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December 7, 2015

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

**RE: NOTICE OF PROJECT CHANGE - OCTOBER 6, 2015  
GARDEN GARAGE PROJECT - WEST END**

Dear Mr. McGuire:

I am writing this letter on behalf of the Hawthorne Place Board of Trustees as well as in my position as a representative member of the Impact Advisory Group for the abovementioned project. Hawthorne Place is a condominium of 480 residential units and 30 professional suites that immediately abuts all of the Equity-owned properties in the West End, including the site of the current proposal for a 44+ story residential tower with 830 spaces of underground parking.

**HAWTHORNE PLACE CONTINUES TO OPPOSE EQUITY RESIDENTIAL'S PROPOSAL FOR REPLACEMENT OF THE GARDEN GARAGE.**

We are deeply disappointed that despite all of Hawthorne Place's objections to the previous iterations of this project, as well as the many entreaties of the West End community through some 1300+ letters of objection and numerous meetings, the current Notice of Project Change does little to assuage our concerns. While the building height has been reduced slightly, a two story, 18 foot reduction on a 450 foot building is completely insignificant, particularly considering that the building footprint at grade has been increased by 1000 square feet, and the open space has been decreased by 3000 square feet. The residential space has actually increased by almost 8000 square feet with the reduction in the number of units based solely on a redistribution of unit sizes. The comments and concerns raised in all of our previous letters with respect to HEIGHT, DENSITY, MASSING, TRAFFIC, INFRASTRUCTURE and a variety of OTHER NEGATIVE IMPACTS have not in any way been addressed in this latest Notice of Project Change. Attached to this letter are our comment letters of December 5, 2014 and April 10, 2015 which more fully expand upon our many concerns with respect to the impacts of this proposed project, as well as Attorney Diane Rubin's letter of April 13, 2015 which addresses issues of impermissible zoning changes. None of these comments have been responded to by the BRA during this protracted, but unfortunately unproductive, Article 80 process.

It is most regrettable that we are once again put into the position of objecting to this project since we favor the redevelopment of the Garden Garage site. That redevelopment needs to complement and enhance our cherished West End neighborhood, however, rather than be the "second coming" of its destruction.

**WE ASK THE BRA NOT TO APPROVE THE LATEST NOTICE OF PROJECT CHANGE AND TO REQUIRE THE DEVELOPER TO REVISE ITS PROPOSAL IN A MANNER THAT PROVIDES FOR REASONABLE DEVELOPMENT THAT IS CONSISTENT WITH THE NEIGHBORHOOD AND THE GOVERNING URBAN RENEWAL PLAN.**

Thank you for your consideration.

Sincerely,



Linda Ellenbogen, Trustee and IAG Representative

**Attachments**

Cc: Mayor Martin J. Walsh  
Councilor Josh Zakim  
Councilor Michael Flaherty  
Councilor Ayanna Pressley  
Councilor Michelle Wu  
Councilor Annissa Essaibi George  
Rep. Jay Livingstone  
BRA Director Brian Golden  
BRA Assistant Director Jonathan Greeley  
Neighborhood Liaison Maria Lanza  
Garden Garage Impact Advisory Group  
Hawthorne Place Condominium  
Whittier Place Condominium  
West End Civic Association  
Amy Lowell Residents Association  
Downtown North Association

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PRINCE LOBEL

April 13, 2015

*Via Hand Delivery and E-Mail*

Edward McGuire, III  
Project Manager  
Boston Redevelopment Authority  
Boston City Hall  
Boston, MA 02201  
Edward.mcguire@boston.gov

Re: Comments Regarding Planned Development Area No. 7 – Amended and Restated PDA Plan

Dear Mr. McGuire:

This firm represents the Hawthorne Place Condominium Trust ("Hawthorne"), an abutter to the land on which the "Garden Garage" is located. I am writing with respect to the proposal of Equity Residential ("Equity") to "amend" Planned Development Area No. 7 to permit the construction of a 46-story, 465-foot tall, 530,000 square-foot residential and commercial tower. For the reasons that follow, the Boston Redevelopment Authority cannot reasonably determine that Equity's development proposal satisfies the standards for Planned Development Areas set forth in Sections 3-1 and 80C of the Zoning Code. In addition, the re-zoning of the parcel at issue to permit a tower vastly out of scale with the residential neighborhood in which it is proposed constitutes impermissible spot zoning. Approval of the development plan under these circumstances would be unlawful.

**1. The Project Does Not Meet the Requirements of Section 80C of the Zoning Code.**

On October 16, 2014, Equity submitted a "Notice of Project Change" unveiling its plans for the Garden Garage tower. In the document, under the heading "Zoning," Equity disclosed that it planned to "seek an amendment to the existing Planned Development Area (PDA) for the . . . project." That "existing PDA," known as "Planned Development Area No. 7," was approved in 1972, and resulted in the construction of the apartment buildings now known as Longfellow Place. On February 26, 2015, Equity submitted its so-called "Amended and Restated Development Plan" for the new 46-story tower it is proposing on the site of the Garden Garage.

The development plan proposes an entirely new development on the site—in essence, an entirely new PDA. Accordingly, the standards of Section 80C of the Zoning Code squarely apply, notwithstanding Equity's characterization of the plan as an "amendment" of a PDA approved 43 years ago. Under Section 80C-4, the BRA may not approve a development plan for a planned development area unless it finds, among other things, that

- such plan conforms to the plan for the district, subdistrict, or similar geographic area in which the Planned Development Area is located, and to the general plan for the City as a whole; and
- on balance, nothing in such plan will be injurious to the neighborhood or otherwise detrimental to the public welfare, weighing all the benefits and burdens.

(Zoning Code, § 80C-4(d) and (e)).<sup>1</sup> The Equity proposal fails both of these criteria.

**a. The Project Does Not Conform to the Plan for the West End.**

Equity's project clearly does not "conform[] to the plan for the district, subdistrict, or similar geographic area in which the Planned Development Area is located," or to the "general plan for the City as a whole." Section 80C-4. Here, the relevant "geographic area" is the West End, which continues to be governed by the 1957 Urban Renewal Plan. While that plan regrettably resulted in the destruction of the historic residential buildings of the 19th and early 20th century, its intent was nevertheless to create a vibrant, attractive and popular new neighborhood of relatively short apartment buildings—not a forest of skyscrapers like the financial district. Accordingly, the Urban Renewal Plan imposed a 155-foot height limit for what it originally called Parcel IE, on which Equity's proposed tower would be built. As amended in 1971, the plan imposes a maximum floor area ratio of 3.5. The treatment of the neighborhood in the Boston Zoning Code, article 27D, has been similar. That article imposes imposing a height limitation of 125 feet as of right, and an "enhanced height" of 155 feet (applicable if the Board of Appeal makes findings of consistency with the neighborhood and that the project's benefits outweigh its burdens). Notwithstanding the well-deserved historical criticism of the West End Urban Renewal Plan, the neighborhood that resulted from it is an attractive one of manageably-sized residential communities and pleasant pedestrian paths among them.

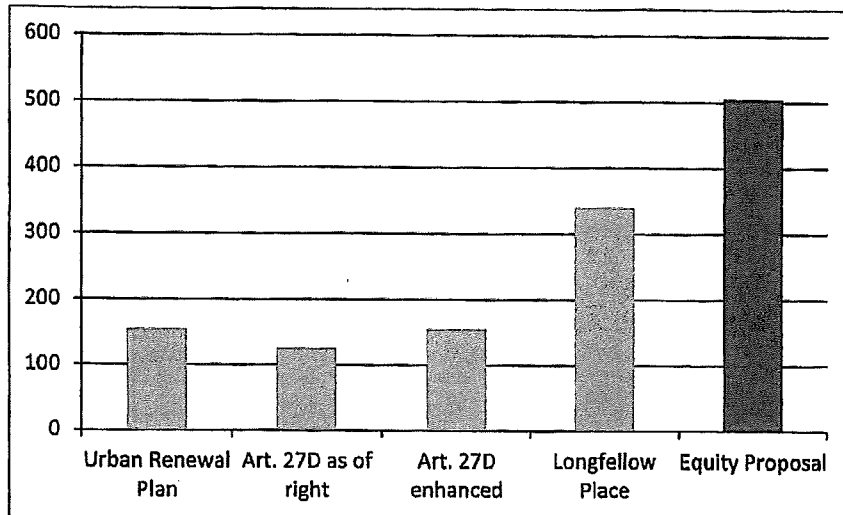
Equity's proposal is jarringly out of conformity with this plan and built environment. Its proposed height, even *before* provision for mechanicals, is 46 stories and 465 feet, which is *three times* the presumptive height limitation contained in the Zoning Code. The inclusion of mechanicals will likely add at least an additional 35 feet to the proposal, making it as tall as 500 feet.<sup>2</sup> The tallest buildings currently in the West End, the Longfellow Place apartments, are both about 340 feet in height, and most the other buildings in the neighborhood do not even approach that height. The following graph illustrates just how out of conformity Equity's proposal is to the plan for the West End, as reflected in both applicable land use restrictions and the built environment.

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<sup>1</sup> In addition, underlying zoning, Art. 27D, provides that for any PDAs in the Downtown Interim Planning Overlay District, in which this project is located, the BRA must find that the development plan "(a) proposes a use which is necessary to retain jobs in the city or to contribute otherwise to the economic health of the city; and (b) contains provisions satisfactory to the Boston Redevelopment Authority that at least thirty-three percent (33%) of the total gross floor area of the Proposed Project will be leased or used by entities identified in the development plan." Equity's submissions do nothing to satisfy these requirements.

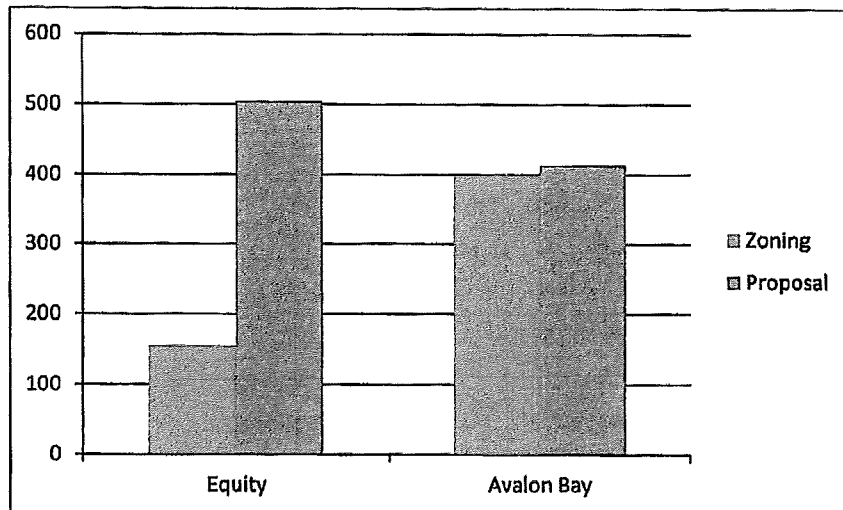
<sup>2</sup> See the building height calculator tool located at:  
<http://www.ctbuh.org/TallBuildings/HeightStatistics/HeightCalculator/tabid/1007/language/en-US/Default.aspx>





While the proposed tower would not be out of place in parts of the financial district, which has many buildings that exceed 470 feet in height, it is profoundly out of conformity with the plan for the West End neighborhood

Nor does the fact that the BRA has approved the Avalon Bay residences at North Station somehow render Equity's proposal appropriate. North Station, the TD Garden, and the O'Neill Federal Building are part of the North Station subdistrict of the Downtown IPD, Subdistrict N, not the residential West End Neighborhood (Subdistrict M). In Subdistrict N, there is an as-of-right height limit of 250 feet and an enhanced height limit of 400 feet. Thus, Avalon Bay's 415-foot tower is a mere 103.7% of the height limit imposed by underlying zoning, while Equity's proposal, assuming the tower will be 500 feet, is 323% of the non-PDA height limit.



The proposed density of the project is also out of conformity with the neighborhood. Equity represents that its proposal will have an 3.89 for the project site, and would bring the entire area

of PDA No. 7 to an FAR of 4.3. The Urban Renewal Plan, as noted above, calls for an FAR of 3.5.

**b. The Proposed Project Would be More Injurious than Beneficial to the Neighborhood.**

The BRA has received more than 600 letters and petitions protesting the severe negative impacts of Equity's proposal, an outpouring the BRA cannot simply disregard. The traffic impacts alone are likely to be profound. Equity proposes adding 180 new parking spaces over and above the existing 650 spaces at the Garden Garage. This will ineluctably lead to hundreds more car trips to the West End neighborhood each day. Combined with increased traffic caused by the other new projects now underway in around North Station, the West End neighborhood faces the prospect of being regularly encircled in a moat of traffic. Accordingly, we request that the BRA require Equity undertake a comprehensive traffic analysis that takes into account all new sources of traffic, prior to any BRA action on the proposal.

The project is also injurious to the neighborhood in that it would favor short term transient and luxury uses over stable and affordable community housing. The pricing out of longtime tenants in the neighborhood, increased noise, and overburdening of the water and sewer lines, among other injuries to the neighborhood, are important and must be carefully considered. Two letters from Linda Ellenbogen, a Hawthorne Place trustee, explain these substantive concerns and many others in great detail. Those letters, attached hereto as Exhibit A, provide compelling reasons to reject Equity's proposal and cannot be set aside.

**2. The BRA's Zoning Amendments, Which Were Approved for the Sole Purpose of Allowing this Project, Constitute Impermissible Spot Zoning.**

The BRA can only approve a PDA development plan if it determines that it is "not for a location or Proposed Project for which Planned Development Areas are forbidden by the underlying zoning," and that "such plan complies with any provisions of the underlying zoning that establish use, dimensional, design, or other requirements for Proposed Projects in Planned Development Areas." (Zoning Code Art 80C-4). On October 16, 2014, when Equity submitted its so-called Notice of Project Change, its development plan failed both of these requirements. The site was not in one of the areas within the Downtown Interim Planning Overlay District (IPOD) in which PDAs were permitted, and any PDAs within the Downtown IPOD (with a few exceptions) were limited to 400 feet in height. However, on November 19, 2014, the Zoning Commission amended Article 27D in two ways: (1) to include the parcel at issue into the locations in the Downtown IPOD in which planned development areas are permitted, and (2) to provide that for any development plans on this particular parcel of land, "the maximum building height is 470 feet, plus mechanicals." The "limit" of 470 feet "plus mechanicals," of course, is eerily similar to the height of Equity's proposal.

Those November amendments constituted illegal "spot zoning"--"a singling out of one lot for different treatment from that accorded to similar surrounding land indistinguishable from it in character, all for the economic benefit of the owner of that lot." *McLeod v. Town of Swampscott*, No. 12 MISC. 462430 KCL, 2014 WL 869538, at \*8 (Mass. Land Ct. Mar. 4, 2014), quoting *Whittemore v. Building Inspector of Falmouth*, 313 Mass. 248 (1943). The prohibition against spot zoning derives from the legislative mandate that zoning codes must apply uniform standards to all buildings in the same district, as reflected in the zoning enabling statute for the City of Boston, Chapter 665 of the Acts of 1956:

The regulations and restrictions **shall be uniform** for each class or kind of buildings, structures or land, and for each class or kind of use, throughout the district, but the regulations and restrictions in one district may differ from those in other districts. Due regard shall be paid to the characteristics of the different parts of the city; **and the regulations and restrictions shall be the same for zones, districts or streets having substantially the same character.** (§ 2, emphasis supplied).

"The vice" of spot zoning "is the singling out of a particular parcel for different treatment from that of the surrounding area, producing, without rational planning objectives, zoning classifications that fail to treat like properties in a uniform manner." *Nat'l Amusements, Inc. v. City of Boston*, 29 Mass. App. Ct. 305, 312 (1990).

In 1987, the Zoning Commission created uniform standards for the district at issue through the Downtown Interim Planning Overlay District, Article 27D. The purposes behind the creation of the Downtown IPOD are set forth in the text of Article 27D itself. They include, among other things, the establishment of "height and floor area ratio standards that . . . maintain the character of the district," to enable "development that results in appropriate and necessary neighborhood benefits for Boston residents," and to improve "pedestrian and vehicular circulation and access." The West End is contained in Subdistrict M of the Downtown IPOD.

Before the November 2014 amendments, Article 27D permitted planned development areas within the Downtown IPOD only in the financial district, Fort Point, South Station, and a few other locations, *not* including the West End. The omission of the West End from these areas, in the context of the underlying zoning restrictions and the urban renewal plan, reflects a longstanding planning principle that large-scale skyscrapers were not intended for this neighborhood. Notably, even in those areas of the Downtown IPOD where PDAs were permitted, the height limitation (with a few exceptions) is 400 feet. Art. 27D-8.4.

In November, however, the Zoning Commission, upon request by the BRA and Equity, swept these limitations away from the parcel at issue. Under its amendments, PDAs are now permitted in the area represented by the old 1972 Planned Development Area, and buildings in them can be as tall as "470 feet plus mechanicals" – a clear and unequivocal bow to the Equity proposal. After being an area where PDAs are prohibited for almost 30 years, the West End was suddenly declared suitable for the tallest PDA-permitted structures allowed in the Downtown IPOD. The BRA and Zoning Commission's actions were undertaken solely to benefit Equity, regardless of the harm they could cause to the neighborhood. "It is not permissible 'to single out one lot located within what is essentially a residential district and impose restrictions upon this lot that are less onerous than those imposed upon the remaining portions of what is really the same zoning district.'" *Whittemore*, 313 Mass. at 249 (1943).

Here, there is no "substantial difference in character" between the area represented by the old 1972 PDA and the rest of the West End. 665 of the Acts of 1956. Nor is there any plausible reason for these amendments other than "economic benefit" of Equity. In an email from the BRA dated March 24, 2015 it was suggested that PDAs have always been permitted in the area at issue, and thus inclusion of the old planned development area No. 7 into the Downtown IPOD zoning restriction was solely to make the restrictions "easier to interpret for zoning and development purposes in reading the downtown IPOD zoning article." These contentions are "fig leaves of rationalization . . . decorously draped by the BRA around the submission to the zoning commission." *Nat'l Amusements, Inc. v. City of Boston*, 29 Mass. App. Ct. 305, 311 (1990). The Downtown IPOD was imposed in 1987, long after the 1972 PDA, and it prohibited PDAs except in the enumerated areas. The BRA can point to no authority for the notion that

Edward McGuire, III  
April 13, 2015  
Page 6

PDAs were permitted in this area after the Downtown IPOD prohibited them. Nor can any post-hoc rationalizations hide the obvious intent behind the decision to allow buildings within the old PDA No. 7 to now extend to 470 feet.

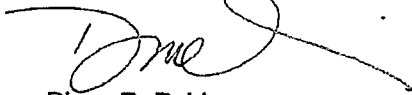
While the Zoning Commission is, of course, allowed to amend the Zoning Code, there must be "some substantial relation between the zoning code amendment and the general objectives of the enabling act." *Nat'l Amusements, Inc. v. City of Boston*, 29 Mass. App. Ct. 305, 309 (1990). Here, there were no "rational planning objectives" behind the amendments at issue, just an intent to benefit Equity by permitting a tower vastly out of scale with the rest of the West End neighborhood. Accordingly, the actions of the Zoning Commission and the BRA were unlawful spot zoning.

### Conclusion

The West End occupies a special place in the history of urban development. Notwithstanding the broadly-accepted consensus that tearing down the original West End was a mistake, our clients love their neighborhood, much as earlier inhabitants of this area have. They do not wish to see their neighborhood turned into a warren of tall buildings that crowd out other life, making transportation more difficult and fundamentally altering the modestly-scaled, residential character of the area. We urge the BRA to reject Equity's development plan.

Thank you for your consideration.

Sincerely yours



Diane R. Rubin

DRR/dmo  
Enclosures

cc: Mayor Martin J. Walsh  
BRA Director Brian Golden  
BRA Project Manager Erico Lopez  
Hawthorne Place Board of Trustees  
Jeffrey J. Pyle, Esq.  
Susan Wade  
Johanna W. Schneider, Esq.

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April 10, 2015

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

**RE: AMENDED AND RESTATED DEVELOPMENT PLAN  
FOR PLANNED DEVELOPMENT AREA NO. 7  
GARDEN GARAGE PROJECT – WEST END**

Dear Mr. McGuire:

I am writing this letter on behalf of the Hawthorne Place Board of Trustees as well as in my position as a representative member of the Impact Advisory Group for the abovementioned project. Hawthorne Place is a condominium of 480 residential units and 30 professional suites that immediately abuts all of the Equity-owned properties in the West End, including the site of the current proposal for a 46+ story residential tower with 830 spaces of underground parking. I have been a resident of Hawthorne Place for 45 years. As a former Urban Renewal Representative for the Department of Housing and Urban Development, I elected to live in this unique neighborhood because it is a wonderful example of how successful urban development can be.

**HAWTHORNE PLACE CONTINUES TO OPPOSE EQUITY RESIDENTIAL'S PROPOSAL FOR REPLACEMENT OF THE GARDEN GARAGE, AS WELL AS ALL OF THE VARIOUS PERMISSIVE ZONING CHANGES, INCLUDING AMENDED PDA NO. 7.**

I am attaching herewith a copy of my December 5, 2014 letter relative to the Notice of Project Change which details extensively all of Hawthorne Place's objections to the proposed project. Since there have been absolutely no changes to the developer's proposal since that date, despite the many entreaties of the West End community through some 600+ letters of objection and numerous meetings, the comments contained in my previous letter with respect to height, density, massing, traffic, infrastructure and other negative impacts, remain, unfortunately, all too pertinent. I ask that you again take note of these comments and consider them to be part of this letter on the Amended PDA No. 7.

Now we are presented with a document that formalizes the objectionable heights and densities through an amended PDA. It is also our understanding that the area has now been included in the Downtown Interim Zoning Overlay (IPOD), without adequate notice to the community, further easing the allowable height limits, all of which are in direct violation of the West End Urban Renewal Plan whose more restrictive zoning legally applies.

**WE ASK THE BRA TO DENY THE REQUESTED AMENDED PDA NO. 7 AND REQUIRE THE DEVELOPER TO REVISE ITS PROPOSAL IN A MANNER THAT PROVIDES FOR REASONABLE DEVELOPMENT THAT IS CONSISTENT WITH THE NEIGHBORHOOD AND THE GOVERNING URBAN RENEWAL PLAN.**

Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script, reading "Linda Ellenbogen".

Linda Ellenbogen, Trustee and IAG Representative

Attachment

Cc: Mayor Martin J. Walsh  
Councilor Josh Zakim  
Councilor Stephen Murphy  
Councilor Michael Flaherty  
Councilor Ayanna Pressley  
Councilor Michelle Wu  
Rep. Jay Livingstone  
BRA Director Brian Golden  
BRA Project Manager Erico Lopez  
Neighborhood Liaison Nicole Leo  
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West End Civic Association  
Amy Lowell Residents Association  
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December 5, 2014

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

Re: Comments on 10/16/2014 Notice of Project Change (NPC) by Equity Residential for the Garden Garage Project

Dear Mr. McGuire:

I am writing this letter on behalf of the Hawthorne Place Board of Trustees as well as in my position as a representative member of the Impact Advisory Group (IAG) for the above-mentioned proposal. Hawthorne Place is a condominium of 480 residential units and 30 professional suites that abuts all of the Equity-owned properties in the West End, including the site of the new proposal for a 46+ story residential tower with 830 spaces of underground parking.

**HAWTHORNE PLACE CONDOMINIUM OPPOSES EQUITY RESIDENTIAL'S CURRENTLY PROPOSED GARDEN GARAGE PROJECT.**

Our objections to the current proposal are numerous and supported by the opinions of some 400 of our residents as well as the residents of other non-Equity-owned properties within the original Charles River Park community. These objections are summarized as follows:

**HEIGHT, DENSITY AND MASSING**

The proposed project is far too tall and massive for its location. The building heights of the financial district have now been extended all the way through Government Center with the proposed Haymarket Garage Redevelopment, the proposed redevelopment of the Boston Garden, and the construction of the Nashua Street/Avalon Bay Residences. While overly tall in the minds of many, these projects have been zoned for commercial districts. The zoning for Charles River Park is far more limited and is still guided by the West End Urban Renewal Plan which remains in effect to this day. We are a residential neighborhood that was successfully redeveloped from the ashes of the old West End. We may look different than Beacon Hill, but our residents are just as committed to our neighborhood as Beacon Hill residents are to theirs. No one would ever contemplate a 46+ story building on Beacon Hill!

The previous Equity Project for the Residences at Emerson Place was originally proposed to consist of high towers. Based on community opposition, a legitimate IAG process, and negotiations with BRA officials, that project was scaled down to several lower buildings more appropriately sized to fit into the

height and massing of the original Charles River Park buildings. When Equity officials approached the members of the Emerson Place IAG several years later to discuss options for another project, the demolition of the Garden Garage, a long period of discussion took place. The community consensus seemed to be that the demolition of the existing ugly garage was in everyone's best interest. However, many just wished the garage demolished with open space to replace it, others preferred a development to be no taller than the existing height of the garage (which Mayor Menino had agreed to at a public meeting in 2009), and others were open to discussing building options that were consistent with heights in the 16-23 story range of the buildings at Hawthorne and Whittier Place. In 2011, the developer submitted a Draft Project Impact Report (DPIR) for demolition of the garage to be replaced by two towers of 240' and 310' plus mechanicals and an 850 space underground garage. While higher than surrounding buildings, this proposal was somewhat more in keeping with Charles River Park heights, still provided for open space, and protected view corridors to the Zakim Bridge and the Custom House Tower from Hawthorne and Whittier Place. For reasons unknown to IAG members or residents, this proposal went dormant for over two years and has now been abruptly resurrected as a single massive building of 46+ stories, without regard to neighborhood surroundings, negative impacts on traffic, density, and infrastructure which will be cited below. IAG members and the community at large have been presented with this proposal as a "fait accompli" and the BRA has thus far shown no inclination to exercise its planning responsibilities to require downsizing of the building to a scale more appropriate to the surrounding neighborhood.

## TRAFFIC

Our current traffic conditions have reached and exceeded the breaking point. Others have noted the problem points of Leverett Circle, Martha Road, Lomasney Way, Staniford Street and the difficulties of emergency vehicles reaching those in need in a timely manner, as well as the overwhelming additional problems caused during game and concert nights at the Boston Garden. We now also have an impassable Cardinal O'Connell Way which is an extremely narrow two-way thoroughfare with two right angle turns carrying MGH buses, Whole Foods trucks, numerous drop-offs at the 50 Staniford Street medical building, as well as the cars using this street as a connection to Storrow Drive because Cambridge Street is impassable on a daily basis. Cardinal O'Connell Way and Blossom Street are the only entry points to Hawthorne Place, and even pedestrians are now finding navigating O'Connell Way to go to Charles River Plaza or St. Joseph's Church to or from Hawthorne Place to be problematic at best, and potentially life-threatening at worst.

The West End Urban Renewal Plan called for development of buildings surrounded by open space with no interior streets. The traffic pattern requires the use of all perimeter streets and Storrow Drive. We are also surrounded by major institutional traffic generators from Mass General, Mass Eye and Ear Infirmary, Shriners Hospital and Schepens Eye Research Institute. Any one traffic hiccup along these perimeter streets can cause a huge traffic backup. This is a daily occurrence at rush hours. Add to this the new traffic that will be generated by approved developments at Avalon Bay on Nashua Street, the Boston Garden Redevelopment, and the Government Center Garage Redevelopment. There are also potential developments by Mass Eye and Ear Infirmary along Storrow Drive and by MGH on Nashua Street. Construction of an additional 500 units by Equity Residential will make an already impossible situation even worse.

With each new project proposed in the area, community members have requested a comprehensive traffic study be performed by the City which takes into account all new and proposed developments



collectively, not just an individual project analysis performed by the developer which invariably suggests that their project will not add to the traffic burden. WE WHO LIVE HERE KNOW BETTER.

**HAWTHORNE PLACE IMPORES THE CITY AND THE BRA TO DECLARE A MORATORIUM ON PERMITTING ANY NEW PROJECTS IN AREAS WITHIN AND IMMEDIATELY SURROUNDING THE WEST END, INCLUDING THE CURRENTLY PROPOSED EQUITY PROJECT, UNTIL A COMPREHENSIVE TRAFFIC MASTER PLAN IS CONDUCTED TAKING INTO ACCOUNT ALL PROJECTS PLANNED OR CURRENTLY UNDERWAY.**

#### **INFRASTRUCTURE IMPACTS**

Construction of the Charles River Park community began in the 1950's. The infrastructure to support all of the current buildings is therefore over 50 years old and most likely will not be able to support any additional development. Equity proposes to tie in to existing water and sewer lines which may completely overburden these lines since they were built for much less density than now contemplated. There have been past water and sewer main breaks along Thoreau Path that continue to be cause for concern. Gas lines may also be affected. The construction of five levels of underground parking may be very problematic to the existing infrastructure. It is our understanding that the soil contains large amounts of former urban renewal debris which may not support such excavation.

#### **DEMOGRAPHIC CHANGES**

Equity Residential proposes to add almost 500 more units of luxury housing to their already several thousand units of luxury housing in the West End. Based on our knowledge of Equity-owned and managed properties in the area, none of these units can be considered "affordable". Equity has heretofore refused to provide affordable housing on-site, meeting its affordable housing requirements with off-site financial contributions. Equity has similarly not been willing to commit to any affordable units in the current proposal. The West End Urban Renewal Project was initially designed to bring back middle income families to the City at a time when Boston was in economic decline. The Charles River Park development was very successful in housing individuals, families, and elderly along the entire economic spectrum. Since Equity took over some of the older Charles River Park properties (Emerson Place and Longfellow Place), numerous long-time tenants have been priced out of the Equity market. Most have had to leave the area entirely since there is no longer affordable housing in the neighborhood. Absolutely no consideration has been given by Equity to the fact that many of these people have lived in their buildings for over 40 years and are now older with much more limited housing options. These long-time residents have been replaced by a distinctly transient population, primarily singles and roommates, with absolutely no long-term commitment to the neighborhood. Equity's newer properties (Residences at Emerson Place) display a similar demographic which may be consistent with newer downtown Boston developments, but not the traditional stable neighborhood that has characterized Charles River Park. Even more disturbing to neighborhood stability is the fact that Equity has numerous short-term corporate rentals in their buildings as well as being a participant in Marriott Hotels Extended-Stay Plan. Beyond that, which Equity Residential may or may not be aware of, is that dozens of Equity apartments have been listed by tenants on AIR/BNB. Not only is this antithetical to neighborhood stability, it is, at the least, a sign of poor management by Equity. For those of us who have occasion to visit the older Equity buildings, it is noted that maintenance of common areas has substantially declined.

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There is every reason to believe that any new residential building that Equity will be permitted to build will continue to change the demographics of the West End to house only those who can afford the high rents and will not have a long-term commitment to our neighborhood. After all, by Equity's own admission, they are a Real Estate Investment Trust (REIT) with a responsibility only to their shareholders, not to the surrounding neighborhood.

## NOISE

As noted under Demographic Changes above, the younger population now occupying Equity's properties have brought more numerous episodes of noise and drinking to our neighborhood. For those living at the backs of Two and Nine Hawthorne Place, partying on the Longfellow Place balconies has been continuously disturbing late into the night, as have parties at the Longfellow Place pool. The pool is also directly opposite St. Joseph's Church and some additional buffers have had to be added to the back of Longfellow to minimize disruption to the Church's activities and parishioners. Drones of loud young people on Thoreau Path headed to the Emerson Place properties may be heard after two am when the local bars have closed.

Proposed under the new plans for the building at the Garden Garage is an amphitheater along Thoreau Path behind Nine Hawthorne Place which would be a potential noise disturbance to Hawthorne residents, as well as a large protrusion off the back of the proposed building at approximately the 35<sup>th</sup> floor which appears to be a terrace for entertaining. We would object to these added sources of noise and disturbance to our residents.

## PUBLIC BENEFITS

Unlike the newly approved developments in the areas surrounding the West End, the proposed Equity development at the Garden Garage does not carry substantial public benefits. The short-term effects of construction jobs do not justify this project especially at a time of substantial construction occurring in our neighborhood and citywide. The Boston Garden development will bring a long-awaited supermarket to the neighborhood and Avalon Bay will build a public arcade between North Station and the West End with retail uses that will fill in an empty and uninviting space that feels very unsafe to pedestrians at night. It is our opinion that 500 more units of luxury housing are not what the City and the neighborhood needs. In fact, it is unclear that there is any longer a market for luxury rentals with all the new housing already approved or being built. The fact that Equity buildings contain numerous corporate rentals suggests that they have difficulty filling the units they already have at the rents they are charging. The real need in the City of Boston is affordable housing and workforce housing. This project would fill neither of these most critical needs.

## IAG PROCESS

As noted previously, the current proposal of a single building to replace the Garden Garage appeared recently with no consultative process with the Impact Advisory Group as had been conducted for past projects proposed by Equity Residential. We were informed, after more than two years of seeming inactivity, that a Notice of Project Change (NPC) was being filed and the meetings conducted by the BRA and Equity came with a "take it or leave it" attitude and a push to move to a discussion of mitigation.

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That "mitigation" had nothing to do with any modifications to the building proposal, but were instead focused on the usual "window dressing" improvements to public spaces in the neighborhood. Thoreau Path, the public pedestrian thoroughfare through the Park, must already be maintained by the City under the terms of our earlier agreements with Equity, the BRA, and the West End Council. All attempts by IAG members to discuss modifications to the building proposal were stonewalled by the developer and, to a large extent, by the BRA. The process has been characterized by a distinct lack of process under Article 80. It is most disheartening, after Hawthorne Place representatives have devoted so much time and energy to this, and other IAG's for area developments, to have participated in such a difficult and unproductive process. The BRA must exercise its planning authority to ensure that, if a new development is permitted, it is reasonable and appropriate to the existing West End neighborhood.

**THE ENTIRE IAG PROCESS HAS BEEN COMPROMISED AND CAN ONLY BE CURED BY**

- **SUBSTANTIAL REDESIGN OF THE PROPOSED DEVELOPMENT, OR**
- **DENIAL OF THE NOTICE OF PROJECT CHANGE BY THE BOSTON REDEVELOPMENT AUTHORITY.**

**IN THE ABSENCE OF THESE ACTIONS, WE REASSERT OUR CALL FOR A MORATORIUM ON ALL NEW DEVELOPMENT IN THE AREA PENDING A FULL EVALUATION OF THE REAL IMPACTS OF THIS PROPOSAL ON OUR NEIGHBORHOOD AND A COMPREHENSIVE TRAFFIC MASTER PLAN WHICH TAKES INTO ACCOUNT ALL DEVELOPMENTS PLANNED AND UNDERWAY IN AREAS IMMEDIATELY SURROUNDING THE WEST END.**

Thank you for the opportunity to comment on behalf of the Hawthorne Place Condominium.

Sincerely,



Linda Ellenbogen, IAG Representative and Hawthorne Place Trustee

Cc: Mayor Martin J. Walsh  
Councilor Josh Zakim  
Rep. Jay Livingstone  
BRA Director Brian Golden  
BRA Project Manager Erico Lopez  
Neighborhood Liaison Nicole Leo  
Garden Garage Impact Advisory Group  
Hawthorne Place Condominium  
Whittier Place Condominium  
West End Civic Association  
Amy Lowell Residents Association  
Downtown North Association

## **WEST END COUNCIL**

*Representing the Communities at Hawthorne Place and Whittier Place*

December 7, 2015

Mr. Edward McGuire, Project Manager  
Boston Redevelopment Authority  
1 City Hall Square  
Boston, MA 02201

**RE: Comments To Notice of Project Change October 6, 2015 -- Equity Residential's  
Proposed Garden Garage Project**

Dear Mr. McGuire:

In addition to this cover letter, The West End Council Homeowner Associations (Boards of Trustees of Hawthorne Place Condominium and Whittier Place Condominium), along with the West End Civic Association and the Amy Lowell Residents Association, pursuant to Article 80 of the Boston Zoning Code, are all submitting formal comments to the above under separate cover. You will also be receiving individual comment letters from **more than 700 residents and homeowners** at Hawthorne Place, Whittier Place, and Amy Lowell House that were collected over several days during a significant Holiday season.

The stack of letters attached are the comments of over 360 residents and homeowners at Hawthorne Place in the West End (as stated above, Whittier Place and Amy Lowell Residents Association will be submitting their residents' comment letters under separate cover). We also understand that many individual residents of West End Place will be submitting comments under separate cover as well. The number of letters written and collected throughout our neighborhood in this brief and busy time period is indicative of the ongoing commitment our residents have with regard to ensuring our West End neighborhood continues to grow and thrive with responsible new development. They remain very concerned about this proposed project and this developer.

We have submitted more than 1,350 comment letters over the past year alone at various stages of the Article 80 Large Project Review Process – this is our fourth effort. In those past comments, our neighborhood has supported redevelopment of the Garden Garage but has opposed the various massive iterations presented to us, so massive and out of scale that they require significant zoning relief. The developer's unwillingness to respond in any meaningful way to the important issues raised in our past comment letters and pleas at many community meetings is most apparent with this current Notice of Project Change. It has produced no meaningful alteration of the proposed project and has in fact increased the building footprint while decreasing open space. There has been no response to our neighbors' and our issues of mass, height, traffic, and infrastructure, as well as other potential negative impacts.

It is most unfortunate then that we are again put in the position of opposing this project when we support new development in our neighborhood. But that development must be respectful of the scale and character of our homes. It must be reasonably sized, less massive in scope, provide

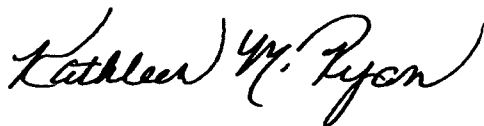
onsite workforce, middle class and affordable housing and be consistent with the governing West End Urban Renewal Plan.

Our residents and homeowners also insist that the housing provided must be such that it provides opportunity for and encourages new neighbors to move in, put down roots and help our neighborhood grow positively. The stability this will add to our West End is good for all of us – residents, landlords, building owners, and businesses. It is an admirable goal for the West End and it is also the goal of our Mayor.

**We ask the BRA to reject this Notice of Project Change and require Equity Residential to produce a meaningful redesign we can support.** We care about our neighborhood and want to ensure that any improvements in the West End move forward in a way that will enhance the community's residential nature and quality of life.

Thank you for the opportunity to comment.

Sincerely,

A handwritten signature in black ink, reading "Kathleen M. Ryan". The signature is fluid and cursive, with the first name "Kathleen" being larger and more prominent than the last name "Ryan".

Kathleen M. Ryan  
For the West End Council

cc: Mayor Martin J. Walsh  
BRA Director Brian Golden  
City Council President William Linehan  
Councilor at Large Michael Flaherty  
Councilor at Large Ayanna Pressley  
Councilor at Large Michelle Wu  
Anissa Essaibi George  
Councilor Josh Zakim  
State Rep. James Livingstone  
Chief of Civic Engagement Jerome Smith  
Chief of Staff Heather Campisano  
Executive Secretary Theresa Polhemus  
Director of Development Review and Policy Jonathan Greeley  
Neighborhood Liaison Maria Lanza  
Hawthorne Place Condominium Association  
Whittier Place Condominium Association  
Amy Lowell Residents Association  
West End Civic Association  
Impact Advisory Group Members

Mary M. Ferriter  
2 Hawthorne Place, #14R and 14P  
Boston, MA 02114

December 2, 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 write to add my voice to the West End residents who are concerned about the transitions within our neighborhood. As a long time (31 years) resident of Hawthorne Place, I have witnessed firsthand the dramatic changes to the area in terms of residents, livelihood, traffic and infrastructures. Some have been affirming to the community, allowing the area to grow and thrive as a cohesive neighborhood and some have caused additional burdens to the public and have detracted from the sense of community which the West End strives to achieve.

The legendary traffic jams on Cambridge Street, Storrow Drive, Martha's Road, Merrimac Street, Causeway, Cardinal O'Connell Way, Staniford Street, Blossom Street and Blossom Court are now the norm, and must be expected. Additional time needs to be added to one's travel just "to get around the corner" in the past few years. In the aftermath of the snow storms of last winter, it took over two (2) hours to drive from Charles Circle to the parking garage at Hawthorne Place on some nights. Even now, with good weather conditions, additional time must be planned when trying to enter Storrow Drive at Blossom Street on any given morning. The projects previously approved and completed or in progress have caused a significant traffic impact on the community even without the heightened snow traffic.

Our neighborhood has just endured a significant increase in residential and commercial traffic and will have the additional major projects in the Garden area that are well underway which will also increase the influx of vehicular and pedestrian movement. ***The Equity Garden Garage Proposed Project will make an already overburdened infrastructure totally unnavigable for first responders and emergency vehicles and will create a potential hazard to the health and safety of the current West End residents.***

The recently submitted second Notice of Project Change (NPC) by Equity exhibits little understanding of the impact that such a project would have on our community. The West Enders submitted over 700+ letters commenting on the first NPC submitted by Equity and what was the response – nothing. The letters were not answered or acknowledged except that Equity filed the second NPC which was at best is a slap in the face, an insult or worse, to those of us in the neighborhood who took time out of our busy lives to express concerns. The BRA should also be similarly insulted! **When they decreased the building height, Equity increased the footprint of the project on the neighborhood and actually increased the overall proposed project square footage. Does Equity really think so little of the BRA that this would be acceptable to you or that you would not notice?**

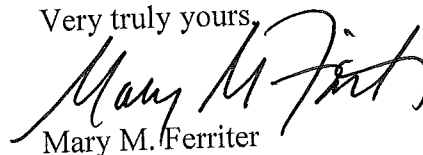
The City of Boston must carefully review the proposed plans. In terms of size and scope alone, this project is not acceptable as it does not conform to the 1957 West End Urban Renewal Plan that governs our neighborhood. The devastating impact the project will have on our neighborhood, as well as how the plans will impact the rest of the city (as we are the gateway to 93 North and South not to mention downtown Boston attractions) must be considered.

The neighborhood has had civic leaders who have heard and understand our concerns. ***Our State Representative and City Councilors*** have had the courage to stand up to Equity and the corporate interests that are pushing to overdevelop the West End. I can only hope that the BRA will exhibit the same courage. **Redevelopment of the Garden Garage is not the issue, everyone agrees that something should replace the garage, the issue is to keep the project within the zoning precedents which were long ago established to respect the scale and character of the neighborhood.**

Since my initial move into a studio in Building Two of Hawthorne Place was as a law student, I have made a long term investment in this community. Having purchased condominiums at Hawthorne Place since the late 80's, I currently have made my residence in the combined units of 14R & 14P. It is my hope that this area will remain a lively, inclusive, diverse and sought-after neighborhood within the city for years to come. To keep the West End a viable community, **I request that the BRA reject the current (second) NPC submitted by Equity and require them to meaningfully redesign the project prior to any approval.**

Thank you for your time and consideration.

Very truly yours,



Mary M. Ferriter  
2 Hawthorne Place, #14R & P  
Boston, MA 02114

cc: The Honorable Martin J. Walsh  
Brian Golden, Director BRA  
City Councilor Josh Zakim  
State Representative James Livingstone  
Jon Greeley, Director of Development Review and Policy

Council President William Linehan  
Counselor At Large Ayanna Pressley  
Counselor At Large Michelle Wu  
Counselor At Large Anissa Essaibi George

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

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

December 5, 2015

Edward McQuire III  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201

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 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."

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."

November 24, 2015

Boston Redevelopment Authority

One City Hall Square, 9<sup>th</sup> Floor

Boston, MA 02201

I am an owner at 9 Hawthorne Place and would like to respond to the building that will be going on in our neighborhood.

When I moved to Hawthorne Place 19 years ago I chose this area because it had the feel of a neighborhood and had wonderful flowers, trees etc. It was where I wanted to make my home.

Now I'm afraid that the new building that Equity is planning will ruin the whole neighborhood feeling. The proposed tower is too massive, too high and too dense. I know that the plans that we have been shown pictured other towers that are being planned around us. However, they are not in our property – they are in the distance. That high building will look so out of place, especially being three times as high as Hawthorne and Whittier. This does not begin to discuss what it will do the traffic in the area.

We are currently in the middle of 12 major development projects that have been completed or approved for the West End/North Station/Garden areas. How many cars, trucks, etc. can one area handle? This does not even take into consideration what effect it has on the ambulances and fire trucks. We already have gridlock between the cars, trucks, pedestrians and cyclists. How much more can this area take??

We are not against a new building replacing the Garage Bubble, we would just like it to fit into our area with less height and width. It should increase the neighborhood feel rather than look like a tower in the middle of a desert. How would it look if such a tower was put in the middle of Beacon Hill. A bit out of place wouldn't you say!

Please – smaller project!!

Jean Elkins

*Jean Elkins*  
*9 Hawthorne Place* (77)

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

December 7, 2015

**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 \_\_\_\_\_ 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 about every iteration 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, 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:

- Reduce its proposed size and mass so it does not set any new zoning precedents,
- Ensure a fit with the residential buildings in our Charles River Park/West End,
- Reduce the number of garage spaces in our transit-oriented neighborhood and address the ever-increasing traffic congestion on our few streets,
- Site its building(s) to preserve light, air and views for our homeowners and residents,
- Do not negatively impact our aging infrastructure or our buildings, and
- Include sufficient on-site affordable and (middle class) workforce housing.

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: Michael Regan STREET/UNIT#: 160 H St. #2  
EMAIL and/or TEL# MREGAN521@HOTMAIL.COM CITY: BOSTON, MA

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

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

December 7, 2015

**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 25 years. As you know, all West Enders want to see our neighborhood grow and thrive, and we welcome efforts to positively enhance our community.

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**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: Suzanne Dearborn STREET/UNIT#: 2 Hawthorne Pl. #2A

EMAIL and/or TEL# 617-742-8242 CITY: BOSTON, MA

ADDITIONAL COMMENT: Email Suzanne.dearborn@bra.com

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

December 7, 2015

**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 20 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 about every iteration 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, **our neighborhood has overwhelmingly supported redevelopment of the Garden Garage.**

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- Do not negatively impact our aging infrastructure or our buildings, and
- Include sufficient on-site affordable and (middle class) workforce housing.

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: Helen J. Novick STREET/UNIT#: 2 Hawthorne Pl. apt. 2E & 2F

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

ADDITIONAL COMMENT: Please reconsider what you are doing to this wonderful neighborhood and its 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 Linchan; Councilors At Large: Ayanna Pressley, Michelle Wu and Anissa Essaibi George



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

December 7, 2015

**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 1 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 about every iteration 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, **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:

- Reduce its proposed size and mass so it does not set any new zoning precedents,
- Ensure a fit with the residential buildings in our Charles River Park/West End,
- Reduce the number of garage spaces in our transit-oriented neighborhood and address the ever-increasing traffic congestion on our few streets,
- Site its building(s) to preserve light, air and views for our homeowners and residents,
- Do not negatively impact our aging infrastructure or our buildings, and
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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: Mark Rowan STREET/UNIT#: 2 Hawthorne Pl #2H  
EMAIL and/or TEL#: Redclutch2@aol.com CITY: BOSTON, MA

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

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

December 7, 2015

**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 15 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 about every iteration 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, our neighborhood has overwhelmingly supported redevelopment of the Garden Garage.

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**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: Susan Hamilton STREET/UNIT#: 2 HAWTHORNE PL. 2G  
EMAIL and/or TEL# SHBOSTON@icloud.com CITY: BOSTON, MA

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

Any development in a city like Boston must effectively reflect its current and *future* needs. This includes consideration of the project's "look and feel" for the next generation of residents in this area and the visual impact it causes to the Boston "skyline" (currently negative). This project was designed by a Company based in Chicago (which is a very different living space) and I would doubt that any of the Equity designers/business executives have spent much time in Boston. If they had, they would realize the need for a new, downsized building plan.

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

December 7, 2015

**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 3 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 about every iteration 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, **our neighborhood has overwhelmingly supported redevelopment of the Garden Garage.**

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**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: MARCEL ESCALER STREET/UNIT#: 2 HAWTHORNE 2K

EMAIL and/or TEL# marcelescaler@yahoo.com CITY: BOSTON, MA

ADDITIONAL COMMENT: Marcel Escaler

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

December 7, 2015

**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 38 years. As you know, all West Enders want to see our neighborhood grow and thrive, and we welcome efforts to positively enhance our community.

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NAME: Margaret Doherty STREET/UNIT#: 2H-2M 2H Park Ave Pl  
EMAIL and/or TEL#: pegdoherty@rcn.com / 617-367-5097 CITY: BOSTON, MA

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

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

December 7, 2015

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

Dear Mr. McGuire:

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NAME: Gena Restiano STREET/UNIT#: 2 Hawthorne Place Unit 2N

EMAIL and/or TEL# 781-507-1012 CITY: BOSTON, MA

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

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

December 7, 2015

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

Dear Mr. McGuire:

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**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: Georgia Boutikas STREET/UNIT#: 2N 2 Hawthorne

EMAIL and/or TEL# glboutikas@suffolk.edu CITY: BOSTON, MA

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

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

December 7, 2015

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

Dear Mr. McGuire:

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**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: Caitlyn Caramello STREET/UNIT#: 2N, 2 Hawthorne Pl  
EMAIL and/or TEL# 617-646-9648 CITY: BOSTON, MA

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

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

December 7, 2015

**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 38 years. As you know, all West Enders want to see our neighborhood grow and thrive, and we welcome efforts to positively enhance our community.

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**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: Joyce Libby STREET/UNIT#: 4 Longfellow 3601  
EMAIL and/or TEL# 617 523-2483 CITY: BOSTON, MA

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



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

December 7, 2015

**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 6 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 about every iteration of this proposed redevelopment.

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**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: Bernard Wright STREET/UNIT#: 2-0 2 Hampshire

EMAIL and/or TEL# benlitcher@yahoo.com CITY: BOSTON, MA

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

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

December 7, 2015

**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 4 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 about every iteration of this proposed redevelopment.

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**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: Alisa Porcena STREET/UNIT#: 242 Cambridge Street

EMAIL and/or TEL# — CITY: BOSTON, MA

ADDITIONAL COMMENT: Traffic is terrible!

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

December 7, 2015

**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 35 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 about every iteration of this proposed redevelopment.

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**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: CAROL S FRIAR STREET/UNIT#: 2 Hawthorne Pl # 2R

EMAIL and/or TEL# Csfriar @ ATT.net CITY: BOSTON, MA

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

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

December 7, 2015

**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 SIX 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 about every iteration of this proposed redevelopment.

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NAME: [Signature] STREET/UNIT#: 2 Hawthorne PL 3A  
EMAIL and/or TEL# yajie.wang@yahoo.com CITY: BOSTON, MA

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

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

December 7, 2015

**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 25 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 about every iteration of this proposed redevelopment.

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NAME: JOAN STEIN STREET/UNIT#: 2 HAWTHORNE PL, APT 3B

EMAIL and/or TEL# justjoan4@verizon.net CITY: BOSTON, MA

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

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

December 7, 2015

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

Dear Mr. McGuire:

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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.

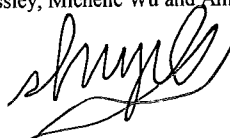
**Please hear my voice: I cannot support this current Notice of Project Change. I request that the BRA reject this proposal in its current form and require a meaningful redesign I can support.**

NAME: Shuji Kitahara STREET/UNIT#: 3C 2 HAWTHORNE

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

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



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

December 7, 2015

**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 2 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 about every iteration 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, **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:

- Reduce its proposed size and mass so it does not set any new zoning precedents,
- Ensure a fit with the residential buildings in our Charles River Park/West End,
- Reduce the number of garage spaces in our transit-oriented neighborhood and address the ever-increasing traffic congestion on our few streets,
- Site its building(s) to preserve light, air and views for our homeowners and residents,
- Do not negatively impact our aging infrastructure or our buildings, and
- Include sufficient on-site affordable and (middle class) workforce housing.

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: Laura Piscopo STREET/UNIT#: 2 Hawthorne Pl, 3F <sup>#</sup>

EMAIL and/or TEL# 617-634-9895 CITY: BOSTON, MA

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

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

December 7, 2015

**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 25+ 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 about every iteration 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, **our neighborhood has overwhelmingly supported redevelopment of the Garden Garage.**

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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: Elizabeth Leuch STREET/UNIT#: 38 2 Hawthorne

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

ADDITIONAL COMMENT: Traffic Inappropriate Scale  
We need a SCHOOL - OWN 1 OF 3  
UNITS



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

December 7, 2015

**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 3 years. As you know, all West Enders want to see our neighborhood grow and thrive, and we welcome efforts to positively enhance our community.

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**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: HARSHABAD SINGH STREET/UNIT#: Hawthorne 2, #3J

EMAIL and/or TEL# HSINGH3@PARTNERS.ORG CITY: BOSTON, MA

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

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

December 7, 2015

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

Dear Mr. McGuire:

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**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: Carol Matyka STREET/UNIT#: 2 Hawthorne Pl. 3L

EMAIL and/or TEL# 617-523-0095 camatyka@gmail.com CITY: BOSTON, MA

ADDITIONAL COMMENT: BRA must listen to and heed  
overwhelming voices of West End residents to reduce the  
scale of this proposed development.

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

*Carol Matyka*

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

December 7, 2015

**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 32 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 about every iteration 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, **our neighborhood has overwhelmingly supported redevelopment of the Garden Garage.**

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**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: Anna DeVecchio STREET/UNIT#: 2 Hawthorne 3M

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

ADDITIONAL COMMENT: I grew up in the old West End w/ my mother, father and 6 kids.

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

*Anna DeVecchio*

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

December 7, 2015

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

Dear Mr. McGuire:

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*in CRP  
- grew up in  
old West End*

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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, our neighborhood has overwhelmingly supported redevelopment of the Garden Garage.

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**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: Phyllis DeVecchio STREET/UNIT#: 2 Hawthorne Pl. 3M

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

ADDITIONAL COMMENT: I saw the destruction of my family  
neighborhood once - don't do it again.  
Too much \$\$\$ money!!!

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

*Phyllis DeVecchio*

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

December 7, 2015

**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 30 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 about every iteration 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, **our neighborhood has overwhelmingly supported redevelopment of the Garden Garage.**

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**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: Vandell STREET/UNIT#: 311 Hawthorne Pl

EMAIL and/or TEL# 617 523 8249 CITY: BOSTON, MA

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

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

December 7, 2015

**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 4 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 about every iteration 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, **our neighborhood has overwhelmingly supported redevelopment of the Garden Garage.**

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**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: Lei Li STREET/UNIT#: 2 Hawthorne Place, 30

EMAIL and/or TEL# lilei82@gmail.com CITY: BOSTON, MA

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

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

December 7, 2015

**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 35 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 about every iteration 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, our neighborhood has overwhelmingly supported redevelopment of the Garden Garage.

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**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: NANCY HSU STREET/UNIT#: 2 Hawthorne Place #3P

EMAIL and/or TEL# (617) 663-8662 CITY: BOSTON, MA

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

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

December 7, 2015

**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 19 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 about every iteration of this proposed redevelopment.

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**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: F. KAREN GRETHEN STREET/UNIT#: 2 HAWTHORNE PL, 3R

EMAIL and/or TEL# G 7147@ hotmail.com CITY: BOSTON, MA

ADDITIONAL COMMENT: Respond like you lived  
in the neighborhood!



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

December 7, 2015

**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 13 years. As you know, all West Enders want to see our neighborhood grow and thrive, and we welcome efforts to positively enhance our community.

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**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: Katherine Dander STREET/UNIT#: 2 Hawthorne Pl 4A

EMAIL and/or TEL# Kat.dander@yahoo.com CITY: BOSTON, MA

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

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

December 7, 2015

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

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NAME: Rosalyn Cherry-Chun STREET/UNIT#: 4B 2 Hawthorne

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

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

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

December 7, 2015

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

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**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: Jane H. Roberts STREET/UNIT#: 2 Hawthorne Place - 4D  
EMAIL and/or TEL# roberts mj @aol.com CITY: BOSTON, MA

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

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

December 7, 2015

**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 13 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 about every iteration 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, 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:

- Reduce its proposed size and mass so it does not set any new zoning precedents,
- Ensure a fit with the residential buildings in our Charles River Park/West End,
- Reduce the number of garage spaces in our transit-oriented neighborhood and address the ever-increasing traffic congestion on our few streets,
- Site its building(s) to preserve light, air and views for our homeowners and residents,
- Do not negatively impact our aging infrastructure or our buildings, and
- Include sufficient on-site affordable and (middle class) workforce housing.

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: Dineen STREET/UNIT#: Hawthorn 2 YE

EMAIL and/or TEL# (17-227-7712) CITY: BOSTON, MA

ADDITIONAL COMMENT: Too Tall

Dolly Dineen

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

December 7, 2015

**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 12 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 about every iteration 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, **our neighborhood has overwhelmingly supported redevelopment of the Garden Garage.**

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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: MARY DINEEN STREET/UNIT#: 2 Hawthorn YE

EMAIL and/or TEL# 617-227-7712 CITY: BOSTON, MA

ADDITIONAL COMMENT: Too Tall - Traffic

James J. Winer May Dineen

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

December 7, 2015

**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 1 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 about every iteration 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, our neighborhood has overwhelmingly supported redevelopment of the Garden Garage.

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**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: RUDY MARKYTAN STREET/UNIT#: 2 HAWTHORNE 4G

EMAIL and/or TEL# mrktn@yahoo.com CITY: BOSTON, MA

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

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

December 7, 2015

**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 \_\_\_\_\_ 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 about every iteration 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, **our neighborhood has overwhelmingly supported redevelopment of the Garden Garage.**

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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: Maya Rafe STREET/UNIT#: PK - 2 Hawthorne Pl

EMAIL and/or TEL# maya.rafe@gmail.com CITY: BOSTON, MA

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

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

December 7, 2015

**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 23 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 about every iteration 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, **our neighborhood has overwhelmingly supported redevelopment of the Garden Garage.**

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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: Gwen Fournier STREET/UNIT#: 2 Hawthorne Place, # 4L

EMAIL and/or TEL# gwenfournier10@gmail.com CITY: BOSTON, MA  
617-455-8548

ADDITIONAL COMMENT: Please listen to the voices of West End

residents. Respect the neighborhood and consider the impact on the people, the buildings and the traffic. Just think of your own reaction if you lived here.

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



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

December 7, 2015

**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 5 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 about every iteration 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, **our neighborhood has overwhelmingly supported redevelopment of the Garden Garage.**

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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: Silvya Eaton STREET/UNIT#: 4 R / 2 Hawthorne

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

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

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

December 7, 2015

**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 \_\_\_\_\_ 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 about every iteration of this proposed redevelopment.

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**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: MARGARET MURPHY STREET/UNIT#: 2 HANTHORPE OL 5A

EMAIL and/or TEL# 617-367-0703 CITY: BOSTON, MA

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

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

December 7, 2015

**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 \_\_\_\_\_ years. As you know, all West Enders want to see our neighborhood grow and thrive, and we welcome efforts to positively enhance our community.

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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, **our neighborhood has overwhelmingly supported redevelopment of the Garden Garage.**

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**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: Ann McNamara STREET/UNIT#: 2 Hawthorne Place 5C

EMAIL and/or TEL# 617-253-5913 CITY: BOSTON, MA

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

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

December 7, 2015

**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 6 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 about every iteration 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, **our neighborhood has overwhelmingly supported redevelopment of the Garden Garage.**

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**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: Elvis Plakhooy STREET/UNIT#: 9 Hawthorne St  
EMAIL and/or TEL# eplakhooy@gmail.com CITY: BOSTON, MA  
ADDITIONAL COMMENT: \_\_\_\_\_

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

December 7, 2015

**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 14 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 about every iteration 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, **our neighborhood has overwhelmingly supported redevelopment of the Garden Garage.**

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**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: Audrey Tedeman STREET/UNIT#: (2)- 5D 2 HAWTHORNE PL.

EMAIL and/or TEL# atedeman@rcn.com CITY: BOSTON, MA

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

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

December 7, 2015

**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 1 years. As you know, all West Enders want to see our neighborhood grow and thrive, and we welcome efforts to positively enhance our community.

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NAME: Levinson STREET/UNIT#: SE 2 Hawthorne Pl

EMAIL and/or TEL# N/A CITY: BOSTON, MA

ADDITIONAL COMMENT: As a family living in the West End, the traffic congestion has become unsafe causing concerns for all West End families.

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

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

December 7, 2015

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

Dear Mr. McGuire:

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NAME: Levinson  STREET/UNIT#: SE, 2 Hawthorne

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

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

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

December 7, 2015

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

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**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: Karen Murphy STREET/UNIT#: 5F - 2 Hawthorne Pl  
EMAIL and/or TEL# (617) 510-1367 CITY: BOSTON, MA  
ADDITIONAL COMMENT: \_\_\_\_\_



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

December 7, 2015

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

Dear Mr. McGuire:

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**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: Eric Hansen STREET/UNIT#: 93 Beacon St. / Apt 51

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

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

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

December 7, 2015

**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 15 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 about every iteration 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, 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:

- Reduce its proposed size and mass so it does not set any new zoning precedents,
- Ensure a fit with the residential buildings in our Charles River Park/West End,
- Reduce the number of garage spaces in our transit-oriented neighborhood and address the ever-increasing traffic congestion on our few streets,
- Site its building(s) to preserve light, air and views for our homeowners and residents,
- Do not negatively impact our aging infrastructure or our buildings, and
- Include sufficient on-site affordable and (middle class) workforce housing.

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: Amy Morgan STREET/UNIT#: 2 Hawthorne Pl #56

EMAIL and/or TEL# atmorgan@mgh.harvard.edu CITY: **BOSTON, MA**

ADDITIONAL COMMENT: I am 100% in favor of having the garage replaced by a building - but one that is appropriate for

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

my neighborhood, both in size & scope. I am very