Hello Mr. Cohen,

Following is my comment letter in Opposition to Weiner Ventures proposal for 1000 Boylston St (Parcel 15):

*"I live on Boylston Street in the Back Bay just down the street from parcel 15 and****I am strongly opposed to this new scheme****.*

***I do however favor something closely akin to the original proposal****. That included a single building within the existing ‘as of right’ height at 398 ft. That 2012 plan originally included 12 floors of hotel rooms which the developer has chosen to eliminate, enabling him to increase the number of residential units to 160. The Back Bay has a disturbing shortage of affordable housing. Since it is a neighborhood of families I believe that every one of the 13% of the 160 units mandated for affordable housing by the Inclusionary Development Policy (IDP) should be built on-site. Further, those 21 mandated units should be of sizes equivalent to the market priced units.*

***Reasons for opposing current scheme****:  After a two year hiatus, the developer has returned with a plan which was unrecognizable from the first in several respects. 1) No second building on parcel 15 was ever contemplated. It should be categorically rejected. 2) He returns with a vastly expanded and more costly version. However, during four CAC meetings and a public meeting, he has adamantly refused to financially justify the additional 276 ft., 17 story tower.  He argues it’s expensive to build over air rights which it was 5 years ago. He argues there’s been inflation of construction costs which he likewise refuses to quantify. 3) Over four meetings he has repeatedly refused to reveal his thinking about affordable housing. He says he’ll comply with the IDP. He and we know that there are several ways to do this. The cheapest way is to negotiate an all cash buyout and the most expensive is on-site housing. His silence leaves us with only one conclusion. 4) Finally he cautions us that he’s the only developer with the courage to do Parcel 15. Our response is we can wait for another day and meanwhile concentrate on Parcels 12 and 13."*

*Marvin S. Wool*

*Back Bay*

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