

March 13, 2017

Phil Cohen, Project Manager <Phil.Cohen@boston.gov>  
Boston Planning & Development Agency  
One City Hall Square  
Boston, MA 02201

RE: 1000 Boylston Street Project Notification Form (PNF)

Dear Mr. Cohen:

I am a Back Bay resident. I am writing to you to express my opposition to endorsing the 1000 Boylston Street Article 80 Project Notification Form (PNF) design proposed by Weiner. The PNF states that the community wants this project. However, the size in height and bulk far exceeds anything we envisioned for this site, as is clear from the Civic Vision for Turnpike Air Rights prepared by the BRA and guidelines prepared by the Citizens for Reasonable Turnpike Development and the community view for this part of the Back Bay. Not only does the proposal not meet the Civic Vision, but it is totally inappropriate for the space, does not in any way enhance the neighborhood or fit into the scale of existing buildings, nor does it provide any, much needed green space at the ground level.

Regarding the required Draft Project Impact Report (DPIR), we request the preparation of additional studies complete with environmental impact reports for the following alternatives:

*A design based on the Weiner Samuels submission to MassDOT in 2013, the design the CAC reviewed when recommending the Samuels Weiner team for Parcels 12 & 15. In this design the Prudential site is undeveloped, except for a low scale building or a park.*

*A design that meets the underlying zoning (no PDA) and does not request the City to cede air rights over streets or sidewalks.*

The taller of two proposed towers approaches the height of the Hancock and nearly equals that of the Prudential; at various times of the year, it will cast new shadow completely across the neighborhood, the Commonwealth Ave. Mall, the Esplanade and all the way into the Charles River. We are concerned that the Commonwealth Avenue Mall and the Esplanade remain at least as sunny as the design in the 2013 Weiner Samuels RFP submission. These precious public spaces, both of which are supported by substantial private donations and investments of volunteer time and effort to maintain and improve them, are enjoyed year round by large and sometimes very large (e.g. July 4<sup>th</sup> festivities) numbers of neighborhood residents and many visitors

Please take the long term view and do not permit the developers to ignore the design considerations imbedded in the Civic Vision and the widespread concerns of the neighborhood.

Respectfully submitted,

Mireille & Philip Clapp

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