

WEST END CIVIC ASSOCIATION

Committed to Enhancing the Quality of Life in Our Community

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

October 17, 2013

Subject: The Boston Garden Project/80 Causeway Street

Dear Mr. Fitzgerald,

The West End Civic Association (WECA) submits the following comments regarding the Project Notification for the Boston Garden Project by Delaware North/Boston Properties (DN/BP).

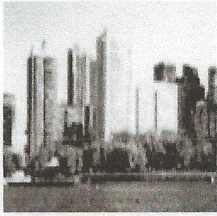
WECA, representing the residents of the West End Community and its neighborhoods including the North Station area, wants to make sure that this project will enhance the quality of life for all residents of the West End.

WECA **cannot** support the FULL-BUILD of the proposed development that DN/BP has submitted. However, we do support Phase 1 of the development that consists of the four story podium above ground, one level of retail below ground, four levels of below-ground parking for 800 vehicles and a hotel rising approximately 325 feet high.

The reasons that WECA cannot support *the project beyond Phase one* at this time are:

TRAFFIC – At a minimum, the area experiences gridlock during normal “peak” periods as defined by the Department of Transportation, and then in addition experience extreme gridlock at least 400 times per year before and after the 200 events held annually. The gridlock is so bad before and after events that the Boston Police and the Massachusetts State police have implemented a special Event Traffic Plan, but unfortunately the traffic overwhelms the area and brings traffic to a standstill making it unsafe for all residents, especially those requiring medical attention.

The addition of a 420 foot office tower and a 600 foot residential tower will only make a very bad traffic situation worse. While the anticipated Causeway Street renovation project claims to ease traffic, we believe narrowing and reducing lanes will only make matters worse. ***As such, we cannot support the full build requested until after a full traffic study for the entire West End is complete.*** The traffic study must be based on data no older than 2010 and must include the full build out of the area including 80 Causeway Street, Lovejoy Wharf, Garden Garage development, Government Center Garage development, Nashua Street residences, the Avenir, the Avalon, the Merano, the Victor, One Canal Street, and the Haymarket Square Hotel (Parcel 9.)



WEST END CIVIC ASSOCIATION

Committed to Enhancing the Quality of Life in Our Community

Moreover, the traffic study must incorporate traffic and construction issues in Keaney Square, the Charlestown North Washington Street Bridge, Lowell Square, and the Causeway Street construction project. The cumulative impact of the new buildings and the construction will be untenable for the residents.

HEIGHT

The 600 foot height requested is totally unacceptable. The area is predominantly 150 foot buildings and a skyscraper of that magnitude will radically change the character of the neighborhood for the worse. We would advocate a maximum height of 325 feet. We also require a new shadow and wind study. If 325 feet still casts a shadow on Portal Park or any section of the Greenway at any time, then the height of the project must be further reduced.

Moreover, if the wind study produces any yellow or red hot spots, the plan must be reworked to remove the hot spots.

TAX BREAKS

Under no circumstance can the area be granted 121A status. On October 15, 2013 at a meeting with Strada234 residents, Kevin Sheehan of Boston Properties referred to the site as "no better transit oriented site in the city." The area is not blighted and the notion of granting tax breaks to billionaires is unconscionable. Jeremy Jacobs of Delaware North has a net worth of \$2.8B and Mort Zuckerman of Boston Properties has a net worth of \$2.3B. There is no reason to grant tax subsidies.

ZONING

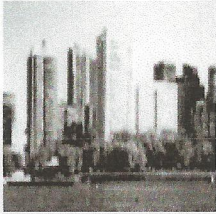
Under no circumstance can WECA support any changes in Zoning.

SUPERMARKET

The development should include a reasonably priced supermarket as a condition of approval. There must not be any tax breaks given in order to accommodate that requirement.

DIGITAL SIGNAGE

A 50 foot by 50 foot lit digital sign is totally unacceptable and not in keeping with the neighborhood. We require the project to reduce the size to a maximum of 20 feet by 20 feet. The hours must be limited to no earlier than 8:00 in the morning and may run to 10:00 pm at night, or one hour later than the completion of a TD Garden event, whichever is later.



WEST END CIVIC ASSOCIATION

Committed to Enhancing the Quality of Life in Our Community

Sincerely,

Louise Thomas
JZ

Louise Thomas
Co-Chair, Zoning & Planning
West End Civic Association

Jim Zahka

Jim Zahka
Co-Chair, Zoning & Planning
West End Civic Association

Marlene Meyer
JZ

Marlene Meyer
President
West End Civic Association

Cc: Mr. Peter Meade, BRA Director
Mayor Thomas Menino
Ms. Nicole Leo, Neighborhood Coordinator
Mr. Chris Maher, Delaware North
Mr. Kevin Sheehan, Boston Properties
District City Councilor Michael Ross
District City Councilor Salvatore LaMattina
District City Councilor Bill Linehan
District City Councilor Frank Baker
District City Councilor Charles Yancey
District City Councilor Robert Consalvo
District City Councilor Matt O'Malley
District City Councilor Tito Jackson
District City Councilor Mark Ciommo
City Councilor at Large Felix G. Arroyo
City Councilor at Large John R. Connolly
City Councilor at Large Stephen J. Murphy
City Councilor at Large Ayanna Pressley