

Nine Hawthorne Place, 14A  
Boston, MA 02114  
(617) 367-6919

April 13, 2015

Edward McGuire III, Project Assistant  
Boston Redevelopment Authority  
One City Hall Square – Ninth Floor  
Boston, MA 02201

Re: Proposed Amendment to PDA No. 07 Garden “Bubble” Garage Project

Dear Mr. McGuire:

I am expressing the concerns of the neighborhood as a member of the Impact Advisory Group (IAG) for the Garden Garage project, a Trustee of Hawthorne Place Condominium that abuts the property for this proposed project, and an active resident of the West End community.

This proposed amendment to PDA No. 07 would allow the development of the proposed Garden “Bubble” Garage project for which you have already heard major concerns from the majority of the neighborhood regarding the negative impacts of the mass, height, and parking spaces. This proposed project is three times taller than the height allowed under current zoning in the West End Urban Renewal Plan.

During the past four years, a large majority of the neighborhood has been voicing the same major concerns in IAG meetings, Community meetings, and comment letters. The neighborhood is open to reasonable new development, but opposes the excessive mass, height, and parking spaces that are not close to conforming to the zoning requirements in the West End Urban Renewal Plan.

The Notice of Project Change (NPC) ignores these major concerns and, amazingly, increases the height with the same number of units and parking spaces. The NPC meetings and comments again demonstrate that a large majority of neighbors, who are informed about the size of this project, still oppose the excessive mass, height, and parking spaces that are not close to conforming to zoning requirements.

However, still no reductions in the mass, height, or parking spaces have been made to the original proposal. A petition with support signatures from the developer’s tenants, who were not informed about the mass, height, and parking spaces, was used to justify not making any reductions.

The neighborhood opposes the proposed amendment to PDA No. 7 because it would allow zoning for:

1. A massive building, three times taller than current zoning requirements, which would tower over our neighborhood and reduce everyone’s light from the blue sky. The building is significantly more massive than the Garden “Bubble” Garage, which existed when current residents chose their homes in our neighborhood.
2. A massive project that would jeopardize the old infrastructure in our neighborhood. We have already been warned about the capacity of our water and sewer main lines after breaks along Thoreau Path.
3. Increasing additional parking spaces that would increase traffic congestion in the already clogged streets in our community. The BRA has already approved significant new development in this area, which will create even more congestion on these streets.

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I request the amendment to PDA No. 7 be changed to:

1. Reflect a project with significantly reduced mass, height, and parking spaces.
2. Clarify "open space" as "open public space" in Section IX. D.
3. Clarify "recreation areas" as "quiet recreation areas" in Section IX.D.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Kevin J. McNamara". The signature is stylized with a large, bold "K" and a long, sweeping underline.

Kevin J. McNamara  
Trustee, Hawthorne Place  
Member of the IAG

Cc: Mayor Martin J. Walsh  
City Chief of Civic Engagement Jerome Smith  
BRA Director Brian Golden  
BRA Chief of Development Erico Lopez  
Councilor at Large Michael Flaherty  
Councilor at Large Stephen Murphy  
Councilor at Large Ayanna Pressley  
Councilor at Large Michelle Wu  
Councilor Josh Zakim  
State Rep. Jay Livingstone