Phil Cohen, Project Manager <[Phil.Cohen@boston.gov](mailto:Phil.Cohen@boston.gov)>

Boston Planning & Development Agency

One City Hall Square

Boston, MA 02201

Dear Mr. Cohen;

As a Back Bay resident, as well as the founder of a company that currently employs 80 professionals in our Copley Square office, I want to express my opposition to the 1000 Boylston Street Article 80 Project Notification Form (PNF) design. The scale far exceeds anything 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.

Regarding the required Draft Project Impact Report (DPIR), I 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.*

Please seriously consider not permitting the developers to ignore the design considerations imbedded in the Civic Vision.

Respectfully submitted,

Kurt Cerulli