March 17, 2017  
  
  
  
Phil Cohen, Project Manager <[Phil.Cohen@boston.gov](mailto:Phil.Cohen@boston.gov)>  
Boston Planning & Development Agency  
One City Hall Square  
Boston, MA 02201  
  
  
RE: 1000 Boylston Street Project Notification Form (PNF)  
  
Dear Mr. Cohen:  
  
I am a Back Bay resident of several decades. I am writing to express my strong opposition to the 1000 Boylston Street Article 80 Project Notification Form (PNF) design proposed by Weiner. The PNF misstates that the community’s views on this project. We do not want it. It is an eyesore, and potential menace, out of all proportion to the Back Bay and what it truly needs. The size in height and bulk far exceeds anything we previously discussed 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. The proposal is totally inappropriate for the space, and fails to enhance the neighborhood or fit into the scale of existing buildings. And what happened to the needs of everyday Bostonians? Where is the green space?  
  
Regarding the required Draft Project Impact Report (DPIR), I would like to see 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.  
  
The taller of two proposed towers approaches the height of the Hancock and nearly equals that of the Prudential; it will cast new shadow completely across the neighborhood, the Commonwealth Ave. Mall, the Esplanade and all the way into the Charles River. This is completely unacceptable, and the Back Bay is now under siege from all sides. There are similar “attacks” underway from the Boston Common side with a horrible project downtown at Winthrop Square. The Commonwealth Avenue Mall and the Esplanade must remain at least as sunny as the design in the 2013 Weiner Samuels RFP submission. These precious public spaces are supported by large private donations and investments of volunteer time and effort to maintain and improve them, and are enjoyed all year round by large and sometimes very large (e.g. July 4th festivities) numbers of neighborhood residents and many visitors. Do not ruin them, and do not further erode our property values.  
  
Please take the long term view and do not permit the developers to ignore the design considerations of the Civic Vision and the widespread concerns of the neighborhood. The Back Bay is a precious gem of Boston’s history. Every day more and more of it is erased from the face of the earth with gut renovations and other changes by people ignorant of the area’s wonderful history. I fail to see how creating a canyonized wind-tunnel, with increased traffic, glare and shadow-casting, for absentee investors, is a plus for the area. It is only a plus for greedy developers, nothing more.  
  
Respectfully submitted,  
  
  
Peter Manuelian

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