March 15, 2017

Phil Cohen, Project Manager <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 longtime Back Bay resident who lives near the proposed 1000 Boylston Street development. 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 states that the community wants this project. However, the size in height and bulk far exceeds anything we 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. Not only does the proposal not meet the Civic Vision, but it is totally inappropriate for the space, does not in any way enhance the neighborhood or fit into the scale of existing buildings, nor does it provide any, much needed green space at the ground level.

The taller of two proposed towers approaches the height of the Hancock and nearly equals that of the Prudential; at various times of the year, it will cast new shadow completely across the neighborhood, the Commonwealth Avenue Mall, the Esplanade and all the way into the Charles River. We are concerned that the Commonwealth Avenue Mall and the Esplanade remain at least as sunny as the design in the 2013 Weiner Samuels RFP submission.

The shorter building, which was not part of the earlier proposal, is bulky and massive and comes right down to the sidewalk, increasing the canyon effect of Boylston Street, begun by the Mandarin Hotel.

While I welcome the beautification of the ugly hole along Boylston Street where it traverses the MassPike, the price in loss of sunlight, increase in wind, and destruction of view corridors by the proposed project is much too high

Please take the long-term view and do not permit the developers to ignore the design considerations embedded in the Civic Vision and the widespread concerns of the neighborhood.

Respectfully submitted,

Susan Ashbrook