March 17, 2017

Mr. Phil Cohen, Project Manager

Boston Planning and Development Agency

One City Hall Square

Boston, MA 02201

Dear Mr. Cohen,

The Boston Architectural College has attended several public planning sessions related to the proposed 1000 Boylston Street project. We are happy that the unsightly hole across the street from our 951 Boylston Street campus building will be filled, and that an area of the city that has been neglected will receive the attention that it deserves. Acknowledging the positive aspects of developing the area, we also want to note some concerns.

In reviewing the shadow study in the PNF, we see that our campus will be in shade for an additional four hours per day. In conjunction with the shadows already cast by the Prudential Center, the One Dalton Street project currently in progress, and the proposed Parcel 13 project, our campus will be cast in perpetual shade. This would directly affect our curriculum, as our ability to teach daylighting principles to our design students without sunlight entering our studio spaces would be compromised.

In addition, new and potentially greater wind conditions could adversely impact our operations. Whenever our doors facing Boylston Street are open, gusts of wind generated by existing conditions blow large amounts of dust and trash into our lobby. The wind analysis in the PNF is incomplete, and with insufficient information provided to date, we can only anticipate more potential issues with regard to increased winds. Moreover, current wait times for pedestrians to navigate the intersection of Dalton and Boylston Streets are lengthy, and we do not see any mention in the PNF of plans to mitigate an already difficult and potentially unsafe crossing. An in-depth study with regard to this intersection is strongly recommended.

In all, the Boston Architectural College is unable to comment definitively on the 1000 Boylston Street project at this time, as the information needed to understand all of the potential impacts on our students, faculty, staff, and visitors is not clear. The College urges that an in-depth study of all areas of impact be conducted, and the results disseminated, so that all entities and organizations in the immediate vicinity will have sufficient information to accurately assess the effects on their operations.

Sincerely,

Art Byers

Art Byers

Associate Vice President of Facilities