

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.

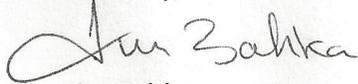
I ask for greater transparency in the process to declare the area blighted. The public deserves to know all the details of the 6A and 121A process prior to the BRA making a decision.

- 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