



**BILL LINEHAN**  
**BOSTON CITY COUNCILOR**  
**DISTRICT 2**

August 2, 2017

Michael Rooney  
Project Manager  
Boston Redevelopment Authority  
One City Hall Square, 9th Floor  
Boston, MA 02201

RE: Government Center Garage Redevelopment Project

Dear Mr. Rooney:

I write to continue to voice my support of the first residential tower phase of the Government Center Garage Redevelopment project, on which The HYM Investment Group (“HYM”) recently submitted a notice of project change. The approved residential phase and the overall redevelopment project has been through an extremely comprehensive public review process, and the HYM team has been responsive to the communities by conducting an open and transparent process.

This first residential tower phase is a critical component of the overall redevelopment that will ultimately lead to the removal of majority of the unsightly 2,300-space garage that exists today, including the portion that spans over Merrimac Street. This is critically important as the physical barrier that exists today will be open to daylight and it will help to further connect the surrounding neighborhoods.

As it relates to this specific notice of project change, I am heartened by the fact that HYM remains committed to the same number of on-site affordable units (63 units in total) even though there has been a reduction in the overall number of units in the building due to a partial conversion to for-sale condos.

As future phases of the project are advanced, it will be important to continue to have an open conversation about the project and its impacts on infrastructure, transportation, public amenities, etc., to the residents in the surrounding communities. That said, this first residential phase at the Government Center Garage will enhance the economic vitality and the overall level of activity and vibrancy in this area of Boston, which is very much welcomed. Simply put, this first phase is a step in the right direction of improving the City of Boston for future generations and I reiterate my support for the project. Thank you for your consideration.

Sincerely,

Bill Linehan  
District 2 City Councilor



*The Office of*  
**SALVATORE LaMATTINA**  
*Boston City Councilor - District One*

Michael Rooney  
Project Manager  
Boston Redevelopment Authority  
One City Hall Square, 9<sup>th</sup> Floor  
Boston, MA 02201

August 3, 2017

Dear Mr. Michael Rooney,

I write to voice my continued support of the first residential tower phase of the Government Center Garage Redevelopment project, on which The HYM Investment Group (HYM) recently submitted a notice of project change.

This approved residential phase, along with the overall project as a whole, has been through a thorough and highly comprehensive public review process and the HYM team has remained open and transparent throughout the process in order to ensure their responsiveness to the communities.

This first residential tower phase is an extremely crucial component of the overall redevelopment project that will ultimately lead to the removal of the 2,300-space garage that is currently an eyesore to the City of Boston, including the section that extends over Merrimac Street. This is critically important as the physical barrier that exists today will be open to daylight and it will allow the surrounding neighborhoods to be further connected.

In regards to this specific notice of project change, I am encouraged knowing that HYM remains committed to keeping the same number of on-site affordable units (63 in total), even though the overall number of units in the building has been reduced due to a partial conversion to for-sale condos. It is imperative that new redevelopment projects in the City maximize the number of affordable units available and I appreciate the work of the HYM team in finding a way to do so.

As the project moves into its additional phases, it is necessary that open conversations continue to happen about the project and how it impacts the residents in the surrounding communities in relation to infrastructure, public amenities, transportation, etc. The economic vitality and the overall vibrancy of this area of Boston will see a welcomed boost as a result of this first residential phase at the Government Center Garage and I see that as a meaningful step in improving the City of Boston for future generations to come. The project has my full support and I thank you for your consideration.

Sincerely,

Salvatore LaMattina  
Boston City Councilor, District 1



*Commonwealth of Massachusetts*

HOUSE OF REPRESENTATIVES  
STATE HOUSE, BOSTON, MA 02133-1054

**AARON MICHLEWITZ**  
STATE REPRESENTATIVE  
3<sup>RD</sup> SUFFOLK DISTRICT

Chair  
Financial Services  
ROOM 254, STATE HOUSE  
TEL: (617) 722-2220

August 3, 2017

Casey Hines  
Project Manager  
Boston Planning and Development Agency  
One City Hall Square, 9<sup>th</sup> Floor  
Boston, MA 02201

Dear Ms. Hines,

I am writing in support of the Notice of Project Change regarding the Government Center Garage redevelopment, which the HYM Investment Group recently submitted for review. The change consists of converting the 11 upper floors from 118 rental apartment units to 55 condominium units, as well as replacing 1300 square feet of retail with a lobby for the condos.

The proponent met with the IAG in July and received positive feedback for the change. Overall, the project has been through an extremely comprehensive public review process at both the City and State level, and the HYM team has been responsive to the needs and concerns of the communities throughout the process.

If you have any further questions regarding my support for this project, please don't hesitate to reach out to my office.

Sincerely,

A handwritten signature in black ink, appearing to read "Aaron Michlewitz".

**Aaron Michlewitz**  
State Representative  
3<sup>rd</sup> Suffolk District



August 3, 2017

Boston Planning & Development Agency  
c/o Michael Rooney, Project Manager  
One City Hall Square, 9th Floor  
Boston, MA 02201

Re: Government Center Garage Notice of Project Change

Dear Mr. Rooney:

The Rose Kenendy Greenway Conservancy appreciates the opportunity to submit a letter related to the Notice of Project Change regarding the first residential phase of The HYM Investment Group's Government Center Garage redevelopment project, which sits immediately adjacent to Greenway Parcels 6 and 8.

We understand this project to have already undergone a very significant public process that led to its approval by the Boston Planning & Development Agency's Board with the support of many community organizations and local stakeholders. The proposed change to shift rental units to for-sale condos without reducing the number of on-site affordable units appears on its face to be a positive change that will continue to grow the number of owner-occupied units in the thriving downtown Greenway District.

We support the continued advancement of the first residential tower phase of the Government Center Garage Redevelopment project and look forward to continued open lines of communication with the development team and City of Boston on the projects impact on public space in the surrounding community. We look forward to the replacement of the garage with a transit-oriented development that adds vibrancy to the neighborhood, enhancing the pedestrian experience.

Thank you again for the opportunity to provide public comments on this project.

Jesse Brackenbury  
Executive Director

150 Staniford Street, #900  
Boston, MA 02114  
August 4, 2017

Michael Rooney, Project Manager  
Boston Planning and Development Agency  
One City Hall Square, 9<sup>th</sup> floor  
Boston, MA 02201

RE: Bulfinch Place Notice of Project Change

Dear Michael,

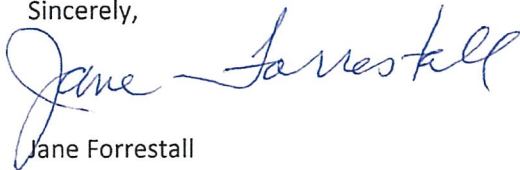
I am writing as a resident of West End Place and as a member of the Impact Advisory Group for the HYM Investment Group's development of Bulfinch Place, formerly known as the Government Center Garage.

HYM is proposing to replace some of the rental units with condominium units that will enhance the property. Along with this, a small retail space of 1,300 square feet will instead be used as the lobby for these condominiums. HYM has said that this square footage will be moved into the area on the east side of this construction site thus not losing any critical retail space within the total of the project.

I am in favor of the conversion to condominium on this site as having long-term residents enhances the community. Generally, people who live in rental units do not have an investment in their neighborhood and they are typically transient. Condominium owners will make for a more homogenous community connecting the West End and the North End. HYM has also committed to keeping the number of affordable units to 63, a number not unchanged from HYM's original plan.

I encourage the Board to approve this Notice of Project Change.

Sincerely,



Jane Forrestall

cc: Casey Hines, BPDA  
Thomas O'Brien, HYM Investment Group

TO: Michael Rooney & Casey Hines  
Boston Planning and Development Agency

FROM: William Georgaqui

RE: Government Center Garage Redevelopment Project, The HYM Investment Group, LLC  
Notice of Project Change Request – Comment Letter

DATE: August 2, 2017

I'm am writing to offer my comments on the HYM Government Center Garage Redevelopment Project Change request..

I was born, grew up and reside in the West End.

My family moved to Beacon Hill and returned to the West End's Charles River Park after the West End redevelopment.

I am presently a resident, cooperative shareholder of West End Place and Chairperson of the West End Place Neighborhood Relations Committee

I also serve on the Board of Directors of the West End Community Center, a Board member of Downtown North Association and founder of the West End Residents Association..

I totally support the HYM Investment Group's Project Change request as follows.

- the conversion of the 11 upper floors from 118 rental apartments to 55 condominiums
- the replacement of 1300 SF of retail space on the ground floor with a lobby for the condominium units
- no changes to the height of the building
- most important, no change to the number of on site affordable units (63)

The approved Government Center Garage is without doubt a positive project that will uniquely benefit our downtown Boston and especially our West End, Beacon Hill and North End residents, business and workers.

Thank you for this opportunity to comment.

Sincerely,  
William Georgaqui  
Resident – West End Place

TEL: [REDACTED]  
E-Mail: [REDACTED]





# West End Civic Association

Committed to protect and enhance the quality of life in the West End

August 2, 2017

TO: Michael Rooney, Project Manager  
Boston Planning & Development Agency

1. The West End Civic Association (WECA) has voted that it has no objection to the proposal by Bulfinch WPB1 Owner LLC to convert the top eleven floors of the residential building on New Sudbury Street (which is Phase One of the Government Center Garage Redevelopment Project) to a condominium. Because there is no reduction of the number of on-site subsidized rental units, we believe there is no loss of public benefit.
2. WECA believes that recent constructions have raised the ratio of rented/owned housing units in the West End to an alarmingly high number for any neighborhood, and we welcome this reduction in the ratio.
3. It is unfortunate, but understandable, that one retail unit must be lost because of the need for express elevators to the condominium floors. We are happy that the developer has agreed to add this retail space elsewhere in the project.

John Wilson  
Zoning & Planning Committee Chair  
West End Civic Association



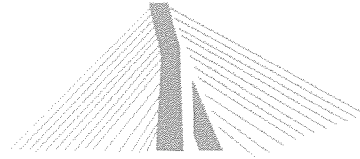
# **West End Civic Association**

Committed to protect and enhance the quality of life in the West End



# WEST END COMMUNITY CENTER

ONE CONGRESS STREET BOSTON, MA 02114 617-670.1900



August 4, 2017

Michael Rooney, Project Manager  
Boston Redevelopment Authority  
One City Hall Plaza, 9<sup>th</sup> Floor  
Boston, MA 02201

RE: Letter of Support for Approval of the First Residential Tower phase of the Government Center Garage Redevelopment project-Notice of Project Change.

Dear Mr Rooney,

The West End Community Center(WECC) is a community-based, non-profit, all-volunteer neighborhood organization dedicated to providing recreational and cultural programs for the families of the West End and unifying the West End as a vibrant community. While our most well known programs, the Annual West End Children's Festival and the West End Softball League, take place in the summer, we also offer programming that caters to both adults and youth throughout the year. I am submitting this letter on behalf of the West End Community Center, as a member of the previously mentioned organization and as a member of the Impact Advisory Group for this project.

The WECC continues to support the first residential tower phase of the Government Center Garage Redevelopment project , on which the HYM Investment Group recently submitted to the BRA a notice of project change.

We are gratified that the HYM Investment Group developers remains committed in this notice of project change, to keep the same number of on-site affordable units (63 units in total). Based on their past record of responsiveness to neighborhood concerns about tower heights and traffic impacts, to name a few. We are confident that HYM Investment Group will continue to work with the community as this project proceeds through.

We appreciate all that HYM has done on our behalf and we look forward to seeing the Residential and Office building phases completed.

Sincerely,

**Martha Maguire, President**  
**West End Community Center**

# BOSTON PUBLIC MARKET

P.O. Box 130457, Boston, MA 02113 | [bostonpublicmarket.org](http://bostonpublicmarket.org)

Michael Rooney  
Project Manager  
Boston Redevelopment Authority  
One City Hall Square, 9th Floor  
Boston, MA 02201

August 3, 2017

Dear Mr. Rooney:

I write to express the enthusiastic support of the Boston Public Market for the first residential tower phase of the Government Center Garage Redevelopment project, on which The HYM Investment Group ("HYM") recently submitted a notice of project change. This approved residential phase – and the overall redevelopment project – has been through an extremely comprehensive public review process, and the HYM team has been responsive to the communities by conducting an open and transparent process.

As the BRA knows well, the Boston Public Market has lead the way in the revitalization of the City's Market District. We are absolutely thrilled about HYM's project, and believe strongly that bringing hundreds of new residents to this part of the city is key to the Market's success. Tom O'Brien, and the entire HYM team, have been incredible supporters of the Market, and we all understand fully the importance of this redevelopment project to our growth.

This first residential tower phase is a critical component of the overall redevelopment that will ultimately lead to the removal of the majority of the unsightly 2,300-space garage that exists today, including the portion that spans over Merrimac Street. This is critically important as the physical barrier that exists today will be open to daylight and it will help to further connect the surrounding neighborhoods.

With respect to the specific notice of project change, I am heartened by the fact that HYM remains committed to the same number of on-site affordable units (63 units in total) even though there has been a reduction in the overall number of units in the building due to a partial conversion to for-sale condos.

As future phases of the project are advanced, it will be important to continue to have an open conversation about the project and its impacts on infrastructure, transportation, public amenities, on all of us, including current residents in the surrounding communities. That said, this first residential phase at the Government Center Garage will enhance the economic vitality and the overall level of activity and vibrancy in this area of Boston, which is very much welcomed.



Simply put, this first phase of is a key step in the right direction of improving the City of Boston and the Market District, for all of us. We remain strongly supportive of this project and grateful for the commitment the developer has to working with us. Every day, our whole team and our vendors at the Boston Public Market look at the Government Center Garage, and think about how wonderful it will be when the Garage is replaced with a wonderful residential community. Thank you for your consideration.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Cheryl Cronin". The signature is fluid and cursive, with the first name "Cheryl" written in a larger, more prominent script than the last name "Cronin".

Cheryl M. Cronin  
CEO

On behalf of the Downtown North Association, I am writing to support the Notice of Project Change filed by HYM Investments for the Government Center Garage project.

As you are aware, the Notice of Project Change calls for a reduction in the number of residential units from 486 to 423 and by converting 118 of those units from apartments to 55 condominiums. The plan also calls for the conversion of 1,300 square feet of previously approved retail space to a lobby area for the condominium units.

The conversion from apartments to condominiums in this project reflects the strength of the growing neighborhood by showing there is a desire for many to call this neighborhood home. We have seen significant growth in the area but most of that growth has been limited to apartments. The change in this project proves something that we in the Downtown North Association have always known. The Downtown North neighborhood is a great place to live and work.

Thank you.

Best,

Jay Walsh  
Downtown North Association  
[REDACTED]

74 Commercial Street

Boston, MA 02109

August 4, 2017

Michael Rooney, Project Manager  
Boston Planning and Development Agency  
One City Hall Square, 9<sup>th</sup> Floor  
Boston, MA 02202

RE: BULFINCH CROSSING (GOVERNMENT CENTER GARAGE)

Dear Michael:

I am writing this letter both as a North End resident and as a Member of the Impact Advisory Group for the HYM Investment Group's proposed project change for the Bulfinch Crossing Project.

At a recent IAG meeting, Mr. Thomas O'Brien of HYM thoroughly articulated and presented the proposed project changes; namely, conversion of the eleven upper floors from 118 rental apartments to fifty-five condominiums; replacement of the 1,300 square feet of retail space on the ground floor to be converted into a lobby entrance for the condominiums units; no change to height of building; and no change to the number of onsite affordable units (63).

I wish to reiterate my full support of this project, and I support the proposed project changes as listed above 100 percent.

Once completed in the years to come, this project will enhance the entire area bringing life back into the City and above all replacing the "ugly" Government Center Garage!

I encourage the Board to approve this Notice of Project Change.

Sincerely,

Francine M. Gannon