



December 7, 2015

HAND DELIVERED

Mr. Phil Cohen
BRA Project Manager
Boston Redevelopment Authority
City Hall Plaza
Boston, MA 02109

RE: GODDARD HOUSE PROJECT NOTIFICATION, JAMAICA PLAIN, MA

Dear Mr. Cohen,

We are the owners of Olmsted Place Apartments, located at 161 South Huntington Avenue, Jamaica Plain, Ma, which directly abuts the subject property.

We understand that Eden Properties, the proponent for the Goddard House project, has filed a PNF that proposes creating 150-plus apartments by renovating the existing historic structure, constructing two new additions to that structure, and developing a newly constructed building on an existing parking area.

While we have met twice at the request of the proponent, we have not been notified of any public meetings concerning the project and thus did not have an opportunity to attend. We also have not been notified of any public meetings related to the zoning of the South Huntington Avenue corridor, which we understand is currently undergoing a rezoning effort by the City of Boston.

During our first discussion with the proponent, we expressed concern about massing, setbacks, height, view corridors and density. We also expressed concern about the impact of constructing two new additions on the existing historic structure. We have questions about traffic, shadows, drainage, landscaping, construction noise, and other potential impacts that the project might have on Olmsted Place and surrounding neighbors.

We also believe that a consistent standard of affordability should be considered for multifamily residential projects being developed in the area.

The proponent came to our second discussions with no changes to the proposed plan.

We strongly object to the proposed plan, and believe that significant further discussion is required before it should be allowed to proceed.

Very truly yours,



Curtis R. Kemeny
CEO and President
Boston Residential Group

Cc: Mr. Larry DiCara, Nixon Peabody
Mr. Matt O'Malley, Boston City Council
Mr. Merlin Southwick, Mt. Pleasant Home
Mr. Patrick Stapleton, Sherrill House Inc.
Mr. Kevin F. Moloney, Jamaica Plain Neighborhood Council