June 2, 2012

Mr. William Tuttle, Director
Office of Real Estate Development
Massachusetts Department of Transportation
State Transportation Building
Ten Park Plaza
Boston, MA 02116

RE: PARCEL 9 DESIGNATION

Dear Mr. Tuttle:

The officers and members of the Haymarket Pushcart Association (HPA) appreciate this opportunity to comment on the proposals you received in response to MassDOT's Request for Proposals. As you know that parcel directly abuts the operations of the Haymarket. I also want to express my personal appreciation for the opportunity to serve as a member of the Parcel 7/ Parcel 9 Advisory Committee.

These comments are the product of hundreds of hours of meetings, discussions and analyses extending over many months. All four of the development teams are to be commended for the willingness they demonstrated to meet time and again with myself, my members and our representatives. They were all acted responsibly and professionally, and I thank them for that.

After extensive deliberations, and for the reasons set forth below, the HPA voted to express its strong recommendation that the designation for Parcel 9 be awarded to **Blackstone Market LLC**.

As you know, the Haymarket – aside from its historic importance – occupies an unique niche in the Massachusetts food chain. It is unlike any other market in the state, and it serves a clientele that is unlike any other in the state. The combination of a number of unique factors allows HPA vendors to sell their produce at deeply discounted prices relative to any other available source of produce. Because of this, each week the Commonwealth's least affluent families come from all over the state to purchase the fresh fruits and vegetables with which to feed their families.

The members of the HPA – themselves representing nationalities and languages from all over the globe – are proud of this role they play, and are committed to doing whatever they can to preserve their ability to do so. Unlike some, we don't want to "gentrify" the market.

We feel very strongly that the proposal that exerts the least "gentrification" pressure on the Haymarket, and at the same time fits best into the City's desire to create an enhanced "Market District" centered on the Haymarket, the Parcel 7 Public Market, and the new development on Parcel 9, is the Blackstone Market LLC proposal.

The type of 18,000 square foot market included in the Blackstone proposal does a much better job of creating an expanded and integrated Market District than anything contained in any of the

competing proposals. Any initial reservations we may have had on this score were addressed head on by the developer and we are very comfortable with the assurances we have received that the new market will compliment rather than compete with Haymarket's products and price points.

The Blackstone proposal is also superior in terms of new commitments its developers have made respecting the HPA's ability to contain growth in trash collection and removal expenses. Containment of those expenses is a critical element in the ability of the Haymarket to maintain the low price points for the sale of its produce. As explained above –THAT is what makes the Haymarket special.

The Blackstone project is also, by far, the smallest and most human of the proposals in scale. All of the members of the Advisory Committee with architectural backgrounds have been effusive in their praise of the project's architecture and urban design elements.

Given the HPA's opposition in the last round to a massive housing proposal on the site, it is fair to ask why the HPA would be willing to support this project. There are several reasons: (1) the number of units is very small and they are very well sited; (2) the HPA has received commitments that covenants will be entered into that will (a) prohibit the units from being converted from rental units to condominiums; (b) require that prospective tenants be advised of the nature of Haymarket operations when viewing the property; (c) require that all leases include a declaration by tenants indicating that they had been advised of the nature of HPA operations.

For all of the above reasons, the HPA strongly supports the granting of the designation as developer of Parcel 9 to Blackstone Market LLC.

Sincerely,

Otto Gallotto, President
Haymarket Pushcart Association