

December 5

~~November~~ _____, 2014

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

Re: Comments due on Notification of Project Change for the Boston Garden (Bubble) Garage Proposal

Dear Mr. McGuire:

I am a West End resident and have lived in our neighborhood for more than _____ years. It is a truly unique neighborhood in the City of Boston, with open space, a park-like environment, treasured views of iconic Boston landmarks, a diverse population, and many other quality-of-life amenities that make this the "best neighborhood this side of heaven." We all want to see the West End continue to thrive, and we welcome all efforts to positively enhance our "live, work, play" community.

Equity Residential has recently filed its revised proposal to redevelop the Garden (Bubble) Garage site with an almost 500-foot, 46-story tower with 486 residential rental units and an 830-space underground garage. *I would like to comment on their Notification of Project Change:*



There needs to be a moratorium on this or any other future development in my neighborhood until a comprehensive master plan addressing all the approved/planned development project impacts is completed.



There is no need for a moratorium or master plan for this or any other future neighborhood development.

Whether or not a moratorium is granted:



I do not want to see the current garage replaced.



I would like to see the garage replaced if the proposed project is no higher or more massive than the current garage and otherwise conforms to all underlying zoning and use regulations.



I would like to see the garage replaced if the proposed development is reasonably sized and fits in with our neighborhood — the current proposal's scope is too massive. Any proposed development must not set a precedent for excessive height, massing and density and should be sited to preserve light, air, views and open space. Any development should also minimize traffic, safety and aging infrastructure issues.



I would like to see the current garage replaced with the proposed 500-foot tower with 486 rental apartments and an 830-space parking garage.

Additional personal comments: I have written and copied all on many
pieces of correspondence, as you all well know and as Equity
reported to my employer. Thus, please accept this as a brief summary
of previously detailed
comments.

Thank you for the opportunity to comment and for considering those comments.

NAME: Kathleen M. Ryan STREET (INCLUDE UNIT#): 2 Hawthorne #11J

EMAIL and/or TELE: KMRO719@gmail.com

BOSTON, MA 02114

Cc: Mayor Martin J. Walsh; BRA Director Brian Golden; Councilor Josh Zakim, State Rep. James Livingstone, Erico Lopez,
Director of Development Review and Policy

From: MARYELLEN JAMES <mejamesartist@aol.com>

Date: December 5, 2014 8:41:10 AM EST

To: lmiddleton.pratt@boston.gov

Cc: edward.mcguire@boston.gov

Subject: Garden Garage Proposal

To: Boston Redevelopment Authority

Honorable Mayor Martin J. Walsh

With the deadline for community feedback fast approaching in regard to the Equity Residential Notification of Project Change for the Garden Garage Proposal, I am writing to express the need for rethinking the impact of this tower on the West End neighborhood.

The existing surrounding buildings of Hawthorne Place, Whittier, Emerson and Amy Lowell House would hardly be enhanced by a building of the scale which Mr Manfredi displayed at the community meeting.

The materials chosen for the tower hardly complement the simple materials used in these existing buildings whose architectural design was, at the time that they were built, considered very contemporary in terms of its simple geometry.

The design of the proposed tower seems to be more in keeping with the slick and imposing new architecture of Boston's Seaport area rather than the mid century modern design of the West End.

In many areas of the City, upper Boylston Street and the ongoing Filene's Downtown Crossing project, structures have been designed with careful consideration given to how best to blend existing architecture with new design using materials and spacial concepts that coordinate to create a whole, rather than creating a division, between the old and the new.

I encourage you to consider a scaled down version of the proposed tower and to enhance the Park aspect of this project to expand and cultivate the concept of Greenspace which was part of the original design premise of the West End's Charles River Park and continues to be so essential to contemporary City Planning. The City of Boston has historically been very successful in connecting and beautifying neighborhoods for the betterment of residents and tourists alike with such projects as the development of the Waterfront Park near Harbor Towers and the Aquarium. Kindly consider the redevelopment of the West End to be a project that brings together a blending of architecture and landscape design which proudly unites, not overshadows, the West End's mid 20th Century design history and brightens the landscape of the West End Community.

Thank you for your consideration,

M.Moscardelli James

9 Hawthorne Place #3E

Boston Ma 02114

DECEMBER 4, 2014

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

Re: Comments due on Notification of Project Change for the Boston Garden (Bubble) Garage Proposal

Dear Mr. McGuire:

I am a West End resident and have lived in our neighborhood for more than 16⁺ years. It is a truly unique neighborhood in the City of Boston, with open space, a park-like environment, treasured views of iconic Boston landmarks, a diverse population, and many other quality-of-life amenities that make this the "best neighborhood this side of heaven." We all want to see the West End continue to thrive, and we welcome all efforts to positively enhance our "live, work, play" community.

Equity Residential has recently filed its revised proposal to redevelop the Garden (Bubble) Garage site with an almost 500-foot, 46-story tower with 486 residential rental units and an 830-space underground garage. I would like to comment on their Notification of Project Change:



There needs to be a moratorium on this or any other future development in my neighborhood until a comprehensive master plan addressing all the approved/planned development project impacts is completed.

Whether or not a moratorium is granted:



I would like to see the garage replaced if the proposed development is reasonably sized and fits in with our neighborhood — the current proposal's scope is too massive. Any proposed development must not set a precedent for excessive height, massing and density and should be sited to preserve light, air, views and open space. Any development should also minimize traffic, safety and aging infrastructure issues.

Additional personal comments: As an owner (16+ yrs) and tenant my major
means of transportation is on foot. Over the years I have found

excessive increase in traffic on Marlboro Rd, Staniford St &
surrounding areas as well as issues w/ green & orange

Thank you for the opportunity to comment and for considering those comments. Subway lines that
need to be addressed.

NAME: Patricia L. Michaels STREET (INCLUDE UNIT#) 21 Newthorne Pl #105

EMAIL and/or TELE: 617-367-6068

BOSTON, MA 02114

Cc: Mayor Martin J. Walsh; BRA Director Brian Golden; Councilor Josh Zakim, State Rep. James Livingstone, Erico Lopez,
Director of Development Review and Policy

Ivy A. Turner
7 Whittier Place #107
Boston, MA 02114

November 29, 2014

Edward McGuire
Boston Redevelopment Authority
One City Hall Square, 9th floor
Boston, MA 02201-1007

Re: Equity Garden Garage Project

Dear Mr. McGuire,

I am writing to you as a Whittier Place condominium owner and West End business owner. As a real estate broker I am all for good development projects. I am however strongly opposed to the oversized tower proposed for the Garden Garage Site.

On a personal level I will miss being able to see trees and sky from the windows of my first floor office. The new building will completely block the sky and make my office even darker than is already is. I do not look forward to increased winds, shadows & increased energy bills when we lose our morning sunlight.

A bigger concern that affects me and all people in the neighborhood is the fact that when Martha road gets jammed with traffic (often) we are literally trapped and unable to leave our homes/offices. I have missed appointments, birthday parties, concerts, medical appointments... while stuck on Martha Road. Martha Road is only one way out of Whittier Place and Amy Lowell. There was a fire at Whittier Place just a few weeks ago. Fortunately it was on a non game night and the fire truck arrived quickly as smoke rose from the 4th up the the 15th floor. Had the fire been the prior night the result could have been tragic. That night was total gridlock and it took nearly 10 minutes just to get out of the parking lot.

If Equity is allowed to build this project right up to the edge of Martha Road we are creating an unsolvable traffic disaster. Right now there is more than adequate space there to create an additional lane for cars heading into the garage. Without an extra lane the added burden of drop offs and deliveries to the proposed development will make an already bad situation even worse.

The many elderly and disabled residents at Amy Lowell House (I volunteer there) are especially concerned about ambulances not being able to get to their building. They are also greatly concerned about hazards in travelling through a massive construction site with a cane, walker or wheelchair.

Please either end this project or put it on hold so an attempt can be made at solving these traffic problems and creating a master plan for the neighborhood. Ideally any new development here would contain a significant amount of affordable housing and family sized units. The current proposal falls short in those areas too.

Sincerely,

Ivy A. Turner / KMR

WEST END COUNCIL

Representing the Communities at Hawthorne Place and Whittier Place

December 5, 2014

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

RE: Comments of West End Residents
To Notice of Project Change (NPC) for Equity's Proposed Garden Garage Project

Dear Mr. McGuire:

The West End Council (Boards of Trustees of Hawthorne Place Condominium Association and Whittier Place Condominium Association), the West End Civic Association and the Amy Lowell Residents Association, pursuant to Article 80 of the Boston Zoning Code, have all submitted formal comments to the above NPC under separate cover.

In addition, you will receive comment letters from more than 600 long-time residents and unit owners at Hawthorne Place, Whittier Place and Amy Lowell House that were collected over several days both before and after a significant Thanksgiving holiday weekend. The number of letters written and collected in this brief and busy period of time is indicative of the high level of concern being expressed in our community about this proposed project. More than 99% have serious concerns with the current proposal project as summarized below.


The stack of letters attached are the comments of more than 380 long-time residents of Hawthorne Place and the West End. Whittier Place and Amy Lowell House will be submitting their long-time residents' letters today as well.

Among the important concerns articulated in the letters are the massing, scope, traffic, aged infrastructure, height, environmental effects and other quality-of-life issues. In particular and most important, however, are two issues:

- owners and residents have grave concerns regarding the plan to grant variances to the current zoning for our residential neighborhood. There is significant massive and high development already approved and simultaneously being built now in the primarily commercial areas of our West End. A similar type of tower does not belong or fit in with the fabric of our residential neighborhood.
- owners and residents have been asking for and strongly believe that this development and any future development should be put on hold and become part of a comprehensive master plan for our Charles River Park part of the West End. In order to judge the merits of any proposed development, it is necessary to be able to envision it within the context of proposed plans for and their effect on the entire neighborhood.

Please take into account the concerns of our residents and unit owners. 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. We all thank you for the opportunity to comment.

Sincerely,


Kathleen M. Ryan

cc: Martin J. Walsh, Mayor of Boston
Councilor Josh Zakim
State Rep. Jay Livingstone
Brian Golden, Acting Director, BRA
Erico Lopez, BRA Director of Development Review and Policy
Nicole Leo, Neighborhood Liaison

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

December 4, 2014

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

Re: Garden Garage Project

Dear Mr. McGuire:

The following comments are in response to the Garden Garage Project proposed by Equity Residential in the Notice of Project Change (NPC) dated October 16, 2014.

I am a member of the Impact Advisory Group (IAG) for this proposed project, a Trustee of Hawthorne Place Condominium which abuts the property for this project, and an active resident of the West End community. I have lived in our neighborhood for 25 years.

This proposed project would make some improvements to the current Garden Garage. The footprint of the proposed building would create additional green-space for our neighborhood.

Unfortunately, this proposed project would have an overall negative impact to most residents in our neighborhood. The major negative impacts, which I hear every day from residents at Hawthorne Place, and the BRA has heard many times from the majority of attendees at IAG and Community meetings, include the following:

1. The additional parking spaces would increase traffic congestion in the already clogged streets in our community. The BRA has already approved significant new development in this area, which will create even more congestion on these streets.
2. The massive structure would tower over our neighborhood and reduce everyone's light from the blue sky. The building is significantly more massive than the Garden Garage, which existed when current residents chose their homes in our neighborhood.
3. The massive building would jeopardize the old infrastructure in our neighborhood. We have already been warned about the capacity of our water and sewer main lines after breaks along Thoreau Path.
4. The massive building would create unacceptable wind tunnels in our neighborhood. The wind study shows already dangerous wind speeds along Thoreau Path that would be increased to unacceptable levels by the proposed building.
5. Excessive noise would be created by the large outdoor common balcony located on a high floor in the southwest corner of the building across from other residential buildings. We already have late-night complaints for excessive noise on balconies in Equity Residential apartments.

These are the same major negative impacts that were identified in most comment letters in response to the original Project Notification Form dated January 7, 2011. However, this NPC does not show any reductions to the number of parking spaces or massiveness of the building.

Edward McGuire
December 4, 2014
Page Two

Please listen to our comments and require Equity Residential to reduce the proposed number of parking spaces and reduce the massiveness of the proposed building.

Thank you for your consideration.

Sincerely,

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

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

Cc: Mayor Martin J. Walsh
BRA Director Brian Golden
Erico Lopez, Director of Development Review and Policy
Councilor Josh Zakim
Rep. Jay Livingstone



Edward McGuire <edward.mcguire@boston.gov>

Fwd: Equity Proposal for the Garden Garage

1 message

Fri, Nov 28, 2014 at 2:47 PM

Lauren Middleton-Pratt <LMiddleton.Pratt@boston.gov>
To: Edward McGuire <edward.mcguire@boston.gov>

Lauren Middleton-Pratt

Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201
617-918-4317
LMiddleton.Pratt@boston.gov

----- Forwarded message -----

From: <sw66@rcn.com>
Date: Sat, Nov 15, 2014 at 3:45 PM
Subject: Equity Proposal for the Garden Garage
To: lmiddleton.pratt@boston.gov

Dear Ms. Middleton-Pratt,

I have been living here at Whittier Place in the West End since 1982. While the history of the West End is a sad one, and it often ends up as the example in city planning courses as to how not to destroy a neighborhood, it has been a fine place to live and raise a family. For that I am grateful. Boston has grown into a wonderful city since I first arrived, and I hope will continue on that course.

I thank you for your willingness to work on the BRA and continue to direct Boston into its future. I cannot imagine it is an easy job which you have chosen and are willing to do.

I am communicating with you now because of my concerns about the rapidity of the developments in the West End environs, and my concern that the glut of new developments will impact the livability of the area. The BRA has already approved multiple projects in the area. While this will improve tax revenue, this will also cause worsening traffic problems and density more like New York City than Boston. We are not spread out like the Seaport, we are a few blocks stuck between MGH and the Garden.

My particular cause for writing at this time is to ask you to delay any consideration of the new Equity project at the "Garden Garage" which now wants a 46 story building which in its projections is far too dense and massive in size for our residential community. The height currently exceeds the zoning limit—but the BRA has changed zoning limitations from time to time for the income the projects have allowed.

12/1/2014

City of Boston Mail - Fwd: Equity Proposal for the Garden Garage

There are many projects and needs in our city. I am requesting that as you consider the West End, you do not allow the Garden Garage to be developed until the many other projects affecting our neighborhood are completed and we get a chance to see the impact of those many new residences and projects.

Thank you for your consideration. And again, thank you for your leadership.

Sincerely,

Susan Witkie

6 Whittier Place Unit 17N

Boston, MA 02114

Sw66@rcn.com

617-742-3399

November 18, 2014

Lauren Middleton-Pratt

Boston Redevelopment Authority

One City Hall Square, 9th Floor

Boston, MA 02201

Dear Ms. Middleton-Pratt,

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 18 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.

With that many planned in our neighborhood, wouldn't it be sensible to wait until they are completed to see what effect it has on the traffic before beginning another project that will only add to the congestion. I would think that the Transportation Board would think this is the only sensible thing to do. 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??

Please – smaller project and delay it until we see how the traffic has been affected!!

Jean Elkins

Jean Elkins

Ray McAvoy
65 Martha Rd #7D
Boston, MA 02114

November 17, 2014

Lauren Middleton-Pratt, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201 - 1007

Subject: Garden Garage

Dear Ms. Middleton-Pratt,

My name is Ray McAvoy and I would like to go on record as being against the building proposed by Equity where they currently have the Garden Garage. They would like to put up a building with an overall height of 500' with 500 apartments. This neighborhood is already having a hard time handling the foot traffic at the intersection of Martha Rd. and Nashua Street especially when there are events at TD Garden. People coming from the area of Mass. General Hospital don't have to wait for a red light to cross the street because the end of Martha Road is a parking lot even without a Garden Event.

Equity's proposal would add much more foot traffic as well as a higher volume of automobile traffic. Equity's representatives keep on insisting that their tenants are looking to live and work in Boston and they don't want an automobile. I believe that people paying over \$3,000/month in rent won't want to be restricted to this neighborhood for shopping or their free time. Having the type of income they have I'm sure they will want cars to do shopping and for recreation on the weekends, especially if they are single, to take advantage of skiing and beaches etc. without having to take the subway or bus schedules. I'm sure there will be a much greater impact on the streets of the area because of this and therefore more auto traffic.

Adding to the foot traffic problems would also be the wind tunnel effect on either side of the building where they will be putting in sidewalks for access to Thoreau Path. Try to walk between the Garden and O'Neil building on almost any day that's slightly breezy. That is a wind tunnel and those buildings are only a quarter of the height of the garage proposal.

Another impact will be the fumes being exhausted from the underground parking garage not only from cars running but also older vehicles with leaky gas tanks or gasoline lines. We, as neighbors, don't want to smell this and don't want to listen to the traffic and congestion that will be added.

We would definitely like to see this project held off until after the completion of the other projects already approved so we can assess the effects of these other burdens to our neighborhood streets and people.

Respectfully yours,



Ray McAvoy



West End Civic Association

P.O. Box 6503
Boston, MA 02114

December 4, 2014

Mr. Edward McGuire, III, Project Assistant
Boston Redevelopment Authority
Boston City Hall, 9th Floor
One City Hall Square
Boston, MA 02201

In re: GARDEN GARAGE PROJECT

Dear Mr. McGuire:

The membership of the West End Civic Association have voted to request the BRA to deny Equity 's proposal to redevelop the Garden Garage site.

The following statements are the foundation for our rejection of the plan under consideration.

Traffic in the West End

At present, the flow of traffic through the West End, i.e. Martha Road-Lomasney Way is near or at gridlock 150 days a year due to events at the TD North Garden. The cause of this "problem" is the existing garage. A redevelopment of this property without a massive public garage would be a "no-cost to the City" way of alleviating the congestion. The developer states there are existing surplus public spaces. During the redevelopment the public needs will be accommodated. These statements by the developer show there is no public need for the construction of this massive garage.

The developer provided a "traffic study" [see the October 16, 2014 Project Change Document page 1-12] done during a Sunday in June when there were no events in the TD North Garden, on the Esplanade, the universities were on semester break, and the tourist season had not started. Their results are not credible.

Commercial and residential density has markedly increased in the past 10 years adding to the vehicular traffic and creating safety hazards for emergency vehicles trying to reach their destinations. Construction in progress, is adding more parking and residential density. MEEI's development plans include parking for 1,000 vehicles that will in part empty into Leverett Circle

The traffic management must be proactively addressed or the West End will not survive as a residential or commercial area.

Residential Tower-Zoning

The proposed residential tower is 4 times the height of abutting buildings and over 150 feet higher than any building within the BRA West End-Charles River Park development plan. Not only is the height excessive, the developer refuses to build 3 bedroom apartments. In order to attract families into any community there must be apartments large enough to accommodate them. Families are essential for a stable community.

Incomplete information

The documents provided by Equity fail to address the emergency vehicle access to this building, describe in detail the public access from Martha Road to Thoreau Path and the safety for pedestrians after dark. The wind studies do not provide any assurances that the "unsafe wind conditions the height of the building creates can be eliminated by their proposed measures".

The information verbally transmitted about the massive public garage has not been reduced to writing nor is there anyway to verify the figures.

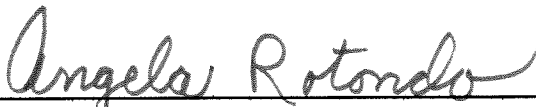
We respectfully request the BRA to deny the application based on

Inadequate documentation

No public need for a massive public garage on this site

We request the BRA to ask the Mayor for a Moratorium on all Section 80 projects in the West End area until all the presently permitted projects and a credible traffic study are completed.

Sincerely



Angela Rotondo

President

West End Civic Association

DECEMBER 3, 2014
November 3, 2014

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

Re: Comments due on Notification of Project Change for the Boston Garden (Bubble) Garage Proposal

Dear Mr. McGuire:

I am a West End resident and have lived in our neighborhood for more than 10 years. It is a truly unique neighborhood in the City of Boston, with open space, a park-like environment, treasured views of iconic Boston landmarks, a diverse population, and many other quality-of-life amenities that make this the "best neighborhood this side of heaven." We all want to see the West End continue to thrive, and we welcome all efforts to positively enhance our "live, work, play" community.

Equity Residential has recently filed its revised proposal to redevelop the Garden (Bubble) Garage site with an almost 500-foot, 46-story tower with 486 residential rental units and an 830-space underground garage. I would like to comment on their Notification of Project Change:

- o There needs to be a moratorium on this or any other future development in my neighborhood until a comprehensive master plan addressing all the approved/planned development project impacts is completed.
- o There is no need for a moratorium or master plan for this or any other future neighborhood development.

Whether or not a moratorium is granted:

- o I do not want to see the current garage replaced.
- o I would like to see the garage replaced if the proposed project is no higher or more massive than the current garage and otherwise conforms to all underlying zoning and use regulations.
- o I would like to see the garage replaced if the proposed development is reasonably sized and fits in with our neighborhood—the current proposal's scope is too massive. Any proposed development must not set a precedent for excessive height, massing and density and should be sited to preserve light, air, views and open space. Any development should also minimize traffic, safety and aging infrastructure issues.
- o I would like to see the current garage replaced with the proposed 500-foot tower with 486 rental apartments and an 830-space parking garage.
- o Additional personal comments:

Traffic is already crazy, I'm
concerned with this building that traffic will
be even worse. Concerned About Emergency
vehicles having access to our neighborhood.
Thank you for the opportunity to comment and for considering those comments.

Sincerely,
Name

Address (include Apt. #)

Contact (Email &/or Phone)

Julie Regan
6 Whittier Place #3L

Jr7282002@yahoo.com

Cc: Mayor Martin Walsh, mayor@boston.gov
BRA Director Brian Golden, brian.golden@boston.gov
Erico Lopez, BRA, erico.lopez@boston.gov
Councilor Josh Zakim, josh.zakim@boston.gov
State Rep. James Livingstone, jay.livingstone@mahouse.gov

November 14, 2014

Lauren Middleton-Pratt, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201 - 1007

Subject: Garden Garage

Dear Ms. Middleton-Pratt,

My name is Lea Mayes and I live in apartment 9M at the Amy Lowell Apartments.

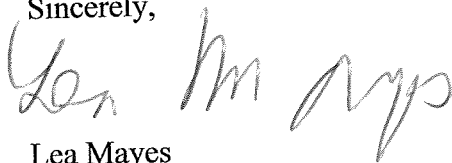
I am strongly opposed to the building of this 50 Story Tower next to my building. The proposed building will have a negative impact on our existing community in terms of increased density and traffic.

The Tower would create problems with shadows, wind tunnels and obstruction of my current view.

Equity should go back to the drawing board and scale down the size of this Tower. It should be smaller, similar to the existing buildings here.

I do not believe this project should be approved as it is currently designed.

Sincerely,

A handwritten signature in dark ink, appearing to read "Lea Mayes", written in a cursive style.

Lea Mayes

**John F. Nihen
65 Martha Rd, Apt 7L
Boston, MA 02114**

December 5, 2012

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

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

Dear Mr. McGuire,

I am writing this letter under my personal letterhead, as an individual citizen, not as a representative of the Amy Lowell Residents Association. As an abutter to the proposed Garden Garage project, I am adding my voice to others who object to this project going forward.

I do not plan on going into the same level of detail as to why I believe the Garden Garage proposal should not be approved. You will no doubt have heard all about the problems with traffic and congestion, the inappropriate height of the project, etc.

What I would like to focus on is why this project is not necessary to be built now. There are several other projects going up in the area that promise to be of benefit to West End residents like myself. The idea of having a movie theater and a bowling alley a short distance away is appealing, as is additional retail space.

The largest benefit I see on the horizon would be the addition of a new supermarket to the area. That is something we have been lacking in this area for nearly 14 years, ever since Stop & Shop closed its doors in the Cambridge Plaza and Whole Foods moved in. Whole Foods is a nice store, but it is a bit pricey for many residents in this area.

Unfortunately, the proposed Garden Garage project offers none of these types of amenities to West End residents. Where the other projects offer services to residents and the potential office and retail space for new jobs, the Garden Garage building does not.

You will no doubt hear from some of Equity Residential's friends in the Construction trades about jobs in building the project, but those will be short-term at best and not a sufficient incentive to overlook the many flaws in the current design that the community has so strongly voiced their opinion about.

My grandfather, Harold Leitch, was an Ironworker (Local 7) and construction foreman. When I go for medical care at the Boston VA Medical Center in Jamaica Plain, I am receiving that care in a building he constructed in 1950. When I look out my living room window, I can see the original John Hancock building, an icon of the Boston skyline, and the Prudential Building; both of these among the many projects that my grandfather and his men built.

Those buildings - the VA, the John Hancock, the Pru tower - all offered needed services and long-term job growth to the City of Boston that continues to this day. The Equity Garden Garage project offers no such job growth and the amenities it has proposed will only serve the narrow needs of its potential future residents.

It is my fervent hope that the BRA will think of the long-term consequences of adding a flawed project to the skyline of our beautiful city. I urge the BRA to vote against approving this project in its current state

Respectfully submitted,

John F. Nihen
Amy Lowell Resident

cc: Mayor Martin Walsh
Councilor Josh Zakim
State 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

November 22, 2014

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

Please Preserve Our
unique Wild life by
planting Trees to provide food
& shelter!! Animals have a
Voice too!!!

Re: Comments due on Notification of Project Change for the Boston Garden (Bubble) Garage Proposal

Dear Mr. McGuire:

I am a West End resident and have lived in our neighborhood for more than 34 years. It is a truly unique neighborhood in the City of Boston, with open space, a park-like environment, treasured views of iconic Boston landmarks, a diverse population, and many other quality-of-life amenities that make this the "best neighborhood this side of heaven." We all want to see the West End continue to thrive, and we welcome all efforts to positively enhance our "live, work, play" community.

Equity Residential has recently filed its revised proposal to redevelop the Garden (Bubble) Garage site with an almost 500-foot, 46-story tower with 486 residential rental units and an 830-space underground garage. *I would like to comment on their Notification of Project Change:*

☒ There needs to be a moratorium on this or any other future development in my neighborhood until a comprehensive master plan addressing all the approved/planned development project impacts is completed.

☐ There is no need for a moratorium or master plan for this or any other future neighborhood development.

Whether or not a moratorium is granted:

☐ I do not want to see the current garage replaced.

☐ I would like to see the garage replaced if the proposed project is no higher or more massive than the current garage and otherwise conforms to all underlying zoning and use regulations.

☒ I would like to see the garage replaced if the proposed development is reasonably sized and fits in with our neighborhood — the current proposal's scope is too massive. Any proposed development must not set a precedent for excessive height, massing and density and should be sited to preserve light, air, views and open space. Any development should also minimize traffic, safety and aging infrastructure issues.

☐ I would like to see the current garage replaced with the proposed 500-foot tower with 486 rental apartments and an 830-space parking garage.

Additional personal comments:

Please preserve the Wild life while
taking down the trees. Please consider the Wild life while
planning the new landscape by planting Trees and vegetation to

Thank you for the opportunity to comment and for considering those comments

a unique variety of Birds, Squirrels & Bunnies to provide
food & shelter to these unique animals.

NAME:

Claudette Alach

STREET (INCLUDE UNIT#)

6 Whittier # 4N,
4M

EMAIL and/or TELE: cmartone617@aol.com

BOSTON, MA 02114

Cc: Mayor Martin J. Walsh; BRA Director Brian Golden; Councilor Josh Zakim, State Rep. James Livingstone, Erico Lopez,
Director of Development Review and Policy

Mr. Edward McGuire III
Boston Redevelopment Authority
One City Hall Plaza
Boston, Ma 02114

Nov. 24, 2014

Please include these comments on the Notification of Project Change (NPC) for the Boston Garden (Bubble) Garage as part of the official record:

- The building is too big for the site it is on and in relation to the surrounding buildings on the same side of the road.
- Page 2-1 of the NPC states a "short term pick-up/drop off area adjacent to the site along Lomasney Way to accommodate up to 2 vehicles (eg. Taxis)" is provided. There must be ample space for delivery vehicles and cabs to pull in off Martha Road or Martha Rd. will be clogged with single and double parked vehicles. There must be someplace other than Martha Road for this activity. Whittier place has around 460 residential units and ample space for vehicles to pull in for short-term activity. There are many more than 2 vehicles pulled in much of the time. This is completely inadequate planning! In addition to taxis there will be food delivery, pick-ups and drop-offs, Peapod trucks, 'The Ride', UPS and USMail, floral delivery etc....
- The wind maps show uncomfortable wind speeds and unacceptable wind gust speeds by Whittier Place and Martha Rd. They show dangerous wind speeds for walking and unacceptable wind gust speeds by the O'Neal building and by the NE corner of the Garden Garage. No mitigations are proposed except for near their building. Refer to figure 2-5 in the NPC. Wind >19MPH and < or = 27 MPH is uncomfortable for walking. Wind > 27 MPH is dangerous. A gust > 31 MPH is 'unacceptable' according to the NPC.
- Putting a new garage entrance 50 feet west of Nashua Street with another on Lomasney will effectively block anyone living in Whittier Place from going anywhere until the garage empties out. We have a better chance of fighting our way onto Rt. 93 the way it is now with one exit even if it has more lanes. Current residents should have equal access to the public roads. It can take 45 minutes to get onto 93 when there is a Garden event. Equity should not be allowed to add more parking spaces to make traffic even worse. If tenants do not use the additional spaces, someone else certainly will.
- There will still be negative shadow impacts on Whittier, mostly around 9AM when the east side of Whittier gets its best light. The documents do not quantify exactly how many days and for how long there will be new shadow.
- What would a construction permit entitle them to do? People will need a respite from the banging! Seven days or even 6 days are completely unacceptable to the neighbors who have a right to the peaceful quiet enjoyment of their property.
- If the one building option is approved, Equity should not be allowed to include in the construction improvements that are only meant to make it easy to add a second building later on. Was this done with the two towers at Longfellow on Staniford? Strategy: get 1 building approved and then get approval for a second. Any revised zoning should prohibit changing the open space.
- We have constantly asked the developer to include a view from Whittier Place in their documents. They still have not. A view from the Science Museum does not count since it doesn't show the same mass as a view from closer to the southwest side of Whittier and the proposed building.

Sincerely,

Elaine Austin
6 Whittier Place – Apt 5E
Boston Ma. 02114
Elaine_Austin@hotmail.com

Maryann Aakjar
Nine Hawthorne Place, 3-P, Boston, MA 02114-2319
MAAakjar@aol.com

November 24, 2014

Mr. Edward McGuire, Project Assistant
Boston Redevelopment Authority
One City Hall, Ninth Floor
Boston, Massachusetts 02201

Dear Mr. McGuire:

Subject: Comments – Project Change on the Boston Garden Garage Proposal

While attending the November 17 public meeting, I was pleased to learn that the number of buildings for Equity's Boston Garden Garage proposal was reduced from two to one and the area would not be walled in and would be less dense. I was stunned, however, to learn that the building would be about 500 feet in height (46 stories), narrower at the top, and about 150 feet taller than Longfellow Place. This is ludicrous for this area.

If an apartment complex needs to be built, I would like to see one that looks similar to West End Place at 150 Staniford Street, one that fits into this area and not one that juts into the sky. We need rental units that are affordable to the general population, not luxury units. I question the need for additional parking. We have far more available spaces than are needed in this area for residents and events, and traffic is a major problem, a nightmare.

Equity Residential is an investment company, interested in making money, and many of us in the West End are interested in living in a park-like setting, as I have been since 1978 and an owner since 1984 and hope to continue living here. I am perplexed that Equity would change the number of buildings from two to one. Perhaps it is to come back in in a number of years to request a second building be built over the proposed underground parking garage.

The proposed building is way too high for this are. I cannot support Equity's request to replace the Garden Garage.

Sincerely yours,



Maryann Aakjar

Copies to
BRA Director Brian Golden, State Rep. James Livingstone, BRA Director of DR&P Erico Lopez,
Mayor Martin J. Walsh, and Councilor Josh Zakim.

Louise Thomas
65 Martha Rd. #7N
Boston, MA 02114

December 2, 2014

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

Re: Comments due on Notification of Project Change for the Boston Garden (Bubble) Garage Proposal

Dear Mr. McGuire:

I am a West End resident and have lived at Amy Lowell for more than 15 years. I am a past president of the West End Civic Association and an Impact Advisory Group member for the Garden Garage.

I have serious concerns about this project and **cannot support this development.**

TRAFFIC: Currently, traffic from Leverett Circle to Martha Road is terrible, especially during peak hours and Boston Garden events. Currently, if residents that live at Whittier Place and Amy Lowell, have an emergency or appointment, it better be not at these peak hours. This project will add 200 new automobiles to the site. Additionally, there have been other approved major projects in this area, such as, Boston Garden/Boston Properties on Causeway St, Avalon North Station, Government Center Garage, and MEEI. All of these new projects will add many more cars to the area.

A moratorium on approving any new large developments in the West End should be put on hold until all the new approved projects have been developed and a comprehensive master plan implemented. I ask this because when the Big Dig planners predicted that once the Big Dig was completed the traffic would be less. We all know how that turned out.

ZONING: The proposed development is more than does not conform to the current zoning height for this parcel. When Charles River was built it was built on the Corbusier model of having buildings in a park where all of the buildings had unobstructed view corridors. It was developed so that all the buildings enjoyed their surroundings. This massive building will not only obstruct view corridors but place new shadows on Amy Lowell.

SAFETY: The West End is a wonderful place to live! It is a diverse community that includes homeowners, renters, young people, and many senior citizens. The West End also has the Boston Garden, many restaurants/bars, and has one of the largest homeless population in the

city and yet it is one of the safest neighborhoods in the city of Boston! I believe that it is one of the safest in the city because most people that do not live here know that there is a park in the middle of the buildings, except for MGH employees. This development proposes to open up a large corridor onto Thoreau Path directly across the street from the East Entrance of the Boston Garden. If this development is approved, I hope the city is prepared to have City of Boston Police patrol the park 24/7.

As an IAG member, I have been discouraged and outraged by the Equity leadership for the following reasons:

- There has been no willingness by Equity to listen to the IAG members about mitigating this outrageous proposal.
- Equity leadership tried to get a fellow IAG member in trouble with her employer because she spoke eloquently about not discussing community mitigation before project mitigation was tackled. This could have ended her employment. This is not the way a company with any integrity conducts business.
- Equity is using one of their residential buildings here in the West End as a hotel. Please see <http://www.execustay.com/>. This is not the way to build a community.

How can the City of Boston allow this kind of Management Company develop in our illustrious city??

When Mayor Walsh campaigned last fall for mayor he visited Amy Lowell and residents asked him what would he do regarding the Garden Garage and his response was "I will do whatever the community wants". I think it was clear at the November 17 community meeting that this is not what the community wants.

Thank you for your consideration.

Sincerely,

Louise Thomas

Cc: Mayor Martin Walsh
BRA Acting Director Brian Golden
City Councilor Josh Zakim
State Representative Jay Livingstone
Enrico Lopez, BRA

December 4, 2014

From: MB Karr

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

Dear Mr. McGuire:

Re: Equity proposal to replace Garden Garage

The West End is a very special and unique neighborhood. It has a specific character and boundary. I was attracted to the area by the open, park-like feel. In fact, many residents and visitors comment that our neighborhood feels like a campus – lots of grass, winding pathways and low-rise buildings. Our quality of life is very good. **Any additions to the neighborhood should respect the intentions of the original designers and support the definition of the existing buildings. There should be similarities in mass, scale, the relationship of buildings to the street and to each other. Equity's proposal is inconsistent with the character of the neighborhood in mass, scale, the relationship to the street and to the other buildings. I cannot accept the proposal as it now stands.**

Equity's proposed building **along with** the residential building Avalon North and the expansion planned for the Boston Garden with effectively wall-off our neighborhood. Please do not let that happen.

In addition, the West End cannot accommodate another project at this time. Our neighborhood is currently in the midst of a very significant building boom. I am aware of at least 13 construction projects, either just completed, in progress or approved for the West End. Those projects include:

- 104 Canal Street
- 131 Beverly
- Avalon North (Nashua Street Residences)
- Avenir
- Boston Garden project
- Boston Public Market
- Forecaster Building
- Government Center Garage
- Hoffman Building
- Mass Eye and Ear
- Merano
- One Canal
- Viktor

Based on available data, these projects involve at least 20 buildings and will result in:

5	restaurants, some with seating for 300
2,700	residential units
875	hotel rooms
185,000	square feet of retail space
1,700	additional parking spaces
2,435,000	square feet of office space

December 4, 2014

From: MB Karr

I hope that these new developments will enhance the West End and the City of Boston; however, we will not know the actual impact of these developments until the work is completed. For example, despite planning, it is unclear if the current sewer, water and electricity can support these developments. **It is too risky to approve Equity's proposal for another residential property at this time. The BRA must impose a moratorium on any future development in the West End until all approved projects are completed. The cumulative impact of the current projects must be understood and addressed before additional building can occur.**

In addition to the construction projects, there are also 4 major road and bridge projects that will directly impact our neighborhood:

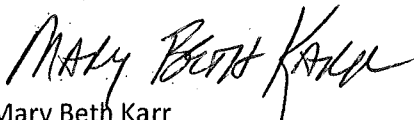
- Longfellow bridge (Summer 2013 – Fall 2016)
- Storrow Drive re-alignment (2016 - ????)
- North Washington Street bridge (2017 - ????), see attached details
- Crossroads Initiative, Causeway Street

We already face a serious traffic situation. Gridlocked traffic in the West End impacts residents on a daily basis. Residents cannot get home or get to work on time. We miss important engagements and are late for appointments. The supermarket shuttle is often delayed by hours or doesn't appear at all. We are concerned about ambulances and fire trucks responding in a timely manner.

Even without the latest proposal, the situation is going to get worse. The 13 projects listed above will add a significant number of vehicles to already clogged roads. Pedestrian traffic will increase dramatically and more bicycles will be added to the mix. When pedestrians and bicycles are added to congested roadways, safety issues arise.

In closing, I would ask that you consider my comments as well as those of my neighbors as you weigh the pros and cons of Equity's proposal. In the late 1950's over half of the West End was leveled, 2,700 families were displaced and most of those displaced would not be able to afford to return. The West End has moved on from that time. **We have a thriving, comfortable and safe neighborhood. Any additions should maintain or enhance the current character.**

Sincerely,



Mary Beth Karr

8 Whittier Place, Unit 24-D