 8	Jamaica Plain MA 02130
<i>Manuel Nunez</i>	Manuel Nunez	21 Dwight	Boston 02118
<i>SUSAN RUTKIEWICZ</i>	SUSAN RUTKIEWICZ	44 LAKE SHORE RD	BRI. MA 02135
<i>Katie Bisset</i>	Katie Bisset	14 BRACK AVE	
<i>MIKE BOWEN</i>	MIKE BOWEN	14 BRACK AVE	
<i>CHUCK LATONIC</i>	CHUCK LATONIC	44 Greecliff Road	
<i>Richard Levenson</i>	Richard Levenson	52 Graycliff Rd	
<i>Elsalieberman</i>	Elsalieberman	21 Kirkwood Rd	Bri.

I, the undersigned, wish to express my
OPPOSITION to the current plans for a
 1500 person baseball stadium and other
 athletic facilities by Boston College on the
 "Brighton Campus".

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 address systems, artificial turf, and
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 distress to the surrounding neighborhood.

A77 14

Signature	Name	Address
<i>Brenda Pizzo</i>	Brenda Pizzo	76 Lake St. Brighton
<i>Kevin Tringale</i>	KEVIN TRINGALE	76 LAKE ST. BRIGHTON
<i>Cheryl Herman</i>	CHERYL HERMAN	78 WARREN HILL RD N Ch Hill
<i>SADY HURWITZ</i>	Sady Hunter	22 LARE ST BRIGHTON 02135
<i>Ann Hoffman</i>	Ann Hoffman	18 Lakes Brighton MA 02135
<i>Glorial Sidorusa</i>	Glorial Sidorusa	26 Lake St. Brighton
<i>W. J. R.</i>		46 Hill St Brighton MA 02135
<i>Shirley Ann</i>		84 LAKE ST Brighton MA
<i>Dorey Chi</i>		90 Lake St Brighton MA
<i>T. J. S. D.</i>		106 Lake St Brighton
<i>M. P. M.</i>	M. P. M.	122 Lake St Brighton MA
<i>Beverly Ann</i>	Beverly Ann	41 S Crescent Brighton
<i>David E.</i>	David E.	41 S Crescent 4
<i>Josephine Wesner</i>	Josephine Wesner	9A Maple St BRI

I, the undersigned, wish to express my OPPOSITION to the current plans for a 1500 person baseball stadium and other athletic facilities by Boston College on the "Brighton Campus".

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Signature	Name	Address
<i>Harry S Bobbia</i>	Harry S Bobbia	83 Undine Rd
<i>Norman S. Rubin</i>	Norman S Rubin	86 UNDINE RD
<i>Gregory Rideout</i>	GREGORY RIDEOUT	87 UNDINE ROAD
<i>Rebecca Spezzano</i>	Rebecca Spezzano	86 Undine Rd
<i>Theresa Cormier</i>	Theresa Cormier	89 Undine Rd.
<i>Amanda Young</i>	Amanda Young	96 und, ne rd.
<i>Samantha Hicks</i>	Samantha Hicks	90 Undine Rd
<i>Kelly Barr</i>	Kelly Barr	90 Undine Rd #1
<i>Kelly Barr</i>	Kelly Barr	90 Undine Rd #1
<i>Lawrence Spozzo</i>	Lawrence Spozzo	86 Undine Rd

A 11 10

I, the undersigned, wish to express my
OPPOSITION to Boston College's plan to build
 dormitories and house students on the "Brighton
 Campus" (formerly St. John's Seminary).

The current plan would encroach upon a
 residential neighborhood, and negatively impact
 the community and its quality of life.

Signature	Name	Address
	ALEX SELVIG	70 LAKE, BRIGHTON
	James Carroll	70 Lake Brighton
	Darna Selvig	70 Lake St, Brighton
	Rocky Ameller	70 Oak Square Ave
	Nicole Adviance	50 Oak Square Ave
	Candice Dowling	3 Lake Shore Rd.
	Damian Dowling	3 Lake Shore Rd.
	GERALD F McGeever	40 LAKE SHORE RD
	Fred Jean	44 Lake Shore Rd
	Wen Chen	64 Lake shore rd
	M. P. Hayward	65 " " "
	B.J. Hayward	65 " " "
	NEAL KLINMAN	72 LAKESHORE RD.
	Deborah Bennett	72 Lake Shore Rd.
	Lucy Bennett	58 Lake Shore Rd
	Song Lee Fong	92 Lake Shore Rd
	John E. JENNER	187 KENBECK ST
	MARIA DARRY	467 Washing St B.

DARRS 1

I, the undersigned, wish to express my
OPPOSITION to Boston College's plan to
 build dormitories and house students on the
 "Brighton Campus" (formerly St. John's
 Seminary).

Signature Name Address

Brenda Pizzo Brenda Pizzo 76 Lake St. Brighton

Kevin Tringale KEVIN TRINGALE 76 LAKE ST. BRIGHTON

Cheryl Herman CHERYL HERMAN 78 Waban Hill Rd Brighton

Sandy Hurwitch SANDY HURWITCH 22 LAKE ST BRIGHTON 02135

Anni Buchhoffman Anni Buchhoffman 18 Lake St Brighton MA 02135

Aime O'Grady Aime O'Grady 4 Lake St Brighton

Susan Melcher Susan Melcher 17 CAMSON Rd, Brookline

Gloria Siquera Gloria Siquera 26 Lake Brighton

46 LAKE ST Brighton

84 LAKE ST Brighton MA

88 Lake St

90 Lake St Brighton

106 Lake St Brighton

122 LAKE BRIGHTON

Bev Cleary Bev Cleary 41 St Crescent Brighton

DAVID Cleary DAVID Cleary 41 St Crescent Bui

Jackie Wesner Jackie Wesner 9A Trapp St BRT

MARK W. ACFORD MARK W. ACFORD 40 LAKE ST.

Dress 2

I, the undersigned, wish to express my
OPPOSITION to Boston College's plan to build
dormitories and house students on the "Brighton
Campus" (formerly St. John's Seminary).

The current plan would encroach upon a
residential neighborhood, and negatively impact
the community and its quality of life.

Signature	Name	Address
<i>Sara V. Lieberman</i>	Sara Vergaslean Lieberman	19 Kirkwood Rd Brighton MA 02135
<i>Frank Ruff</i>	FRANK RUFF	58 LANE PARK
<i>Robert Berger</i>	ROBERT BERGER	241 Foster St.
<i>Nancy Berger</i>	Nancy Berger	241 Foster St.
<i>Norma Maguire</i>	Norma Maguire	150 Foster St
<i>James Maguire</i>	James Maguire	150 Foster St
<i>Greg London</i>	Greg London	143 Foster St
<i>Esme Branigan</i>	J. Pienawski	53 Rogers Park Ave
<i>Chris Burke</i>	23 Willoughby St	Brighton
<i>Kris Walker</i>	Kris Walker	33 ROGERS PK AVE
<i>Karen Long</i>	Karen Long	37 Rogers PK Ave
<i>Martine Duarte</i>	Martine Duarte	41 Rogers PK Ave
<i>Manuel Donabedian</i>	Manuel Donabedian	41 ROGERS PK AVE
<i>Jacqueline Bobin</i>	Jacqueline Bobin	45 KENNEDY
<i>Alicia Terzani</i>	Alicia Terzani	45 Rogers Park Ave
<i>Laura Terzani</i>	Laura Terzani	45 Rogers Park Ave
<i>Ted Gaiser</i>	Ted Gaiser	8 Glenmont Rd.

PAGES 3

I, the undersigned, wish to express my
OPPOSITION to Boston College's plan to build
 dormitories and house students on the "Brighton
 Campus" (formerly St. John's Seminary).

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 residential neighborhood, and negatively impact
 the community and its quality of life.

Signature	Name	Address	
Chris McFeters	Chris McFeters	24 Stuyvesant St	617 820 623
Chris Boncun	CHRIS BONCUN	98 Fearing St. #2	Brighton Amherst St 01022
Genevieve Butler	Genevieve Butler	5 Linda Lane, Dorchester	
Amber Holland	Amber Holland	153 Brighton Ave, Apt 15	Allston, MA 02116
Jeffrey T. Carons	Geoff Carons	5 Linda Lane, 2-6 Dorchester, MA 02125	
Jeffrey Stein	Jeff Stein	Box 3090 700 Commonwealth Ave. Boston, MA 02215	
Jake Carman	Jake Carman	33 Lothrop St, Brighton, MA	02145
Laila Murad	Laila Murad	33 Lothrop St, Brighton, MA	02135
Danielle J. Pagan	Danielle J. Pagan	1301 COMM. AVE #8	Allston, MA 02134
Patrick O'Meara	Patrick O'Meara	33A Lothrop St Brighton	02135
Thomas McBride	Thomas McBride	230 South St. Apt. 8 Jamaica Plain	0213
Manuel Nunez	Manuel Nunez	21 Dwight Boston	02118.
Susan Rutkiew	SUSAN RUTKIEW	12 44 LAKE SHORE RD	Brighton MA
Kebe Bugart	Kebe Bugart	14 Breck Ave Brighton	MA
Mies Bucart	Mies Bucart	14 BRECK AVE, BR	
CHUCK LATOVICH	CHUCK LATOVICH	44 GREYCLIFF RD, BR	
Elsa Lieberman	Elsa Lieberman	21 Kirkwood Rd Bri	

DATES 4
 BR
 MA

2/2/02

I, the undersigned, wish to express my
OPPOSITION to Boston College's plan to build
 dormitories and house students on the "Brighton
 Campus" (formerly St. John's Seminary).

The current plan would encroach upon a
 residential neighborhood, and negatively impact
 the community and its quality of life.

Signature	Name	Address
<i>[Handwritten Signature]</i>	SEMON BILDE	15 Glenmont Road
<i>[Handwritten Signature]</i>	EMON BILDE	15 Glenmont Road
<i>[Handwritten Signature]</i>	Peter HO	16 AUSLEY TERR
<i>[Handwritten Signature]</i>	ARLENE RAVEN	19 Anacon Terr.
<i>[Handwritten Signature]</i>	JOHN O'MALLEY	SANSELM TERR.
<i>[Handwritten Signature]</i>	MARTIN BRADLEY	21 TRAPELO ST.
<i>[Handwritten Signature]</i>	H SPELLMAN	27 TRAPELO ST
<i>[Handwritten Signature]</i>	Querty Spellman	27 Trapele St
<i>[Handwritten Signature]</i>	Theresa Meier	31 Trapele St
<i>[Handwritten Signature]</i>	Catherine DeBiasis	48 Trapele St
<i>[Handwritten Signature]</i>	AQUIL ABDULLAH	70 Lake Street
<i>[Handwritten Signature]</i>	Courtney Knapp	7 Fiske Terrace Brookline
<i>[Handwritten Signature]</i>	THOMAS M. LALLY	10 ACCOTT ST AUSTON MA.
<i>[Handwritten Signature]</i>	Bethel Peterson	43 Hampd St. Allston
<i>[Handwritten Signature]</i>	JANE McHALE	102 LITCHFIELD ST Brighton
<i>[Handwritten Signature]</i>	KAREN SMITH	70ATHOL ST ALLSTON
<i>[Handwritten Signature]</i>	MT Nsangan	11 York Terr Bldg

BFA
 "

Diana S

I, the undersigned, wish to express my
OPPOSITION to Boston College's plan to build
dormitories and house students on the "Brighton
Campus" (formerly St. John's Seminary).

The current plan would encroach upon a
residential neighborhood, and negatively impact
the community and its quality of life.

Signature	Name	Address
<i>Jennifer Smith</i>	Jennifer Smith	179 Kennick St., Brighton
<i>John Bink</i>	John Bink	167 Kennick St
<i>Susan Savarous</i>	Susan Savarous	Acad St Teasdale
<i>Lauren Cirino</i>	Lauren Cirino	Pearl St
<i>Deborah Reiff</i>	Deborah Reiff	Lake Shore Rd.
<i>Lisa Hirsh</i>	Lisa Hirsh	48 Lake Shore Rd.
<i>Bob Van Ma</i>	Bob Van Ma	2 Hillman Hill, Acton
<i>Leonard W. Kelliker</i>	LEONARD W KELLIKER	11 ALDIE ST, ALL.
<i>Edward Kotonaki</i>	EDWARD KOTONAKI	2 + WINDOYS ST ALISTON, MASS
<i>Brent Whelan</i>	BRENT WHELAN	332 N HAVARD ST 02134
<i>Rita Vaidya</i>	RITA VAIDYA	15 Athol St. Allston 02134
<i>Matt Fullerton</i>	MATT FULLERTON	14 CREW ST #B

Dennis G

I, the undersigned, wish to express my
OPPOSITION to Boston College's plan to build
 dormitories and house students on the "Brighton
 Campus" (formerly St. John's Seminary).

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 residential neighborhood, and negatively impact
 the community and its quality of life.

Signature	Name	Address
<i>Abigail Foley</i>	Abigail Foley	3 Brighton Rd Brighton MA 02135
<i>John Minnesidis</i>	John Minnesidis	37 Mount Vernon Ave Brighton MA 02135
<i>Theresa Curran</i>	Theresa Curran	17 Jellicoe St Brighton
<i>J.P. Curran</i>	J.P. Curran	15 Broadway St Brighton MA 02135
<i>Linda DiAgostino</i>	Linda DiAgostino	39 Brackett St, Brighton
<i>Larry Prince</i>	Larry Prince	P.O. Box ⁴⁴¹ Brighton, MA 02135
<i>Debra Strachan</i>	Debra Strachan	11 Tremont Bl Brighton
<i>Michael Gallagher</i>	Michael Gallagher	35 Boston Ave Brighton MA 02135
<i>Mary Falanga</i>	Mary Falanga	68 Burton St Brighton
<i>Lucia Curran</i>	Lucia Curran	60 BRANTON RD BRIGHTON
<i>Antonia Santibani</i>	Antonia	63 Brock Ave Brighton
<i>Kevin LeBlanc</i>	Kevin LeBlanc	129 Howland St
<i>John Allman</i>		6 Howland St
<i>Mary Phyllis Engel</i>	Mary-Phyllis Engel	6 Howland St
<i>Mary Moran</i>	MARY MORAN	15 Champney St
<i>Joel Curran</i>	JOEL CURRAN	117 BROOKS ST

Pages 7

I, the undersigned, wish to express my
OPPOSITION to Boston College's plan to build
 dormitories and house students on the "Brighton
 Campus" (formerly St. John's Seminary).

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 residential neighborhood, and negatively impact
 the community and its quality of life.

Signature	Name	Address
	YISROEL MARKOV	33 BLENFORD, BRIGHTON
	Rivki Sall	8 Wilshire Rd
	Sara Rodin	19 Portina Rd Brighton MA 02135
	RABBI DAN RODKIN	19 PORTINA Rd, 02135
	ALEX GORDON	Chestnut Hill
	Ben Kap. Levin	289 Foster st
	Sara Basya Kogos	15 Kirkwood
	Chaya Rubin	57R Union St
	Igor Mendeliv	61 Redner Rd Brighton MA
	Klaus Kmel	1443 Beacon Street MA 0210
	Natalia Feldman	1925 Commonwealth Av
	Greg Kaidanov	105 Langley Rd Needham
	Josef Maruzgor	108 Kalmann St
	V. Ivanov	22 Like Shorte
	Rachel Sall	8 Wilshire Rd
	Anna Sokolowicz	33 Northglide Rd
	Iria Sokolowicz	33 Northglide Rd

Dorms 8

I, the undersigned, wish to express my
OPPOSITION to Boston College's plan to build
dormitories and house students on the "Brighton
Campus" (formerly St. John's Seminary).

The current plan would encroach upon a
residential neighborhood, and negatively impact
the community and its quality of life.

Signature	Name	Address
I Lachman	Iosif Lachman	30 Washington St #61A
Inna Diakora	Inna Diakora	30 Washington St #6A
KARIMOVICH	Sime Kaganovich	30 Washington St #60B
KASAHOBER	Alexander Kaganovich	30 Washington St #60B
Fogel	Boris Fogel	30 Washington St #7C
Be	Lidiya Gauopolskye	30 Washington St #7C
Leite	LEV RATMANSKI	30 Washington St #85
Mounitz	Liubov Mounitz	30 Washington St #85
Goldshrein	Goldshrein Haida	30 Washington St #86
Lizikovskiy	Mixikovskiy Beata	30 Washington #83
Mauf	NATOVITCH Liouba	30 Washington St #72
Bloom	ZMOIRE ZAKHAR	30 Washington St #72
NACHUM HAITT	NACHUM HAITT	30 Washington St #7F
Shva	Yuriy Shvarts	30 Washington St #502
Larina	Larina Galina	30 Washington St #501
Elya Argen	Elya Argen	30 Washington St #5A
Lyubov Dagen	Lyubov Dagen	30 Washington St #5A
Usmant	Mara Usmanova	30 Washington St #6D

Dopis 9

I, the undersigned, wish to express my
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dormitories and house students on the "Brighton
Campus" (formerly St. John's Seminary).

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the community and its quality of life.

Signature	Name	Address
D. Felman	Dora Felman	30 Washington St. apt. 603
L. Kovner	Larisa Kovner	66 Glenville #10
F. Mudeleau	F. Mudeleau	30 Washington St. apt. 208
Semen Baranchik	Semen Baranchik	30 Washington St. apt. 415
M. Radkina	Matlya Radkina	30 Washington #502
Yatman	Vladimir Yatman	30 Washington #5
M. Radkina	Matlya Radkina	30 Washington St. #502
Al Fridman	Alfred Fridman	30 Washington #705
Liza Vovsha	Vovsha Liza	30 Washington St. apt. 418
Taisiya Baranchik	Taisiya Baranchik	30 Washington apt. 418
Ovechkin	Igor Ovechkin	30 Washington apt. 805
Ovechin	Igor Ovechin	30 Washington apt. 805
Delecerova	Solva Delecerova	30 Washington apt. 409
Yalanova	Yalanova Nademda	30 Washington 85
Liza Grinstin	Liza Grinstin	30 Washington. 700
Nina Bratsnas	Nina Bratsnas	30 Wash. St.
Boydman	Boydmanovsky	30 Washington 310

I, the undersigned, wish to express my
OPPOSITION to Boston College's plan to build
dormitories and house students on the "Brighton
Campus" (formerly St. John's Seminary).

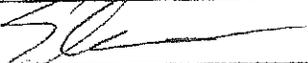
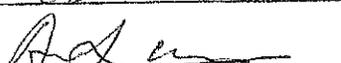
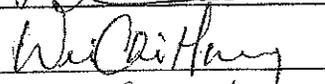
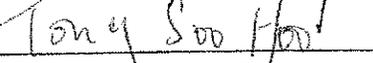
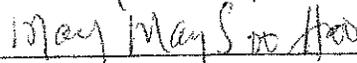
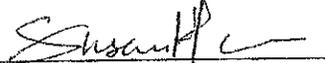
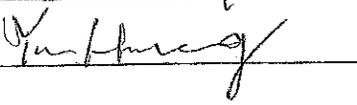
The current plan would encroach upon a
residential neighborhood, and negatively impact
the community and its quality of life.

Signature	Name	Address
<i>Anne Hughes</i>	Anne Hughes	68 Undine rd.
<i>Nepheleia Taron</i>		69 Undine Rd.
<i>Nishi G Taron</i>		69 Undine Rd
<i>Mary D. Blackburn</i>	MARY BLACKBURN	77 Undine Rd.
<i>William Yee</i>	William Yee	21 Undine Rd.
<i>Marisol Hernandez</i>	Marisol Hernandez	6 Cattha Rd
<i>Ana Dominguez</i>	Ana Dominguez	10 Cattha Rd
<i>Robert Yee</i>	Robert Yee	36 Undine Rd
<i>Luba Hancock</i>	Luba Hancock	49 Undine Rd
<i>James Lebeck</i>	James Lebeck	25 Wade St.
<i>Jack Hanrahan</i>	Jack Hanrahan	57 Undine Rd
<i>Jonathan Breedin</i>	Jonathan Breedin	82 Undine Rd
<i>Margen Greenish</i>	Margen Greenish	6 Lake St
<i>Tom McVitt</i>	Tom McVitt	6 Lake St.

Pages 12

I, the undersigned, wish to express my
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Signature	Name	Address
	Damon So Ho	57 Leanington Rd
	Elaine So Ho	57 Leanington Rd
	Ansel Lam	43 Broad St.
	Wei Chi Huang	8 Royce Rd
	Tony So Ho	59 Leanington Rd
	May May So Ho	59 Leanington Rd
	Thomas Ho	184 Washington St
	Susan Ho	184 Washington St
	Yun Huang	8 Royce Road.

Dorms 13

I, the undersigned, wish to express my
OPPOSITION to Boston College's plan to
 build dormitories and house students on the
 "Brighton Campus" (formerly St. John's
 Seminary).

Signature

Name

Address

<i>James Lee</i>	JAMES LEE	84 LAKE ST.
<i>Stephen Castillo</i>	Stephen Castillo	120 LAKE ST
<i>Paula Castillo</i>	Paula Castillo	120 LAKE ST Brighton Ma
<i>Carole Weisskoff</i>	Carole Weisskoff	15 Willoughby St Brighton M.
<i>Michael Weisskoff</i>	Michael Weisskoff	15 Willoughby St Brighton M.
<i>Jean Matarhao</i>	Jean Matarhao	80 LAKE ST Brighton Ma
<i>Charles Foster</i>	CHARLES FOSTER	54 LAKE ST 02135
<i>David McDev</i>	David McDev	12 Bernal St, Allston 02134
<i>Sara Helen Agarian</i>	Sara Helen Agarian	55 Litchfield St, Brighton 0213
<i>Stanley Lantton</i>	Stanley Lantton	30 Myrick St, Allston 02134
<i>Liz David</i>	LIZ DAVID	107 Hooper Rd Allston 02134
<i>Melissa Forbes-Nicoll</i>	Melissa Forbes-Nicoll	5 Holman St. Allston 02134
<i>Paula Alexander</i>	PAULA ALEXANDER	226 North Harvard St Allston 02134
<i>Brent Wheeler</i>	BRENT WHEELER	332 Allston St 02134
<i>Margaret Kelly</i>	MARGARET KELLY	57 Brentwood St Allston

02134

I, the undersigned, wish to express my
OPPOSITION to Boston College's plan to build
dormitories and house students on the "Brighton
Campus" (formerly St. John's Seminary).

The current plan would encroach upon a
residential neighborhood, and negatively impact
the community and its quality of life.

Signature	Name	Address
<i>Harry DeFede</i>	ARIG S BABRIAN	85 Undine Rd.
<i>Norman Rubin</i>	NORMAN S RUBIN	86 UNDINE RD
<i>Henry Perdue</i>	GREGORY K WOODRUT	87 UNDINE ROAD
<i>Bob</i>	Rebecca Spizzano	80 Undine Rd
<i>Theresa Conner</i>	Theresa Conner	89 Undine Rd
<i>Am young</i>	Amranda young	90 undine Rd
<i>Sam O'Neil</i>	Samantha Hickin	90 Undine Rd #1
<i>Kelly</i>	Kelly Bir	90 Undine Rd #1
<i>Paul</i>	Lawrence C Spizzano Jr.	86 Undine Rd #1

Pages 17

We, the undersigned, strongly oppose Boston College's plans to build a student-housing complex on Foster Street's conservation district behind Portina Road.

While we would welcome Boston College's using the area (with an appropriate buffer) for faculty or family use, we plead with the city to refuse the College's request to use this quiet conservation area for student housing. Although the initial plan calls for the dormitory to be used by Weston Seminary students, it can be used for any students in the future.

The Portina Road neighborhood is a unique community that took decades to build. It is densely settled with families with small children. Student housing would destroy its peaceful character, cause a flight from the community, and produce tremendous emotional upheaval and inordinate financial loss.

We plead with the city to keep Foster Street for families. We feel that the Weston Seminary dormitory planned for the area would be far more appropriate if placed adjacent to the current St. John's Seminary.

Signature	Name	Address
	Alex Gordon	7 Washburn Brookline
B Kaplan	Beal Kap. Cevel	289 Foster St Brighton
Rabbi Dan Rodkin	Rabbi Dan Rodkin	19 PORTINA Rd., Brighton
Sara Rodkin	Sara Rodkin	19 Portina Rd, Brighton
Polina Duetkovny	Polina Duetkovny	Ferry st. 205 Everett MA
Sara B. Rogos	Sara Rogos	15 Kirkwood Rd.
Chandel	Chandel Sheffer	50 Park St.
Chaya Rubin	Chaya Rubin	57R Union St.
Albert Kurland	ALBERT KURLAND	50 UNCLINE RD #2
Efremov	Ygor Efremov	20 CROCKET Ln, Woburn, MA
	Luba Aronchik	49 Undine Rd #1
Igor Mendele	Igor Mendele	61 Radnor Rd Brighton
Mae	Lisa MARSHALL	22 Embassy Rd Brighton
	Michael Yoshpe	47 Whittemore Rd Newton
	LEN GALOD	28 Lake Shore Dr. Weymouth
	Charles Mae	1200 Lagrange St Ch. Hill
Trina Y. Gelman	Trina Y. Gelman	142 Kerrick St., Brighton
Valentina Kirsanov	Kirsanov	112 Centre St SA Brookline
Boris Kirsanov	Kirsanov	677 Winchester St, 02454 Needham

507

Tba

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Signature	Name	Address
1. Semen Baranchik	Semen Baranchik	30 Washington St apt 415
2. Liliya Vaks	Liliya Vaks	30 Washington apt 317
3. Semen Vaks	Semen Vaks	30 Washington St apt 317
4. Izr. Nadehman	Izr. Nadehman	30 Washington St. apt. 309
5. Vladimir Yashinski	Vladimir Yashinski	30 Washington St. apt. 9E
6. Natalya Redkina	Natalya Redkina	30 Washington St. # 502
7. Alle Fridman	Alle Fridman	30 Washington # 705
8. Liza Vovsna	Liza Vovsna	30 Washington St apt 415
9. Taisiya Baranchik	Taisiya Baranchik	30 Washington apt 415
10. Asya Likatskaya	Asya Likatskaya	30 Washington St # 209
11. Olga Gurech	Olga Gurech	30 Wash 805
12. Bezhka Gurech	Bezhka Gurech	30 Wash 805
13. Polina Zaydova	Polina Zaydova	30 Washington # 411
14. Sofiya Selezneva	Sofiya Selezneva	30 Washington # 409
15. Nadexhda Yalamova	Nadexhda Yalamova	30 Washington St. 65
16. Lily Pyatkov	Lily Pyatkov	30 Washington St. 209, 402
17. Miron Konevsky	Miron Konevsky	30 Washington St # 209
18. Emma Dadashyan	Emma Dadashyan	30 Washington # 54
19. Polina	Polina	30 Washington - 905

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Signature	Name	Address
	Samuel Brodwin	1356 Oving Street #2109
	Helen	188 Ridge Lane, Weston
	K. Marilyn Carey	11 Rogers St. Newton MA 02459
	Natalia Feldman	1925 Commonwealth Ave
	Pauline Kest	9 Graywood
	Angela Kapramayan	95 Washington #47
	Lyubmila Ligorova	31 Heron St Brook 02445
	Julia Fein	99 Marion St Brook 02445
	Josef Maruzon	108 Kilmarnoch St #502
	V. Ivanov	22 Lake Shore #4
	Nuta Paren	10 Camelot Ct #22
	Miriam	49 Embury Rd. Brighton
	Ilia Sokolovskaya	33 Notting Hill Rd BR
	Kiria Nemirovskaya	73 Notting Hill Rd BR
	Shlomo Nemirovsky	145 Lake Shore Rd
	Larisa Reznikova	145 Lake Shore Rd, BR
	LARISA REZNIKOVA	14 Heron St #304, W.R.

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Signature	Name	Address
I Larkman	Iosif Larkman	30 Washington St. # 6A
Inna Diakova	Inna Diakova	30 Washington St. # 6A
Kaganovich	Sima Kaganovich	30 Washington St. # 608
Alexander Kaganovich	Alexander Kaganovich	30 Washington St. # 608
Fogel	Boris Fogel	30 Washington St. # 4C
Gauropolskaya	Lidiya Gauropolskaya	30 Washington St. # 4C
LEV RATMANSKI	LEV RATMANSKI	30 Washington St. # 85
Liobov Mounits	Liobov Mounits	30 Washington St. # 85
Goldshstein	Goldshstein Haida	30 Washington St # 86
Mixikovskaya Berta	Mixikovskaya Berta	30 Washington St # 83
NATOVITCH Liouba	NATOVITCH Liouba	30 Washington St # 72
ZMOIRE ZAKHAR	ZMOIRE ZAKHAR	30 Washington St # 72
WACHUM HAIOT	WACHUM HAIOT	30 Washington St. # 81C
Shvart	Yuriy ShvARTS	30 Washington St, # 502
Larina Galina	Larina Galina	30 Washington St, # 501
Lya Nayen	Lya Nayen	30 Washington 5A.
Lya Gay	Lya Gay	30 Washington 5A.
Umanova	Mara Umanova	30 Washington 6A
D. Feiman	DOPA FEIMAN	30 Washington St ap 603

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Signature	Name	Address
	ANNA JOHNSON	5 DORRMAN PORTINA
	YAKOV GLAUBERMAN	MA 03076
	YAKOV GLAUBERMAN	16 NEWHALL ST # 4 LYNN, MA 01902
	Roman Shulman	10 GENARO Cir Weyland, MA 01978
	Blane/Bomshayn	16 Emerson St N. Andover, MA 01845
	Mikhail Viner-Bykovskiy	19 Chase Ave., Lexington
	Simon Hawken	55 Polly Pond Rd #24 Beverly, MA 01915
	Alexey SORKIN	231 Hillside Ave Needham MA 02494
	Irina Pisman	108 Pine Hill Rd Bedford MA 01750
	Grigori Khmyrov	158 Farrwood Dr Haverhill, MA 01835
	Dmitry Filonov	50 Stevens St, 01870
	Olga Orlova	70 Kenoga St Haverhill
	Yelena Yackimov	20 Village Green Dr N Andover
	Evgeniy Tokhvid	11 Drummer Rd. Sutton, MA
	Galina Bouzhteyn	16 Emerson ct, N. Andover
	Eugene Zuser	47 Whitman St, Somerville
	Yurii ORLOV	70 Kenoga St, Haverhill, MA
	Irina	17 Board. Prt #47, Waver MA

