Dear Mr. Cohen,

I am writing to you as the Chairman of the Commonwealth Avenue Mall Committee which is  a joint committee of

NABB and the Friends of the Public Garden.  For over 40 years we have partnered with the Boston Parks and Recreation Department to protect, preserve, and restore the Mall.  While several years ago we were unsuccessful in passing legislation that would protect the Mall, much as the Garden and Common are protected, we feel no less strongly about the impact that shadows have on this important historic park.  The Commonwealth Avenue Mall is one of the major amenities of the Back Bay Historic District.  It is a place of relaxation and passive use in the neighborhood. It is an attraction to visitors and is used heavily by both visitors, workers, and residents.

Parks need sun to survive.   Sun for the health of the landscape but also for the comfort and pleasure of the users of the Park.  The huge shadows cast by this project will darken not only the homes of residents(I am directly in its path) but also a good portion of the Mall and even the Esplanade.  The excessive scale of this building seems not only out of character with the historic district, but also disrespectful of the years of community meetings that took place to try to establish some guidelines for this area of Boylston Street and for the parcels over the turnpike.

My understanding of this proposal is that the second building was encouraged to cover the final parcel establishing

the a street edge which is now not hospitable.  While the prospect of having this done simultaneously makes some sense it is apparently extremely expensive to close over the Prudential parcel with another building.  Why could this parcel not be covered over with a park instead which would require much reduced and I would assume cheaper

construction?  It would achieve the same end and be an added open space for public use.

As with the other towers that have been built in the neighborhood the importance of dealing with the wind cannot be over emphasized.  I served on PruPac for almost 20 years and wind effects on all the buildings that have appeared there were heavily studied.  In spite of those efforts the new 888 building has had to recently close both the Eataly entrance and the 888 office entrance because of the wind shear that is coming down the face of this building.  However tall this tower finally is, I would urge you to take special attention to the issue of wind.

Thank you for the opportunity to express my concerns.

Margaret Pokorny

Chairman, Commonwealth Avenue Mall Committee

and

Forty year resident

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