

Lopez, Donna

From: Carol O'Hare [cbo1066@gmail.com]
Sent: Monday, November 18, 2013 5:19 PM
To: City Council
Cc: Rossi, Rich; Lopez, Donna
Subject: City Council: Ames Street District

Importance: High

Dear Mayor Davis, Vice Mayor Simmons and City Councillors:

These are my couple of thoughts after a very quick review of the Ames Street District rezoning petition that you will be considering this evening.

- **.5 Parking Spaces per Dwelling Unit** I think it's wishful thinking, at best, to conclude that .5 parking spaces per dwelling unit will begin to be sufficient and that daytime and nighttime parkers will effectively share spaces, reducing the need for more parking per unit.
- **Fast Food Cap Raised from 3 to 15 in MXD? Wow!** The MXD's zoning currently limits the number of fast-food establishments to 3 in the entire district. Neither Boston Properties nor the Planning Board gives you the specifics about what is proposed. They say that the cap should be raised, but neither of them says by how much in their presentation materials.

Boston Properties Rezoning Petition does specify. They propose that the cap on fast-food establishments in the MXD be raised from 3 to 15, 8 of which would be allocated for the Ames Street District.

That's a 5-fold increase! Will they all be Clover-type fast-food establishments, or will one be Clover and the other 14 be McDonalds, Burger King, Chipotle and the like?

Remember that Boston Properties likely proposed the .5 parking spaces per dwelling unit and the cap of 15 fast-food establishments so it could comfortably negotiate down from there. Before reaching a so-called compromise that is exactly what B.P. is aiming for, the Council should consider seriously whether these two significant concessions are necessary for this project.

Thank you for your consideration.

Sincerely,

Carol O'Hare

Cc: Donna Lopez, City Clerk: Please file this email with the Official Record.