



**JOSH ZAKIM**  
**BOSTON CITY COUNCILOR**  
**DISTRICT 8**

December 7, 2015

Edward McGuire  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201

Dear Mr. McGuire:

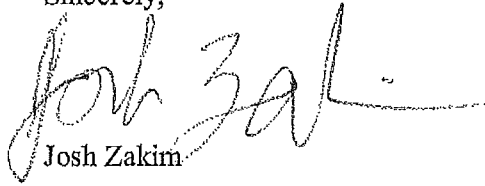
I am writing to express my concerns regarding Equity Residential's newest proposal for the Garden Garage in the West End. Regarding height, this plan is still out of proportion with the site's abutting neighbors, Amy Lowell House and West End Place, both of which stand at less than a third of the height of the proposed project. While the developers have modified the height of the building, the new proposal is only several stories shorter than their prior plan. Furthermore, what Equity Residential has taken away in height, they have added in massing by increasing the width of the building. I also have significant concerns regarding the proponents' inability to address the concerns of the community with respect to traffic. They have not substantively addressed how their proposal will mitigate the increased traffic in the area resulting from new residents, and have failed to come up with a satisfactory solution to the traffic problems that are the result of the availability of commercial on-site parking for TD Garden events. I am pleased by the addition of family-sized (i.e. at least three-bedrooms) units; however, at only ten units, the number is still low. The development of the Garden Garage is an excellent way to bring more families into the downtown area and I am disappointed to see that Equity has not taken advantage of that opportunity.

Despite repeated requests from community members and elected officials through direct correspondence and the Impact Advisory Group, Equity Residential has not made substantive changes to their plan for the Garden Garage. During my tenure in office, I have seen three different iterations of this project, none of which fit with the character of the neighborhood, and none of which have addressed the repeated concerns of the community. Equity has continued to move forward with no significant modifications to their proposal. Equity has the unique opportunity to replace an unsightly garage with a productive housing development, and I firmly believe they can do so in a way that fits with the character of the neighborhood while balancing the greater need for more housing in the city. Sadly, their proposal has fallen short of productively shaping our downtown landscape, and fallen even shorter of addressing the very legitimate concerns of traffic, height, and availability of housing for families.

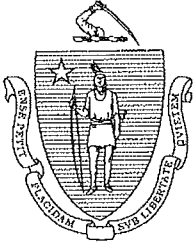
Boston City Hall - One City Hall Square - Boston, MA 02201  
[josh.zakim@boston.gov](mailto:josh.zakim@boston.gov)

I urge you and your colleagues to take into consideration the issues that I have outlined, as well as those raised by West End residents, and reject this proposal.

Sincerely,

A handwritten signature in dark ink, appearing to read "Josh Zakim", with a long horizontal flourish extending to the right.

Josh Zakim



*The Commonwealth of Massachusetts*

HOUSE OF REPRESENTATIVES  
STATE HOUSE, BOSTON 02133-1054

**JAY D. LIVINGSTONE**  
STATE REPRESENTATIVE  
8TH SUFFOLK DISTRICT

Committees:  
Housing  
Community Development and Small Business  
State Administration and Regulatory Oversight  
Environment, Natural Resources and Agriculture

STATE HOUSE, ROOM 136  
TEL. (617) 722-2396  
Jay.Livingstone@MAhouse.gov

December 7, 2015

Edward Maguire III, Project Assistant  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201

RE: NOTICE OF PROJECT CHANGE, GARDEN GARAGE PROJECT, WEST END

Dear Mr. Maguire,

I am writing to you in regards to the above stated Notice of Project Change for the Garden Garage Project in the West End. Equity has improved its project with the Notice of Project Change, but it has not done enough and I still oppose the current plan.

Equity's current plan is to construct a building completely out of scale and height with the size of the neighborhood. While considerations towards previous concerns about traffic have been implemented in the new plan, the overall added density will ultimately cause more traffic issues in the West End.

Equity's Notice of Project Change is inconsistent with the development of the West End and, if allowed, will diminish the quality of life for those current residents because of increased traffic and neighborhood density. I ask that you reject the plan as currently proposed and ask Equity to return with a plan that makes sense for the neighborhood.

Respectfully,

A handwritten signature in cursive script, appearing to read "Jay Livingstone".

Jay Livingstone  
State Representative  
8<sup>th</sup> Suffolk District

December 6, 2015

Mr. Edward McGuire, Project Assistant  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201  
Edward.McGuire@boston.gov

VIA EMAIL

RE: Garden Garage Redevelopment (Equity Residential): 2015 Notice of Project Change

Dear Mr. McGuire:

I am writing to convey my support for Equity Residential's proposed redevelopment of the Garden Garage property at 35 Lomasney Way.

I have lived in the West End for more than 12 years and have witnessed many positive changes in the neighborhood over this time, including the removal of the elevated MBTA Green Line tracks, the renovation of Charles River Plaza, the introduction of new residential buildings and upgraded businesses within the Bulfinch Triangle, the construction of the West End Residences, and the commencement of the long-awaited Connect Historic Boston street-and-sidewalk reconstruction project currently underway.

A number of other improvements are in the works for the neighborhood, and I view the proposed Garden Garage redevelopment—as described in the October 2015 Notice of Project Change—to be an important contributor to this resurgence of the West End.

I am supportive of the Garden Garage redevelopment for the following reasons:

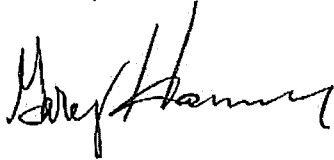
- **STRENGTHENING THE RESIDENTIAL COMPONENT OF OUR MIXED-USED NEIGHBORHOOD:** While I appreciate the dynamism created by the many different types of land uses within and around the neighborhood, an increase in our residential population is particularly important in that it will help bring amenities, businesses, and services that cater to the residential population of the neighborhood as much as they do to the TD Garden patrons and the nearby government offices and health-care institutions.
- **IMPROVING THE APPEARANCE AND SAFETY OF LOMASNEY WAY:** The existing parking structure is a hulking, faceless behemoth that detracts from the pedestrian experience along Lomasney Way and can make the area feel deserted and unsafe at night once the TD Garden crowds have dispersed. The proposed project will bring a 24-hour residential presence that will mean more eyes on the street, more-attractive architecture and landscaping, improved lighting, and better sidewalk maintenance than what exists today.
- **INTRODUCING A USE THAT WILL HAVE MINIMAL IMPACT ON EXISTING TRAFFIC CONGESTION:** Residential uses in established urban settings are among the lowest traffic generators of any type of urban land use. The existing traffic congestion in the neighborhood is driven largely by events at the TD Garden, by commuters driving into the city, and by the periodic road closures that re-route expressway-bound traffic onto Lomasney Way and the connecting streets. While I am concerned about the traffic congestion problems that currently afflict our area roadways (and I am pleased that the City will be developing a transportation plan and strategies to address these problems), I believe that the long-term impact of the Equity project on traffic congestion will be minimal.

I am aware that others have raised concerns that the height of the proposed 44-story building is excessive or inappropriate for the area, but in my view we are living in a neighborhood that is, in fact, characterized predominantly by mid-and-high-rise buildings. Yes, the proposed Equity development will be considerably taller than many of its neighbors, but I do not see it as being at-odds with the fundamental design approach to residential development (multifamily buildings of considerable massing, height, and density) that has prevailed in the West End over the past 50 years.

I urge the Boston Redevelopment Authority to grant the necessary approvals to allow this project to proceed.

Thank you for the opportunity to comment.

Sincerely,

A handwritten signature in black ink, appearing to read "Gary Hammer". The signature is fluid and cursive, with the first name "Gary" and last name "Hammer" clearly distinguishable.

Gary Hammer  
West End Place  
150 Staniford Street, Unit 914  
Boston, MA 02114

**downtown north association**

December 7, 2015

Edward McGuire, Project Manager  
Boston Redevelopment Authority  
Boston City Hall  
Boston, MA 02201

Re: Downtown North Association comments on Notice of Project Change Garden  
Garage 35 Lomasney Way

Dear Mr. McGuire,

The following are comments from the Downtown North Association (DNA) regarding the Notice of Project Change filed by Equity Residential submitted to the Boston Redevelopment Authority on October 6, 2015. Be advised that the DNA is also a member of the Impact Advisory Group (IAG) for this project.

The Downtown North Association is an organization that represents the growing residential, commercial, institutional, and professional community in the Bulfinch Triangle. Among our valued members is Equity Residential, the project proponent.

These comments are intended to reflect the consensus view of DNA as a whole, although individual DNA members, some of whom are IAG members, may be offering their own views on this project. Some views by other DNA members may emphasize a different point of view and these comments are not intended to replace or contradict those views.

Equity Residential presented the latest iteration of the project to the DNA Board of Directors on Wednesday December 2, 2015. This project has a long history in the community. Originally filed in 2011, this project has seen several variations.

In October of 2015, Equity filed their latest notice of project change, which reduced the height of the building by two stories, reducing the unit count by 18, and changing the unit mix by adding ten three bedroom units.

From the outset of this process in 2011, DNA has consistently been supportive of this project because it replaces an unattractive garage with active new residential and retail uses, including additional affordable units, below grade parking for residents and accessory uses, and establishes improved pedestrian links to the surrounding West End community.

By providing an additional 447 residential units to the area, this project will increase the available housing stock for employees of the many commercial and institutional properties in the area. It is also important to note that in the coming years the neighborhood will be home to additional corporations and businesses. Housing within walking distance to these employers is a major reason in their decision to locate here.

With respect to the issue of traffic in the area, Equity Residential has committed to supporting the Transportation Action Plan that will be developed cooperatively with the Boston Transportation Department and Boston Redevelopment Authority. One aspect of great concern to DNA members was the flow of traffic in and out of the garage on days of TD Garden events. The plan currently calls for an entrance and exit prior to the traffic signal at Martha Road. While the entrance to the garage at this point makes sense, there was great concern that exiting at the same point would only lead to additional traffic back up at the signal. For that reason, we ask that Equity reconsider the exit at that point.

We are also conscious of traffic and construction management issues that will arise during the construction of this project as well as others slated for the area. While we are confident in the ability of the Boston Transportation Department and the Boston Redevelopment Authority to manage and plan for the development of the area, it should be taken into consideration that this project along with others will require significant monitoring and management. Among these projects include Avalon North Station, Lovejoy Wharf, former Boston Garden site, Parcels 1B & C and the Government Center Garage. Keep in mind that there are several other public infrastructure projects that will have to be coordinated along with these private developments.

The current proposal also calls for the significant expansion of open space in the community. This space will be publicly accessible and maintained by Equity Residential. This is a tremendous benefit to the community, as it will dramatically increase the amount of recreational and passive open space in the area.

Affordable housing is also a concern that has been mentioned throughout this process. Equity has proposed that the project will contain affordable units on the site as well as the possibility of affordable units in current Equity owned properties

at the time that a building permit is issued. This would allow affordable units to come on line some three years sooner. Equity has also proposed a buyout of some of their affordability requirement. It is our hope that should the Boston Redevelopment Authority agree to such a buyout, that the funds be dedicated to affordable housing opportunities in the West End neighborhood.

Additionally, we are pleased with the inclusion of 2,300 square feet of retail space included in the project. This will provide additional amenities for current West End residents and those who work in the area.

We also look forward to continuing the community benefits and mitigation discussion once the Impact Advisory Group meetings reconvene. While we feel that the demolition of the garage is in itself a significant benefit, we look forward to a robust and thorough discussion with the community regarding further enhancements.

In closing the Downtown North Association would like to be recorded in support of the Equity Residential project and we look forward to working with them and the relevant city agencies to further improvements in the area.

Sincerely,

Jay Walsh  
Executive Director  
Downtown North Association



150 STANIFORD STREET  
BOSTON, MASSACHUSETTS 02114

Edward M. McGuire, III, Project Manager  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02114

I write this letter in support of the Equity Residential Garden Garage Project. I am a member of the Impact Advisory Group for the project and board member/treasurer of the West End Place Condominium Association. West End Place has signed an important Abutter's Agreement with Equity and has endorsed the project with a letter of support for the project as described in the Notification of Project Change dated October 6, 2015. The reasons for extending this support are enumerated in the attached statement, *Why Support the Garden Garage Project?*

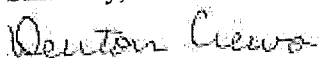
In addition to conveying support for the project, I wish to comment on the proposed "Amended and Restated Development Plan" for Planned Development Area No. 7, dated April 16, 2015, as it offers a rare opportunity to reimagine Thoreau Path and the surrounding park areas in the West End. To be specific, the Amended PDA needs to define stronger parameters for the existing and new open space, and I would urge the BRA to require more specificity in the PDA for the 2.58 acres of open space as well as other open space within the PDA site. Specifically, I would ask that the following declarations be added to the Development Plan in Section IX (Project) and in Exhibit E (allowed Uses):

1. That the open space be designated as primarily public open space rather than private open space, with no more than 15% to be privately dedicated;
2. That the allowed uses for open space exclude those listed in Exhibit E except for kiosk and public art, adding plantings, landscaping, lighting, street furniture, and passive recreational activity appropriate to a quiet park (or words to that effect); and
3. That a structured community involvement process, to be approved by the BRA, is required as a necessary condition to receiving approval of the design and proposed usage of the open space areas.

With regard to community involvement in open space planning, I would suggest considering a formal organization to lead the process. This proposition has the support of Equity Residential, and the requisite access to Carol Johnson Associates has been authorized. I am the organizer of such a group which can contribute significantly to an open space planning process and the fulfillment of The Thoreau Path Master Plan.

Thank you for the opportunity to comment on the NPC and TPA, and I hope these recommendations will strengthen and improve the project that may eventually emerge.

Sincerely,



Denton Crews  
West End Place, 150 Staniford Street, #331, Boston, MA 02114

## Why Support the Garden Garage Project?

Equity Residential's Garden Garage Project (GGP) is endorsed by West End Place (WEP), the Managing Board having voted its support March 30, 2015, concluding that on balance the project benefits the condominium and contributes to the quality of community life. A WEP task force has kept abreast of GGP plans, participated in meetings with ER officials, served on the BRA Impact Advisory Group (IAG), and assessed the impact of this large-scale project on the condominium and the community. The project is supported as explained in the following points.

1. It increases the value and desirability of our property as well as the quality of community life. It brings life to the streets which increases retail activity, pedestrian flow, and public safety.

2. The existing garage is an archaic eyesore that blocks street-level views and causes excessive noise and pollution which will remain a community scar if the GGP isn't approved and built.

3. The latest design as a single residential tower of forty-four floors with five parking levels below ground is superior to the previous designs for the property (Equity removed the eight-story wing from the initial design leaving two towers, then re-designed the structure as a single tower, and finally reduced the single tower by 75,000 square feet). Although tall, the new design is slender, re-positioned parallel to the street instead of protruding into the park, attractive, and LEEDS compliant.

### Community Benefits

- Demolished unattractive garage
- Attractive tower in small footprint
- Landscaped open space
- Increased property values

4. The amount of new open space around the project has been increased with the new design resulting in 2½ acres of such space. ER is making a major investment in the new open space and landscaping around Thoreau Path including a formal agreement for resident input into the final design and use of the space. The path and park will be the jewel of the West End and a respite for the residents around the park.

5. The project height and size, floor-to-area ratio (FAR), is not likely to be further reduced because ER's required investment, anticipated revenue, and ongoing costs do not produce the necessary margins (the yield or NOI is 4.7% which is below the 6.0% considered financeable). This conclusion has been validated by examination of financial data and consultation with an independent analyst. Currently, the developer enjoys a profitable garage structure which narrows the options to (a) bury the garage and erect the tower, or (b) leave the garage as is. There is not a realistic middle option for the GGP.

6. The concerns of some residents about traffic problems and other impacts of the project while real are most appropriately addressed in the mitigation and permitting processes. The traffic impairments in the West End are caused by commuter vehicles from outside the city during rush hour plus entering and exiting vehicles during Boston Garden events. These issues now slated to be addressed a professional traffic assessment study at ER's expense. This is expected to be a requirement in the cooperation agreement between the BRA and ER. It should be noted that while the project will increase the number of parking spaces in the garage these spaces will be for resident vehicles which do not significantly affect traffic (it is largely passive parking and produces counter-commuter traffic only).

### City Benefits

- Construction jobs
- Property tax revenues (\$4M)
- Acceleration of housing supply including affordable housing

7. ER and WEP have signed an Abutter's Agreement for (a) improving and managing the driveway and easement areas between WEP and the GGP to be shared by three parties, (b) strengthening the construction management plan beyond city regulations to reduce noise, inconvenience, and traffic during the construction period, and (c) making improvements to the open space – which community benefits are tied to WEP's support for the project if approved.

8. The City of Boston's growth cycle is favorable to developers of large projects including the West End. Given the current momentum for development in Boston, the project has a strong chance of approval because of municipal goals to increase the housing supply by 53,000 units before 2030, producing jobs, affordable housing, and tax revenues. This makes it imperative now, not later when leverage is diminished, to secure benefits for the community (as stated above).

150 STANIFORD STREET  
BOSTON, MA 02114



PHONE 617.720.4646  
FAX 617.725.1888

March 30, 2015

Edward M. McGuire, III, Project Manager  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201

On behalf of the West End Place Condominium Association, this letter is to provide the Boston Redevelopment Authority with a statement of support for the Garden Garage Project as proposed by Equity Residential. We are especially encouraged by Equity's revised project design as presented in the Notice of Project Change (NPC) submitted October 16, 2014, advancing a single-tower version of the original proposal. We also appreciate Equity's expansion of open space by an acre and its implication for our community: the centrality of a unified park linked by Thoreau Path.

As a residential condominium comprising 183 apartments, West End Place is a prime abutter to the proposed Garden Garage project. Accordingly, we have been working collaboratively with Equity regarding impacts directly affecting our building as well as the surrounding area. An abutters' agreement has been produced from this collaboration whereby West End Place and Equity will benefit from the following key points in the agreement:

- Revisions to strengthen the Easement Agreement for the driveway and loading/servicing areas jointly shared between WEP and Equity Residential,
- Strong policies and procedures for monitoring and enforcement of an effective construction management plan, and
- Enhancements and improvements to the new open and public space including Thoreau Path with the direct involvement of residents in its design, functions, and maintenance.

Once the process for project review approaches its final stages, we expect to participate in formulating a statement of impact and mitigation that can be incorporated into the Cooperation Agreement between Equity and the BRA and to encourage community support in the West End for this process.

We would urge an expedited approval of the Garden Garage Project that takes into consideration the above mentioned agreements and expectations in order that the project may commence the three-year construction timetable. Residents of the West End have endured numerous construction projects in the past fifteen years and it would be a welcome relief to have the Garden Garage project and other area improvements completed in a timely manner.

Thank you very much,



William Grogan  
President of the Managing Board

cc: Teresa Polhemus

December 7, 2015

Boston Redevelopment Authority  
Attention: Edward McGuire, Project Manager  
One City Hall Plaza  
Boston, MA 02201

Mr. McGuire and Boston Redevelopment Authority review board,

**RE: Proposed Development of the Garden Garage by Equity Residential**

My name is Duane Lucia I live with my son and his wife at 150 Staniford Street on the 5th floor at West End Place in Boston, MA. I have lived here for 15-years and have been a resident of the immediate area since 1980. I raised my family here and sent both of my children to Boston Public Schools. We are registered voters and are active volunteers in our local neighborhood organizations.

**For the record, I am opposed to the current proposal for the development of the Garden Garage, which Equity Residential has brought before the (BRA) and the community.**

My home faces the inner courtyard of West End Place, which is adjacent to the proposed Garden Garage development. When talk of developing the garage as residential apartments was first announced to the West End Community, I was quite happy to know that the garage was going away; less traffic and new West End neighbors. No more having to listen to all the beeping horns and rowdy behavior that we as residents have come to expect from games and events at the Boston Garden. Subsequently, I started to attend public meetings and closely followed the Article 80 process. I read the initial Draft Project Impact Report (DPIR) and have commented at public meetings with regard to all the developer's (Equity Residential) changes. I have held off writing a personal comment letter until now, as I see the developer has not responded to the overwhelming community objections and has not made significant changes in their Notice of Project Change (NPC).

**The Process is Broken**

Until this past summer, I had always believed in the spirit of the Article 80 review process, and I believed that the BRA had learned from its past mistakes, especially those made during the urban renewal of the 1950s, which demonstrated total disregard for the community in pursuit of economic growth. I believed the Article 80 review

process had now included the whole community in helping to build better projects. This has not been the case with the Garden Garage Project as demonstrated by the West End community's protest and opposition. While attending an Impact Advisory Group (IAG) meeting in the Fall of 2015, it was revealed that the zoning height of buildings in the PDA (Planned Development Area), in which the Garden Garage is located, had been changed without notice to the community, or to the IAG. It was subsequently pointed out by BRA officials that a notice of the proposed height change was posted in the Boston Herald. That notice however, made no mention of the West End; only a proposed changes in the Downtown area.

Does the BRA board seriously think that if that knowledge was made more apparent to the IAG members and the West End residential community that they would not have written letters of objection; especially considering that their number one objection has been out-of-scale height?

Sadly, this does not represent a transparent process; BRA officials, as well as elected officials, are still obligated in the review process to reveal changes and related proposed changes that would have bearing on the project in review. Furthermore, this is a moral and civic obligation of the BRA toward building better communities by involving local residents, which is the point of the Article 80 process, not simply the far-fetched vision of urban planners and developers.

### **Future Damage**

This project in its present iteration (PNC) will dramatically change the West End neighborhood long into the future and will continue to change the availability and affordability of families to live downtown. Even the few members of the IAG who support the project are concerned about this aspect of the projects impact and have commented as such.

When the West End was torn down under the urban renewal plan of 1958, the vision of the New Boston was supposed to include family housing, schools and parks in the West End Project Area. Unfortunately, the West End ended up with no schools, severely limited family housing and a semi gated Charles River Park community. However, the residents who moved there found a way to forge a strong residential community, despite the many obstacles. They organized a civic association, a condo council, a community center, etc.; entities which bring people together. That is why they are united in opposition to this project. Not as the signers of a silly petition with empty promises, but as letter writers, participants, protesters and voters.

What Equity, in partnership with the BRA, is proposing to do is to further skew the demographics of our community by building a non-family oriented development that proposes few affordable options on-site and to move more than half the required affordable units off-site (beyond the West End). It is time for the City to stand up for the residents and voters who make Boston a city in the first place. Any and all future Master Planning for Boston needs to preserve the integrity of its neighborhoods and that starts with significant affordable and family housing. Neighborhoods are families!

### **Better than Worse**

I keep hearing those few residents in support of this project say that they are in support because 'it's better than the ugly garage', or 'better than the original plan'. Typically, the developer initially brought the ugliest, most impractical, money grubbing plan to the table in hopes of gaining support for a 'better than worse' proposal. This better proposal (NPC) is still seriously flawed in scope and relevance. The developer wants to maximize its investment by replacing a thriving business with two thriving businesses; this is understandable. However, to impact the West End with a 40-story tower, which is out of scale with the rest of the surrounding buildings, and add 200 vehicles coupled with more service vehicles to an already dysfunctional 600 car garage is simply poor planning. The traffic that it creates now in its current state is unmanageable; if this project is approved the traffic will be nightmarish.

This can only happen if the BRA partners with them in changing the zoning laws and providing significant zoning reliefs; at what cost to future generations...

I urge you to stop short of this and embrace the spirit of what director Brian Golden recently stated at a West End presentation: we are a different BRA and we are apologetic for the past abuses our agency has caused...

A New Boston was promised in the 1950s and 1960s; many promises went unfulfilled and neighborhoods disappeared or struggled. It's time to build not a New Boston, but a Better Boston in the spirit of Mayor Walsh's Imagine Boston 2030 master plan.

Respectfully submitted,

Duane Lucia

(617) 416-0718

dl02114@gmail.com

CC:

Martin Walsh – Mayor City of Boston

Josh Zakim - Boston City Council

Michael Flaherty - Boston City Council At-Large

~~Anissa Essabi George – Boston City Council At-Large~~

Ayana Pressley - Boston City Council At-Large

Michelle Wu - Boston City Council At-Large

Jay Livingstone - Massachusetts House of Representatives, 8th Suffolk District

Sal DiDomenico - Massachusetts State Senate, 1st Suffolk and Middlesex

District

Brian Golden - Director, Boston Redevelopment Authority

Johnathan Greeley – Director of Development Review, Boston Redevelopment Authority

Andrew I. Copelotti - VP Development & Construction, Equity Residential

Sean Connolly – President Elect, West End Civic Association

Kathleen Ryan - West End Council (Hawthorne Place)

Louise Thomas – IAG Member, Amy Lowell

Kevin McNamara – IAG Member, Hawthorne Place

Denton Crews – IAG Member, West End Place

Jane Forrestall – IAG Member, West End Place

Marlene Meyer – IAG Member, Whittier Place

Linda Ellenbogen – IAG Member, Hawthorne Place

Janelle Satterwhite - IAG Member, Amy Lowell

Jay Walsh – IAG Member, Downtown North Association

William Grogan - Managing Board President, West End Place

James Nugent – COOP 1 President, West End Place

Maria Lanza – Mayor's Liaison West End / Downtown

Kyndal Henicke - Deputy Chief of Staff, Councilor Zakim

Jim Campano — President, OWEHC and Publisher, West Ender Newspaper



December 7, 2015

Edward McGuire III, Project Manager  
Boston Redevelopment Authority  
Boston, MA 02201

**RE: 10/6/2015 Notice of Project Change (NPC) by Equity Residential for the Proposed Garden "Bubble" Garage Project**

Dear Mr. McGuire:

As a resident of the West End I am opposed to the above referenced Garden "Bubble" Garage development proposed by Equity Residential.

We all want our neighborhood to grow and prosper and we encourage development that will have a positive effect on our community. This project does not accomplish this simple objective. The proposed height and building design is significantly out of character with the existing architecture in the West End. Furthermore, the hyper gentrification of the West End created by a forty-four story, luxury hi-rise will make our neighborhood unaffordable for many long term residents. Is this what the city of Boston and Mayor Walsh wants for the residents of the West End?

This proposed project will also increase traffic congestion and air pollution. Consequently, the increase in air pollution will create an environmental health hazard for many longtime residents of the West End as well as its neighboring communities. City Councilman Josh Zakim has stated on many occasions that this is the wrong project for our neighborhood; I strongly agree with his assessment.

The West End community has actively participated in all of the public and informational meetings regarding every version of this proposed redevelopment. We have submitted comment letters three times over five years at various stages of the Article 80 Large Project Review Process – this is our fourth effort. In our past comments, the members of our community have overwhelmingly supported a responsible redevelopment plan for the Garden Garage.

Each time we commented we asked the BRA and the developer to modify the project. To date, no meaningful changes have been proposed by Equity Residential. The latest NPC, reducing the height of the proposed Tower by TWO stories is an insult to the efforts we have made to reconcile the concerns of the community with the needs of the developer.

Our neighborhood's 700-plus comment letters on the April 2015 Notice of Project Change, have yet to be answered or acknowledged and, once again, there have been no meaningful changes made by the developer in this second NPC despite those 700 plus comment letters. In fact, the size of this proposed project has increased.

**PLEASE HEAR MY VOICE: I cannot support this current Notice of Project Change. I request that the BRA reject this proposal in its current form and require a redesign from Equity that I can support.**

Print Name STAN J BOZEK Signed Stan J Bozek  
150 STANFORD ST  
65 Martha Road, Apt # 500 BOSTON, MA 02114

CC: Mayor Martin J. Walsh, BRA Director Brian Golden; Councilor Josh Zakim; State Representative James Livingstone; Director of Development Review and Policy Jon Greeley; Council President William Linehan; Councilors At Large: Ayanna Pressley, Michelle Wu and Anissa Essaibi George, Michael Flaherty

December 7, 2015

Edward McGuire III, Project Manager  
Boston Redevelopment Authority  
Boston, MA 02201

**RE: Comments on 10/6/2015 Second Notice of Project Change (NPC) by Equity Residential for the Proposed Garden "Bubble" Garage**

Dear Mr. McGuire:

I am a West End resident and have lived in our neighborhood for more than 10 years. As you know, all West Enders want to see our neighborhood grow and thrive, and we welcome efforts to positively enhance our community.

Equity Residential recently submitted a second Notice of Project Change (NPC) for its proposal to redevelop the **Garden (Bubble) Garage**. Our West End community has actively participated in all the public and informational meetings of this proposed redevelopment.

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Our neighborhood's 700+ most recent (April 2015) comment letters on the first Notice of Project Change have yet to be answered or acknowledged, and there have been no meaningful changes made by the developer in this second NPC despite those comments. In fact, the size of this proposed project has increased.

**Please hear my voice: I cannot support this current Notice of Project Change. I request that the BRA reject this proposal in its current form and require a meaningful redesign I can support.**

NAME: Gloria Lerra STREET/UNIT#: 150 Staniford St 609

EMAIL and/or TEL# 617-948-1706 CITY: BOSTON, MA 02114

ADDITIONAL COMMENT: \_\_\_\_\_

CC: Mayor Martin J. Walsh, BRA Director Brian Golden; Councilor Josh Zakim; State Representative James Livingstone; Director of Development Review and Policy Jon Greeley; Council President William Linehan; Councilors At Large: Ayanna Pressley, Michelle Wu and Anissa Essaibi George

December 7, 2015

Boston Redevelopment Authority  
Attention: Edward McGuire, Project Manager  
One City Hall Plaza  
Boston, MA 02201

Mr. McGuire and Boston Redevelopment Authority review board,

**RE: Proposed Development of the Garden Garage by Equity Residential**

My name is Duane Lucia I live with my son and his wife at 150 Staniford Street on the 5th floor at West End Place in Boston, MA. I have lived here for 15-years and have been a resident of the immediate area since 1980. I raised my family here and sent both of my children to Boston Public Schools. We are registered voters and are active volunteers in our local neighborhood organizations.

**For the record, I am opposed to the current proposal for the development of the Garden Garage, which Equity Residential has brought before the (BRA) and the community.**

My home faces the inner courtyard of West End Place, which is adjacent to the proposed Garden Garage development. When talk of developing the garage as residential apartments was first announced to the West End Community, I was quite happy to know that the garage was going away; less traffic and new West End neighbors. No more having to listen to all the beeping horns and rowdy behavior that we as residents have come to expect from games and events at the Boston Garden. Subsequently, I started to attend public meetings and closely followed the Article 80 process. I read the initial Draft Project Impact Report (DPIR) and have commented at public meetings with regard to all the developer's (Equity Residential) changes. I have held off writing a personal comment letter until now, as I see the developer has not responded to the overwhelming community objections and has not made significant changes in their Notice of Project Change (NPC).

## **The Process is Broken**

Until this past summer, I had always believed in the spirit of the Article 80 review process, and I believed that the BRA had learned from its past mistakes, especially those made during the urban renewal of the 1950s, which demonstrated total disregard for the community in pursuit of economic growth. I believed the Article 80 review process had now included the whole community in helping to build better projects. This has not been the case with the Garden Garage Project as demonstrated by the West End community's protest and opposition. While attending an Impact Advisory Group (IAG) meeting in the Fall of 2015, it was revealed that the zoning height of buildings in the PDA (Planned Development Area), in which the Garden Garage is located, had been changed without notice to the community, or to the IAG. It was subsequently pointed out by BRA officials that a notice of the proposed height change was posted in the Boston Herald. That notice however, made no mention of the West End; only a proposed changes in the Downtown area.

Does the BRA board seriously think that if that knowledge was made more apparent to the IAG members and the West End residential community that they would not have written letters of objection; especially considering that their number one objection has been out-of-scale height?

Sadly, this does not represent a transparent process; BRA officials, as well as elected officials, are still obligated in the review process to reveal changes and related proposed changes that would have bearing on the project in review. Furthermore, this is a moral and civic obligation of the BRA toward building better communities by involving local residents, which is the point of the Article 80 process, not simply the far-fetched vision of urban planners and developers.

## **Future Damage**

This project in its present iteration (PNC) will dramatically change the West End neighborhood long into the future and will continue to change the availability and affordability of families to live downtown. Even the few members of the IAG who support the project are concerned about this aspect of the projects impact and have commented as such.

When the West End was torn down under the urban renewal plan of 1958, the vision of the New Boston was supposed to include family housing, schools and parks in the West End Project Area. Unfortunately, the West End ended up with no schools, severely limited family housing and a semi gated Charles River Park community. However, the residents who moved there found a way to forge a strong residential community, despite the many obstacles. They organized a civic association, a condo council, a community center, etc.; entities which bring people together. That is why they are united in opposition to this project. Not as the signers of a silly petition with empty promises, but as letter writers, participants, protesters and voters.

What Equity, in partnership with the BRA, is proposing to do is to further skew the demographics of our community by building a non-family oriented development that proposes few affordable options on-site and to move more than half the required affordable units off-site (beyond the West End). It is time for the City to stand up for the residents and voters who make Boston a city in the first place. Any and all future Master Planning for Boston needs to preserve the integrity of its neighborhoods and that starts with significant affordable and family housing. Neighborhoods are families!

### **Better than Worse**

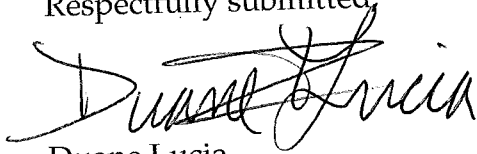
I keep hearing those few residents in support of this project say that they are in support because 'it's better than the ugly garage', or 'better than the original plan'. Typically, the developer initially brought the ugliest, most impractical, money grubbing plan to the table in hopes of gaining support for a 'better than worse' proposal. This better proposal (NPC) is still seriously flawed in scope and relevance. The developer wants to maximize its investment by replacing a thriving business with two thriving businesses; this is understandable. However, to impact the West End with a 40-story tower, which is out of scale with the rest of the surrounding buildings, and add 200 vehicles coupled with more service vehicles to an already dysfunctional 600 car garage is simply poor planning. The traffic that it creates now in its current state is unmanageable; if this project is approved the traffic will be nightmarish.

This can only happen if the BRA partners with them in changing the zoning laws and providing significant zoning reliefs; at what cost to future generations...

I urge you to stop short of this and embrace the spirit of what director Brian Golden recently stated at a West End presentation: we are a different BRA and we are apologetic for the past abuses our agency has caused...

A New Boston was promised in the 1950s and 1960s; many promises went unfulfilled and neighborhoods disappeared or struggled. It's time to build not a New Boston, but a Better Boston in the spirit of Mayor Walsh's Imagine Boston 2030 master plan.

Respectfully submitted,



Duane Lucia

(617) 416-0718

[dl02114@gmail.com](mailto:dl02114@gmail.com)

CC:

Martin Walsh – Mayor City of Boston

Josh Zakim - Boston City Council

Michael Flaherty - Boston City Council At-Large

~~Anissa Essabi George - Boston City Council At-Large~~

Ayana Pressley - Boston City Council At-Large

Michelle Wu - Boston City Council At-Large

Jay Livingstone - Massachusetts House of Representatives, 8th Suffolk District

Sal DiDomenico - Massachusetts State Senate, 1st Suffolk and Middlesex

District

Brian Golden - Director, Boston Redevelopment Authority

Johnathan Greeley – Director of Development Review, Boston Redevelopment Authority

Andrew I. Copelotti - VP Development & Construction, Equity Residential

Sean Connolly – President Elect, West End Civic Association

Kathleen Ryan - West End Council (Hawthorne Place)

Louise Thomas – IAG Member, Amy Lowell

Kevin McNamara – IAG Member, Hawthorne Place

Denton Crews – IAG Member, West End Place

Jane Forrestall – IAG Member, West End Place

Marlene Meyer – IAG Member, Whittier Place

Linda Ellenbogen – IAG Member, Hawthorne Place

Janelle Satterwhite - IAG Member, Amy Lowell

Jay Walsh – IAG Member, Downtown North Association

William Grogan - Managing Board President, West End Place

James Nugent – COOP 1 President, West End Place

Maria Lanza – Mayor's Liaison West End / Downtown

Kyndal Henicke - Deputy Chief of Staff, Councilor Zakim

Jim Campano — President, OWEHC and Publisher, West Ender Newspaper

7 December, 2015

Edward McGuire, Project Manager  
BRA  
Boston, MA 02201

Mr. McGuire,

Attached please find more than 120 letters and signatures from West End Place residents expressing our opposition to the Garden Garage Project as described in EQR's 6 October, 2015 NPC and also to the 20 October, 2015 Amended Development Plan for PDA #7.

Our objections to the GGP have not changed since more than 115 WEP residents signed and submitted a petition opposing the Project in April, 2015.

As an abutter to the Project, the current design, height and mass of the GGP affect us in a very personal way. WEP, as the direct abutter, currently shares a driveway and a loading dock area with the Garden Garage and Longfellow Place. To add an additional 470 apartments to share move in/move out, trash storage/collection and daily deliveries to that shared space, as is called for in EQR's previous and most recent NPCs, may very well cause an overwhelmingly undue burden on the residents of WEP.

Among our many concerns with the October, 2014 and October, 2015 NPCs are;

\*Possible structural damage to WEP during the excavation and construction of five floors of subterranean parking along with a 44 story tower above. Our concerns are with both the construction phase and with the aftermath of the construction of such a massive building so near our building's footprint. The settling of such a large structure poses the possibility of damage to WEP and nearby buildings as well.



\*Building Height: Proposed tower is roughly 4.5 times the height of WEP which would make it far out of character for our neighborhood.

\*Possible opening of the WEP Courtyard as a public pedestrian way linking Staniford Street with Thoreau Path. See October, 2015 NPC pages 2-15, 2-17.

\*Increased Traffic and Safety concerns

We are not opposed to the replacement and re-development of the Garden Garage. In that spirit, we are willing to work with EQR in a good-faith effort to replace the GG with a building that is proportionate with the buildings in our corner of the West End.

To be clear, the neighborhood is not anti-development and there is general support for the replacement and redevelopment of the Garden Garage but the project, in its current scope, is unacceptable. The neighborhood is willing to work, in good-faith, with Equity to resolve any differences and assist in the planning and design of what we all hope can be a beautiful addition to the West End neighborhood.

Sincerely,



James Nugent  
150 Staniford St  
Apt 510  
Boston, MA 02114

December 7, 2015

Edward McGuire III, Project Manager  
Boston Redevelopment Authority  
Boston, MA 02201

**RE: Comments on 10/6/2015 Second Notice of Project Change (NPC) by Equity Residential for the Proposed Garden "Bubble" Garage**

Dear Mr. McGuire:

I am a West End resident and have lived in our neighborhood for more than 18 years. As you know, all West Enders want to see our neighborhood grow and thrive, and we welcome efforts to positively enhance our community.

Equity Residential recently submitted a second Notice of Project Change (NPC) for its proposal to redevelop the **Garden (Bubble) Garage**. Our West End community has actively participated in all the public and informational meetings of this proposed redevelopment.

We submitted comment letters three times over five years at various stages of the Article 80 Large Project Review Process – **this is our fourth effort**. In our past comments, **our neighborhood has overwhelmingly supported redevelopment of the Garden Garage.**

We said that we would welcome new development in our neighborhood that was respectful of the scale and character of our homes. We asked the BRA and the developer to look at their proposal each time we commented and to return with changes that addressed those comments:

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Our neighborhood's 700+ most recent (April 2015) comment letters on the first Notice of Project Change have yet to be answered or acknowledged, and there have been no meaningful changes made by the developer in this second NPC despite those comments. In fact, the size of this proposed project has increased.

**Please hear my voice: I cannot support this current Notice of Project Change. I request that the BRA reject this proposal in its current form and require a meaningful redesign I can support.**

NAME: Sharon Scioli STREET/UNIT#: 150 Staniford St. #630

EMAIL and/or TEL# sharon.sci@comcast.net CITY: BOSTON, MA 02114

ADDITIONAL COMMENT: \_\_\_\_\_

CC: Mayor Martin J. Walsh, BRA Director Brian Golden; Councilor Josh Zakim; State Representative James Livingstone; Director of Development Review and Policy Jon Greeley; Council President William Linehan; Councilors At Large: Ayanna Pressley, Michelle Wu and Anissa Essaibi George

December 7, 2015

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Boston Redevelopment Authority  
Boston, MA 02201

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NAME: Mary Mc Garry STREET/UNIT#: 150 Stamford St #629

EMAIL and/or TEL# 617-723-7032 CITY: BOSTON, MA 02114

ADDITIONAL COMMENT: \_\_\_\_\_

CC: Mayor Martin J. Walsh, BRA Director Brian Golden; Councilor Josh Zakim; State Representative James Livingstone; Director of Development Review and Policy Jon Greeley; Council President William Linehan; Councilors At Large: Ayanna Pressley, Michelle Wu and Anissa Essaibi George

December 7, 2015

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Boston Redevelopment Authority  
Boston, MA 02201

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NAME: Claire and Jimmy Hassani STREET/UNIT#: 30 Staniford St #811

EMAIL and/or TEL# CHHassani@aol.com CITY: **BOSTON, MA 02114**

ADDITIONAL COMMENT: We Never knew about this!!  
(Board voted on it) what's going on!!

CC: Mayor Martin J. Walsh, BRA Director Brian Golden; Councilor Josh Zakim; State Representative James Livingstone; Director of Development Review and Policy Jon Greeley; Council President William Linehan; Councilors At Large: Ayanna Pressley, Michelle Wu and Anissa Essaibi George

December 7, 2015

Edward McGuire III, Project Manager  
Boston Redevelopment Authority  
Boston, MA 02201

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NAME: JUDY BRIZLAN STREET/UNIT#: 150 STANFORD ST #80

EMAIL and/or TEL# (617) 723-8344 CITY: BOSTON, MA 02114

ADDITIONAL COMMENT: \_\_\_\_\_

CC: Mayor Martin J. Walsh, BRA Director Brian Golden; Councilor Josh Zakim; State Representative James Livingstone; Director of Development Review and Policy Jon Greeley; Council President William Linehan; Councilors At Large: Ayanna Pressley, Michelle Wu and Anissa Essaibi George

December 7, 2015

Edward McGuire III, Project Manager  
Boston Redevelopment Authority  
Boston, MA 02201

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NAME: John R. Bradley STREET/UNIT#: 150 Sturtevant St. Boston, MA

EMAIL and/or TEL# \_\_\_\_\_ CITY: BOSTON, MA 02114

ADDITIONAL COMMENT: Board Voted w/o Consulting Residents

CC: Mayor Martin J. Walsh, BRA Director Brian Golden; Councilor Josh Zakim; State Representative James Livingstone; Director of Development Review and Policy Jon Greeley; Council President William Linehan; Councilors At Large: Ayanna Pressley, Michelle Wu and Anissa Essaibi George

December 7, 2015

Edward McGuire III, Project Manager  
Boston Redevelopment Authority  
Boston, MA 02201

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NAME: MaryJoan Walsh STREET/UNIT#: 150 Standish St. Boston MA

EMAIL and/or TEL# \_\_\_\_\_ CITY: BOSTON, MA 02114

ADDITIONAL COMMENT: Residents of WEP were never told that the Board was supporting this project!

CC: Mayor Martin J. Walsh, BRA Director Brian Golden; Councilor Josh Zakim; State Representative James Livingstone; Director of Development Review and Policy Jon Greeley; Council President William Linehan; Councilors At Large: Ayanna Pressley, Michelle Wu and Anissa Essaibi George

December 7, 2015

Edward McGuire III, Project Manager  
Boston Redevelopment Authority  
Boston, MA 02201

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NAME: Jeff Renzi STREET/UNIT#: 722 150 Stamford St.

EMAIL and/or TEL# \_\_\_\_\_ CITY: BOSTON, MA 02114

ADDITIONAL COMMENT: \_\_\_\_\_

CC: Mayor Martin J. Walsh, BRA Director Brian Golden; Councilor Josh Zakim; State Representative James Livingstone; Director of Development Review and Policy Jon Greeley; Council President William Linehan; Councilors At Large: Ayanna Pressley, Michelle Wu and Anissa Essaibi George



Signature	Address	Comment
	150 STANFORD ST #408	
Maya Gary	150 Stanford St. #629	
Ernie	150 Stanford St. #623	
Alphonse	150 Stanford St #520	
Karen Hill	150 Stanford St. #904	
Betty Hill	150 Stanford St #703	
Juanita Ashley	150 Stanford St. 701	
John Hill	150 Stanford #323	
Carl Hill	150 Stanford St. 809	
Rees Hill	" " 908	
Alphonse	" " 908	
Alphonse	150 Stanford #707	
Paulo	150 Stanford #707	
Sebastien	150 Stanford #920	100% renter is back for the neighborhood
Mr. Hill	150 Stanford #1818	
Tommy Kane	150 Stanford St. #911	
Lisa Herman	150 Stanford St #1814	100% renter is back for the neighborhood
Glenn Cannon	150 Stanford #423	" " "
Mr. Hill	150 Stanford #1005	" " "
Anna Adams	150 Stanford St #400	traffic, congested, too high
M. Hill	150 Stanford St #320	
Cynthia Salermo	150 Stanford St. 624	no traffic in our courtyard
John B. Hill	150 Stanford St	
Tina Robinson	150 Stanford St #332	
Asa Thompson	150 Stanford St #332	

[illegible]

[illegible]

Signature	Address	Comment
Karl Inke	150 Stanford St #211	Safety a gate repair
Janice MacNeil	150 Stanford St #1907	
Wendy Pireas	150 Stanford St #324	
Angelina McManis	150 Stanford St #215	Let us hear the
Sharon Soren	150 Stanford #630	please listen & accommodate
Janice	150 Stanford #901	
Michelle Pratte	150 Stanford #732	
Phyllis M	150 Stanford #208	Keep the gate closed!!
David L. Williams	150 Stanford #861	See quantity of items in
DUANE LUCIA	150 STANFORD #57	THE EASEMENT CAN NOT
Billie	150 Stanford St 511	
Billie	150 Stanford St 722	
Billie	150 Stanford St 722	
DAVID MURPHY	150 STANFORD ST #503	SAFETY TRAFFIC ISS
David Murphy	150 Stanford St #1216	
Gregi Mansel	150 Stanford St	Keep our place private
Gregi Mansel	150 Stanford St	
Kina M. Ditzler	150 Stanford St #412	
Janice	150 Stanford 414	
Janice	150 Stanford Street #610	
Janice	150 Stanford St #651	
Alma Laver	150 Stanford St #609	Safety Sign
Janice	150 Stanford St #222	
Doreen Einhorn	150 Stanford St #617	
Janice	150 Stanford St #727	

[illegible]

[illegible]

[illegible]

[illegible]



[illegible]

[illegible]

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

December 4, 2015

Edward McGuire, Project Assistant  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201

Re: Garden Garage Notice of Project Change (NPC) October 6, 2015

Dear Mr. McGuire:

I am expressing the primary 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.

The neighborhood is open to reasonable new development, but it opposes a building with excessive massing and height that is out of scale with the neighborhood and not close to conforming to the zoning requirements in the West End Urban Renewal Plan. A large majority of the neighborhood has been voicing these same major concerns in IAG meetings, Community meetings, and comment letters during the past five years.

The Notice of Project Change dated October 6, 2015 ignores our prior comments and disappointingly increases the width and massing of the proposed building. The negative impacts of this proposed massive building are the same as the prior proposals, and they include the following:

1. Tripling the height of the current structure that existed when current residents chose their homes in our neighborhood. It is approximately three times taller than neighboring buildings, which include Amy Lowell, West End Place, Hawthorne Place, and nearest Whittier Place. It is also three times taller than the current zoning requirements under the West End Urban Renewal Plan.
2. Reducing everyone's light from the blue sky.
3. Creating unacceptable wind tunnels in our neighborhood. The latest wind study shows already dangerous wind speeds along Thoreau Path that would be increased to unacceptable levels by the proposed building.
4. Jeopardizing 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.
5. Increasing traffic congestion in the already clogged streets by adding parking spaces. The BRA has already approved significant new development in this area, which will create even more congestion on these streets.

Additional concerns have already been outlined in my prior comment letters. They are probably not worth repeating since this NPC ignores the primary concerns of the neighborhood.

Edward McGuire  
December 4, 2015  
Page Two

Please listen to our request to not approve the current proposal for the Garden Garage and instead, require Equity Residential to:

1. Revise the scale of the proposed project to be consistent with the neighborhood and governing West End Urban Renewal Plan.
2. Reduce the massing and height of the proposed building.
3. Reduce the number of proposed parking spaces.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Kevin J. McNamara".

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

Cc: Mayor Martin J. Walsh  
City Chief of Civic Engagement Jerome Smith  
BRA Director Brian Golden  
BRA Assistant Director Jonathan Greeley  
Councilor at Large Michael Flaherty  
Councilor at Large Ayanna Pressley  
Councilor at Large Michelle Wu  
Councilor at Large Annissa Essaibi George  
Councilor Josh Zakim  
State Rep. Jay Livingstone



Edward McGuire &lt;edward.mcguire@boston.gov&gt;

## Opposition to Garden Garage Development in the West End

1 message

Sun, Dec 6, 2015 at 8:53 PM

Jim Goodfield &lt;jimgoodfield@hotmail.com&gt;

To: "Edward.McGuire@boston.gov" &lt;edward.mcguire@boston.gov&gt;

Cc: "Jay.Livingstone@mahouse.gov" &lt;jay.livingstone@mahouse.gov&gt;, "Josh.Zakim@boston.gov" &lt;josh.zakim@boston.gov&gt;, "mayor@boston.gov" &lt;mayor@boston.gov&gt;

Re: Opposition to Garden Garage Project in the West End

Dear Mr. McGuire,

My wife has lived in the West End for almost 25 years, I have for 16 years and our two school age children have grown up here. We have made a sizeable investment in Hawthorne Place to make the West End our long-term home.

I strongly support a stop to this ill-conceived development until a comprehensive master plan is completed that addresses all the approved and planned project impacts of the other 14 approved and planned projects in and around our neighborhood.

In the absence of any comprehensive review of this project (in conjunction with the massive development encircling the West End neighborhood), we strongly oppose the Garden Garage Project as presented in their Notification of Project Change for the following reasons:

1. **Building height and mass** – the project as proposed is too high and too large. Equity Residential should not be allowed to build anything higher than what currently exists on the Garden Garage site. I vividly remember in May of 2009, the late, great former Mayor Menino answered my question posed directly to him during his community meeting at the West End Museum on height of any proposed development. He said (paraphrased) "that any new construction will not exceed the height of the existing garage and if the developer can't make back their investment, it's too bad".
2. **Unacceptable traffic conditions** – the addition of a large development that includes 180 additional parking spaces will further exacerbate the horrible backups on Storrow Drive to access Lomasney Way, despite the promises of the developer. Additionally with the MBTA meltdown this past winter and the resulting horrific traffic conditions that even caused Mass General to call for employees to stay in place on Feb 3, 2015 (see attachment), adding more units and the resulting street congestion will become intolerable. I found the statement by Equity representatives at the November 16, 2014 and November 17, 2015 presentations to the community "that their residents won't drive during Garden events or use their cars much at all" almost laughable. The reason people in the city endure the expense of keeping a car in the city is in fact to use that car! And even if those cars are used infrequently, have the traffic study models taken into account the additional traffic generated by the deliveries and increased economic activity to cater to all those new residents in the West End and as well of increased office and hotel occupants of all surrounding approved projects? Even new area residents without a car will still use e-commerce that generates package deliveries, order takeout food that gets delivered by car, or even take taxis or car services to get from point A to B. See the chart below of some of the larger of the 14 new developments either proposed, approved, or under construction within blocks of the proposed Garden Garage development.

Project	Residential Units	Office Space (SqFt)	Hotel Rooms	Net New Effective Parking Spaces	Comments
Garden Garage	482			180	830 total parking spaces, current garage is 650 spaces
Nashua St. Tower	503			219	
Simpson Parcel 1 (The Victor)	284			142	
Boston Garden	497	668,000	306	800	
The Merano	230		210	184	
1 Canal	320			159	
Government Center	812	1,150,000	196	109	2,300 original spaces, avg daily usage 1,050 (Per DPIR pg. 2-5), new development will have 1,159 spaces
<b>Total</b>	<b>3,128</b>	<b>1,818,000</b>	<b>712</b>	<b>1,793</b>	

For example, in the NPC document page 2-8, the proponent uses an assumption of 0.013 truck trips per day/unit based on their own survey of their

12/22/2015

City of Boston Mail - Opposition to Garden Garage Development in the West End

Longfellow Place property. However an independent dissertation titled "Last-Mile" Deliveries in High Density Urban Residential Areas of Manhattan" (Woodard, 2013) observed an average of 0.236 truck trips per day/unit (a figure derived from an average of 4 residential buildings with greater than 150 units), or *more than 17 times higher* than the figure the proponent provides as evidence of minimal traffic impact. Are these underestimated assumptions also used for other approved projects in the West End / Bullfinch Triangle area?

	Truck Trips per Residential Unit/day	Estimated Truck trips	% Higher than Equity Estimate
Equity Filing (NPC)	0.013	41	
Woodard Study, 2013 (New York City)	0.236	738	1715%
Average of 2 datapoints	0.125	389	858%

But putting aside academic studies, on a human level, I actually carpool kids home from school to Whittier Place and Hawthorne Place three times a week via Storrow Drive. Most days around 3pm (regardless of whether there is a Garden event), Storrow Drive around Leverett Circle is so backed up that I am unable to access the Whittier Place driveway to drop off children. Typically, I exit at Government Center, and drive to Blossom Circle, double park and run around Thoreau Path to Whittier Place to fulfill carpool responsibilities. What is now merely awful will become truly unacceptable and dangerous in impeding emergency vehicle access. One doesn't need to waste more money to conduct a formal traffic study to conclude this. Nevertheless, reports of traffic consultants filed with the BRA as part of the process of approving other projects document the unacceptable conditions described by residents, which exist even at times when there are no events at either the Boston Garden or the Esplanade. Lastly, have the traffic studies taken into account all the new and proposed developments I highlighted on page 1, and not just this individual project?

In closing, by subjecting this community's residents to endure 3 more years of dust, noise, and pollution is too much to ask. We've had enough of living in a continuous cycle of construction in and around our neighborhood. Please prove me wrong in my belief that the BRA and our city's elected representatives take into account the strong feelings of current owners/residents versus the corporate profits of billion dollar developers like Equity Residential. Please listen to us, as we are the ones to endure the negative impacts of massive new projects in the existing neighborhood. And please listen to us as we vote in every election, even off-year elections.

Sincerely,

Ashton & Jim Goodfield  
9 Hawthorne Place - Apt.17M  
Boston, MA 02114  
617-523-3970

cc:

Mayor Martin Walsh  
Josh Zakim - City Councilor  
James Livingstone - State Representative

Attachment:

By Jordan Lebeau @JordanInBoston  
Boston.com Staff | 02.03.15 | 4:12 PM

Major traffic near the Massachusetts General Hospital Main Campus on Fruit Street has made entering and exiting extremely difficult for patients and ambulance vehicles alike. Two prominent area reporters were caught in the gridlock.

Related Links

- MBTA Has 'Significant Problems;' Riders Urged to Avoid Red Line
- Walsh: Parking Ban Until 6 p.m., Schools Open Tomorrow, Parade Still On

The hospital, in a statement released Tuesday afternoon, acknowledged the "major traffic issues on streets surrounding the hospital right now."

The statement went on to say that "patients may experience difficulty getting in for their appointments in a timely manner and staff members may experience delays in arriving for their shifts."

<https://mail.google.com/mail/u/0/?ui=2&ik=730a325511&view=pt&cat=Garden%20Garage%2012-7-15%20comments&search=cat&th=1517a249e99d29bb&sim...> 2

12/22/2015

City of Boston Mail - Opposition to Garden Garage Development in the West End

Mass. General has reached out to Boston Police, Massachusetts State Police and the Boston Transportation Department to help reduce traffic. The hospital also asked that patients consider taking public transportation, or "waiting to leave campus until traffic has subsided."

Update, 4:26 p.m.: MGH is now asking some employees to remain at the hospital.

"As you are aware, the streets around the hospital are experiencing heavy traffic as the result of a city-wide issue affecting the area around MGH most heavily," the hospital said in a statement. "At this time we are asking employees who cannot leave work on foot – either to walk home or to take public transportation – to remain at the hospital to both alleviate congestion on the roads and to ensure proper staffing levels."



Edward McGuire &lt;edward.mcguire@boston.gov&gt;

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## Garden Garage Project Comment

1 message

Mon, Dec 7, 2015 at 9:10 AM

**Michael Weingarten** <mikew@signallake.com>

To: Edward.McGuire@boston.gov

Cc: brian.golden@boston.gov, Josh Zakim &lt;josh.zakim@boston.gov&gt;, Jay Livingstone &lt;livingstone.james@gmail.com&gt;, Ayanna.Pressley@cityofboston.gov, Jerome Smith &lt;jerome.smith@boston.gov&gt;, "Marlene R. Meyer" &lt;meyer.donovan@rcn.com&gt;

Dear Ed,

A central issue behind the West End community's opposition to the Garden Garage project is the impact on Martha Road/Lomasney Way. This road is a central artery from Storrow/Leverett Circle into downtown Boston, yet it is only two lanes wide and is frequently congested to the point of gridlock.

From a recent BRA e-newsletter, I understand that the BRA and BTDA will be conducting a \$400,000 North Station Transportation Action Plan for the area, funded by local developers (including Equity). Per your press release, the project will be put out to bid in January 2016 and will take nine months to complete.

Hopefully, the study will go a long way towards informing the decision on the Garden Garage project.

I therefore suggest that the Garden Garage project be put on hold until we are able to see the study results.

Sincerely,  
Michael Weingarten



150 Staniford Street, #900  
Boston, MA 02114  
December 7, 2015

SENT VIA EMAIL

Edward McGuire  
BRA Project Manager  
One City Hall Plaza  
Boston, MA 02201

RE: Garden Garage

Dear Ed:

I am writing as a resident of West End Place, a mixed-income cooperative condominium and a direct abutter to the above project proposed by Equity Residential. I am also a member of the Impact Advisory Group for this project.

As I wrote in my letter regarding the Notice of Project Change in December 2014, this project is not within the parameter as set by the West End Land Assembly and Redevelopment Plan of 1957. That Plan allowed the as-of-right height at that site to be 155 feet. Without notifying the IAG, Equity requested and obtained a variance for the height of that site to be almost 500 feet. Even though there are tall buildings either being built or are proposed in the area, the subject property is within the original Charles River Park and is over the acceptable height limit for the site. In fact, is over 200 feet taller than any other building in the Charles River Park/West End Apartments area.

Equity has said that it needs a building of this size in order to make the project financially viable yet they have not shown the IAG members any of the financials that would back this statement up. This is a subject I also brought up in my December 2014 letter as well as in my comments on the PDA in April 2015.

Although I agree that the Garden Garage should be replaced with a more attractive building, I do not think the project that is proposed meets the criteria. The community expressed concerns about this project but Equity has not addressed any of them as is required in the Article 80 process. In my opinion, to have this project move forward at this time would be a mistake.

My comment letters of both December 2014 and April 2015 are attached for your reference.

Sincerely,



cc: Councilor Josh Zakim  
Representative Jay Livingstone  
Senator Anthony Petrucelli  
Brian Golden, Director BRA  
Jerome Smith, Mayor's Office  
Maria Lanza, Mayor's Office of Neighborhood Services  
Jay Walsh, Downtown North Association

150 Staniford Street, #900  
Boston, MA 02114  
April 13, 2015

Erico Lopez, Director  
Development Review and Policy  
Boston Redevelopment Authority  
One City Hall Plaza  
Boston, MA 02201

RE: Garden Garage Planned Development Area Comments

Dear Director Lopes:

I am writing as a resident of West End Place, a mixed-income cooperative condominium, and a direct abutter to the above referenced project by Equity Residential. I am also a member of the Impact Advisory Group for the project and was a member of Equity's past project, the West End Apartments.

While I am not opposed to replacing the Garden Garage with a project that is more appealing, the project that Equity has currently proposed is not in proportion to the other residential properties in this area of the West End, the Charles River Park area. This area of the West End is a unique, long-standing residential community. We take pride in our neighborhood.

What Equity is currently proposing is a building that is out of proportion with the rest of the community. They are proposing a rental property that is over 100 feet taller than their current properties at Longfellow Place and they are unwilling to work with the Impact Advisory Group to alter their proposal in any way. Additionally, they have been disingenuous with the members of the IAG and have gone behind our backs in getting this height approved by the BRA without even discussing it with IAG members. Presumably, that is because they know that the IAG, which represents residents within the community, is opposed to the height and massing of the project.

The allowable height for a replacement of the Garden Garage is clearly laid out in the original West End Land Area and Redevelopment Plan of 1957. In 1971 this parcel was redesignated for residential and commercial use and on some of the City of Boston maps it was shown as the West End Recreation Complex. The as-of-right height for this site was 155 feet with possible allowances to go higher if there were setbacks. In November 2014, without notifying the IAG members, Equity Residential included the Garden Garage parcel in the Longfellow Place PDA which allows the height of a replacement for the Garden Garage to be up to 400 feet. They are

now asking to increase that to nearly 500 feet - almost 200 feet taller than their current tallest property.

Equity likes to compare the height of this project to the heights of the projects in the North Quadrant, namely Avalon at North Station and the Delaware North/Boston Properties projects. Those two projects are in an Economic Development area where zoning is not comparable. These developments should in no way be compared to the Garden Garage project.

As I wrote in my letter of December 2014, Equity has put much emphasis on the added open space that this one tower would allow. That open space does not compensate for the height and massing that is currently requested. Equity says that the open space would be available to all residents of the West End but they have not shown that in the past. Recreational areas that were supposed to be accessible after the past project (West End Apartments) are clearly marked as being for residents of Equity properties only.

Again, as I wrote in December 2014, Equity Residential wants this project so they can put their out-dated and ugly parking garage below ground. This is commendable but they state that they need to build almost 500 residential units to pay for this. Equity has not been willing to show the IAG why this number of units is justified. Understanding the financials for this project is greatly needed by members of the IAG.

Equity has been unwilling to negotiate on this current project - since they first presented this current proposal last year, they have not changed the design in the least. It feels as though they will build it whether or not the community wants it. This is not negotiation. I am very pleased that the BRA has told Equity that they need to modify their current proposal and represent it to the IAG and the community.

There have been many articles written recently regarding the number of luxury apartments being built throughout Boston. Because of this, ordinary people with normal incomes are being priced out of the city, including young professionals, families, and the older generation. Having high-priced apartments for transient renters does not allow for a community to grow and prosper. It took a long time for the West End to rebuild itself into the community we now live in and enjoy. It would be a travesty to again destroy this neighborhood by not hearing neighbors' complaints.

Although I did not sign the letter that has gone throughout the West End community, I do agree with my neighbors. The BRA, the city, and the state need to look at the complete picture of the West End as a whole, not parcel by parcel. A transportation and traffic study is sorely needed and improved infrastructure needs to be put in place before additional residents and vehicles are added to our neighborhood. Since 1957, developers and the BRA have been working with the self-renewing West End Land Area and Development Plan and have been amending it as development proposals come up. A comprehensive plan for the entire West End is long over-due.

As a member of the IAG, I am not opposed to replacing the unattractive Garden Garage. I am, however, concerned that the proposed replacement project is out of context and will detract from the close-knit community that we live in. More work is needed on the design and massing of this project before it goes to the BRA Board.

Sincerely,

A handwritten signature in cursive script, reading "Jane Serrestall". The signature is written in black ink and is positioned to the right of the word "Sincerely,".

cc: Edward McGuire, BRA  
Councilor Josh Zakim  
Representative Jay Livingstone  
Brian Golden, BRA Board  
Nicole Leo, Mayor's Office of Neighborhood Services  
Jerome Smith, Mayor's Office  
Senator Anthony Petrocelli  
Andrew Copelotti, Equity Residential

150 Staniford Street, #900  
Boston, MA 02114  
December 5, 2014

Erico Lopez, Director  
Development Review and Policy  
Boston Redevelopment Authority  
One City Hall Plaza  
Boston, MA 02201

RE: Garden Garage Notice of Project Change Comments

Dear Director Lopes:

I am writing as a resident of West End Place, a mixed-income cooperative condominium, and a direct abutter to the above referenced project by Equity Residential. I am also a member of the Impact Advisory Group for the project.

After the BRA did the Scoping Determination for this project more than a year ago, the IAG did not hear anything from the developer until the summer of 2014. What we were presented at that time was a much different project than the one we originally commented on. This new proposal has changed from two tall towers to one much taller tower that, if completed as proposed, would be almost 500 feet (including roof-top mechanicals), which is not within zoning in this part of the West End.

#### **HEIGHT**

- The allowable height for a replacement of the Garden Garage is clearly laid out in the original West End Land Area and Redevelopment Plan of 1957. In 1971 this parcel was redesignated for residential and commercial use and on some of the City of Boston maps it was shown as the West End Recreation Complex. The as-of-right height for this site was 155 feet with possible allowances to go higher if there were setbacks. At a point in time that is unclear to me, Equity Residential included the Garden Garage parcel in the Longfellow Place PDA which allows the height of a replacement for the Garden Garage to be up to 400 feet. A 400 foot tower in the Charles River Park area is drastically out of scale with the rest of this community.
- Equity likes to compare the height of this project to the heights of the projects in the North Quadrant, namely Avalon at North Station and the Delaware North/Boston Properties projects. Those two projects are in a completely different zoning area of the West End. They should in no way be compared to this Equity Residential project.

- Also, Avalon at North Station is a 38 story building and it will have almost 500 residential units on only 32 floors - the first six floors will house retail and parking. If Avalon can put this number of units in to 32 floors, Equity should try to do something similar. If they actually do need almost 500 residential units to justify this project, they should be able to do so with a building lower than the proposed 465+ feet.
- In the Notice of Project Change, section 2.11.2.1 Urban Design Principals, states that the "Development ... recognizes the character of the existing residential neighborhood ...". If Equity truly recognized the character of the existing residential neighborhood, they would know that a building of this height is grossly out of place.
- One of the graphics that Equity shows in their presentations is a view from Merrimac Street. In that view, it appears as though West End Place is the podium for this needle-like property. Equity needs to re-look at their original proposal of two buildings and modify that proposal as we believed they were doing after the Project Scope by the BRA.

#### **OPEN SPACE**

- There has been much emphasis on the added open space that this one tower would allow but that open space does not compensate for the height that is requested. Equity says that the open space would be available to all residents of the West End but they have not shown that in the past. Recreational areas that were supposed to be accessible after the past project (West End Apartments) are clearly marked as being for residents of Equity properties only.

#### **JUSTIFICATION FOR PROJECT**

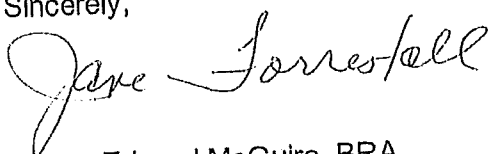
- Equity Residential wants this project so they can put their out-dated and ugly parking garage below ground. This is commendable but they state that they need to build almost 500 residential units to pay for this. Equity has not been willing to show the IAG why this number of units is justified. When Equity built the West End Apartments several years ago, also in Charles River Park, they eventually showed the members of the IAG the financial reasons for the buildings they built after much push back from the members and from the BRA. Seeing a summary sheet of financials for this project is greatly needed by members of the IAG.
- We went through a long period of negotiation in the former IAG meetings for the West End Apartments but with this project, Equity does not seem to want to negotiate at all. Since they first presented this current proposal, they have not changed the design in the least. It feels as though they are pushing this project down the throats of the community and will build it whether or not we like it. This is not negotiation.

## AFFORDABLE HOUSING

- Another issue is affordable or workforce housing. Equity has said that they will provide affordable units but they may not be within the proposed site. People in affordable housing need to be integrated into the community not isolated. West End Place is an example of how residents with mixed incomes live harmoniously. Of the 183 units at West End Place, more than 40% are designated as affordable with rents throughout the building ranging from 30% of market rate to 120%. In a Boston Globe article on Friday, November 28, 2014, there was an article regarding the lack of affordable housing in MA. The article stated that one in four people spend half of their income on housing (rather than the one third that is recommended) and the average rent in Boston is \$2,000 per month. Rents in the West End are some of the highest in the City of Boston thanks to the new luxury housing that is being built. Developers are pricing long-term residents out of the market. Equity needs to keep all of its affordable housing within their proposed project.
- Equity Residential is known to rent many of their units in the West End to short-term renters, including Airbnb units. These renters have no interest in the well-being of our community but they afford Equity with substantial profits. We need assurance from Equity that they will maintain all of their properties as residential rental units, not hotel rooms for short-term stays. These short-term rentals take from the possibility of affordable housing units that are much needed. Additionally, those who rent for short periods of time do not have an interest in our community.

I am not against replacing the unattractive Garden Garage. I am, however, concerned that the proposed replacement project is out of context in this community and will detract from the close-knit community that we live in. In the introduction to the NPC, Equity states that they listened to the comments of the community and made changes to the originally proposed project. Equity may have listened to the community but they did not hear us. Equity Residential and the Boston Redevelopment Authority need to consider a smaller project for this site - one that is in keeping with the current Charles River Park area of the West End.

Sincerely,



cc: Edward McGuire, BRA  
Councillor Josh Zakim  
Representative Jay Livingstone  
Brian Golden, BRA Board  
Nicole Leo, Mayor's Office of Neighborhood Services  
Jerome Smith, Mayor's Office  
Senator Anthony Petrocelli  
Andrew Copelotti, Equity Residential



Edward McGuire &lt;edward.mcguire@boston.gov&gt;

## Garden Garage Notice of Project Change

1 message

Fri, Dec 4, 2015 at 4:25 PM

**MARYELLEN JAMES** <mejamesartist@aol.com>

To: Edward.McGuire@boston.gov

To: Boston Redevelopment Authority  
 Martin J. Walsh, Mayor  
 Timothy J. Burke, Chairman  
 Brian P. Golden, Director  
 Edward M. McGuire, Project Assistant

Re: Garden Garage Notice of Project Change  
 Dated October 6, 2015

December 4,

2015

Dear Mayor Walsh and Boston Redevelopment Authority,

The purpose of this letter is to briefly express my disapproval of the proposed Garden Garage Project (Project) as put forth in the Notice of Project Change dated October 6, 2015 (Proposal) submitted to the Boston Redevelopment Authority (BRA) by Equity Residential (Equity).

As you are well aware, variations on the Project have been before the BRA and the public eye for more than a few years through which some positive changes in the scope and design of the Project have occurred with the proposal of one tower rather than two, and a change in building facade materials that modernizes and better complements the existing West End structures and the new Avalon Bay Tower. However, the newly proposed Equity forty four story tower is still vastly out of scale with the other buildings in the West End and it is also in gross violation of the height guidelines set in the West End Urban Renewal Plan (Plan). While what I understand to be the one hundred sixty foot maximum height in the Plan is perhaps a bit restrictive, the building of the proposed Equity tower of four hundred forty seven feet in height makes a mockery of the idea of any guidelines at all.

The BRA should not approve Equity's Notice of Project Change as proposed.

It would seem that irrespective of the community's hundreds of letters voicing opposition to the overall scale of the project proposed by Equity in 2014 that Equity's present proposal shows almost insignificant changes of two stories in height and a larger footprint. Clearly the voice of the community is not being heard by the powers that be at Equity.

I believe that I have heard Equity representatives assert that they need the suggested building height in order to financially support the proposed approximately eight hundred thirty underground parking spaces. If the size of the building were to be reduced, the number of parking spaces could also be reduced, and therefore, the very problematic traffic conditions in the area could be somewhat ameliorated. This would provide a workable solution to what is best for the West End neighborhood. If event parking for the TD Garden remains an issue, then perhaps the City might consider future construction of a parking garage on City property closer to North Station bordering the North End. For example, the redevelopment of the Steriti Memorial Skating Rink, a new state of the art recreation facility, above a new parking facility that would service the sports crowd in the sports event and sports restaurant zone, a facility that would also provide a source of additional covered parking for North End residents, addressing the needs of two communities.

Everyone should recognize that developers such as Equity will always try to maximize each and every component of their projects that they see as advantageous to their financial gain. They will inevitably attempt to



push the envelope as they have done here. Equity has proposed plans to maximize both building height and parking spaces that are at odds with the character of the existing neighborhood and existing traffic problems.

Government and surrounding communities should work together to reign in developers. When government abdicates its oversight and regulatory role, and in fact, makes exception to smooth the way for the developer in the face of strong and thoughtful neighborhood disapproval, it is not properly doing its job.

I fear that this is happening with this project.

If elected and appointed officials expect the continued support of the City's voters then they must stand by their campaign promises and honor the constructive and well founded viewpoints of the residents and homeowners to strike a workable balance for redevelopment that enhances the greater good through careful consideration of the overall impact of this project on the West End and its surrounding communities.

In hope to keep Boston growing as a world class city,

Robert A. James  
M. Moscardelli James  
9 Hawthorne Place #3E  
Boston, Massachusetts 02114

December 1, 2015

Sandy Swaile  
9 Hawthorne Place 5B  
Boston, Mass 02114  
sswaile@att.net

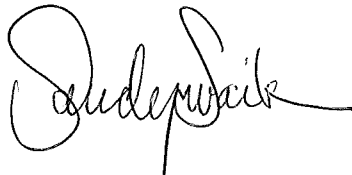
Edward M. McGuire III, Project Assistant  
Boston Redevelopment Authority  
1 City Hall Square, 9th floor  
Boston, Ma 02201

Re Garden Garage project:







Don't like the "View Corridor" that every one assumes is "proper" urban design.  
Don't need a view of the GSA building or rabid hockey fans to make my life complete.  
And judging by the crowds on Thoreau Path, people are havng no trouble finding this route.

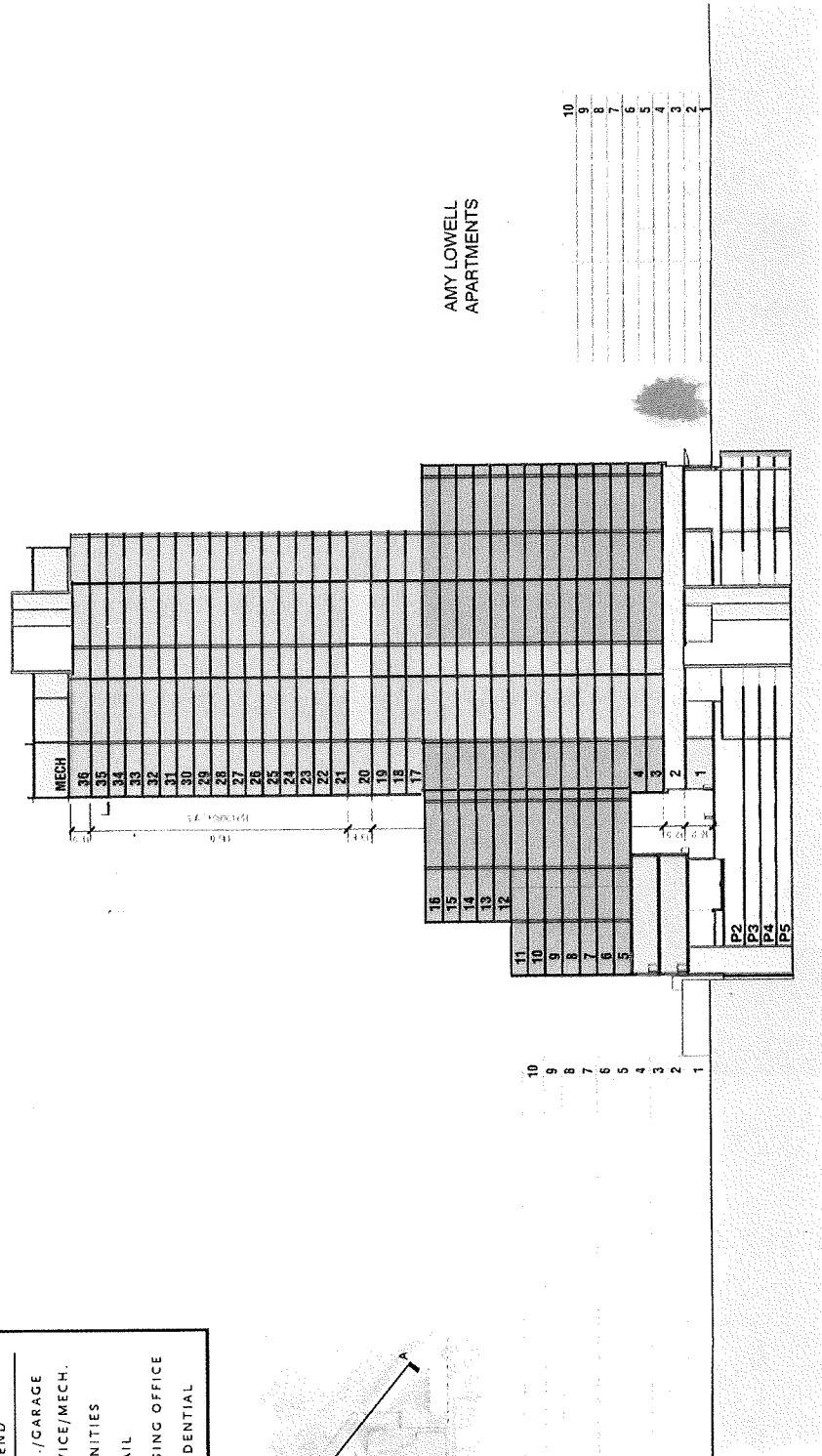
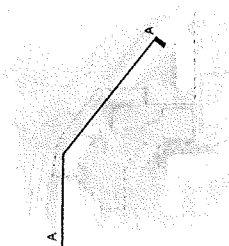
Enclosed is napkin sketch of building with slightly less density and access path going through the building. It also has some masonry on the lower floors to reflect surrounding structures.

Sincerely

A handwritten signature in black ink, appearing to read "Sandy Swaile", with a stylized, cursive script.

Sandy Swaile

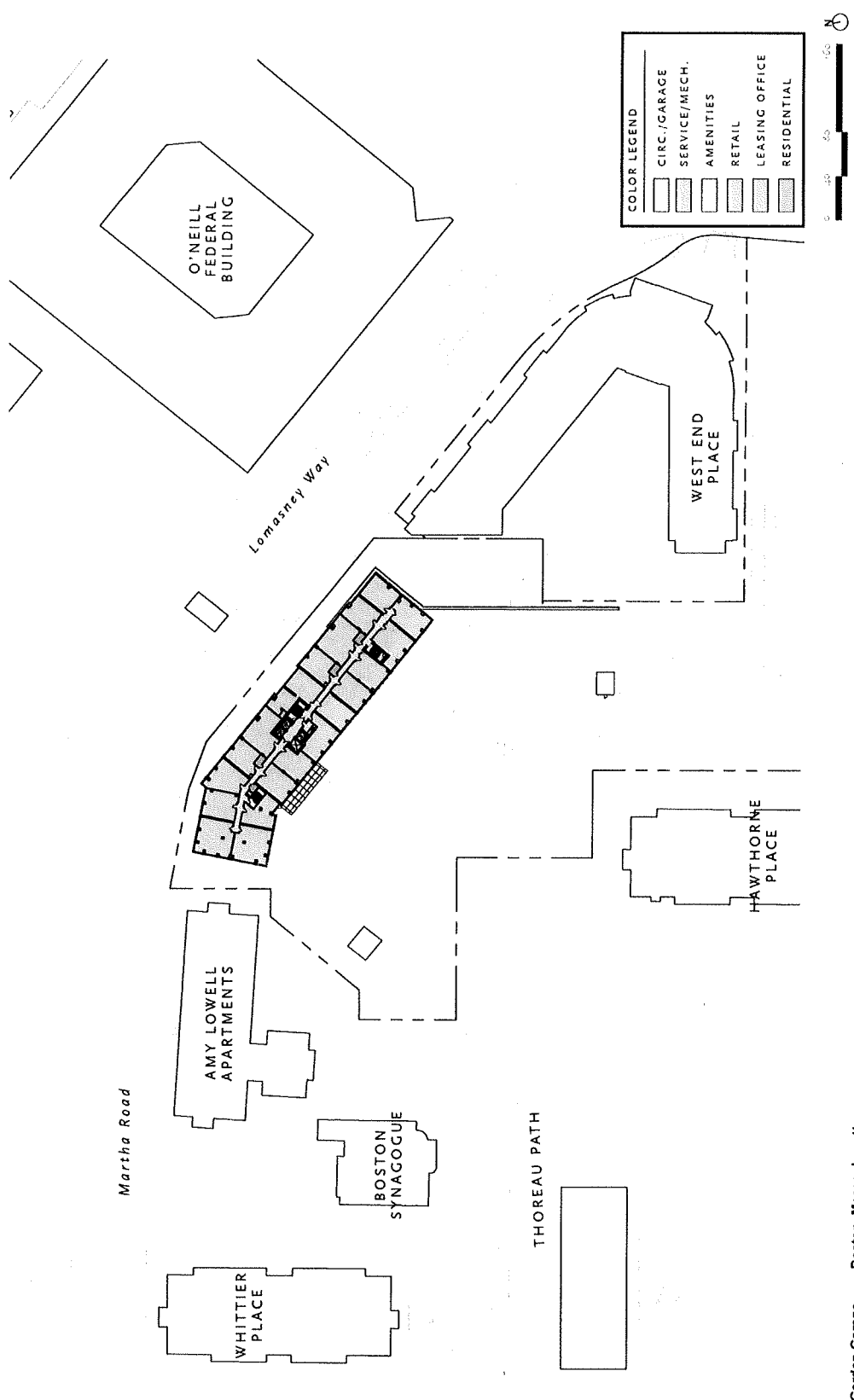
COLOR LEGEND	
	CIRC./GARAGE
	SERVICE/MECH.
	AMENITIES
	RETAIL
	LEASING OFFICE
	RESIDENTIAL



Garden Garage Boston, Massachusetts

ELIUS MANFREDI

Figure 3  
East-West Building Section Looking South



Garden Garage Boston, Massachusetts

ELKUS MANFREDI

**Figure 25**  
Floor Plan - Typical Residential Floors Three to Thirty-Six  
5 to 11