

HOSPITAL HILL  
NEIGHBORHOODS  
ASSOCIATION



101 Monroe Road  
Quincy, MA 02169

June 17, 2019

Via email to [jfatseas@quincyma.gov](mailto:jfatseas@quincyma.gov)

Quincy Planning Board  
1305 Hancock Street  
Quincy, MA 02169

Re: 114 Whitwell Street – Planning Board Case No. 2019-06

Dear Members of the Quincy Planning Board:

On behalf of the Hospital Hill Neighborhoods Association (HHNA), I write to provide an update on our discussions with FoxRock Properties, the developer of the proposed project for the former Quincy Medical Center site.

At the Planning Board's public hearing on May 22<sup>nd</sup>, HHNA emphasized our desire to find common ground with FoxRock on the neighborhood's primary concern: the number of dwelling units proposed for 114 Whitwell St. Four hundred and ninety units would result in nearly 33 units per acre. This is an egregious departure from the scale and character of the surrounding neighborhoods of single, two and three family homes at an average density of 7.1 units per acre. HHNA's position has always been that the project should conform to the average unit count and density of other residential PUDs in the City of Quincy. This translates to a range of 177 to 300 units. Other developments, such as Arlington 360 on the site of the former Symmes Hospital, have been successful at this scale. Thus we feel this is a reasonable and informed range and one that would mitigate many of the issues that were voiced during the public hearing.

We have been told that 177 units is a nonstarter for FoxRock, much in the same way that the 598 units as originally proposed was unacceptable to the community. Therefore we have agreed to focus on the top of our range and have even expressed a willingness to consider a development of over 300 units.

We initiated a meeting with representatives of FoxRock to discuss our concerns regarding density. Unfortunately, during that meeting on June 5<sup>th</sup>, Chris Reale from FoxRock categorically stated that there would be no negotiation over unit count. He indicated that they would move forward with their proposal and he expected the Planning Board to approve it. Despite a good faith effort by HHNA, we have been unable to engage the developer in a substantive conversation about density, the primary concern of the surrounding neighborhoods.

HHNA remains willing to engage in a true dialog, but is not interested in providing FoxRock the ability to tout their collaboration with the community when they refuse to discuss the issue that is most pressing. We look forward to the continuation of the public hearing on July 17<sup>th</sup> and hope you are receptive to the valid concerns of our neighborhood.

Sincerely,

Ted Mulrane  
President  
Hospital Hill Neighborhoods Association

CC:

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*The Hospital Hill Neighborhoods Association (HHNA) was established in 2003 and is committed to maintaining and improving the quality of life in the neighborhoods immediately west of Quincy Center. HHNA has a membership of over 100 families residing in Wards 3 and 5 and welcomes all neighborhood residents to our join our association.*

For more information visit [www.hhnaquincy.org](http://www.hhnaquincy.org) or email [HospitalHillNA@gmail.com](mailto:HospitalHillNA@gmail.com)