Phil Cohen, Project Manager <Phil.Cohen@boston.gov>

Boston Planning & Development Agency

One City Hall Square

Boston, MA 02201

March 13, 2017

RE: 1000 Boylston Street Project Notification Form (PNF)

Dear Mr. Cohen;

As a Back Bay resident with a background in City and Regional Planning and a close neighbor to the project, I am extremely concerned about the design proposed by Weiner for 1000 Boylston Street.

Although the community is supportive of an air rights project, the size in terms of height and bulk as proposed far exceeds guidelines envisioned for this site by the Civic Vision for Turnpike Air Rights.

The project does not enhance the neighborhood or fit into the scale of existing buildings and most importantly, does not provide critically necessary green space in this area.

Two major design failures of the Weiner proposal for 1000 Boylston are: **Too tall** (586 feet plus mechanicals=620 feet), for **TOO small** building site. It is an inappropriate fit for the neighborhood and is an esthetic intrusion in an historic neighborhood.

In addition, as a member of the Green Committee of the Neighborhood Association of the Back Bay (NABB), I am concerned about your efforts to make this a sustainable green building that in 2017 could go beyond LEED with appropriate re-consideration of the costs and overall long-term benefits of clean energy sources.

* - Will your environmental impact report seriously re-consider the environmental impacts of clean alternatives?
* - Will your environmental impact report seriously re-consider climate change goals for a resilient Boston?
* - Will your environmental impact report seriously re-consider the impact of increased private vehicles, pedestrian, train, bus, and bike traffic?

Other questions that arise are:

* - availability of low/middle income housing planned on site?
* - will serious shadow studies be done?
* - can set backs with more open space at sidewalk level with trees and inviting relaxing places be created?

The bottom line is, in 2030 will this proposed building enhance or diminish the quality of life in our neighborhood and Boston overall and will this project become part of the problem or part of the solution for developing a resilient Boston and will it help meet the City’s climate action goals?

Please take a generous, 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,

Jacqueline Royce, PhD