

HOSPITAL HILL
NEIGHBORHOODS
ASSOCIATION



101 Monroe Road
Quincy, MA 02169

December 4, 2019

Quincy Planning Board
1305 Hancock Street
Quincy, MA 02169

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

Dear Chairman Meade and Members of the Planning Board:

This evening's Public Hearing marks the third occasion for public comment on FoxRock's current proposal for 114 Whitwell Street. The neighbors of the Hospital Hill Neighborhoods Association (HHNA) thank you for listening to our concerns and would like to provide the attached materials to aid in your review.

During the first two public hearings on FoxRock's proposal, HHNA provided objective analysis that shows the project does not fit the character and scale of our neighborhood. Since the last hearing, FoxRock has revised their plan, headlined by a reduction of 25 units. Yet at the same time FoxRock also:

- Increased bedroom count by 14, with a significant shift from one-bedroom to two-bedroom units¹,
- Completely eliminated a 55-plus age restriction that originally applied to 90 units,
- Increased the size of the development by over 20,000 sq ft.
- Decreased the number of parking spaces to 590; 8 for visitor parking

Using data from the US Census Bureau, the net result is **an increase of nearly 100 additional residents (1100 total)**² while also increasing the proportion of commuters and school age children. These latest changes amount to nothing more than a shell game while exacerbating the most significant concerns of the community - the density of this project and the detrimental impact to our neighborhood.

Six current City Councillors and the Ward Five Councillor-elect have spoken before you in support of the neighborhood and have told FoxRock that their proposal is simply too big. So have over 40 residents who have written letters, 61 who have signed in opposition to the current plan, and the standing-room-only audiences who packed City Hall on two previous occasions.

FoxRock maintains that discussions about unit count are - in their view - "arbitrary" and "both inappropriate and counterproductive." To the contrary, many concerns of our neighbors are mitigated with a meaningful reduction in the size of this project. Yet despite multiple good faith efforts by HHNA, FoxRock has been unwilling to engage in substantive conversation about density. Until this occurs, we ask this Board to reject this proposal.

Sincerely,

Ted Mulrane
President
Hospital Hill Neighborhoods Association

¹ See included "Summary of Revisions"

² Per-bedroom Methodology. Source data: US Census American Housing Survey (AHS), 2017 Boston - Household Demographics - Renter Occupied Units Boston-Cambridge-Newton, MA-NH MSA.