Boston, MA 02116

March 1, 2017

Mr. Phil Cohen, Project Manager

Boston Planning and Development Agency

1 City Hall Square

Boston, MA 02201

Subject: 1000 Boylston Street

Dear Mr. Cohen:

Thank you for the opportunity to comment on the Project Notification Form for 1000 Boylston St. This project is in a very important location in the Back Bay close to the Fenway neighborhood, and its significant potential positive and negative impacts must be studied carefully before any decision is made on whether the project should proceed.

While there is a clear benefit to covering the hole in the streetscape created by the Massachusetts Turnpike and the CSX tracks, this advantageous outcome seems, under the current proposal, to come at a very high price. Shadow impacts that stretch to the Commonwealth Avenue Mall and beyond for extended periods can cause a significant loss of the already very limited wintertime sunlight in the residential district and even more so on Boylston and Newbury Streets.

Wind impacts of a building so close to Boylston Street can be disruptive in ways that sometimes aren’t clear from the wind tunnel projections. For example, the wind impacts across Boylston Street from the Mandarin Oriental have been more negative than was anticipated when that project went through the public review process. For that reason, it would be extremely helpful if the consultant that developed the wind data (and has done so for virtually all recent major Boston projects) would furnish what they believe is the margin of error in their projections.

While traffic generated by a residential use is generally less than that by retail or office uses, recent data generated for the DPIR for the Back Bay South End Gateway project now undergoing review raises great concern about the continued functionality of the Massachusetts Turnpike exit onto Stuart Street at both morning and evening peaks in 2023 **without the construction of that project**, with delays more than tripling from current levels and vastly extended queue lengths. If this data is close to accurate, it indicates that the only direct access from the Turnpike to the Back Bay, already rated F, will no longer function at all in any meaningful way during rush hours. Where will that traffic spill? Without improvements, how can any further development in Back Bay, South End, or Bay Village?

There are other aspects of the project that certainly need study, but these seem to me to be fundamental questions that must be answered adequately before a project in this location an move forward.

Very truly yours,

Elliott Laffer