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Boston Planning & Development Agency
Attn: Gerald Autler
1 City Hall Square
Boston MA 02201

Re: Comments on Exchange South End

August 14, 2018

Dear Mr. Autler,

The Washington Gateway Main Street Design Review committee has reviewed the Project Notification Form and the Draft Board Memo. WGMS is not expressing support or opposition for the proposed project as of yet but feels that there are a few points of clarification necessary on the project Draft Board Memo and some points the committee would like to see more closely addressed. Thank you for spending the time with the community on this project. We are pleased to see some positive changes from the initial concepts and would also like to see continued improvement that will help make the project a success for the developer and the neighborhood.

Since two Design Committee Members are already on the IAG, these comments are minimal as we've had substantial recommendation during the process. However, the group did feel these comments were important enough to include and ask that some clarifying language be included.

Transportation

- *Stronger Language Requiring Improved Public Transit Connectivity to Back Bay/South Stations.* We have substantial concerns as a group as to what 1,200+ vehicles added to the neighborhood will do to already choked streets and area highways. WGMS strongly recommends that The Proponent more directly address connectivity issues around the site and come to an agreement with the MBTA to provide a public bus line down Albany Street connecting to South Station.

- *Private Shuttles.* While private shuttles are an option that has been proposed, these are not publicly accessible or inclusive and do not satisfy the needs of our community diverse community.

Community Benefit Space

- Assuming some portion of the 30,000sf devoted to Community Space is "cashed out" could we include language describing how a dollar amount is determined for said "buyout" of square footage for the community space? This process should be transparent.

Thank you for your consideration as this project moves forward.
Sincerely,
WGMS Design Committee

Date	First Name	Last Name	Organization	Opinion	Comments
6/6/2018	Cinda	Stoner	Concerned resident	Neutral	I am concerned by the description in Section 3.12.5---"Mitigation Measures to Prevent Potential Impacts on Surrounding Facilities" ---concerned that the residential buildings which will be directly impacted WERE NOT mentioned: 1. 601 Albany St., a residential apartment building directly across from this proposed development; 2. East Brookline St. residential buildings across from the NEIDL and perpendicular to the site (foundations for these buildings are on wooden piles); 3. East Canton St. residential buildings across Albany St. and perpendicular to the site; and 4. East Dedham St. residential building across Albany St. and perpendicular to the site. These residential buildings are abutters to this development and in some cases closer to the development than either the NEIDL or BU Medical Center parking garage. 3.12.5 "Mitigation to Prevent Potential Impacts on Surrounding Facilities should, as well, include "on the Surrounding Residential Properties." After having taken into consideration the residential properties, the Abbey Group should review the Section 3.14.10 "Construction Vibrations" section and make accommodations factoring in the impact of the process of "sheet piles" vibrations on the residential properties as well as factoring in any other activities which will involve vibration which could affect our homes. Cinda Stoner
11/4/2017	Sam	Potrykus	BRAIN Arts	Support	love to see some of this space go towards the performing arts! we need affordable, all ages and otherwise accessible space. we desperately need it.
11/4/2017	Ann	Teixeira	New England Philharmonic	Support	The New England Philharmonic supports the development of 30,000 square feet of civic and cultural space in the redevelopment of the Flower Exchange. The particular need of the New England Philharmonic -- which can be met by a multi-purpose space with the characteristics I will list below -- is for rehearsal space that accommodates a full-size symphony orchestra of around 75 people. The space needs to meet the following characteristics/criteria: Dimensions of at least 40' X 40' Excellent (i.e., bright) lighting so musicians can read their scores easily Acoustics that are NOT too reverberant Rentable LOCKED storage space for percussion instruments; 100 - 125 square foot space will suffice Sound containment to ensure surrounding spaces/functions are not disturbed by music rehearsal. Thank you for this opportunity to put forth our support and our definition of a need we have that could be accommodated through this redevelopment. I am a member of the Board of the New England Philharmonic and it's immediate Past President (2013-17.
10/30/2017	Maria	Finkelmeier	Masary Studios	Support	I am a musician, composer, producer, and arts organizer. My music and projection mapping collective produces innovation, large scale public art performance pieces, and is in need of new studio space. I am supportive of this project if the civic/cultural space is offered to Boston-based performing arts groups. There is a shortage of support for artists that have dedicated their time, craft, and energy to creating in Boston, and access to affordable space would be a great step in establishing a foundation for this work. Please communicate with the performing arts community when establishing your "arts and cultural space." There are specific needs that we can outline that will help you build a space that truly serves the arts and the public.
10/30/2017	Jesse and	Irons	A Far Cry	Support	This looks like an ambitious and wonderful development for the city. As a creative professional in the performing arts, I read with great interest about the 30,000 square foot civic / cultural space. In addition to seeking new and better performance spaces, cultural organizations in Boston are in need of rehearsal space. Many end up rehearsing in out-of-the-way (read: cheap) locations, which misses opportunities for innovation through interaction with professionals in other fields. I encourage you to consider the viability of highly visible, visitable rehearsal spaces as a component of the cultural facilities. These would be actively used during daytime (when many performance-only spaces are dormant) and would serve to draw in visitors and increase opportunities for cultural exchange.

Exchange South End Public Comments via website form

10/17/2017	SHELDON	LLOYD	RESIDENT	Support	<p>Dear Lara/Gerald: In regards to the community space at the Exchange Project, please consider and direct me and other community members in the consideration of creating "Active Space", a recreation sports center in the the 32K Sq.ft civic space allocated for this project. The Southend is exploding with development & population growth and active park space is declining for community residents, especially with the increased restrictions at Rotch Field and Carter Park. First hand, consistently families have to travel to other communities to play sports. All Southend (3) city recreational southend parks are busy, tennis and fields have waits and tight schedules. To improve the quality of life for all residents, this project needs to consider "Active Recreational Space" indoor or outdoor. Health and recreation saves lives, it keeps children and adults safe and healthy. This is a quality of life issue as the Boston inner city builds and becomes more exclusive. I look forward to helping and gaining the advice of the city to work with my local community constituents to communicate their needs in civic community space opportunities. Best Regards, Sheldon</p>
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