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Office of the Vice President for Real Estate

March 17, 2017

Mr. Brian Golden, Director  
Boston Planning and Development Agency  
One City Hall Square  
Boston, MA 02201

Attn: Mr. Phil Cohen

Re: 1000 Boylston Street PNF

Dear Mr. Golden:

Thank you for the opportunity to comment on the Project Notification Form (PNF) submitted by ADG Scotia II LLC with respect to the above-referenced project. We are particularly interested in this project as Berklee College of Music's Berklee Performance Center and other buildings are located immediately west of the project site.

The proponent's intention to develop a continuous retail presence along Boylston Street between Dalton Street and St. Cecilia Street is a welcome development. Infilling the gap in the street wall between the Hynes Convention Center and St. Cecilia Street would be a substantial enhancement to the area.

Literally hundreds of Berklee's students, faculty and staff walk past the project site daily as the college has academic, performance, dormitory and office space along in the Back Bay east of the project site, as well as other such facilities of Berklee College of Music and Boston Conservatory at Berklee in the East Fens. Improving the pedestrian experience on the south side of Boylston Street and other aspects of enhancing the public realm proposed in this area would be a significant improvement.

During the construction period, we anticipate some disruption and inconvenience that is customary for such projects. We are concerned, however, that this substantial project not impinge on the college's ability to conduct performances at the Berklee Performance Center, and on the ability of faculty to teach and students to learn in the classrooms, practice facilities and recording studios located in 130, 136 and 150 Massachusetts Avenue, as well as in leased space in lower level of St. Cecilia Church.

Rather than defer the preparation and approval of a Construction Management Plan following the completion of the Article 80 project review, we ask that the Scoping Determination provide that the proponent set forth with some specificity the elements of a customary Construction Management Plan.

This would include the amount of public right-of-way the project would require for support of excavation to construct the project, particularly along St. Cecilia Street adjacent to the Berklee Performance Center's loading area and the college's trash compactor.

It would also be helpful to understand how pedestrian circulation on the south side of Boylston Street will be handled during the construction period. The location of construction vehicle access to and egress to the site and where queuing of such construction vehicles as those delivering concrete to the site will occur.

We anticipate that the Scoping Determination will include a requirement for the customary wind analysis for proposed high-rise projects. Members of the project team have indicated that they already are looking at wind testing data. We very interested in learning more about the anticipated effects of the proposed project on ground level winds, particularly along Boylston Street, St. Cecilia Street and Scotia Street. To the extent that these analyses suggest materially higher winds at ground level in this area, we would that meaningful measures be taken to address such effects, e.g., setbacks of the tower from the building's vs. tree planting.

We also ask that the proponent indicate measures it intends to take to avoid unintended damage to nearby existing structures, e.g., a pre-construction survey of nearby structures and regular monitoring of elevation points affixed to those structures during installation of support of excavation, excavation and construction of the proposed project.

Finally, Berklee's approved Institutional Master Plan (IMP) envisions the development of the Berklee Crossroads project. That plan envisions the realignment of a portion of Cambria Street to provide a continuation of the streetwall along the south side of Boylston Street and improvement of the difficult and confusing Boylston Street/ Cambria Street intersection immediately east of Massachusetts Avenue while still affording service access to the Hynes Convention Center. We would like to clarify that the siting of the proposed condominium tower will not preclude this eventual improvement.

Once again, thank you for the opportunity to comment on the 1000 Boylston Street Project Notification Form. We look forward to a continuing dialogue with the Agency and the proponent.

Sincerely,



William D. Whitney  
Vice President for Real Estate

Cc: Mr. Adam J. Weiner  
Ms. Lauren Shurtleff