

Boston, 170313

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

**A Back Bay resident's questions for the 1000 Boylston Street Development Team**

Peter Papesch, AIA

Mayor Walsh recently signed the Metro Mayors Coalition pledge on behalf of Boston to have all sectors of the city be completely carbon neutral by 2050. The 1000 Boylston Street project will still be around and functioning at that time. How much of an obstacle to the Mayors' pledge will your building represent? Conversely, could a net zero carbon project not be planned which would make it more realistic to achieve the Mayors' pledge, and would such a design not weigh significantly to favorably influence the permitting process?

The 1000 Boylston Street Project Notification Form (PNF) does not mention by how much the project will exceed the Zoning Code's Maximum FAR and Maximum Height requirements?

All signs point to the high likelihood that Massachusetts electricity will be powered 100% by renewables like solar, wind and hydro by 2030 or 2040. If the project is designed around the use of fracked gas as its energy source for heating, will that initial decision not lead to stranded - and squandered - investments when electric furnaces are cheaper to install today? Investment decisions usually weigh risks and rewards against first costs vs. life-cycle costs. If such a cost-benefit study has been carried out, will it be publicly available in a follow-up to the current PNF?

The 1000 Boylston Street PNF states: "New natural gas service will be needed to serve the mixed-use residential apartments, condominiums, residential amenity areas, and commercial retail spaces. It is anticipated that the gas service will be supplied from the low pressure gas main in Stuart Street to a shared BWSC and NGrid meter room located within the Podium." PNF - 6.7.1, p. 158. Have you negotiated with National Grid or the City of Boston about the construction of such a new intermediate pressure natural gas pipe to service your building? If so, will there be a public process to discuss the proposed pipe? What's the path for the pipeline? Are you a co-investor in said pipeline?

Air-source heat pumps are three or more times as efficient as gas furnaces, and ground-source heat pumps are even more efficient. The 1000 Boylston Street PNF indicates that ground source energy supplies are not viable for the project, but have you looked at air-source or MWRA-supplied water heat pumps for your building as a viable alternative to heating equipment supplied by gas? A South Boston hotel has been designed to use city water as a heat pump

energy source; have you considered such a design instead of planning to contribute CO2 emissions into the atmosphere via the project's fracked gas energy supply system?

Finally, from a broader perspective, does Boston really need all the high-rise development projects that are currently being proposed?

Peter Papesch, AIA  
Chair, BSA Sustainability Education Committee  
Co-chair, Back Bay Green Initiative

Copy to:

[Mayor@boston.gov](mailto:Mayor@boston.gov), [Byron.Rushing@mahouse.gov](mailto:Byron.Rushing@mahouse.gov), [Jay.Livingstone@mahouse.gov](mailto:Jay.Livingstone@mahouse.gov),  
[William.Brownsberger@masenate.gov](mailto:William.Brownsberger@masenate.gov), [info@nabbonline.org](mailto:info@nabbonline.org), [dtnabb@nabbonline.com](mailto:dtnabb@nabbonline.com),  
[Michelle.Wu@boston.gov](mailto:Michelle.Wu@boston.gov), [Bill.Linehan@boston.gov](mailto:Bill.Linehan@boston.gov), [Josh.Zakim@boston.gov](mailto:Josh.Zakim@boston.gov),  
[Ayanna.Pressley@boston.gov](mailto:Ayanna.Pressley@boston.gov), [A.E.George@boston.gov](mailto:A.E.George@boston.gov), [Tito.Jackson@boston.gov](mailto:Tito.Jackson@boston.gov),  
[Salvatore.Lamattina@boston.gov](mailto:Salvatore.Lamattina@boston.gov), [Michael.F.Flaherty@boston.gov](mailto:Michael.F.Flaherty@boston.gov), [Andrea.Campbell@boston.gov](mailto:Andrea.Campbell@boston.gov),  
[Frank.Baker@boston.gov](mailto:Frank.Baker@boston.gov), [Timothy.McCarthy@boston.gov](mailto:Timothy.McCarthy@boston.gov), [Matthew.OMalley@boston.gov](mailto:Matthew.OMalley@boston.gov),  
[Mark.Ciommo@boston.gov](mailto:Mark.Ciommo@boston.gov)