**downtown north association**

December 17, 2015

Edward McGuire, Project Manager

Boston Redevelopment Authority

Boston City Hall

Boston, MA 02201

Re: Government Center Garage

Dear Mr. McGuire,

The following are comments from the Downtown North Association (DNA) regarding the redevelopment of the Government Center Garage submitted by HYM Investments to the Boston Redevelopment Authority on November 16, 2015. Be advised that the DNA is also a member of the Impact Advisory Group (IAG) for this project.

The Downtown North Association is an organization that represents the growing residential, commercial, institutional, and professional community in the Bulfinch Triangle. Among our valued members is HYM Investments, the project proponent.

These comments are intended to reflect the consensus view of DNA as a whole, although individual DNA members, some of whom are IAG members, may be offering their own views on this project. Some views by other DNA members may emphasize a different point of view and these comments are not intended to replace or contradict those views.

HYM Investments presented the latest design of the redevelopment of the Government Center Garage to the DNA Board of Directors on Wednesday December 2, 2015. HYM Investments has been working cooperatively with DNA throughout the PDA process for this project.

The parts of the previously approved PDA that were presented were the residential building, referred to as WP-B1 and the office tower, referred to as WP-B2.

The residential building will consist of 486 apartments, 64 of which will be affordable. This project will bring much needed housing to the City of Boston and continue the rapid growth of residents in the downtown area. This project will also activate the streetscape along New Sudbury Street and offer additional retail opportunities. The association was also very pleased the design of the project because it encloses the unattractive garage. Also, and most importantly, at the conclusion of this portion of the project, the portion of the garage across Congress Street will be dismantled and taken down. This will visually reconnect the Bulfinch Triangle with the rest of downtown Boston and remove a barrier that has been in existence since 1969.

As it relates to the office tower, WP-B2, the design of this building is spectacular. This tower will be a beautiful addition to the Boston skyline. From the outset of this process, HYM committed to outstanding design and they certainly delivered that with the design of both the residential building and the office tower. The office tower also includes several public realm benefits along New Chardon and Congress Streets. Street trees and plantings will define the sidewalk edge and the pedestrian experience will be enhanced.

Another important aspect to this project that while it replaces the visually unattractive existing parking garage, it does not remove it entirely. The project will be built around portions of the garage while maintaining its operation. This is an important aspect because the garage does offer ample parking for other nearby institutions and businesses.

With respect to the issue of traffic in the area, HYM Investments has committed to supporting the Transportation Action Plan that will be developed cooperatively with the Boston Transportation Department and Boston Redevelopment Authority. It is our hope that through this study that both short term and long term remedies to some of the existing traffic issues in the area can be developed.

In closing the Downtown North Association would like to be recorded in support of the proposal put forth by HYM Investments and we look forward to working with them and the relevant city agencies to further improvements in the area.

Sincerely,

Jay Walsh

Executive Director

Downtown North Association