

October 23, 2013

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

Subject: Tax Breaks for Billionaires - 80 Causeway Street

Dear Mr. Fitzgerald,

As a participant in the IAG process and a resident of the West End, I am submitting the following comments to reflect my personal opinion of the Boston Garden Project development proposed by Delaware North/Boston Properties.

I oppose the project as it is proposed and recommend the BRA not approve. The current design

If the developer wishes to modify the project so that it more closely aligns with what is proposed for Phase One, and then resubmit to the BRA at a later date, I would be open to supporting the project at that time.

My specific comments and objections are as follows:

- The area is not blighted - Kevin Sheehan of Boston Properties referred to the site as "no better transit oriented site in the city." Articles refer to the area as the "Next IT neighborhood", and yet the area is being considered blighted. In my opinion, this is being done to grant tax concessions to the developer, and to enable the developer to bypass the currently approved zoning height of 400 feet.

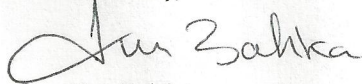
I ask for greater transparency in the process to declare the area blighted. The public deserves to know all the details of the 6A and 121A process prior to the BRA making a decision.

- Tax Breaks for Billionaires – Both development companies have extraordinarily wealthy CEOs. Jeremy Jacobs, CEO of privately held 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. The area is a vibrant and exciting area. Let the project stand on its own. If it can't support itself, it shouldn't be built. If the supermarket can't stand on its own, then drop the requirement for the supermarket.
- Lack of comprehensive traffic studies – The traffic studies are not broad or deep enough. The entire West End, Beacon Hill, North End, and Downtown area must be incorporated into a comprehensive traffic study before this project is allowed to

proceed in any form. The addition of a 420 foot office tower and a 600 foot residential tower will only make a very bad traffic situation worse. The study must take into account all proposed development and anticipated construction of bridges and roadways.

- Excessive height - The area is predominantly 150 foot buildings and a 600 foot tower will negatively change the neighborhood character forever.

Sincerely,



Jim Zahka

234 Causeway Street, Unit 1004  
Boston, MA 02114

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  
State Representative Jay Livingstone