

May 23, 2011

Greg White
Equity Residential
1953 Gallows Rd, #340
Vienna, VA 22182

Dear Mr. White:

Re: **Garden Garage, Boston, Massachusetts**
Project Notification Form for the Proposed Garden Garage
Redevelopment Consisting of Approximately 958,000 Square Feet of
Total Development, 551,000 Square Feet of Residential, 22,000 Square
Feet of Amenity Space for Residents and 385,000 Square Feet for
Parking and Mechanicals

Please find enclosed the Scoping Determination for the Garden Garage proposal, which calls for approximately 958,000 square feet of total development, including 551,000 square feet of residential use, 22,000 square feet of amenity space for residents and 385,000 square feet for parking and mechanicals. The above square footage anticipates approximately five hundred (500) rental apartment units with parking for eight hundred and fifty (850) vehicles. The Scoping Determination describes information required by the Boston Redevelopment Authority in response to the Project Notification Form, which was submitted per the requirements of Article 80 of the Boston Zoning Code on January 7, 2011 and noticed in the *Boston Herald* on the same day. Additional information may be required during the course of the review for this proposal.

If you have any questions regarding the Scoping Determination or the review process, please contact me at (617) 918-4317.

Sincerely,



Jay Rourke
Senior Project Manager

Cc. Brenda McKenzie
Heather Campisano

**BOSTON REDEVELOPMENT AUTHORITY
SCOPING DETERMINATION**

FOR

THE GARDEN GARAGE - BOSTON, PROJECT NOTIFICATION FORM

PREAMBLE

Equity Residential (the "Developer" or "Proponent" or "Equity") submitted to Boston Redevelopment Authority ("BRA") a Project Notification Form ("PNF") under Article 80 of the Boston Zoning Code on January 7, 2011 and noticed in the *Boston Herald* on the same day, calling for approximately 958,000 square feet of total development, 551,000 square feet of residential use, 22,000 square feet of amenity space for residents and 385,000 square feet for parking and mechanicals. The above square footage anticipates approximately five hundred (500) rental apartment units with parking for eight hundred and fifty (850) vehicles (the "Proposed Project"). Written comments constitute an integral part of the Scoping Determination and should be responded to in the Draft Project Impact Report (the "DPIR").

Specific concerns below are highlighted for additional emphasis and consideration:

- Density Many of the comments received highlight concerns regarding the total number of units and parking spaces proposed and question whether the project's scale and size can be reduced. The existing garage arguably does not contribute in any meaningful way to the urban fabric of the city and the streetscape of the West End and Bulfinch Triangle. Feedback received during this initial review process indicates an interest in demolishing the garage and constructing a below grade parking structure with residential units above, in a building that is no taller than the existing structure. While the Proposed Project's height is not out of scale with the West End's "Towers in the garden" approach, Equity must make the case that the density as proposed is necessary to make the project feasible. The number of parking spaces needs to be justified and shared parking should be explored. If parking were to be reduced could the number of units be reduced and still maintain viability? Justification for a project of this size with respect to economic feasibility should be included in the DPIR.
- Construction Impacts Should approvals be granted after review of the DPIR, the BRA will seek to ensure that the construction of the Proposed

Project occurs with absolutely minimal disruption to the residents of the surrounding neighborhood. The Developer will be required to submit a Construction Management Plan to the Transportation Department to ensure that proper measures are put in place to mitigate any and all potential negative impacts, especially for the closest abutters at 150 Staniford Street and 65 Martha Road.

- Open Space The current proposal for the Garden Garage suggests eight hundred and fifty (850) parking spaces, five hundred (500) units of housing and a bocce court. It should be noted that no comments were received suggesting the proposed bocce court was a negative impact on the community. However, many comments suggested a changing environment. The current proposal suggests the removal of *Basketball City*, three (3) outdoor tennis courts and an additional tennis/basketball court. If approved, children and adults who desire active recreation would need to cross over Storrow Drive to get to the Esplanade, walk down Causeway Street to Langone Park, or traverse through Beacon Hill to the Boston Common. The PNF calls for 53,598 square feet of "planting area". With a total Project Site of 3.02 acres (131,600 square feet) and a building footprint of 31,675 square feet, that leaves 99,925 square feet of area for additional programming. The BRA strongly encourages the Developer to explore the potential for providing significant additional open space for local residents, families and children.
- Diverse Housing Stock Out of the proposed five hundred (500) units, twenty percent (100 units) are proposed as studio units; fifty percent (250 units) are proposed as one (1) bedroom units; and thirty percent (150 units) are proposed as two (2) bedroom units. The BRA strongly suggests that the Developer incorporate a percentage of three bedroom units in order to provide housing opportunities for growing families. The Developer should also include a breakdown of the various unit types in Equity's fifteen hundred (1500) unit West End portfolio. As of March 24, 2011, the Equity website shows nine (9) units available for rent in the West End, including two (2) studios starting at \$1,705; three (3) one bedroom units starting at \$2,050; three (3) two (2) bedroom units starting at \$2,600; and one (1) three (3) bedroom available at \$4,850.
- Parking Spaces for Abutter Please clarify the issue of parking spaces allotted for the abutting property at 65 Martha Road. The PNF states that there are currently fourteen (14) spaces and the abutter claims there are fifty (50) spaces.
- No Build / As of Right / Single Structure For the purpose of meaningful analysis, the Developer should include in the DPIR a no build option, an as of

right option and an option where the construction of the current proposal is housed in a single structure at the lowest height possible.

- Gym, Racquetball, Squash, Restaurant, Yoga, Community Space? The Developer should explore the possibility of including amenities for residents of the West End to use on a daily basis. Mitigating the proposal with positive benefits will allow the Proposed Project to be enjoyed not only by its residents but by those who already reside in the area.
- View Corridors If constructed as proposed, some existing view corridors will be impacted. The BRA requests that the Developer further analyze these impacts so that appropriate mitigation can be explored.
- Pedestrian Level Uses Currently, there is a high volume of pedestrian foot-traffic that traverses around and through the existing garage during the morning and evening commute from North Station to the medical area at the southeastern portion of the West End. With the potential for new residents in addition to existing residents of the neighborhood, and there is a real opportunity for successful ground level uses. Active ground floor uses are strongly encouraged to enhance the public realm.
- Green Equity should strive to achieve the highest level of LEED certification possible. The Developer should encourage alternate modes of transportation by providing safe and secure bike storage, scooter parking and other facilities for residents and patrons to the site.
- Educational Facility Mayor Thomas M. Menino has asked the City of Boston and the BRA to collaborate and evaluate the demand for a new school that would serve the neighborhoods adjacent to the Proposed Project. The BRA and the City of Boston are analyzing projected population growth and trends to better understand and determine the demand and need for a new school in this area of downtown. It is anticipated that at a later date a specific program for the school will be determined based on analysis and input from BPS and the findings from the demographics and demand for a downtown school. Since the Proponent has a vested interest in the neighborhood we request a strong partnership moving forward. The BRA requests continued dialogue with Equity to help achieve the goal of a new educational facility in the general vicinity of the Proposed Project.
- Public Art. Special attention should be paid to public art, both indoor and outdoor. The Proposed Project presents an opportunity to connect interior and exterior space, and it would be helpful if the Proponent consulted with

local artists during the design period to allow for an integrated aesthetic effect. The Mayor's Office of Arts, Tourism and Special Events should also be consulted.

- Garage Entrances and Exits As the Proponent continues to analyze the parking program for the residential building and the public garage, there should be specific and careful analysis paid to the prospective traffic volumes for each, particularly during the a.m. and p.m. peak and TD Garden Event peaks, to ensure that the proposed garage entrance will provide sufficient capacity. Further, the width of the entrance/exit where currently designed should be minimized to improve the safety and comfort of pedestrians using this high-volume route between North Station and the West End. Further, the proponent should work to ensure that the appearance of Garage entrances on the East Tower façade are also mitigated when not in operation including consideration of a series of operable garage doors that could be deployed most of the time, but which could be opened, with adjustable lane directions, to allow for continuous access or egress during TD Garden Events as needed. Should the traffic analyses and the proponent's own analysis of unit marketability determine that there is a need to examine secondary points of access and egress for tenants and/or the public utilizing the garage, the designers should explore a second entrance/exit ramp within the footprint of the West Tower, along Martha Road. This second entrance may also have the benefit of taking a significant portion of vehicle trips off of the Causeway/Lomasney and Nashua Street routes, and allow garage patrons to approach the site more easily from Leverett Circle, Storrow Drive eastbound and the McGrath/O'Brien Highway or Craigie Dam Bridge. In addition, all garage entrance gating and automated or staffed exit and payment systems should be designed, to the extent possible, in a lower level of the garage to allow for queuing to occur off of the street.
- Improvements to circulation, access and open spaces along Nashua Street, Martha Road and Lomasney Way As the project fronts on both the West End at Thoreau Path and North Station at Nashua Street and Lomasney Way, the proponent should explore open space improvements to the Nashua Street corridor, consistent with the Crossroads Initiative, and which accommodate multiple modes of traffic including safer pedestrian crossings, bicycle accommodations, simplified vehicular access and routing. There is also the potential to improve and, potentially, expand the existing open spaces adjacent to the project site but which are currently disconnected by multiple roadways and that suffer from lack of ongoing and consistent maintenance and underutilization. The proponent should coordinate their traffic analyses with the potential to improve the signalization and intersection design in this area, while also ensuring that vehicle and truck access to the adjacent West

End buildings, the O'Neill Federal Building, TD Garden, and the MBTA Garage are not compromised, but rather that the entire area operation is improved and made safer for pedestrians, bicycles and motorists.

SUBMISSION REQUIREMENTS

FOR

THE GARDEN GARAGE, PROPOSAL CONSISTING OF APPROXIMATELY 958,000 SQUARE FEET OF DEVELOPMENT, 551,000 SQUARE FEET OF RESIDENTIAL, 22,000 SQUARE FEET OF AMENITY SPACE FOR RESIDENTS AND 385,000 SQUARE FEET OF PARKING AND MECHANICALS - DRAFT PROJECT IMPACT REPORT

The Boston Redevelopment Authority ("BRA") is issuing this Scoping Determination ("Scope") pursuant to Section 80B-5 of the Boston Zoning Code (the "Code"), in response to a Project Notification Form ("PNF") which Equity Residential (the "Developer" or "Proponent" or "Equity") submitted on January 7, 2011 suggesting approximately 958,000 square feet of total development, 551,000 square feet of residential use, 22,000 square feet of amenity space for residents and 385,000 square feet for parking and mechanicals. The above square footage anticipates approximately five hundred (500) rental apartment units with parking for eight hundred and fifty (850) vehicles (the "Proposed Project"). Notice of the receipt by the BRA of the PNF was published in the *Boston Herald* on January 7, 2011 initiating the public comment period that initially was scheduled to end on February 25, 2011 but at the request of the Impact Advisory Group ("IAG"), local elected officials and members of the community it was extended to March 11, 2011. Pursuant to Section 80A-2 of the Code, the Notice and the PNF were sent to all public agencies of the City and other interested individuals and parties. Written comments in response to the Notice and the PNF that were received by the BRA prior to the end of the public comment period are included in the Appendices of this Scope. The Scope requests information that the BRA requires for its review of the Proposed Project in connection with the following:

- (a) Certification of Compliance of the Proposed Project pursuant to Article 80, Section 80B-6 of the Code; and
- (b) Preliminary Adequacy Determination pursuant to Article 80, Section 80B-5.4(c) of the Code; and

The BRA is reviewing the Proposed Project pursuant to Article 80, Section 80B, Large Project Review, which sets out comprehensive procedures for project review and requires the BRA to examine the urban design, transportation, environmental, and other impacts of proposed projects. The Developer is required to prepare and submit to the BRA a Draft Project Impact Report ("DPIR") that meets the requirements of the Scope by detailing the Proposed Project's expected impacts and proposing measures to mitigate, limit, or minimize such impacts. The DPIR shall contain the information necessary to meet the specifications of Section 80B-3 (Scope of Review; Content of Reports) and Section 80B-4 (Standards for Large Project Review Approval) as required by the Scope.

Subsequent to the end of the seventy-five (75) day public comment period for the DPIR, the BRA will issue a Preliminary Adequacy Determination ("PAD") that indicates the additional steps necessary for the Proponent to complete in order to satisfy the requirements of the Scope and all applicable sections of Article 80 of the Code. If the BRA finds that the PNF/DPIR adequately describe the Proposed Project's impacts and, if appropriate, proposes satisfactory measures to mitigate, limit or minimize such impacts, the PAD will announce such a determination and that the requirements for the filing and review of a Final Project Impact Report are waived pursuant to Section 80B-5.4(c)(iv) of the Code. Before reaching said findings, the BRA shall hold a public hearing pursuant to Article 80 of the Code. Section 80B-6 requires the Director of the BRA to issue a Certification of Compliance before the Commissioner of Inspectional Services can issue any building permit for the Proposed Project.

I. PROPOSED PROJECT DESCRIPTION

The project, as proposed, will be located on approximately three (3) acres of land at Longfellow Place in Boston's West End. The site is bordered by Martha Road, Lomasney Way and the MBTA Green Line portal to the north, the O'Neill Federal Building and 150 Staniford Street to the east, Longfellow Place to the south, Hawthorne Place to the southwest, Thoreau Path to the west and 55 and 65 Martha Road to the north west (the "Project Site").

The project suggests replacing the existing Garden Garage parking structure with two (2) residential buildings and a below-grade parking structure. The North Tower, a twenty-one (21) story high-rise apartment building, will contain approximately one hundred and ninety (190) residential units. The South Tower, a twenty-eight (28) story high-rise apartment, will contain approximately three hundred and ten (310) units. The four (4) level, below grade parking garage will be located below both towers and will provide parking for

approximately eight hundred and fifty (850) cars. Primary pedestrian access to the building lobbies will be from Lomasney Way; a secondary residential entry will be provided from Thoreau Path. Access to the parking structure will be from within the proposed towers as well as from the existing curb cut on Lomasney Way. Site preparation will involve the demolition of the ninety-seven (97) foot high precise concrete parking garage and a one story wood frame building, collectively (the "Proposed Project").

II. DEVELOPMENT REVIEW REQUIREMENTS - ARTICLE 80

SUBMISSION REQUIREMENTS

In addition to full-size scale drawings, seventy-seven (77) copies of a bound report containing all submission materials reduced to size 8-1/2" x 11", except where otherwise specified, are required and one (1) CD with all materials. The report should be printed on both sides of the page. In addition, an adequate number of copies must be available for community review. A copy of this Scope should be included in the report submitted for review.

A. GENERAL INFORMATION

1. Applicant Information
 - a. Development Team
 - (1) Names
 - (a) Developer (including description of development entity and type of corporation)
 - (b) Attorney
 - (c) Project consultants and architect
 - (2) Business address and telephone number for each
 - (3) Designated contact for each
 - b. Legal Information
 - (1) Legal judgments or actions pending concerning the Proposed Project
 - (2) History of tax arrears on property owned in Boston by the Applicant
 - (3) Evidence of site control over the project area, including current ownership and purchase options of all parcels in the Proposed Project, all restrictive covenants and contractual restrictions affecting the proponent's right or ability to accomplish the

Proposed Project, and the nature of the agreements for securing parcels not owned by the Applicant.

- (4) Nature and extent of any and all public easements into, through, or surrounding the site.

2. Project Area

- a. An area map identifying the location of the Proposed Project
- b. Description of metes and bounds of project area or certified survey of project area

3. Public Benefits

- a. Anticipated employment levels including the following:
 - (1) Estimated number of construction jobs
 - (2) Estimated number of permanent jobsThe Proponent is expected to provide a workforce development plan and needs assessment for the Proposed Project. The Proponent should describe the efforts it will undertake to ensure that an appropriate share of new jobs and construction jobs will be filled by Boston residents.
- b. Current activities and programs which benefit adjacent neighborhoods of Boston and the city at large, such as: child care programs, scholarships, internships, elderly services, education and job training programs, etc.
- c. Other public benefits, if any, to be provided.

4. Regulatory Controls and Permits

- a. Existing zoning requirements, zoning computation forms, and any anticipated requests for zoning relief should be explained.
- b. Anticipated permits required from other local, state, and federal entities with a proposed application schedule should be noted.
- c. A statement on the applicability of the Massachusetts Environmental Policy Act (MEPA) should be provided. If the Proposed Project is subject to MEPA, all required documentation should be provided to the BRA, including, but not limited to, copies of the Environmental Notification Form, decisions of the Secretary of Environmental Affairs, and the proposed schedule for coordination with BRA procedure.

5. Community Groups

- a. Names and addresses of project area owners, abutters, and any community or business groups which, in the opinion of the applicant, may be substantially interested in or affected by the Proposed Project.
- b. A list of meetings held and proposed with interested parties, including public agencies, abutters, and community and business groups.

B. PROJECT DESCRIPTION AND ALTERNATIVES

1. Project Description

The DPIR shall contain a full description of the Proposed Project and its components, including its size, physical characteristics, development schedule, costs, and proposed uses. This section of the DPIR also shall present analysis of the development context of the Proposed Project. Appropriate site and building plans to illustrate clearly the Proposed Project shall be required.

2. Project Alternatives

A description of alternatives to the Proposed Project that were considered shall be presented and the primary differences among the alternatives, particularly as they may affect environmental conditions, shall be discussed. In addition, any alternative development studies requested by the Boston Landmarks Commission should be discussed.

C. TRANSPORTATION COMPONENT

Please refer the comments and information requested by the Boston Transportation Department ("BTD") included in **Appendix 1**.

D. ENVIRONMENTAL PROTECTION COMPONENT

Please refer to the comments and information requested by the Boston Environment Department ("BED") included in **Appendix 1**. In addition, the Proponent is requested to provide information on the following:

- The Proponent should consider and document how it would use the Leadership in Energy and Environmental Design (LEED) standards. Integrating green building components into the planning and design of new projects improves energy efficiency and promotes responsible and sustainable building practices.

E. URBAN DESIGN COMPONENT

Equity Residential proposes the redevelopment of the Garden Garage at 35 Lomasney Way at a corner of Boston's West End neighborhood. The site has been occupied by a 710-car garage (of which 410 spaces are public) since the new West End was redeveloped in the 60's. Basketball City occupies the tent structures on the top. The garage currently also allows (for those who know the route) pedestrian pass-through from Lomasney Way to Thoreau Path through interior passages and a stair. The Proposed Project calls for demolition of the existing structure and construction of about 500 residential units in two towers (21 and 28 stories) with an underground garage of up to 850 spaces (140 net new; 410 remain public) and a public open space connection from Lomasney Way and the Nashua Street area to Thoreau Path. Retail and/or public uses along both Martha Road/Lomasney Way and (to a lesser degree) the open connector area could animate this new open connection, with retail placed on Martha Road. A significant portion of the connecting open space is essentially a roof garden atop a portion of the garage; roof gardens on upper portions of the buildings themselves have not yet been planned. Total proposed open space of all kinds is over 2 acres. The architects, as on the other Equity Residential projects in the neighborhood (improvements to Longfellow Place; the Emerson Place Project), are Elkus/Manfredi Architects. The Garage is a component of the Charles River Park Apartments, now called the West End Apartments, which contain the Longfellow Towers.

The Project has been designed to achieve the density required to balance the cost of demolition of the existing garage while being consistent with the scale of structures in the West End neighborhood and providing a strong open connection into the neighborhood by connecting with the pedestrian Thoreau Path. Working with the BRA, the Proponent has split the mass of the residential towers and varied their height while being sensitive in terms of massing placement to view corridors from some of the existing residential buildings. To a certain degree, the heights (up to 310') and the density conform to the original 'towers in a park setting' planning intent (minus the surface parking) for this area. The Project as now proposed is phase-able. Boston Landmarks approval of the demolition via Article 85 will be required.

DAYLIGHT COMPONENT

A daylight analysis for both build and no-build conditions shall be conducted by measuring the percentage of skydome that is obstructed by the Proposed Project building(s) and evaluating the net change in obstruction. If alternative massing studies are requested or result as part of the Article 80 development review process, daylight analysis of such alternatives shall also be conducted for comparison. The study should treat three elements as controls for data comparisons: existing conditions, the 'as-of-right' (defined in this case as the applicable general area zoning), and context examples. The areas of interest include Martha Road/Lomasney Way, Thoreau Path, and the proposed new entry path. Daylight analyses should be taken for each major building facade fronting these public ways. The midpoint of each public accessway or roadway (discuss Thoreau Path with BRA staff) should be taken as the study point. The BRADA program must be used for this analysis.

If a Proponent wishes to substitute a more contemporary computer program for the 1985 BRADA program, its equivalency must first be demonstrated to the satisfaction of BRA staff before it is utilized for inclusion in the DPIR, and it must be commonly available to Boston development team users.

URBAN DESIGN COMPONENT

The BCDC voted to review the Proposed Project on April 5, 2011 and saw a preliminary presentation. The Commissioners present liked the initial concept but wanted a good deal more information on the building, and ground floor relationships, as well as a reasonable and strong pedestrian connection to North Station; the Project was referred to Design Committee. When sufficient progress in preparation of a Preferred Alternative in the DPIR in response to the Scoping Document has been made on the design pursuant to preliminary BCDC, IAG, and BRA staff comments, BCDC Design Committee meetings should be scheduled by contacting David Carlson, Executive Director of the BCDC. Minutes (as of this writing, unofficial) from the Garden Garage portion of the April BCDC meeting are attached.

It should be noted that we will expect a design which will allow more in-depth comment at the DPIR stage. We reserve the right to comment at that stage toward the submission of an FPIR. In general, we may ask for studies related to any alternatives developed, possibly with certain modifications, as well as comparisons to both existing conditions and an 'as-of-right' alternative.

The Garden Garage Redevelopment Project at its core is the continuation of an Urban Renewal project. The key goals of such are to reinvent and renew the socio-economic and physical fabric of the City for its ultimate betterment...and to conform to the overall Plan for the District. The Garden Garage was intended to provide parking for the workers and residents in and visitors to the area; set adjacent to old infrastructure, it did not recognize a future which now sees that infrastructure refurbished and buried, and acted more as a protective wall, with restricted amenities (various courts) offering a limited use buffer. When revisiting such a Project, the basic concepts, while likely including a continued accommodation of what might be reduced / differentiated mode parking for the area, should also enhance neighborhood connections by making them both physical and inviting but also visual and contextual. The Proposed Project should include public realm improvements that are at least the equal in positive attribute to any factors that might be perceived as negative, while keeping to the extent possible the prior amenities. The following urban design objectives should be addressed in the DPIR submission for all scenarios except as noted.

- 1) The Project shall take into account as strict height limits the FAA limits as defined by the FAA and Massport, should the bounds impact this Project site (this is unlikely in the context of the current proposal).
- 2) Standard alternatives for study include no-build, and an 'as-of-right' build-out...in this case FAR 3.6+ (IPOP District M says 10), with a height of 155' (the layered zoning may make precision difficult). This alternative will conform to the density planned and anticipated in this area under current layered zoning, but not necessarily under the original URP. The Proponent has presumed a process allowing the flexibility in density and height appropriate both to the expense of taking down an economically viable use, and to the uses proposed, as well as the Garden City visualization/ planning concept promulgated for the West End. We therefore assume that the Proposed Project as represented in the DPIR will have taken into account any necessary mitigating factors discovered as a result of further studies by the Proponent.
- 3) The Proposed Project should meet the 'performance standard' of *generally* having a lesser degree of environmental impacts than either the full 'as-of-right' build-out or existing conditions, whichever are most impactful. I.E., criteria such as daylight, shadows, and wind should be *at least* neutral or improved *on average*, recognizing that some elements or points may be worse, but proving that the whole is better as a Project. We will expect in fact that mitigations or positive urban benefits will result from this Project and in balance far outweigh any negative impact. Specific shadow and wind investigations may be requested - a separate category in this memorandum - to determine what the impacts are

specifically regarding Thoreau Path. Heights, tower locations and setbacks should be adjusted to minimize any visual impacts determined to be negative.

- 4) The highest building elements generally should be set back from the adjacent existing pedestrian paths to the extent possible, as well as other buildings, given the site's infrastructure and dimensional constraints. They should also be as varied in height as possible. Where desirable to create an emphasis or entry, the high elements could come straight down to the ground...but only if wind conditions permit such.
- 5) Active ground floor program elements should be enhanced or expanded as a positive element of the Project, with entries focused on the *most public* corridors. A hierarchy of such uses should be considered, with some uses encouraging the use of the new connections. Uses should include the retail and lobby spaces shown but also possible quasi-public, civic, or recreational/fitness spaces. Incorporate bicycle stations into the Project...both public and private. The residential lobbies are the threshold between truly public and private and, unless intended to offer more to the former, should not take up most of the visible ground floor space as currently shown.
- 6) Necessary service and access functions should not occur *directly* on Lomasney Way or Martha Road, or should be minimized. If possible to do so, consider linking the garage with the one serving the Longfellow towers. Since the operating entity is presumptively the same, this might work to mitigate against increased traffic flow at a single access/egress point.
- 7) Treatment of any directly visible portions of the garage should be of a high architectural character with robustly convincing detail. The landscaping should be strong as well, with green/sustainable strategies built in, consideration of upper green roof uses, ample depth of soil for plantings and trees, and a design which allows a clear public path into the area while not making it a pedestrian highway in scale. The Lomasney side should be welcoming and inviting; the Thoreau Path side should be a continuation of the sense of a wooded, more quiet respite that residents imagine and enjoy; the transition should be considered as a threshold from either direction.
- 8) Street edges and new sidewalks created as a result of any version of the Proposed Project must conform to all applicable standards and be appropriately sized to bear pedestrian traffic peaks. Street trees and plantings should be included in site plans. Pedestrian paths in general should be reinforced, with possible multiple pathways through the site. Future pedestrian connections to North Station and the Bulfinch Triangle area must be considered in the pedestrian connections as well as proposed building elements that may give

urban cues or more directly provide good and safe connections. Consider physical connections additionally to the West End Place parcel if such are possible.

9) The architectural expression of the tower elements should be clarified. They should be differentiated, and shaped as part of the skyline, but of the same family. Consider the view studies requested in the list of materials later to achieve a massing and orientation which begins to break the scale of the towers and podium element(s) down to that of the appropriate scale-giving datum elements in the area. This effect will be most noticeable from the intermediate range of direct views, including views from within nearby neighborhoods and from both directions along the Martha Road/Merrimac Street and Causeway/New Staniford street corridors.

10) The architectural expression of the podium elements should partake of the tower elements to connect the two vertically. Over-differentiation by fragmenting the composition with multiple facade types or rhythms may be too much; simplify the treatment of the architecture. Go beyond the preliminary PNF drawings, but consider other massing solutions or refinements of the current strategy as part of your studies; include material selection proposals that are achievable and enhance the design. Mark this space in the City as an important connection, add a visual playfulness to contextual references, and break the deadening effect of the current Garage's mass.

Among others, the refined design included in the DPIR must satisfactorily address all the above parameters. An accurate sense of scale of the Proposed Project in its *full future* context must be achieved. Focus on key distanced views, as well as key intermediate/user viewpoints, to guide the design composition of the Proposed Project. Reinforce all pedestrian pathways; develop a plan which shows the building program and how it supports such activity within the future pedestrian/public access network. Active or civic programming that will engage the public and ideally spill seasonally into the public realm at the ground floor should remain (and should be maximized). To the maximum extent possible, provide publicly accessible *interior or rooftop* spaces. Take note of the fundamental contextual strengths of the site, including its connections to North Station and the MBTA, and incorporate that sense into the overall design approach...tempered by the proposed uses, and the notion of a threshold into a quieter neighborhood zone.

We reserve the right to add additional concerns during the course of the process of combined BRA staff, IAG, and BCDC review which may affect the responses detailed in the DPIR. The following urban design materials for the Proposed Project's schematic design must be submitted for the DPIR.

1. Written description of program elements and space allocation (in square feet) for each element, as well as Project totals.
2. Neighborhood plan, elevations and sections at an appropriate scale (1"=100' or larger as determined by the BRA) showing relationships of the proposed project to the neighborhood context:
 - a. massing
 - b. building height
 - c. scaling elements
 - d. open space
 - e. major topographic features
 - f. pedestrian and vehicular circulation
 - g. land use
3. Color, or black and white 8"x10" photographs of the site and neighborhood.
4. Sketches and diagrams to clarify design issues and massing options.
5. Eye-level perspective (reproducible line or other approved drawings) showing the proposal (including main entries and public areas) in the context of the surrounding area. Views should display a particular emphasis on important viewing areas such as key intersections, pathways, or public parks/attractions. Some of these viewpoints have already been suggested and used in presentations to the public: opposite directions along the Merrimac/Martha Road and Causeway/New Staniford street corridors, from the Science Museum, and Longfellow and Zakim bridges, from adjacent residential neighborhoods (Beacon Hill, West End, North End, and even Bulfinch Triangle) from the Public Garden, from Memorial Drive, from the River, et al. Long-ranged (distanced) views of the proposed project must also be studied to assess the impact on the skyline or other view lines. At least one bird's-eye perspective should also be included; perspectives otherwise should focus on viewpoints that the public will experience. All perspectives should show (in separate comparative sketches) at least both the build and no-build conditions; any alternatives proposed should be compared as well. The BRA should approve the view locations before analysis is begun. View studies should be cognizant of light and shadow, massing and bulk.
6. Additional aerial or skyline views of the project, if and as requested.
7. Site sections at 1"=20' or larger (or other scale approved by the BRA) showing relationships to adjacent buildings and spaces.
8. Site plan(s) at an appropriate scale (1"=20' or larger, or as approved by the BRA) showing:
 - a. general relationships of proposed and existing adjacent buildings and open spaces
 - b. open spaces defined by buildings on adjacent parcels and across streets
 - c. general location of pedestrian ways, driveways, parking, service areas, streets, and major landscape features

- d. pedestrian, handicapped, vehicular and service access and flow through the parcel and to adjacent areas
 - e. survey information, such as existing elevations, benchmarks, and utilities
 - f. phasing possibilities
 - g. construction limits
9. Massing model (ultimately in basswood) at 1":40'0" for use in the Authority's Downtown Model
 10. Study model at 1" = 16' or 1" = 20' showing preliminary concept of setbacks, cornice lines, fenestration, facade composition, etc.
 11. Drawings at an appropriate scale (e.g., 1":16'0", or as determined by BRA) describing architectural massing, facade design and proposed materials including:
 - a. building and site improvement plans
 - b. neighborhood elevations, sections, and/or plans showing the development in the context of the surrounding area
 - c. sections showing organization of functions and spaces, and relationships to adjacent spaces and structures
 - d. preliminary building plans showing ground floor and typical upper floor(s).
 - e. phasing, if any, of the Proposed Project
 12. A written and/or graphic description of the building materials and its texture, color, and general fenestration patterns is required for the proposed development.
 13. Electronic files describing the site and Proposed Project at Representation Levels one and two ("Streetscape" and "Massing") as described in the document *Boston "Smart Model": CAD & 3D Model Standard Guidelines*.
 14. Full responses, which may be in the formats listed above, to any urban design-related issues raised in preliminary reviews or specifically included in the BRA scoping determination, preliminary adequacy determination, or other document requesting additional information leading up to BRA Board action, inclusive of material required for Boston Civic Design Commission review.
 15. Proposed schedule for submission of all design or development-related materials.
 16. Diagrammatic sections through the neighborhood (to the extent not covered in item #2 above) cutting north-south and east-west at the scale and distance indicated above.
 17. True-scale three-dimensional graphic representations of the area indicated above either as aerial perspective or isometric views showing all buildings, streets, parks, and natural features.

SHADOW AND WIND COMMENTS

In addition to the comments and scoping by others, the Proponent is directed to conduct a specific shadow analysis for the specific time range of any new impacts on public green or open spaces....in other words defining rough extent and duration in terms of hours and time of year. Give particular attention to the period from March 21 to October 21. If overall duration is greater than one hour, provide an overlap study which defines any area impacted by shadows for a period greater than one hour. All net new shadows shall be defined as outlined elsewhere either by darker tone or color and shall be clearly shown to their full plan extent, whether on street, park, or rooftop. Regarding wind, all wind tunnel test points shall be approved by BRA staff before conduction of testing. Wind analysis may be requested at points within several blocks of the property (ies) in question; where contiguous to open space, analysis may extend to likely bounds of no impact, possibly as far as 1200' (the Greenway and City Hall Plaza fall into this category). Analysis of results and effective mitigation shall be presented in the DPIR using diagram methodology so that the delta or changes manifested by the project relative to existing or as-of-right conditions...again, whichever provides the higher base impacts...are clearly understood.

INFRASTRUCTURE SYSTEMS COMPONENT

An infrastructure impact analysis must be performed.

The discussion of Proposed Project impacts on infrastructure systems should be organized system-by-system as suggested below. The applicant's submission must include an evaluation of the Proposed Project's impact on the capacity and adequacy of existing water, sewerage, energy (including gas and steam), and electrical communications (including telephone, fire alarm, computer, cable, etc.) utility systems, and the need reasonably attributable to the proposed project for additional systems facilities.

Any system upgrading or connection requiring a significant public or utility investment, creating a significant disruption in vehicular or pedestrian circulation, or affecting any public or neighborhood park or streetscape improvements, comprises an impact which must be mitigated. The DPIR must describe anticipated impacts in this regard, including specific mitigation measures, and must include nearby Proposed Project (i.e. the four approved Bulfinch Triangle Parcels (NPCs are anticipated on two), Government Center Garage, Nashua Street Residences, Lovejoy Wharf, et al.) build-out figures in the analysis. The standard scope for infrastructure analysis is given below:

1. Utility Systems and Water Quality

- a. Estimated water consumption and sewage generation from the Proposed Project and the basis for each estimate. Include separate calculations for air conditioning system make-up water
- b. Description of the capacity and adequacy of water and sewer systems and an evaluation of the impacts of the Proposed Project on those systems; sewer and storm drain systems should include a tributary flow analysis as part of this description
- c. Identification of measures to conserve resources, including any provisions for recycling or 'green' strategies, including green roofs, rain/runoff filtration and re-use, etc.
- d. Description of the Proposed Project's impacts on the water quality of Boston Harbor, Charles River, or other water bodies that could be affected by the Project, if applicable
- e. Description of mitigation measures to reduce or eliminate impacts on water quality
- f. Description of impact of on-site storm drainage on water quality
- g. Information on how the Proposed Project will conform to requirements of the Ground Water Trust under Article 32, if applicable, by providing additional recharge opportunities
- h. Detail methods of protection proposed for infrastructure conduits and other artifacts, including any MBTA tunnels or structures, and BSWC sewer lines and water mains, during construction
- i. Detail the energy source of the interior space heating; how obtained, and, if applicable, plans for reuse of condensate.

Thorough consultation with the planners and engineers of the utilities will be required, and should be referenced in the Infrastructure Component section.

2. Energy Systems

- a. Description of energy requirements of the project and evaluation of project impacts on resources and supply

- b. Description of measures to conserve energy usage and consideration of the feasibility of including solar energy provisions or other on-site energy provisions, including wind, geothermal, and cogeneration.

Additional constraints or information required are described below. Any other system (emergency systems, gas, steam, optic fiber, cable, etc.) impacted by this development should also be described in brief.

The location of transformer and other vaults required for electrical distribution or ventilation must be chosen to minimize disruption to pedestrian paths and public improvements both when operating normally and when being serviced, and must be described. Storm drain and sewage systems should be separated or separations provided for in the design of connections. Consider energy strategies that build upon or network the capacity in the area buildings under the control of the Proponent.

Excerpted from the unofficial minutes of the BCDC of April 5, 2011:

David Manfredi (DM) was recused from the next Project, and had been recused earlier on the vote to review. The next item was a presentation of the **Garden Garage Project**. Louis Miller gave some of the background of Equity Residential's presence in the West End, noting the prior project at Emerson Place and the current upgrade of Longfellow Towers (now the West End Apartments). He noted that the idea is to take down the garage and build parking as part of a residential complex. Sam Norod (SN) of Elkus/Manfredi presented the design, showing first the locus and then a series of existing conditions photos, noting that the existing building was 97' high and close to the Amy Lowell, Hawthorne Place, and West End Place buildings. He showed a diagram of the intent, indicating views, openness, and a new green entry very much like what was accomplished by their removing the parking at Emerson Place. SN then noted the heights of the towers, and the lower's relationship to Whittier, etc...the taller one is 310'. The parking takes advantage of the Lomasney Way - Thoreau Path grade change, with landscaped levels going up the 12-foot grade change (up to 17' in a berm). SN then showed typical floors and views, and massing studies in black and white looking at the vertical split to emphasize the slenderness of the two towers. [David Hacin (DH) arrived.] Section diagrams were shown showing the relationship parallel to Lomasney, and then perpendicular, which showed the relationship to Longfellow. SN then showed color views with photo juxtapositions, noting the landscape was an invitation in, and had a 5% slope for accessibility.

Chris of Carol R. Johnson Associates revisited the preliminary site plan. The idea is to address the 12-foot grade separation and sculpt the land forms to provide flow, but also to direct people. They are going up to a maximum of 17' by berming over the garage roof toward the low-rise wing; this maximizes the amount of green space perceived.

(Shows ground-level views, using a 'before' photo first, then a sketch of the 'after' condition; Chris pointed out the advantages of the new views, noting the physical adjacency to West End Place and views of its arch.) Bill Rawn (WR): Can you cross to the arch? Chris: No, there is a separation with a ventilation grille, even though the grade is the same. (Shows another view.) The sense now is of Thoreau Path being protected; we are trying to give a sense of that, with a group of trees forming a 'threshold.' (Show views from along Hawthorne, then Lomasney.) It's all sustainable design. Linda Eastley (LE): Have you looked at sustainable design in the landscape? It looks like there are opportunities; it would be nice to lead into that, like a rain garden. Chris: We have just started looking at the detail. Lynn Wolff (LW): How do you get through the garage now? (SN shows her.) The reason I ask is that the area around Lomasney and North Station is critical. I'm not sure that the walkway is in the best location for that crossing - you should look at that. The projects (including the Nashua Street Residences) should be looked at holistically. Kirk Sykes (KS): How do people move through the site? SN demonstrates the larger movements in and through, noting the ramped landscape they did over the garage at Emerson Place. Chris: The question raised is good - we do want to match the landing locations for the best connection. We were surprised at how many people use it now. The major route (he points it out) does go toward Emerson. Daniel St. Clair (DS): What iterations have you gone through with the City? Kevin Lennon (KL): We started out with a passage through the building and a single tower. We were encouraged by the City to make it more obvious and open, so we split it into two towers/buildings. DS: In terms of that connection...? WR: If you could go back and discuss that. (Chris does, showing how it works, and how it could.) DS: If you build it as shown, the connection won't work forever. After some further discussion, LW suggested they provide more information on the issue. Chris: The Crossroads project stops short of that point. LW: Because it's such a mess.

DS: There are a bunch of projects happening; they could each build a piece of it. There's also the connection to the river. I like the towers, a gateway, making a place. Why not taller, or shorter? Why this strategy? They do feel tall, and would look good, but what is the rationale? To create open space? Something else? KL: Some of the density is to offset the cost of the garage demolition. And both buildings have to be independently viable. We have studied variations in the heights: adding height, eliminating a tower, making a lower massing. But that would ignore the dual character of the area; this massing does that. DH: Are you okay with the towers facing each other? SN: They are canted, from 65' to 90' apart; we're comfortable with that. DH: It looks canyon-like, although I agree with DS - I think this is a handsome Project. Maybe that's something to work on. KS: Reinforce the street edge with the lower stories, and do more above. MD: It's not just the space between; it's that the space on the ground is unresolved. I agree with a lot of the comments; this is a great opportunity. WR: I'll reiterate others' comments...the east tower (with the wing) doesn't come down well. I think we should be asking you to at least postulate how the pedestrian connection can be made. And then the shaping of the tower, adjust it to help set that up. Does that make sense? SN:

It makes a lot of sense. WR: There's no easy solution now. It will take some traffic consultant, working with the City; the BRA has equal responsibility. DS: The garage at North Station is only 25% used now; it will be 100% used. KS: But we want to make sure it's a permanent condition. MD: Other comments?

Bob O'Brien (DNA, IAG): We're very much at the beginning of a process; the BRA feels that way, too. We know that the Equity Residential Emerson project worked out well. There is concern in the community regarding the height, and the environmental impacts of wind, sun, etc. The West End community is unique in the City, something recognized in the West End planning exercise by the BRA. As much as the garage should be removed, some are concerned that the sense of enclosure will be lost, that a major highway is proposed leading into the path. It's on a boundary between a pedestrian, park-like, suburban area and one that is vehicular and urban; it needs two front doors. This needs to be resolved. There is not enough attention to Lomasney, on what happens at ground level. When the space is opened up visually, the reference as a threshold is apropos. But lobbies aren't enough along Lomasney; we need more, a civic presence. Across the street, we have the chance to create a West End Square; now, the circulation is illegible, unworkable, dangerous. If the City, with the MGH master plan and more, looked at the area in total, it could all be resolved. We have to be conscious of the Project's duality - almost schizophrenia - with attention paid to the Charles River Place side, but with a need to focus on the other issues.

Louise Thomas (West End Civic): There's been a lot of talk about open space, but there will be less than exists now. There has been talk about green space, a lot of it along the pathway. The view corridors you have been shown for Hawthorne and Whittier - the park was built so that *every* tower has a view. No one is supposed to go through the garage; they do NOT do so now, but go to the Amy Lowell side. You have to look at the abutters: Amy Lowell is 11 stories, and West End Place is 10 stories. People do cut through from the Station, but they use the crosswalks across the gravel where the light is. With that, the Garden Garage Project was sent to Design Committee; it was suggested that there should be planners from the BRA and transportation folks there.

F. HISTORIC RESOURCES COMPONENT

The Proposed Project site is located near a number of historic properties listed in the National and State Registers of Historic Places. The DPIR shall identify, map, and describe these historic resources and any other historic properties in the vicinity of the Proposed Project's site and shall evaluate the anticipated effects of the Proposed Project on these resources. Particular attention shall be given to the design, scale, height, massing, materials, and other architectural elements of the proposed buildings as these relate to the significant architectural and historic

resources in the proposed project's vicinity. In addition, the visual impacts of the proposed development, especially from Thoreau Path, Bulfinch Triangle, Beacon Hill, and The Esplanade shall be evaluated. The DPIR must also include an assessment of the potential presence of archaeological resources that may be disturbed by the Proposed Project. The Proponents should also respond to the comments of the Boston Environment Department outlined in **Appendix 1**.

G. DEVELOPMENT IMPACT PROJECT COMPONENT

If applicable, based on square footage and use the Proposed Project could be subject to and be required to enter into a Development Impact Project ("DIP or Linkage") agreement. A full analysis of square footage should be submitted in the DPIR. See below for a breakdown of payment if required.

Housing Linkage:

DIP Uses	??????? square feet
Exclusion:	<u>-100,000</u>
	??????
	<u>x \$7.87</u> /square foot
	\$??????????

Jobs Linkage:

DIP Uses	????????? square feet
Exclusion	<u>-100,000</u>
	??????
	<u>x \$1.57</u> /square foot
	\$??????????

H. PUBLIC NOTICE

The Proponent will be responsible for preparing and publishing in one or more newspapers of general circulation in the city of Boston a Public Notice of the submission of the Draft Project Impact Report (DPIR) to the BRA as required by Section 80A-2. This Notice shall be published within five (5) days after the receipt of the DPIR by the BRA. Therefore, public comments shall be transmitted to the BRA within seventy-five (75) days of the publication of this Notice.

Sample forms of the Public Notices are attached as **Appendix 4**.

Following publication of the Public Notice, the Proponent shall submit to the BRA a copy of the published Notice together with the date of publication.

APPENDIX 1
COMMENTS FROM CITY PUBLIC AGENCIES



BOSTON
TRANSPORTATION
DEPARTMENT

ONE CITY HALL PLAZA • ROOM 721
BOSTON, MASSACHUSETTS 02201
617-635-4680 • FAX 617-635-4295

May 19, 2011

Jay Rourke, Project Manager
Boston Redevelopment Authority
Boston City Hall, 9th Floor
Boston, MA 02201

RE: Garden Garage (“PNF”)

Dear Jay:

Thank you for the opportunity to comment on the Garden Garage Project Notification Form dated January 7, 2011. The Project Notification Form is initiating a review of the following proposed Project:

The Garden Garage Project is located on Martha Road and Lomasney Way at Longfellow Place in the West End of Boston. The Project involves replacing the existing Garden Garage with two buildings: the North Tower which will consist of approximately 200 residential units and the South Tower which will consist of approximately 300 residential units. The Project will replace the existing garage with an 850-space below-ground parking structure for residential, employee, and public use. The Proposed Project provides approximately 985,000 square feet of development, of which approximately 551,000 square feet is residential space, 22,000 square feet is common area and amenity space for residents, and approximately 385,000 square feet is for parking and mechanical equipment.

The Boston Transportation Department (BTD) has reviewed the PNF and BTD has identified some concerns in the PNF below which BTD looks forward in resolving with the proponent.

Section 3.1.2 Site Access Vehicular access to the Garden Garage is currently provided from Lomasney Way and the proponent would like to maintain this point of vehicular access. BTD would also like this to be the point of vehicular access but would like to work with the proponent in developing a more efficient traffic circulation plan than the one that currently exists today. BTD would like to explore different traffic options as they relate to Marhta Road, Nashua Street, Red Auerbach Way so that we can enhance all modes of transportation to this extremely busy area of the City.

Section 3.1.5.1 Project Trip Generation/Trip The proponent should provide a detailed traffic analysis using BTD mode share for Area 1 which should be included in the DPIR Report. BTD is concerned that a number of modes of transportation will be accessing this area and would like to work with the proponent to create alternative traffic patterns than exist today. BTD is particularly interested in the analysis on the amount of traffic that will be generated and managed at the following intersections:

- a) Charles River Dam Road/ Storrow Drive/Nashua Street @ Leverett Circle
- b) Charles Street/ Martha Road/Nashua Street @ Leverett Circle
- c) Red Auerbach Way/Martha Road
- d) Lomasney Way / Martha Road @ Garage Egress
- e) Staniford Street/ Merrimac Street/Lomasney Way/Causeway Street @ Lowell Square
- f) Merrimac Street/Congress Street/New Chardon Street
- g) Staniford Street/Cambridge Street
- h) Causeway/ Beverly Street/ North Washington Street

Section 3.1.6 Parking Demand Management

BTD encourages the proponent to take parking management a step further by implementing a “cash out” program for employees that receive parking as part of their compensation packages. Employees that accept the parking cash-out would agree to commute by methods that don’t require parking and would receive a cash allowance equal to the employer paid parking subsidy. This would reduce the demand on existing parking and would also reduce congestion on City streets.

Spaces for CAR Share and Low Emission Vehicles

The Proponent should explore the opportunity to provide for a car-sharing service such as Zipcar. To encourage a reduction in personal automobile use, the proponent should provide spaces for car-share services as well as, carpool, vanpool, shuttle service parking.

Current trends indicate that electric hybrids will soon be significant percentage of all vehicles on the road. BTD is aggressively promoting the installation of a supporting infrastructure for these vehicles. We request a commitment to dedicate 5% of the total parking capacity for low-emitting and fuel efficient vehicles, and a commitment to provide dedicated electric vehicle charging stations.

Bicycle Access

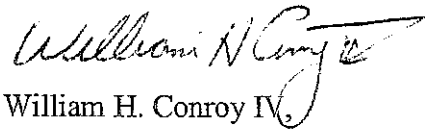
The proponent should describe the existing accommodations for bicycles (including the location and number of bikes racks and bike cages) and any proposed improvements to the accommodations. The site plan should include secure covered bike parking spaces for residents and employees, and covered or open outdoor bike parking spaces for patrons and visitors. The

Proponent should also consider provision of spaces for bike share facilities, and potential bike share locations. All spaces must be conveniently located near building entrances. BTM is in the process of updating its Bicycle Facilities Policy that addresses the minimum number of spaces required -the draft new policy is attached.

The Proponent will also be responsible in the preparation of a Transportation Access Plan Agreement (TAPA). The TAPA is a formal legal agreement between the project proponent and the BTM. The TAPA formalizes the findings of the Transportation Access Plan, mitigation commitments, elements of access and physical design, and any other responsibilities that agreed to by both the proponent and the BTM. Since the TAPA must incorporate the results of the technical analysis, physical design, and assessment of mitigation requirements, it must be executed after these processes have been completed. However, the TAPA must be executed prior to approval of the project's design through the City of Boston's Public Improvements Commission (PIC). An electronic copy of the basic TAPA form is available from the BTM. It is the proponent's responsibility to complete the TAPA so that it reflects the specific findings and commitments for the project, and to get BTM review and approval of the document.

BTM looks forward in working with the proponent's from the Garden Garage and the BRA in developing a Draft Impact Report (DIR) that will help minimize traffic impacts and improve transportation conditions in the area.

Sincerely,



William H. Conroy IV,
Senior Planner

- Cc: Vineet Gupta, Director of Policy and Planning
- John DeBenedictis, Director of Engineering

**Boston Water and
Sewer Commission**

980 Harrison Avenue
Boston, MA 02119
617-989-7000
Fax: 617-989-7718



February 25, 2011

Jay Rourke, Senior Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

Re: Garden Garage, Project Notification Form

Dear Mr. Rourke:

The Boston Water and Sewer Commission (Commission) has reviewed the Garden Garage Project Notification Form (PNF).

The Garden Garage Project is located on approximately three acres of land at Longfellow Place in Boston's West End. The site bordered by Martha Road, Lomasney Way and the MBTA Green Line Portal to the north, the O'Neill Federal Building and 150 Staniford Street to the east, Longfellow Place to the south, Hawthorne Place to the southwest, Thoreau Path to the west, and 55 and 65 Martha Road to the northwest.

The Garden Garage site currently houses an eight-story parking garage, two residential buildings and a below grade parking structure. The proponent proposes to replace these structures with two high rise residential buildings; the North Tower, a 21-story apartment building and the South Tower, a 28-story apartment building. The two towers will contain approximately 500 units. The tower complex will also include an athletic club and a daycare facility. The proponent also proposes to construct a four-level parking garage below the towers to accommodate approximately 850 cars.

The PNF shows that the footprint of the towers will occupy about one third of the site area leaving approximately two thirds of the site for open space. The proponent must investigate methods to reduce the amount of stormwater discharged from the surface of this site. The PNF indicates that the proponent intends to evaluate a stormwater recharge system to reduce

the amount of stormwater from the site and to reduce the phosphorus levels in stormwater discharges. The proponent should coordinate this effort with the Commission's Engineering Customer Services Department. Generally, the Commission requests that a stormwater recharge system be large enough to control one (1) inch of rainfall over the site.

Drainage collected within the underground garage must be controlled separately. The project will need to route stormwater collected within enclosed parking levels to an oil-water separator before being discharged to the sanitary sewer.

The size and location of the oil-water separators as well as the stormwater recharge system will be required on the site plan submitted to the Commission.

The proponent is reminded that the Massachusetts Department of Environmental Protection (DEP) routinely requires proponents of similar projects to assist the agency in its program to reduce infiltration and inflow (I/I). In cooperation with this effort, the Massachusetts Water Resources Authority (MWRA) and its member communities are implementing a coordinated approach to control extraneous flows such as I/I into the wastewater system. In this regard, the DEP has routinely required projects that add a significant amount of new wastewater flows to offset the increase with a reduction in I/I. Typically, the DEP uses a minimum ratio of 4 to 1; 4 gallons of I/I removed for each gallon of proposed wastewater. As a member community, the Commission supports the DEP and the MWRA, and will require the proponent to develop an I/I reduction plan that is consistent with their policy.

The Commission has the following general comments regarding the Garden Garage PNF:

General Comments

1. If any new water mains, sewers and storm drains are required, they must be designed and constructed at the proponent's expense. Also, they must be designed and constructed in conformance with the Commission's design standards, Water Distribution System and Sewer Use Regulations, and Requirements for Site Plans. The site plan should include the locations of new, relocated and existing water mains, sewers and drains which serve the site, proposed service connections as well as water meter locations
2. Prior to construction any existing water or sewer connections that are not reused must be cut and capped according to the Commission's standards. The proponent must complete a Termination Verification Approval Form for the Demolition Permit and submit a completed form to the City of Boston's Inspectional Services Department before the Demolition Permit will be issued.
3. The proponent is advised that the discharge of any dewatering drainage to the Commission's drainage system, whether it is temporary or on a permanent basis, requires a Drainage Discharge Permit issued by the Commission. *An NPDES Permit issued by the EPA and/or DEP does not relieve the proponent of the responsibility to obtain authorization from the Commission.* Failure to obtain a Drainage Discharge Permit from

the Commission for any dewatering discharge may result in a fine of up to \$ 1,000 per day per violation.

4. The proponent must submit a General Service Application and site plan to the Commission for review and approval. The site plan should show the location of all existing and proposed water lines, sewers and storm drains that serve the site. Separate service connections for sanitary flow and storm water will be required. To assure compliance with the Commission's requirements, site plans and General Service Applications should be submitted to the Commission for review when project design is 50 percent complete.
5. With the site plan, the proponent must provide detailed and updated estimates for water demand, sanitary sewer flows and stormwater runoff generation for the proposed project. The amount of potable water required for landscape irrigation must be quantified. The proponent must also provide an analysis of the impacts of the proposed project on the Commission's water, sewer and storm drainage systems.
6. For any proposed masonry repair and cleaning, the proponent will be required to obtain from the Boston Air Pollution Control Commission a permit for Abrasive Blasting or Chemical Cleaning. In accordance with this permit, the proponent will be required to provide a detailed description as to how chemical mist and run-off will be contained and treated before being discharged to the sewer/drainage system or disposed of off-site. A copy of the description and any related site plans must be provided to the Commission's Engineering Customer Service Department for review before masonry repair and cleaning commences. The proponent is advised that the Commission may impose additional conditions and requirements before permitting the discharge of the treated wash water into the sewer/drainage system.

Water

7. The proponent is required to obtain a Hydrant Permit for use of any hydrant during the construction phase of this project. The water used from the hydrant must be metered. The proponent should contact the Commission's Operations Division for information on and to obtain a Hydrant Permit.
8. The proponent should explore opportunities for implementing water conservation measures in addition to those required by the State Plumbing Code. In particular the proponent should consider outdoor landscaping which requires minimal water. If the proponent plans to install in-ground sprinkler systems, the Commission recommends that timers, soil moisture indicators and rainfall sensors be installed. The use of sensor-operated faucets and toilets in common areas of buildings should also be considered.
9. The Commission utilizes a Fixed Radio Meter Reading System to obtain water meter readings. If a new water meter is needed for the proposed project, the Commission will provide a Meter Transmitter Unit (MTU) and connect the device to the meter. For information regarding the installation of MTUs, the proponent should contact the Commission's Meter Installation Department.

Wastewater and Stormwater

10. The site plan must show in detail how drainage from building roofs and from other impervious areas will be managed. Roof runoff and other stormwater runoff must be conveyed separately from sanitary waste at all times.

11. A Total Maximum Daily Load (TMDL) for Nutrients has been established for the Lower Charles River Watershed by the Massachusetts Department of Environmental Protection (MassDEP). In order to achieve the reductions in Phosphorus loadings required by the TMDL, phosphorus concentrations in stormwater discharges to the Lower Charles River from Boston must be reduced by 64%. To accomplish the necessary reductions in phosphorus, the Commission is requiring developers in the Lower Charles River watershed to infiltrate stormwater discharging from impervious areas in compliance with MassDEP. The proponent will be required to submit with the site plan a phosphorus reduction plan for the proposed development. The proponent must fully investigate methods for retaining stormwater on-site before the Commission will consider a request to discharge stormwater to the Commission's system. Under no circumstances will stormwater be allowed to discharge to a sanitary sewer. The proponent must submit to the Commission's Engineering Customer Service Department a detailed stormwater management plan which:
 - Identifies best management practices for controlling erosion and for preventing the discharge of sediment and contaminated groundwater or stormwater runoff to the Commission's drainage system when the construction is underway.
 - Includes a site map which shows, at a minimum, existing drainage patterns and areas used for storage or treatment of contaminated soils, groundwater or stormwater, and the location of major control or treatment structures to be utilized during the construction.
 - Provides a stormwater management plan in compliance with the DEP standards mentioned above. The plan should include a description of the measures to control pollutants in stormwater after construction is completed.

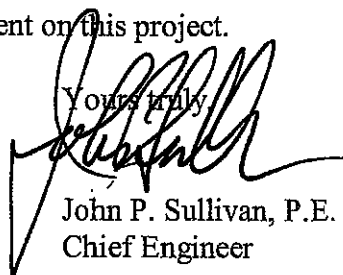
12. The project proponent will be required to obtain coverage under the EPA's NPDES General Permit for Construction. A copy of the Notice of Intent and the pollution prevention plan prepared pursuant to the Permit should be provided to the Commission, prior to the commencement of construction.

If one acre of land or more is disturbed, then the proponent will be required to obtain an NPDES General Permit for Construction from the Environmental Protection Agency and the Massachusetts Department of Environmental Protection. The proponent is responsible for determining if such a permit is required and for obtaining the permit.

If such a permit is required, then a copy of the permit and any pollution prevention plan prepared pursuant to that permit should be provided to the Commission's Engineering Customer Services Department, prior to the commencement of construction. The pollution prevention plan submitted pursuant to a NPDES Permit may be submitted in place of the pollution prevention plan required by the Commission provided the Plan addresses the same components identified in Item 11 above.

13. The Commission requires oil traps on drains within an enclosed parking garage. Discharges from oil traps must be directed to the sanitary sewer and not to a storm drain. The requirements for oil traps are provided in the Commission's Requirements for Site Plans.
14. In accordance with the Commission's Sewer Use Regulations, grease traps will be required in any restaurant or commercial kitchen. The proponent is advised to consult with the Commission's Operations Department, prior to preparing plans for a restaurant or commercial kitchen.
15. The Commission requests that the proponent install a permanent "Don't Dump, Drains to the Charles River" castings next to any new or modified catch basin installed as part of this project.
16. If the proponent seeks to discharge dewatering drainage to the Commission's collection system, they will be required to obtain a Drainage Discharge Permit from the Commission's Engineering Customer Service Department prior to discharge
17. The proponent should be aware that the US Environmental Protection Agency issued a draft Remediation General Permit (RGP) for Groundwater Remediation, Contaminated Construction Dewatering, and Miscellaneous Surface Water Discharges. If groundwater contaminated with petroleum products, for example, is encountered, the proponent will be required to apply for a RGP to cover these discharges.
18. The Commission requires that existing stormwater and sanitary sewer service connections, which are to be re-used by the proposed project, be dye tested to confirm they are connected to the appropriate system.

Thank you for the opportunity to comment on this project.

Yours truly,

John P. Sullivan, P.E.
Chief Engineer

JPS/pwk

c.

M. Zlody, Boston Environment Department
Katie Pedersen, BRA
P. Laroque, BWSC

MEMORANDUM

Date: March 4, 2011

To: Jay Rourke, Project Manager

From: Jonathan Greeley, Project Manager Crossroads Initiative/Planner
Lauren Shurtleff, Planner

Re: **Comments on the Project Notification Form for the proposed Garden Garage project**

The following are comments on behalf of the Planning Department related to the Project Notification Form (PNF) for the proposed Garden Garage project. We have reviewed the project with particular attention to its role in the context of the Downtown neighborhoods of the West End and Bulfinch Triangle. When applicable, the comments reference the specific sections of the document.

Proposed Development Program

2.2.1 Building Program and Site Design

- The proposed unit mix is described as 20% studio apartments, 50% one bedroom apartments, and 30% two bedroom apartments. If possible, we would like the proponent to explore the option of introducing a fourth style of unit (preferably three bedroom), which would be able to accommodate families.

Urban Design

3.3.1.1 Reconnecting the West End

- As discussed in the PNF, the existing condition acts as a barrier between the West End and the surrounding area. A central goal of the proposed project should be to reconnect the West End to the Bulfinch Triangle and North End while simultaneously activating and re-energizing the Nashua Street area around North Station and the TD Bank Garden.
- A new pedestrian connection would be introduced through the site from Lomasney Way to Thoreau Path that currently exists only to those who choose to cut through the existing garage and maneuver through a series of stairs and doorways. We fully support this connection, and we look forward to seeing the design of this connection advanced in the next stage of the process, as its ease of use and universal design will be critical to residents and commuters alike.
- Additionally, the expansion and enhancement of the sidewalk along Lomasney Way will be incredibly important, particularly with regard to the

- pedestrian experience in relation to the loading and parking garage entrance and exits.
- All of these improvements should be coordinated with the ongoing design process for the reconstruction of Causeway Street as part of the Crossroads Initiative.

3.3.2.2 Massing, Form, and Response to the Urban Context

- As you are aware, the City recently invested a significant amount on the renovation and reconstruction of Thoreau Path. In light of this investment, and because of the Path's importance to residents and commuters alike, the project should work to ensure that the projects residential and commercial entries be oriented towards the Path. We are also encouraged that the proponent seeks to expand the breadth of the Path and look forward to seeing the advancement of this concept.

Existing Site Plan/Urban Context – Figure A-3

- This site plan is somewhat misleading, and should be updated to reflect that the existing tennis courts, the former Children's School Annex, and existing basketball courts are included within the project area.

Ground Level Impacts – General Comments

- We have some concerns about the lack of detail expressed in the PNF with regard to the ground plane and pedestrian-level design elements of the proposed project. These details are critical and should be addressed in the Draft Project Impact Report (DPIR).
- Moreover, we would like to have more information about the type of uses envisioned for the ground-level retail/non-residential space at the base of the proposed buildings. We look forward to seeing advanced schematics in the DPIR.

Thank you for the opportunity to comment. We are eager to see these items and other studies expanded in the DPIR.

Boston Groundwater Trust

100 State St, Suite 1000, Boston, MA 02109
617-552-1234
www.bostongroundwatertrust.org

January 31, 2011

Mr. Jay Rourke, Senior Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

Subject: Garden Garage

Dear Mr. Rourke:

Thank you for the opportunity to comment on the Project Notification Form for the Garden Garage project. The Boston Groundwater Trust was established to monitor groundwater levels in sections of the City where the integrity of building foundations is threatened by low groundwater levels and to make recommendations for solving the problem. Therefore, my comments are limited to groundwater related issues.

While the project is not located in the Groundwater Conservation Overlay District established under Article of the Zoning Code, it is only a short distance from the Bulfinch Triangle, an area that is within the GCOD and where there are currently some groundwater elevation low spots. According to the PNF, the garage that will extend below the two towers included in the project will have a bottom floor about 42 feet below the surface. Since, according to the document, surface elevations in the area range from about 17 to 30 feet above Boston City Base, the excavation will extend well below the elevations considered critical for the preservation of wood pile supported foundations. Precautions must be taken in the design and construction of the below grade portion of the project to make sure that it cannot cause reductions in nearby groundwater levels. In addition to waterproofing the structure, these precautions should assure that no path is created that will allow groundwater to drain from the upper trapped aquifer to a lower aquifer and that any underdrains included in the design discharge through a recharge system into the upper aquifer.

I look forward to working with the proponent and the Authority to assure that the project cannot have a negative impact on nearby groundwater levels.

Very truly yours,



Elliott Laffer
Executive Director

Cc: Kathleen Pedersen, BRA
Maura Zlody, BED

Boston

Jay Rourke
Senior Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

January 10, 2011

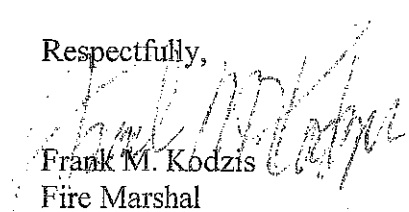
Dear Mr. Rourke:

Regarding the Project Notification Form for the Garden Garage project submitted to the BRA on January 7, 2011 the Boston Fire Department requires the following issues addressed by a qualified individual.

1. Emergency vehicle site access to the new buildings as well as existing buildings that might be affected.
2. Impact on availability and accessibility of hydrant locations for new buildings as well as for any existing buildings that might be impacted.
3. Impact on availability and accessibility to siamese connection locations for new buildings as well as for any existing buildings that might be impacted.
4. Impact that a transformer vault fire or explosion will have on the fire safety of the building. Particularly as it relates to the location of the vault.
5. Need for Boston Fire Department permit requirements as outlined in the Boston Fire Prevention Code, the Massachusetts Fire Prevention Regulations (527 CMR), and the Massachusetts Fire Prevention Laws (MGL CH148).
6. For projects involving air-supported structures, it is critical that the impact of the design has on fire safety relative to the interaction of the area underneath the structure to the structure as well as to the interaction of the structure to the area underneath the structure.

These items should be analyzed for all phases of the construction as well as the final design stage. This project will need permits from the Boston Fire Department as well as the Inspectional Services Department.

Respectfully,


Frank M. Kodzis
Fire Marshal

Cc: Paul Donga, FPE, Plans Unit, BFD



Thomas M. Menino, Mayor/FIRE DEPARTMENT/115 Southamptton Street 02118

MEMORANDUM

TO: Roderick Frasier, Boston Fire Department

FROM: Jay Rourke, Senior Project Manager

DATE: January 7, 2011

SUBJECT: Garden Garage, Notice of Project Notification Form Receipt and Invitation to Scoping Session

The purpose of this memorandum is to convey to you the Project Notification Form (the "PNF") Receipt for the subject project, and to invite you to a Scoping Session for the proposed Garden Garage project in Boston (the "Proposed Project") which is undergoing a Large Project Review pursuant to Article 80 of the Boston Zoning Code. The Scoping Session is scheduled for Friday, January 25, 2011 at 1:00p.m. in Room 900 (BRA Board Room), 9th Floor, City Hall at the Boston Redevelopment Authority (the "BRA").

Article 80 of the Boston Zoning Code, Development Review and Approval, provides unified requirements for the review of development projects in Boston which include important opportunities for community involvement in the development review process. Project review under Article 80 is initiated when the project proponent ("Applicant") files a PNF in writing with the BRA. The PNF sets forth in sufficient detail those aspects of the proposed project that are necessary to determine its potential or likely impacts. Article 80 requires the BRA to invite all of the City's public agencies to a Scoping Session with BRA staff and the Applicant. Enclosed for your review is the PNF receipt and the PNF, which under Article 80 the BRA is required to send to you.

The Scoping Session is attended by staff from City public agencies that choose to send a representative, and the Applicant. The Applicant will briefly present the Proposed Project and then there will be an opportunity to clarify or explore issues of concern.

The BRA may issue a written Scoping Determination setting forth those elements of the Proposed Project described in the PNF that the Applicant must study, analyze and mitigate by filing a Draft Project Impact Report ("DPIR"), or find that the PNF is adequate and issue a Scoping Determination waiving further review. The BRA solicits comments from all City public agencies and the public in preparing the Scoping Determination. The BRA solicits comments from all City public agencies and the public in preparing the Determinations. Written comments on the Proposed Project must be received by the BRA no later than Friday, February 25, 2011.

If you need clarification please contact Jay Rourke at (617) 918-4317.

cc: BRA Project Review Team:

Maura Hendricks
James M. Tierney
Heather Campisano
Marybeth Pyles

Brenda McKenzie
Prataap Patrose
Kairos Shen
Joanne Flowers

David Carlson
Jeff Hampton
Randi Lathrop
Kevin Morrison

Susan Elsbree
Katie Pederson
Jonathan Greeley
Lauran Shurtleff



MICHAEL P. ROSS
BOSTON CITY COUNCIL

March 11, 2011

Jay Rourke
Senior Project Manager
Boston Redevelopment Authority
One City Hall Square, 9th Fl
Boston, MA 02201

Dear Mr. Rourke:

I am writing today to comment on the project proposed by Equity Residential for the Garden Garage site. Although I believe that overall, this project presents a good opportunity to replace the existing Garden Garage with a better use, I have some significant concerns that I expect to see addressed within the scope.

- **Massing and Scale of the Proposed Project**

From its experience in past developments in this neighborhood, I am surprised that Equity did not have a different initial approach to this project. Similar to this proposal, Equity's Emerson Project, first proposed in 2001, drew similar initial concern particularly with regard to height and mass, and caused Equity to return with an entirely new proposal.

So too here, the size and scale of the project needs to be reconsidered to be more in line with the surrounding community. While the towers are similar in height to those at Longfellow, they are considerably larger than both the abutting buildings of West End Place and Amy Lowell House. I would ask that Equity return to the community with meaningful alternatives for development.

I would also encourage Equity to think creatively about their development and explore the feasibility of incorporating the three-story building across Lomasney Way into a scheme for consideration as one of those alternatives. This would allow for a greater disbursement of mass as well as the possibility of additional units.

DISTRICT 8

BOSTON CITY HALL, ONE CITY HALL PLAZA, BOSTON, MASSACHUSETTS 02201
(617) 635-4225 FAX: (617) 635-4203 MICHAEL.ROSS@CI.BOSTON.MA.US

- **Need for Family and Affordable Units**

Equity must take into consideration the needs of the neighborhood in the composition of the units in their proposed development. The existing design contemplates no three-bedroom units. One of the biggest issues I hear about from constituents who have growing families is the lack of options for three bedroom units. Many who wish to stay in the neighborhood end up moving further outside of the downtown area when they cannot find an apartment big enough. I would ask that Equity address this continuing problem in their new development with a significant number of larger units to accommodate for families.

I would ask that Equity make their affordability component as meaningfully as possible by applying it to their three-bedroom units. More families have moved to the West End and the need to retain those families is essential for the continuing health of the neighborhood as it continues to grow. Moreover, I encourage Equity to look towards the possibility of retro-fitting existing two-bedroom units in the Longfellow Towers into three-bedroom units in order to house families as soon as possible.

- **Expanded Community Services**

The residents of the West End have fought hard to bring community services and recognition to their neighborhood. I have had the privilege of working alongside them for the last ten years as they have built a museum and a community center that have continued to expand and grow. I encourage Equity to continue to support both of those institutions in their development by exploring the feasibility of adding recreational spaces that are intended to benefit all residents of the West End into their development.

Adding a school to service the West End/Beacon Hill/North End neighborhoods has always been one of my top priorities as an elected official. The lack of any developable area in the downtown neighborhoods, as well as the prohibitive cost of land, renders it all but impossible for the Boston Public Schools to build an elementary school downtown—something that is desperately needed. It is almost unavoidable that the citing of a public school will almost certainly have to be within a new development such as this one. Retaining families in the downtown areas is vital to the health of our city. I would be remiss if I did not request that in their scope Equity Residential look at the possibility of adding space for an elementary school into their development as one of the alternatives.

- **Traffic and Parking Plan**

Equity residential needs to work with the Boston Traffic and Parking Department in order to come up with a complete parking plan as it relates to their proposed development. The existing garage provides an essential service for parking in a relatively unimpactful way for the neighborhood. The five bays allow cars to go

DISTRICT 8

BOSTON CITY HALL, ONE CITY HALL PLAZA, BOSTON, MASSACHUSETTS 02201
(617) 635-4225 FAX: (617) 635-4203 MICHAEL.ROSS@CI.BOSTON.MA.US

in and out of the garage with minimal intrusion onto Lomasney Way even during the busiest times. The existing plan only incorporates three bays and I would request that Equity look at modifications that would help to alleviate potential problems that may arise.

Equity has continually cited the need for such a large development in order to justify the economic expense of putting the garage underground. While the cost of burying a garage is undeniable, I would ask that they provide more concrete financial reasoning to residents.

Two other large developments are being discussed in the West End--Mass Eye and Ear Institution and the possibility of the Government Center Garage. Equity residential needs to work with these abutting projects in order to coordinate an effective parking plan and development impacts.

I would also request that the fourteen parking spaces dedicated to Amy Lowell Residents continue to be a part of the plan for development.

- **Need for Effective Retail Space**

Equity should look towards creating a partnership with a restaurateur to come up with a plan for effective restaurant use in their proposed retail space. Bringing in a quality restaurant offering as they put forward plans for the space will be essential if this project progresses. The last thing the West End needs is just another sports bar.

I would request careful consideration of the requests listed above within Equity's scoping determination. I would also want to point out that many in the neighborhood do not wish to see this garage torn down at all and have their lives disrupted for several years by construction. However, I believe that an opportunity exists to enliven the streetscape of the West and bring more residential, affordable and family units to the city. In order to achieve this, Equity has to either rethink the proposed footprint by incorporating a larger development area (including acquiring and developing the small apartment building); or they will need to make significant compromises on their design and work diligently with the neighborhood to address each one of their concerns. If a detailed, thoughtful plan is not presented in response to their extensive concerns I will have to reevaluate my position on this project at that time.

Thank you for the opportunity to comment on the project at this time. Please feel free to contact my office if you have any questions.

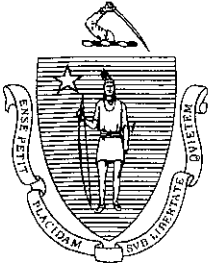
Best regards,


Michael P. Ross

Boston City Council

DISTRICT 8

BOSTON CITY HALL, ONE CITY HALL PLAZA, BOSTON, MASSACHUSETTS 02201
(617) 635-4225 FAX: (617) 635-4203 MICHAEL.ROSS@CI.BOSTON.MA.US



The Commonwealth of Massachusetts
House of Representatives
State House, Boston 02133-1054

MARTHA M. WALZ
8TH SUFFOLK DISTRICT
REPRESENTING
BOSTON AND CAMBRIDGE

Chair,
Committee on Education

ROOM 473G, STATE HOUSE
TEL. (617) 722-2070
FAX (617) 626-0699
marty.walz@state.ma.us

March 11, 2011

Jay Rourke
Senior Project Manager
Boston Redevelopment Authority
One City Hall Square, 9th Floor
Boston, MA 02201

Re: Garden Garage Project

Dear Jay:

I am writing with respect to the scope of review for the proposed redevelopment of the Garden Garage. As you are receiving numerous thoughtful letters from West End residents, I will keep my comments brief.

Based on the comments I have received since the Project Notification Form was filed, there appears to be a strong consensus that the proposed heights of the two buildings are excessive, especially in relation to the adjacent Amy Lowell House and West End Place. As a result, in addition to studying the no build option and the proposed project, I ask that the BRA require the developer to study a project that complies with the current zoning for the site.

In addition, I ask that the BRA require the developer to evaluate the feasibility of locating a public elementary school on the site. I need not repeat here the many reasons why such a school is urgently needed in the downtown neighborhoods.

To the great disappointment of West End residents, Equity Residential has not built apartments with three bedrooms so that families with more than one or two children can comfortably live in its buildings. I urge in the strongest possible way that housing for families be prioritized and that a substantial number of three bedroom units be required in these buildings.

I also urge the BRA to require that all affordable housing be on-site so those of various economic means are able to live in the West End. Ensuring that the neighborhood does not become an enclave of those who can afford luxury apartments and, instead, remains a vibrant community of people from all walks of life is of great value.

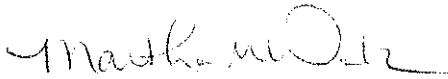
Jay Rourke
March 11, 2011
Page Two

Traffic from events at the Garden is one of the neighborhood's most significant challenges. Traffic generated by such "special events" would typically not be included in a traffic study. Here, however, I ask the BRA to require that events at the Garden be treated as a normal occurrence since that is, indeed, the reality for the neighborhood.

The need to improve Lomasney Way, including by adding active uses along the street, is of considerable importance. Equity Residential should more carefully consider the size and location of any retail locations on the ground floors of the proposed buildings. A retail location that is too small will more likely generate failure than success given the challenging environment on that street. Equity should also consider the feasibility of a restaurant in either or both buildings.

If you have any questions, please do not hesitate to contact me at (617) 722-2380 or marty.walz@mahouse.gov. Thank you.

Sincerely,



Martha M. Walz

APPENDIX 2
COMMENTS IAG

downtown north association

OFFICERS

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CBT Architects
President-Elect
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Bay Cove Human Services
Vice Presidents
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Delaware North Companies – Boston
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PSP Sports Marketing
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JIM ENGLISH
Suffolk Construction
JOHN NUCCI
Suffolk University
DAVID GREANEY
Synergy Boston
MARTHA GUERRERO MAGUIRE
West End Community Center

March 11, 2011

Jay Rourke, Senior Project Manager
Boston Redevelopment Authority
City Hall Plaza
Boston, MA 02201

RE: Downtown North Association (DNA) Comments on the Project Notification Form (PNF) for the Garden Garage Project Submitted by Equity Residential (EqR) on January 7, 2011 and Recommendations Regarding the Proposed Scope of a Draft Project Impact Report (DPIR) to be Prepared Pursuant Thereto

Dear Mr. Rourke,

What follows are the comments on the above-captioned matter of the Downtown North Association, which is also a member of the Impact Advisory Group (IAG) appointed for this project. Our comments are based on a review of the January 9, 2011 PNF filed by Equity Residential (EqR), which was itself based in part on a series of preliminary planning meetings with members of the IAG for the previous EqR project – the West End Apartments at Emerson Place project. They have been further informed by the results of two subsequent community meetings and the first two IAG meetings on the project.

Those sources provide their foundation, but the primary focus of our comments is on the scoping of a project DPIR, which will be prepared with due regard to these and other PNF comments from the community and other interested parties. Based on that scope, we look forward to substantive community and IAG collaborative in preparation of the DPIR that will eventually be submitted by EqR to the BRA. It is our expectation that the significant issues and opportunities that are raised in these and other public comments collective would and should be effectively addressed and resolved in that document and will provide the basis for community support of the worthy goal of residential redevelopment of an above ground parking facility that is becoming increasingly anomalous in our growing West End community.

The more than one hundred DNA member organizations encompass all aspects of the remarkably diverse and continually growing residential, recreational, commercial, institutional and professional community historically known as the West End of Boston. That community comprises the area of Boston from New Sudbury Street to the Charles River, between Beacon Hill and the North End; and it encompasses all of the EqR properties in this area. Equity Residential is also numbered among our valued DNA members since they first Charles River Park more than a decade ago.

These comments are intended to reflect a consensus DNA view, although individual DNA member organizations will undoubtedly be offering their own comments on this major project. Those particularly include the resident organizations that are most be affected, for better or for worse, by the development that is outlined in this PNF.

PRESIDENT
RICHARD BERTMAN
bertman@cblarchitects.com
617-262-4354

DOWNTOWN NORTH ASSOCIATION
c/o CBT Architects
110 Canal Street,
Boston, MA 02114

EXECUTIVE DIRECTOR
ROBERT B. O'BRIEN
robrien@rbobrien.com
617-461-6730

The comments herein are not intended in any way to replace or obviate any other comments by individual DNA members; and it should be noted that other DNA members are also IAG members. Their comments may well have a somewhat different emphasis and perspective than ours; but we trust that ours will not be substantially incompatible or inconsistent with theirs. In any case, they can and will speak for themselves; and these DNA comments should not necessarily be attributed to them, either directly or indirectly.

Based on the successful experience of the West End Apartments at Emerson Place project, which faced many similar challenges, we are confident that a comparably positive and productive outcome can be achieved in the case of the Garden Garage development. Indeed, if past is prologue, there is good reason to believe the outcome could and should be one that benefits the developer, the community and the city.

Sincerely,



Robert B. O'Brien
Executive Director of the Downtown North Association
And Member of the IAG for the Garden Garage Project

cc: District City Councilor Sal LaMattina and State Representative Marty Walz
Mayor's Office of Neighborhood Services Community Liaison Nicole Leo
John Palmieri, David Carlson, Peter Gori and Jon Greeley of the Boston Redevelopment Authority
Greg White of Equity Residential, David Manfredi of Elkus/Manfredi
Other Members of the IAG for the Garden Garage Project
DNA President Richard Bertman of CBT Architects
Other DNA Officers, Directors and Members

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BACKGROUND

A RECENT AND RELEVANT PRECEDENT

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- ❖ *An Explanation of the Related Issue of Parking Capacity*
- ❖ *Building Architecture and Urban Design*
 - *Building Height*
 - *Building Massing and Orientation*
 - ⇒ *The Need for a Sense of Perimeter and Enclosure*
 - ⇒ *The Need for a Clear Address*
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- ❖ *Some Other Relevant Community Initiatives:*
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A CONCLUDING COMMENT ON THE PLANNING PROCESS ITSELF

***DOWNTOWN NORTH ASSOCIATION COMMENTS ON THE GARDEN GARAGE
PROJECT NOTIFICATION FORM (PNF) AND RELATED RECOMMENDATIONS
REGARDING THE SCOPE OF THE DRAFT PROJECT IMPACT REPORT (DPIR)***

BACKGROUND: Unlike our neighbors in the North End and Beacon Hill, whose historic neighborhoods remained largely intact for centuries, the physical and social fabric of the West End was almost complete destroyed within living memory in what most now view as a tragic urban planning mistake. The process of West End urban renewal, so-called, was begun in the 1950s; but it is still evolving and incomplete in many important respects. What was put back in the place of the traditional residential and commercial community that had existed until then – one remarkably like what still exists in the North End and Beacon Hill – were elements of a new West End community that is still coming to full fruition:

- ❖ Some of the new elements, like Charles River Park, a residential community oriented around a parkland environment that is unique in a downtown urban setting, have proved to be remarkably successful and enduring. The original Charles River Park has grown with the addition of Amy Lowell House, Longfellow Place and West End Place; it has been transformed by the conversion of Hawthorne Place and Whittier Place from apartments to condominiums, with a corresponding growth of families with children; and it was recently enhanced by the addition of the new residences and parkland that resulted from redevelopment of the former Emerson Place garage.
- ❖ Others, like Charles River Plaza, provided important new retail resources, but became dated over time and have recently been updated to more contemporary urban design standards.
- ❖ Others, like the Garden and Government Center Garages, served a useful purpose but now imposing urban design burdens on the community that have come to exceed their functional benefits. And like the elevated highway and transit viaducts that had long divided and blighted our community, they are now being replaced in the West End and elsewhere in Boston with parking underground and more positive and productive development above grade.
- ❖ And still others, like the North Station Planned Development Area, the Bulfinch Triangle and the Nashua Street Quadrant, have yet to be fully and finally completed, a process that is only now getting underway in the wake of the completion of the CAT and MBTA projects that removed the intrusive viaducts in whole or in part.

This larger and longer community context is particularly relevant to the proposed redevelopment of the Garden Garage projects not just because it is part of a positive planning and development process in the West End community, but also because this property is crucially located at the nexus of many of the trends noted above. It, therefore, involves an unusual opportunity and a corresponding responsibility to optimize its impacts on the other sectors that it could and should impact. Indeed, it should be the dual goal of the Garden Garage project both to remedy and improve those elements of West End renewal that do not work successfully and also to preserve and enhance those that do. That means redeveloping the Garden Garage site in a manner that not only preserves the special character of the adjacent residential community, but also expands the quality and success of that experience into the West End as a whole. That is the community standard to which the comments that follow are meant to be directed.

A RECENT AND RELEVANT PRECEDENT: It is worthy of repetition that the recently completed West End Apartments at Emerson Place project provides a recent and relevant precedent and model for the redevelopment of the Garden Garage. That project notably involved the same Equity Residential design and development team that is engaged in the Garden Garage effort; and resulted in replacement of an above-ground parking structure with attractive residential buildings and parkland that reflected and reinforced the urban planning and design principles on which the success of Charles River Park is based.

What is relevant about that project is not just its successful outcome, which virtually everyone in the community acknowledges and applauds, but also the fact that it began in real controversy and contention. That situation was ultimately remedied by a combination of factors: the West End Planning Framework, a BRA community planning process that reaffirmed the exceptional residential character and quality of the Charles River Park community; the involvement of a new project manager, Greg White from Equity Residential, and a new project architect, David Manfredi of Elkus/Manfredi; and the active participation of an interested and informed Impact Advisory Group representing the community.

All of these same elements are also in place for this project; and the successful process that was finally realized for Emerson Place case augurs well for the outcome of the Garden Garage process. Indeed, the IAG for that that previous project was informally reconvened by Equity Residential in order to provide community input and feedback as conceptual plans for the Garden Garage project were formulated. And despite the obvious controversy at this stage of the process, we can have some confidence that an optimal outcome can and will emerge from the Garden Garage planning and permitting process. And that is quite clearly the hope and expectation of the Impact Advisory Group in this case.

SUGGESTIONS FOR THE SCOPING IN THE DPIR: The comments below are influenced by the development context and precedent described above, are informed by a reading of the PNF that was filed for this project on January 7, 2011, and are focused on the scope of the DPIR document that will soon be prepared by the BRA and will then provide a principal basis for the further planning and permitting of this project. They also anticipate a substantive working relationship among the project proponent, the BRA and the IAG in the period after the DPIR scope is determined by the BRA and before the DPIR is actually published by Equity Residential. That was certainly a critical element of the successful process and product that was the West End Apartments at Emerson Place project. Beyond the environmental, traffic and construction issues that are appropriately and necessarily covered in such a document, the following are among the issues and opportunities that DNA would recommend and request be addressed and hopefully resolved in a DPIR for the Garden Garage Project and in the IAG process that precedes it:

- ❖ ***An Explanation of the Basic Economic Variables of the Project:*** While it is understood that detailed project financial analysis is not within the purview of an IAG, it is important in the case of the Garden Garage, as it was in the case of the Emerson Place Garage, that the community truly understands the economic factors that require the development density proposed in the PNF. On the assumption that Equity Residential is proposing a 500-unit project that is no bigger than it needs to be, the question is why does it need to be as big as it is. That question can be answered in a manner that does not violate appropriate financial confidentiality, but still provides a realistic sense of the trade-offs inherent in such an analysis.

- ❖ ***An Explanation of the Related Issue of Parking Capacity:*** In this regard, it is clear from IAG and other discussions to date that a major variable in the understanding and analysis of the Garden Garage project is the significant cost of both replacing the existing garage parking underground and expanding the existing parking capacity to accommodate the new residential units. Since it is crucial to the analysis, the nature and scope of the required underground parking needs more explanation and evaluation in the DPIR than is provided in the PNF.

In our view, this issue relates less to the proposed new parking – 200 spaces for 500 apartments seems reasonable -- than it does to the necessity of retaining all of the existing 710-space capacity. To be more specific, the Garden Garage current contains:

- 410 commercial spaces, which are covered by the Downtown Boston parking freeze and are, therefore, assets that cannot be retained or replaced off-site and are especially valuable given their proximity to TD Garden.
- 300 exempt spaces that are currently available for use by area residents – e.g., 14 are reserved for Amy Lowell House, with the balance is available for area businesses and institutions – e.g., Massachusetts General Hospital.

The PNF proposal calls for an additional 140 spaces, for a total underground capacity of 850 spaces, an increase of about 20%. When combined with 60 from the available supply of 300 exempt spaces, 200 parking spaces (24%) would be available for new project residents – a 0.4 parking ratio that is well under BTM limits. As proposed, that leaves 226 spaces (28%) that would then be available for area businesses and institutions; and 410 (48%) spaces that would continue to be available for public parking.

Since parking capacity has such a critical influence on both project revenue and construction costs, it seems appropriate and advisable in this case that a zero-based approach to the required level of parking is in order. Rather than just evaluate the validity of the proposed new spaces for new residents, there should be some demonstration of the economic need for retaining most of the existing parking. This is particularly relevant for the exempt spaces that are available for use by area businesses and institutions since they are apparently not now fully utilized at peak periods; there are daytime spaces available at the MBTA Garage across the street; and in the foreseeable future, institutions like MGH are likely to build their own parking as part of redevelopment of the nearby Nashua Street Quadrant or elsewhere in the community.

A substantial reduction in this parking category alone could reduce the need for an additional level of underground parking; and that in turn may reduce construction costs – albeit offset by related parking revenues – and the corresponding need for some level of increased density. That is not to suggest that this is indeed the case for this parking category or any other; but it is to suggest the value and relevance of a DPIR analysis that addresses those options in a manner that the IAG and the community can better understand and accept, regardless of its conclusions.

❖ ***Building Architecture and Urban Design:*** Understanding that the design and massing of the structures shown in the PNF are only preliminary representations of how the proposed density might best be expressed, what is shown in the PNF does raise questions of building architecture and urban design that have a real and lasting significance from a community perspective and should be more fully and finally addressed in the DPIR. Among those worthy of particular note:

➤ ***Building Height:*** Given the required density that is projected in the PNF, and probably in any case within reasonable variations thereof, the proposed new buildings reach a significant height of height 310 feet and 240 feet respectively, as shown in the PNF. In terms of existing Charles River Park buildings, the height of the smaller tower is comparable to that of the nearby Whittier and Emerson Places; and the height of the taller tower element is somewhat lower than Longfellow Place on Staniford Street and substantially lower than what is already permitted for the Nashua Street Residences building across the street, which is over 400 feet in height. Both towers are much taller than the adjacent West End Place and Amy Lowell House buildings.

These tower elements with undoubtedly involve significant shadow, wind and view corridor impacts for existing Charles River Park residents in particular, but possibly for other sectors of the West End community as well. In the case of West End Apartments at Emerson Place, such impacts were identified, documented and illustrated from a variety of ground and building perspectives that were understandable to potentially impacted residents, among others. That clearly needs to be done in this case as well.

Since the Garden Garage itself has adverse view and other environmental impacts, those also need to be taken into account. It is an unattractive structure that will hopefully replace by more interesting and elegant one -- and a beautiful structure is clearly a *sine qua non* -- which do not occupy nearly as much of the ground plane. The view corridor analysis should encompass and demonstrate both the positive and negative impacts of the proposed redevelopment as compared to the existing condition; and on that basis, possible changes in building design, height, massing, orientation and materials can be evaluated and implemented, as appropriate. This iterative process has already begun to favorable effect; and hopefully it will continue further in the preparation and presentation of the DPIR itself.

➤ ***Building Massing and Orientation:*** Of equal concern with building height are the related issues of building massing and orientation, which have similar environmental and aesthetic effects on the surrounding community -- and this too has already begun to be addressed. In this regard, two related issues and opportunities arise in the context of the preliminary design shown in the PNF:

⇒ ***The Need for a Sense of Perimeter and Enclosure:*** While Charles River Park is certainly open to the public through a perimeter that is physically quite permeable, its sense of place is organized around an interior networks of pathways and parklands that are defined by a real and valued sense of enclosure. While it is an accessible and inviting place of passage and repose for many thousands of non-residents daily, this sense of enclosure conveys the feeling of tranquility and security that defines Charles River Park as a special public place within the larger urban environment.

For all of its functional and aesthetic deficiencies, the Garden Garage has contributed to that sense of perimeter and enclosure; and based on the preliminary community feedback, there is a real concern that the orientation of the proposed new structures does not – quite the contrary. In effect, the new buildings would replace a wall with a portal – not a bad thing; but the concern is that it does so in a way that could change what was designed to be a pedestrian pathway into what could appear to be a pedestrian thoroughfare. That in turn might very well alter the quality of life and environmental character that has made Charles River Park such a unique downtown community.

Mitigating that potential effect, real and/or perceived, should be an issue and an opportunity that is addressed in the DPIR. That could include changing the orientation of the buildings to create more of a sense of enclosure, improving property landscaping to create a stronger visual sense of perimeter; and encouraging ground-level activities within and outside of the buildings that create a better sense of transition between Charles River Park and the larger community, among other possibilities.

⇒ *The Need for a Clear Address:* As is noted above, and as has been discussed in some of the preliminary planning and IAG meetings for this project, these new buildings are located on the border between two very different districts: Charles River Park and the Nashua Street Quadrant. A project at this crucial site must relate well to the separate and distinct urban design character and quality of both of these districts; in effect, it needs to have two front doors, as we all have agreed. It seems clear, however, that the projected heights of much of the proposed new project are more in keeping with the Nashua Street Quadrant and buildings like the 400+ foot Nashua Street Residences already permitted across the street. That suggests that the main front door of this project should be on its Lomasney Way perimeter, which is also its legal address; and its primary orientation and organization should be in that direction.

As shown in the PNF, however, that is not the case. Instead of the project having two front doors, in a sense it has none. That reflects an orientation of both buildings perpendicular to, rather than more parallel with, its Lomasney Way frontage. In that configuration, the change in elevation from Lomasney Way to Thoreau Path is simply absorbed into the sidewalk rather than used to create a more legible and intentional transition between these two urban sectors. What may have been lost thereby is an architectural and urban design opportunity to strengthen the sense of enclosure and perimeter that is arguably essential to maintaining the residential quality and character of Charles River Park.

This matter has already been briefly addressed in the early meetings of the IAG, in which the street-level orientation of at least one of the buildings was changed to create a stronger Lomasney Way presence. If the boundary potential of this site is to be more fully realized, such strategies should be systematically addressed within the scope of the DPIR. Therein lies the possibility that this project could/should be perceived as more a part of the Nashua Street Quadrant than of Charles River Park -- just as the Garden Garage is now perceived and just as Longfellow Place is experienced as more a part of Stanford Street than of Charles River Park, even though it is actually both.

- ❖ ***The Related Issue of Retail and other Ground-Level Uses:*** In the context of the architectural and urban design questions raised above, the nature, scope and siting of proposed retail and other ground level uses becomes a critical variable in how the project is perceived and experienced from both Charles River Park and the community at large. Understanding that retail uses in this area – e.g., at the adjacent West End Place – have proven to be less than successful in the recent past, we should not risk the possibility of possible storefront vacancies that could defeat the purpose animating and activating the public interface with the project. On that basis, we would suggest a few planning principles and performance criteria that should be incorporated into the DPIR scope:
 - Whatever retail and restaurant uses are planned for this project need to be predictably successful – i.e., based on reliable expression of serious tenant interest, and preferably lease commitments.
 - If appropriate and reliable retail tenants are not available, other public or community uses should be planned for the ground level of these buildings, preferably uses that also have a strong and enduring appeal to neighborhood residents.
 - Such interior building uses should preferably have an exterior dimension that activates and animates the adjacent public spaces around the building.
 - Such uses would likely differ somewhat for the Thoreau Path and Lomasney Way frontages of the project, but in each case they should be a principal foundation on which the form and function of these two different interfaces are designed and built.
 - Thought should be given to how the differences in elevation between Lomasney Way and Thoreau Path might best be utilized both to appropriately distinguish and suitably to link these two project perimeters and also to make the connections with the adjacent West End Place and Amy Lowell House as seamless and synergistic, complementary and compatible as possible.
- ❖ ***The Possibility of Building Height as a Community Asset:*** Beyond the many potential community benefits of ground-level uses, the scope of the DPIR should also investigate the possibility that uses above the ground-floor could serve community purposes that would turn the height of the building into a community asset and not just a private amenity. One of the perceived problems with taller buildings is that the benefits of height tend to be reserved for the private enjoyment of the new building occupants, while its burdens are borne by the surrounding community.

We should seek in the DPIR ways to better balance the benefits and burdens of height that could at once change both reality and perception. That might include the option that public facilities – e.g., health and fitness centers, office and meeting spaces, community rooms, etc. – that would be otherwise available to Equity Residential and/or project residents could also be available for the shared use of other Charles River Park residents and organizations. It could also include an innovative use of the rooftops of these buildings to create new greenspace or other public amenities that could be available to the community as a whole and take advantage of the likely remarkable views from these new structures.

- ❖ ***The Mix of Unit Types – Family and/or Affordable:*** The mix of units shown in PNF ranges from studios (20%) to one-bedrooms (50%) to two-bedrooms (30%). This was proposed with the clear understanding that this mix is subject to reconsideration and revision in the DPIR; and that should clearly be within the scope for that document.

The distribution proposed in the PNF has been fairly typical of such developments in the past; but it is becoming increasingly less typical of the West End neighborhood as a whole, which now has increasing numbers of families with children. They want to remain in the community, but can only do so if housing is available that meets both the space and the financial needs of their growing families. Among other things – like a new public elementary school -- what is required are larger and more affordable than the rental units than are now available.

The Garden Garage project should be able to meet both of those goals, at least in part, since it can change the unit mix to provide more larger units and because it is already obligated to market 15% of its units as affordable. On that basis, we make the following suggestions for consideration in the scoping of the DPIR, which in some reasonable combination could make for a mix of housing that would seem to be more responsive to the changing needs of the West End community at this time:

- The project proponents should seriously consider a unit mix with more three-bedroom units – at least 5% of the total. Such units could accommodate not only larger families, but also the live-work families, an increasingly common urban occurrence that would be greatly enhanced by the availability of accessible, efficient and connected living spaces. This convertibility would provide some significant degree of marketing flexibility for any larger units.
- If the project proponents conclude that the market does not exist for at least that number of larger units, they should make that case in the DPIR based on relevant documentation that is understandable and objective.
- To provide an incentive to make as many of the larger units also affordable, the formula for measuring compliance with the project affordability requirement should take unit size into better account. For example, the affordability requirement, at least in part, could be translated from numbers of unit to numbers of square feet. That would likely require a modification of the current affordability formula, at least on a demonstration basis; but without that incentive, the larger units needed by our younger families may be available but not affordable, when they may have to be both. And in that circumstance, some flexibility would be appropriate and advisable.
- If appropriate residential units are already available elsewhere in the Equity Residential West End properties, such units should be eligible to satisfy the project affordability requirement. In the case of larger units, for example, existing three-bedroom units in Longfellow Place could be made both available and affordable sooner rather than later.
- The affordable unit marketing strategy for this project should also have a workforce-housing dimension. Area employers like our medical, academic and municipal institutions, should be made aware of these affordable housing opportunities and encouraged to reach out to their income-eligible employees to make the availability of affordable units known to them.

This would be of particular interest to those employers and employees for whom proximity to their workplace is especially important – e.g., hospital shift workers; and it might also be quite timely given some recent difficulties in marketing the affordable units of other projects – including the nearby Avenir – in a real estate downturn in which all units have become increasingly affordable, for better or for worse.

❖ ***Educational Modeling Possibilities:*** Given the quality of the design and engineering that will be put into this project, some of its elements could well serve as educational models of state-of-the-art design, engineering and management products and practices. If so, they could well provide practical guidance for other residential development projects, for professional firms and academic institutions in the planning, engineering, design and management fields, and for public and community-based planning and development agencies and organizations. They could also be instructive for residents of the surrounding residential communities in the West End, North End and Beacon Hill in their own homes. Among possible areas of interest:

➤ ***Universal Design:*** This approach to accessibility goes beyond the ADA requirement that some of our new residences need to be designed and built to accommodate the incapacities of those with specific handicaps. Universal design embraces the principle that all residences should be designed and built to accommodate the incapacities that everyone will surely experience occasionally and eventually; and that doing so can be both cost-effective and virtually invisible.

One of the foremost proponents of universal design policies and practices and products is located in the Bulfinch Triangle, just around the corner from the Garden Garage. And not coincidentally, the *Institute for Human Centered Design* is also represented on the IAG. One would expect, therefore, that universal design could and should be a strategy that is inherent to the planning, design and development of this project. If it is, we would avoid the need to design and build so-called *handicapped* units that are obviously so, and are correspondingly less attractive and suitable for those who consider themselves to be fully capable at present.

➤ ***Energy Efficiency:*** Beyond whatever LEED certification to which this project as a whole might aspire, attention to the principles and practices of energy efficiency and conservation could and should be designed and built into the individual residences in this project. And those principles, practices and products can be taught to others and then perhaps replicated in existing housing stock elsewhere in our community.

➤ ***Communication Connectedness:*** Likewise, if these buildings are designed, built and equipped to incorporate contemporary communications standards and practices, many of which might support or facilitates the goals of universal design as well, there is likewise an opportunity to disseminate and replicate that approach to contemporary living well beyond this project.

The point is that, beyond enhancing the quality, security and convenience of life in the new residences that will be created by this project, elements of exemplary design and construction can also have professional, academic and community benefits as well, if they are planned, implemented and documented as educational opportunities.

That could include the creation of one or more model apartments that can be used both for marketing as well as demonstration purposes, in potential collaboration with any number of interested parties, all of which could garner favorable media attention for the project and the process.

- ❖ ***A Larger Urban Design Challenge:*** One of the potential benefits of the residential redevelopment of the Garden Garage project is the contribution that it can make to the development of the Nashua Street/Martha Road/Lomasney Way intersection as a new and attractive West End urban center. This civic opportunity relates directly to the Nashua Street Quadrant/Charles River Park orientation and address of this project; and it was discussed with specificity and enthusiasm in the preliminary planning meetings for the Garden Garage project. But it received little or no mention in the PNF itself; and it deserves much more attention and consideration in the DPIR.

With the notable exceptions of the Suffolk County Jail and the old -- and soon-to-be-relocated -- Spaulding Rehabilitation Hospital, the Nashua Street Quadrant has been almost entirely devoted to regional transportation purposes. But in the wake of the CAT and MBTA North Station projects and with the construction of a new arena, that situation changing fast; and the context is being created for another important West End focal point at this critical urban nexus. In addition to the Garden Garage Project itself, this will result from by the combination of the redevelopment strategies that will soon be emerging from the MGH Institutional Master Planning process for the Nashua Street Quadrant, the already permitted Nashua Street Residences, the expected the improvements to the Tip O'Neill Federal Building perimeter, and related plans for the Lomasney Way element of the Causeway Street Crossroads Initiative.

The potential focal point for this coming revitalization of the Nashua Street Quadrant could be a new nexus of Martha Road, Lomasney Way and Nashua Street organized around a new civic greenspace that would be a appropriate forecourt for it all, not least for the Garden Garage project itself. What could be achieved is an active and attractive new civic space that could at long last make pedestrian and vehicle circulation in and around this area both more safe and more legible. It would also create an interesting new urban place -- a West End Square -- around which the redevelopment of this area could be oriented and organized.

Making that developing new context into an actual place would require a level of communication, cooperation and coordination among a series of public agencies, private entities and community organizations that goes well beyond the purview and responsibility of this project and its proponent; but that effort would surely benefit from the kind of informed and timely leadership and inspiration that the Garden Garage development team could provide for its other essential participants. That could begin with include exploring and illustrating these civic and urban design possibilities in the DPIR. That could provide the impetus for a collaborative effort that would be both a catalyst for and the symbol of the revitalization of this visible and important West End district.

- ❖ ***Some Other Relevant Community Initiatives:*** In the context of this project, and even more importantly as a valued and resourceful member of the West End community, there are a number of other community improvement initiatives to which Equity Residential and it development team could also make some timely and important contributions. These could include proactive political and professional input and support and perhaps, but not necessarily, financial contributions.

Among the ongoing neighborhood efforts that could benefit from more active EqR involvement that would benefit the Garden Garage project as well as West End neighborhood as a whole:

- *The Causeway Street Crossroads Initiative:* This BRA effort to redesign and reconstruct the streets, sidewalks and streetscape on and around Causeway Street encompasses a portion of Staniford Street and all of Lomasney Way, which fronts the Garden Garage Project. Its relevance to this project is obvious and immediate.
- *A New Pedestrian Bridge at Leveret Circle:* This longstanding community quest might finally be coming to a successful conclusion pursuant to a recent DOT community meeting on this subject. It involves a critical intersection that directly abuts Equity Residential property and affects pedestrian circulation between the Garden Garage and the Charles River, the Esplanade and the Science Park T Station.
- *A New Public Elementary School for the West End, North End, Beacon Hill and Back Bay:* This community-based effort has the support of the Mayor, the School Superintendent and the Boston Redevelopment Authority; but is still in the preliminary stage of site evaluation and selection. Its eventual outcome, however, will have a major impact on the future viability of the West End as a home for families with children, which is a matter directly relevant to the success of this project, to the marketability of all EqR residential properties in our community; and to the desirability and demographics of the West End as a whole.

These community initiatives are likewise beyond the purview of this project and certainly received no attention in the PNF. Nor are they a primary responsibility of Equity Residential. But both the EqR management operation and the Garden Garage development team could together add to these efforts a level of experience and expertise that is otherwise not available to the community in our own pursuits of these goals. And that could make all the difference to the nature, scope, schedule and success of their hopefully mutually beneficial outcomes.

- ❖ *Other DPIR Scope Issues and Opportunities that Not Addressed Herein:* There are any number of other matters that should be addressed in the DPIR that are not addressed herein. These include such important matters as consistency with prior zoning and planning requirements, the implications of a no-build option, the impact of this project on our existing infrastructure, traffic planning and analysis, and construction management and mitigation.

We are confident both that these and other such matters will fall within the scope of the DPIR, as they always do; and that they can and will be better addressed by other community commenters. That includes the very particular issues and opportunities related to the immediately abutting West End Place and Amy Lowell House properties, which will surely be better addressed in the comments from those owners and residents. And in the final analysis we defer to the good judgment of the BRA and other city agencies to assure the kind of comprehensive DPIR scope on the basis of which further planning and permitting can productively proceed.

A CONCLUDING COMMENT ON THE PLANNING PROCESS ITSELF: It is clear from these and other comments on this project that there are a number of outstanding matters that need to be addressed and resolved during the course of the several months projected for the completion of the planning and permitting process on or about the end of this year. Given the success of the effort to address and resolve such problems in the case of the West End Apartments at Emerson Place project, and the fact that many of the veterans of that process are also involved in this effort, we remain confident of an ultimately positive outcome in this case as in that. But that will require the same type of communication and collaboration between the project proponent and the community and the same level of cooperation and support from the BRA that were evident in that case.

And in that regard, it bears repeating that once an appropriate DPIP scope is determined by the BRA with community input and feedback, that among the most important stages of that collaborative effort is the period between the publication of the scope and the publication of the DPIP. It is while the DPIP is being prepared that the best options available to address the issues and opportunities required by the scope can be most effectively addressed -- in a collaborative manner before they are finally decided upon. The DPIP that is eventually published is then likely to be both better understood and more hopefully supported by a community that has been substantively involved in the process that produced it.

The hope and expectation of our community is that we will have the same level of involvement in that element of the process in this case as we did in the case of the West End Apartments; and if so, we look forward to an active, inclusive and participatory process that will produce a project that is both timely and worthy based on the community context in which it has emerged and to which it could and should contribute positively. And we in the community are prepared to put in the time and effort that will allow that to happen.

DOWNTOWN NORTH ASSOCIATION & COMMUNITY

The Downtown North Association (DNA) is a not-for-profit coalition, which represents the business, institutional, professional, recreational and residential interests in the mixed-use community historically known as the West End. It is bounded by City Hall Plaza on the south, Charles River on the north, Beacon Hill on the west and the North End on the east. The purpose of the Association is to encourage and contribute to the continued economic, social and physical revitalization and redevelopment of the Downtown North/West community as a whole. The strategies employed to accomplish that mission include collaborative planning and proactive advocacy regarding the full range of issues and opportunities that challenge and confront our neighborhood, emphasizing communication, coordination and cooperation with the public agencies and private organizations that will influence and facilitate a more cohesive and successful community.

The more than one hundred member organizations of the Downtown North Association represent a broad cross-section of the Downtown North/West End community, which encompasses a variety of major districts including:

- * The residential neighborhood that includes the former Charles River Park, West End Place, the Hawthorne Place, Whittier Place and Strada 234 Condominiums, the Amy Lowell House and the Blackstone as well the new Charles River Plaza retail and office complex, Holiday Inn Select, a major professional building on Staniford Street, the West End Library, Old West Church and the Harrison Gray Otis House.*
- * The Bulfinch Triangle, immediately south of Causeway Street, which is home to most of the retail, bar, restaurant and hotel establishments and professional firms in the area and contains more than five acres of redevelopment parcels to be made available with the demolition of the CAT and Green Line elevated structures.*
- * The North Station Economic Development Area, immediately north of Causeway Street, which includes North Station itself, TD Garden, the Tip O'Neill Federal Building, the Causeway/Strada 234 and Lovejoy Wharf buildings, and the southern portal of the Zakim/Bunker Hill Bridge, as well as the major redevelopment parcels on the site of the old Boston Garden.*
- * The adjacent Nashua Street Quadrant, which includes Spaulding Rehabilitation Hospital, the new Nashua Street Residences Project and the new Nashua Meadows Park, as well as a number of important new development parcels.*
- * The medical sector, in the Cambridge Street/Charles Street area, which includes Massachusetts General Hospital, Massachusetts Eye & Ear Infirmary, Shiner Burns Hospital for Children and the Schepkens Eye Research Institute, as well as the new Liberty Hotel & Conference Center in the former Charles Street Jail.*
- * The northern portion of Government Center, which includes the new Edward Brooke Suffolk County Courthouse, the Lindemann Center and Hurley State Office Building, Government Center Garage, the Area A-1 Police Station, the New Chardon Street Post Office, Channel 7, One Bowdoin Place and One Bulfinch Place.*



Management Office
Two Hawthorne Place
Boston, MA 02114
Telephone - (617) 723-4937
Facsimile - (617) 723-7438
management@hawthorneplace.com

March 11, 2011

Jay Rourke, Senior Project Manager
Boston Redevelopment Authority
Boston City Hall - 8th Floor
Boston, MA 02201

Dear Mr. Rourke:

On behalf of the Hawthorne Place Board of Trustees, I am herewith submitting our statement of response to the Garden Garage Project proposed by Equity Residential in the Project Notification Form for Large Project Review dated January 7, 2011.

I am a member of the Impact Advisory Group (IAG) for the abovementioned project and also served on the IAG for the previous Equity project known as the Residences at Emerson Place. That planning process ultimately resulted in a development that complemented the existing buildings in the West End, did not overwhelm the park-like setting of the area, and provided welcome open space for all residents. It is our hope that a development at the Garden Garage, if built, could achieve a similar result. Unfortunately, the project as presently proposed is of serious concern to the Hawthorne Place Board of Trustees in terms of the height, density, and massing of the proposed buildings. Rather than complementing the existing neighborhood, this development of 500 Units and 850 parking spaces may well totally overwhelm this very special neighborhood. It is critical that any new development not only complement the neighborhood, but, in fact, enhance it.

Attached are various issues and concerns that must be addressed in the Draft Project Impact Report and in the on-going negotiations with the Impact Advisory Group. Again, it is our hope that the upcoming process will be carried out in the same spirit of cooperation with Equity Residential and the BRA that led to the successful Residences at Emerson Place.

Sincerely yours,

Linda Ellenbogen
Hawthorne Place Board of Trustees

Attachment

GARDEN GARAGE PROJECT

HAWTHORNE PLACE ISSUES/CONCERNS:

1. **Project Alternatives:** No consideration has been given to alternatives to the height, massing and density of proposed project;
2. No economic justification has been provided to support the need for 500 residential units and 850 parking spaces;
3. No street level views of new towers have been provided. Views from side and back of Hawthorne Place appear to be dramatically impacted;
4. The infrastructure of Charles River Park is now approximately 50 years old. There have been numerous pipe breaks beneath Thoreau Path. It is extremely doubtful that water and sewer lines can support any additional development;
5. Construction period impacts. Blasting for five levels of underground parking will have detrimental effect on adjacent properties;
6. There is insufficient temporary relocation parking in the area. Hawthorne Place parking deck is cited under Section 3.3 as having 111 parking spaces. We have 54 privately owned spaces and 50 visitor spaces available for the use of Hawthorne Place visitors and guests only;
7. Climatic impacts -loss of sunlight and winds from additional towers. Wind impacts on Thoreau Path from the Longfellow Towers are already intolerable;
8. Additional traffic congestion from development when added to the customary commuter traffic and Garden events. Need to further assess entry/exit on Lomasney Way;
9. Need for clarification of entry points from Thoreau Path. The PNF contains contradictory statements: Section 2.2 states: "primary pedestrian access to the building lobbies will be from Lomasney Way; a secondary residential entry will be provided from Thoreau Path". Section 3.1 states: "Primary pedestrian access to the residential lobbies will be provided from Thoreau Path, with secondary pedestrian connections onto Lomasney Way". It is imperative that the buildings' access from Thoreau Path be open, well-lighted, and visually appealing. Although creation of street life on Lomasney Way is important, the development must relate to the park to gain community support;
10. Need for additional open space and recreational amenities open to all on the Thoreau Path side of the development. The Emerson Place development is only 310 units on a far larger footprint than what is being proposed here resulting in more open space to be enjoyed by the neighborhood.

It is expected that these issues and concerns will be fully addressed in the DPIR and in the on-going Article 80 process.

Amy Lowell Apartments
65 Martha Road
Boston, MA 02114
(617) 742 0222
Fax (617) 227 6032

March 7, 2011

Jay Rourke
Boston Redevelopment Authority
1 City Hall Square #9
Boston, Ma 02114

RE: Garden Garage Project / Response to the P.N.F.

Dear Mr. Rourke:

This letter is to represent the position of the Management of Amy Lowell Apartments with regards to the P.N.F. for the aforementioned project. The opposition we have to the Project/P.N.F. is as follows:

- 1) **Parking Agreement-** The P.N.F. submitted on January 7, 2011 states in Section 1.2.2.1 – On Site Parking - *"Of the 300 residential/private/exempt spaces, 14 are committed under a lease to the Amy Lowell Apartments. According to parking occupancy data collected by the Project team in January 2009, the existing Garden Garage is never fully occupied."* The actual parking agreement/ lease which is in effect until June 31, 2049, states that Fifty (50) residents of Amy Lowell shall be entitled during the term of those agreement to license pursuant to separate written agreements one (1) parking space each, for the parking of a motor vehicle. Thus the P.N.F. is in direct violation of the previous standing parking agreement.
- 2) **The Proposed Project Design poses several concerns for the residents of Amy Lowell they are as follows:**
 - (a)The design opens a direct path into the park which poses a security concern.
 - (b)The scale of the buildings being twenty and twenty-one stories respectively creates a concern for light pollution and long term permanent changes affecting sunlight and shadowing resulting in increased heating costs.
 - (c) **Traffic Patterns-** According to the P.N. F. *As shown in Figure A-7, vehicular access to the proposed garage will be from the existing curb cut along Lomasney Way; access to the*

Amy Lowell Apartments, 65 Martha Road Boston, Ma 02114



loading dock will be from the service drive off of Lomasney Way. In one of the public hearings it was stated by Gregory White that the entrance to the proposed garage would be at least two (2) car lanes smaller. This poses a concern for the traffic flow of Lomansey way and Martha Road. In its current design, particularly when there is an event at the garden, traffic comes to a halt and bottle necks. If an additional five-hundred households are added to the community and the traffic that comes along with that addition, as well as the traffic caused by events at the Garden combined with a smaller entrance/exit to the parking structure is a recipe for unnecessary traffic delays and jams.

3.) Construction- If approved, the project poses many construction concerns for Amy Lowell Apartments. Including but not limited to negative impact on leasing during construction, the effects of construction noise on our disabled population, access to the building, traffic during construction, aesthetics, and possible damage to the building due to blasting, construction vehicles, blown debris etc.

The content of the aforementioned letter represents the concerns/position of the management of Amy Lowell Apartments we look forward to future correspondence and open constructive dialog with the Boston Redevelopment Authority and Equity Residential regarding this project.

Sincerely,

annel Satterwhite
Property Manager
Amy Lowell Apartments
HallKeen Management
65 Martha Road
Boston, Ma 02114
617-742-0222 - (p)
617-227-6032 - (f)
Jsatterwhite@hallkeen.com

Cc: Steve Lodi, Regional Manager

Amy Lowell Apartments, 65 Martha Road Boston, Ma 02114



March 10, 2011

SENT VIA EMAIL

Jay Rourke, Senior Project Manager
Boston Redevelopment Authority
One City Hall Plaza
Boston, MA 02210

RE: Equity Residential Garden Garage Project Notification Form Comments

Dear Jay:

I am writing as a resident of West End Place located on Staniford Street and a direct abutter to the proposed Garden Garage project site. West End Place is a mixed-income cooperative condominium with 183 residential units, three commercial suites, the West End Museum, and a 101-car garage that only for West End Place residents and the West End Museum shareholder. I am also a member of the Impact Advisory Group for the subject project.

Although there is general consensus that the current Garden Garage detracts from our much-improved community, there needs to be care taken in the design of its replacement. When the MBTA depressed the Green Line along Lomasney Way, it exposed the unattractive garage that had not been clearly visible for many years. The West End community has worked hard over many years to continuously improve the West End – we need to be sure that our continuing efforts are not jeopardized.

There are several issues with this project as currently proposed that I feel need to be considered in the Scoping Determination:

- **Size of the Proposed Project:** The two towers that are proposed are more than twice the height of the current Garden Garage and West End Place. The height of the proposed towers may reflect the height of the Longfellow Place towers, but they do not fit into the context of Charles River Park as it has evolved, or of the West End. The other properties in the Park, including the Villas and Townhouses that Equity Residential built in their 2005 project, are varied in height and are lower than the Longfellow Towers except for the building that is next to Storrow Drive. Looking at the renderings of the East Tower Elevation (slide 33) as shown at the February 7 public meeting presentation, it clearly shows that the East Tower is out of proportion with West End Place. The proposed height of the East Tower will obscure West End Place, which is an award-winning property for its design. In keeping with the texture of the neighborhood, the new

buildings in the Bulfinch Triangle are also significantly lower than the two proposed towers. The allowable height for the replacement of the Garden Garage is spelled out in the West End Land Assembly and Redevelopment Plan of 1957 (the Plan) and modified, amended, or revised over the years. This parcel was re-designated for residential and commercial use in 1971 and there is a formula defining height and set-backs for residential parcels in the original Plan. The as-of-right height for this site is 155', but there is a possibility of exception if the buildings have set-backs according to the formula which begins on page 7 of the original Plan. This includes set-backs from other buildings as well as from the street. The intent of these set-backs, according to the original Plan is "... to assure adequate and healthful sunlight, light and air, as well as proper privacy, to all dwelling units within the Project Area". My interpretation of this is that after the building reaches a certain height, any additional height needs to be set back from the building base edge, similar to the designs of the new buildings in the Bulfinch Triangle. These configurations need to be explored by the proponent.

The project site is approximately three acres. Although the proponent suggests that they will increase the amount of open space within the proposed project, much of that space is paved walkway. This proposed walkway appears to be for the convenience of the local institutions, not residents. As the proponent states in their PNF, *"This entire precinct is planned around a meandering pedestrian network and green spaces with connections to the Charles River waterfront and the surrounding neighborhoods. This urban green space is cherished by the residents of the West End."*

- **West End Place Easement:** The easement that is between the proposed project and West End Place is labeled as a "service road" and "loading area" in the PNF but in fact it is the only means of access and egress to the West End Place parking garage and trash dumpsters, which are emptied daily during the week. Additionally, the management of Equity Residential uses this easement to service Longfellow Towers. West End Place has a written obligation to maintain this easement. The proponents' use of the current easement as a "service road" during the demolition and construction of the proposed project and beyond will greatly obstruct West End Place residents from using their garage, and it will hinder West End Place management from properly maintaining the easement. Construction/demolition equipment in the easement will be a safety hazard to West End Place residents using the garage and the dog-walk area. Unless the proponent has another "service road" and "service area" for the demolition and construction of the 500 new apartments as proposed in the PNF, West End Place residents might be denied safe and rightful use of the easement.

In addition, the easement abuts the current entrance to the Garden Garage which even now causes West End Place residents difficulty when drivers access and egress the Garden Garage before and after events at the TDGarden. Our residents find it very

difficult to enter and leave our own parking garage. The proponents plan suggests that there will be fewer lanes for vehicles using the Garden Garage than are currently in use even though there is a proposal for 250 additional cars in the proposed garage. If this lane decrease is permitted, the traffic difficulties on Lomasney Way, Martha Road, Nashua Street and the roads and highways leading to and from them will experience more traffic issues than there are now during times of high use. Also, drivers will be more impatient when they try to leave the garage after events and will cause night time disturbance to residents by honking their horns. Several years ago, we worked with Equity, BTM, BPD and State Police to change traffic patterns around this area after events so vehicles could leave the Garden Garage and MBTA garage more quickly. This alleviated much of the noise factor and traffic gridlock. Having fewer egress lanes from the proposed parking garage will cause these issue to resurface.

- **Passageway from Lomasney Way into the Park and Thoreau Path:** Although I appreciate the desire of the proponent to encourage people to walk between North Station, the Park, and MGH, the focus should be to allow residents of the West End to enjoy the openness created by removing the current solid barrier – the Garden Garage. As attractive as the proposed walkway may appear, narrowing the passageway between the proposed towers could keep the sense of tranquility that is felt within the Park now. Narrowing that space by moving the buildings closer together could also allow for an increase in the width of the area between West End Place and the proposed East Tower which could allow for improved maintenance of the easement. Also, the walkway between the Amy Lowell House and the proposed West Tower could be improved.
- **Demolition and Construction:** During demolition and construction, there will be a great deal of noise, dirt, and general disturbance for abutting residents over a long period of time. There needs to be assurance by the proponent that during the week, work will only take place between 7:00AM and 4:00PM. This means that the Construction Management Plan needs to state clearly that no work, set-up, or staging will begin before 7:00AM on or around the site. If the developer finds that work needs to be done after 4:00PM or on weekends or holidays, the property managers of the abutting properties (West End Place, Amy Lowell House, Hawthorne Place, and Whittier Place) need to be informed at least three business days in advance so that they have sufficient time to notify the residents of their properties. There also needs to be strict monitoring of noise, dirt, and traffic during this proposed project. There are approximately 85 children under the age of 18 at West End Place and many senior citizens. Their health, safety, and peaceful enjoyment of their home needs to be of utmost consideration.
- **Removal of Current Garage:** Depressing the current parking garage will be beneficial to all concerned, but there will likely need to be some blasting of bedrock and excavating of

the land below the current structure to accomplish this. This is a concern since much of the proposed project, according to the plans included in the PNF, is within the historic high water line and is landlocked wetlands (Figure A-8). Moving the earth and/or blasting rock could affect the integrity of nearby structures, specifically West End Place and Amy Lowell House. For this reason, the proponent needs to conduct structural engineering surveys both before the project begins and after the project is complete so that any damage can be documented and rectified by the proponent in a timely manner.

- **Retail Space:** The proponent's plan shows retail space that seems to be an after-thought to satisfy a suggestion of retail within the project. The proposed location of that retail will be of no benefit to the community in its current proposed location. If retail is to be a part of this project, it needs to be more visible by passersby or it will fail. The type of retail business also needs to conform to the current makeup of this part of the West End meaning that it should not be, among other things, a sports bar or be of institutional use unless it is a professional office – there should be no laboratories or research facilities on this site. A café or small restaurant with outdoor seating but no entertainment could be an acceptable use, as could a retail store such as a sundry shop, shoe repair shop, news stand, florist, etc.
- **Community Usage:** The community space that is outlined within the proposed buildings is designated for the use of the building residents except for a small outdoor space adjacent to the South Tower. Since this parcel needs to have a recreational benefit for all residents of the West End, it would be encouraging to see some of that internal space open for the use of other West End residents.

In the Cooperation Agreement signed by Greg White in December 2004, it states, the developer will *"Make existing outside tennis courts, behind West End Place and the garage, available to West End residents at no cost for as long as such courts are available"*. Two of those four courts were, in fact, repaired but they were not offered to West End residents. Rather, they were locked and posted as being for the sole use of Equity Residential residents. My expectation is that in this proposed project there will be an accommodation to rectify that part of the 2004 Agreement that was not adhered to.

- **Crossroad Initiative:** The project PNF shows wide sidewalk along Lomasney Way in keeping with the width of the sidewalk along West End Place. While this is commendable, the proponent needs to demonstrate how this width, as well as the entire proposed project, will present itself in conjunction with the design for the Causeway Street Crossroads Initiative that is planned for the area along Lomasney Way. The proponent needs to work with the BRA and the community in coordinating this project with the Crossroads Initiative.

- **Other local projects:** Within the next year or two, several long-awaited development projects will begin construction in the West End. These include the Nashua Street Residences, three residential/commercial parcels in the Bulfinch Triangle, MEEI, and perhaps MGH to name a few. There needs to be strong communication and coordination between the proponent, the other developers, and residents in regard to the effects these projects could present to the community, especially if they all commence within the same timeframe.

I look forward to continuing to work with the Equity Residential team, members of the IAG, and the BRA as this proposed project moves forward to the next step – the Draft Project Impact Report. By working together and looking at many aspects of this project, we will have a project that will greatly improve the site of the current Garden Garage.

Regards,

Jane ForreSTALL

Jane ForreSTALL

Cc: Mayor Thomas Menino
Councilor Michael Ross
Representative Marty Walz
Senator Anthony Petrucci
Nicole Leo, Mayor's Office of Neighborhood Services
Jonathan Greeley, Project Manager, BRA
Lauren Schurtleff, Project Manager, BRA
Peter Gori, Senior Manager, Crossroads Initiatives
Greg White, VP Development, Equity Residential Properties
Members of the West End Place Managing Board
Members of the Impact Advisory Group
Downtown North Association

Kathleen M. Ryan
Two Hawthorne Place, #11J
Boston, MA 02114

March 11, 2011

Jay Rourke, Senior Project Manager
Boston Redevelopment Authority
Boston City Hall - 8th Floor
Boston, MA 02201

Dear Mr. Rourke:

I am submitting my comments regarding the Garden Garage Project proposed by Equity Residential in the Project Notification Form for Large Project Review dated January 7, 2011.

I am a long-time community activist and resident of Hawthorne Place Condominium in the West End as well as a current and founding member of the West End Council, whose membership is composed of the Boards of Trustees of Hawthorne Place and Whittier Place Condominium Associations. In addition to being a member of the Impact Advisory Group (IAG) for the above-mentioned project, I have also served on various IAG's for past neighborhood development projects and was actively involved on behalf of our neighborhood with the previous Equity project known as the Residences at Emerson Place. That planning process ultimately resulted in a development that complemented the existing buildings in the West End, did not overwhelm the park-like setting of the area, and provided welcome open space for all residents. A new development at the Garden Garage site, if built, should achieve a similar result.

The proposed redevelopment of the site offers a wonderful opportunity to:

- Replace an unattractive old parking garage with a new and appealing structure that complements and enhances our open, park-like environment;
- Reinforce the sense of place that makes the West End such a special and unique neighborhood;
- Increase our open space to directly benefit the entire neighborhood while preserving the safety and tranquility of this oasis in the City;
- Create enhanced recreational uses that provide a vibrant and lively venue for both new and current residents to meet and socialize;
- Provide retail uses and services that further vitalize the local streetscape;
- Build attractive housing units suited for families and housing units on-site that are affordable.

However, the project as presently proposed is unacceptable – it is just too big, particularly in terms of height, density, and massing. Rather than complementing the existing neighborhood, this development of 500 units and 850 parking spaces overwhelms it. It is critical that any new development not only complement the neighborhood, but, in fact, enhance it.

The major issues that must be addressed in the Draft Project Impact Report (DPIR) and the ongoing Article 80 process as well as the on-going negotiations with the Impact Advisory Group are as follows:

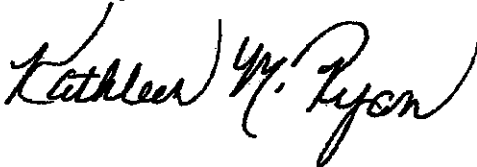
- **Development Alternatives:** Besides just moving the proposed buildings around the site in different configurations, what are some other creative and attractive ideas that fit the scale of the neighborhood and address the concerns about height, density, massing, views, etc.? It's ironic that the very "sense of place" mentioned so frequently in the PNF is the very thing that will be destroyed as historic views of Boston Harbor, the Custom House Tower, the Zakim Bridge, etc. are blocked by massive, could-be-anywhere towers. And the negative economic impact of blocked views for unit owners is a given – we all know view sells.
- **Economic justification:** What is the economic justification for the number of housing units and the increase in the number of parking spaces? The developer, as a REIT, has a stated business mission to collect rents and maximize ROI for its shareholders. While this is an admirable goal for their shareholders, it does not serve the neighborhood's best interests and needs some compromise; as proposed, the number of 500 units is almost double the number of units built in the prior Equity project on a larger parcel of land. In this transit-oriented neighborhood, we need less, not more, parking, traffic and pollution. If the current number of spaces is to be duplicated underground, a portion of those spaces should be allotted to any new residential units and there should be no increase in the number of spaces built.
- **Enhanced and increased Open Space:** What will Equity do to really enhance and increase open space for our benefit? The PNF says the proposed development will increase the area of open space on the project site and presents this as a neighborhood benefit. However, the open space created in the proposal actually does not benefit the neighborhood – it consists largely of a very wide pathway between two towers that provides easy access to our neighborhood for commuters and others passing through to and from the North Station/Boston Garden/Nashua Street/Bulfinch Triangle/MGH areas. This is of questionable benefit to those who live here and feel safe here but is of certain benefit to those surrounding institutions whose employees/event attendees, etc. now use the current pathways. In particular, as the surrounding areas are further developed by these institutions, they will need and want easier access through the Park. In addition, the current building designs appear to turn their back on the neighborhood by having their primary entrances streetside vs. facing into the neighborhood. This seems to be prevalent when developing in our environs.
- **Infrastructure:** How does the developer propose to improve our current aged infrastructure to support their project? As mentioned by others, we have had pipe breaks beneath our newly renovated Thoreau Path; streets are of insufficient number and size to support the increased traffic that would result from any new development, especially when considered in conjunction with

other future neighborhood development projects; neighborhood streets and lighting are in dire need of repair and replacement—when Equity was building the Emerson Place Residences, Hawthorne Place Condominium Association asked them if they could continue their new lighting on Blossom Street down to Cardinal O'Connell Way. This would replace five aged lights with hanging wires on the street in front of Hawthorne Place. It would have been a small gesture of good will by a good neighbor, but Equity refused. And this is a small infrastructure issue!

- **Construction Impacts:** What will Equity do this time that is any different than before? We are being asked to endure multiple years of construction impacts and possible damage from blasting for a major project that is overwhelming and that we do not want in its present form. We know from past experience that whatever work times and mitigation are promised are seldom well delivered. Right now, we are enduring a very noisy renovation project at Equity's Longfellow Place. It has been never ending. An important pathway/stairway is blocked for a period far longer than promised and is a major inconvenience. Construction begins early in the morning (7am) and on weekends (Saturdays). And this is a small project!

Again, I look forward to having these concerns addressed in the DPIR. I remain optimistic that the upcoming process will be carried out in the same spirit of cooperation with Equity Residential and the BRA that led to the successful Residences at Emerson Place. Thank you for the opportunity to comment.

Sincerely,



Kathleen M. Ryan
Two Hawthorne Place, #11J
Boston, MA 02114

Cc: Mayor Thomas M. Menino
Councilor Michael P. Ross
Rep. Martha M. Walz
Impact Advisory Group Members
West End Council (Hawthorne and Whittier Condominium Assns)
Downtown North Association
West End Place Board of Directors
West End Civic Association
Amy Lowell House
Beacon Hill Civic Association
Greg White, Equity Residential
Nicole Leo, Mayor's Office of Neighborhood Services
Jonathan Greeley
Lauren Shurtleff
Peter Gori

APPENDIX 3
COMMENTS FROM THE PUBLIC

Ms Carol Robinson
65 Martha Rd Apt 6Q
Boston, MA 02114

Type your name

Address

& phone here

617-227-2014

or print on your letterhead or write on your personal stationery

Put Date Here

March 7, 2010

Jay Rourke, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

Re: Garden Garage Project PNF Comments

Dear Mr. Rourke,

Please write the letter in your own words. Make it personal, not a form letter.

A short, simple message of opposition can be powerful. Here are some ideas to get you started:

Please work with the community & listen to us

- I am strongly opposed to the towers Equity proposes to build.
- The Garden Garage Project presented in the PNF is entirely unacceptable to me.
- In May of 2009 Mayor Menino promised the residents of the West End that "If you want the garage to remain..., we won't build. I live here and I don't want the towers.
- The West End is becoming overbuilt. It was designed to have open space and that is what makes this area attractive to live in. We don't need any more buildings here.
- The buildings Equity proposes do not benefit the West End community and should not be built.

Say something about yourself: How long have you lived in the West End, state if you belong to any community groups, what do you like about the community, do you own or rent, how do you feel this project will impact you etc. *I have lived in West End since 1969 & I would oppose the towers proposed are not*

You can critique different aspects of the project however this indicates you will accept the project with changes. Some feel it is better to oppose it completely at this point and send Equity back to the drawing board or better yet send them away. They will not go willingly so we need an outpouring of opposition.

As a member of the group for the redevelopment of the West End and of the JAG for Emerson Place Project, I
Closing, (choose one: Sincerely, Yours truly, Cordially etc.)
Sincerely

Sign your name here

Carol L. Robinson

- (Please deliver a copy of your letter to the Amy Lowell Office. We will send copies of all the letters to our elected officials)

**After hearing constructive criticisms and giving the proposal another look you may see some common-sense comments and go back to the drawing board*
Jay, I'll write you a more coherent letter at a future date. CLR



Equity Residential plans to build 2 HUGE buildings over the "Bubble Garage"

Do you want these massive buildings next to your home?

The deadline for comment letters is FRIDAY MARCH 11th, 2011

We must generate a flood of letters to the BRA (Boston Redevelopment Authority) letting them know this oversized project is not acceptable to us the residents of the West End.

Charles River Park will be severely impacted and we urge you to send a comment letter or simply sign the petition for the short letter opposed to development that will be available at the meeting.

If you would like a sample letter template emailed to you, please send an email to: weca.boston@gmail.com

View the PNF (Project Notification Form) at:
[http://www.bostonredevelopmentauthority.org/DevelopmentProjects/PipeDocs/Garden Garage/PNF/Garden Garage_PNF.pdf](http://www.bostonredevelopmentauthority.org/DevelopmentProjects/PipeDocs/Garden%20Garage/PNF/Garden%20Garage_PNF.pdf). It may take a very long time to download

Short on time? Want help with your letter? Or simply to sign a Petition letter?

Come to a: Letter Writing Session

Wednesday March 9, 1:00 – 3:00.

Amy Lowell Community Room

We'll make it easy: We will have computers & a printer, sample letters, note paper, stamps, envelopes and refreshments. Bring your personal letterhead or stationery if you can.

BE HEARD!

MAIL letters to:

EMAIL your letter to:

For more info from the

Jay Rourke, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

jay.rourke.BRA@cityofboston.gov

BRA or to comment call:

cc: weca.boston@gmail.com

WECA will forward letter to elected
officials

Jay Rourke, Project Manager
617-918-4317

Stop by and Sign WEST END CIVIC ASSOCIATION

Petition ~ Opposition to Proposed Equity Development

The West End has seen nothing but construction and destruction in its ongoing history. Charles River Park, its residents, the residents prior, have remained an afterthought in the plans, proposals and construction advanced. We the residents of Charles River Park, the West End, are opposed to Equity's development of the bubble garage. This project is tremendously detrimental to our community, to the residents and to our park. It has been fast tracked for development, meeting only the objectives and needs of those not in the community. This petition is signed by residents opposed to planned development at this site.

Name	Address	Phone/email
Patricia Kottman	8 Whittier 12G	617-523-5209
Coil Semigian	8 Whittier 104	
Rita Walsh	8 Whittier 20G	walsh.rita@gmail.com
Arthur Snyder Jr.	8 Whittier Pl (4-D)	617-723-8817
BERTA AXELRAD	8 Whittier Pl. 5 H	" -494-5500 (ans. 207)
ALBERT S. AXELRAD	8 WHITTIER PL. 5 H	

**Wednesday March 9, Amy Lowell Community Room 1-3 pm,
or Thursday, March 10, Community Center WECA meeting
7 - 9 pm ~ or email us at weca.boston@gmail.com ~ or
call us at 248-0065**

Want to write a letter ~ we can help with that too ~


 Patricia Kottman 8 Whittier Pl. 12G

Richard Schwartz
6 Whittier Place, 11J
Boston, MA 02114
617 720-4520

March 11, 2011

Jay Rourke, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

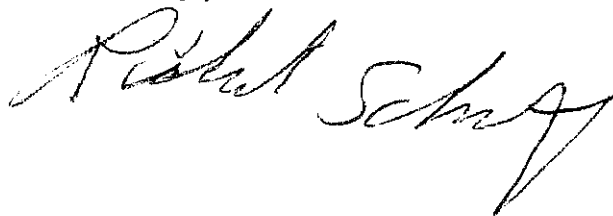
Re. Garden Garage Project PNF Comments

Dear Mr. Rourke,

I've lived at Whittier Place since 1981. Out my window I see, with fondness, the bubbles enclosing the tops of the two Garden garages. When they covered tennis courts, one of the bubbles would frequently deflate in a big wind storm. Now you want to replace them with high rises.

I really wish you folks would develop the area around the Boston Waterfront, which cries out for more development, rather than continually increasing the population density at Charles River Park.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Richard Schwartz". The signature is written in a cursive style with a large, sweeping flourish at the end.

ARTHUR SNYDER, JR.
3 WHITTIER PL. 14-D
BOSTON, MA, 02114-1414
(617-723-8817)

MARCH 9, 2011

Jay Rowke, Project Manager
Boston Redevelopment Authority
One City Hall Square
BOSTON, MA. 02201-1007

Re: Garden Garage Project PNF Comments

Dear Mr. Rowke,

I strongly oppose the Equity plan to build additional tall towers on the Garden Garage Site of the West End.

As a 15 year condo owner resident of the West End, I love the space, the lack of congestion, and the abundance of sun shine. Thus, I protest the harm and negative effect this Equity Project would have upon the main reasons for my living here — space, sun, and a Healthy Life style.

I also trust Mayor Menino's 2009 promise not to allow more tall buildings in the West End if the community did not ^{want} this to take place.

My wish, like that of many friends and neighbors, is let's not overbuild in our cherished West End. Enough is enough — please!

Thank you, I hope for your support.

Sincerely,

Arthur Snyder, Jr.

March 9, 2011

Jay Rourke, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

Re: Garden Garage Project PNF Comments

Dear Mr. Rourke,

I am writing to express my concern about Equity Residential 's proposed plan to build on the site of the Garden Garage. The proposed project will have a negative impact on the quality of life of all residents of the West End, including my fellow neighbors at Hawthorne Place.

Equity's development plan is unacceptable as proposed for the following reasons:

- The scope of the plan is too massive and will have a negative impact on the existing community, in terms of increased density, traffic and parking issues.
- The size and height of the towers is out of scale with the neighboring buildings in Charles River Park, and will create problems with shadows, wind tunnels and obstruction of current views.
- The West End is becoming overbuilt. Charles River Park was designed to have open space. Any proposed development plan needs to include more green areas with grass, trees and benches that can be enjoyed by all of the community's residents.

Please reject the current Equity proposal.

Sincerely,

Susan Rosen
9 Hawthorne Place, #1217
Boston, MA 02114

Pamela R. Chang
6 Whittier Place #14C
Boston, MA 02114

11 March 2011

Mr. Jay Rourke
Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

RE: Garden Garage Project PNF Comments

Dear Mr. Rourke:

I have lived in the West End since 1994. I own a condominium unit and have watched the neighborhood evolve and grow over the years. In general, I have appreciated increased density which has brought activity and additional services to the neighborhood.

I am, however, dismayed by Equity Residential's proposed buildings, the "Garden Garage Project." While I appreciate the value of additional housing in the area, both to Equity and to the neighborhood, I believe firmly that the proposed project must be re-examined. The scale is untoward; height and mass must be planned thoughtfully, with consideration of the neighborhood and an aim to fit in and enhance the neighborhood, not obliterate it.

Roads and access to the buildings also must be taken into account. The Leverett Circle redesign is a failure; traffic regularly backs up on Storrow Drive and Martha Road. Additional residents will only add to the mess. This is a given.

The Garden Garage Project presented in the PNF is unacceptable and should not be built.

Thank you for your attention.

Sincerely,


Pamela R. Chang

March 11, 2011

Jay Rourke, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

Re: Garden Garage Project PNF Comments

Dear Mr. Rourke:

I am writing to voice my objections to the Equity Residential Tower project.

The West End was destroyed in the late fifties, early sixties to accommodate the building of Charles River Park. It has taken 40-50 years for this neighborhood to rebuild and become a community again. It appears now that the BRA and Equity are seeking to destroy it again.

While I applaud the building of attractive living space where the garage and bubble sit, I object to the height of the buildings. They will block views and sunlight for those of us who live in Whittier Place.

I ask that you work with Equity Residential to accommodate the concerns of our neighborhood and not destroy what has taken 50 years to rebuild.

Sincerely,



Diane E Wood
8 Whittier Place, 5C, Boston, MA 02114

Margi Patel
8 Whittier Place #19D
Boston, MA 02114

March 9, 2011

Jay Rourke
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Re: Garden Garage Project PNF Comments

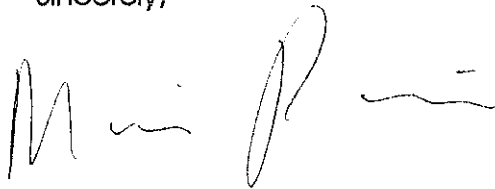
Dear Mr. Rourke:

I am a West End homeowner and I am opposed to this project.

I have lived here for almost 4 years and find it very convenient. One thing that really bothers me about living here though is the wind. The other day I was walking home on Martha Road and at one point between Amy Lowell & Whittier literally could not walk forward against the wind. I'm concerned that the new towers will increase the wind. It is already so bad that even the slightest increase will be unbearable.

The new towers would have many negative impacts and all far as I can tell no positives for this community.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Margi Patel', with a horizontal line extending to the right.

March 9, 2011

Jay Rourke, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

Re: Garden Garage Project PNF Comments

Dear Mr. Rourke,


I am writing to express my concern about Equity Residential 's proposed plan to build on the site of the Garden Garage. The proposed project will have a negative impact on the quality of life of all residents of the West End, including my fellow neighbors at Hawthorne Place.

Equity's development plan is unacceptable as proposed for the following reasons:

- The scope of the plan is too massive and will have a negative impact on the existing community, in terms of increased density, traffic and parking issues.
- The size and height of the towers is out of scale with the neighboring buildings in Charles River Park, and will create problems with shadows, wind tunnels and obstruction of current views.
- The West End is becoming overbuilt. Charles River Park was designed to have open space. Any proposed development plan needs to include more green areas with grass, trees and benches that can be enjoyed by all of the community's residents.

Please reject the current Equity proposal.

Sincerely,


9 Hawthorne Place
Boston, MA

March 9, 2011

Jay Rourke, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

Re: Garden Garage Project PNF Comments


Dear Mr. Rourke:

I have been a long - term resident of Hawthorne Place in Charles River Park in the West End. I have truly enjoyed my life here in the heart of Boston. The beautiful grounds, trees and flowers have made our community like an oasis in the city.

I am very concerned about the proposed plan by Equity Residential to replace the Garden Garage. The size of the proposed towers are much too big for our community and would create problems with wind tunnels, shadows, traffic congestion and pollution.

In your wisdom, I hope that you will recommend that the BRA demand that Equity submit a new plan that would be smaller in scope and a more appropriate addition to our community. We needed smaller buildings and more green space.

Respectfully,

A handwritten signature in black ink, appearing to be 'S. D.', with a long horizontal line extending to the right.

9 Hawthorne Pl - 4A

March 9, 2011

Jay Rourke, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

Re: Garden Garage Project PNF Comments

Dear Mr. Rourke,

I am writing to express my concern about Equity Residential 's proposed plan to build on the site of the Garden Garage. The proposed project will have a negative impact on the quality of life of all residents of the West End, including my fellow neighbors at Hawthorne Place.

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- The West End is becoming overbuilt. Charles River Park was designed to have open space. Any proposed development plan needs to include more green areas with grass, trees and benches that can be enjoyed by all of the community's residents.

Please reject the current Equity proposal.

Sincerely,

Andrea DeBorja
9 Hawthorne Place
Unit 12C
Boston, MA 02114

March 9, 2011

Jay Rourke, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

Re: Garden Garage Project PNF Comments

Dear Mr. Rourke,

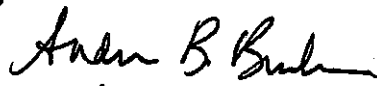
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- The West End is becoming overbuilt. Charles River Park was designed to have open space. Any proposed development plan needs to include more green areas with grass, trees and benches that can be enjoyed by all of the community's residents.

Please reject the current Equity proposal.

Sincerely,


ANDREA BURKE
9 HAWTHORNE PL. 7J
BOSTON 02114

March 9, 2011

Jay Rourke, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

Re: Garden Garage Project PNF Comments

Dear Mr. Rourke,

I am writing to express my concern about Equity Residential 's proposed plan to build on the site of the Garden Garage. The proposed project will have a negative impact on the quality of life of all residents of the West End, including my fellow neighbors at Hawthorne Place.

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- The West End is becoming overbuilt. Charles River Park was designed to have open space. Any proposed development plan needs to include more green areas with grass, trees and benches that can be enjoyed by all of the community's residents.

Please reject the current Equity proposal.

Sincerely,

Zahra Sadrai

9 Hawthorne Pl, 16 L

Boston, MA 02114

March 9, 2011

Jay Rourke, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

Re: Garden Garage Project PNF Comments

Dear Mr. Rourke,

I am writing to express my concern about Equity Residential 's proposed plan to build on the site of the Garden Garage. The proposed project will have a negative impact on the quality of life of all residents of the West End, including my fellow neighbors at Hawthorne Place.

Equity's development plan is unacceptable as proposed for the following reasons:

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- The West End is becoming overbuilt. Charles River Park was designed to have open space. Any proposed development plan needs to include more green areas with grass, trees and benches that can be enjoyed by all of the community's residents.

Please reject the current Equity proposal.

Sincerely,

Erin Giantomasi

9 Hawthorne, Apt 4F

March 9, 2011

Jay Rourke, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

Re: Garden Garage Project PNF Comments

Dear Mr. Rourke,


I am writing to express my concern about Equity Residential 's proposed plan to build on the site of the Garden Garage. The proposed project will have a negative impact on the quality of life of all residents of the West End, including my fellow neighbors at Hawthorne Place.

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Please reject the current Equity proposal.

Sincerely,


9 Hawthorne Pl - 10m

March 10, 2011

Jay Rourke, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

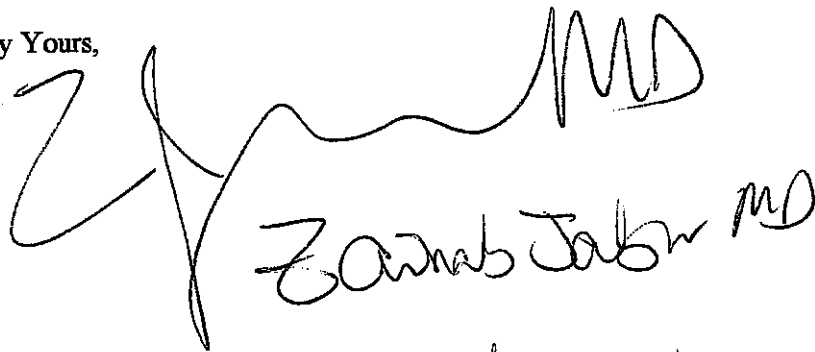
Re: Garden Garage PNF

Dear Mr. Rourke:

Any building built on the existing Garden Garage should fit within the existing footprint and be with-in the current height regulations. No variances, no towers, no shadows, no wind tunnels, no more transient apartments.

Thank You.

Very Truly Yours,

A large, stylized handwritten signature in black ink, appearing to read 'Zainab Jabbar MD'. The signature is written in a cursive, flowing style with a large initial 'Z'.

9 Hawthorne Place

Apr 15-0

Boston, MA 02114

Sandra Wilfand
2 Hawthorne Pl
4c
Boston, MA 02114

March 8, 2011

Jay Rourke, Project Manager
Boston Redevelopment Authority
1 City Hall Square
Boston, MA 02201-1007

Re: Garden Garage Project PNF Comments

Dear Mr. Rourke,

I AM STRONGLY OPPOSED TO THE TOWERS Equity proposes to build. The Garden Garage Project presented in the PNF is entirely unacceptable to me. Equity should not be allowed to build anything higher than what currently exists on the Garden Garage Site.

In May/2009, Mayor Menino promised the residents of the West End that he would not allow anyone to build towers in the West End if the community did not want it. I live here and do not want the towers. I want Mayor Menino to honor his promise to this community.

The West End is becoming overbuilt. It was designed to have open space and that is what makes this area attractive to live in. We do not need any more buildings here. The buildings Equity proposes do not benefit the West End community and should not be built.

I have lived in the West End for more than 30 years and became an owner of property here 20 years ago.

Yours Truly,

Sandra Wilfand

March 9, 2011

Jay Rourke, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

Re: Garden Garage Project PNF Comments

Dear Mr. Rourke,

I am writing to express my concern about Equity Residential 's proposed plan to build on the site of the Garden Garage. The proposed project will have a negative impact on the quality of life of all residents of the West End, including my fellow neighbors at Hawthorne Place.

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- The West End is becoming overbuilt. Charles River Park was designed to have open space. Any proposed development plan needs to include more green areas with grass, trees and benches that can be enjoyed by all of the community's residents.

Please reject the current Equity proposal.

Sincerely,

Bonnie Machoul, MD
9 Hawthorne #10N
Boston, MA 02114

March 9, 2011

Jay Rourke, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

Re: Garden Garage Project PNF Comments

Dear Mr. Rourke,

I am writing to express my concern about Equity Residential 's proposed plan to build on the site of the Garden Garage. The proposed project will have a negative impact on the quality of life of all residents of the West End, including my fellow neighbors at Hawthorne Place.

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- The West End is becoming overbuilt. Charles River Park was designed to have open space. Any proposed development plan needs to include more green areas with grass, trees and benches that can be enjoyed by all of the community's residents.

Please reject the current Equity proposal.

Sincerely,

Steven O'Hara
9 Hawthorne Pl #4F
Boston, Ma. 02114

March 9, 2011

Jay Rourke, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

Re: Garden Garage Project PNF Comments

Dear Mr. Rourke,

I am writing to express my concern about Equity Residential's proposed plan to build on the site of the Garden Garage. The proposed project will have a negative impact on the quality of life of all residents of the West End, including my fellow neighbors at Hawthorne Place.

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- The West End is becoming overbuilt. Charles River Park was designed to have open space. Any proposed development plan needs to include more green areas with grass, trees and benches that can be enjoyed by all of the community's residents.

Please reject the current Equity proposal.

Sincerely,

Joseph T. McHugh
9 Hawthorne Pl 2H
Boston MA 02114

Brigitte Kuperwasser MD, MPH
2 Hawthorne Place, Boston, MA 02114

March 8, 2011

Jay Rourke, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

Re: Garden Garage Project PNF Comments

Dear Mr. Rourke,

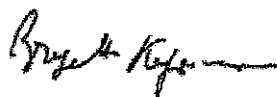
I would like to voice my serious concerns regarding the Towers Equity proposal presented to the West-End residents at a recent meeting. The Garden Garage Project as presented in the PNF is entirely unacceptable since the information provided were incomplete, inaccurate and misleading.

The few pictures shown by Equity representatives were neither professional nor believable, and were not indicative that Equity was a reputable corporation. The Equity representatives did not answer any questions regarding strategy development, planning and building materials. In addition, some senior Equity representatives appeared so defensive, even impolite, when such pointed questions were asked.

All of the above turned me, a reasonable and open-minded, 5-year resident of the West-End, against the current equity project. I would like to restate Mayor Menino's May 2009 promise to the West End residents that he would not allow anyone to build towers in the West End if the community didn't want it.

Unless the Equity corporation becomes more transparent with the various aspects of the project, provides full disclosure of the developmental strategy, full scope of the building construction, including real plans (with various scenarios), real and realistic blue prints, description of all materials, milestones and timelines, I do not want these towers and will work to hold mayor Menino to honor his promise to this community. As an owner of West-End residences, the currently presented project is not acceptable and is an insult to sound business. I am looking forward to hearing more from all parties.

Sincerely,



Brigitte Kuperwasser MD, MPH

E. Jennifer Morris
9 Hawthorne Place, Apt. 4E
Boston, MA 02114

March 9, 2011

Jay Rourke, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

Re: Garden Garage Project PNF Comments

Dear Mr. Rourke,

I am writing to express our concern about Equity Residential's proposed plan to build on the site of the Garden Garage. We have been resident owners at Hawthorne Place for the past nineteen years and we have really enjoyed living in this community.

My apartment overlooks the proposed development site and therefore we have great concerns about any proposed changes. When I first learned that Equity Residential planned to develop the site, I was happy to hear that the Garden Garage would be replaced. Frankly, it has been a terrible eyesore and a source of late night noise and frustration, following many of the evening events at the Garden.

However, after attending informational meetings and reviewing Equity's development plan, I must voice my opposition to the proposed plan.

I find the proposed plan unacceptable for the following reasons:

- The scope of the plan is too massive and will have a negative impact on the existing community, in terms of increased density, traffic and parking issues
- The size and height of the towers is out of scale with the neighboring buildings in the Park, and will create problems with shadowing, wind and obstruction of current views.
- The West End is becoming overbuilt. Charles River Park was designed to have open space and that is what makes living in this area so attractive. Any proposed development plan needs to include more green areas with grass, trees, benches that can be enjoyed by all of the community's residents.

I appreciate the opportunity to share our concerns about Equity Residential's proposed development plan. As this review process continues, we expect that the BRA will fulfill its mission to guide *"the physical, social, and economic change in Boston's neighborhoods and its downtown to shape a more prosperous, sustainable, and beautiful city for all."*

Sincerely,

A handwritten signature in black ink, appearing to read "E. Jennifer Morris". The signature is written in a cursive style with a large initial "E".

E. Jennifer Morris

Marco R. Oldsman
2 Hawthorne Place, Apt 6B
Boston, MA 02114

March 9, 2011

Jay Rourke, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

Re: Garden Garage Project PNF Comments

Dear Mr. Rourke,

I am writing to express my concern about Equity Residential 's proposed plan to build on the site of the Garden Garage. The proposed project will have a negative impact on the quality of life of all residents of the West End, including my fellow neighbors at Hawthorne Place.

Equity's development plan is unacceptable as proposed for the following reasons:

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Please reject the current Equity proposal.

Sincerely,



Marco R. Oldsman

March 9, 2011

Jay Rourke, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

Re: Garden Garage Project PNF Comments

Dear Mr. Rourke,

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Please reject the current Equity proposal.

Sincerely,

E. Makarevskaya, EUGENIA MAKAREVSKAYA, #9 HAWTHORNE PL.
APT. 14L

Anthony H Pagliarulo
9 Hawthorne Place Apt 8r
Boston, MA 02114

March 8, 2011

Jay Rourke, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

Re: Garden Garage Project PNF Comments

Dear Mr. Rourke,

I would ask you to walk from Pace's to the front of #6 Whittier Place and experience how high buildings, in this area, affect the movement of air, even on a slightly breezy day. On many days during the year the high wind between 6 & 8 Whittier is uncomfortable...on more blustery days it is hurricane-like and down right painful.

I am strongly opposed to the towers Equity proposes to build

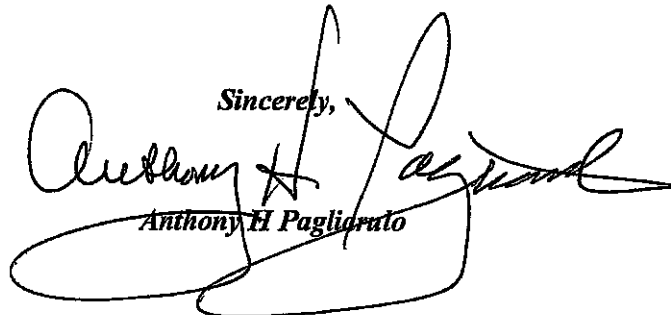
If any building is allowed, the height should be limited to that which currently exists on the garage site.

I remember when Mayor Menino promised the residents of the West End that he would not allow towers to be built in the West End if the community objected. . I live here and I object. I want mayor Menino to honor his promise to me and to this community.

I moved into the West End in 1989 and have owned my unit since 1991. I came here because I wanted proximity to downtown and to live within a community...one that has plenty of open space. Open space is what makes this area uniquely attractive. I don't wish to live in a concrete wind canyon.

When The Charles River Park was created, it was mandated by BRA that only changes that were complementary to the neighborhood would be allowed. The buildings Equity proposes today do not benefit nor compliment this West End community.

Sincerely,


Anthony H Pagliarulo

March 9, 2011

Jay Rourke, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

Re: Garden Garage Project PNF Comments

Dear Mr. Rourke,


I am writing to express my concern about Equity Residential's proposed plan to build on the site of the Garden Garage. The proposed project will have a negative impact on the quality of life of all residents of the West End, including my fellow neighbors at Hawthorne Place.

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Please reject the current Equity proposal.

Sincerely,


9 Hawthorne Place - 16A
Boston, MA 02114

March 9, 2011

Jay Rourke, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

Re: Garden Garage Project PNF Comments

Dear Mr. Rourke,

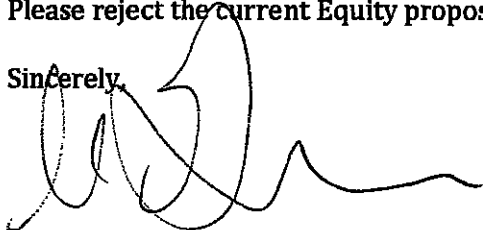
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Please reject the current Equity proposal.

Sincerely,



9 Hawthorne Pl
BK
Boston MA 02114

March 9, 2011

Jay Rourke, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

Re: Garden Garage Project PNF Comments

Dear Mr. Rourke,

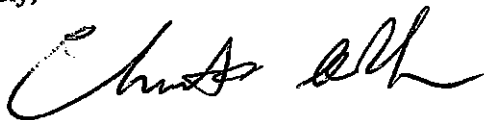
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Please reject the current Equity proposal.

Sincerely,


9 Hawthorne, 15C

March 9, 2011

Jay Rourke, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

Re: Garden Garage Project Comments

Dear Mr. Rourke:

Please reject Equity Residential's proposal for developing the Garden Garage.

We do not need any more high-rise buildings. What we need is more green space.

Sincerely,

M. Lyndee

9. Hawthorne 9M.

9 Hawthorne Place, 2L
Boston, MA 02114
March 11, 2011

Jay Rourke, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

Dear Mr, Rourke,

As a resident of the nearby Hawthorne Place condominiums I am adamantly opposed to the Garden Garage Project Equity proposes to build at Charles River Park. Their proposed massive presence would negatively impact the environment in which I live. Their very presence would be oppressive. One of the significant appealing aspects of Charles River Park as first designed in the 1950's-60's was the mix of residential and open, park-like space. I own my condo and have lived here since 2000.

At community meetings Equity's spokesmen have been arrogant in their presentation of the company's plans for future development, either ignoring residents' comments or dismissing them as of no relevance to their interests. As our representative with the City of Boston Redevelopment Authority we appeal to you, beseech you, to act not only in our best interests but those of the city government responsible to the quality of its citizen's lives.

Equity's spokesman has made it quite clear that the corporation he represents is only interested in financial gain, and has no commitment to the quality of life of the residents in the area in which it proposes to build.

In May of 2009 Mayor Menino promised the residents of the West End that he would no allow anyone to build towers in the West End if the community didn't want it. I want Mayor Menino to keep his promise. The area already is sufficiently built up. The residential towers on Staniford Street have altered the scale of buildings and for those of us whose windows look out on them they are an eyesore in the aggressive, brutal presence.

Sincerely yours,

Edward W. Gordon

March 9, 2011

Jay Rourke, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

Re: Garden Garage Project PNF Comments

Dear Mr. Rourke,

I am writing to express my concern about Equity Residential 's proposed plan to build on the site of the Garden Garage. The proposed project will have a negative impact on the quality of life of all residents of the West End, including my fellow neighbors at Hawthorne Place.

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Please reject the current Equity proposal.

Sincerely,

David Tom Kaynes
Apt. 6N
9 Hawthorne

March 9, 2011

Jay Rourke, Project Manager

Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

Subject: Garden Garage Project PNF Comments

Dear Mr. Rourke,

This letter is to express deep concern about Equity Residential's proposed plan to build on the site of the Garden Garage. The current proposal of the project will have a very negative impact on the quality of life of all residents of the West End, including me and my fellow neighbors at Hawthorne Place.

Equity's current development plan is unacceptable as proposed for the following reasons:

- The scope of the plan is too massive and will have a negative impact on the existing community, in terms of increased density, traffic and parking issues.
- The West End currently does not have Resident Parking or even sufficient street parking as it is. With the extensive increase in density and traffic, it is only going to make life extremely difficult for the current residents of the West End in many ways.
- The corner by the TD Garden is a very tight area. Building a high rise of that size and height of the towers is out of scale with the neighboring buildings in Charles River Park. This will not only create unnecessary, undesirable traffic conditions for

Martha Road and Staniford St (and all the crossroad) but also make it very noisy. The likelihood of increase wind tunnels is high. And not to forget obstruction of the views and sunlight to the Hawthorne buildings.

•The West End is becoming overbuilt very quickly. Charles River Park was designed to have open space and a very safe community. Any proposed development plan needs to make sure the buildings are not taller or wider than the current structure. It should include more green areas with grass, trees and benches that can be enjoyed by all of the community's residents.

Please reject the current Equity proposal for development on the Garden Garage site.

Thank you,

Sincerely,



Cecilia D'Souza

9 Hawthorne Place

Boston, MA 02114

Dr. Simona Manasian
9 Hawthorne Place
Boston MA 02114
Phone 617- 367 2920

March 10, 2011

Jay Rourke, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

Re.: Garden Garage Project PNF Comments

Dear Mr. Rourke,

I am writing to you to express my outrage in relationship with the proposed building of two new sky scrapers in close vicinity to my home at 9 Hawthorne Place. I have been living here for 12 years and loved and still love living here. I own my condo in building 9 and do not plan in relocating, since I would not know where to move.

I like the community I lived in for so long and have the social support I could not find anywhere else.

Adding more buildings will destroy my neighborhood and take the view from the 9 Hawthorne Place condos located on the corner and back side.

It is unacceptable to do that, this building is standing since 1964 and the current residents/owners have the right to keep what they had all along, this is, an unobstructed view and a quiet neighborhood.

I am concerned that the area of Hawthorne Place is already overbuilt with the addition of the front standing high-rises, which obstruct the river view and lead to dire condition of circulation by car or by foot.

That being said, I am totally against the building of the two skyscrapers.

Thank you for your support ,

Sincerely,



Simona Manasian

March 9, 2011

Jay Rourke, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

Re: Garden Garage Project PNF Comments

Dear Mr. Rourke,

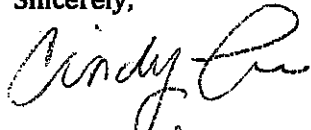
I am writing to express my concern about Equity Residential 's proposed plan to build on the site of the Garden Garage. The proposed project will have a negative impact on the quality of life of all residents of the West End, including my fellow neighbors at Hawthorne Place.

Equity's development plan is unacceptable as proposed for the following reasons:

- The scope of the plan is too massive and will have a negative impact on the existing community, in terms of increased density, traffic and parking issues.
- The size and height of the towers is out of scale with the neighboring buildings in Charles River Park, and will create problems with shadows, wind tunnels and obstruction of current views.
- The West End is becoming overbuilt. Charles River Park was designed to have open space. Any proposed development plan needs to include more green areas with grass, trees and benches that can be enjoyed by all of the community's residents.

Please reject the current Equity proposal.

Sincerely,



9 Hawthorne Pl. # 4A
Boston, MA 02114

March 9, 2011

Jay Rourke, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

Re: Garden Garage Project PNF Comments

Dear Mr. Rourke,

I am writing to express my concern about Equity Residential 's proposed plan to build on the site of the Garden Garage. The proposed project will have a negative impact on the quality of life of all residents of the West End, including my fellow neighbors at Hawthorne Place.

Equity's development plan is unacceptable as proposed for the following reasons:

- The scope of the plan is too massive and will have a negative impact on the existing community, in terms of increased density, traffic and parking issues.
- The size and height of the towers is out of scale with the neighboring buildings in Charles River Park, and will create problems with shadows, wind tunnels and obstruction of current views.
- The West End is becoming overbuilt. Charles River Park was designed to have open space. Any proposed development plan needs to include more green areas with grass, trees and benches that can be enjoyed by all of the community's residents.

Please reject the current Equity proposal.

Sincerely,



Ramez Haddadin

9 Hawthorne Pl. 11J
Boston, MA 02114

March 9, 2011

Jay Rourke, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

Re: Garden Garage Project PNF Comments

Dear Mr. Rourke,

I am writing to express my concern about Equity Residential 's proposed plan to build on the site of the Garden Garage. The proposed project will have a negative impact on the quality of life of all residents of the West End, including my fellow neighbors at Hawthorne Place.

Equity's development plan is unacceptable as proposed for the following reasons:

- The scope of the plan is too massive and will have a negative impact on the existing community, in terms of increased density, traffic and parking issues.
- The size and height of the towers is out of scale with the neighboring buildings in Charles River Park, and will create problems with shadows, wind tunnels and obstruction of current views.
- The West End is becoming overbuilt. Charles River Park was designed to have open space. Any proposed development plan needs to include more green areas with grass, trees and benches that can be enjoyed by all of the community's residents.

Please reject the current Equity proposal.

Sincerely,



MURAT KALAYOGLU

9 Hawthorne Pl #15N

March 9, 2011

Jay Rourke, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

Re: Garden Garage Project Comments

Dear Mr. Rourke:

Just say NO to Equity Residential's proposal for developing the Garden Garage.

The plan is totally unacceptable!!

Sincerely,



Catharine Arnston
9 Hawthorne Place #6R
Boston MA 02114

Carol M. Niemira

6 Whittier Place, #14 M
Boston, MA 02114
(617) 367-6582

March 9, 2011

Mr. Jay Rourke
Project Manager
BRA
One City Hall Square
Boston, MA 02201-1007

Re. Equity Residential Garden Garage PNF

I was privileged to be at the meeting in the West End Museum at which Mayor Tom Menino pledged that nothing would be built to replace the Garden Garage taller than the structures currently there.

I am holding this mayor and his Redevelopment Authority to that promise. The high-rise towers proposed by Equity Residential are totally unacceptable.

The West End has long been neglected by our current Mayor, who has a good deal of catching up to do to invest the same amount of attention to us that he has done for residents of other communities. He can start right here. Equity Residential was a chief contributor to the Democratic National Convention held here in Boston. That must be held absolutely IRRELEVANT when the BRA considers how to do right by the residents of the West End.

As a 16-year resident of the West End and a member of the West End Civic Association for nearly that long, I fought to change Equity's West End Apartments plan to something that would benefit the community. I only partially succeeded. Now they're BAAACK.

The buildings proposed by Equity Resident will not be an asset to the community and must not be allowed to be built.

Most sincerely,



Caroline ("Carol") Niemira

Jonathan Li
6 Whittier Place #7J
Boston, MA 02114

March 9, 2011

Jay Rourke, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

Re: Garden Garage Project PNF Comments

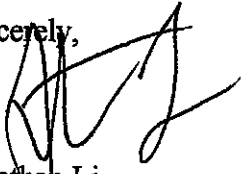
Dear Mr. Rourke,

Thank you for giving us, the residents of the West End, the opportunity to give you some feedback on this new proposed project by the Equity Company. I moved to the West End with my family a few years ago after seeing the neighborhood and the wonderful community that lives here.

I am extremely concerned and dismayed after hearing about Equity's plans for this new development. This neighborhood has a lot of character, much of which would be lost with continued development of such gigantic structures.

Prior to moving to Boston we lived in San Francisco, where the character of the neighborhoods and the wishes of the residents were paramount. What makes San Francisco so special also makes Boston such a great place to live. I am afraid that the character and neighborhood feel of the West End is being slowly destroyed by Equity Residential. It saddens me and I truly hope that you will listen to those of us who live here and love this neighborhood.

Sincerely,



Jonathan Li
Elaine Yu
Colin Li (age 1 ½)

Nine Hawthorne Place #16N
Boston, MA 02114
March 10, 2011

Jay Rourke, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

Re: Garden Garage Project PNF Comments

Dear Mr. Rourke,

As a resident of Charles River Park for more than 30 years, I am writing to express my deep concern about Equity Residential's proposed plan to build on the site of the Garden Garage. The proposed project will have a negative impact on the quality of life of all residents of the West End, including my fellow neighbors at Hawthorne Place.

Equity's development plan is unacceptable as proposed for the following reasons:

- The scope of the plan is too massive and will have a negative impact on the existing community, in terms of increased density, traffic and parking issues.
- The size and height of the towers is out of scale with the neighboring buildings in Charles River Park, and will create problems with shadows, wind tunnels and obstruction of current views.
- The West End is quickly becoming overbuilt. Equity Residential just completed multi building construction. Charles River Park was designed to have open space. Any proposed development plan needs to include more green areas with grass, trees and benches that can be enjoyed by all of the community's residents.

Please reject the current Equity proposal.

Sincerely,

Lee Rabkin

Lee Rabkin

March 9, 2011
65 MARTHA RD, 9K
BOSTON, MA 02114

Jay Rourke, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

Re: Garden Garage Project PNF Comments

Dear Ms Rourke,

I am strongly opposed to the towers Equity proposes to build. First, I would think that ~~many~~ dozens of car owners in the buildings near the current parking lot would be very inconvenienced, even after they found another place to leave their cars.

Next, my neighbor, Jean Wassel, is adamantly against this project and I strongly agree with her.

The ~~wise~~ of the destruction of the parking lot and then the construction

continue D

Project will probably be unbearable for years to neighboring buildings, such as #165 Martha Rd Building. When, when completed our 11-story building would be dwarfed and in shadow forever. Still another reason is the scenic nature of our neighborhood would never be the same; in fact, it will border on being cluttered with all the high rises planned, and possibly even more in the future.

Sincerely,
 Donald Lipnitz
 Amy Lowell Apts

Mary L. Stone
6 Whittier Place - Unit #6-P
Boston, MA 02114-1443
1-617-523-7386

March 9, 2011

Jay Rourke, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

Re: Garden Garage Project PNF Comments

Dear Mr. Rourke,

I am writing this letter with deep concern for the Garden Garage Project.

I have been a resident of 6 Whittier Place since September, 1981. I have dealt with the noise of the Big Dig and the Emerson Place construction with the new buildings and garage. I am not interested in dealing with more blasting/noise and having what open space we have left removed. I am a condo owner and take pride in my home and surroundings.

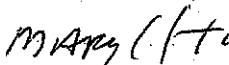
The proposed Towers that Equity Residential plans to build are too tall and will invade the privacy of the units facing these towers. These buildings will severely affect the views and limit the natural daylight of the existing condos in the immediate area.

The traffic is another issue that will be affected. Have you thought of what can be done to alleviate that impending situation?

Also, what impact will this have on the existing value of our property if we go to sell our units? I feel this could be very detrimental to the value and the sale.

Please keep in mind that Charles River Park is a special place to live and as a homeowner I value my home and its surroundings.

Sincerely,



Mary L. Stone

6 Whittier Place
Unit 7N
Boston, MA 02114

March 10, 2011

Mr. Jay Rourke
Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Re: Garden Garage Project Comments

Dear Mr. Rourke,

I am writing to express our opposition to the Equity Proposal for new tower development within the West End. Our family has lived in the West End for nearly 30 years, and we have chosen this area of the City for several reasons, which include, most importantly, its natural environment and open space.

The West End was designed to have significant open space, according to the original architect's plans, which were approved by the City of Boston. As you know, substantial new development was recently completed at Emerson Place. Hundreds of new rental units were built, which greatly increased the density of the area. The development of an entirely new building complex will eliminate the precious and unique open areas that are special to the West End.

The towers, which Equity now proposes, will not benefit the West End. They will add unnecessary additional housing to an area that was designed with the environment and appropriate density in mind. Let us not forget the seemingly endless construction that the West End has endured during the past 15 or more years. This proposed project will continue this relentless development, which will reap no social, architectural, or planning advantages.

In closing, we believe that the time for comment and opposition is essential to any true planning process. Thank you for your consideration in this matter.

Sincerely,

A handwritten signature in black ink that reads "Roy Sherman". The signature is written in a cursive, somewhat stylized font. The first name "Roy" is written in a larger, more prominent script, and "SHERMAN" is written in a smaller, more uniform script to its right.

Roy Sherman

Dear Mr. Rankin,

Here in the West End, we
have put up with a lot of construction
for Mayor Prouse to support
our opposition to residential levels
I call on him to honor his

Prouse.
If he wants development, let's

start with:
West End School

3- Bedroom apartment

John Blair
Winter Place -
82114

Jay Roucke, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

3.9.11

RE: Garden Garage Project PUF Comments

Dear Mr. Roucke:

I've lived, as an owner, at 9 Hawthorne Place for over 20 odd years. As a member of the West End community I adamantly oppose the Towers Equity proposal to erect.

The West End is becoming over built and the open space that once made this area attractive to me and other residents will not longer exist if Equity is permitted to build at the proposed site.

Tom Marino promised us that he would not allow towers to be built in my area if the West End community voiced their opposition. I strongly voice my opposition and I expect the Mayor to honor his promise that he made in May 2009.

This project will affect the lifestyle the all residents of the West End have become accustomed to, not positively, but negatively.

Mr. Roucke, as a resident, homeowner and voter of the West End in the City of Boston, I do not want you to give Equity approval to build on this site. Thank you so much -

Yours Truly,

Joe Glavickas

9 Hawthorne Place Unit 4C
Boston, MA 02114

Mary R. Renaccio
65 Martha Rd #1014
Boston, ma 02114
617-227-2775

March 18, 2011

Jay Rourke, Project Manager
Boston Redevelopment Authority
One City Hall Sq.
Boston, ma 02201-1007

Re: Garden Garage Project PNF Comments

Dear Mr Rourke,

I have been a resident of the my Lowell
~~House~~^{House} for 18 yrs & am against this whole
Project & could go on + on
But that's it

Yours Truly
Mary Renaccio

Wendy S. Appel

Six Whittier Place Boston, Massachusetts 02114

March 7, 2011

Jay Rourke, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

RE: Garden Garage Project PNF Comments

Dear Mr. Rourke,

I am strongly opposed to the towers Equity proposes to build. Equity should not be allowed to build anything higher than what currently exists on the Garden Garage site.

In May of 2009, Mayor Menino promised the residents of the West End that he would not allow anyone to build towers in the West End if the community didn't want it.

I have lived here for over 35 years and I don't want the towers. I want the Mayor to honor his promise to the community.

The West End is becoming overbuilt. It was designed to have open space.

I shudder to think of the major traffic jams & tie-ups if this project is allowed to proceed. We do not need anymore buildings here.

Thank you for your consideration to the residents of the West End views.

Most Sincerely,

Wendy Appel

Jane Breschard Wilson

2.8.2011

6 Whittier Place

8 N

02114

Dear Mr. Lawrence -

As a Charles River Park
resident for nine years (and
Boston resident for nineteen) I
wish to go on record opposing
any more development in our
barred community.

Equity's development does not
improve the West End. Please
stop listening only to developers
and politicians and heed your
taxpayers.

Sincerely,

Jane B. Wilson

Dear Mr. Rourke,

I am extremely opposed to the Equity plan to build two towers next to Amy Lowell A

I am a Senior Citizen who has lived at Amy Lowell for many years. The Peace & Serenity of the "Park" is wonderful and a Sanctuary for many of us in our older years. All that will be Destroyed if Equity is allowed to build. Plus I have COPD & Emphysema and would be forced to move because of the environmental Contaminants. Tom Menino assured me & others ... it would NOT Be Built!

Please Please, tell them to build elsewhere. Don't destroy my home!

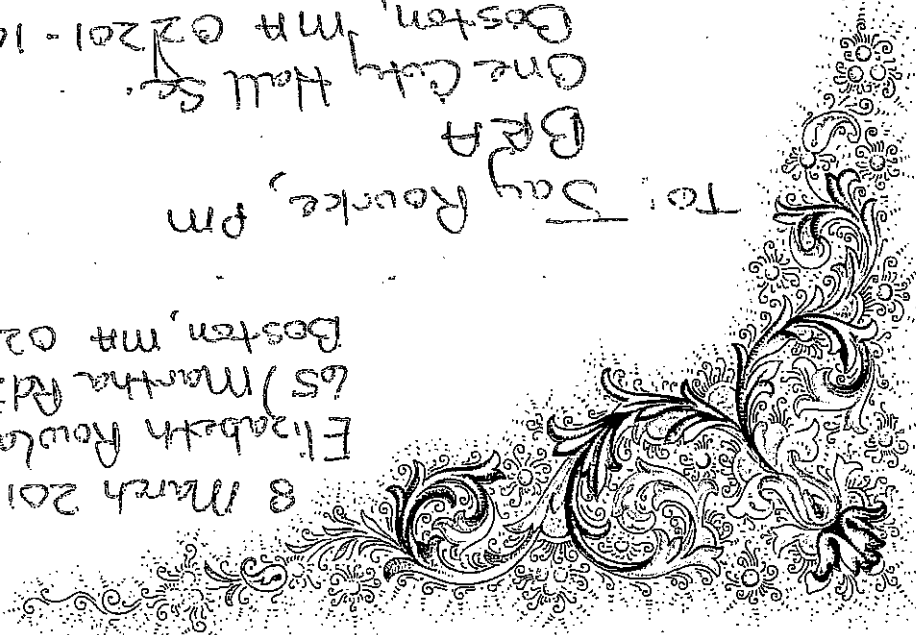
Cordially,
G. J. ... D. J. ...

Re: Garden Garage Project - West End

One City Hall St.
Boston, MA 02201-1007

To: Jay Rourke, PM
BRA

8 March 2011
Elizabeth Rowland
65 Martha St #40
Boston, MA 02114



March 7, 2011

Jay Rourke, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

Re: Equity Garden Garage Project

Dear Mr. Rourke,

I am a Hawthorne Place homeowner. I attended the public meeting and have looked at the plans. The Garden Garage towers don't belong here. They will only benefit the bottom line at Equity residential and will hurt the abutters.

Please reject the entire proposal and require Equity to work within the existing height limits.

Sincerely,



Americo Bevilacqua

9 Hawthorne Pl 7H
Boston, MA 02114

Domingo Cintron
65 Martha Rd.
Boston, MA 02114

March 9, 2011

Jay Rourke, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

Re: Garden Garage Project PNF Comments

Dear Mr. Rourke,

I moved to the West End in October 2010.

I went to the community meetings, listened to Equity's presentations and read all the BRA documents about this project. I can't support any aspect of this proposed development.

The BRA's goals for the West End were to create an urban community whose centerpiece is a park creating a green space offering sanctuary and amenities for all to enjoy. This project is contrary to these goals and out of place here.

I don't want Equity to build on this site.

Respectfully,



March 9, 2011

Joy Rourke, Project Manager
Boston Redevelopment Authority
Once City Hall Square
Boston, MA 02201-1007

RE: Bubble Garage Project

Dear Mr. Rourke:

Having lived in Charles River Park for over 30 years, and being a senior citizen, I am utmost concerned about the health effects of more construction. We have already been inundated with the Big Dig, Strada, Equity Residences at Emerson Place, Equity reconstruction at Longfellow, Craigie Bridge, Science Park and Nashua Park constructions.

Martha Road is severely congested as it is; how many more times must we endure road blockage and traffic gridlock? Recently, it took me a half an hour to get from Whittier Place garage to Cambridge Street en route to a medical appointment; we could not even go around by Paulding Rehab due to the traffic.

Many West End residents, young and old, have developed respiratory ailments as a result of all this.

This proposed project is another blatant example of big business forcing its way into a thriving community in which they do not even live.

Would the Mayor want this for his own family? No!

Nothing you can say is in our favor or will enhance the living conditions of our residents. We want the Mayor to be held accountable for his 2009 promise not to build any new developments in the West End.

Enough is Enough!

Respectfully,


M. Clifford Young

Marian MacLennan
65 Martha Rd. Apt. 6M
Boston, MA 02114

March 9, 2011

Jay Rourke
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Re: Garden Garage Project

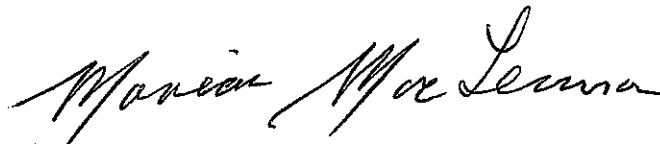
Dear Mr. Rourke:

Mayor Menino promised there would be no new towers built in the West End if the residents did not want them.

I am a resident of Amy Lowell Apartments and I ask that the Mayor keep his promise. I don't want these huge towers changing the character of my neighborhood.

I am 90 years old, I survived the big dig and I would like to survive a bit longer without the noise and dirt which would affect my building.

Sincerely,

A handwritten signature in cursive script that reads "Marian MacLennan". The signature is written in black ink and is positioned to the right of the word "Sincerely,".

**Polly Fletcher &
Robert Mayo**

6 Whittier Place – Unit 16 H
Boston, MA 02114
617.670.1963

March 10, 2011

Jay Rourke, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

Re: Garden Garage Project PNF Comments

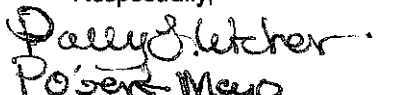
Dear Mr. Rourke,

It has come to our attention that a PNF has been filed for a high rise building project in our West End Neighborhood. In May of 2009 Mayor Menino promised the residents of the West End that he would not allow anyone to build additional towers in our neighborhood if we didn't want it. I am writing to tell you we don't want this project in our West End neighborhood. I want Mayor Menino to honor his promise to this community and block this project from any further development.

We chose to invest and purchase a condo here because of the open, green space it afforded. This area can't support another group of high rise buildings without compromising our quality of life, freedom to fresh air and exposure to natural sun light. We have lived here for 14 years and enjoy the open landscape without feeling overcrowded. This is one of the only places in Boston where you aren't suffocated by congested high rise buildings looming over you. Red tail hawks are frequent visitors and we take pleasure in having them here. We have enough humanity to environment ratio.

In addition, when we are supposed to be "GREEN" conscious this project leaves a huge footprint on the environment putting more strain on water & energy resources, waste removal and air pollution. This plan diminishes the quality living all the way around. Please leave our neighborhood alone and do not allow this project to move forward.

Respectfully,


Polly Fletcher & Robert Mayo
Owners

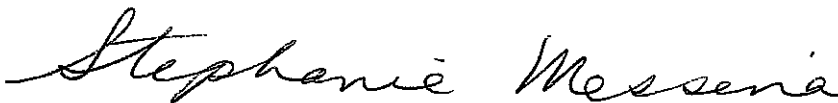
33 Blossom Street #911
Boston, MA 02114
February 25, 2011

Mr. Jay Rourke
Boston Redevelopment Authority
1 City Hall Square
Boston, MA 02201-2043

Dear Mr. Rourke,

I am concerned about the proposed development at the site of the Garden Garage. The current proposal is much too large and would negatively affect the neighborhood. If the developer cannot make changes that would be agreeable to the neighbors, we can live with the garage as is.

Sincerely,



Stephanie Messina

Cc:

Mayor Menino

Rep. Waiz

Counselor Ross

Counselor Connolly

WECA

Alice M. Leslie
6 Whittier Place, Unit 15H
Boston, MA 02114
(617) 742-8166

3/10/11

Jay Rourke, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

Re: Garden Garage Project PNF Comments

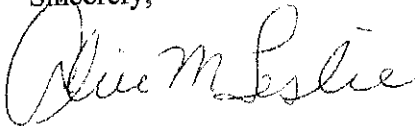
Dear Mr. Rourke:

I am writing to convey my opposition to the proposal by Equity to build towers on the site of the Garden garage. My understanding is that in 2009, Mayor Menino promised the West End residents that he would not allow construction of towers in our community if the residents opposed such a plan. Well, I am one of the many, many residents who are strongly opposed to this proposal and our expectation is that the Mayor will stay true to his word. I have not heard of any West End resident who is in favor of this building plan.

I have lived in Whittier Place since 1997. I moved here from the North End – a charming place with the façade of a neighborhood, but it really is not a neighborhood. No one was more surprised than I when I realized I had found a welcoming, safe, supportive community in the West End. I believe the area has reached its capacity to maintain its essence. More towers will ruin, not enhance, our community and it will be Boston's version of New York's Bronx. No one I know wants this.

Mayor Menino --- do your job and keep your word.

Sincerely,



Alice M. Leslie

Eileen M. Shaevel
Donald A. Weiner
8 Whittier Place, Apt. 20E
Boston, MA 02114
March 11, 2011

Jay Rourke, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

Re: Garden Garage Project PNF Comments

Dear Mr. Rourke:

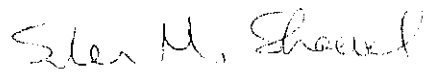
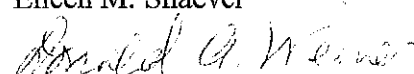
We understand that Equity wishes to build two very large buildings over the bubble garage in the West End, known as The Garden Garage Project. We are writing to express our strong opposition to this Project.

We have been residents of Charles River Park for 14 years, initially renting and then becoming owners 11 years ago. Among the benefits of living in this part of the city is the openness that exists due to the careful placing and height of buildings in and around the Park. If Equity is allowed to build two huge towers, it would destroy the feeling of open space, which is why people want to live here.

To overshadow the Park and obstruct views with more large towers does not benefit the community, but rather detracts from it while decreasing our property values. Two years ago Mayor Menino promised the residents of our neighborhood that he would not allow anyone to build towers in the West End if the community did not want it. We do not want it. We want Mayor Menino to follow through on his promise and keep our community free of large towers.

We strongly urge that you not approve Equity's plans. Thank you for your consideration.

Sincerely,


Eileen M. Shaevel

Donald A. Weiner

March 10, 2011

Mr. Jay Rourke, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

Re: Garden Garage Project PNE Comments

Dear Mr. Rourke;

I have been a Resident and Condo Owner of the Charles River Park West End Area for 44 years, and I am strongly opposed to the Tower Equity Proposes to Build.

I want Mayor Menino to Honor his Promise to the Community that he Made in 2009.

The West End is a great place to Live. I feel that the Area would Be too Congested, and an uncomfortable place to Live.

Very Truly Yours,

Florence L. Clarke

Florence L. Clarke
6 Whittier Pl. Apt 10J
Boston MA 02114

Xu Yu
6 Whittier Place #16J
Boston, MA 02114

March 9, 2011

Jay Rourke, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

Re: Garden Garage Project PNF Comments

Dear Mr. Rourke,

I have lived in the West End with my family for 5 years. We work nearby at MGH.

We chose to buy this particular condo because of the bright east facing morning sunshine. We really enjoy the light and it is the most important component for us to be happy living here.

The high rise buildings proposed for the garage location will block our view and most importantly our morning sunshine. This would be extremely disappointing to my family and would cause us to move out of the West End.

I urge you to stop the proposal and protect the environment we enjoy.



Dr. Xu Yu
Assistant Professor of Medicine
Massachusetts General Hospital

○ Peter E. Gabel

Six Whittier Place Unit 3R Boston, MA 02114 617.742.0203

March 9, 2011

Jay Rourke
Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

RE: Garden Garage Project PNF Comments

Dear Mr. Rourke:

○ Equity Residential's plan to build two towers in the West End neighborhood is unacceptable. I do not want to be 'walled' in by the 'canyon' effect these towers will create sitting right next to two Longfellow towers. They will block morning sunshine and seriously compromise existing open space, both land and sky.

Also, based on comments made by Mayor Menino at a West End community meeting in May of 2009, he promised the residents of the West End that he would not allow anyone one to build towers in the West End if the community didn't want it.

I've been a resident at 6 Whittier Place since 1992 and do not endorse this plan to have more rental units built in a family friendly, owner-based neighborhood. We need more ownership opportunities built for people who have an investment in the community, rather than more apartments for transient residents who have no incentive to look out for neighborhood interests.

Cordially,

○ *Peter E. Gabel*

Annette DeRosa
65 Martha Rd. Apartment 3P
Boston, MA 02114

March 8, 2011

Jay Rourke, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

Re: Garden Garage Comments

Dear Mr. Rourke,

I live at the Amy Lowell apartments and I do not want the towers to be built.

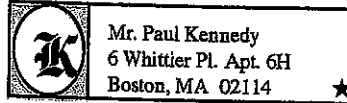
In May of 2009, Mayor Menino stated to the West End community that if the community did not want the towers built, they would not be built. I do not want this project built.

Sincerely,

Annette De Rosa

March 9, 2011

Joy Rourke, Project Manager
Boston Redevelopment Authority
Once City Hall Square
Boston, MA 02201-1007



RE: Bubble Garage Project

Dear Jay:

In May of 2009, Mayor Menino promised the residents of the West End that he would not allow anyone to build residential towers if the residents objected to it. The West End neighborhood does not want this project, nor do we want compromise!

The occupants of Charles River Park are greatly concerned about the pollution from 850 parking spaces. Equity has not addressed this concern.

Another concern is less than one acre will house this massive project, block our sunlight, our green spaces, and cast large shadows.

We at Charles River Park have lived through the Big Dig, the removal of the overhead elevated, and the recent sprawling Equity housing complex adjacent to us.

Now, Equity wants to hem us in with this huge, greedy, don't-give-a-damn attitude for the residents of the West End, not to mention the noise and health hazards this will create for the duration of said project.

Sincerely,



Paul K. Kennedy

Brigitte Kuperwasser MD, MPH
2 Hawthorne Place, Boston, MA 02114

March 8, 2011

Jay Rourke, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

Re: Garden Garage Project PNF Comments

Dear Mr. Rourke,

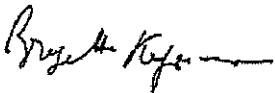
I would like to voice my serious concerns regarding the Towers Equity proposal presented to the West-End residents at a recent meeting. The Garden Garage Project as presented in the PNF is entirely unacceptable since the information provided were incomplete, inaccurate and misleading.

The few pictures shown by Equity representatives were neither professional nor believable, and were not indicative that Equity was a reputable corporation. The Equity representatives did not answer any questions regarding strategy development, planning and building materials. In addition, some senior Equity representatives appeared so defensive, even impolite, when such pointed questions were asked.

All of the above turned me, a reasonable and open-minded, 5-year resident of the West-End, against the current equity project. I would like to restate Mayor Menino's May 2009 promise to the West End residents that he would not allow anyone to build towers in the West End if the community didn't want it.

Unless the Equity corporation becomes more transparent with the various aspects of the project, provides full disclosure of the developmental strategy, full scope of the building construction, including real plans (with various scenarios), real and realistic blue prints, description of all materials, milestones and timelines, I do not want these towers and will work to hold mayor Menino to honor his promise to this community. As an owner of West -End residences, the currently presented project is not acceptable and is an insult to sound business. I am looking forward to hearing more from all parties.

Sincerely,



Brigitte Kuperwasser MD, MPH

Elaine F. Garneau
6 Whittier Place, Unit 7H
Boston, MA 02114

March 11, 2011

Jay Rourke, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

Re: Garden Garage Project PNF Comments

Dear Mr. Rourke:

I have been a resident of Whittier Place in the West End for thirty-five years. I am a unit owner in a well-maintained, well-managed building where I have always felt safe and part of a lovely neighborhood.

The Equity Residential Garden Garage project is not merely unwise or unwanted. The projected towers and the resulting congestion will overwhelm the area's resources and pose a real danger to this community. If the West End had been meant for such development, the *original* redevelopment project would already have filled the land with towers. At that time, it seems that persons with more thoughtful concern for the area prevented that from happening.

Since the approval and building of the towers on Equity Residential's Emerson Place property, we have experienced more traffic, more utility breaks and problems, and more crime. If Equity is allowed to build two more towers in an already stressed-to-the-limit area, we will be in very deep trouble here in the West End. What has been one of the nicest neighborhoods in Boston will quickly become an urban blight of high-rise towers crammed onto every square inch of land.

I am completely opposed to this entire project. In honesty I do not want my property values to decline because of two towers in my back yard. But also in honesty, this area's resources cannot support these additional residences and the accompanying congestion. This is not speculation – we are already experiencing it from the last Equity project. I remember Mayor Menino's promise to us: new towers would *not* be built in the West End if the community was in opposition. I personally don't know anyone who is in favor of this project.

We desperately need your help – please consider all the implications and make a decision to stop this project and protect a valuable Boston neighborhood and its residents. Thank you.

Sincerely,

Elaine F. Garneau

11 J
6 Whittier
Boston 02114

Jay Rourke
Project Manager

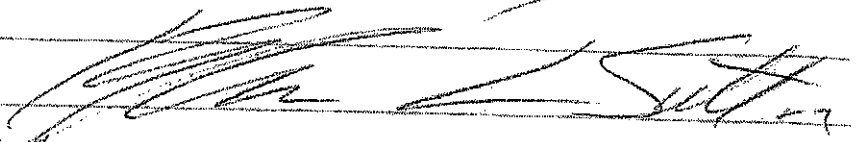
When I first moved
to Boston in 1969
the tallest building was
the customs tower
I hate to think
something could be built
so tall I would not be
able to see the custom
tower surrounded though
it is with tall buildings
now.

I want nothing built
where the garage is
taller than that garage
this does not benefit
the West and community
and should not be built
I have been part of this
community since 1982 &
lived here permanently since
1988. We own our apar

ment (11) and intend
to stay here

IF in May 2009
Mayor Menino promised
the residents of the
West End that he
would not allow anyone
to build tower in
the West End if the
community did not want
it. I live here and
I don't want towers
I want Mayor Menino
to honor his promise
to this community.

Sincerely



Ellen L. Sutton
aka Lindy Sutton

March 8, 2011

Jay Rourke
BRA
1 City Hall Square
Boston, MA 02201

Re: Equity PNF Comments

Dear Mr. Rourke:

I support a no build policy in the West End.

The Garden Garage Towers are not needed and will hurt the neighborhood.

Sincerely,

Patricia Sheehan
9 Hawthorne Pl
Apt. 11-E
Boston MA
02114

Carlos A. Caicedo
6 Whittier Place #9N
Boston, MA 02114

March 9, 2011

Jay Rourke, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

Re: Garden Garage Comments

Dear Mr. Rourke,

I have been a Whittier Place homeowner since 1985.

I oppose the building of the Garden Garage project because of the increase in traffic, congestion and pollution.

Mayor Menino promised in 2009 that no more construction would occur in the West End if we did not want it.

The buildings do not add any benefit to our community

As a voter thank you for considering my comments.

Sincerely,


Carlos A. Caicedo

Ethelanne Trent

*8 Whittier Place
Apartment 21H
Boston, MA 02114*

*Home (617) 227-1408
Office (617) 345-6700*

March 9, 2011

Mr. Jay Rourke, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

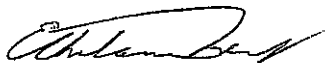
Re: Garden Garage Project

Dear Mr. Rourke:

As a tenant and subsequent owner of the above unit for forty-six years, I would like to submit my strong objections to the proposed construction of buildings to replace the Garden Garage on Staniford Street.

Our community has worked diligently to maintain the original concept of the Authority to establish an open space in the City. The Honorable Thomas Menino promised that he would not allow new towers to be built without our approval. Well, I do not approve and ask that no further building in this area be considered.

Respectfully submitted,



Ethelanne Trent

Joan Molloy
65 Martha Rd.
Apartment #7K
Boston, MA 02114

March 9, 2011

Jay Rourke, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

Re: Garden Garage Project PNF Comments

Dear Mr. Rourke,

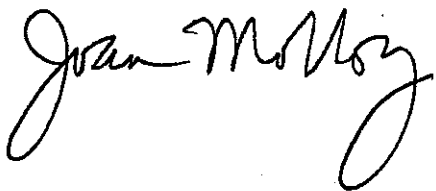
I've been enjoying this neighborhood since I moved here 2 ½ years ago.

When I heard of the proposed plan I was somewhat shocked. Even to a newcomer it seems totally unwise to pack in 2 more residential towers where the garages are now.

The intersection at Causeway & Staniford is already extremely active and a bit hazardous to pedestrians. Adding so many more residents to this area can only make it worse.

Mayor Menino promised, in 2009, that we wouldn't be forced to have more development in this part of the neighborhood. I think that agreement should be upheld.

Sincerely,



March 9, 2011

Jay Rourke, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

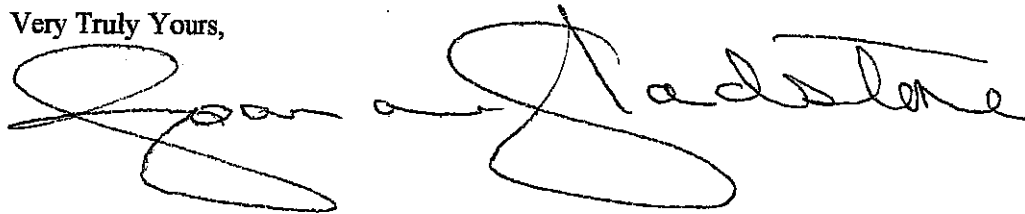
Re: Garden Garage Project PNF Comments

Dear Mr. Rourke,

I request you reject the proposal submitted by Equity Residential.

The West End is fine the way it is. Please don't allow any more large buildings to be built in my neighborhood.

Very Truly Yours,

A handwritten signature in black ink, appearing to read "Joan Gladstone". The signature is written in a cursive style with large, sweeping loops.

March 9, 2011

Jay Rourke, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

Re: Garden Garage Project PNF Comments

Dear Mr. Rourke,

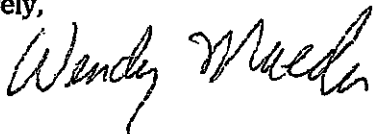
I am writing to express my concern about Equity Residential 's proposed plan to build on the site of the Garden Garage. The proposed project will have a negative impact on the quality of life of all residents of the West End, including my fellow neighbors at Hawthorne Place.

Equity's development plan is unacceptable as proposed for the following reasons:

- The scope of the plan is too massive and will have a negative impact on the existing community, in terms of increased density, traffic and parking issues.
- The size and height of the towers is out of scale with the neighboring buildings in Charles River Park, and will create problems with shadows, wind tunnels and obstruction of current views.
- The West End is becoming overbuilt. Charles River Park was designed to have open space. Any proposed development plan needs to include more green areas with grass, trees and benches that can be enjoyed by all of the community's residents.

Please reject the current Equity proposal.

Sincerely,



Audrey and John Tedeman
2 Hawthorne Place, 5D
Boston, MA 02114
617-227-2309

March 9, 2011

Jay Rourke, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

Dear Mr. Rourke,

As an owner of 3 condos at 2 Hawthorne Place since 2003 and renters at 4 Longfellow since 1995, we strongly oppose the towers Equity proposes to build. Audrey is an employee of MGH working and living in this community is quite important to us. We have a view of the Zakim Bridge and would not like to see that inhibited by any building higher than what currently exists on the Garden Garage site. The towers will decrease the light and open space we currently are so fortunate to have living in the city.

In May 2009 Mayor Menino promised the residents of the West End that he would not allow anyone to build towers in the West End if the community didn't want it. We live here and we don't want the towers. We want Mayor Menino to honor his promise to this community.

This is a great community with people of all ages but we oppose any congestion and overpopulation this project will create in parking, shopping, and traffic.

We hope you will take our comments, along with other residents in this community, seriously and with much consideration.

Sincerely,


Audrey and John Tedeman

March 9, 2011

Joy Rourke, Project Manager
Boston Redevelopment Authority
Once City Hall Square
Boston, MA 02201-1007

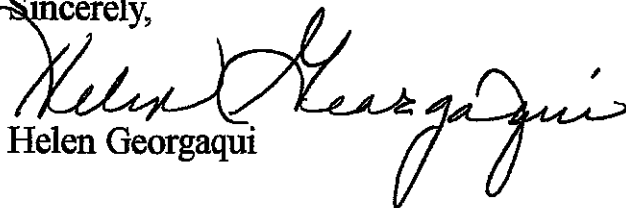
RE: Bubble Garage Project

Dear Jay:

I have lived in the West End all of my 79 years; this is home to me. Having grown up in the West End, I personally experienced the destruction of our previous neighborhood. I have no desire to relive that experience, nor do I wish to live anywhere else. I have been a resident of Charles River Park for 31 years.

I strongly oppose the towers that Equity proposes to build. This development will jeopardize the land, air and light that we currently enjoy in our neighborhood. The scope of the project is simply too big, too massive, and too dense for the area. We have a wonderful community as it is now, and it is my opinion that this proposed development will adversely affect the quality of life in our neighborhood.

Sincerely,


Helen Georgaqui

Sylvia Bartfield
65 Martha Road #8L
Boston, MA 02114

March 9, 2011

Jay Rourke, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

Re: Garden Garage Project PNF Comments

Dear Mr. Rourke,

I have lived at Amy Lowell apartments for over 30 years.

I am 85 years old and am worried about noise and disruption from construction.
The big dig was enough.

The new buildings are too tall I don't want them here.

Sincerely,

Sylvia Bartfield

Mathias Lichterfeld
6 Whittier Place #16J
Boston, MA 02114

March 9, 2011

Jay Rourke, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

Re: Garden Garage Project PNF Comments

Dear Mr. Rourke,

I own a condominium at 6 Whittier Place and have been living here with my wife and daughter for 5 years. I work as a physician at MGH and truly enjoy the downtown location and proximity to my workplace.

Our condo is located on the 16th floor and gets great morning sunshine. This is a very enjoyable part of living here.

We have heard about the plans to build high rise construction right in front of our windows. This would significantly impair our view and light.

We understand that developers would like to use this neighborhood for addition investments and their commercial interests but I believe that the interest of the people who already live here have to be more strongly considered.

I believe that new construction as currently planned would significantly decrease the quality of life in the neighborhood and make it less enjoyable for us to live here. I have heard the Mayor made a previous promise to this neighborhood that future construction will only be built if there is a widespread consensus among the local residents. At this stage I believe there is a lot of opposition and the proposal should be rejected.

I ask you to take these considerations seriously and ask you to stop this project in the best interests of the current residents of the West End.

Sincerely,

Dr. Mathias Lichterfeld, M.D., Ph.D.

Monica Callender
6 Whittier Place #5P
Boston, MA 02114

March 9, 2011

Jay Rourke, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

Re: Garden Garage Comments

Dear Mr. Rourke,

I have been a Whittier Place homeowner since 1991.

Equity Residential should be held to current zoning and should not be allowed to build higher than the current garden garage.

I am also concerned about losing open space and views.

Thank you for considering my comments.

Sincerely,

Monica Callender

*Lynne Young
8 Whittier Place # 20C&D
Boston, MA 02114*

March 9, 2011

*Jay Rourke, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007*

Re: Garden Garage Project PNF Comments

Dear Mr. Rourke,

I have been a Whittier Place resident for 30+ years!

The proposed towers will in every way be detrimental to our lives and neighborhood and negatively affect everyone's quality of life here in The Park.

Quoting the Mayor, "If we do not want these towers they won't be built". He should respect all of our feelings and keep his promise.

Over the years the BRA has impacted our neighborhood without any regard for our concerns. I urge the BRA to do as the Mayor promised and reject this entire proposal.

Sincerely,

Lynne Young

Michael V. Brogna
8 Whittier Place #8F
Boston, MA 02114

March 9, 2011

Jay Rourke, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

Re: Garden Garage Project PNF Comments

Dear Mr. Rourke,

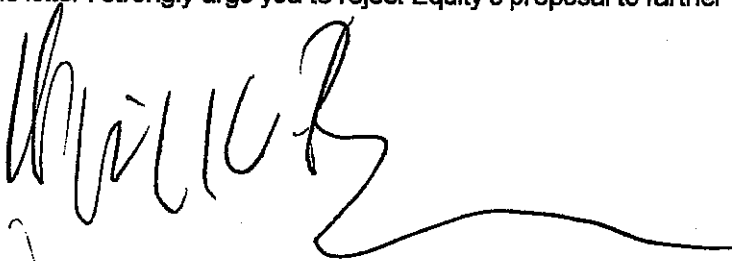
I have been a resident and unit owner for 10+ years.

- I'm strongly opposed to the construction of the proposed Equity Towers.
- The West End is clearly getting over-built and was fundamentally designed to maximize open space.

By drafting this letter I strongly urge you to reject Equity's proposal to further develop our West End Community.

Regards,

Michael V. Brogna

A handwritten signature in black ink, appearing to read "Michael V. Brogna", with a long horizontal flourish extending to the right.

**Alice Gazarian
9 Hawthorne Place #3J
Boston, MA 02114**

March 9, 2011

Jay Rourke, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

Re: Garden Garage Project PNF Comments

Dear Mr. Rourke,

I moved here because it was a park and I felt like I was in the suburbs. I don't want the park being turned into a high rise jungle. I like the feeling the way it is now.

There will be too much traffic and it is already bad. We can't handle any more.

No new buildings, period. I don't want them.

Sincerely,

Alice Gazarian

*Mrs. Amelia Thomas
65 Martha Rd. #6L
Boston, MA 02114*

March 9, 2011

*Jay Rourke, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007*

Re: Garden Garage Project PNF Comments

Dear Mr. Rourke,

I was born in Boston and have lived here my whole life. I am an Amy Lowell Resident.

I feel the Garden Towers don't belong here, and also hurt all the abutters.

Please reject the entire proposal.

Sincerely, Mrs. Amelia Thomas

March 9, 2011

Jay Rourke, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

Re: Garden Garage Project PNF Comments

Dear Mr. Rourke:

I am writing to express my concern about the proposed development of the Garden Garage by Equity Residential.

The proposal is outrageous!

It is much too big and should not be allowed to be built.

Please send Equity back to the drawing board!!

Sincerely,

Pat Cody
#9 Hawthorne A
Boston MA 02114

March 9, 2011

Jay Rowke Project Manager
BRA

One City Hall Square
Boston MA 02201-1007

Dear Mr. Rowke,

Any building built on the existing Garden Garage should fit within the existing footprint and be within the current height regulations. No variances, no towers, no shadows, no wind tunnels, no more transient apartments.

Thank you.

Deborah B. Brown

6 Whittier Pl. 17A

Boston MA 02114

Pat Lomuscio
65 Martha Road. #2M
Boston, MA 02114

March 8, 2011

Jay Rourke, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

Re: Garden Garage Comments

Dear Mr. Rourke,

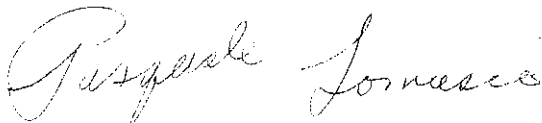
I've lived at Amy Lowell apartments for 23 years. I've attended many BRA meetings and I do not like what I heard about the towers.

My apartments is at the far end of the building very close to the proposed towers. I'm concerned about my health. Dust and noise will be detrimental. I am not well and have allergies and a heart condition.

These new buildings do not benefit the current residents of the West End. The elderly people will be even more impacted. I strongly oppose the towers.

The Mayor promised the West End he would not allow new buildings if we didn't want them. He is a man of his word and I am counting on him to stop this outrageous project.

Sincerely,

A handwritten signature in cursive script that reads "Pat Lomuscio". The signature is written in dark ink and is positioned below the typed name "Pat Lomuscio".

Carolyn Walker
65 Martha Road
Boston, MA 02114

March 8, 2011

Jay Rourke, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

Re: Garden Garage Project PNF Comments

Dear Mr. Rourke,

In 2009 the Mayor promised there would be no new towers in the West End. I do not want the towers and neither do my neighbors. Please keep the mayor's promise.

Sincerely,

Carolyn Walker

*Mary Bramante
65 Martha Rd. Apt. #6E
Boston, MA 02114*

March 9, 2011

*Jay Rourke, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007*

Re: Garden Garage Comments

Dear Mr. Rourke,

I have lived at Amy Lowell apartments for 24 years.

*The West End is fine the way it is and doesn't need
any more buildings.*

Sincerely Yours,

Mary Bramante

R. Shirley Burton
65 Martha Road 7B
Boston, MA 02114

March 9, 2011

Jay Rourke, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

Re: Garden Garage Comments

Dear Mr. Rourke,

I strongly oppose the towers that Equity proposes to build.

I have lived in Charles River Park for 18 years and during that time I have experienced construction for 13 years. 10 years with the Big Dig and 3 years with the West End Residences.

These towers will not only block the light on my apartment, but I also fear that this construction might do harm to the Amy Lowell building.

I implore the Mayor to stand by his promise that "If you want the garage to remain... then we won't build".

Sincerely,

A handwritten signature in black ink that reads "R. Shirley Burton". The signature is written in a cursive style with a large initial "R" and a long, sweeping underline.

PATRICIA LIBBY
EIGHT WHITTIER PLACE #19A
BOSTON MA 02114
617.670.0922 ~ libbyone@gmail.com

Jay Rourke, Project Manager
BRA
One City Hall Square
Boston MA 02201

Dear Mr. Rourke,

Add my name to the many opposed to Equity's proposal to build new towers in the West End. There is a limit to the density that can be supported in this area - that limit has been reached. We need the open space, not more people and cars.

Listen to the mayor, who has stated that if the West End community does not want the towers, they will not be built.

Yours truly,



3/10/2011

Mary Ann Boyle
8 Whittier Place, Suite 23G
Boston, MA 02114
617-742-6063

March 10, 2011

Jay Rourke
Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

RE: Garden Garage Project PNF

Dear Mr. Rourke:

I am writing to say that I am opposed to the proposed construction project at the Garden Garage in the West End.

The West End is too congested with traffic and people now. Additional housing in this area will increase the traffic.

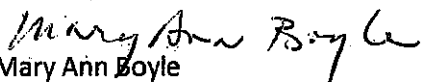
Mayor Menino in 2009 promised the West End residents that he would not allow anyone to build towers without the approval of the community. I am part of the community and I object.

I would think that increasing the traffic within the vicinity of the Garden would concern the BRA. Income from out-of-towners, who are already irritated by the difficulty in parking within walking range of the Garden, would be seriously threatened by increasing the residents in the area.

I have been living in the West End since 1991 and a condo owner since 1996. I am concerned with the quality of life in the West End. The proposed project would decrease the appeal of the West End.

Thank you for your consideration of this letter.

Sincerely,


Mary Ann Boyle

Joanne C. Horgan
6 Whittier Place, Unit 17L
Boston, MA 02114
(617)227-2468

March 9, 2011

Mr. Jay Rourke
Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

RE: Garden Garage Project – West End

Dear Mr. Rourke:

Please accept this letter voicing my total opposition to Equity's proposal for the Garden Garage Project Towers in the West End. It is a thoughtless proposal that will immensely affect the lives and well being of the hundreds of Unit Owners and Residents that are presently living peaceful, joyful lives in the West End enjoying calming green space. These towers will loom over the present buildings causing shadows, shade and depressing darkness taking away much of the sunlight that Unit Owners and Residents presently cherish in surrounding Whittier Place, Hawthorne Place and West End Place buildings. The views many have enjoyed for years will be totally destroyed, rendering a feeling of a closed-in, crowded, overbuilt, trapped-in environment. The West End certainly doesn't need or warrant two more massive structures on such a small footprint. These buildings (*concrete jungle*) will not benefit the West End community in any way, but add more stress and chaos to a now thriving, very livable West End.

As a Unit Owner, I have lived in Whittier Place for the past five years and have enjoyed the magnificent sunlight I experience every morning; everyday for that matter. The view breathes life into my day...all of that will be destroyed by this hideous project going forward.

I beg you to take a much closer look at what Equity's proposal will do and not do to the environment and the surrounding community. To strip these hundreds of Unit Owner/Residents of their homes, their quiet enjoyment just for the sake of squeezing in hundreds more units is unspeakable, in fact, greedy.

To reiterate, I am totally opposed to the Garden Garage Project as presented by Equity. I would appreciate any and all the support you will give to putting a halt to this project. I would appreciate any communication you might have with Mayor Menino in stopping same. As mentioned in years past, Mayor Menino promised the community no more towers would be built.

Let's hope that together we can stop this Garage Proposal from going forward. I appreciate your attention and assistance in this matter.

Very truly yours,



Joanne C. Horgan

Alice R. O'Neil
65 Martha Rd.
Boston, MA 02114

March, 8, 2011

Jay Rourke, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

Re: Garden Garage Project Comments

Dear Mr. Rourke,

I am vehemently opposed to the proposed project. One of the main reasons I moved to Charles River Park in 1972 was because of the aesthetic beauty, spaciousness and community feeling of the area.

Community

Is the mayor reneging on the promise he made to the West End ~~Council~~ in 2009?
"If you want the garage to remain, we won't build"!

It is dangerously congested on Martha Road and in the whole area.

I'm concerned for my safety if an emergency vehicle can't get through. Martha Road can't handle the traffic as it is. The new buildings will make the gridlock even worse.

I strongly urge you to reject this proposal.

Yours Truly,

Alice R. O'Neil

Zoe Taylor
9 Hawthorne Place #3N
Boston, MA 02114

March 9, 2011

Jay Rourke
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Re: Garden Garage Project PNF Comments

Dear Mr. Rourke:

I just moved from Texas and chose the West End as my new home because I love the open space and the views. There is also a great sense of community here.

I don't feel that additional buildings would benefit this community.

Sincerely,

Zoe Taylor

Johnnie Wolfson
8 Whittier Place #12D
Boston, MA 02114

March 9, 2011

Jay Rourke, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

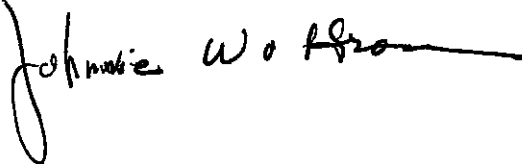
Re: Garden Garage Project PNF Comments

Dear Mr. Rourke,

I have lived here for over 30 years and have been a West End homeowner for 25 years. We have endured many construction projects from the Big Dig to the Equity Apartment Project to the Cragie Bridge Project.

- I'm strongly opposed to the towers Equity proposes to build.
- The project presented in the PFN is not acceptable.
- I want the BRA to honor the mayor's no build promise to the West End.
- The West End is a great neighborhood. We don't need more buildings.
- The environmental impact of this project will negatively affect the residents of the West End.

Cordially,

Johnnie Wolfson

MAR 9, 2011

Jay Bourke, Project Manager
Boston Redevelopment ~~Auth~~
Authority
One City Hall Square
Boston MA. 02201-1007

Dear MR Bourke

in may of 2009 MAYOR MANINO

Promimised the residents of the west end

that ~~he~~ ~~#~~
he would ~~not~~ keep the garage and
not build any towers

Plene Boh

Amy Lowell SE

Marlene E. Turra
6 Whittier Place #4H
Boston, MA 02114
617-367-0324

March 9, 2011

Jay Rourke, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston MA 02201-1007

RE: Garden Garage Project PNF Comments

Dear Mr. Rourke:

This letter is to inform you that I **strongly oppose** any new buildings being added to our wonderful West End neighborhood.

I moved here in 1991 to a nice, peaceful area and a great community. I decided to buy my unit in 1996. Our medical office was at Zero Emerson Place. Equity built extra buildings by Emerson Place. We had to endure the blasting, noise and inconvenience to our patients with walking and parking.

Now they want to add towers to the nice view I have looking out my home windows. It would cut all the sunlight that I now get. It would not give privacy (that is why I bought this condo). It would give excessive noise and traffic congestion. I do not think the West End needs any more buildings. I do not want to look out my windows into someone else's windows. These buildings **should not be built.**

Mayor Menino promised no more buildings to the West End community. I think he needs to stick by his words. I do not know of anyone wanting these ugly towers to be added to our nice community. We are happy the way it is now.

Sincerely,


Marlene E. Turra

3/9/2011

Tom Rourke, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

Angelica Louissaint MD
Weather Place # 310
Boston, MA 02114
781-396-1238
617-407-6499

Re: Garden Garage Project PNF Comments

Dear Mr. Rourke,

My name is Angelica Louissaint I am a physician, mother of an 8 month old daughter and a homeowner at a weather place. I have lived in the west End for the past 6 years, initially as a renter in Equity buildings and now as a homeowner here for the past 2 years. There has been a lot of construction in this area over the past 20 yrs. This area is already dense with high rise buildings and will surely be overcrowded with any new projects.

I truly believe as a homeowner and mother of a young child the BEST way about living in this area is the current balance of the convenience of city living with the great open space incorporated into the design. I strongly oppose any further development in the west End particularly, the Garden Garage project presented in the PNF and the terrible equity in currently proposing. In 2009 Mayor Menino promised no new construction if the community agreed and I am

Sincerely,
Angelica Louissaint MD

Rourke, Jay

From: tishey noiseux [tisheynoiseux@hotmail.com]
Sent: Thursday, March 10, 2011 5:37 PM
To: Mayor; Rourke, Jay
Cc: Ross, Michael (City Council)
Subject: The Proposed 28 & 24 " Building by Equity Development

Gentlemen:

I have owned in Charles River Park for over 14 years. I am very concerned regarding your proposed development of such enormous buildings' that do not belong in this neighbourhood.

Were we foolish to believe Mayor Menino when he made the statement to us the residents of the West End that he would not allow anyone to build towers in this neighbourhood, he stated " If you the community do not want towers in the west end, I will not allow them to be built ".

Mayor Honour your promise please.

What Equity proposes is a monstrosity, it will bring further blight on this area, jokingly called "THE BEST NEIGHBOURHOOD THIS SIDE OF HEAVEN"

This neighbourhood is already clogged with traffic due to garden events and the bad design of the traffic flow off storrow drive, causing havoc & danger to pedestrians & residents trying to enter charles river park, from either storrow drive of leveret circle, not to mention the increased foot traffic that the proposed 500 units and additional parking would bring to this area.

Why bring more distress & destruction to us, a family neighbourhood, the introduction of studios and one bedrooms units will turn this whole area into a transient neighbourhood.

The Proposed towers will cast shadows, cause more wind tunnels, take away views, so devaluating our property, it will also take away open space and recreational areas, bring people on drugs and alcohol in to charles river after concerts.

Why not build family units keep to a similar foot print to the one that now exists stay within the height restrictions for this neighbourhood.

Better still take the development to down town boston where there are existing excavations just waiting for development.

6 Whittier Place
Boston, Mass 02114
1-339-927-7669
Tishey Noiseux

Rourke, Jay

From: Steven Arnold [seawip@yahoo.com]
Sent: Thursday, March 10, 2011 4:12 PM
To: Rourke, Jay
Cc: whittierplace@rcn.com
Subject: Opposition to Garden Garage Project PNF

Steven E. Arnold
8 Whittier Place, Unit 14F
Boston, MA 02114
(617) 670-0868
seawip@yahoo.com

March 10, 2011

E-mailed to jay.rourke.BRA@cityofboston.gov

Mr. Jay Rourke
Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

Re: Garden Garage Project PNF Comments

Dear Mr. Rourke:

I am writing to express my strong opposition to the Garden Garage Project tower buildings PFF that Equity Residential has proposed to build on the Garden Garage site.

I have been a West End resident for 2 years and recently purchased a condominium at 8 Whittier Place. The West End already is very over populated and congested with buildings and residents, and Equity's Garden Garage Project would seriously detract from and only further congest the West End community.

Mayor Menino promised the West End residents that he would not allow the construction of additional tower buildings in the West End if its community residents were opposed to such construction, and as a West End resident and property owner, I am strongly opposed to the proposed Garden Garage Project tower development.

The proposed towers will obstruct views, congest the open space and limited retail and food stores, as well as unfairly devalue our property. The current over population and congestion already compromises my use and enjoyment of the West End community open space, retail stores, and the Charles River Esplanade areas. The area streets often are clogged with vehicular and pedestrian traffic, especially because of the constant sports and entertainment programs at the TD Bank Garden. Parking space in the West End also is very limited, and the current Garden Garage is necessary for this community, its guests, and visitors to park.

Your assistance with preserving and protecting the West End community and property values by preventing the Garden Garage Project towers from being build is requested and very much appreciated.

Very truly yours,
/s/ Steven E. Arnold
Steven E. Arnold

Cc: whittierplace@rcn.com



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

March 8, 2011

Jay Rourke, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

Re: Garden Garage Project PNF Comments

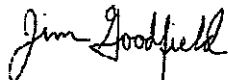
Dear Mr. Rourke,

My wife has lived in the West End for over 20 years, I have for 13 years and our two school age children have grown up here. We have made a sizeable investment in combining 4 separate apartments in Hawthorne Place to make the West End our long-term home.

We strongly oppose the Garden Garage Project as presented in the PNF 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, Mayor Menino answered my question posed directly to him during his pre-campaign stop 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" Obviously this was hollow campaign rhetoric that he had no intention of backing up.
2. **Elimination of community recreation facilities** – demolition of the Garden Garage will eliminate Basketball City, which my children and many children and adults from both the West End and surrounding neighborhoods use. In the late 90s a zoning waiver to the original West End plan was granted to trade one type of recreational facility (tennis) for another (basketball). In allowing this proposed Equity development, both the publicly accessible Basketball City goes away, as well as Equity's existing tennis courts and ad hoc play area near the Boston Children's School Annex.
3. **Traffic concerns** - backups on Storrow Drive to access Lomasey Way will be an even worse nightmare than it already is. I drive kids home for carpool back to Whittier Place every day via Storrow Drive. What is now merely awful will become truly horrible. One doesn't need to waste money to conduct a formal traffic study to conclude this.
4. **Equity is not a good neighbor in their construction practices** - the current very noisy pool renovation project is conducted early in the morning (7am) and on weekends (Saturdays). Asking this community's residents to endure 3 more years of dust, noise, and pollution is too much to ask. If there is to be any construction – **which we oppose** – Equity management personnel involved in the project should be required live in apartments abutting their own construction zone for the duration of the project. We've had enough of living in a continuous cycle of Equity construction.

Sincerely,



cc: Michael Ross – City Councilor

Rourke, Jay

From: David MacDonald [partners44444@yahoo.com]
Sent: Friday, March 11, 2011 12:44 AM
To: Rourke, Jay
Cc: weca.boston@gmail.com
Subject: 2 Proposed Buildings

Dear Mr. Rourke:

I am very opposed to the towers Equity plans to build. We simply don't need any more buildings here. The traffic congestion will become unbearable and we simply don't need anymore noise pollution. We enjoy this neighborhood as is.

David MacDonald
An Amy Lowell House resident

Roberta Sigman Jones
8 Whittier Place 3E
Boston, MA 02114
617-442-1169

March 9, 2011
Jay Rourke, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007
Re: Garden Garage Project

Dear Mr. Rourke,

I am vehemently opposed to the Garden Garage Project proposed by Equity Residential. I am an 8 Whittier Place resident for the past 41 years and a condo owner in the same unit since 1986 when it was first available for ownership. What attracted my husband and me to Whittier Place was that it was a part of a community with lots of open space, a park feel, and sky views which give this neighborhood its unique features.

As a member of WECA (West End Civic Assoc.) I attended the May 13, 2009 meeting it sponsored at the new West End Museum at which Mayor Menino spoke. I heard the Mayor promise the residents of the West End that he would not allow anyone to build towers in the West End if the community didn't want them. I want Mayor Menino to honor his promise to this community.

Sincerely,
Roberta Sigman Jones

cc: Mayor Menino
John Palmieri, BRA Director
Kairos Shen, BRA Chief Planner
Jonathon Greeley
City Counselor Michael P. Ross
State Representative Marty Walsh
Whittier Place Condominium Trust
Amy Lovell Management

B.R.A.

Rourke, Jay

From: Mary Karen Rogers [mrogers@suffolk.edu]
Sent: Thursday, March 10, 2011 12:56 PM
To: Rourke, Jay
Cc: whittierplace@rcn.com
Subject: Garden Garage Project PNF Comments

Mary Karen & Kirk T. Rogers
9 Hawthorne Place 15E • Boston MA 02114 • 617-523-5391

March 10, 2011

Jay Rourke, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

Re: Garden Garage Project PNF Comments

Dear Mr. Rourke,

We have lived in the city of Boston for the past 36 years, first in Back Bay and now in Charles River Park. Each move was plotted with quality of life in mind. The West End is a place that is safe and gives each of us a sense of space and tranquility within this city.

I find it unacceptable that in an instant the neighbor can be up-rooted and redefined without neighborhood consent. If this were Back Bay or Beacon Hill this project would not be going forward. They have invested in those wonderful neighborhoods and it shows because of their watch dog maintenance over the years. We do not want to be an afterthought but a refined neighborhood as well. The West End neighborhood needs more amenities such as an affordable supermarket, an elementary school and upgraded public library, not twin towers proposed by Equity.

Understand, we need to preserve and enhance this vital neighborhood that continues to enrich the families living in Charles River Park.

Equity's twin towers are not the answer for this Boston neighborhood.

Sincerely,
Mary Karen & Kirk Rogers

KAREN GRETHEN
2 Hawthorne Place, 3R
Boston, MA 02114

March 10, 2011

Mr. Jay Rourke, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

RE: Garden Garage Project PNF Comments

Dear Mr. Rourke:

I have been a resident and condo owner of the Charles River Park West End area for approximately 15 years, and I am strongly opposed to the towers Equity proposes to build.

I want mayor Menino to honor his promise to this community that he made in May of 2009 when he promised us that he would not allow anyone to build towers in the West End, if we, the community, did not want it. I live here, and I do not want the proposed towers.

The West End is a very attractive and must sought-after area in Boston for people to live here. The proposed Garden Garage Project will damage our garden spot in Boston. Stop this project.

Sincerely,

KAREN GRETHEN
2 Hawthorne Place, 3R
Boston, MA 02114

Rourke, Jay

From: Nancy Hurley [nh1004@hotmail.com]
Sent: Friday, March 11, 2011 9:58 AM
To: Rourke, Jay
Cc: whittierplace@rcn.com
Subject: Garden Garage Project PNF Comments

Importance: High

March 11, 2011

TO:
Jay Rourke, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

VIA EMAIL

Dear Mr. Rourke,

I am writing to express my opposition to the Equity Residential plans to build and expand over the footprint of the Garden garage. I am owner and have lived in 9 Hawthorne for the past ten years and I have watched the neighborhood grow especially in population density. I believe the proposed project is way too big and includes way too many residential units as well as too many additional parking spaces. Have you ever tried to pull out of our parking garage in the morning onto Blossom Court? The flow of pedestrian foot traffic along with the trucks and cars that park in a NO STANDING zone makes it dangerous for all. It can take me 15 minutes to get in or out of my neighborhood depending on what's going on at the Garden, the time of day, and the level of foot traffic. In addition, the notion that we in the West End want our neighborhood "opened up" to the North Station neighborhood is absurd. The foot traffic coming from North Station to Mass General ALREADY passes through our land parcels; in fact we have gone out of our way to create additional pathways for MA General employees. I think it is now time for Mass General to accommodate their employees without impacting our neighborhood any further.

A couple of years ago the Mayor visited the West End Council and stated there would be no building higher than the present buildings. I would like to know WHY Equity is even allowed to propose a change to the zoning laws. Where is the Mayor now? and WHO is protecting the residents of Charles River Park? We are a neighborhood and a community, and we deserve to be heard and treated with respect.

Sincerely,

Ann M. Hurley
Unit 5L
9 Hawthorne Place
Boston, MA 02114

Rourke, Jay

From: MAAakjar@aol.com
Sent: Thursday, March 10, 2011 10:45 AM
To: Rourke, Jay
Cc: whittierplace@rcn.com
Subject: Garden Garage Project PNF Comments

To Jay Rourke, Project Manager
Boston Redevelopment Authority

Subject: Garden Garage Project PNF Comments

As a unit owner at Nine Hawthorne Place, Boston, I am writing to object to Equity Residential's three proposed buildings planned to replace the Garden Garage.

Two of the proposed buildings -- towers -- are too high and the third literally wraps itself around an existing residential building (West End Place). The buildings present a "wall" for pedestrians and will add to traffic congestion. The buildings also present a walled-in enclosure-barrier to the West End community, as happened at Lafayette Place. The space needs to stay open for all residents of the City of Boston.

Due to density and height, I **OPPOSE** Equity's proposal to replace the Garden Garage. Thank you for your consideration.

Maryann Aakjar
Nine Hawthorne Place, 3-P
Boston, MA 02114-2319
(617) 742-7795

Mach 10, 2011

Rourke, Jay

From: flowersontheave@verizon.net
Sent: Thursday, March 10, 2011 12:22 PM
To: Rourke, Jay
Cc: WHITTIERPLACE@RCN.COM
Subject: Garden Garage Project /Proposed plan by Equity Residential to build at the Bubble Garage

Please be advised that my name is Janice A, Sousa and I am a unit owner at 9 Hawthorne Place, 3G, Boston, Ma.

My unit faces the garage and the basketball courts.I purchased the unit 3 years ago because it is an oasis in the ever noisy and busy City of Boston. It is a pleasure to live in a neighborhood and watch and hear people playing ball in the evening and taking walks in a bucolic environment.

The Mayor indicated that if something was built near my home, it would not be a Tower, and that, perhaps, the height requirement would be limited. A tower would impact light, air quality and the aesthetics of the neighborhood;
this is not acceptable to my quality of living.

I look forward to further discussions with those of us who make the West End our home.

with regards, Janice A. Souza

Zouheir Abou Hamad
8 Whittier Place, Apt. 24E
Boston MA. 02114

March 7, 2011

Jay Rourke, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA, 02201- 1007

Subject : Garden Garage Project, PNF comments

Dear Mr. Rourke

As you see from the above address, I live on the highest floor of 8 whittier Bldg. I paid a very high price to get this floor, as I am 85 years old , and spend most of the days sitting on the balcony enjoying the views, from Zakem bridge, downtown Boston, the Ocean, the Airport , Beacon Hill, till the lower part of Cambridge street.

I heard lately that Equity is intending to build two high rise buildings , replacing the Garage. I strongly oppose this as it blocks my view, and lowers the value of my apartment. and upsets my life.

Why can't Equity build three buildings of 10 floors each. instead of the high rise buildings. Besides I have attended Mayor Meninos' meeting in May 2009, where he promised us not to allow anyone to build high rise buildings in our compound. Will Mayor Menino honor his promise?

I hope you will consider my request, not to allow Equity or others to build high rise buildings in our compound.

Thank You,

Sincerely yours


Zouheir Abou Hamad.

Susan Witkie
6 Whittier place Unit 17N
Boston 02114
617-654-7710
Susan.witkie@ssa.gov

3/6/11

Jay Rourke, Project Manager
BRA
One City Hall Square
Boston 02201

Dear Mr. Rourke,

I have lived at Whittier Place in Boston's West End for 30 years, having moved here to train at MGH in a medical residency in 1982. We have survived disruptions, and experienced benefits. While the density of the population has increased, it has been reasonable—up until now.

I strongly oppose the plan that Equity has to build those monstrous towers in their Garden Garage Project. They are unreasonable, will completely take out sunlight, and will terribly damage the West End community.

Please! Do not allow Equity to build their planned building.

Please do listen to those who live here. All my neighbors are heart-broken at the massive scale that Equity proposes. I hope they are all writing to tell you that they oppose the project.

Thank you for your consideration.

Sincerely,



Susan Witkie

Eric Brotman
6 Whittier place Unit 17M
Boston 02114
617-742-3399

3/6/11

Jay Rourke, Project Manager
BRA
One City Hall Square
Boston 02201

Dear Mr. Rourke,

I am writing this letter to tell you that I strongly oppose Equity's Garden Garage Site project as planned.

I have lived here at Whittier my entire life and have greatly appreciated having the opportunity to enjoy Boston. I have watched my neighborhood grow and change, and have understood the need for increased revenue for the city via increasing taxable properties.

However, the project proposed for the Garage Site is more appropriate for New York City, where there are no open green spaces, and dense, massive buildings that block out the sun and block the neighborhood. Do not do this to Boston.

I hope you will consider the wants of the neighborhood people, as you make decisions that may affect your revenue, but affect every minute of our lives.

Sincerely,



Eric Brotman

March 10, 2011

Jay Rourke, Project Manager
Boston Redevelopment Authority
One City Hall Plaza
Boston, MA 02201

RE: Garden Garage Project PNF Comments

Dear Mr. Rourke,

I have lived at 9 Hawthorne Place for last 11 years. I also work at MGH. The reason I chose to purchase a condo here was not only the proximity to my job, but because it is one of the last places in the city with some open space and beautiful greenery.

I am opposed to the above indicated, over-sized project. Even though it will not impact my view, it does impact the view of many of my friends and neighbors. The buildings are way too tall!! Currently, I avoid driving in the area of Martha Road when there is either a game or other function at Boston Garden. I can't even imagine what the traffic will be like with more cars, traffic, etc.

I was present at a meeting where Mayor Menino promised the residents of the West End that he would not allow anyone to build towers in the West End if the community was opposed. **I am opposed to this outrageously giant project.**

Sincerely,

A handwritten signature in black ink, appearing to read "Karen M. Spencer". The signature is fluid and cursive, with a long horizontal line extending to the right.

Karen M. Spencer
9 Hawthorne Place, Unit 5-O

Rourke, Jay

From: Georg Bernhardt-Miller [gberhardtmiller@yahoo.com]
Sent: Thursday, March 10, 2011 9:32 AM
To: Rourke, Jay
Subject: Fw:

--- On Thu, 3/10/11, Georg Bernhardt-Miller <gberhardtmiller@yahoo.com> wrote:

From: Georg Bernhardt-Miller <gberhardtmiller@yahoo.com>
Subject:
To: jay.rouke.BRA@cityofboston.gov
Cc: whittierplace@rcn.com
Date: Thursday, March 10, 2011, 9:29 AM

Jay Rourke, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

Dear Mr. Rourke:

I request that it be recorded that I am opposed to the Equity proposal to build two new towers at Charles River Park; and, I hope that Mayor Menino will remain true to his promise that no such towers will be constructed against the wishes of the current residents of the West End.

First, the proposed towers are too high. Any new construction in the area should not exceed the height of the buildings now part of Charles River Park. To construct edifices of the height proposed will cause additional shading -- and more wind-tunnel effect. Obviously, neither of these consequences will enhance the experience of those living in the area.

More to the point, a terrible mistake was made when the "urban redevelopers" bulldozed the old West End and built the current complex known as Charles River Park. Please, take a moment to consider the name; it includes the word *park*. Park suggests open woodland. The one redeeming quality of Charles River Park is its *open* parkland. If the currently proposed towers are built, a fortress area will replace the skyline that is visible to all who pass through the area.

Once again, I beg you to reconsider this worthless proposal. If it is approved, it will be another blight on the city -- with the stamp of approval by the BRA.

Sincerely,

Georg Bernhardt-Miller

9 Hawthorne Place #4D
Boston, MA 02114

Go]

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Rourke, Jay

From: William Grealish [kenmore5400@yahoo.com]
Sent: Thursday, March 10, 2011 9:38 AM
To: Rourke, Jay
Cc: whittierplace@rcn.com
Subject: Proposed Equity Towers at Charles River Park

10 March 2011

Jay Rourke, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

Dear Mr. Rourke:

I am writing to plead that the current Equity proposal to build two towers at Charles River Park be denied. The planned towers are not in proportion to the existing buildings at Charles River Park. In addition, the towers will create additional shadows and create an adverse wind-tunnel effect. Since the building will be built on a north/east axis, it would be wise to remember that, in Boston, northeasterly winds are usually the most deleterious.

Further, the area should not become congested with too many obtrusive buildings. One of Charles River Park's most distinctive features -- and its greatest asset -- is its open parkland.

Finally, I ask that Mayor Menino uphold his promise to NOT build towers in the West End if its residents are not in favor of such construction. The majority of my neighbors in Charles River Park and I are not in favor of this proposed construction.

Sincerely,

William Grealish
9 Hawthorne Place #4D
Boston, MA 02114
617-367-0188

Suzi and Peter Reynolds
6 Whittier Place #11H
Boston, MA 02114
617-670-1525

3/7/2011

Jay Rourke, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

RE: Garden Garage Project PNF Comments

Dear Mr. Rourke,

My husband and I vehemently oppose Equity proposed project to build over the Garden Garage for a number of reasons:

- First and foremost will decimate our view of The Custom House and downtown. This will not only diminish our property value, but will block my very favorite thing about our individual condo. Equity under no circumstances should be allowed to build anything higher than the current existing building.
- The West End is a lovely downtown location with a neighborhood feel – which is why my husband and I chose to buy here 8 years ago. It lost some of that charm when Equity built “The West End Apartments” a couple years ago and will further deteriorate with these new massive structures.
- Mayor Menino made a promise to this community in May 2009 that no large buildings were to be built in the West End if the community was against it. My husband and I passionately oppose these structures and want the mayor and the city of Boston to live up to their promise.

We beg of you to take into account our and our neighbors pleas to stop Equity from building these structures. It will negatively impact many people and the quality of living we treasure. We have all worked very hard to find, buy and maintain this place we love and all call home. Don't let a real estate monster like Equity take that away.

Sincerely,



Suzi and Peter Reynolds

Christine Wennersten
6 Whittier Place, Apt. 4F
Boston, MA 02114-1415
Tel: 617-523-0532

March 7, 2011

Jay Rourke, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

Re: Garden Garage Project PNF Comments

Dear Mr. Rourke,

I am strongly opposed to more Equity Building Projects. Having lived here since 1964 I have experienced the Big Dig, the removal of the Overhead Elevated, the lengthy construction of the West End apartments among many. Some have added to the pleasure of living here. I love the open green spaces and being able to experience nature in our lovely downtown Boston setting.

I own a lower floor apartment at 6 Whittier Place and will have no natural light in the apartment due to the proposed buildings. I do not have any view, but I would like to have the sun shine in once in awhile.

In May of 2009 Mayor Menino promised the residents of the West End that there would not be any new construction, if the neighborhood was opposed to it. We don't need any more buildings here. I hope Mayor Menino will honor his promise to our community.

The buildings Equity proposes do NOT benefit our West End and should NOT be built. We do not need any more buildings here.

Sincerely,

Christine Wennersten

March 7, 2011

Jay Rourke
Boston Redevelopment Authority
One City Hall Plaza
Boston, MA 02201

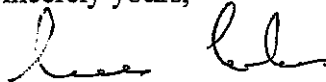
Dear Sir,

This letter is in response to the Equity plan for development of the Garden Garage.

The plan is totally unacceptable. Equity has just completed a large scale development in Charles River Park that substantially increased local population density and the new project on top of that will convert the area into a forest of high-rises. I moved to 8 Whittier six years ago largely because it offered something of a breathing space in an urban environment. This space is quickly disappearing.

Boston does need more housing but there are so many other appropriate sites nearby (at least three on Washington Street, the government center garage . . .) in areas of far lower residential density. Why force so much development on the West End?

Sincerely yours,



George Lukas
8 Whittier Place, apt 23A
gl@cs.umb.edu

Rourke, Jay

From: pageosborn@rcn.com
Sent: Saturday, March 05, 2011 4:26 PM
To: Rourke, Jay
Cc: whittierplace@rcn.com
Subject: Garden Garage Project PNF Comments

Dear Mr. Rourke:

I have been a resident/owner in the West End for over 25 years. I am deeply upset about Equity's proposed building of towers incorporating the Garden Garage Project. This is entirely unacceptable to me. Equity should not be permitted to build anything higher than what currently exists.

Several years ago Equity came in and proposed and built several buildings between Whittier Place and Massachusetts General Hospital. We are now over- populated and these buildings have resulted in a great increase in traffic in the area.

Now Equity is back with yet another idea of constructing additional high rise buildings. This can only benefit Equity and harm the West End. It will totally bring traffic to a standstill. Regardless of the type of housing, it will result in added disruption, discarded trash, and perhaps crime and nuisance which the will be an added expense to us.

It is imperative that the proposed building plans not be permitted in any form whatsoever. Each owner in West End has a vested interest in this area which should be honored. There is absolutely no doubt that it will affect our property values. In May of 2009 Mayor Menino promised the residents of the West End that he would not allow anyone to build towers in the West End if the community did not want it. I live here and violently oppose these towers. It is incumbent upon Mayor Menino to honor his promise to us. Anything else would be an outrageous abandonment of his promise.

Sincerely,

Katherine Page Osborn

Sent VIA Email and
regular mail



Boston University School of Medicine

MARK G. SHRIME, M.D.
Head and neck oncologic and reconstructive surgery

ASSISTANT PROFESSOR
Otolaryngology/Head and Neck Surgery
Boston Medical Center
Boston University School of Medicine

The primary teaching affiliate of the Boston University School of Medicine.

Jay Rourke, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

7 March 2011

Dear Mr. Rourke:

The Garden Garage Project proposed by Equity Residential is completely unacceptable to me.

Three years ago, my wife and I transplanted from New York City to Boston, and we have spent our entire time here in the West End. We rented for a year but loved living in the West End so much that we almost immediately bought our apartment in Whittier Place.

We specifically chose the West End because of its open space, its wide vistas, and its views of the airport, the Charles River, and the Boston skyline. We absolutely love this neighborhood.

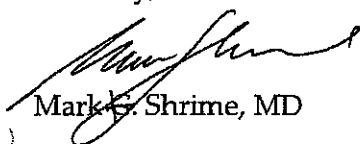
Unfortunately, the West End is becoming overbuilt. In May of 2009, Mayor Menino made a pledge to the residents of the West End that towers would not be built here if the community did not want them. I am a part of this community, and I very strongly do not want the towers. While we very much appreciate Equity's contribution to this neighborhood, they should not be allowed to build anything on the Garden Garage site that is higher than what is already there.

Doing so will not only radically alter the landscape of the neighborhood, but it will also devastate the traffic flow (on a one-lane exit from Storrow drive which competes with traffic to I93), the tenor, and most importantly, the character of this neighborhood in which we have made our home.

I am very strongly opposed to the towers that Equity residential proposes.

Thank you.

Sincerely,



Mark G. Shrime, MD

Apt. 8 k
8 Whittier Place
Boston, MA 02114-1410
March 5, 2011

Mr. Jay Rourke
Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

In Re: Garden Garage Project PNF Comments

Dear Mr. Rourke:

As a resident of Charles River Park for the past 37 years, I am opposed to the proposed Garden Garage Project. The project is ill conceived and detrimental to the West End Community and for Boston, as a city people want to live in, to establish and maintain their families' roots.

The alleged reasons for demolishing the existing garage structure can be "cured" by modest changes without destroying the architectural integrity of this iconic building of the 1950's. The Garden Garage is within the contextual motif of the Greater Boston Redevelopment plan.

The quality of a city's life depends on a stable, multi generational, and income population sharing space and amenities. This project's focus is to provide expensive, small apartments designed to serve a young, transient population, people who are not putting down roots in our community. It threatens the very core of our community and its shared green space, the Park.

The Project must not be built.

Sincerely,

Dorothy A. Donovan
DOROTHY A. DONOVAN

Richard M. Kavaler
8 Whittier Place, #15D
Boston, MA 02114

March 6, 2011

Jay Rourke, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

Re: Garden Garage Project PNF Comments

Dear Mr. Rourke:

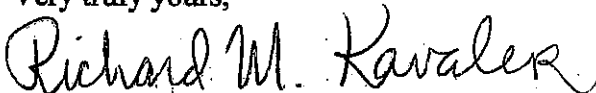
I am writing to let you know that I am strongly opposed to the towers that Equity has proposed to build in the West End.

I have lived here for more than 20 years, first as a renter and then as an owner. This is my home and this project will have a serious negative impact on the community and the overall well being of residents, businesses and the area as a whole.

The traffic along Martha Road/Lomasney Way is already quite heavy and noisy, especially when there is an event at the TD Garden. The building of new residences along this road will create much more traffic both during construction and after completion. The construction will take years and cause much noise disturbance and inconvenience for all of us in this area. The West End is wonderful because of its open spaces and beautiful views of the sky. This project will put an end to these. It will take away from what makes this part of Boston such a great place to live.

I would ask that you give serious consideration to whether this project will be of benefit to anyone other than Equity itself.

Very truly yours,



Richard M. Kavaler

Apt 8 k
8 Whittier Place
Boston, MA 02114-1410
March 2, 2011

Mr. Jay Rourke
Project Manager
Boston Redevelopment Authority
1 City Hall Square
Boston, MA 02201-2043

In re: Garden Garage Project

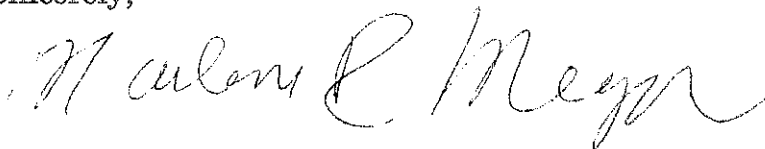
Dear Mr. Rourke:

Having attended all the BRA sponsored meetings, listened to Equity's presentations, read all the documents provided by the BRA pertaining to this specific redevelopment project and after reviewing BRA documents relating to the development of the portion of the West End known as Charles River Park, I cannot support any component of this project.

The project fails in all of its stated objectives and does not conform to the BRA's vision, as delineated in its own documents, i.e. the establishment of an urban community whose centerpiece is a park creating a green space offering a sanctuary and amenities for all to enjoy.

In May of 2009 Mayor Menino stated to the West End community that if the community did not want the towers built they would not be built. We do not want this project built. I believe the Mayor is a man of his word.

Sincerely,

A handwritten signature in cursive script that reads "Marlene R. Meyer". The signature is written in dark ink and is positioned below the word "Sincerely,".

MARLENE R. MEYER, M.D., J. D., L.L.M.

Theresa Raso
6 Whittier Place 6N
Boston MA, 02114
617-723-8848

March 09, 2011

Jay Rourke, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston MA 02201-1007

Re: Garden Garage Project PNF Comments

Dear Mr. Rourke,

I am a resident of 6 Whittier Place and have lived here for 15 years. During this time I have endured the constant blasting of the BIG DIG, The removal of the PEDESTRIAN BRIDGE and the building of the WEST END APARTMENTS. I feel I have lived in a war zone. No community in the city has endured and been exposed to so much upheaval for such a long time without any future benefit to its quality of life.

As a community, our tax base produces per square foot, one of the highest revenues; while receiving no city services, especially the lack of a public school for our children.

It is time for the city **not** to pay homage to its POLITICIANS & DEVELOPERS and to provide its citizens with the quality of life they deserve and pay for.

This development **does not enhance** our community. It is unacceptable and should never be built!!!

Sincerely,
Theresa Raso

Rourke, Jay

From: Sheri Shahriar [sherishahriar@gmail.com]
Sent: Wednesday, March 09, 2011 11:40 AM
To: Rourke, Jay
Cc: whittierplace@rcn.com
Subject: Garden Garage Project PNF comments

Dear Mr. Rourke,

I am **strongly opposed** to the towers **Equity** proposes to build. I have bought my condo in 2008 and I like the feel of open space and don't want to have two large and ugly buildings blocking the greens and openness, (my condo is facing the garden). Also mayor Menino should **not** allow this project to go through according to his promises, and if these buildings are higher than the Hawthorne places it would effect the value of my property which is not acceptable to me.

Sincerely,
Sheri Shahriar
9 Hawthorne place

Rourke, Jay

From: Lucio Mercurio [lucio.mercurio@gmail.com]
Sent: Wednesday, March 09, 2011 2:39 PM
To: Rourke, Jay
Cc: Lucio Mercurio
Subject: Garden Garage Project PNF Comments

03/09/2011

Jay Rourke, Project Manager
BRA
One City Hall Square
Boston, Ma 02201-1007

Garden Garage Project PNF Comments

Dear Mr. Rourke,

I am very strongly opposed to the towers that Equity proposes to build in place of the "Bubble Garage".

I am a college Professor of Architecture and Interior Design and an homeowner in the West End; both as a resident of the West End and as a professional engaged in the field of Architecture and Design I believe it is outrageous that an area such as the this famous as the last residential open and green space in Boston would be totally ruined if Equity is allowed to proceed with their project. We residents of the West End strongly object to such out of scale project which would not only destroy the character of our neighborhood, but would also lower the value of our real estate, increase traffic, both pedestrian and vehicular, would cause an increase in pollution, and would drive a few residents away from this area.

I would also like to remind all parties involved in this decision, that Mayor Menino promised the West End community that no towers would be allowed to be built if the residents did not agree with this kind of development. Mayor Menino must keep his promise as we residents of the West End strongly and with out reservation oppose the proposed project by Equity.

Thank you , Professor Lucio Mercurio

Joan Stein
2 Hawthorne Place Apt 3B
Boston, MA 02114
617.248.0089
March 9, 2011

Jay Rourke, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

Re: Garden Garage Project PNF Comments

Dear Mr. Rourke,

As a 30 year resident of the West End and a condo owner at Hawthorne Place, I vehemently oppose the towers Equity proposes to build. I oppose the constant construction noise, dirt generated by the project and rodents that run rampant.

Equity built several new apartment buildings (West End Apartments) with 310 units in 2008 and it's something I don't want to have to live through again. The noise and dirt generated from this last project were unbearable. I noticed in the PNF Section 3.2.12.2 Construction, assurances are given for the mitigation of construction noise. It's impossible to make construction noise-free and Equity demonstrated this during the construction of the West End Apartments. Mufflers on diesel engines won't accomplish anything and I don't know who Equity thinks they're fooling.

All those new West End Apartment dwellers have already put pressure on the neighborhood resources like Whole Foods and CVS. An increase of 500 more units will stretch the resources even further.

If this new project goes forward, it will destroy the residential quality of this neighborhood and will certainly destroy my quality of life here. In May 2009, Mayor Menino promised the residents of the West End that he would not allow anyone to build towers in the West End if the residents didn't want it. Well, we don't. I'm very disappointed that Mayor Menino would even consider going back on his promise.

Yours truly,

Joan Stein

Rourke, Jay

From: Gary Purdue [gpurdue@rcn.com]
Sent: Wednesday, March 09, 2011 6:30 PM
To: Rourke, Jay
Cc: whittierplace@rcn.com; ivy@ivyboston.com
Subject: Garden Garage Project PNF Comments

Purdue

#5E

Jay Rourke, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

Gary and Kimberly
9 Hawthorne Place,
Boston, MA 02114

Re: Garden Garage Project PNF Comments

Dear Mr Rourke,

My wife and myself started living in Hawthorne Place in 1995. We first rented an apartment and eventually purchased one because we enjoyed the community and the ambience of living in Charles River Park with its park like setting and relatively small buildings that have a decent amount of space between them.

We live in a corner apartment that abuts the Garden Garage and appreciate the view of the Zakim Bridge from a bedroom and the view, from our living room, over the basketball court abutting the Garden Garage, of the Custom House Tower and the city of Boston. Since we live so close to the proposed development, it will have a detrimental impact upon our quality of life.

We have both had the opportunity to live in different cities in the United States of America and Europe and feel that the quality of city living is enhanced by building upon a human scale.

Charles River Park already has the monstrosity that is Longfellow Place, the community does not need another.

Sincerely

Gary and Kimberly Purdue

February 24, 2011

Jay Rourke
Senior Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

B.R.A.

FEB 25 12:41

Dear Mr. Rourke:

This letter is in response to the proposed Garden Garage Project in the West End. Please accept my apologies in advance if any of what is written within these pages sounds like a repeat of something you have heard from other residents in the area. I hope you will treat it as an individual submission and carefully consider its contents.

Land, air and light are important facets of the atmosphere surrounding Charles River Park. The proposed project will jeopardize the calm and safety of the neighborhood in more ways than one, both during the construction phase, and beyond. It is simply too big, too massive, and too dense for the area in which it is being proposed.

One major objection that I have about this project is the inclusion of affordable housing in the mix. I'd like to voice this concern by way of comparison. Between 2003 and 2007, I lived in a condominium on Upton Street in Boston's South End. The building had three exposures; one of these looked out over an alley that runs between the back of the building and the Villa Victoria housing project. My bedroom looked out onto that housing project. The residents of this development were very disruptive and inconsiderate. There was constant concern amongst the neighbors regarding crime, noise pollution, and general safety. I found myself calling the Boston Police on numerous occasions to report disturbances of the peace. The West End is one of the safest – if not THE safest – neighborhood in the city. To put it politely, affordable housing will invite a certain population that is not consistent with the current demographic make-up of the neighborhood; with this will come the likelihood of an increased crime rate, as well as a safety threat to the whole community. I don't want my neighborhood to be bordering on third world, or, "ghetto" status.

Another negative aspect of the Project concerns the height of the proposed buildings. Two 28-story buildings would certainly cut out the light that flows into the Park. The height of the proposed structures is totally out of scale with the rest of the current residential buildings in the Park, and is in violation of the zoning laws for that area. You're asking to build two 310-foot-high structures, when the maximum height allowed – without a variance – is 125 feet. Two tall buildings relatively close to each other will also create a terrible wind tunnel. The proximity of the current buildings in Charles River Park to one another already creates such a tunnel on windy days; another one would be unwelcome. If you have to build at all, the project should be on the scale of Amy Lowell House and West End Place; one building, long and low, no larger than the existing footprint of the garage, and no taller than the bubbles that sit on top of the existing structure.

A third issue concerns accessibility of emergency vehicles. The amount of parking proposed will cause constant pollution as well as unceasing traffic. This will pose problems for emergency vehicles that may need to gain access to any of the surrounding buildings. God forbid someone should go into cardiac arrest and an ambulance is not able to gain access to their location. Can you imagine the lawsuits that would follow if that individual died as a result?

I have lived in several parts of the city throughout my life. My move to Whittier Place came in January of 2007, and I decided at the time that this is where I wish to spend the rest of my days on this planet. I pay a hefty condo fee each month, and enjoy my view of the Customs House tower and downtown Boston. If your project goes forward in its current format, I will expect one of two things from the BRA and the City of Boston: 1) a tax abatement and /or 2) annual subsidization of my condo fees, once you have built and have blocked my view. Thank you for the opportunity to voice my concerns.

Sincerely,



Meg Mill
6 Whittier Place, #10E
Boston, MA 02114

cc: Mayor Thomas Menino
Nicole Leo
City Councilor Michael Ross
Representative Marty Walz
Salvatore LaMattina
✓ John Palmieri, BRA Director



FLAVIN ARCHITECTS

◆ March 29, 2011

Architecture

Planning

Interiors

Mr. Jay Rourke
Senior Project Manager
Boston Redevelopment Authority
Boston City Hall
Boston, MA 02201
Jay.rourke.BRA@cityofboston.gov<<mailto:Jay.rourke.BRA@cityofboston.gov>>

Re: Garden Garage Project

Dear Mr. Rourke

As a business and property owner at 175 Portland and neighbor to the proposed Garden Garage Redevelopment project, I would like to express my strong support.

The addition of this infill housing will help bring vitality to the long neglected Lomasney Way. The open space and path between the towers will provide a beautiful gateway to Thoreau path and a connection between Mass General and the Bulfinch Triangle/North Station district.

The addition of housing will help complement the existing uses of the neighborhood and help achieve the BRA's goal of a live-work-play district.

I strongly urge you approve this project.

Very truly yours,

Colin Flavin AIA
Flavin Architects LLC.
Cc. Mayor Thomas Menino

Z:\OfficeManagement\Colin\2011_03_29 Equity Letter.docx

175 Portland Street
6th Floor
Boston, MA 02114

T 617-227-6717
F 617-227-6306
www.flavinarchitects.cc

Rourke, Jay

From: Christopher deRham [jcder@rcn.com]
Sent: Tuesday, February 22, 2011 8:30 PM
To: Rourke, Jay
Subject: Garden Garage project

Jay:

I would prefer that this project be CANCELLED, but if it is to happen, I would ask for two things: 1) please reduce the size of the project and 2) please make every attempt to reduce the noise that accompanies both the demolition and construction phases of the project.

Sincerely,

Christopher deRham
9 Hawthorne Place
Apt #15C
Boston MA 02114

Henry Einhorn
150 Staniford Street,
Apt. 617
Boston, MA 02114

Mr. Jay Rourke
Senior Project Manager
Boston Redevelopment Authority
Boston City Hall
Boston, MA 02201

Dear Mr. Rourke:

As a resident of West End Place, I am submitting my concerns with the Garden Garage Project to be located at Martha Road and Lomasney Way in our West End Neighborhood.

Of utmost concern, the height of the proposed towers, particularly the one adjacent to our West End Place building will block out the great majority of the sky for my family and an estimated half of the neighbors in our building. I appreciate that the shadow studies will demonstrate that the proposed buildings' shadows may fall on those across the street on Lomasney Way or Martha Road, but these studies will not take into account the buildings' effects on darkening the courtyard and apartments of West End Place. These negative darkening effects could be significantly alleviated by reducing the height of the two towers.

The developers have indicated that they require all of their 500 plus planned units in order to make the project profitable. I will not address my skepticism of this claim, because I have not been privy to any financial data that might underlie their claim. However, any reduction in the number of apartments (from reducing the height of the two towers) could be alleviated by constructing a single lower building that utilized the entire footprint of the current garage instead of the current proposal that includes a very broad "walkway entrance" into the Park.

The current proposal has a "walkway entrance" into the Charles River Park (the Park) that is only a relatively few feet east of the current entrance which is located between the current garage and the Amy Lowell apartment building that is immediately west of the garage. The provision of a new and significantly wider entrance, between the two proposed towers is entirely unnecessary for pedestrian access to the Park and beyond. Moreover, this duplicative "entrance" adds nothing to the aesthetics of the Park, itself. The aesthetics of the Park are appropriately viewed from the perspective of individuals who are walking, sitting or otherwise engaged within the Park. In this respect, the addition of two new looming towers will necessarily have a confining impact, one that is directly contrary to the feeling that people historically have had while traversing or relaxing in the Park.

In order to retain the aesthetic integrity of the Park, the proposed project should not exceed in height those buildings (Whittier is the tallest) that are adjacent to it in the Park. The Park can be viewed, I believe, as a 20th century counterpart, albeit for a larger and more densely populated Boston, of the urban parks that were the focus of many 19th century neighborhoods, e.g., Chester Square, Blackstone Square, and the more extensive Commonwealth Avenue park. I am not aware of any 20th century effort to develop a comprehensive urban neighborhood comparable to Charles River Park. Just as Boston has rejected efforts that would impinge upon the aesthetics of the Commonwealth Avenue area by adjacent high rise proposals, we should similarly constrain efforts to construct excessively high buildings abutting the Charles River Park.

In this respect, the Longfellow Towers cannot be accepted as precedents for the height of the Garden Garage Project. Longfellow was built in recognition that its neighboring buildings in the Park would be lower buildings removed by up to several hundred feet west or north of the two narrow towers. By contrast, the proposed Garden Garage Project abuts within roughly 20 feet of its immediate neighbors.

As currently presented, there are other problems with the proposed project. These, I believe, have been identified by others including, for example, the addition of almost 200 new parking spaces to a location that currently is a traffic bottleneck during rush hours as well as before and after events at the TD Garden, and the question of properly venting the exhaust of 500 autos trying to leave the enclosed garage area after each TD Garden event (will the exhaust fans be directed towards a neighboring building, and how much additional decibel noise will be created by the exhaust fans?).

I look forward to hearing of the response to these issues.

Sincerely,

Henry Einhorn
(sent by e-mail)

Copies to:
Denton Crews (please forward to Bill)
Jane Forrestal

Mary R. Lesko
9 Hawthorne Place #8-O
Boston, MA 02114
617-227-5510
marylesko@yahoo.com

February 23, 2011

Jay Rourke, Sr. Project Manager
Boston Redevelopment Authority
One City Hall Plaza
Boston, MA 02201

Re: Proposed Garden Garage

Dear Mr. Rourke:

I am writing in response to your request for feedback on the Garden Garage proposal from Equity. I am a long term resident worried about the further assault on the density and disruption to my West End neighborhood. Having lived through Equity's previous damage to same, my concerns include:

- **Building Shape and Size** – The buildings should not be any higher than the existing abutting buildings and limited to current zoning requirements.
- **Floor to Area Ratio (FAR)** – I strongly oppose a 50% increase in the FAR. The current zoning FAR of 3 was at one time deemed appropriate for this area and should be maintained.
- **Number and height of building** – As proposed the buildings infringe on the open air and light onto Thoreau Path.
- **Housing Mix** – Do not limit unit size to studios and 1 bedrooms – but allocate at least 5% of the unity to 3 bedrooms to provide for the needs of the city for family friendly housing.
- **Parking** – The increase in parking is offensive. The existing number of parking spaces should be maintained, along with the parking ratio of .60.
- **Resident Amenities** - Mitigate the loss of public recreational amenities with a Community Center. The residents and community are losing Basketball City, the children's Annex, tennis courts, access to electrical outlets and the exercise room at Basketball City. Bocce Court area designated is not enough considering the loss of significant recreational options.
- **North Station Traffic** - I am not in favor of the objective to improve pedestrian access through the site and would rather minimize entrances as traffic does not need to be encouraged to trod through the space.

In summary I feel the project is just too big, too massive and too dense. Thank you for the opportunity to provide feedback to the proposal.

Very truly yours,


Mary Lesko

150 Staniford Street #718
Boston MA 02114
February 11, 2011

Mr. Jay Rourke
Senior Project Manager
Boston Redevelopment Authority
Boston City Hall
Boston MA 02201

Dear Jay,

As a resident at West End Place I laud Equity's Garden Garage Project proposal for an underground mega-garage to accommodate residents, city visitors, workers and patrons for Garden events; but, am very concerned it may acerbate the existing problem of traffic exiting from the garage unto Lomasney Way after a Garden event.

The police make Lomasney one-way toward Staniford so I have to use Martha Street and Lomasney to turn right into the easement for WEP garage. On one occasion I was in the right lane, with the right turn signal flashing, and a frantic police officer was vigorously signaling me to turn left toward Nashua Street.

With the window down I said I live here and want to turn into our garage. He blew a casket! He screamed to turn left and banged his fist on the car's roof. I exercised civil disobedience and turned right. At a latter event a young rookie-type officer directing traffic saw my turn signal and waved me in.

I respectfully suggest Lomasney be used as an entrance and the Longfellow garage entrance/exit as the egress to Staniford; or, using both for entering and exiting.

Sincerely,



Dr. Mark Adams

Rourke, Jay

From: kmanning10@aol.com
Sent: Tuesday, March 15, 2011 6:50 PM
To: Mayor
Subject: Fwd: GARDEN GARAGE PROJECT: EQUITY RESIDENTIAL
Attachments: P1010021.JPG; P1010022.JPG; P1010025.JPG; P1010067.JPG; P1010068.JPG

Hello:
I originally sent this to Mr. Manino back in October. The project has moved along. Please have Mr. Menino read this himself and look at the views that I paid for in my purchase price and continue to pay a premium for to live here. Please, no new towers. These towers are for *renters*; temporaries; not homeowners, like me and my neighbors who buy, live and pay taxes here in Boston.

Katharine Manning

-----Original Message-----

From: kmanning10 <kmanning10@aol.com>
To: mayor <mayor@cityofboston.gov>
Sent: Tue, Oct 19, 2010 6:56 pm
Subject: GARDEN GARAGE PROJECT: EQUITY RESIDENTIAL

10/19/2010

Dear Mayor Menino:

I am writing to you to express my deep outrage and concern over the new project being proposed at the site of the Garden Garage by Equity Residential. Mr. Mayor, you promised after the major work Equity was permitted to construct in the West End in 2004 - 2007, that there would be no more buildings going up in the West End. I believed you!

Here we are a few short year's later, and Equity is at it again; proposing two new TOWERS; 24 and 31 stories each. Mr. Menino, I implore you to keep your word and tell them **NO!**

I live at 8 Whittier Place. When I bought my condo in 2007, I purchased it expressly for the special views. I enjoy the sunrise over the Boston harbor each morning, I relax watching the planes take off and land at Logan Airport, I can see the lighthouse flashing in the distance in almost any weather, and can also see the harbor islands. I even remodeled my kitchen after purchase, expressly to capture this view while I'm there. I do not want this taken from me by Equity Residential. I live and work in Boston. I am not a renter, I am a home owner. I am writing to you to assist me in protecting my investment, and my home's valuation, both monetarily and spiritually.

Mayor Menino, I ask that if you not approve Equity Residential's proposed construction of new towers.

Attached are images of my views from my living room and balcony.

Sincerely,
Katharine Manning
8 Whittier Place
Boston, MA



Denise Rollinson MD
6 Whittier Place, 3 J
Boston, MA 02114

Jay Rourke, Project Manager

Boston Redevelopment Authority

One City Hall Square

Boston, MA 02201

3/6/2011

Dear Mr Rourke,

I must protest my adamant opposition to the development of the two new buildings by Equity Residential at Charles River Park. I am an Emergency Medicine physician and I have lived here for 20 years. It is unconscionable for Equity to build two new high rise condo/apartment buildings on this already crowded property.

The new TD North facility was built, without proper enlargement of the roads or appropriate parking places. As a result I can barely leave my parking place to go to work if there is a Celtic or Bruins game or some other event. Does Equity have plans to enlarge the roads, such as Martha's Road, Staniford Street, Cambridge Street and Storrow Drive?

When the West End Place was built, dogs were allowed. I am a dog lover, but not a lover of dogs in the city with irresponsible owners who let their pets defecate and urinate on the property of other people. Every season we pay premium condominium fees to maintain and replace the grass and gardens that enhance the beauty of our property. Whittier Condominium trust does not allow dogs in order to keep the greens and gardens clean. Yet, the folks who live in the West End Place walk their dogs and let them defecate and urinate on the Whittier Place property, at our expense. Does Equity have a plan not to allow pets in these two new buildings? Has Equity even thought about this?

Whittier Place does not allow skate board riders on the property, yet children from the West End Place ride their skate boards around the Whittier Place gardens and greens. There is a sign that no skate boarders are allowed, yet every day, I am almost run over by these teenagers who do not realize the consequences of their actions. This is dangerous behavior, for both the skate boarders not wearing helmets and for the pedestrians sharing the walking paths and patios. Does Equity plan to build a skating park for the teenagers who will inhabit the high rises?

Denise Rollinson MD
6 Whittier Place, 3 J
Boston, MA 02114

Does Equity plan to build more food stores in these condominiums/apartments? If not, does Equity care that the Whole Foods is already overcrowded because of the additional units at CRP and because of the thousands of employees at MGH who shop there? J Pace & Sons is so crowded at lunch time, that it is almost impossible to go there now.

The beautiful gardens and greens that I pay for with my condo fees are infested with people from MGH and West End Place every day. Does Equity plan to build a food court and garden for the residents of their two new high rises? Is this low income housing and are the residents going to pay high condominium fees like we do to maintain the beauty of CRP?

The gym at CRP includes an outdoor pool which gets very crowded in the summer. Does Equity plan to build a pool and gym for its new residents?

We all know that Equity will earn a nice sum of money for allowing this project to proceed. I simply ask you "how would the big bosses of Equity feel if I built a high rise in their very own back yard?" Oh, sorry, those guys live in places like Weston where there are strict building codes.

We have endured the big dig, the development of many other buildings, and quite frankly, we are out of room. We are sick and tired of being manipulated by greedy builders who do not care about enhancing the neighborhood.

Equity needs to build a gym, a pool, provide gardens for their residents, prohibit dogs, build appropriate parking lot, enlarge the roads, have a plan to enhance the CRP community, and include food stores if they proceed with this project.

I am disgusted at the greed and carelessness of Equity. I beg you to reconsider their plans to ruin the CRP development which is truly an oasis in a desert.

Thank you

Sincerely



Denise Rollinson MD

Daniel T. Gallagher & Mimi Fong-Gallagher
8 Whittier Place #7E
Boston, MA 02114
617-227-9641

March 11, 2011

Jay Rourke, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

Re: Garden Garage Project PNF Comments

Dear Mr. Rourke,

We are residents and property owners in the West End, and we are writing to express our strong opposition to Equity Residential's plans to build apartment towers on the Garden Garage site.

We have lived in the West End for twelve years, the last ten as home owners at Whittier Place Condominium. We have a 9-year old daughter and, like many of our West End neighbors who have young children, we have chosen to remain in Boston and send our child to the Boston public schools rather than flee to the suburbs, despite the fact that we have the means to move there if we wished. We have stayed in the city in large part because the physical surroundings of the West End/Charles River Park, in particular the lack of overcrowding and congestion, make it a safe and pleasant place to raise a family.

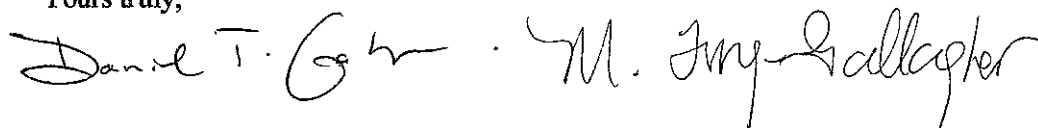
Equity's development plans for the Garden Garage, however, are a step in the wrong direction for this neighborhood. Open space in Charles River Park, already diminished by Equity's prior construction along Blossom Street, will be further depleted by the building of additional apartment towers, and sunlight will be further crowded out by shadows. Not only will this have a negative impact on the value of existing residential properties, it will also negatively affect the quality of life for West End homeowners. If Equity's plans are permitted to go forward unchecked, it is probable that we will choose to leave this neighborhood within the next year.

We are offended by Equity's constant efforts to remake our neighborhood in its image. Just as with its initial plans to develop the Blossom Street garage site, Equity has proposed massive towers for the Garden Garage site that will result in overcrowding of the West End, not to mention years of construction-related noise and pollutants in the neighborhood, and all without any regard for the rights and well-being of the existing property owners and residents in this neighborhood.

Because Equity has proven itself incapable of coming up with a reasonable proposal for the development of the Garden Garage that appropriately takes into account the interests of current West End residents, we are looking to the BRA to impose this discipline upon Equity and send it back to the drawing board. What the West End needs is a moratorium on further development. Barring that, the BRA should not permit the construction of any building that would exceed the height of existing structures on the site being developed.

We trust that the BRA and Mayor Menino will approach Equity's development plans for the West End with the interests and well-being of existing West End homeowners and families in mind.

Yours truly,

Handwritten signature of Daniel T. Gallagher and Mimi Fong-Gallagher.

March 9, 2011

Sandra Swaile
9 Hawthorne Place-5B
Boston, Mass 02144

Jay Rourke, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, Ma 02201-1007

Mr. Rourke;

I am writing to express my concern with the outrageous development plans for the bubble garage in my neighborhood.

140 parking spaces for 500 units is totally unacceptable.
The existing garage is filled to capacity for every event @ the Garden.
And the City intends to remove most of the parking @ the Government Center Garage when this project comes on board again?

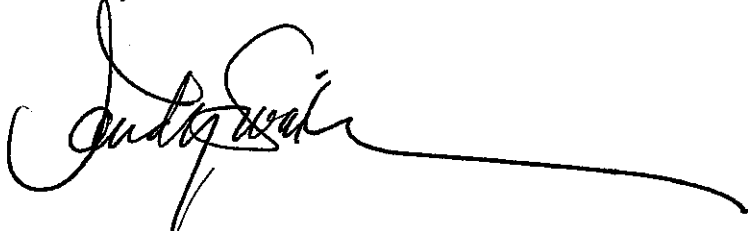
I am tired of listening to these 4 car suburban Macmansion developers telling us that every one will take the T. What T ?

I personally am living without a car, but even now having a visitor or service call can create quite a challenge.

Equity's response will be that they need the 500 units to justify the cost of the underground parking.

Then possibly this development should be put on hold for a later time.

Sincerely,

A handwritten signature in black ink, appearing to read 'Sandra Swaile', with a long horizontal flourish extending to the right.

Sandra Swaile

6 Whittier Pl. 9B
Boston, MA 02114
March 9, 2011

Jay Rourke, Project Manager.
Boston Redevelopment Authority
One City Hall Square
Boston, MA 0220-1007

Re: Equity Garden Project

Dear Mr. Rourke,

I am a Whittier Place homeowner,
and have lived here for almost
thirty years. They ^(the proposed buildings) will benefit
only Equity and will hurt the
neighborhood leaving shadows, blocking
views and causing congestion and noise.
Please reject the entire proposal
and require Equity ^{to work} within the
existing height limits. The Mayor
promised us our wishes
would prevail.

Sincerely,

Tala M. Lipschutz

He promised
no build.



WEST END CIVIC ASSOCIATION

Committed to Enhancing the Quality of Life in Our Community

March 10, 2011

Jay Rourke, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

Dear Mr. Rourke,

The West End Civic Association opposes Equity Residential's plan to radically alter the design of Charles River Park. It fails to solve any of the developer's perceived "faults" in the property under review and creates more problems for the existing community and the public at large.

THE WEST END RENEWAL PLAN

The area known as the "West End" has been an established residential neighborhood, with supporting commercial properties, since Colonial times. The razing of this area and its rebuilding as a planned residential area brought into being the current residential community known as Charles River Park.

The post World War II revitalization of European cities destroyed during this conflict gave rise to the idea for razing areas of American cities including the West End and creating a unified plan for a new community within historic Boston. The concept of building housing vertically versus horizontally would permit open green spaces, i.e. parks, providing amenities for the city dweller previously available only to those living in suburbia. Within the plans were areas set aside for the supporting commercial enterprises necessary for a community life. True to all communities, housing was designed to include a wide variety of households and incomes.

Charles River Park is the only urban community within Boston that is planned around a park dating from the 1960's. Like Beacon Hill it must be preserved as a living example of this period.

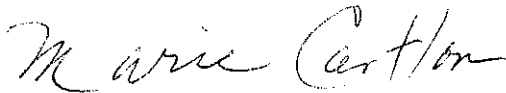
Beacon Hill also has been threatened by zealous developers. What a loss to Boston's charm that would have been. One must remember how close the New State House, once considered "out of date", came to being torn down in the late 19th Century. We must guard against the same impulse today, preserving the identity of Charles River Park for not only our generation but for the generations to come.

Charles River Park had borders but no boundaries. Today the only obstacles for entering the Park are the buildings constructed by Equity, high rise buildings on the very edge of their property lines encircling them with iron fences. Previously the public had access to all parts of the Park. The Garden Garage Project adds another physical barrier to the Park, creating more walls of high-rise buildings of no particular merit.

The plan for a mass of small units, not suitable for families, along with a vague promise for a minimum number of "affordable units" fails to fulfill the mission of the original renewal project, i.e. building a diverse urban community.

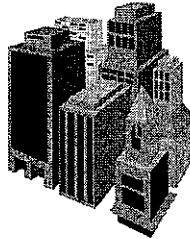
The magnitude of the project will create a physical barrier isolating the Charles River Park Community from the Bulfinch Triangle and Government Center areas abutting it. It will add vehicular and pedestrian congestion to an area already near gridlock. It will remove a substantial amount of the park and its amenities. Bits and pieces of "green space", scattered within the plan, are not the equivalent to the "park space" that would be lost by the planned development.

Sincerely,

A handwritten signature in cursive script that reads "Marie Cantlon".

Marie Cantlon,
President, West End Civic Association

Cc: Mayor Thomas Menino
City Councilor Michael Ross
City Councilor Salvatore LaMattina
City Councilor President Stephen Murphy
City Councilor At-Large Felix Arroyo
City Councilor At-Large John Connolly
City Councilor At-Large Ayanna Pressley
State Representative Marty Walz



from the desk of JOSEPH P. VENTI
9 Hawthorne Place, Apt. 5D
Boston, MA 02114
857-891-3181

March 9, 2011

Mr. Jay Rourke, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

RE: Equity Garden Garage Project

Dear Mr. Rourke:

Conversely to the many letters that you will be receiving from an organized effort to oppose the Garden Garage project, I would like to support the plans as presented at the last meeting. I do this in that as the plans now stand, I stand to gain a view from my apartment.

However, I would like to urge the BRA to consider to somehow incorporate an elementary school on the proposed site or somewhere close to the West End and Beacon Hill.

Thank you for your patience and the work that you have put into this venture.

Very truly yours,

Joseph P. Venti

Rourke, Jay

From: Catherine Willis [iamcatherine@comcast.net]
Sent: Sunday, March 06, 2011 6:06 PM
To: Rourke, Jay
Subject: Equity's New Development in the West End - Please don't stop the building project

Greetings ~

I am writing to let you know that not all residents of the West End are opposed to Equity Residential's new development in the West End.

I think the new apartments will be the impetus for new (and muchly needed) commercial establishments in the area. Perhaps we'll even also finally get a grocery store (other than the very expensive Whole Foods).

I was at one of the recent public meetings at the Shriners Hospital, and I was embarrassed by the NIMBY mentality of the speakers! I felt that they were just saying anything negative that they could think of in hope that you'll just go away. Please don't think that everyone is of the same mind.

If there was one suggested change in the design, perhaps instead of making an open-air walkway from Lomasney into the greenspace, the design could be changed to mimic the beautiful archway on the West End Apartments building. By building apartments over the archway, this would allow you to lower the height of the buildings and also show that you are listening to the comments of the public. The arch shouldn't be exactly the same as on the West End Apt. building, but with the right design, I think that it would be beautiful and very inviting to people who are walking through to the green-space.

By the way, below you will find the email message that the WECA sent to their members.

Thank you.

Catherine Willis
4 Longfellow Place

----- Original Message -----

From: WECA - Boston

Sent: Sunday, March 06, 2011 4:05 PM

Subject: IMPORTANT - LETTER WRITING CAMPAIGN TO OPPOSE EQUITY'S DEVELOPMENT

Rourke, Jay

From: Lily DeForest [lilydeforest@yahoo.com]
Sent: Friday, March 11, 2011 5:10 PM
To: Mayor; Rourke, Jay
Cc: Ross, Michael (City Council)
Subject: Equity Residential Propose West End Garden Project

Gentlemen,

This email is in response to BRA's request for feedback about Equity Residential's proposed development in the West End. I have been a resident of the West End for the last five years and have lived at both Emerson Place and Whittier Place. My comments are below.

The height and footprint is not in keeping with the neighborhood. The proposed 28 and 24 story high rise buildings will dwarf the other West End buildings causing shadows, wind tunnels and cutting off light, air, views and the feeling of open space. We will also lose recreational facilities. I understand that there is a height restriction in this area and that a variance is necessary to build higher than this restriction.

The increase in traffic due to the extra parking spaces leased to the Boston Garden will exasperate the current traffic congestion. Currently all garden events tie up traffic on Martha Road when events are starting and ending. It is not uncommon to sit in traffic for 45 minutes after Garden events just to travel one block. This is of concern to Whittier Place residents as we can only leave via Martha Road because of the poor road design.

The introduction of 500 units to this neighborhood is unnecessary when we have close to 1,000 units vacant in the surrounding neighborhoods. The planned housing mix of one bedroom and studios invites transients only. This neighborhood needs a stable family environment in order to grow and flourish.

In summary I support replacement of the garage, but cannot support the creation of two high rise buildings that will only bring in transients, tie up traffic and close in Charles River Park. I support development that would improve the neighborhood. This would be replacing the garage with a building that is at most the height of the current garage with larger units making it available to families. The West End was destroyed in the 1960's and has been neglected ever since. People that live at Charles River Park love the neighborhood because of the location, convenience and open spaces. It is a shame that the only development planned is for expensive small units for short-lived visitors to Boston.

Respectfully yours,

Lily DeForest
6 Whittier Place, 12N
Boston, MA 02114

Rourke, Jay

From: Andy Burnes [aburnes@HALLKEEN.com]
Sent: Saturday, March 12, 2011 6:09 AM
To: Rourke, Jay
Cc: gwhite@eqrworld.com; Denton Crews; Mark Hess; Steve Lodi; Jannel Satterwhite
Subject: West End Garage project

Mr. Rourke,

A bit belatedly, I am writing as the Managing Partner of the entity that owns Amy Lowell Apartments and the President of HallKeen Management which owns and manages 6500 units of housing throughout New England.

As you know we are direct abutters of the proposed project on the site of the garage and we have some significant concerns about the proposed project. I have quickly reviewed the public material available on the project and have three main concerns:

1. My current understanding is that Amy Lowell is the direct beneficiary (through an assignment from Community Builders) of a parking agreement with the Rappaport organization that reserved approximately 50 parking spaces for Amy Lowell residents. It is also my understanding that the current plan has only 15 spaces allocated for Amy Lowell. This is a *major* issue for the residents and the owners of Amy Lowell.
2. The overall impact of the construction activities will have significant negative economic and practical impacts. We have experienced smaller, similar construction projects and we expect that we will have higher vacancy in our market rate units and disgruntled elderly residents due to the various temporary negative impacts of the project, especially if the construction management process is not executed with substantial planning, care and follow through by EQR..
3. While we recognize and *welcome* the basic benefits of increasing open space and eliminating the garage in the neighborhood, we have concerns regarding the overall height and density of the project.

We look forward to working with the BRA and EQR as the project moves through the approval process.

Andy Burnes

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

March 11, 2011

Jay Rourke, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

Re: Garden Garage Comments

Dear Mr. Rourke,

I attended the public meeting with an open mind and have read the PNF. I was a member of the IAG for the Equity Emerson Place residences and am an abutting property owner.

I have great concerns about the proposed Garden Garage project and urge you to reject it. It is simply too large and is inappropriate for this area.

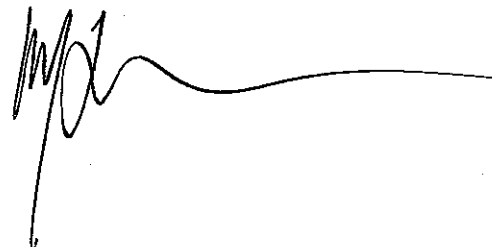
The West End has recovered from past BRA mistakes and evolved into a highly successful community. Allowing 2 huge New York style skyscrapers to be stuffed in will cause great and irreparable harm to this community. The feeling of open space, parks and ample distance between buildings is how Charles River Park was designed and is what makes living here pleasant. These new buildings will completely change the feeling of space. I urge you to respect the neighborhood qualities that attracted so many people to make this area their home.

The proposed towers will undoubtedly cast shadows which may harm our mature trees and the beautiful gardens the condominium buildings and Amy Lowell residents, have worked so hard to create, and which so many people enjoy. Will Equity pay to replace these if they do not survive?

The new buildings are much too close to Amy Lowell Apartments and are on a street that is already severely congested. Martha Road is often impassable and can't possibly handle increased traffic from more than 500 new residents. The sidewalks are too narrow and are already overburdened. Highway ramps and train tracks limit the size of this road which is the ONLY way out of Whittier Place and Amy Lowell Apartments. I have often spent upwards of 45 minutes trying to drive just 2 blocks from Whittier Place in order to get to Storrow Drive. Emergency vehicles can't get through either creating additional hazards for our residents.

Please say yes to good urban planning, yes to the residents, and no to the developers.

Sincerely,



6 Whittier Place, #14A
Boston, MA 02114
March 9, 2011

Jay Rourke, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

Dear Mr. Rourke:

Re: Garden Garage Project, PNF Comments


I have been a resident/property owner at 6 Whittier Place for almost 13 years and anticipate remaining here for the rest of my life. Although I enjoy living here, the traffic is very congested along Martha Road and Lomasney Way when sports and entertainment events are held at the Garden. One of my primary concerns with the Proposed Project is that the entrance/exit of the garage onto Lomasney Way will further exacerbate traffic congestion, especially during critical situations when ambulances, fire engines or other emergency vehicles need to move quickly along this route. I urge you to relocate the entrance/exit routes of the garage onto Staniford Street and/or O'Connell Way to avoid the potentially life-threatening situations and major bottlenecks that will occur under the current plan.

Whittier Place is located in a park-like setting which encourages residents to walk along Thoreau Path to neighborhood stores and downtown Boston. Real estate advertisements have described the neighborhood as "an oasis in the city" surrounded by trees, grass and skylight. The Proposed Project includes two highrise buildings, 21-storey and 28-storey, facing Lomasney Way with the rear of the buildings abutting Thoreau Path. The existing zoning allows building heights up to 125 feet while the Proposed Project will go up to approximately 310 feet. This substantial increase in the height of the structures will be disproportionate to the adjacent buildings and the resulting concrete mass will adversely impact the ambience and residential character of the neighborhood. Therefore, the new structures should be limited to a height of 125 feet. In addition, the proponent should ensure that the buildings and surrounding area are attractive to pedestrians walking along Thoreau Path in keeping with the character of the neighborhood.

The Proposed Project will result in elimination of the Children's Annex, as well as the tennis and basketball courts. The loss of these recreational activities must be mitigated by providing the community with equivalent replacements.

Thank you for your consideration.

Sincerely yours,


Margaret E. Foley

Jacqueline Soroko
Six Whittier Place, 9A
Boston, MA 02114
857.350.3997

Jay Rourke, Project Manager
Boston Redevelopment Authority
One CHall Square
Boston, MA 02201-1007

RE: GARDEN GARAGE PROJECT

Dear Mr. Rourke:

I am a resident of Charles River Park and have lived here since 2008, owning since 2009. I previously lived here from 1995 through 2003; clearly when the opportunity came to move again, I chose to return to Charles River Park. There are many factors, as you know, that go into choosing where one wants to live. As a senior, I required a convenient, easy and safe environment; as an active senior, I required access to artistic and recreational activities, the opportunity to walk to work, and Charles River Park's offering of outdoor park-like living.

I fear the construction as planned will remove some of the enjoyment and even value of my home. The proposed size is most definitely not in accordance with existing structures and not in accordance with promises that I understand were made by Mayor Menino in 2009. Besides being an eyesore, the size as planned will affect the 'feel' as well as the actual light of those of us who call this neighborhood home and who walk Thoreau Path on a daily (if not more often) basis. I trust this issue, which is a concern of many who live here, will be considered, and hopefully a building more in unison in size with the current structures will be the result.

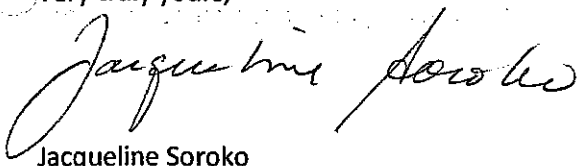
I also strongly object to what I understand is the removal of both Basketball City and two tennis courts without the plan to replace them with comparable community recreational facilities. This seems unconscionable to me, particularly given the concept that this is and should remain a FAMILY-friendly neighborhood.

A further concern is the increased traffic pattern the additional residents and parking spaces will present. As it is, there are times you simply cannot merge onto Martha Road from Whittier Place, and it can easily take 10-15 minutes before you can get past the parking garage. Normally, this is an inconvenience, which can be extremely annoying on an ongoing basis, but please keep in mind our proximity to Mass General Hospital and the frequency of ambulances driving this road. Increased traffic equals an increased risk of these ambulances being delayed, sometimes in a life and death situation. I would hope an alternate exit will be considered.

As a resident who plans on living here for the rest of my life and as a taxpayer, I expect my fears and concerns to be very seriously taken into consideration by all who are involved in the decision-making regarding this issue.

I appreciate your time in reading and considering my thoughts.

Very truly yours,



Jacqueline Soroko

Jay Rowke, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

3-11-11
A. Louissaint JR, MD, PhD
6 White. Plac 3W
Boston, MA 02114

Mr. Rowke,

My name is Dr. Abner Louissaint. I am a physician at Massachusetts General Hospital.

I've been a condominium unit owner at 6 White for 3 years, and have lived in the Charles River Park for 6 years. One of the reasons that we enjoy living in this community is the

open green space for our daughter and family to enjoy. The current construction proposal would introduce a disruption to the community and would significantly decrease the beauty and comfort of

the space we all enjoy. I also believe that the construction proposal would significantly decrease property values.

I ~~am~~ would appreciate you consider the opinion of members of the community before you proceed with this project. I am strongly opposed to the towers Equity proposes to build.

Sincerely,
Abner Louissaint



March 10, 2011

Jay Rourke, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

Re: Garden Garage Project PNF Comments

Dear Mr. Rourke,

The Board of Trustees is writing to you on behalf of the Owners and Residents of Whittier Place to advise you that we find the proposal as presented in the PNF to be entirely out of scale and inappropriate for this location.

There has been huge opposition to this project from our homeowners and residents who are particularly concerned with issues of overcrowding, shadows, loss of views, increased wind, increased traffic and yet again living through an Equity construction project.

We urge you to enforce the current West End zoning and not permit towers at this location.

Yours truly,

Board of Trustees at Whittier Place Condominium

Henry Chace Edward J. Ford William (Kurt) Galatas
Alex Trombetta Ivy A. Turner Jane Wilson Susan Witkie

West End Parents Group

westendparentsgroup@gmail.com

westendparentsgroup.blogspot.com

Chiara M. Rhouate
West End Parents Group
8 Whittier Pl 12H
Boston, MA 02114
March 9, 2011

Wednesday, March 09, 2011

Dear Mr. Rourke,

We are residents of the West End. We are tax payers and residents who wish to remain in our neighborhood, and yet there is no public school located in the West End or Beacon Hill, with two walk zone schools, depending on where you are in our neighborhoods. Most families are only in one walk zone area for either the Eliot in the North End, or the Warren Prescott in Charlestown. These schools are not able to fulfill the seats we need for all of the children in our neighborhoods. There were 6 schools in the West End alone before it was torn down to create Charles River Park. A school was supposed to be built, but never was. Keep the promise made then, and build a school in our neighborhoods. We pay our taxes, and deserve a school, so that we can stay where we have chosen to live.

Construction and development continue around us, endlessly, and there are not community benefits to any of these projects. A school could be included in one of these projects, and perhaps help gain some community support for some of the proposed projects.

In the interest of our neighborhoods, the families that live in them, and most importantly the children, we need a public school! Let's keep the families downtown!

Regards,

Chiara Rhouate
Xu Yu
Fiona & Andy Edwards
Carolina Garcia
Patricia Cherin

Kelly Feeley
Mathias Lichterfeld
Lisa Seaver
Santiago Comella
Mustapha Rhouate

Laurie Avery
DeLacy Carlson
Jamy Madeja
Lori Glazier
Martha Maguire

And Many More!!!

Rourke, Jay

From: Ellen Kaplan [whittierplace@rcn.com]
Sent: Friday, March 11, 2011 11:41 AM
To: Rourke, Jay
Subject: FW: Garden Garage Project
Attachments: _Certification_.txt

From: L Nanos [mailto:lnanos@rcn.com]
Sent: Thursday, March 10, 2011 5:09 PM
To: jay.rourke.BRA@cityof.boston.gov
Cc: whittierplace@rcn.com
Subject: Garden Garage Project

Dear Mr. Rourke,

I am a resident of Hawthorne Place in Charles River Park and am writing to express my opposition to Equity Residential's plan for development of the site presently occupied by the Garden Garage. The proposal will negatively impact the quality of life of all West End residents, including myself and my neighbors at Hawthorne Place.

I oppose Equity's development for the following reasons:

1. The plan's scope is quite large and will increase our community's density, traffic and parking issues.

2. The proposed towers are huge - too big and too tall in contrast to the existing buildings in Charles River Park. Their size and height will cause issues with shadow, lack of light, wind tunnels and obstruct the views currently enjoyed by residents of Charles River Park.

3. Charles River Park was planned to have open space, hence the word park in its name. The West End is rapidly becoming overbuilt. Future development proposals should include green areas with grass, trees and benches. This would make the community more attractive and be enjoyed by all of its residents.

I ask you to please reject the current Equity Residential proposal.

Regards,
Linda M. Nanos
Hawthorne Place

Rourke, Jay

From: Alex Stankovic [astankov@ece.tufts.edu]
Sent: Friday, March 11, 2011 12:53 PM
To: Rourke, Jay
Subject: North Station Garage

Dear Mr. Rourke,

I'm writing to express my disagreement with the planned re-development of the garage on Martha Rd. facing North Station ("Basketball City"). The garage is to be replaced with a massive high-rise that would not only dwarf the nearby buildings (including 9 and 2 Hawthorne place where my family of 5 and my mother-in-law live), but also increase the pedestrian and vehicular traffic. At present it is already difficult to navigate the neighborhood, as one can easily check by walking there in the morning, or around 5 pm.

I urge you to re-evaluate and scale down the proposed development, and to bring it line with common sense and with community needs.

With bet regards,
Alex Stankovic
2 Hawthorne Place #16E
9 Hawthorne Place #9D

--

Alex M. Stankovic | A.H. Howell Professor | Tufts University Department of Electrical & Computer Engr. | 161 College Ave.
Medford, MA 02155 | Tel: 617-627-5170 | Fax: 617-627-3220

Robin Assaf
6 Whittier Place, 12A
Boston, MA 02114

March 11, 2011

Jay Rourke
Senior Project Manager
Boston Redevelopment Authority
One City Hall Plaza
Boston, MA 02201

RE: Garden Garage Development
By Equity Residential in Boston's West End

Dear Jay,

This letter is in response to your request for resident's feedback. As you know, the history of the BRA with the West End is a case study in urban renewal that displaced thousands of residents from their homes to create fresh air, light and recreational opportunities for the West End. The people who live here now, cherish these features that were created at great cost and misery to the thousands who lost their community in the 1950's. I've created a list of the parts of the proposal we support, and the part of the proposal we reject.

Issue	Support	Reject
1) The view of open air and light when walking from Whole Foods, and along Thoreau Path	Maintaining new development in the exact same footprint at the same height to preserve the open air and light when walking along Thoreau Path	We reject two buildings and new path concept that change the open air and light to the Thoreau Path Community.
2) The open air and light onto the heart of the Thoreau Path	Maintaining new development at 125 ft. existing height limitations to preserve the objectives sought by the Urban Renewal Plan to increase open air and light.	We reject any increase in height from the current zoning as it is disproportionate to the abutting buildings..
3) Parking	Maintain existing parking number is fine.	Any increase of parking is objectionable.
4) Parking Ratio for housing	Maintain the .60 legal requirement	.We are opposed to the .40 parking ratio
5) Housing units	We support replacing the garage and Basketball City with housing that can fit within that area only.	Taking 2x and 3x the existing space for new housing is inappropriate for this neighborhood and we reject it..

Robin Assaf
 6 Whittier Place, 12A
 Boston, MA 02114

Issue	Support	Reject
6) Housing Mix	5% of all units to be 3 bedrooms to provide housing for families	Studios and one bedrooms only which is not representative of what the City needs and we want developer to include family friendly units.
7) Loss of Basketball City, the Children's Annex, Tennis Courts, electrical outlets for functions, exercise room at Basketball City	Mitigation in the form of a meaningful contribution to the West End Museum and a Community Center. We have a Museum that rents an office to a Community Center but it is not enough for the social, recreational and education needs of the community.	Loss of public recreational amenities without replacing an equivalent of these amenities is objectionable
8) Bocce Court	Not opposed, but certainly not enough recreational relative to what we are losing.	We are opposed to the loss of significant recreational options without adequate replacement of same.
9) Shape of the buildings	Long and low, within same footprint and height.	Not any higher than existing abutting buildings and permitted by zoning.
10) Floor to Area Ratio (FAR)	Zoning FAR is 3. We want to maintain FAR at 3.	We do not want a 50% increase in the FAR.
11) North Station Traffic	Divert to Staniford Stairway, or Cardinal	Keep entrances minimum
12) 22,000 square feet is common area and amenity space for residents	Support this space used as recreational for the whole community	Do not want another medical office space on Lomasney Way./

Thank you for the opportunity to provide this feedback.

Sincerely,

Robin Assaf
 6 Whittier Place, 12A
 Boston, MA

Rourke, Jay

From: Maria Collas [maria@moreira.com]
Sent: Friday, March 11, 2011 1:27 PM
To: Rourke, Jay
Subject: Proposed Tall buildings over "Bubble Garage."

Mr. Jay Rourke, Project Manager
Boston Redevelopment Authority

As a very happy and proud owner of Unit 8C condominium at 8 Whittier Place, I am not merely opposed to the invasion of visual space and the proposed architectural imposition over the present innovative spaces occupied by the garages (referred to as "bubble"), I think my sense and sensibility for property investment is being challenged. Buildings in cities may be necessary, attractive and even an asset-- like the much maligned building space which was eventually occupied but redesigned to produce the beautiful pyramid tower that now identifies the skyline as being unmistakably "San Francisco."

It would be a credit to your company and the city of Boston to consider accommodating investment, revenue for the city, prospective purchasers and also create "a thing of beauty which is a joy forever" (John Keats).

Respectfully submitted,
Maria Moreira Collas

Rourke, Jay

From: nancyslynn@comcast.net
Sent: Friday, March 11, 2011 1:36 PM
To: Rourke, Jay
Cc: whittierplace@rcn.com; kmryan1@partners.org
Subject: "Bubble Garage" construction

Good Afternoon

I would like to add my feeling re. the proposed construction. I join others who feel that the buildings proposed would be too massive for the area. The density and height are a problem, and I also feel that the traffic engendered by the number of cars entering and exiting would just add to congestion in an already busy area including Staniford Street, Causeway Street and on to Cambridge Street. It is just not the place for such an expansion of housing. It is my hope that you will reconsider your proposal and take into account the objections that we as neighbors are expressing.

Thank you.

Nancy S. Lynn
2 Hawthorne Place, 11R

Lisa Lynne Cirace
8 Whittier Place
Apt. 17 H, J, G
Boston, Mass. 02114

March 7, 2011

To: Jay Rourke, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, Mass. 02201

Dear Mr. Rourke:

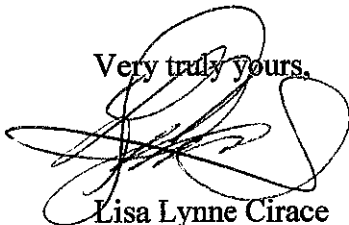
I am writing to you to inform the BRA and Mayor Menino that as a 40 year resident/owner of 8 Whittier Place in the West End I am in complete opposition to the proposed Garden Garage Project proposed by Equity Properties.

The West End will be negatively impacted with additional foot traffic, motor vehicle congestion in and out of the area, significant loss of views to existing owners and renters therefore diminishing property values, security concerns and public safety issues, loss of original green space and an overall negative impact to our residential environment.

We have already changed the West End neighborhood with the addition of West End Place and the Equity apartments on Thoreau Path as well as the additional building in front of Storrow Drive. In addition to those buildings we have had to endure all the continued construction for the Mass. General Hospital, Spaulding Rehab, The Registry of Motor Vehicles, The Charles Street Jail, MBTA Science Park Station, MGH MBTA Station, the Liberty Hotel and the reconfiguration of Storrow Drive and Leavrett Circle. All of the above mentioned has certainly changed the complexion of the neighborhood as we know it.

Please understand as a long time owner of Whittier Place I greatly appreciate our neighborhood and all that it has to offer however I feel it will be greatly compromised due to the density of the area and the negative impact this project would have on our community as a whole.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Lisa Lynne Cirace', written over the typed name below.

Lisa Lynne Cirace

Frances C. Cirace

March 9, 2011

Jay Rourke, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

Deborah A. Decker
65 Martha Road Apt. 10P
Charles River Park
Boston, MA 02114

Dear Mr. Rourke,

I am adamantly opposed to the construction of 2 towers adjacent to the Amy Lowell Apartments, Charles River Park. The park has already achieved residential saturation, and any further construction would diminish the beautiful landscaping that now prevails.

Moreover, the addition of some 250+ vehicles would prove to be far too congestive and chaotic for the neighborhood, causing major traffic difficulties.

I believe that the addition of the recently constructed buildings in the Park, that preserved wide-open space for recreational activities, was tastefully executed. The building of 2 towers in such a small area of land would only prove to be an architectural nightmare.

Should you wish to contact me, my home telephone number is 617-723-4672. Thank you for your consideration of this matter.

Sincerely,



Deborah A. Decker



Wednesday, March 10, 2011

Mr. Jay Rourke
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

RE: Equity Residential Development of the Garden Garage on Lomasney Way

The West End Museum has the following concerns regarding the proposed development of the Garden Garage on Lomasney Way by Equity Residential. Much of this construction and redevelopment will occur within 100 feet of our facility, which is located at the rear of 150 Staniford Street on the Lomasney Way side of West End Place. The immediate impact of the redevelopment would jeopardize the viability of the West End Museum, as well as the other members of the West End Community Collaborative which are housed in the museum space.

- o Business for the West End Museum and West End Community Collaborative will be disrupted 24/7 for three or more years.
- o Noise during business hours will be continuous.
- o Traffic will be impacted due to the loss of parking, especially during Bruins and Celtics games when our weekend and evening programs, lectures and presentations take place.
- o Increased traffic from the loss of parking will cause idling and traffic jams which will add to the noise impact.
- o The loss of parking will deprive our patrons and offer less parking options.
- o The loss of pedestrian flow from Science Park/West End T Station down Martha Road and Lomasney Way will be significant.
- o No pedestrian flow will occur from Thoreau Path for three plus years.
- o A considerable number of these inconveniences will deter patrons from visiting the Museum.
- o The increased number of construction vehicles needed for the proposed project will idle in cue adjacent to our facility on Lomasney Way waiting to enter the construction site. This will create added exhaust pollution, as well as a visual wall in front of our Museum.
- o The increased amount of construction vehicles will impact significantly upon the West End Place/Equity easement, which will consequently interfere with access to our employee parking area which is only accessible through that easement.
- o The excavation and deep digging below the existing surface will unearth a considerable number of rodents which will seek the closest available openings; our space being in such close proximity is at greatest risk.

"Remembering the Greatest Neighborhood This Side of Heaven"

In light of Equity's recent construction and renovations at Longfellow Towers on Staniford Street, which was started in the summer of 2010 and is projected to go through the summer of 2011, and where little warning was given to their neighbors regarding the length of construction and the impact of that project; it is inconceivable that a project of the proposed magnitude of the Garden Garage will be handled any better as to consider the loss and impact upon their neighbors. Many of Equity's own commercial tenants have suffered considerable financial loss due to the small renovation project of the Longfellow Towers drop area. The impact of the proposed Garden Garage project, where the construction of two tall towers (21 and 28-stories) will take over three years, will be exponentially more significant to all West End businesses, especially area non-profits and may jeopardize the survival of some who are already struggling.

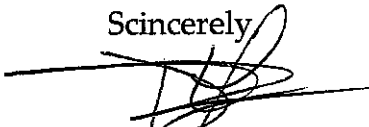
That being said, the proposed project is not without its merits; there may be long term benefits to the small businesses on Lomasney Way as a result of this development, should they weather the impact. The activation and creation of new residences and commercial spaces on Lomasney Way and Martha Road will create destination points and increased pedestrian flow. More open space will also make it easier for pedestrian flow between Thoreau Path and Lomasney Way.

However, the primary concern of the directors of the West End Museum is the immediate impacts over the three or more years when the construction will be taking place and how these impacts will affect our ability to do business.

The West End Museum, Incorporated is a 501(c)3 non-profit neighborhood museum. The primary purpose of the West End Museum is to operate and maintain a neighborhood museum dedicated to the collection, preservation and interpretation of the history and culture of the West End of Boston. The Museum acknowledges its role as an educational institution and a trustee of significant material culture.

The West End Museum fulfills its mission by providing exhibits to the public on a regular basis, by providing access to its collections for research, by providing a resource to the West End Neighborhood for historical and cultural interests. It involves the public in its mission through outreach programming, neighborhood events, and educational programming in the school systems, thereby increasing and sustaining the public's appreciation of an important American urban neighborhood from the seventeenth century to the present time.

Sincerely



Duane Lucia
Executive Director

The West End Museum, Incorporated

"Remembering the Greatest Neighborhood This Side of Heaven"

cc: Jay Rourke City Councilor Michael Ross
City Councilor Salvatore LaMattina
City Councilor President Stephen J. Murphy
City Councilors At Large Felix G. Arroyo, John R. Connolly, Ayanna Pressley
State Representative Marty Walz
State Senator Anthony Petrucci
State Senator Sonia Chang-Diaz
West End Civic Association
West End Council
West End Place
West End Community Center
West End Museum
Amy Lowell
Whittier Place
Hawthorne Place
Bob O'Brien, Downtown North Association
Greg White, Equity Residential
Chris Mahar, Delaware North
Beacon Hill Times
The Courant

6 Whittier Place, Unit 12-R
Boston, MA 02114
(617) 742-0926
March 9, 2011

Jay Rourke, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

Mr. Rourke:

My name is William Swanson, and I've been an owner-occupant in Charles River Park for well over 18 years now. I like living in the Park for its suburban-urban design, its convenience to transportation, and above all else for its openness, the lack of the crowded, heavily urban feeling that one gets when walking through almost any other section of downtown Boston. Walking to work, and home from work, along Thoreau Path is a pleasant way to ease into and out of a potentially stressful workday.

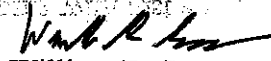
I'm writing to express my opposition to the proposed towers being considered for the area currently occupied by the Garden Garage. Having reviewed the diagrams presented in the PNF, as well as the overall planning proposals presented in the West End Community Presentation of May 5th, 2009, my concerns are:

- the height of the proposed towers, which is out of keeping with just about every other building in the West End area save for the Longfellow towers
- the implied period of disruptive construction to build them, with consequential damage to Thoreau Path and the greenspace in the area (even if these are subsequently relandscaped)
- the sense that current development planning is heading toward a few very tall towers, rather than more low-rise structures that would fit in better with the overall layout of the Park.

In addition, I feel the need to raise an objection now, as the proposals -- in particular the final slide from the 2009 presentation -- raise the very real concern that future development along the same lines might include the construction of a similarly high tower or towers in front of my own building, thereby destroying the view of the Charles River that is one of the many reasons I purchased my unit in Charles River Park to begin with.

Like many of my fellow residents in Charles River Park, I'm open to discussion of ways to improve the layout and liveability of the area, but not when this entails changes that disrupt the particular qualities of the Park that have kept me living here for many years. Please reconsider the plans for these buildings, and let's find a solution that works better for everyone involved: the BRA, Equity, and the current owners and residents in the Park.

Sincerely yours,


William R. Swanson

3/10/11

To Whom It May Concern:

I am an owner of unit 23-B at 8 Whittier place. I am very disturbed about plans for two high rise buildings within yards of me. I am very aware of the mistakes in urban renewal which led to the destruction of the West End neighborhood, and I see in this a way to sabotage the efforts so many of us residents have made to re-create the neighborhood. These buildings would add to the congestion and traffic and make life miserable for the many people who are residing in the Charles River Park community. We go through multiple inconveniences whenever there is a garden event. That will be increased 100fold should new apartments be added. We have suffered through the big dig, construction of the other Equity apartments, and now the bridge construction at Leverett Circle, and wonder when we can sleep in peace or enjoy the comfort of a quiet day without noise.

For the past two years I have been watching the construction directly across the river of North Place which will add thousands of people and hundreds of cars to an already dense area. Where is community planning? Are we so short-sighted now that we cannot see the impact of what happens within 4 or 5 blocks from us because it is Cambridge and Charlestown?

One can wonder whose needs are being met by this plan other than the developer's pocketbook. I believe we could laud a developer who would unit with the mayor to build much needed housing in the planned Dudley Square revival.

We need to go back to the drawing board to look at overall best interests of the larger Boston area before creating a debacle that we will regret for years.

Sincerely yours,


Carol Murphy LICSW

Ariana I. Fulginiti
On behalf of Joseph R. (Jr.) and
Ariana I. Fulginiti
65 Martha Road, Unit # 11-M
Boston, MA 02114

March 9, 2011

Jay Rourke, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

Re: Garden Garage Project PNF Comments

Dear Mr. Rourke,

As tax credit unit residents of the Amy Lowell apartment complex in the West End, my husband and I were drawn to the relocation in Boston to the West End in 2004 for a variety of reasons, some historic and others primarily due to the Open Space unavailable in other Boston central neighborhoods. Furthermore, as moderately affordable housing goes, the Amy Lowell complex offers the best of all worlds, notably – since we deliberately selected a unit on the top floor – the panoramic view which is 60% of the appeal by itself.

I mention “historic” reasons because my husband’s father’s family, when they arrived in this country and this Commonwealth from Italy, all settled in the West End, some at Hawthorn Place, others at what used to be called Charles River Park and still another family over at Pinckney Street on the Flats of Beacon Hill., where we both once lived when circumstances and times were less of a financial hardship on us and my husband’s disabilities forced him to an earlier retirement than he had ever planned to have back in 2002.

This setting and our perch on the penthouse floor whose outdoor patio (where else in Boston can ANYONE find an apartment left with the pastoral flavor of this specific open space – since we chose to face the mini central park setting in back versus the Zakim Bridge and the traffic fumes and noise out front – and all the amenities that come with this?) comprises 70% of the reason behind our decision to want to make this address and location our home.

Due to the historicity of the West End’s priority to remain a neighborhood, at least through the terms of Mayor Menino’s predecessors – Kevin White and Raymond Flynn -- unfettered by the zealous copulation of excessive over-development within a neighborhood that had been primed to serve its residents, we DO NOT SUPPORT ANY FURTHER EFFORTS BY ANY AGENCY, ANY DEVELOPER AND ANY PRIVATE INTERESTS AS THESE MIGHT COINCIDE WITH THE FULFILLMENT OF ANY PROMISES AND ASSURANCES MADE BY MEMBERS OF OUR CITY COUNCIL OR STATE REPRESENTATIVES TO ENCROACH ONE STEP DEEPER WITH BUILDING PROPOSALS THAN HAS ALREADY BEEN ATTEMPTED BY THE EQUITY PARTNERSHIP AND ANY OTHER DESIGNEE SUPPORTED BY AND SPEAKING FOR THE DAVIS COMPANY.

The Garden Garage Project and all the meager proposals aligned with it have been meager at best and insupportable at best. One or two of the meetings we attended at the Amy Lowell House proved that Equity isn’t really interested in listening and talking to us than it is focused primarily in misleading us by

J. Rourke, Project Manager – BRA

3/9/2011

Page 2 of 2

ming us with all kinds of complex and complicated details to lure us into the fantasy of believing in and supporting yet another nuisance construction project.

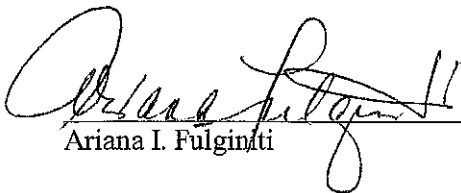
Nothing that Equity has proposed, including the newest buildings constructed recently in our cul de sac complex that is the West End community has truly made any sense because, not to be over simplified, it does not take the residential community into consideration as much as it seeks to benefit everyone BUT the residential community. I was under the impression that Mayor Menino had already assured us that if we wanted the Basketball Garage to remain, the City of Boston would not interfere with our wishes. How can that be anything we can actually bank on if two other projects escaped the Mayor's recent attention and were allowed to be constructed DESPITE PROTESTS BY WEST END RESIDENTS? How can we take the Mayor at his word when a promised STOP & SHOP market was to have been constructed to offset the expensive WHOLE FOODS MARKET and which died on the drawing board because the Mayor cultivated developers which headed to the wrong West End areas?

The areas that literally NEED a cleanup development and restorations and renovations remain untouched and a blemish to us in the community. The Causeway Street roadway and its intermittent streets with commercial establishments could use a real buff overYET the City prefers to tamper with a process that interferes with the wishes of a neighborhood's residents by attempting to further develop in our own complex.

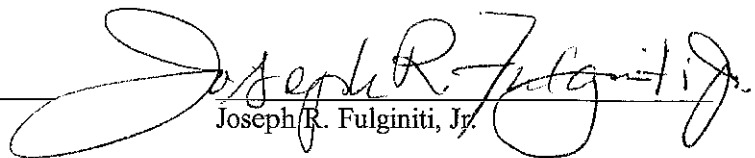
Let's face the blunt facts of this situation: is the City of Boston and the Mayor truly and genuinely concerned about its residents or is this yet another example of a perception whose echoes haunt us time and time again, every time promises become converted as compromises all to benefit the well-lined pockets of our city council and other city officials. To that end, some of us living in our complex are still not being offered the choice of which cable company we'd prefer to utilize because arrangements made during the dawning of the entire former development of the West End confined residents just to RCN Cable without giving us the choice to also opt for Comcast, a community able to establish a cable satellite option or residents preferring other alternatives.

It seems as though we residents can live here only at the behest of the City...until PAC monies or favors need to be fully rewarded and then our community finds itself sacrificed on the drawing board of proposed construction the majority of us don't want. Is anyone REALLY LISTENING or is this merely a prelude to fulfilling procedural BRA requirements. Perhaps the time must come to herald the horns by calling attention to Boston broadcast media outlets, stage a rally, hold a demonstration or do anything visible so that we can be heard outside the periphery of our own community.

Sincerely,



Ariana I. Fulginiti



Joseph R. Fulginiti, Jr.

Cc: Halkeen Management, Property Managers of Amy Lowell
Councilor Michael Ross, City Council Representative of the West End

Gary Hammer
150 Staniford Street, Unit 914
Boston, Massachusetts 02114

March 10, 2011

VIA ELECTRONIC MAIL

Mr. Jay Rourke
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

RE: Garden Garage Redevelopment Project (Equity Residential), 35 Lomasney Way, Boston

Dear Mr. Rourke:

I am writing to provide comments on the January 7, 2011 Project Notification Form filed by Equity Residential for the proposed redevelopment of the Garden Garage, 35 Lomasney Way, in Boston's West End. I am a resident, cooperative shareholder, and previous managing board member at West End Place, one of the residential properties directly abutting the site of the proposed project.

While I am generally supportive of the proponent's concept to replace the current unattractive parking garage with new residential uses and improved open space, I have a number of concerns that I hope can be studied and addressed adequately through the BRA's Article 80 review process. My specific comments are itemized below.

- **CONSTRUCTION-PERIOD IMPACTS:** The proposed development site is in extremely close proximity to two existing residential buildings: West End Place and the Amy Lowell House. A rigorous plan for controlling noise, dust, vibration, construction traffic, and other related impacts will be critical in order to protect the quality of life for all nearby residents over the course of the construction period. In addition, an effective system for monitoring and responding to potential structural impacts to the nearby buildings and below-grade garages should be developed and implemented prior to construction.
- **LOMASNEY WAY DRIVEWAY/DELIVERIES AND LOADING:** The PNF states that deliveries, servicing, and residential move-in/move-out for the proposed buildings will be accomplished within the existing Longfellow Place service area, with access via the existing driveway from Lomasney Way. While not mentioned in the PNF or labeled on the site plans, it is important to note that this existing driveway also provides access to the West End Place residential parking garage, and that a portion of the Longfellow Place service area also functions as a service area for the 183 residences at West End Place. Further study is needed to evaluate the potential traffic and operational impacts of using this single driveway to provide loading/unloading and service access to support an additional 500 residences, as proposed by the project.
- **PEDESTRIAN ACCOMMODATIONS:** While the proposed generously-scaled pedestrian connection from Lomasney Way to Thoreau Path will be most welcome, the proponent should also take steps to ensure that greater safety is provided for pedestrians along Lomasney Way itself. Currently, pedestrians on Lomasney Way are prohibited from

passing through the Garden Garage structure to access Thoreau Path, so pedestrians must cross multiple entry/exit traffic lanes along the garage frontage. The vehicular access/egress plan for the new garage should seek to minimize the number of entry and exit lanes from the garage, and maximize sight lines for both drivers and pedestrians, in order to provide for a safe and pleasant pedestrian experience along Lomasney Way. Furthermore, in recognition of the additional pedestrian and vehicular traffic this project will generate, there may be a need to undertake interim safety improvements to crosswalks and traffic signals in the area, keeping in mind that future enhancements are anticipated as part of the eventual implementation of the Causeway Street Crossroads Initiative project.

- NEW OPEN SPACE / INTERFACE WITH WEST END PLACE COURTYARD: The overall design and perimeter treatment for the new open space, particularly in the location where it will abut the West End Place courtyard, should be carefully developed in consultation with West End Place residents and our on-site management staff.
- TDM / ZIPCAR: As part of its transportation demand management measures, the proponent should seek to locate several Zipcars in the new garage for use by residents and the general public, as is currently the practice at the proponent's Longfellow Place garage.

I look forward to reviewing more detailed information about the proposed project and its potential impacts as part of the Draft Project Impact Report.

Thank you for this opportunity to comment.

Sincerely,

A handwritten signature in black ink, appearing to read "Gary Hammer". The signature is written in a cursive, somewhat stylized font.

Gary Hammer
Resident - West End Place

Coalition for Public Education
Expanding Quality Education for Downtown Neighborhoods

Wednesday, March 09, 2011

Jay Rourke

Senior Project Manager

Boston Redevelopment Authority

One City Hall Plaza

Boston, MA 02201

Jay.rourke.bra@cityofboston.gov

Dear Mr. Rourke,

We, the Coalition for Public Education, are residents of the West End, North End, and Beacon Hill. We are tax payers and residents who wish to remain in our downtown neighborhoods, and yet we have only one public school in our collective neighborhoods.

Development and construction continue around us, endlessly. A school could be included in one of these projects, and perhaps help gain some community support for some of the proposed projects.

In the interest of our neighborhoods, the families that live in them, and most importantly the children, we need a public school! Let's keep the families downtown!

We will continue to monitor the proposed developments in our neighborhoods to further our goal.

Regards,

Chiara Rhouate

Becca Griffin

Kelly Feely

Jennifer McGivern

Lori Glazier

Bill Jacobson

Coalition for Public Education

Coalitionforpubliceducation@gmail.com

March 10, 2011

Jay Rourke
Senior Project Manager
Boston Redevelopment Authority
One City Hall Plaza
Boston, MA 02201

Dear Mr Rourke,

I wanted to communicate my feelings on the Garden Garage Redevelopment project.

My family and I have been living at Charles River Park for almost 15 years. My husband and I have been raising our children here in the city. We love Charles River Park, the way it is. This area has endured many construction projects. From the Big Dig to the Equity apartment projects to the Craegie Bridge, this area has been one big construction zone.

Equity has built new townhouses, and apartment buildings in Charles River Park. These have not been filled. Along with the vacancies, we have seen an increase in trash (especially alcohol bottles) and lack of respect for the neighborhood.

Why build more in an area that already has large vacancies. This area has been one where families have been able to live and grow here. The more you build, the closer you will get back to when you bulldozed the original West End.

This is a great neighborhood. People have moved here and stayed because of this great neighborhood. We don't want or need another building. The environmental impact of this project will negatively affect the residents of the West End.

My husband and I are not in favor of this project at all. You are gambling with our quality of life with this project. If you feel that the city needs more apartment buildings, then build somewhere else.

Please think very carefully, not with the dollar sign in mind but of the effect this will have on all of the residents of the West End.

Thank you for you time.

Sincerely,

Alexandra Tisdale
8 Whittier Place, Boston, MA 02114

Rourke, Jay

From: parisbill [parisbill@rcn.com]
Sent: Thursday, March 10, 2011 7:29 PM
To: Rourke, Jay
Subject: RE: Garden Garage Redevelopment Project (Equity Residential), 35 Lomasney Way, Boston

William Georgaqui 150 Staniford Street, Unit 632 Boston, Massachusetts 02114

March 10, 2011

VIA ELECTRONIC MAIL

Mr. Jay Rourke

Boston Redevelopment Authority

One City Hall Square

Boston, MA 02201

RE: Garden Garage Redevelopment Project (Equity Residential), 35 Lomasney Way, Boston

Dear Mr. Rourke:

I am writing to offer my comments on the January 7, 2011 Project Notification Form filed by Equity Residential for the proposed redevelopment of the Garden Garage, 35 Lomasney Way, in Boston's West End.

I was born and grew up in in the West End. Most of my family returned to the West End after redevelopment.

I am presently a resident, cooperative shareholder of West End Place and Chairperson of the West End Place Neighborhood Relations Committee

I am also on the Board of Directors of the West End Community Center.

I am generally supportive of the Equity Residential proposal to replace the eye sore parking garage with new residential uses and improved open space

I do share a number of concerns that I trust will be carefully studied and addressed via the BRA's Article 80 review process.

Many of these specific concerns were initially addressed by the West End Place Garden Garage Redevelopment Project Advisory Task Force of which I was a member along with various West End resident groups and individuals.

I look forward to reviewing more detailed information about the proposed project and its potential impacts as part of the Draft Project Impact Report.

Thank you for this opportunity to comment.

Sincerely,

William Georgaqui

Resident - West End Place

Malek Al-Khatib
6 Whittier Place
Unit 12-A
Boston, MA 02114
Email: malek_khatib@msn.com
Tel: 617-723-4027

February 28, 2011

The Honorable Mayor Thomas Menino
City of Boston
One City Hall
Boston, MA 02201

RE: Garden Garage Development. Project Notification Form (PNF) - Equity Residential
Boston's West End

Dear Mayor Menino,

Thank you for your remarkable efforts and services to our city and especially the West End community. We appreciate meeting with us on numerous occasions and maintaining open dialogue with us, supporting the West End Museum, the West End Community Center, and Thoreau Path improvement project.

You discussed with us, during the opening of the West End Community Center last year, the Garden Garage development. We were very pleased to hear your views and we were optimistic about improvements and revitalizations in our community.

Equity Residential recently submitted a Project Notification Form (PNF) for the development of the Garden Garage. We are pleased to see that there are plans to replace this cold bleak structure.

We appreciate the two project public meetings held by the BRA in addition to meetings with IAG. Community members discussed the project in depth, expressed support for the improvement concept of garage. However, they equally expressed concerns about the massing, the height, and configuration of the proposed buildings. We look forward to more open dialogue with the community to reach consensus on this project.

We have summarized the views shared by many residents in our community as follows:

1. West End Perspective

The West End neighborhood was largely rebuilt in the 1960s when high-rise residential, office, and retail buildings replaced a dense fabric of four to six story brick buildings similar to the historic Beacon Hill and the North End. Sections of the West End that were not demolished are now part of other historic Boston neighborhoods such as the lower part of the Beacon Hill along Cambridge Street.

The area was developed around residents, pedestrian network, and open and green space with connections to the Charles River waterfront as well as the surrounding streets. The high rise buildings and concentration of dwellers were balanced by large open and green space between these buildings. This urban development created a unique environment of light, green space, and recreational opportunities for the West End community in Boston.

Therefore, this area of the West End is a defined Boston neighborhood with a unique history, identity, and character. That character is largely described by the principal use function of housing for a diverse

population. With the historic presence of the world renowned MGH, the addition of MEEI, and other health institutions, the West End now includes a high concentration of health care institutions.

This uniqueness of the West End added to the diversity of Boston's downtown neighborhoods. Each neighborhood has its own unique characteristics and environment that attracts residents who enjoy the lifestyle of such neighborhood. Bostonians have the choice of selecting the urban neighborhood of specific characteristics and fabric that suit their lifestyle and the quality of life they seek. It varies from the historic Beacon Hill and North End with dense low rise buildings and narrow streets, the more open less dense Back Bay, the recently renovated South End with mid rise buildings, the continuously developing downtown area of new high rise residential buildings with relatively narrow streets, to the West End, to mention a few.

The people who live in the West End now selected this neighborhood for its distinct characters and they cherish the quality of life created by this community. Residents understand that there is always a place for improvements and enhancement to the West End. Therefore, they welcome changes and improvements to the West End. However, converting this urban setting to a totally different fabric would deprive the residents of the basics and fundamentals that brought them to this neighborhood and bonded them together as a community.

It is important to recognize that the entire area was developed as an integral urban area and was not developed as individual buildings. We applaud the Proponent in recognizing this context and stating: "Clearly, one of the most important principles of urban design in this neighborhood is to respect and enhance the established character of the residential area and to recognize its historic relevance." We will work with the Equity and the BRA to make this project celebrate and enhance the characteristics and fabric of the West End.

2. Building Use

The Proponent plans to change the building use to a mix of Retail and Residential and relocating the existing above ground parking to underground. The proponent will not require an amendment to the Planned Development Area (PDA) governing this area. The community is strongly in favor of change in use. This would improve the street front of Lomasney Way, invite more foot traffic to the sidewalk, and improve on the present barren environment.

Notwithstanding this change, consideration should be given to maintaining sports club activities such as Basket Ball City, tennis courts, and outside courts presently on top of the parking garage. The retail component in this project should substantially be increased if it is to succeed to contribute to improving the fabric of Lomasney Way Martha Road barren corridor.

We support the Proponent offer to provide 15 percent of the units to be affordable to moderate income and middle income households. However, we believe that the option of contributing to a housing creation fund outside this project will not provide the diversity and opportunity for moderate income residents to be able to live in the West End.

In addition, the Proponent has not established the distribution of units based on the number of bedrooms in the buildings. The community feels that at least 20% of all units should be 3 bedrooms to provide housing for families in the West End. Studios and one bedroom units are more oriented towards single residents and do not respond to the community needs.

3. Buildings Height

The existing zoning limits building height to 125 feet. The proponent is proposing two towers; the north tower is 21 stories while the south tower is 28 stories. As a result, the proponent is requesting zoning relief to increase the buildings height by about 250% from 125 to 310 feet. While height alone is not an issue in the West End, the addition of 21 and 28 storey buildings in close proximity of other existing buildings and at the peripheral of Thoreau Path is not desirable and violates the open space principal of West End. This is further exacerbated by the massing of the buildings, 50% increase in permitted Floor Area Ratio, and configuration of the ground level as discussed below.

The existing garage height is lower than Amy Lowell building and is less than 100 feet including the bubble. The proposed increase in height from the existing will create structures that are disproportionate not only to the abutting buildings but to the context of this neighborhood and will adversely alter the unique character of the West End.

Therefore, restricting the new development to 125 ft. zoning height will result in a more than 25% increase in the existing building height. Such an increase should be in the context of preserving the objectives sought by the Urban Renewal Plan.

4. Building Massing and Floor to Area Ratio (FAR)

According to the PNF, the present zoning FAR is 3 by right. The proponent is requesting zoning relief to increase the FAR from 3.0 to 4.4. This is almost a 50% increase in FAR. The community is questioning the validity of a project that requires 250% increase in the height combined with 50% increase in FAR. Does this project truly reflect the context of the West End or is it more suitable to the financial district of Boston or perhaps downtown Manhattan in New York? Furthermore, the proponent did not discuss the actual FAR increase based on existing building, which is less than 3%.

A building within the same footprint of the existing building and height not any higher than existing abutting buildings may blend better with the fabric of the area. The reduction in the existing foot print and apparent increase in "usable open space", proposed by the proponent, does not justify the proposed increase in the massing of these building.

Therefore, restricting the new development to FAR 3 or less would help preserve the objectives sought by the Urban Renewal Plan.

5. Pedestrian Traffic

The Proponent stated: "The proposed Project will add retail options and create a strong pedestrian connection that will reenergize the Nashua Street area and reconnect the West End to the Bulfinch Triangle and North End neighborhoods. As a result, this new development is an opportunity to create a "sense of place" in the West End, to pull together the individual buildings toward a centerpiece, a place

with community retail and open spaces that invite residents to socialize with residents of this historic community.

The Proponent considers the primary pedestrian routes are those that service the institutions in and around the West End. Routes that are used by West End residents are considered secondary. We consider this inconsistent with his statement of respecting the residential character of the West End.

The presence and influence of institutions in the West End is increasing, especially with MEEI development plans and future potential developments of more institutional buildings along Nashua Street. The residential component in the West End will be "secondary" if not preserved and enhanced.

The routes proposed by the Proponent will serve pedestrians commuting from transit stations to their employment institutional buildings. The increase in "usable open space" presented by the proponent would predominantly serve as a route to allow pedestrian commuters, who go now through the existing garage building, a wider and more direct access to Thoreau Path, and the institutions buildings. None of the proposed elements in the project would provide destination elements for such commuters or "a sense of place."

Providing direct routes from the station to the institutions should not be the goal of this project. MGH provides shuttle busses between the North Station, Nashua Street Parking, and MGH campus. Therefore, transportation is available for the MGH and other institutions. People who are in a hurry or cannot walk can take the shuttle buses.

These proposed pedestrian routes will not improve the foot traffic on Lomasney and actually will adversely affect any opportunity for providing retail or an inviting environment along the Martha Road, Lomasney Way corridor.

All cities in the US are recognizing the importance of residents in all districts including the very congested city centers. The BRA and the Proponent who are committed to "to respect and enhance the established character of the residential area and to recognize its historic relevance." should improve "secondary routes" and create destination points in the proposed development for both the residents and commuters. Pedestrian routes should be planned to improve West Enders routes and divert pedestrians who go through the garage to Staniford Stairway, Lomasney Way, etc. to increase foot traffic circulation. This in turn will provide more opportunity for successful retail on these streets.

6. Lomasney Way Street Front

The West End lost all residential and almost all retail components to institutional developments along Cambridge Street. Attempts to revitalize Cambridge and Blossom Street fronts met with strong objections from the institutions. The community applauds the Proponent's intent to create an active pedestrian friendly edge and retail along Lomasney Way.

However, most of the proposed street front is utilized as passage for pedestrian commuters, entry and exist of the underground parking garage, and lobbies for the two towers. The proposed street front hardly makes a change to the present barren environment along Lomasney Way.

The proposed retail space is very small and would at best be used as a convenience store serving the residents of the new buildings above. It is unlikely to be inviting and be a pedestrian destination and contribute to the matrix of the street. A much larger retail and closing the access route through the project would improve the foot traffic and encourages more retail stores to open in the West End Place retail front and create a pedestrian friendly environment.

7. Vehicular Traffic and Number of Parking Spaces

Traffic studies to the area, part of the Crossroad Initiative, rated Lomasney Way intersection F when it comes to traffic capacity. The community is strongly in favor of relocating the present parking garage to underground. However, adding more parking spaces and vehicular traffic for 500 residential units would exacerbate the traffic condition. We recommend;

- a. Route traffic to exit the garage through the Longfellow Building Parking Garage on Staniford Street.
- b. Eliminate leasing parking spaces to institutions.
- c. Do not increase the number of parking spaces and utilize some of the 710 existing parking spaces to be leased to the residential units. We will support a request by the Proponent for a reduced parking space relief.

8. Thoreau Path and Open Green Space

Thoreau Path is the lifeline of the West End. It is the green garden residents and families enjoy in tranquility. Many social activities take place on the path. The West End Childrens' Festival that is now an annual Boston event that attracts thousands of families from all Boston neighborhoods is held along Thoreau Path. This path is fundamental to the context of the present West End and should be preserved.

Thoreau Path is a sliver of unique green open space. It will be adversely impacted by the massing, height, and pedestrian routes as proposed in this project. The open sky and light on the heart of the Path will be dimmed and blocked by the proposed two high rise buildings in conjunction with the large mass of the proposed 8 storey building. The "walls effect" on the site path as the sky is blocked would convert this green path into more of a gorge between unnatural cold cliffs.

The apparent increase in "usable open space" does not contribute to the path and is more serving the pedestrian routes. The increase in usable open space did not result in preserving the Children's Annex or Tennis and Basketball Courts. The proposed bocce court is certainly not enough recreational relative to what the community is losing. The loss of significant recreational amenities without adequate replacement is not acceptable. This is not an increase in "open space" and it would not justify this increase in the height and massing of these building.

9. No Build Alternative

The present condition of the building appears to be in a fair condition. The community supports the changes to the building configuration and use provided that such a change would improve the quality of

The Honorable Mayor Thomas Menino
 City of Boston
 Garden Garage PNF, West End
 February 28, 2011
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life of the West End residents. The residents would have no choice but to consider the No Build Alternative acceptable if all other alternatives adversely impact the quality of life in the West End.

The Project is located within Planned Development Area (PDA). According to the plan and the PDA, BRA approval is required for any additions or expansions of the existing development. The Proponent will seek amendments to the PDA.

The proposed project is out of context with the West End. Therefore, we recommend that the BRA require the Proponent to resubmit the PNF after further consultation with the BRA and the community. We have worked with Equity and the BRA in the development of the Emerson Place before. We will be happy to work again with Equity and the BRA on improving this project to be profitable to Equity and attractive enhancement to the West End.

Mr. Mayor,

You have always been an advocate and worked hard for improving the City of Boston and enhancing the quality of life of the residential neighborhood. We seek your support in preserving if not enhancing the quality of life in our neighborhood.

We would like to take some time of your busy schedule to meet with us and discuss this opportunity in detail. Thank you for your consideration.

Sincerely,

Malek Al-Khatib	6 Whittier Place, 12A	<i>A. Khatib</i>
Robin Assaf	6 Whittier Place, 12A	<i>Robin Assaf</i>
Duane Lucia	West End Place	<i>Duane Lucia</i>
Tishey Noiseux	6 Whittier Place, 12M	<i>Tishey Noiseux</i>
Margaret Mill	6 Whittier Place, 10E	<i>Margaret Mill</i>
Lily DeForest	6 Whittier Place, 12N	<i>Lily DeForest</i>
Myrna Barlow	6 Whittier Place, 9L	<i>Myrna Barlow</i>
Bill LoVuolo	6 Whittier Place, 12F	<i>Bill LoVuolo</i>
Jacqueline Socoko	6 Whittier Pl, 9A	<i>Jacqueline Socoko</i>
Elizabeth C. Healey	8 Whittier 6g + 246	<i>Elizabeth C. Healey</i>
Lynne B. Young	8 Whittier Pl #20C	<i>Lynne B. Young</i>
M. Clifford Young	8 Whittier Pl #20C	<i>M. Clifford Young</i>

Please see attached pages for additional signatures

The Honorable Mayor Thomas Menino
City of Boston
Garden Garage PNF, West End
February 28, 2011
Page 7 of 7

cc: Jay Rourke, Boston Redevelopment Authority, One City Hall Square, Boston, MA 02201-1007.
City Councilor Michael Ross
City Councilor Salvatore LaMattina
City Councilor President Stephen J. Murphy
City Councilors At Large Felix G. Arroyo, John R. Connolly, Ayanna Pressley
State Representative Marty Walz
State Senator Anthony Petrucci
State Senator Sonia Chang-Diaz
West End Civic Association
West End Council
West End Place
West End Community Center
West End Museum
Amy Lowell
Whittier Place
Hawthorne Place
Bob O'Brien, Downtown North Association
Greg White, Equity Residential
Chris Mahar, Delaware North
Beacon Hill Times
The Currant

Please see attached pages for additional signatures

The Honorable Mayor Thomas Menino
 City of Boston
 Ref: Garden Garage PNF, West End

We the undersigned support Malek Al-Khatib's letter Dated February 28, 2011 regarding the Garden Garage PNF, West End

Name	Address	Signature
Joanne Spitz	9 Hawthorne Pl 100	Joanne Spitz
Andrew M Stahle	6 Whittier Pl 807	Andrew M Stahle
Margaret Foley	6 Whittier Place, 14A	Margaret Foley
Daniel K Coleman	760 N. 1A. 02114	Daniel K Coleman
Kevin Seaver	8 Whittier	Kevin Seaver
Martha Manning	65 Marlboro St apt 9c	Martha Manning
Jane Moran	1 Emerson Pl.	Jane Moran
Ana Spagnoli	Amy fault	Ana Spagnoli
Michael Grace	8 Whittier Pl 20K	Michael Grace
Michael Grace	8 Whittier Pl 20K	Michael Grace
Susan Wittke	6 Whittier Pl 17N	Susan Wittke
Merle Adelson	9 Hawthorne	Merle Adelson
Venus Jalal	8 Whittier 4C	Venus Jalal
Susan Hamilton	2 Hawthorne Pl 26	Susan Hamilton
Sandra Bagg	50 E. Spring St	Sandra Bagg
Hui Jenny Chen	9 Hawthorne Pl. Apt 5R	Hui Jenny Chen
Helena Kurban	8 Whittier 9K	Helena Kurban
Amal Kurban	8 Whittier 9K	Amal Kurban
Cristina Pierotti	8 Whittier 17F	Cristina Pierotti
Rafael Pierotti	8 Whittier 71E	Rafael Pierotti
Nicholas Balow	6 Whittier Pl 9L	Nicholas Balow
Edward J. Ford	8 Whittier Pl 22D	Edward J. Ford

The Honorable Mayor Thomas Menino
 City of Boston
 Ref: Garden Garage PNF, West End

We the undersigned support Malek Al-Khatib's letter Dated February 28, 2011 regarding the Garden Garage PNF, West End

Name	Address	Signature
Michael Bennett	8 Whittier 19H	
Kenneth Bennett	8 Whittier 19H	
John [unclear]	19H 8 Whittier	
Sam [unclear]	8 Whittier 21E	
GHADA BARKETI	8 Whittier 10E	
Sonia Lewin	8 Whittier 2H	
Ruth Lewin	8 Whittier 2G	
STEPHANIE GUADAGNO	8 WHITTIER, 6C	
KAMIL KALUSKI	6 WHITTIER, 17K	
Carol Munglyn	8 Whittier 23-B	
DONNO M ^c CREADY	8 WHITTIER 15-K	
Heather Stein	8 Whittier 23H	
Gail Senner	8 Whittier Pl 20F	
John P. Senner	8 Whittier Pl 20F	
Ahmed Bakri	8 Whittier Pl 20E	
Wendy Pandey	8 Whittier Pl #2K	
Sunil Smith	8 Whittier Pl #2K	
Carol Kent	" " #9J	
Katherine Renley	" " 9E	
Debra Carlson	8 Whittier 15H	
Lars Carlson	8 Whittier Pl. 15H	
Karol Kopacz	8 Whittier Pl. 4H	
ETHEL ANNE SPENT	8 Whittier Pl 21H	
Soroche Kohistani	8 Whittier pl 21C	

Rourke, Jay

From: Rob Sadowski [robsadowski@gmail.com]
Sent: Thursday, March 10, 2011 10:43 PM
To: Rourke, Jay
Subject: Comment on Garden Garage Project

March 10, 2011

Mr. Jay Rourke

Boston Redevelopment Authority

One City Hall Square

Boston, MA 02201-1007

Sent via Email

Dear Mr. Rourke –

I am 16 year resident of the City of Boston and a current resident and property owner in the West End. I am writing to provide my comments on the proposed Garden Garage Project. I have serious concerns about the detrimental effects of the proposed project on the existing neighborhood and area, and I am urging the BRA to require the developers to modify their proposal.

My most significant concern pertains to the size of the proposed buildings. The Garage that will be demolished and replaced is 97 feet tall. According to the plan “excluding rooftop mechanicals, the South Tower will be approximately 310 feet high and the North Tower will be approximately 240 feet high.” If the developer is sincere about design principles that “respect and enhance the established character of the residential area,” I do not believe that replacing an existing structure with two new structures that are 150% and 210% larger does this. To reinforce my point, both proposed buildings exceed the existing code as concerns maximum height; the proposed South Tower is more than double the maximum permitted height of 155 feet for a large project. Further, Mayor Menino, at a meeting on May 13, 2009 at the West End Museum, assured concerned residents and gave us his word that he would not support the construction of a structure that exceeded the height of the original structure if the neighborhood opposed it, and there is clearly significant opposition to the size of the proposed towers.

The excessive height of the proposed towers will directly affect my quality of life. As an owner of a west-facing unit in 8 Whittier Place, the towers will block my horizon view of the harbor and prevent morning sunlight from reaching my home in the winter months.

I believe that the developer should be asked to reduce the size of the proposed structures. The existing proposal floor area ratio (FAR) is almost 50% larger than permissible by code (4.4 proposed, vs. 3.0) and rather than grant code relief, I suggest they be asked to reduce the height of the proposed towers to conform to the existing FAR guidelines.

My second concern is the significant addition of parking spaces. There is already severe traffic congestion in the area during events held at TD Garden, which are held at least 150 days a year. As a resident who owns a parking space and drives in and out daily, I am acutely aware of this problem. A net increase of 140 spaces will exacerbate this problem. I also do not understand how 140 new spaces will only generate 33 new vehicle trips during the afternoon peak hour when these traffic problems occur. If this is the case, why are 140 new spaces needed?

Another comment concerns the proposed "new active pedestrian connection through the site, which provides a safer, more humane pedestrian experience connecting North Station to MGH and the Charles River Esplanade" I believe that most residents appreciate the fact the Thoreau Path and surrounding green space are insulated from traffic noise and excessive pedestrian traffic, and that this is actually a drawback, not a positive to the current project proposal. A wide pedestrian connection is likely to invite significant foot traffic after TD Garden events, and I believe residents would prefer to avoid the unfortunate destruction of property and bad behavior that happens all too frequently after these events. I would like to see this part of the proposal reconsidered.

The developer describes plans for "ground floor uses such as residential lobbies, retail, and other tenant amenities" to "help activate the streetscape and pedestrian walkways." I support this idea, but note that other promised retail development in the area (such as ground floor retail in the Archstone Avenir at 101 Canal Street, which is a much more desirable retail location in terms of foot traffic) is vacant after several years and these ground floor vacancies create a negative perception of the area as abandoned and undesirable. I think this is a significant project risk.

My final comment is that this is a very ambitious project proposal, and I hope the BRA has assurances and supreme confidence that the developer has the funding to complete the project and make it a success in whatever final form it takes. I think you will agree that the city does not need another Filene's re-development, Columbus Center, or W Residences, to name a few projects that have not gone according to plan despite a more prosperous financial environment.

This final comment is more worrisome given my experience with the developer. In public interactions concerning this project, Equity Residential's representatives have been supremely arrogant and dismissive of

residents' concerns. I do not think they embrace the collaborative spirit that the BRA asks for between developers, the city, and its residents. Their disregard for key zoning regulations concerning the height and density of the development are clear evidence of their bad faith.

In closing, as a 9 year resident of the West End, I am extremely pleased with the improvements to the neighborhood over the past decade. The improvements are a large part of why I moved from Back Bay to the West End. The surface transformation of Causeway Street, the improvements to the traffic infrastructure around TD Garden, and the restoration of Thoreau Path (among others) have all made significant improvements to the neighborhood and residents' quality of life. I do not think this project as proposed will have the same positive impact and I urge the BRA to require the developer to make significant amendments that will make it a positive change for the community.

Sincerely yours,

Robert A. Sadowski

Resident and City Taxpayer

8 Whittier Place 10-D

Boston, MA 02114

PREVENTIVE MEDICINE

B.R.A.

→ Jay Ronke



Do No Harm

MAR 09 11:39

Gilbert R. Lavoie, MD, MPH
8 Whittier Place, Suite 8H
Boston, MA 02114-1410 USA
TEL 617-947-9123
FAX 617-948-1553
Email: glavoie@massmed.org

March 6, 2011

To: John Palmieri, BRA Director

RE: The Equity Proposed Residential Development at the West End:

The Garden Garage project

We reside at 8 Whittier Place facing the beautiful Charles River. We absolutely love this area as it is safe, easy walking for most needs, and has open space around our apartment complexes. I do not want any more building in this area for many reasons.

1. **The first and foremost reason is simply safety.** This area is already very congested in that there is only one street - Martha Road, which is a one way for 8 Whittier Place, 6 Whittier Place, The Clubs at Charles River Park, and Amy Lowell Apartments. The traffic has already increased from the new buildings at Mass General Hospital and the Liberty Hotel; this added congestion is hampering emergency vehicles attempting to navigate this area. Now you are also contemplating the additional new apartment buildings for hundreds of more groups!
Presently there is a need to rearrange the traffic patterns in this immediate area to allow for reasonable emergency vehicle access. Any additional increase in traffic would not be sane unless the traffic flow is completely restructured before any new construction.
2. **The present design is unacceptable.** Please come to our neighborhood with a better design which will better blend in with our open space, family atmosphere, and low buildings presently in the immediate area. **The West End Place is a good example of a beautiful building with a pleasant archway and reasonable height.**

Sincerely,

Gilbert R. Lavoie

Bonnie Lavoie

John J. Bowen
8 Whittier Place, 24C
Boston, Massachusetts 02114

March 8, 2011

Jay Rourke, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, Massachusetts -2201-1007

Dear Mr. Rourke,

In 1962, Herbert J. Gans, one of the most prolific and influential sociologists of his generation wrote *The Urban Villagers* in which he described the West End as one of the greatest urban areas in the United States. Gans advanced the position that the urban renewal project of this neighborhood initiated in the 1950's which displaced thousands of people including members of my family and obliterated a diverse and rich culture was a major mistake on the part of the City of Boston.

I have been a resident and homeowner at 8 Whittier Place since 1994 and during this time have witnessed the continued development of Charles River Park which for the most part has been responsible. This includes the project at Charles River Plaza which transformed what had become an urban wasteland to a vibrant economic center and the West End Apartments which created underground parking and green space that is now enjoyed by the young and old.

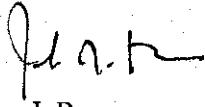
I am deeply disturbed by the project that has been proposed by Equity and currently under review by the Boston Redevelopment Authority for the Garden Garage Project. Many important issues have been raised by individuals and community groups. The one that I want to focus on is density. Clear and simple ---- the project is much too large for the footprint.

My late father was a longtime employee of the Boston Housing Authority who was very proud of his tenure that spanned more than three decades. I recall his telling me how exciting it was to be part of the planning process for the original Columbia Point Housing Development. To Dad and his colleagues the idea of creating public housing on an open space that abutted the shoreline of Boston Harbor was quite wonderful.

He went on to say that after about a year of operation there was a growing consensus that the project was over built and there was a density issue that was contributing to serious problems. The ultimate resolution, many years later, was a significant downsizing.

I want to go on record and say that I am **adamantly** opposed to the towers proposed by Equity.

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Bowen', written in a cursive style.

John J. Bowen

Copies to: The Honorable Thomas M. Menino
WPCT Board of Trustees

Rourke, Jay

From: Tavares, Nancy [n.tavares@neu.edu]
Sent: Tuesday, March 08, 2011 4:38 PM
To: Rourke, Jay
Cc: whittierplace@rcn.com
Subject: residential plans

I am writing to express my dismay at the magnitude of the buildings you are proposing over the Bubble Garage. The West End has had to endure a decimation of their community in the past and this will be another blight on the area. Not only will those huge buildings block out sunlight, they will overshadow the area. We moved from the Prudential area to escape this type of overbuilding only to find that this kind of overbuilding with no thought to the quality of lives of the people who live there is rampant in the City of Boston. Boston is known for its quality of life; i.e. grass, trees, park areas. If people wanted to live in New York, they would have settled there instead of Boston. As a community, we deserve better. We can certainly live with buildings that are built at a much lower height, but there is no need to have the oversized project that you are proposing. I hope that you will listen to the will of the people who live in this community and not think only of the large profit margin that such a project will incur.

Nancy J. Tavares, MSW, LICSW
Co-op Advisor/Faculty
College of Social Sciences and Humanities
School of Criminal Justice
Northeastern University
Boston, MA 02114
617-373-3379

Rourke, Jay

From: denise rollinson [drollinson@yahoo.com]
Sent: Wednesday, March 09, 2011 12:23 PM
To: Rourke, Jay
Cc: whittierplace@rcn.com
Subject: Opposition to Equity residential plans at CRP
Attachments: BRA.docx

Dear Mr. Rourke,

We are opposed to the development of the two new buildings by Equity Residential at Charles River Park. As two physicians who have lived here for 20 years, we feel it is unconscionable for Equity to build two new high rise apartment buildings on this already crowded property. The slogan was always, "if you lived here, you'd be home now". The folks at Equity are changing the landscape so much, that we might as well put up a sign that reads "if you live here now, you are living in a ghetto".

The new TD North facility and the other two Equity properties have been built without enlargement of the surrounding roads or creating appropriate parking places. As a result, we are barely able to leave our single parking place to go to work if there is a Celtic or Bruins game or some other event. The roads around CRP (including Martha's Road, Staniford Street, Cambridge Street and Storrow Drive) have become so congested that it is almost impossible for ambulances and fire trucks to get through. Martha's Road is too narrow to handle the additional traffic from the occupants of 500 more units that will egress onto it from the two new 20 story apartment buildings. This is dangerously poor planning and will cost lives and delays in treatment of acute medical problems by ambulance personnel and first responders to emergencies, such as firefighters.

Apartment dwellers are transient occupants who do not maintain and upgrade the quality of their apartments. This will drive down market prices of all of the units in CRP. Martha's road will be unable to handle the traffic of constant moving vans arriving all year long to help tenants move in and out. Ambulances and firefighters will not be able to get through. The new tenants will not be happy when they try to move in or go somewhere, and discover that the Celtics, Bruins or Lady Gaga are playing at the TD North Pavilion, and they are stuck in traffic in front of their apartments. The new tenants will be upset at hearing the Bruins and Celtics fans leanings on their horns after every single game because they cannot get out of the parking lot fast enough. Meanwhile, working folks like us will not be able to get to work on time because of the added traffic congestion. This plan cannot possibly be approved by any city planner who has any common sense, any conscience, or an education in urban planning.

The Whole Foods grocery store is our only local place to obtain groceries. It is already overcrowded because of the additional Equity units at CRP and because of the thousands of employees at MGH who shop there. Folks from Back Bay, Beacon Hill, and the North End use it their grocery store as well. The small convenience store, J Pace & Sons, on CRP property, is so crowded that it is almost impossible to shop there now, never mind adding the residents from 500 more units and their significant others.

We pay very high condominium fees to maintain beautiful gardens at CRP, yet every day, people from the two other Equity properties, as well as from MGH and West End Place, sit and walk all over our gardens and landscaped grass. Does Equity plan to build a garden for the residents of their two new high rises? We built a special playground for our children. Is Equity going to do the same? Are the tenants in this low income housing going to pay high condominium fees like we do to maintain the beauty of CRP?

We all know that Equity will make plenty of money if this project is allowed to proceed. The question is, "how would the bosses of Equity feel if two, 20-story, high rises were built in their very own back yard?" The answer is, "they don't care" because they live in places like Weston where there are strict building codes.

We have endured the big dig, the development of many other buildings, and quite frankly, we are out of room. We are sick and tired of being manipulated by greedy builders who do not care about enhancing the neighborhood. The demolition process is going to create a lot of dust and filth in the air which will decrease the air quality, making it hazardous for CRP residents with asthma and COPD, especially those in the Amy Lowell House. We hope that you plan to reimburse those of us who will be receiving the brunt of this dust in our apartments and assist residents suffering from adverse effects of inhaled respiratory irritants from the demolition of the garages. In addition, many of us who work in health care work night shifts, and have to sleep during the day. The noise pollution from this project will seriously impair the ability to sleep during day. How would you like to be cared for a sleep-deprived doctor when you have chest pain or some other serious illness?

The greed and carelessness of Equity to even introduce plans to build these two 20 story apartment complexes without any consideration to the community is beyond belief. We beg you to reconsider this atrocious plan to ruin the CRP development which is truly an oasis in a desert.

Thank you,

Sincerely

Denise Rollinson, MD

Kenneth Sassower, MD

Rourke, Jay

From: Angela [angela.adinolfi@gmail.com]
Sent: Wednesday, March 09, 2011 2:42 PM
To: Rourke, Jay
Cc: whittierplace@rcn.com; guillaume rousseau
Subject: Bubble garage

Dear Mr. Rourke,

My husband and I are strongly opposed to the towers Equity proposes to build.

The area is already very crowded with tall, charmless buildings, including Mass General.

We moved here two years ago to stay in the city, but still a restful area, and to be next to MGH for my cancer treatments.

This new project will add more people, construction, noise and overall pollution to the West End.

There is simply no more room to build here. Just because you CAN build up doesn't mean you SHOULD.

Thanks for your consideration,

Angela & Guillaume Rousseau

9 Hawthorne Place

Boston

Sent from my iPad

Nadège PEPIN

9 Hawthorne Place 10E
Boston, MA 02114

T 617 9559470
nadege.rique@gmail.com

March 9, 2011

Jay Rourke, Project Manager
Boston Redevelopment Authority
One City Hall Square
BOSTON, MA 02201-1007

Re: Garden Garage Project PNF Comments

Dear Mr. Rourke,

My family and I have been renting an apartment in Hawthorne Place for some month now and I have to admit I was first pragmatically interested in the incredible location this place has to offer. It took a very short time before we realized how lucky we were to have joined such an international, open and interesting community surrounded by green paths and an easy access to the Charles River trails and boating communities.

This gigantic project clearly appears to me as purely financial, with no sort of will to add any value to the existing community. I am very surprised that the City did not frame it by some urbanism constraints in order to keep its size reasonable and avoid past mistakes. This would certainly have better helped the project melt into the community. Now I am afraid it faces an understandable wave of disapproval. Not to mention the nuisance resulting from the construction phase decoupled by the size of those towers, the resulting erased view for the apartment overlooking the Tobin bridge and the implied lack of natural light for the Hawthorne residents. This is certainly a very aggressive project that does not show any sort of interest for a smooth development of the West End community. **I am therefore letting you know I strongly disapprove this project in full** and truly think this will not improve the area. I am certain you could rethink it in a way that would impact people's well being more positively.

Sincerely yours,

Nadège PEPIN

Rourke, Jay

From: Stan Bozek [sjb7@rcn.com]
Sent: Wednesday, March 09, 2011 10:19 PM
To: Rourke, Jay
Subject: Fw: Equity Garden Garage Project.

----- Original Message -----

From: Stan Bozek
To: Jay Rourke
Sent: Wednesday, March 09, 2011 9:59 PM
Subject: Equity Garden Garage Project.

March 9,2011
Mr. Jay Rourke
Senior Project Manager
Boston Redevelopment Authority
Boston City Hall
Boston Ma.02201

Dear Mr. Rourke

I am now and have been a resident of West End Place since 1998 and long before that I lived here before the Rappaports demolished it.

I have seen many changes.I was recently looking at the buildings that Equity put up at Charles River Park,I noticed that they fit right in.

The project I'm concerned about is the one being built on the domed garage area.I do not look forward to 2-3 years of construction.

I lived right next to the garage

I looked at the plans and the heights that Equity is proposing are far too high with there surroundings.My building is 10 stories, the synagogue is very low and Amy Lowell is probably no higher than West End Place.

Bear in mind that West End Place has an inner courtyard with patios,for the people who live there,also trees,grass and benches.

If the sun is blocked how are we to sell those units? I hope that Equity be told about this and will propose some modifications or something more suitable for it's surroundings.

Respectfully,

Stan J. Bozek
150 Staniford Street
unit 500
Boston, Ma.02114-2594
617-670-1856
sjb7@rcn.com

Information from ESET Smart Security, version of virus signature database 5940 (20110309)

The message was checked by ESET Smart Security.

<http://www.eset.com>

Information from ESET Smart Security, version of virus signature database 5940 (20110309)

The message was checked by ESET Smart Security.

<http://www.eset.com>

March 10, 2011

Jay Rourke, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

RE: Garden Garage Project

Dear Mr. Rourke:

I am an owner for over 10 years of a condominium in Hawthorne Place. Over the past several years there have been many high rise buildings constructed in the West End area by commercial and non-profit entities. This has progressed to the point that traffic congestion, wind-tunnel effects, and reduced visibility have had a severe impact on quality of life in this part of Boston.

I strongly oppose granting any variance for construction on the Garden Garage site!

Yours truly,

John M. Siliski, M.D.
Hawthorne Place #105
Boston MA 02114

8 Whittier Place, Unit 19-C
Boston, MA 02114

March 6, 2011

Jay Rourke
Senior Project Manager
Boston Redevelopment Authority
One City Hall Plaza
Boston, MA 02201

RE: Opposition to construction of two, high-rise towers by Equity Residential at the Garden Garage location (Lomasney Way, Boston, 02114).

Dear Mr. Rourke:

I own a two-bedroom condominium on the 19th Floor, 8 Whittier Place, in the West End. I have been a resident here for 33 years.

I strongly oppose the construction of the two high-rise towers (28 floors and 21 floors) at the Garden Garage site.

If the structure is any higher than 12 floors, I will lose my view of the Boston harbor, the ocean, the islands, and the sunrise over the ocean each morning, which I have enjoyed for 33 years.

Please see attached two PowerPoint files, that show how the construction of the 28-story apartment building will destroy my view to the East.

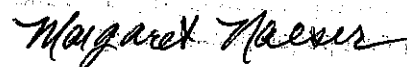
It would also create long shadows over Thoreau Path in the Charles River Park, and would increase the "wind tunnel" effect that we already have here in the Park.

In addition, the neighborhood at Charles River Park would be severely, adversely affected with 1,000 more people (and hundreds of cars) added to the congestion, which is already ever-present near the Garden Garage.

The construction of two high-rise apartment buildings would also lower the property value of my two-bedroom condominium, for future resale.

Please let me know what else I can do to prevent, or mitigate this building project by Equity Residential. Thank you.

Sincerely yours,



Margaret Naeser, Ph.D.
8 Whittier Place, Unit 19-C
Boston, MA 02114
Email: mnaeser@bu.edu
Home Phone: 617-723-9487 Cell Phone: 617-686-1312

**Current view to the East, from 19th Floor,
8 Whittier Place, Boston, 02114**

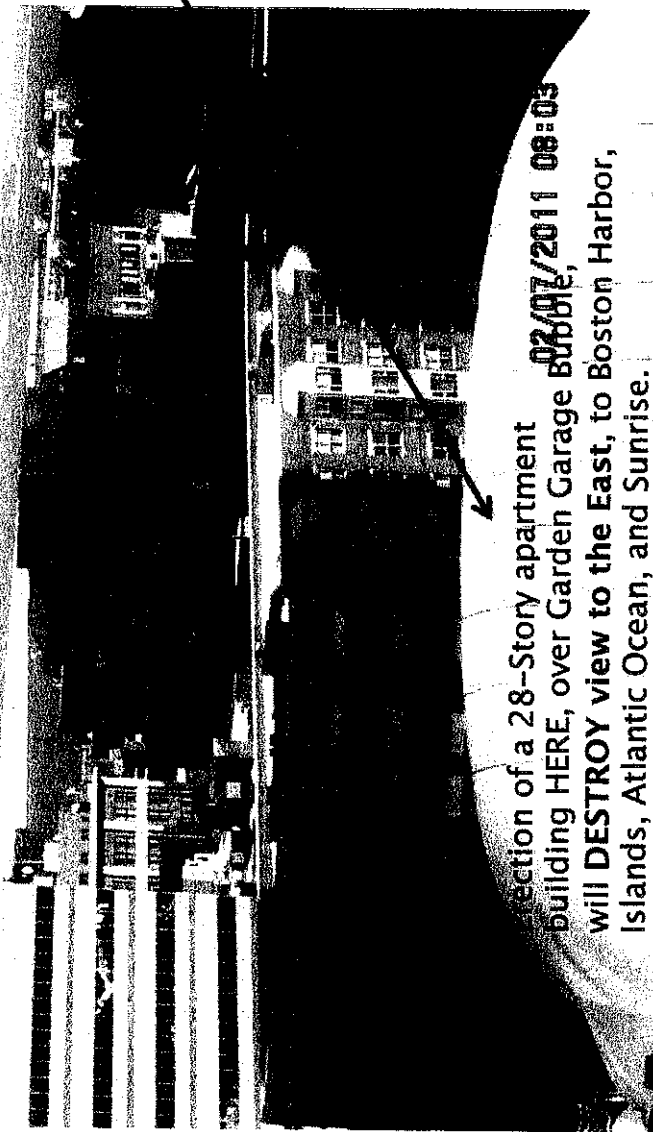
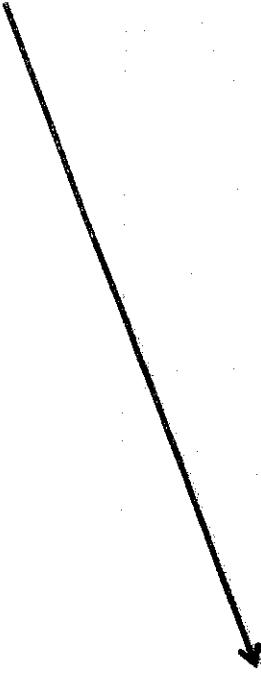
Current view shows Boston Harbor, Islands, Atlantic Ocean, and Sunrise.

Construction of 28-Story Apartment Building, by Equity Residential will **DESTROY** this beautiful view.

Please do not destroy this view.

If a building is built, please make it **no more than 12 stories high.**

The Charles River Park has beautiful open spaces now. The proposed high-rise apartment building will ruin **these views, and decrease property values** for condo units facing East.



Section of a 28-Story apartment building HERE, over Garden Garage Bubble, will **DESTROY** view to the East, to Boston Harbor, Islands, Atlantic Ocean, and Sunrise. 02/07/2011 08:03

**Current view to the East, from 19th Floor,
8 Whittier Place, Boston, 02114**

Current view shows Boston Harbor, Islands, Atlantic Ocean, and Sunrise.

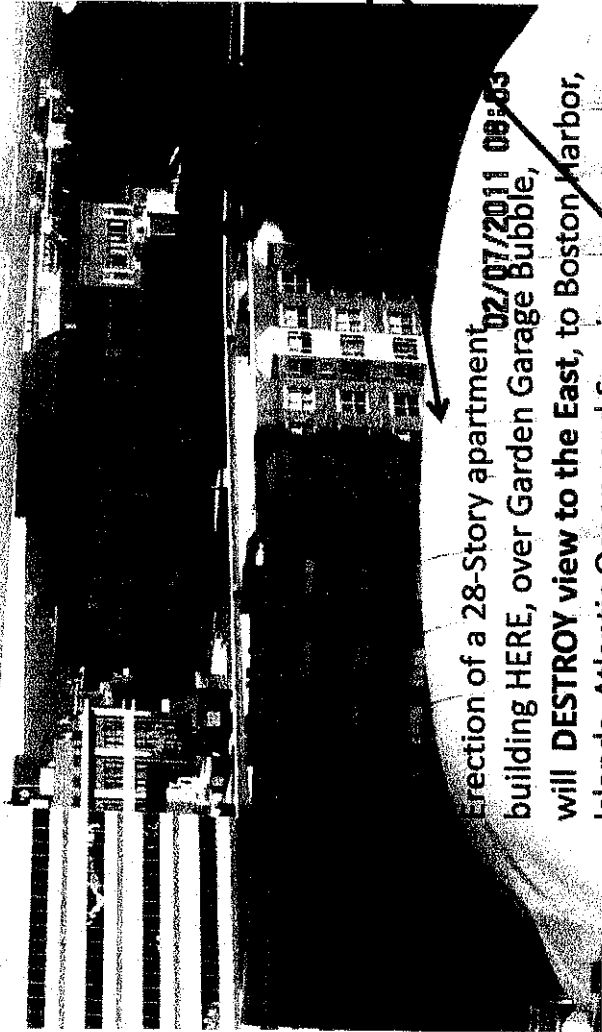
Construction of 28-Story Apartment Building, by Equity Residential will **DESTROY this beautiful view.**

Please do not destroy this view.

If a building is built, please make it **no more than 12 stories high.**

Charles River Park has beautiful open spaces now. The proposed high-rise apartment building will ruin **these views, and decrease property values** for condo units facing East.

It is important to preserve Thoreau Path, and **current open spaces, without creating long shadows, from a 28-Story building.**



Erection of a 28-Story apartment building **HERE**, over Garden Garage Bubble, will **DESTROY view to the East**, to Boston Harbor, Islands, Atlantic Ocean, and Sunrise.



Jay Rourke, Senior Project Manager
Boston Redevelopment Authority
One City Hall Plaza
Boston, MA 02201

March 1, 2011

Having participated in several meetings regarding the development of the 'Garden Garage' project I would like to take this opportunity to make several comments in writing which, I hope, will be incorporated into the continuing deliberations shaping the venture.

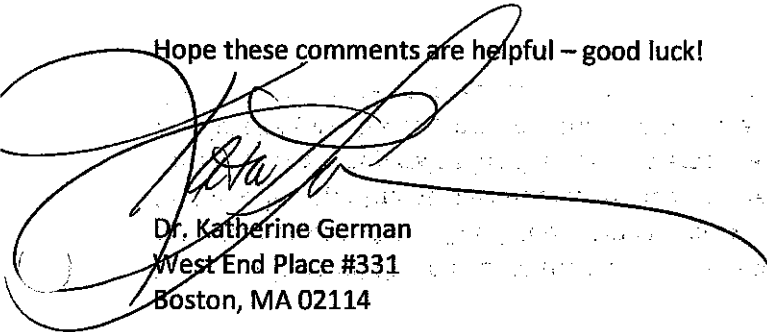
First, let me say that I am pleased to see that the garages may be replaced with residences; I am confident that our new neighbors will make positive contributions to our west end community. I do, however, feel that the new development needs to fit the neighborhood and contribute to its continued restoration. Therefore I would like to suggest that the building be conceptualized to present a welcoming face to the park and that it integrate well with its neighboring buildings in terms of height and mass. By so doing, the west end green on Thoreau Path can become more of a center and the retail services located in the park will thrive.

Second, I feel that the impact of the new development on traffic in and out of the garage, in particular, requires consideration. Two issues come to mind – the service access and the parking access. Given that another apartment is scheduled for development across from the residences, and that this is prime territory for event parking for the Boston Garden, access and egress as well as traffic flow requires careful analysis. My suggestion is that the traffic engineers actually monitor the flow during events – if that pattern can be handled, everything else will work! Likewise, consideration needs to be given to the increased traffic in the easement as well as the ventilation of the new underground garage space.

Third, I really think that the project needs a new name – not the 'Garden Garage' project. The Garden has a garage directly underneath it – this is not the Garden's Garage! How about a name that is more west end....not a marketing slogan. I think the neighborhood would appreciate it and good will is an essential commodity in any new development.

Finally, I strongly encourage you to make sure that any further presentations consider the audience. It is not appropriate to speak to the residents as if they were architects, or traffic engineers, or developers. The presenters need to come at the development from the perspective of a resident in the West End – I guarantee you that those in the meetings would be more likely to listen – and to feel that they were being heard!

Hope these comments are helpful – good luck!



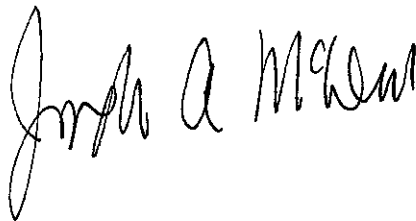
Dr. Katherine German
West End Place #331
Boston, MA 02114

FROM: JOSEPH ANDREW McDONALD 28 February 2011
8 WHITTIER PLACE UNIT 11-J, BOSTON MA 02114
617-367-0649

TO: JAY ROURKE
Senior Project Manager
Boston Redevelopment Authority
Garden Garage Proposal

SUBJECT: GARDEN GARAGE PROPOSAL

1. I concur with the letter sent by the West End Civic Association, but I wish to elaborate on the problems that will be added to traffic flow by the proposal now presented by the Equity Corporation.
2. At present, before every evening Bruins or Celtics Game, a tremendous traffic jam occurs during the 30 minutes before the game. All the game traffic traveling eastward across the Craigie Bridge, eastward along Storrow Drive, and both northward and southward along Interstate 93 is funneled from Leverett Circle into Martha Road and Lomasney Way past the present Garden Garage. With five bays open to Lomasney Way, it can "swallow" multiple automobiles swiftly. Even so, both Martha Road and Lomasney Way are packed solid with automobile for 30 minutes. Residents are unable to reach Whittier Place and the Amy Lowell residences.
3. The proposed development will have only three bays for entry/exit, so will be able to "swallow" game traffic only half as efficiently. We require a study and report by the Boston Traffic Department on the effect of these delays. Three lanes are adequate during the day, but not for the 30 (or maybe now 45) minutes before games.
4. The construction project now calls for 3 years work, so for at least two winters none of the 350 parking spaces opposite the garden will be available. While there is excess parking at the Government Center Garage, it seems impossible to feed the traffic through the complicated Lomasney/Causeway/Staniford/Merrimac intersection. If fans chose the alternate route by Cambridge Street, it would stress the already vexed Charles Circle. We need a second study by the Boston Traffic Department on how traffic will be rerouted for these two or three years.



150 STANIFORD STREET
BOSTON, MA 02114



PHONE 617.720.4646
FAX 617.725.1888

March 2, 2011

Mr. Jay Rourke, Senior Project Manager
Boston Redevelopment Authority
Boston City Hall
Boston, MA 02201

Dear Mr. Rourke:

On behalf of the managing board and unit owners of West End Place, I am pleased to submit our statement of response to the Garden Garage Project proposed by Equity Residential in the PNF dated January 7, 2011.

The proposed demolition of the existing garage and construction of a large residential complex is a major project for the west end area and a very substantial one for the abutters such as West End Place. As noted in our statement, we have chosen to point out a number of issues and concerns of the condominium that should be addressed more thoroughly by the developer, but we wish to reserve expressing a formal position until the developer has provided detailed responses in the project impact report. It is our hope that the Boston Redevelopment Authority will convey to the developer these issues and concerns with the expectation that they will be appropriately addressed as the planning process unfolds.

We are most appreciative of the leadership of the BRA and your office in facilitating the planning and approval process, and we look forward to continued dialog and a convergence of interests that will bring to life a new project for the enhancement of the west end area and the City of Boston.

Sincerely,



William Grogan

President of the Managing Board

Attachment: *West End Place Comments on Garden Garage Project*

West End Place Comments: Garden Garage Project

February 28, 2011

This statement is the response by representatives of the West End Place Condominium Association (WEP) to the Garden Garage Project proposed by Equity Residential in the PNF dated January 7, 2011. It is to be submitted to the Boston Redevelopment Authority in conjunction with the Article 80 Review Process for large scale projects. The statement is intended to present the issues and concerns of the condominium that should be addressed in detail by the developer in the Draft Project Impact Report (DPIR). West End Place is not taking a formal position on the issues at this time but expects to review the DPIR upon its completion and subsequently to submit a more definitive statement on any areas of continuing concern.

The following sections of the statement summarize the apparent strengths of the proposed project and the issues of concern. Issues 1-4 are applicable to the overall West End. Issues 5-6 are applicable mostly to West End Place.

Project Strengths

1. Removal of unattractive parking garage and re-location underground
2. Increase of open space for the West End neighborhood
3. Improvement of pedestrian access to Thoreau Path and connectivity between West End and North Station area
4. Creation of additional residential apartments, with 15% affordable
5. Provision for additional retail establishments and services
6. Energizing of Lomasney Way, Martha Road, and Nashua Street with more vibrant life
7. Addition to real estate tax base for City of Boston
8. Potential increase of real estate values for neighboring condominiums and cooperatives
9. Strength and commitment of Equity Residential

Project Issues

1. Building scale and design issues
 - 1.1. Height, number, form, and footprint of towers need in-depth analyses in comparison to other proposed alternatives coupled with trade-offs (including advantages and disadvantages) required for other alternatives and providing compelling rationale for preferred conceptual design, including economics of reduction in scale
 - 1.2. Impacts of proposed project design need to be documented in detail, including means of minimizing impacts
 - a. Spatial impacts: integration of tall buildings in existing urban context/fabric and local character and identity of the West End;
 - b. Micro-climatic impacts: sun, solar glare, shade, sky, and wind (pedestrian ways and abutting properties);

- c. Engineering impacts: soil, water, ledge, surrounding buildings, and surrounding infrastructures;
 - d. View corridor impacts: from other buildings, from the street-level, and from public spaces; and
 - e. Economic impacts: positive and negative impacts of proposed project, in comparison with a "normal" project (i.e. one constructed in scale of current buildings), from standpoint of developer, municipal authority, and local residents
2. Parking and traffic issues
- 2.1. Need to document adequacy of proposed garage entry/exit on Lomasney Way plus feasibility analysis of exiting through Longfellow garage to Staniford Street
 - 2.2. Need assessment and solutions on air quality and exhaust mechanisms
 - 2.3. Need assessment and solutions on traffic flow and congestion, especially during rush hours and TD Garden events and including overall traffic flow planning and management for the area (e.g. Crossroads Initiative traffic planning)
 - 2.4. Need for parking availability for residents/guests in Amy Lowell House and West End Place
3. Community/neighborhood issues
- 3.1. Need to assess and consider housing mix issues
 - a. Amount of affordable housing
 - b. Amount of family housing (three bedroom)
 - 3.2. Need to assess and consider public space issues
 - a. Thoreau Path enhancements: access, openness, views, signage, gathering places, kiosks, plantings, pavings, furnishings, etc.
 - b. Recreation spaces: types and locations
 - 3.3. Need to assess and consider retail and services issues
 - a. Types of retails and services
 - b. Amount of retails and services
 - 3.4. Need to review formal names of new buildings and nomenclature for West End
4. Construction period issues
- 4.1. Need to assess impact of demolition of existing garage
 - 4.2. Need to assess impact of extent (footprint) and depth of excavation below ground, especially bedrock
 - 4.3. Need to assess impact of staging work beyond property lines, worker vehicles, materials removal and delivery, including methods and schedules
 - 4.4. Need to assess plan for rodent control during construction period
 - 4.5. Need to review construction management plan (CMP) and communication plan, including construction hours and policies
 - 4.6. Need to assess and develop plan for extended construction period (beyond three years)
 - 4.7. Need to assess and develop remedies for direct impacts on abutters (Amy Lowell House and West End Place)
 - a. Impact on abutting buildings, garages, and courtyard structures
 - b. Impact of noise and dust

- c. Impact of ground vibration
- d. Impact on air quality
- e. Impact on utilities, temporary cut-offs and on-going usage
- f. Impact on potential sales of units to buyers during construction period

5.

Easement and loading/service area issues (shared with Longfellow Place and West End Place)

- 5.1. Project needs revision of Easement Agreement regarding allocations of space, rights-of-passage, use, etc.
- 5.2. Project needs solutions for management of trash bays, loading operations, and move-ins/move-outs in Loading/Service Area
- 5.3. Project needs solutions with respect to policies and procedures for entry and exit, passage, and temporary standing in service road
- 5.4. Project needs solutions for service road enhancements: security guard control system, caution devices and traffic lights, and means of left/right turns
- 5.5. Air quality and exhaust mechanisms need assessment and solutions

6. Special opportunities for collaboration with WEP

- 6.1. Enhancement of visual link from WEP archway and courtyard, including views of 8-story portion of South Tower (design and appearance), view of open spaces, and view of blue sky
- 6.2. Opportunities for sharing recreational facilities
- 6.3. Consideration of improvements for Easement (policies, gate, security guard, etc.)
- 6.4. Preservation and use of dog run along Easement

Summation

In summary, the above issues need to be addressed by the developer at the next stage of the review process. Although WEP is not taking a formal position until after the DPIR is produced and reviewed, the following preferred general solutions are emerging as follows:

(1) lower buildings in scale and connected imaginatively to the character of the existing West End and the dynamics of the Nashua Street area; (2) efficient, effective and feasible solutions for garage activity and traffic; (3) community-related components to achieve an appropriate housing mix, Thoreau path and park centrality, and Nashua street vitality; (4) thoroughly developed enforceable construction management plans, including mitigation of at-risk issues; and (5) other appropriate improvements and enhancement resulting from the planning and review process.

This statement, prepared by Denton Crews, Jane Forrestall, and Bill Georgaqui, was approved by the Managing Board of the West End Place Condominium Association on February 28, 2011.

Rourke, Jay

From: Bonnie Joseph [bonnie.joseph@yahoo.com]
Sent: Monday, March 07, 2011 5:37 PM
To: Rourke, Jay; weca.boston@gmail.com
Cc: weca.boston@gmail.com
Subject: Redevelopment project too much

Dear Mr. Rourke,

Undoubtedly you are hearing from many of the residents of the West End in regard to the Bubble garage project. Everyone I have talked to about this Equity project feels that the scope is too large for the infrastructure that supports this area. Simply put, you can't add to the congestion in this area unless you have a plan for the infrastructure and change what already doesn't work. It would be negligent to do otherwise and result in more cost to taxpayers, as well as safety concerns.

As it is, if there is an event at the Fleet Center (which there frequently is) traffic backs up for a mile onto Storrow Bridge or over the disasterous Museum of Science bridge. That's why practically every night they call in a police detail. As a taxpay to this over run! Only locals know how to negotiate the Leverett Circle. One could count numerous near misses by those unfamiliar with the traffic pattern and unsure of which of the twelve options to take. They only have seconds to make a decision. Cabbies can't even figure it out.

Although I support much needed growth and employment in a slow economy I don't think short term benefits will justify the long term detriment to living conditions in the area. If you lived here you can't get out of your parking lot now. Or if you lived here you'd be home now, if you only had another driveway.

I support safety, planning and the enhancement of community. This project offers none of that.

Thank you for reconsidering this endeavor.

Bonnie Joseph
8 Whittier Place
Boston, MA

Rourke, Jay

From: kmanning10@aol.com
Sent: Saturday, March 05, 2011 8:20 PM
To: Rourke, Jay
Subject: Equity Development West End Garage

Dear Jay:

I attended the recent Community meeting held at Schriener's regarding the Equity Residential West End Garage redevelopment.

I am writing to express my concern on this project for several reasons.

1. The sheer size of the new development. The footprint of the buildings is simply too imposing for the space available. The impact of the footprint will affect not only the sense breathing room in the West End; but also permanently mar the beautiful skyline we now enjoy (including Harbor views) and cast massive dark shadows where none exist now.
2. Congestion and traffic flow. Impact on our airspace, breathing room; more people, more cars, more exhaust, more traffic backup.

As described during the meeting, the land blasting that the City (Fire Dept) authorized during the last Equity development in the West End; caused irreparable building cracks evident in my unit (8 Whittier 23D) and that of one of my neighbors on 23. I request that someone from Equity come visit my unit to assess the damage. I fear more damage to our building with new blasts.

Also, my view from 23D is directly impacted by this proposed development. This new development is dead square in my site line. I request that someone from Equity come to my unit to look the current skyline view and discuss how the new development would impact my home, and potentially my home valuation.

Sincerely,

Katharine Manning
8 Whittier Place 23D
Boston, MA
617-248-0371

Rourke, Jay

From: Elaine Austin [elaine_austin@hotmail.com]
Sent: Sunday, March 06, 2011 11:52 AM
To: Rourke, Jay
Subject: Opposition to Equity Garden Garage project

Elaine Austin
6 Whittier Place Apt 5E-6
Boston, Ma 02114
617-532-1077

March 6, 2011
Jay Rourke, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, Ma 02201-1007
Re: Garden Garage PNF Comments

Dear Mr. Rourke,

We purchased our condominium in August 2008. I am strongly opposed to the project as described in the project notification for the Garden Garage project. Main areas of concern: 1) The buildings are too high. This will degrade our quality of life. 2) Such huge buildings could cause a deterioration of water and sewer services for everyone else living here 3) **A risk in the PNF described situations where the adjacent buildings could be destroyed**

For whatever project is eventually given the go-ahead, the builder should be required to take out a bond or insurance that would compensate Whittier and Hawthorne condo owners, and Amy Lowell owners their purchase price or full market value – whichever is greater – in the event that the project destabilizes the nearby buildings enough to destroy them. This compensation should include parking easements purchased. This bond/insurance policy should also cover the situation where the buildings were only partially destroyed (example: project work results in some cracks in a building or makes some of the façade fall off). There should also be a requirement that a detailed record of the condition of buildings including photos be provided to Whittier, Hawthorne and Amy Lowell after it is verified by all parties as being correct. The risk as stated in this PNF:

3.2.9.3 Potential Impacts to Adjacent Buildings and Utilities

Potential impacts to adjacent facilities due to foundation construction include impacts to area groundwater levels, noise, ground vibrations and ground movement due to excavation and rock removal. The foundation design and construction will need to be completed to limit adverse impacts to adjacent facilities.

Not enough study of this issue has been done. Just because someone could build something doesn't mean they should if it destroys the rest of the neighborhood in the process.

Sincerely,

Elaine Austin



Rourke, Jay

From: Aaron Tward [atward@partners.org]
Sent: Sunday, March 06, 2011 9:35 PM
To: Rourke, Jay
Cc: whittierplace@rcn.com
Subject: Garden Garage

Aaron Tward

8 Whittier Place #18E
Boston, MA

02114

Jay Rourke
Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

Dear Mr. Rourke,

I am writing to you to express my concern about Equity Residential's plan for redevelopment of the Garden Garage in the West End.

Although in principle I do not object to redevelopment outright, the proposed buildings place an unacceptable burden upon other residents of the West End. In particular, although attention was paid to attempting to preserve some resident's views, nonetheless, both of these buildings would significantly adversely affect our view, hence decreasing the property value of my condominium, and that of other similar homeowners. Indeed, Equity Residential acknowledges that both of these proposed towers are in violation of the height requirements of the Boston Downtown IPOD. I call upon you to aid in simply enforcing the law with regards to these height requirements - 310 feet excluding rooftop mechanicals is simply too high and would create an eyesore. 125 feet as stipulated in the Downtown IPOD is far more acceptable.

Additionally, this neighborhood already has difficulty with noise and traffic, and increasing the density of housing and amount of traffic both during construction and after construction has completed will place an undue burden upon the residents of the West End.

I look forward to some definitive resolution of this situation, and appreciate your consideration.

Sincerely,

Aaron Tward M.D. Ph.D.
Clinical Fellow in Otology and Laryngology Harvard Medical School Resident in Otolaryngology
Massachusetts Eye and Ear Infirmary

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please contact the Partners Compliance HelpLine at <http://www.partners.org/complianceline> .
If the e-mail was sent to you in error but does not contain patient information, please contact the sender and properly dispose of the e-mail.

Rourke, Jay

From: B Sinkiewicz [gsrbri@gmail.com]
Sent: Monday, March 07, 2011 8:51 AM
To: Rourke, Jay
Cc: whittierplace@rcn.com
Subject: Garden Garage Project

Dear Mr. Rourke:

I am a resident at Eight Whittier Place and am writing to express my concerns about the subject project.

The infrastructure in the West End area is already under significant strain, due to the large number of residential buildings, hospitals, and the Boston Garden. Traffic grows worse and worse and impacts not only the immediate area, but Route 93S, Storrow Drive, and the other roads that are impacted by traffic issues at Leverett Circle due to vehicle congestion exacerbated by the large volume of traffic, both vehicle and pedestrian, in the West End.

I can't speak to other infrastructure impacts in-detail (sewerage, water supply, etc.), as these are harder to quantify. However, adding 500 additional residential units and large parking garages with no comparable increase in infrastructure to account for this large increase in volume is worrisome.

At this time, I can only convey that I, along w/many other West End residents, am against this project going forward and the investment of tax dollars in a project that will overburden the area and numb the improvements that have been recently made to make the West End a livable area.

Thank you.

Brian Sinkiewicz
8 Whittier Place, Apt 22A
Boston, MA 02114

Rourke, Jay

From: TFlynnCLMP@aol.com
Sent: Monday, March 07, 2011 12:48 PM
To: Rourke, Jay
Subject: Garden Garage Project

Dear Jay,

I am writing you today to let you know that the Carpenters Union would like to go on record in full support of Equity Residential plans to revitalize the area around the Boston Garden. Omit Equity would like to replace an existing 40 year old pre cast above ground parking garage with a new 850 car , below ground parking. In addition, Equity would like to erect 2 new apartment towers, of 21 and 28 stories, creating 500 units of much needed housing units. Furthermore, with a record number of Carpenters currently unemployed, and have been for an extended period of time, we are particularly excited about a project creating over 425 construction jobs, and they can't come soon enough. I would respectfully ask the BRA Board to look favorably upon the application of Equity Residential

Rourke, Jay

From: Michael Curley [mjc2217@columbia.edu]
Sent: Friday, January 21, 2011 10:45 AM
To: Rourke, Jay
Subject: Garden Garage Towers

Mr. Rourke,

Please do not approve the Garden Garage Towers plan as currently proposed. The "tower in the park" concept is clearly flawed from an urban design/planning perspective and will only erode the urban fabric you are trying to create in this area. I urge you to not be afraid of density at the pedestrian level, connect the towers with some element that still allows for pedestrian use, just not a park. Think to the future of the area, if every set of apartments that is built here is connected with a park, half of downtown Boston will be parks in 50 years. If people want parks, isn't that what the Greenway (easily within walking distance) is for? Additionally, the area immediately around North Station has huge potential for transit oriented development, 385,000 square feet of parking is counterproductive, ease parking requirements and let the developer produce a higher quality structure that is better for the city. Thank you for your time.

Michael Curley

Rourke, Jay

From: Margaret Naeser, Ph.D. [mnaeser@bu.edu]
Sent: Sunday, January 30, 2011 1:04 PM
To: Rourke, Jay
Subject: Opposition to Construction of High Towers at Garden Garage

January 30, 2011

Jay Rourke

Senior Project Manager

Boston Redevelopment Authority

One City Hall Plaza

Boston, MA 02201

RE: Opposition to construction of two, high towers by Equity Residential at the Garden Garage location (Lomasney Way, Boston, 02114).

Dear Mr. Rourke:

Per our conversation at the January 25, Garden Garage Community Meeting, the purpose of this email is twofold:

1. To inform the BRA that I am in strong opposition to the construction of the two new, 21- and 28-story towers by Equity Residential, at the site of the current Garden Garage.

Therefore, I am in favor of leaving the Garden Garage, as it is.

2. To request that a photographer come to my condominium unit, to photograph the magnificent views of the Boston Harbor, which I would lose, if Equity Residential is allowed to construct the two, high towers on the Garden Garage site. You had suggested that this photography could be done, so that the impact would be documented.

I own a two-bedroom condominium at 8 Whittier Place, on the 19th floor, where my living room windows face the east, and I have an ocean view. The high towers would be built directly east, less than a city block in front of my living room and bedroom windows. The high towers would obstruct my view of the Boston Harbor, the islands, the Atlantic Ocean, as well as runways at Logan Airport. It is a most gorgeous view, which I have enjoyed for 33 years.

Anyone who comes into my condo, Unit #19-C, is immediately drawn to my living room windows, to see the view to the east. If Equity Residential constructs the high towers (21 floors and 28 floors), I will lose this view, which I had expected to retain for decades to come in the future.

In August, 1977, I moved from Palo Alto, California to 8 Whittier Place, Boston, 02114. Thus, I have enjoyed a magnificent view of the Boston Harbor and the sunrise, for 33 years. The view is especially beautiful with the sailboats in the harbor. It is devastating to think that I would lose this view, if Equity is allowed to construct these two, high towers.

I am employed at the VA Boston Healthcare System, Jamaica Plain campus; and am a Research Professor of Neurology, Boston University School of Medicine, where I conduct brain imaging research (MRI scanning) with stroke patients who have language problems (aphasia). My schedule is quite busy, so I would need advance notice, to arrange for a photographer.

Again, I would like to stress that I am in complete opposition to the construction of these two, high towers, by Equity Residential. In addition to obstructing my beautiful view of the Boston Harbor (and the sunrise), it would increase the population density by at least 1000 people, and increase the traffic congestion that is already quite dense in this area. It would create long shadows over the Thoreau Path area in the Charles River Park, and would increase the "wind tunnel" effect that we already have here in the Park. Also, the construction of the two, high towers in front of my living room windows would decrease the value of my condo, due to obstruction of the view to the Boston Harbor.

Sincerely,

Margaret Naeser, Ph.D.

Whittier Place, Unit 19-C

Boston, MA 02114

Email: mnaeser@bu.edu

Home Phone: 617-723-9487

Cell Phone: 617-686-1312

Rourke, Jay

From: Robert Cabitt [robertcabitt@verizon.net]
Sent: Monday, February 07, 2011 8:41 PM
To: Rourke, Jay
Subject: Proposed Development of Garden Garage

The Proposed Development of the Garden Garage by Equity, the LARGEST real estate company in the United States, is a sorry example of the greed and selfishness of this GOLIATH. We need a David with a slingshot to slay this proposal.

Not satisfied with expanding the West End/Charles River Park, Equity now wants another MONSTER in our backyard when they haven't yet rented their new apartments.

I have lived at Amy Lowell Apartments since 1993 and experienced numerous rent increases

despite empty units and frequent turnover of tenants. The market rent at Amy Lowell now exceeds \$1800. You can rent a condo at Whittier Place with TWICE the square footage for less money than the 550 s.f. Amy Lowell units.

Rents at Equity's proposed development will be even HIGHER. Their political campaign contributions will increase exponentially.

Maybe we need a tenant revolution like the current political disaster in Egypt to fight Equity dictatorship. Maybe we need a new mayor.

P.S. I am opposed to Equity's Proposed Development of the Garden Garage.

**Robert M. Cabitt
65 Martha Road #6B
Boston, MA 02114
617.248.9410; 617.571.1144
robertcabitt@verizon.net**

Rourke, Jay

From: Tom Austin [tom.austin@gmail.com]
Sent: Wednesday, February 09, 2011 9:07 AM
To: Rourke, Jay
Cc: gwhite@eqrworld.com; Shurtleff, Lauren
Subject: garden garage redevelopment project

I for one support replacing the parking garage with a new building or two. It's an eyesore and I believe the area would be well served by an even taller, signature structure, with a 450 foot tall west tower and a smaller 6 story east building. I've written the developer suggesting the incorporation of a small boutique hotel in the bottom 8 floors and a stack of condos in the top 20, or something like that, with rental units in the middle (the more condos, the better). By 2015, when this project is complete, the market for condos should be much larger. If not, with a change in final finishes, they can be turned into rentals.

Blockage of sunlight can be minimized with a single slender tower with a footprint not much larger than currently envisioned for that location. Adjacent to Amy Lowell House, the shadow footprint on Charles River Park would be minimized.

Traffic management during (and after) construction is essential. It can take 45 minutes or more today to leave the Whittier Place parking garage some evenings. I can imagine that removing the garage can be tied to a plan to reduce traffic on Martha drive and Lomasney Way. Once the new underground garage opens, how does the developer plan to cut down its impact on the neighborhood?

The garage should go. Let's be smart about how we do it.

Rourke, Jay

From: Benjamin Tisdale III [benegriprock@hotmail.com]
Sent: Thursday, February 10, 2011 11:03 PM
To: Rourke, Jay
Subject: Propsoed Building; Garden Garage

Good Day, Mr. Rourke,

Here's hoping this email; which I am writing in lieu of a letter (which I may also send), finds you well.

I, and my family, on the other hand, are not well; having to once again battle Equity Residential over the quality of life in our neighborhood. It seems that the dust from their last unwanted and intrusive project has barely settled. Yet here we are again.

It is no secret that Equity has not been a good neighbor in the Charles River Park/West End neighborhood. They value nothing but their profits and care little for the long term residents. Since the completion of their last works, there has been an increase in trash, loud and rowdy students, and people in general who care little for the over all quality of life. And, those units are not even fully occupied.

It has been reported recently that the population of Boston has been on a steady decline. So why does Equity chose to build more and bigger buildings? Could it be that they do not care about the over all loss of the enjoyment of our property? Empty units are nothing but a tax write off to them. Yet we will be stuck with bigger, semi-empty buildings; with the potential to rob our homes of the day light we now enjoy and the water views we've paid so dearly for...

It would appear that Equity will not be satisfied until they have completely over-run and ruined the West End; turning it into the one thing it was re-created to avoid; an over crowded, dark, congested mass of concrete and buildings.

Now I know it will be virtually impossible to stop Equity completely from building this "proposed project." I understand that they do own that land. Still, I, my family and several of my neighbors beseech you: Please Scale it DOWN. 21 stories and 28 stories are much too big... It will take up too much space, further over-run our neighborhood and severely lesson our quality of life. 500 units is too much.

I ask you Sir, to please, If we can not stop this project, at least limit Equity's efforts to take over ruin the West End. It is our home...and we've had quite enough of Equity.

Respectfully,

Benjamin F. Tisdale
8 Whittier Place
The West End

Rourke, Jay

From: josephventi@gmail.com on behalf of Joseph Venti [jventi@rcn.com]
Sent: Monday, February 14, 2011 11:43 AM
To: Rourke, Jay
Subject: Garden Garage proposal

Jay, I attended the last presentation and as a condo owner at 9 Hawthorne, I was impressed by the presentation given by the architect. I liked the proposal and the opening spaces that allow me to get a view that I don't presently get as well as the design of the high riser buildings.

--
Joe Venti
9 Hawthorne Place #5D
Boston, MA 02114

Rourke, Jay

From: diane190@rcn.com
Sent: Tuesday, March 01, 2011 4:03 PM
To: Rourke, Jay
Subject: Garden Garage project

I attended the Feb 7 meeting and have the following comment:

1. The city of Boston and the BRA destroyed a neighborhood in the late 50's and early 60's in order to create the Charles River Park enclave.
2. While this new enclave initially was physically unattractive (I have seen photos) it gradually, in time, has developed into a real park like environment, so different from other areas of the city.
3. Having now lived in this park area for 9 years, I have come to see how residents have views of sky, sun, moon, water and greenery from a variety of vantage points, views not available from most other parts of the city.
4. The most recent buildings of Equity Residential (West End Place) destroyed or interfered with some of these views.
5. Now it appears that this latest proposal will continue that process, blocking views of sun and rising moon from those residents whose apartments/condos face east. Water views will also be blocked on those higher level units.
6. While I applaud the change of the ugly garage and bubble into pleasant looking apartments, it does appear that this project as currently configured will once again take a step toward the destruction of the West End.
7. Charles River Park will now appear like a New York City environment of high rises, little greenery, and no views.

I would urge the BRA to find some accommodation with those already residing in the area and try not to destroy their property values and the views.

Diane Wood

"delivering supplies" (a cute way of circumnavigating an ordinance designed to control noise before 7:00 a.m.) during construction of the apartment buildings behind the Met, as well as the seemingly endless activity at Hawthorne! But now, only yards from our home for the last fifteen years? (Difficult not to sense a little BRA arrogance here.)

I can only wish - in vain, of course - that the BRA could concentrate its efforts in more immediately necessary areas.

Meanwhile, I'll get out my magic marker and change that rubric to: "If you lived here, you'd be deaf now!"

Sincerely,

Edward O'Neil

617-523-618

Edward O'Neil
65 Martha Rd.
Apt. 4M
Boston, MA 02114

March 9, 2011
Jay Rourke, Project Mgr.
Boston Redevelopment
Authority
One City Hall Square
Boston, MA 02201-1007

Re: Garden Garage
Project PNF
Comments

Dear Mr. Rourke

Well, here we go again. Bad enough that we here at Amy Lowell House, as well as residents of the Whittier and Emerson complexes, had to endure months (or was it years?) of early-morning noise (beginning at 4:30 a.m.) from vehicles

Heather and Jeff Stein

Dear Mr. Bourke,

We are opposed to the proposed Equity towers. The influx of families will put an additional stress on the West End in terms of education and the lack of public schools. Therefore, we oppose this project.

Sincerely,

Heather Stein

APPENDIX 4
EXAMPLES OF PUBLIC NOTICE

SAMPLE

PUBLIC NOTICE

The Boston Redevelopment Authority (BRA), acting pursuant to Article 80 of the Boston Zoning Code, hereby gives notice that a Draft Project Impact Report (DPIR) for Large Project Review has been received from _____

(Name of Applicant)

for _____

(Brief Description of Project)

proposed at _____

(Location of Project)

The DPIR may be reviewed or obtained at the Office of the Secretary of the BRA Boston City Hall, Room 910, between 9:00 A.M. and 5:00 P.M., Monday through Friday, except legal holidays. Public comments on the DPIR, including the comments of public agencies, should be transmitted to Jay Rourke, Senior Project Manager, Boston Redevelopment Authority, Boston City Hall, Boston, MA 02201, within seventy-five (75) days of this notice or by _____. Approvals are requested of the BRA pursuant to Article 80 for _____.

The BRA in the Preliminary Adequacy Determination regarding the DPIR may waive further review requirements pursuant to Section 80B-5.4(c)(iv), if after reviewing public comments, the BRA finds that the _____ adequately describes the Proposed Project's impacts.

BOSTON REDEVELOPMENT AUTHORITY
Brian T. Golden, Executive Director / Secretary

APPENDIX 5
SUBMISSION REQUIREMENTS FOR DESIGN DEVELOPMENT
AND CONTRACT DOCUMENTS SUBMISSIONS

Phase II Submission: Design Development

1. Written description of the Proposed Project.
2. Site sections.
3. Site plan showing:
 - a. Relationship of the proposed building and open space and existing adjacent buildings, open spaces, streets, and buildings and open spaces across streets.
 - b. Proposed site improvements and amenities including paving, landscaping, and street furniture.
 - c. Building and site dimensions, including setbacks and other dimensions subject to zoning requirements.
4. Dimensional drawings at an appropriate scale (e.g., 1" = 8') developed from approved schematic design drawings which reflect the impact of proposed structural and mechanical systems on the appearance of exterior facades, interior public spaces, and roofscape including:
 - a. Building plans
 - b. Preliminary structural drawings
 - c. Preliminary mechanical drawings
 - d. Sections
 - e. Elevations showing the Proposed Project in the context of the surrounding area as required by the Authority to illustrate relationships or character, scale and materials.
5. Large-scale (e.g., 3/4" = 1'-10") typical exterior wall sections, elevations and details sufficient to describe specific architectural components and methods of their assembly.
6. Outline specifications of all materials for site improvements, exterior facades, roofscape, and interior public spaces.

7. Eye-level perspective drawings showing the Proposed Project in the context of the surrounding area.
8. Samples of all proposed exterior materials.
9. Complete photo documentation (35 mm color slides) of above components including major changes from initial submission to the Proposed Project approval.

Phase III Submission: Contract Documents

1. Final written description of the Proposed Project.
2. A site plan showing all site development and landscape details for lighting, paving, planting, street furniture, utilities, grading, drainage, access, service, and parking.
3. Complete architectural and engineering drawings and specifications.
4. Full-size assemblies (at the project site) of exterior materials and details of construction.
5. Eye-level perspective drawings or presentation model that accurately represents the Proposed Project, and a rendered site plan showing all adjacent existing and proposed structures, streets and site improvements.
6. Site and building plan at 1" = 100' for Authority's use in updating its 1" = 100" photogrammetric map sheets.

Phase IV Submission: Construction Inspection

1. All contract addenda, proposed change orders, and other modifications and revisions of approved contract documents, which affect site improvements, exterior facades, roofscape, and interior public spaces shall be submitted to the BRA prior to taking effect.
2. Shop drawings of architectural components, which differ from or were not fully described in contract documents.