

# Prudential Center Redevelopment Exeter Residences & 888 Boylston Phases 6 & 4a Boston, MA



Submitted to:  
**Boston Redevelopment Authority**  
One City Hall Square  
Boston, MA 02201

Submitted by:  
**Boston Properties, Inc.**  
800 Boylston Street  
Boston, MA 02199

Prepared by:  
**Vanasse Hangen Brustlin, Inc.**  
99 High Street, 10<sup>th</sup> Floor  
Boston, MA 02110

In association with:  
**Goulston & Storrs**  
Boston, MA

**CBT**  
Boston, MA

**Elkus/Manfredi Architects**  
Boston, MA

**AvalonBay Communities, Inc.**  
Boston, MA



*Vanasse Hangen Brustlin, Inc.*

Exeter Residences/888 Boylston

## **VOLUME II - Response to Comments**

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*This document includes comment letters from City Agencies, PruPAC, Neighborhood Groups / Organizations, Individuals and the Proponent's responses.*



Sinclair, Rodney

From: Giers, Bob  
 Sent: Monday, December 17, 2007 3:42 PM  
 To: Sinclair, Rodney  
 Cc: Jayasinghe, Para; Leo, Vincent; Banks, Joseph; Spinetto, Stephen; Hutt, Sarah; Crasco, Ken - Parks Dept.; McCarthy, Timothy (Public Works)  
 Subject: Pru Center - Exeter Residence & 888 Boylston St

hi Rodney,

Here are PWD comments for the subject project located at the Prudential Center, the Exeter Residence and 888 Boylston Street in the Back Bay, where the developer is estimating the cost of the projects to be approximately \$ 77,000,000 and \$115,000,000 respectively.

**Site Plan:**  
 Developer must provide an engineer's site plan at an appropriate engineering scale, that shows curb functionality on both sides of all streets that abuts the property.

**Sidewalks:**  
 Developer is responsible for the reconstruction of the sidewalks abutting the project, and where appropriate, extend the limits to the nearest intersection. This effort may constitute a License, Maintenance and Indemnification (LM&I) agreement with the Public Improvement Commission (PIC). The reconstruction effort must meet current ADA/AAB guidelines, including the re-construction or installation of necessary ADA/AAB compliant pedestrian ramps where needed.

**Discontinuances:**  
 Any and all discontinuances (sub-surface, surface or above surface) within the Public Right-of-Way (ROW) must be processed through the PIC.

**Landscaping:**  
 Developer must seek approval from Ken Crasco, Chief Landscape Architect with the Parks and Recreation Department for all landscape elements. Program must accompany a LM&I with the PIC.

**Street Lighting:**  
 Street lighting needs must be consulted with Mr. Joe Banks of the Street Lighting Division with the PWD, and where needed, be installed by the developer, and must be consistent with the area lighting, to provide a consistent urban design.

**Roadway:**  
 Based on the extent of construction activity, including utility connections and taps, the Developer will be responsible for the reconstruction of the roadway sections that immediately abuts the property, and where appropriate, extend the limits on re-construction to the nearest intersection.

**Public Trash Receptacles:**  
 Developer to consult with Tim McCarthy of BPWD, and is responsible for purchasing solar powered trash compactors to be used in Public space consistent with City of Boston's plan.

**Public Art:**  
 Developer is encouraged to contact Sarah Hutt, Boston Arts Commission to participate with the City's public arts program, creating notable art pieces in public spaces.

**Groundwater:**  
 Developer should install groundwater-monitoring wells in accordance to ISD standards, to monitor groundwater levels during construction, and convey the wells to the Groundwater Trust through the PIC after the completion of the project.

12/28/2007

**L-001-001**

Comment noted; detailed plans will be submitted to the appropriate City agencies during the design development phase of the project.

**L-001-002**

Comment noted; detailed plans will be submitted to the appropriate City agencies during the design development phase of the project.

**L-001-003**

The Proponent will adhere to BPWD guidelines and regulations.

**L-001-004**

The Proponent will coordinate landscape elements within the public right-of-way during the design development phase of the project.

**L-001-005**

Comment noted; detailed plans will be submitted to the appropriate City agencies during the design development phase of the project.

**L-001-006**

Comment noted; detailed plans will be submitted to the appropriate City agencies during the design development phase of the project.

**L-001-007**

Please see Section 5.6, Geotechnical and Groundwater Analysis. The Proponent will continue to coordinate with Boston Ground Water Trust (BGWT) regarding the documentation of existing ground water monitoring wells and installation of new wells that may be required for the new work. Furthermore, ownership of new wells built within the public right-of-way will be conveyed to BGWT.

Note: these are the general standard BPWD requirements applicable to every project, more detailed comments will be addressed during the PIC review process;

Any questions please give me a call at 617-635-4966

Thank you, Bob Giers



BOSTON  
TRANSPORTATION  
DEPARTMENT

ONE CITY HALL PLAZA/ROOM 721  
BOSTON, MASSACHUSETTS 02201  
(617) 635-4680/FAX (617) 635-4295

December 14, 2007

Rodney Sinclair  
Project Manager  
Boston Redevelopment Authority  
1 City Hall Plaza, 9th Floor  
Boston, MA. 02201

RE: Prudential Center Redevelopment – PNF

Dear Mr. Sinclair:

Thank you for the opportunity to comment on the Project Notification Form (PNF) for the Prudential Center Redevelopment Exeter Residences and 888 Boylston Buildings. The project consists of a new 30 story residential structure (the Exeter Residences) located within the Prudential Center Complex fronting along Exeter Street and a new 19 story office building at 888 Boylston Street. The new developments will consist of approximately 407,100 net new square feet. The new developments are part of a six phase redevelopment program that began in the early 1990's. The PNF addresses phase 4a (which has been modified) and phase 6. Phases 4b and 5 (Mandarin Oriental Hotel) are currently under construction.

The Boston Transportation Department (BTD) has reviewed the PNF and notes that the project will continue the development of the Prudential Center site by adding residential and office uses. While this type of development is consistent with surrounding areas, BTD does have several transportation concerns which are noted in this letter.

L-002-001

The proponent will be required to execute an amendment to the existing Transportation Access Plan Agreement (TAPA) which will codify the transportation elements of the new developments and mitigation of transportation impacts. The following comments detail issues that need more clarification, additional submission items, and proposed mitigation measures.



THOMAS D. MENINO, Mayor



## L-002-001

Comment noted; the Proponent will execute an amendment to the Prudential Center TAPA to incorporate the transportation requirements, mitigation and management for the new buildings.

#### **Service and Loading**

BTD notes that service and loading will be handled at existing facilities. BTD encourages the continued active management of these facilities to ensure that public right-of-way circulation is not impeded by queuing vehicles.

**L-002-002** BTD requests some clarification of Figure 5-11 in the PNF. It is difficult to ascertain where the docks are and to understand the proposed operations from the diagram and key provided.

#### **Parking**

**L-002-003** BTD commends the proponent for using existing infrastructure and curb cuts to meet parking demands for the project. However, it was not clear from the PNF how many new parking spaces would be constructed. On Page 5-61, the PNF states that the 986 approved residential spaces would be sufficient to accommodate parking demands associated with the Exeter Residences. Approximately 140 of the 986 spaces would be used for resident parking at the Exeter Residences. On Page 5-62, the PNF considers the 140 spaces as additional spaces. These two statements appear to be in conflict. Additionally, clarification is needed on the parking space totals listed on Page 5-62. The numbers do not add up properly.

**L-002-004** BTD notes the parking ratio of 0.65 spaces per 1,000 square feet of development for the 888 Boylston building. While this ratio is low, it still exceeds the BTD goal of 0.4 spaces per 1,000 square feet of development. BTD requests that the proponent investigate ways of decreasing the number of parking spaces to meet the BTD goal for this area of the city.

#### **Public Transportation**

BTD notes that the Prudential Center Redevelopment is a high-density project in close proximity to transit services. BTD commends the proponent's efforts to build a transit friendly development.

**L-002-005** BTD requests more detail on the added transit trips to the system. The primary transit line serving the Prudential Center is the MBTA Green Line, which experiences overcrowding. BTD is concerned that proposed green line transit trips to and from the site may not be possible during the peak period.

#### **Bicycles**

**L-002-006** As bicycling takes on greater importance in the City of Boston, BTD encourages the proponent to engage in more bicycle analysis. Very little analysis was provided in the PNF when compared to motor vehicle and pedestrian analysis. Additionally, BTD refers the proponent to its Bicycle Parking guidelines for requirements on installing bicycle racks:  
<http://www.cityofboston.gov/transportation/pdfs/bicycle.pdf>

#### **L-002-002**

Please see Chapter 4, Transportation, of the DPIR for an updated loading dock figure with additional detail as requested.

#### **L-002-003**

Please see Section 4.5, Future Conditions. The Exeter Residences will include the addition of up to 132 parking spaces in an expanded residential nest, which will be accommodated within the existing garage limits.

#### **L-002-004**

The type of office tenant that 888 Boylston is being designed for typically has an urban parking ratio requirement of 1.0 parking spaces per 1,000 square feet. Because of the Prudential Center's access to public transit, the TDM measures the Proponent has in place and its proximity to suitable housing within walking distance, the Proponent is comfortable to market this office space with a ratio of 0.65 parking spaces per 1,000 square feet.

#### **L-002-005**

Please see Section 4.5, Future Conditions. The project team has met with the MBTA to gather more detail on Green Line capacity and planned improvements. Detailed Green Line utilization and capacity analyses were performed and are presented in the DPIR section referenced above.

#### **L-002-006**

Please see Section 4.4, Existing Conditions and 4.7, Transportation Demand Management of the DPIR for an expanded assessment of bicycle activities and accommodation related to the proposed project.

- Pedestrians**  
 L-002-007 | BTB commends the proponent for the planned pedestrian improvements as part of the project. BTB requests that the proponent examine the signals and crosswalks along Boylston Street as they pertain to pedestrian safety and level-of-service.
- Traffic Analysis**  
 L-002-008 | BTB notes that the Exeter Residences will be constructed at the intersection of Exeter and Blagden Streets. Given this location, BTB requests further analysis of this intersection to determine the affects of the project. Additionally, BTB requests that the proponent specify the times of the peak hours used in all of the traffic analysis. Many of the figures in the PNF did not note the actual times of the peak hours.  
 L-002-009 |
- Travel Demand Management**  
 L-002-006 | BTB commends the proponent for the extensive TDM program that is proposed in the PNF. BTB would encourage greater efforts to promote bicycling and refers the proponent to its Bicycle Parking guidelines for requirements on installing bicycle racks:  
<http://www.cityofboston.gov/transportation/pdfs/bicycle.pdf>
- Project Mitigation**  
 Proposed mitigation is outlined in section 5.6 (Proposed Improvements) of the PNF for specific locations including Huntington Avenue at Exeter and Stuart and Huntington Avenue at East Ring Road. Some of the improvements include adjusting pedestrian and vehicular timing, developing backup coordination and time-of-day programming consistent with BTB's central UTCS system. Mitigation also includes adjusting and modifying signal timing along Boylston Street and Huntington Avenue and providing signage related to parking and loading along frontage of the proposed sites.
- L-002-010 | The proposed modification or adjustment of the signal timings and/or phasing must be consistent with the findings of the signal retiming and re-phasing program currently underway by the city in this area.
- L-002-011 | In addition to the above mentioned improvements, the developer shall be responsible for upgrading substandard pavement markings and traffic related signs within the project limits. A PTZ camera would be highly desirable at the intersection of Boylston Street and Exeter Streets  
 L-002-012 | that would enhance the ability of BTB to monitor and adjust timings related to traffic congestion.
- Site Plan**  
 L-002-013 | The Proponent needs to submit an engineered site plan within the context of the surrounding roadways a 1:20 scale depicting:
- Vehicular Access and Circulation
  - Parking Layout and Circulation
  - Pedestrian Access and Circulation
  - Public Transit Access

## L-002-007

Please see Section 4.4, Existing Conditions, of the DPIR for level of service analysis for pedestrian operations on Boylston Street, Exeter Street, Blagden Street and Huntington Avenue in the vicinity of the project. The Proponent has met with BTB and will continue to coordinate efforts with BTB's on-going signal operation improvements and timing updates.

## L-002-008

Please see Section 4.4, Existing Conditions, of the DPIR for an analysis of the Exeter/Blagden intersection. The traffic volume network figures presented in the DPIR specifies the respective peak hours used in the traffic analyses.

## L-002-009

Please see Chapter 4, Transportation, of the DPIR which includes revised traffic network figures specifying the respective peak hours used in the traffic analyses.

## L-002-010

The Proponent has met with BTB and will continue to coordinate efforts with BTB's on-going signal operation improvements and timing updates.

## L-002-011

The Proponent will work with BTB to identify pavement marking upgrades prior to the execution of the amended TAPA.

## L-002-012

The Proponent will work with BTB to agree on the appropriate mitigation for the project, which may include a PTZ camera as suggested, prior to execution of the project TAPA amendment.



- L-002-013**
- Service and Loading (including trash compactors and dumpsters)
  - Roadways and Sidewalks
  - Building Layout
  - Bicycle Rack Locations

**L-002-014**

**Construction Management Plan**

BTD notes that the proponent has addressed construction impacts in a general manner in the PNF and the proponent will subsequently be required to develop a detailed Construction Management Plan (CMP). The CMP will address TDM measures for construction workers, proposed street occupancies, equipment staging, sidewalk relocations and hours of construction work.

The CMP also needs to address:

- Frequency, times and routes of truck movements and construction materials deliveries.
- Temporary storage of construction equipment and material
- The need for full or partial street closures and/or street occupancy during construction
- Mode of transportation and parking provisions for construction workers and material delivery.

The next step is for the proponent to meet with the Boston Transportation Department in concert with the submission of a draft TAPA amendment with a developed mitigation program. BTD looks forward to working with the project proponent and the BRA in developing a plan minimize impacts on the public right-of-way. If you have any questions, please do not hesitate to contact me at 617-635-3082.

Sincerely,



Paul Christner  
Transportation Planner

cc: Vineet Gupta, Director of Policy and Planning  
John DeBenedictis, Director of Engineering  
Carl McKenzie, BTD

**L-002-013**

An engineered site plan will be developed and submitted to BTD for review during the design development phase of the project.

**L-002-014**

The Proponent will develop a construction management plan for each building which will be subject to BTD's approval.

## L-003-001

The recipients of funds from the Community Benefits Fund will be determined and administered by the BRA and PruPAC, not the Proponent.

December 20, 2007

John Palmieri, Director  
Boston Redevelopment Authority  
Boston City Hall, Room 925  
Boston, MA 02201  
Attention: Rodney Sinclair, Project Manager

Re: Prudential Center Redevelopment  
The Exeter Residences, Phase 6 – Project Notification Form/ Notice of Project Change  
Boylston Office Building, 888 Boylston Street, Phase 4a – Project Notification Form/Notice  
of Project Change

Dear Director Palmieri:

The City of Boston Environment Department offers the following comments on the Project Notification Form and the Notice of Project Change (PNF/NPC) filed by BP Prucenter Acquisition LLC, an affiliate of Boston Properties, for the updated Prudential Center Development Plan, Planned Development Area (PDA) No. 37. The Development Plan is being amended to reflect the changed program, uses and design of Phase 6 and the changed dimensions of 888 Boylston Street and The Exeter Residences.

Pursuant to the Development Plan and the Cooperation Agreement, a community benefit fund in the amount of \$195,831 was to be paid to unspecified recipients at the issuance of the building permit for Phase 4a. The purpose is the development of projects intended to maintain the vitality of impacted neighborhoods and improve the quality of life in the City. Specific projects were identified in the Development Plan and have been modified from time to time. At the request of the BRA, \$104,036 was pre-paid in 2003. The remaining \$91,795 is payable on issuance of the building permit for 4a.

The Draft Project Impact Report (DPIR) should identify the recipients of funds and the projects that have been funded with the 2003 disbursement and those slated for funding associated with 4a.

### The Exeter Residences

The developer is AvalonBay Communities, Inc. (AVB). The proposed project is a 30-story (340 foot zoning height), 200-unit residential building that will front on Exeter Street and will, in part, occupy some space that is currently the Lord & Taylor building. A plaza, described as primarily hardscape, will connect to the Gloucester residences. The project is to include ground-floor retail uses. The gross floor area (gsf) of the project exceeds that previously approved for the site. Parking for 140 vehicles will be provided in the existing Prudential north parking garage through managed parking techniques and what is described as the expansion of garage nests. The

L-003-001

PNF/NPC indicates in Section 3.3 that the spaces will be allocated from the existing garage. The garage entrance will be reconfigured.

L-003-002

We ask that the Draft Project Impact Report (DPIR) describe how garage nests are now configured and how they will be expanded. Layout plans should be provided.

The site is in the Phase 6 Master Plan area; the project is a sub-phase of Phase 6. It is located between Exeter Street and East Ring Road, bounded by Exeter Street, the entrance to the existing parking garage and Lord & Taylor.

Boylston Street Office Building, 888 Boylston Street

The developer is Boston Properties, Inc. The project is office space with ground-floor and plaza-level retail; retail uses may also be located on the third floor. The proposed height of the 19-story building, 265 feet as defined by the zoning code, is about 110 feet higher than the previously approved office building. The 420,000 gsf is about 151,500 gsf more than the earlier proposal; siting has been modified.

The existing Prudential Garage will be used to provide an additional 182 parking spaces, for use by project tenants, that the PNF/NPC states are necessary due to market demands. Fifty-eight (58) spaces had already been allocated for the project. The additional parking will be provided via the use of managed parking techniques and the addition of a new parking deck within what is described as a 18 foot floor to floor, two-story volume in the Green level parking garage.

The site is 200 feet of street frontage on Boylston Street in the Phase 4a Master Plan area; it is a sub phase of 4a, some of which has already been constructed. It is bounded by Boylston Street, the entrance to the Boylston Street Arcade, the Prudential Center Food Court and the Hynes Convention Center.

The north dock serves the Arcade and Fairfield residence and is to serve the Mandarin Oriental and 888 Boylston. It has five dumpsters based upon the Approved Development Plan.

L-003-003

There is no reference in the PNF/NPC to a solid waste recycling program and it appears that the Development Plan details the number of dumpsters allowed at loading docks. The DPIR should include a section on recycling and describe how programs will be managed.

The shadow diagrams in the PNF/NPC are missing information that would allow for a full understanding of expected shadow and how, combined with wind, will affect the pedestrian experience in this busy, well-used pedestrian realm. We have not commented on the combined effects at this time.

L-003-004

The DPIR should provide study diagrams that include the identification of doorways, bus stops, open space and areas where pedestrians are likely to congregate (in front of or within historic resources, such as the Boston Public Library [BPL] Courtyard or other tourist destinations, for example). They should be oriented consistent with that used for diagrams depicting wind assessment locations, Build and No Build.

Wind location/speed diagrams such as Figure 6-4, *Pedestrian Wind Conditions Proposed*, should identify all buildings at/on which wind speeds are identified. An amended Figure should be provided in the DPIR.

## L-003-002

Please see Section 4.5, Future Conditions, in the DPIR. This section includes a review of the proposed parking for the Project and the operations of the existing Prudential Center Garage.

## L-003-003

Please see Chapter 7, Sustainable Design and Practices, of the DPIR for information on recycling and solid waste management. The specifics of the recycling system and procedures will be developed as the project design moves forward.

## L-003-004

Please see Section 5.2, Wind, of the DPIR for an updated wind study. The study bases have been updated to include additional detail such as doorway locations and street level uses.

There are numerous locations that will be negatively affected by project-generated wind.

It is unclear if part of the 77-foot open area in front of 888 Boylston Street will be open, as it is now, for use by vendors and for sitting on benches. The "comfortable for walking" category at locations 3 and 6 will not be conducive to these uses. Adjacent location 7 will be uncomfortable for walking during the Spring, Winter and under annual conditions. Location 8 will be uncomfortable for walking in the Winter.

Location 29, which appears to be in the middle of the Exeter Street façade of the Marriott Courtyard Boston hotel at 88 Exeter Street and the corner of Blagden Street, will be uncomfortable for walking in the Winter. Location 30 at that intersection is shown as uncomfortable for walking in Spring, Summer, Fall and under annual conditions with dangerous winds in the Winter and unacceptable gust wind speeds in Spring, Fall, Winter and under annual conditions. Location 40, at the southeast corner of Exeter Street at Huntington Avenue, is the site of the Copley Square Hotel, 47 Huntington Avenue. It is also shown as uncomfortable for walking in Spring, Fall, Winter and under annual conditions and with unacceptable gust wind speeds in Spring, Fall, Winter and under annual conditions.

Location 52 is at the southern pedestrian and vehicular entrance to the Sheraton Boston Hotel, 39 Dalton Street. Wind speeds will be uncomfortable for walking in Spring, Summer, Fall and under annual conditions and will be dangerous in Winter. Wind gust speeds will be unacceptable in Spring, Fall, Winter and under annual conditions. Locations 53 and 54, proceeding up Dalton Street to the corner of Boylston, will also have wind speeds uncomfortable for walking with an unacceptable gust speed in Winter at the mid block location.

Location 75 at the corner of Boylston and Exeter Street, a heavily used pedestrian area, will be uncomfortable for walking during Spring, Winter and under annual conditions.

Location 77, a site described as on the podium level behind the proposed Exeter Residences, will be uncomfortable for walking in Spring, Fall, Winter and under annual conditions and will have unacceptable gust winds in Spring, Winter and under annual conditions. Locations 79 and 80, also on podium levels, will have similar characteristics except that annual winds at 80 will not have unacceptable gust winds. Location 84, on a podium level, will have conditions uncomfortable for walking during Spring, Fall, Winter and annually with unacceptable gust winds in Winter. Location 86, also on a podium level, will have winds uncomfortable for walking in Spring, Winter and under annual conditions. Locations 88 and 89, on podium levels, will share winds uncomfortable for walking during Spring, Fall and annually and unacceptable gusts in Spring, Fall, Winter and under annual conditions. Location 88 will have dangerous winds in Winter. The adjacent buildings for each of these locations and any access doors to the project and other buildings must be identified.

We note that wind conditions at location 81 will be significantly improved. They will be slightly improved at 40, 86 and 87 and the same as existing conditions at 52, 53, 54, 80, 84 and 89.

Mitigation measures should be identified in the DPIR for areas that will be heavily used by pedestrians and will be uncomfortable for walking or dangerous. Expected improvements in wind conditions should be quantified.

The PNF/NPC does not indicate why proposed plazas will be primarily hardscape. We ask that the DPIR include an analysis of creating greenspace on the plazas as a means to capture some

## L-003-005

Please see Section 5.2, Wind, of the DPIR for an updated wind study which also identifies mitigation measures.

L-003-005

stormwater that cannot be infiltrated and to minimize the heat island effect.

A December 7, 2007 report from Cavanaugh Tocci Associates, Inc., noise consultant for the projects, indicates that, "pertinent aspects of the building design, construction and operation will require acoustical review, in order to achieve compliance with applicable government agency acoustical criteria. In particular, the design review would focus on the exterior building facades (particularly the windows) and building mechanical equipment (particularly rooftop equipment and/or transfer louvers in the building facades)."

The report indicates that locations were monitored for a one-week period and that the  $L_{max}$  during each hour was "occasionally" in excess of 86 dBA. The number of hours and times of day are not identified and should be provided in the DPIR.

We note that construction of the Mandarin Oriental would have contributed to the  $L_{max}$  and that sound from that activity will not be a factor during the construction or operation of the projects.

It appears from the first paragraph on Page 6 of the report that sound data was gathered at no fewer than five locations. The paragraph states that, "The  $L_{10}$  data indicate that the existing ambient  $L_{10}$  levels that occurred at the pertinent sound study Locations 1, 4 and 5 were almost always below 75 dBA. Therefore, the City of Boston Noise Regulations construction  $L_{10}$  sound limit applicable to both buildings is 75 dBA." Exterior sound levels at both project sites exceeded DNL of 65 dB, leading to the conclusion that building facade exterior design specifications would be required for compliance with City noise regulations. The sources of sound at the lowest and highest levels are not identified and should be described in the DPIR.

The report does not identify the number or locations of measurement sites. It provides in Table 1: *Summary of Sound Monitoring Data*, the lowest, average and highest measurements for  $L_{90}$  (overall, day and night);  $L_{10}$  (overall, day, night) and  $L_{50}$  for Location 1: Security camera mount overlooking Boylston Street and Prudential Courtyard and for Location 2: Roof terrace of Gloucester building overlooking Essex Street. No data is reported for Locations 3, 4, 5 or any additional areas.

The data provided in the PNF/NPC on ambient sound is not complete. All locations should be identified in the DPIR and  $L_{10}$ ,  $L_{50}$ ,  $L_{90}$  and  $L_{dn}$  data provided for each site as categorized in Table 1.

The analysis does not move beyond ambient sound and its potential effect on project users. There is no projection of sound that each project will generate during operation. The DPIR should identify the types, number and sound characteristics of all exterior project equipment and for the Mandarin Oriental. Sound levels should then be estimated for the projects and sensitive receptors in the project area, including the Courtyard at the BPL. Projections should include emergency generators as part of the overall mechanical sound levels and as if they were operating alone. If projected levels exceed ambient, mitigation should be identified and benefits quantified.

We request the permanent installation at all catch basins plaques that bear the warning "Don't Dump - Drains to Boston Harbor." Information on the casting can be obtained from the Operations Division of the BWSC (617-989-7000).

The Boston Landmarks Commission (BLC) requests that dated cornerstones be incorporated into all new construction. This element will allow those who are attentive to and value the architecture

## L-003-006

Detailed noise observation data is located in the appendix of the NPC/PNF. The specific sources that resulted in the maximum sounds levels were not identified but were likely from intermittent truck or similar activity. The proposed buildings will incorporate the sound data into the design of the building to ensure that the project meets City noise requirements and standards for the respective uses.

## L-003-007

Comment noted. This will be included in the final design.

## L-003-008

Comment noted. This will be included in the final design.

L-003-006

L-003-007

L-003-008



L-003-008

of the City to appreciate the historical context in which structures were conceived.

L-003-009

Construction on the Mandarin Oriental has typically been conducted on Saturdays, adding to the generally heavy traffic on Boylston Street on Saturday afternoons. We ask that the impact of Saturday construction be identified and discussed in the DPIR.

We request the permanent installation at all catch basins plaques that bear the warning "Don't Dump - Drains to Boston Harbor." Information on the casting can be obtained from the Operations Division of the BWSC (617-989-7000).

According to the Massachusetts Department of Environmental Protection (DEP), about 33 percent of mobile source particulate matter (PM) and ten percent of all nitrogen oxide (NO<sub>x</sub>) pollution in the northeast is caused by construction vehicles. More than 90 percent of diesel engine particulate emissions are highly respirable and carry toxins deep into the lung, exacerbating human respiratory ailments. The U. S. Environmental Protection Agency (EPA) has proposed classification of diesel exhaust as "highly likely to be carcinogenic in humans." It estimates that diesel engines currently on the road can run for 1,000,000 miles and remain in operation for as long as 20 to 30 years. This amounts to 160 to 240 tons of pollution over the life of each engine.

The DEP's Clean Air Construction Initiative is designed to reduce air quality degradation caused by emissions of carbon monoxide (CO), volatile organic compounds (VOC), NO<sub>x</sub> and air toxins from heavy-duty, diesel-powered construction equipment. Oxidation catalysts and catalyzed particulate filters reduce toxic emissions of formaldehyde, benzene, acrolein and 1-3 butadiene by as much as 70 percent. The program offers contractors a cost-effective way to decrease localized adverse impacts and reduce dust and odor complaints from project abutters and regulatory agencies. Experience with a pilot project that retrofitted 83 pieces of equipment working on the Central Artery/Tunnel (CA/T) project showed that:

- Vehicles did not experience significant power loss;
- There are no additional operation and maintenance (O & M) or fuel costs; and,
- Engine manufacturers continue to honor vehicle warranties.

More information on the program can be obtained from Christine Kirby of DEP at 617-292-5500.

L-003-010

The City of Boston is seeking to minimize the number of motor vehicles that enter Boston each day, currently 600,000, and to protect parking for city residents. As part of this effort, we request that a comprehensive Transportation Demand Management (TDM) plan be established for all construction workers.

Such a plan should include:

- Providing secure, on-site storage so that workers do not have to transport tools and equipment each day;
- Offering pre-tax payroll deduction for Massachusetts Bay Transportation Authority (MBTA) transit pass purchase,
- Providing a ride-matching service, and
- Posting transit schedules in a prominent area.

L-003-011

Construction-period noise is subject to regulation by the Boston Air Pollution Control Commission (APCC), part of this department. The proponents must ensure compliance with the construction-related limits as outlined in the Regulations for the Control of Noise in the City of Boston.

## L-003-009

The Proponent will work with the BTM to develop a Construction Management plan that addresses impacts on pedestrian and vehicular operations.

## L-003-010

The Proponent will work with the BTM to develop an amendment to the Prudential Center TAPA that incorporates appropriate TDM measures to discourage single occupancy vehicles for construction workers and encourage transit use.

## L-003-011

Comment(s) noted.

This department receives frequent complaints about noise generated at construction sites before 7:00 a.m. Complaints show that contractors often allow workers on site before that time. Noise is often related to the run-up of diesel equipment and the preparation and movement of tools and materials. No sound-generating activity is allowed to occur at the site prior to 7:00 a.m.

Regular vacuum cleaning of streets and sidewalks in the project area should be employed to ensure that they remain free streets of dust and debris. The use of a vacuum cleaner is an important measure for preventing construction-related dust and debris from clogging storm drains.

The PNF/NPC indicates that there will be 4,242 spaces in the Prudential Center parking garage upon completion of the projects and they will break down as such: 1,186 residential, 2,067 commercial and 1,049 employee/tenant.

If the 140 spaces for the Exeter Residences will be allocated from the existing garage, why would there be an increase of 140 spaces for this project? And, 986, the number of residential spaces approved under the Approved Development Plan, plus 140 new spaces, would be 1,126, not 1,186. With the inclusion of the 2,067 commercial spaces, these numbers total the 4,242.

The DPIR should identify the overall number of existing spaces and explain how they are currently used. Any spaces now left vacant at night or on weekends should be quantified and their location(s) identified. The same information should be provided for the project a full build. Any existing and planned shared parking arrangements should be described and quantified so that the total number of "uses" of the spaces is identified for existing and full build conditions.

The current APCC permit, #262 issued on February 17, 2005, is for 3,920 total spaces: 986 residential, 2,067 commercial and 867 employee/exempt. In addition, a letter should be sent to Carl Spector, Director of the APCC, regarding the residential spaces. A formal application must be submitted in order to modify the permit number of exempt spaces.

The issue of TDM receives contradictory treatment in the PNF/NPC. Section 5.7, *Transportation Demand Management*, contains a list of measures for both projects. The existing Transportation Access Plan Agreement (TAPA) is referenced with a notation that it will be amended to reflect the residential use on the Phase 6 parcel. Several measures listed in this section for 888 Boylston Street are not listed in the Transportation section of 6.13.

The PNF/NPC indicates in Section 6.13 indicates that a TDM program is to include joining the Prudential Center Transportation Management Organization (TMO) which will:

- Offer events such as Transportation Day events and a segment in the quarterly CenterScene newsletter to educate tenants on transportation opportunities;
- Recruit for the A Better City Transportation Management Association (ABC TMA); and
- Maintain the several existing bike racks located throughout the Prudential Center and outside and inside of the Orange level of the south parking garage.

The Exeter Residences and 888 Boylston Street may directly join the ABC TMA or may work with a Boston Properties on-site transportation coordinator. The following TDM elements will be considered:

- Encouraging flextime;

### L-003-012

Comment noted, a Construction Management Plan will be developed to address these concerns.

### L-003-013

Please see Section 4.5, Future Conditions, in the DPIR. This section includes a review of the proposed parking for the Project and the operations of the existing Prudential Center Garage.

### L-003-014

Comment noted; the Proponent will apply to the BAPCC to update the Prudential Center's parking permit at the appropriate time after completion of the Article 80 process.

- Continuing support and potential expansion of Zipcar or similar vehicles (car sharing);
- Providing shower and locker facilities for employee who walk or bike to work;
- A Guaranteed Ride Home program for non-drivers and high-occupancy vehicle (HOV) commuters;
- Providing secure bicycle storage for commuters in an area protected from the elements;
- Providing additional bicycle storage for short-term users;
- Providing transit fare subsidies; and
- Selling MBTA Visitor Passes on site.

Section 6.13 of the PNF/NPC contains no meaningful commitments; the short list of measures under consideration does not represent a significant effort to minimize auto use.

The following are additional TDM measures that are effective as part of a strong plan.

- Pre-tax payroll deduction for transit pass purchase.
- On-site transit pass distribution or sales.
- A database of employee information for ride-matching/planning purposes – home address, commuting mode, work hours, etc.
- Posting and on-site availability of public and private transit schedules with rate information.
- On-site information about MassRIDES.
- Providing the same information on Web sites and through e-mails, newsletters and at employee orientations.
- If parking is a perk, offer a parking "cash out" option.
- Payroll deduction for the purchase of bicycles and accessories.
- Direct deposit of paychecks.
- A local hiring program (Walk to Work).
- Van/carpooling matching services.
- If offering shuttle services, share with other employers/institutions, serve major transit hubs for multiple modes and contract with one that uses clean (alternative) fueled vehicles.
- Incentives such as toll subsidies, preferential parking or reduced-rate parking for high occupancy vehicle HOV commuting.
- Occasional parking for transit commuters who may sometimes need to drive.
- Parking rate structures to discourage commuter use.
- Providing fueling stations for alternative fuel vehicles.

Given the transit options in the project area, a comprehensive TDM program should be implemented that will increase the transit mode share for the office use from the 38 percent level and reduce the expected 37 percent auto mode share. The proponents should consider requiring, as a lease condition, TMA membership of and active participation by all tenants. A specific TDM plan for each project should be described in the DPIR.

We support an increase in the number of Zipcars and recommend that office tenants be made aware of Zipcar's Z2B program for businesses. Showers and lockers, a guaranteed ride home and transit fare subsidies are effective as part of an overall program. We question how selling Day/Week Link Passes (formerly Visitor Passes) is a TDM measure.

## L-003-015

The Proponent will work with the BTB to develop an amendment to the Prudential Center TAPA that incorporates appropriate TDM measures to discourage single occupancy vehicles and encourage transit use.

L-003-015

L-003-016

The Prudential Center TAPA should be included in the DPIR and proposed amendments outlined.

Please note that the #55 bus, Jersey & Queensberry to Copley Square/Park & Tremont Street via Ipswich Street, operates at 30 minute headways during a.m. and p.m. peak, 60 minute headways during weekday off-peak hours and on 30 minute headways on weekends. Service to Park & Tremont is not provided on weekends and ends at 6:30 p.m. on weekdays.

L-003-017

All 11 Prudential Center Zipcars are located in the Orange section, Level P2 which appears to be in the center of the greater Prudential Center site. The Gloucester and proposed Exeter Residences are to the east of East Ring Road; apparently closer to the Blue and Green sections. The location where the Orange section ends and Green and Blue begin is unclear. As convenience is essential for attracting users to Zipcar, we suggest that several Zipcars be located in the Blue and Green sections of the parking garage. The DPIR should include plans of below-grade levels with distinct areas identified, including the Zipcar locations.

L-003-018

An increasingly common residential TDM measure for condominiums is offering one Massachusetts Bay Transportation Authority (MBTA) monthly LinkPass for each unit during the year after the initial sale of each unit. Such subsidies encourage residents to try the transit system and, in combination with car sharing, can emphasize that city living at the project can be comfortable without a vehicle.

The DPIR should include a detailed TDM section that addresses both the office and residential uses. Commitments to a TDM program should be discussed.

A draft LEED-NC checklist is provided in the PNF/NPC for the Exeter Residences and a LEED-CS for 888 Boylston Street. Each shows that 26 points have been identified for implementation with 17 credits under consideration.

Staff of this department, along with BRA staff, look forward to meeting with proponents' representatives to discuss the evolution of green building programs, including the LEED for Commercial Interiors rating system which was designed by the United States Green Building Council (USGBC) to be complimentary to Core & Shell.

Thank you for the opportunity to offer comment. We look forward to the DPIR.

Sincerely,

Bryan Glascock  
Director

cc: Kathleen Pedersen, Senior Project Manager/Environmental Review Specialist, BRA  
Paul Christner, Transportation Planner, BTM

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### L-003-016

The Proponent will work with the BTM to develop an amendment to the Prudential Center TAPA following the Article 80 Process.

### L-003-017

The Proponent will work with the BTM to develop an amendment to the Prudential Center TAPA that incorporates appropriate TDM measures to discourage single occupancy vehicles and encourage transit use.

### L-003-018

The Proponent will work with the BTM to develop an amendment to the Prudential Center TAPA that incorporates appropriate TDM measures to discourage single occupancy vehicles and encourage transit use.

# Boston

John O'Brien  
Project Manager  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201-1007

September 10, 2008

Dear Mr. O'Brien:

Regarding the Project Notification Form for the Exeter Residences/888 Boylston Street (Prudential Center) project submitted to the BRA on August 31, 2007 the Boston Fire Department requires the following issues addressed by a qualified individual.

- L-004-001 | 1. Emergency vehicle site access to the new buildings as well as existing buildings that might be affected.
- L-004-002 | 2. Impact on availability and accessibility of hydrant locations for new buildings as well as for any existing buildings that might be impacted.
- L-004-003 | 3. Impact on availability and accessibility to siamese connection locations for new buildings as well as for any existing buildings that might be impacted.
- L-004-004 | 4. Impact that a transformer vault fire or explosion will have on the fire safety of the building. Particularly as it relates to the location of the vault.
- L-004-005 | 5. Need for Boston Fire Department permit requirements as outlined in the Boston Fire Prevention Code, the Massachusetts Fire Prevention Regulations (527 CMR), and the Massachusetts Fire Prevention Laws (MGL CH148).
- 6. For projects involving air-supported structures, it is critical that the impact of the design has on fire safety relative to the interaction of the area underneath the structure to the structure as well as to the interaction of the structure to the area underneath the structure.
- 7. Due to the increasing popularity of private wireless communication services, it has become increasingly difficult and costly for the Fire Department to locate our emergency communications equipment at appropriate sites. At the same time, the need for antenna sites has grown as development continues in downtown/Back Bay. We would appreciate it if the BRA, as part of its development review process for high-rise towers, could assist the Fire Department in obtaining rooftop access for our communications equipment as a public benefit too meet this critical public safety need.



Thomas M. Menino, Mayor/FIRE DEPARTMENT/115 Southampton Street 02118

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## L-004-001

The proposed project is not anticipated to affect emergency access at the Prudential Center site. The Proponent will work with the BFD on site access in the design development phase of the project.

## L-004-002

The design of proposed project will not have an impact on the availability of hydrants or siamese connections.

## L-004-003

Comment noted.

## L-004-004

Comment noted.


## L-004-005

The Proponent will consider this request as part of the design development phase of the project.



These items should be analyzed for all phases of the construction as well as the final design stage. This project will need permits from the Boston Fire Department as well as the Inspectional Services Department.

Respectfully,

  
George L. Wyman  
Acting Fire Marshal

Pjm

Cc: Paul Donga, FPE, Plans Unit, BFD

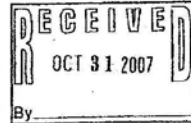
**L-005-001**

Comment noted. This will be addressed in the implementation of construction phase.

**Boston Water and  
Sewer Commission**

980 Harrison Avenue  
Boston, MA 02119-2540  
617-989-7000

October 29, 2007



Mr. Paul McCann  
Acting Director  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201

Re: Prudential Center, PDA #37  
Exeter Residences/888 Boylston Street  
Notice of Project Change/ Project Notification Form

Dear Mr. McCann:

The Boston Water and Sewer Commission (Commission) has reviewed the Notice of Project Change/ Project Notification Form (NPC/PNF) for the proposed Exeter Residences and 888 Boylston Street as the development components of Phases 4a and 6 of the Prudential Center Redevelopment, PDA No. 37.

The Exeter Residences consists of approximately 30-story, 256,000-square foot building with 200 residential units and retail and common space. The 888 Boylston Street consists of a 19-story office structure with approximately 439,000 square feet of gross floor area with accessory retail and common areas.

According to the PNC/PNF, proposed sanitary sewer discharge is 34,000 gallons per day (gpd) for the Exeter Residences and 32,000 gpd for 888 Boylston. Exeter Residences is expected to generate approximately 37,500 gpd of water demand and 888 Boylston will require approximately 35,000 gpd of water demand. The existing site area is relatively impervious and no significant change in run-off volume is expected to result from the project.

For water service, the Exeter site is served by 12-inch high pressure service and 16-inch low service mains on Exeter Street and 888 Boylston is served by 12-inch high pressure service and 12-inch low service mains on Boylston Street. For sanitary and storm drainage service, there is a 15-inch storm drain and 12-inch sanitary sewer on Exeter Street and a 48-by-100-inch storm drain and a 33-by-39 sanitary sewer in the southern side of Boylston Street.

For the record, the Commission submits the following comments regarding this project:

General

- L-005-001** | 1. Prior to demolition of any buildings, all water, sewer and storm drain connections to the buildings must be cut and capped at the main pipe in accordance with the Commission's requirements. Boston Properties, Inc. must then complete a Termination Verification



**L-005-001** | Approval Form for a Demolition Permit, available from the Commission and submit the completed form to the City of Boston's Inspectional Services Department before a demolition permit will be issued.

**L-005-002** | 2. It is not expected that the proposed project includes new or relocated water mains, sewers and storm drains. However, if new mains are required, all new or relocated water mains, sewers and storm drains must be designed and constructed at Boston Properties, Inc.'s expense. They must be designed and constructed in conformance with the Commission's design standards, Water Distribution System and Sewer Use Regulations, and Requirements for Site Plans. To assure compliance with the Commission's requirements, Boston Properties, Inc. must submit a site plan and a General Service Application to the Commission's Engineering Customer Service Department for review and approval when the design of the new water and wastewater systems and the proposed service connections to those systems are 50 percent complete. The site plan should include the locations of new, relocated and existing water mains, sewers and drains which serve the site, proposed service connections as well as water meter locations.

**L-005-003** | 3. The Department of Environmental Protection, in cooperation with the Massachusetts Water Resources Authority and its member communities, are implementing a coordinated approach to flow control in the MWRA regional wastewater system, particularly the removal of extraneous clean water (e.g., infiltration/ inflow (I/I)) in the system. In this regard, DEP has been routinely requiring proponents proposing to add significant new wastewater flow to assist in the I/I reduction effort to ensure that the additional wastewater flows are offset by the removal of I/I. Currently, DEP is typically using a minimum 4:1 ratio for I/I removal to new wastewater flow added. The Commission supports the DEP/MWRA policy, and will require Boston Properties, Inc. to develop a consistent inflow reduction plan. The 4:1 requirement should be addressed at least 90 days prior to activation of water service.

**L-005-004** | 4. For any proposed masonry repair and cleaning Boston Properties, Inc. will be required to obtain from the Boston Air Pollution Control Commission a permit for Abrasive Blasting or Chemical Cleaning. In accordance with this permit Boston Properties, Inc. will be required to provide a detailed description as to how chemical mist and run-off will be contained and either treated before discharge to the sewer or drainage system or collected and disposed of lawfully off site. A copy of the description and any related site plans must be provided to the Commission's Engineering Customer Service Department for review before masonry repair and cleaning commences. Boston Properties, Inc. is advised that the Commission may impose additional conditions and requirements before permitting the discharge of the treated wash water to enter the sewer or drainage system.

5. Boston Properties, Inc. should be aware that the US Environmental Protection Agency issued a draft Remediation General Permit (RGP) for Groundwater Remediation,

## **L-005-002**

Comment noted. This will be defined and addressed at the design development phase.

## **L-005-003**

Comment noted.

## **L-005-004**

Comment noted.



Contaminated Construction Dewatering, and Miscellaneous Surface Water Discharges. If groundwater contaminated with petroleum products, for example, is encountered, Boston Properties, Inc. will be required to apply for a RGP to cover these discharges.

- L-005-005** 6. As noted in the NPC/PNF, A Groundwater Conservation Overlay District has been developed and this project is located within it. This district is intended to promote the restoration of groundwater levels and reduce the impact of surface water runoff. The applicant for a building permit will be required to construct a structure capable of retaining a specific amount of stormwater accumulated on the site. This retention structure would be designed to direct the stormwater towards the groundwater table for recharge. Boston Properties, Inc. should contact the Inspectional Services Department for further information.

#### Water

- L-005-006** 1. Boston Properties, Inc. should provide separate estimates of peak and continuous maximum water demand for residential, commercial, industrial, irrigation of landscaped areas, and air-conditioning make-up water for the project with the site plan. Estimates should be based on full-site build-out of the proposed project. Boston Properties, Inc. should also provide the methodology used to estimate water demand for the proposed project.
- L-005-007** 2. If potable water is to be used for irrigation of the landscaped areas, the amount should be quantified. If Boston Properties, Inc. plans to install a sprinkler system, the Commission suggests that timers, tension meters (soil moisture indicators) and rainfall sensors also be installed. The Commission strongly encourages the creation of landscape that requires minimal use of potable water.
- L-005-008** 3. In addition to the water conservation measures required by the Massachusetts Plumbing Code and listed in the ENF, Boston Properties, Inc. should also consider implementing other water saving measures where appropriate. Public restrooms should be equipped with sensor-operated faucets and toilets.
- L-005-009** 4. Boston Properties, Inc. is required to obtain a Hydrant Permit for use of any hydrant during the construction phase of this project. The water used from the hydrant must be metered. Boston Properties, Inc. should contact the Commission's Operations Division for information on and to obtain a Hydrant Permit.
- L-005-010** 5. The Commission is utilizing a Fixed Radio Meter Reading System to obtain water meter readings. For new water meters, the Commission will provide a Meter Transmitter Unit (MTU) and connect the device to the meter. For information regarding the installation of MTUs, Boston Properties, Inc.s should contact the Commission's Meter installation Department.

#### **L-005-005**

Please see Section 6.1, Stormwater Management, of the DPIR for discussion of an infiltration system to be installed as part of the project in compliance with Groundwater Conservation Overlay District requirements. This will be submitted to BWSC as part of the Site Plan review process.

#### **L-005-006**

The requested detail will be included in the BWSC Site Plan Review submission for the project.

#### **L-005-007**

The requested detail will be included in the BWSC Site Plan Review submission for the project.

#### **L-005-008**

Please see Section 7.2, Sustainable Design and Practices, of the DPIR for a discussion of how the project will incorporate sustainable measures to preserve natural resources.

#### **L-005-009**

Comment noted.

#### **L-005-010**

Comment noted.



Sewage / Drainage

- L-005-011** | 1. Boston Properties, Inc. must submit to the Commission's Engineering Customer Service Department a detailed stormwater management plan which:
- Identifies best management practices for controlling erosion and for preventing the discharge of sediment and contaminated groundwater or stormwater runoff to the Commission's drainage system when the construction is underway.
  - Includes a site map which shows, at a minimum, existing drainage patterns and areas used for storage or treatment of contaminated soils, groundwater or stormwater, and the location of major control or treatment structures to be utilized during the construction.
  - Provides a stormwater management plan in compliance with the DEP's standards mentioned above. The plan should include a description of the measures to control pollutants in stormwater after construction is completed.
- L-005-012** | 2. Boston Properties, Inc. must fully investigate methods for retaining stormwater on-site before the Commission will consider a request to discharge stormwater to the Commission's system. The site plan should indicate how storm drainage from roof drains will be handled and the feasibility of retaining their stormwater discharge on-site. Under no circumstances will stormwater be allowed to discharge to a sanitary sewer.
3. The Commission encourages Boston Properties, Inc. to explore additional opportunities for protecting stormwater quality on site by minimizing sanding and the use of deicing chemicals, pesticides, and fertilizers.
- L-005-013** | 4. If Boston Properties, Inc. seeks to discharge dewatering drainage to the Commission's sewer system, they will be required to obtain a Drainage Discharge Permit from the Commission's Engineering Customer Service Department prior to discharge.
- L-005-014** | 5. Developers of projects involving disturbances of land of one acre or more will be required to obtain an NPDES General Permit for Construction from the Environmental Protection Agency and the Massachusetts Department of Environmental Protection. Boston Properties, Inc. is responsible for determining if such a permit is required and for obtaining the permit. If such a permit is required, it is requested that a copy of the permit and any pollution prevention plan prepared pursuant to the permit be provided to the Commission's Engineering Services Department, prior to the commencement of construction. The pollution prevention plan submitted pursuant to a NPDES Permit may be submitted in place of the pollution prevention plan required by the Commission provided the Plan addresses the same components identified in item 1 above.

**L-005-011**

The requested detail will be included in the BWSC Site Plan Review submission for the project.

**L-005-012**

Please see Section 6.1, Stormwater Management, of the DPIR for further information regarding the current design. The Proponent is exploring methods for onsite water reuse. The requested detail will be included in the BWSC Site Plan Review submission for the project.

**L-005-013**

Comment noted.

**L-005-014**

Comment noted. An NPDES submission will be prepared for the project prior to construction.

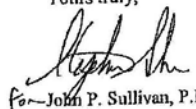




- L-005-015** | 6. The Commission requests that Boston Properties, Inc. install a permanent casting stating "Don't Dump: Drains to Boston Harbor" next to any catch basin created or modified as part of this project. Boston Properties, Inc. should contact the Commission's Operations Division for information regarding the purchase of the castings.
- L-005-016** | 7. Sanitary sewage must be kept separate from stormwater and separate sanitary sewer and storm drain service connections must be provided.
- L-005-017** | 8. The Commission requires that existing stormwater and sanitary sewer service connections, which are to be re-used by the proposed project, be dye tested to confirm they are connected to the appropriate system.
- L-005-018** | 9. If a cafeteria or food service facility is built as part of this project, grease traps will be required in accordance with the Commission's Sewer use Regulations. Boston Properties, Inc. is advised to consult with Mr. Richard Fowler, Deputy Superintendent of Field Operations, with regards to grease traps.

Thank you for the opportunity to comment on this project.

Yours truly,

  
for John P. Sullivan, P.E.  
Chief Engineer

JPS/dsc

C: D. Stewart, Boston Properties  
J. Walser, BRA  
M. Zlody, BED  
P. Laroque, BWSC

**L-005-015**

The project will comply with this request.

**L-005-016**

The project will comply with this request.

**L-005-017**

This will be performed prior to commencement of construction as requested.

**L-005-018**

Comment noted.

BRA MEMORANDUM

TO: Rodney Sinclair  
FROM: Katie Pedersen  
DATE: December 20, 2007  
RE: Prudential Center Redevelopment  
Exeter Residences & 888 Boylston  
Phase 6 & 4a  
Boston, MA  
Comments on Project Notification Form

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I have reviewed the Project Notification Form (PNF) dated August 2007 and submit the following comments for the Environmental Protection Component. BP Prucenter Acquisition LLC, an affiliate of Boston Properties, Inc. and the owner of the Prudential Center (the Proponent) proposes to modify the previously approved Boylston Office Building, also known as 888 Boylston Street, making it a viable office alternative for quality tenants considering locating to the Back Bay. The Exeter Residences, located on Exeter Street in Phase 6 of the site Master Plan area, includes the residential program of the Proposed Project. The Proposed Project building is consistent with the Master Plan. The Proposed Development Plan changes are located completely within the Prudential Center Redevelopment Planned Development Area Number 37 (PDA No. 37) and conform to the previously established Floor Area Ratio (FAR) for the site.

The Proponent proposes an additional component phase, Phase 6, which was previously approved on a Master Plan level, of the Prudential Center Redevelopment (PDA No. 37), and of a change in a portion of Phase 4a, also a development component phase within PDA No. 37. The Proponent seeks approval on a Development Plan level of Phase 6, previously approved in 2002 on a Master Plan basis, and for a modification of Phase 4a previously approved in the 1990 Development Plan. PDA No. 37 does not designate project sites specifically, but rather delineates development components (whole buildings or portions of retail expansion) as being part of the contemplated phase of construction.

The Proposed Project sub-phase of Phase 6, to be known as Exeter Residences (The Exeter Residences), proposes a new development component consisting of a new residential building in the area delineated as Phase 6 on a Master Plan basis within PDA No. 37. The proposed building is sited with its primary entrance on Exeter Street. The proposed building site includes a portion of what is currently the Lord & Taylor building.

The proposed Exeter Residences will consist of a 30-story residential building containing approximately 256,000 square feet of residential and retail space with a height of approximately 340 feet.

The Proposed Project sub-phase 4a, known as the Boylston Office Building (888 Boylston), proposes an increase in height and square footage to the previously approved

Boylston Office Building, which was originally approved as the development component for Phase 4a of PDA No. 37. The proposed modification to 888 Boylston Street adds 8 additional stories to the previously approved office building, resulting in an increase of approximately 149,000 square feet of office space, an increase of approximately 2,500 square feet of common and retail space, and an increase of approximately 110 feet in height. As modified, 888 Boylston and the remainder of Phase 4a will consist of a 19 story office building containing approximately 369,000 square feet of office space and approximately 51,000 square feet of retail space with a height of approximately 265 feet.

#### Wind

The Proponent has performed a quantitative (wind tunnel) analysis of the potential pedestrian level wind (PLWs) impacts and submitted the results. However, the results have not been presented in detail and the reason given, that the base condition (Approved Development Plan) presumes the construction of the previously approved 11-story building at 888 Boylston Street. The study modeled the ground level wind conditions at 89 locations including pedestrian routes and surrounding public streets from Dalton Street to the Boston Public Library and from Huntington Avenue to Newbury Street.

In the analysis of the Approved Development Plan, all studied locations met the BRA's safety criteria. However, 5 locations were found to both uncomfortable and have effective wind gusts speeds greater than the 31 mph BRA criteria in the Approved Development Plan. Of particular concern are locations 84, 88, 89 and 40. Location 84, located between the Fairfield and Boylston residential buildings within an open courtyard adjacent to Saks Fifth Avenue, while locations 88 and 89 are in South Garden west of the Huntington Arcade. While location 40, located on a public sidewalk in the northeast quadrant of the intersection of Huntington Avenue and Exeter Street, was estimated to have uncomfortable conditions on an annual basis.

The Proponent has presented a comparison of the of the Approved Development Plan and the Proposed Program and the 78 locations were unchanged and five locations were expected to have increase in pedestrian level winds and six locations were expected to experience a decrease in annual winds. Although, locations 30, 77 and 79, winds are expected to have a moderate increase of 4 to 8 mph annually and will fall into the uncomfortable category. Overall the Proposed Program will increase wind conditions from the Approved Development Plan.

L-006-001

The installation of additional street trees, canopies have been presented as potential mitigation measures however, the Proponent shall continue to explore additional measures to improve the pedestrian level wind conditions.

#### Shadow

Please refer to Urban Design comments.

#### **L-006-001**

Please see Section 5.2, Wind, of the DPIR. The wind studies were prepared in accordance with the BRA's standards and guidelines. The Proponent has worked to develop a building design and street-level features that diminishes the wind impacts from the proposed buildings. Furthermore, the wind impacts of the Project with the proposed mitigation will be similar to the wind impacts of the No Build condition.

## L-006-002

The Prudential Center Arcade currently utilizes tinted glass which alleviates the effect of solar glare for retail customers.

### Daylight

The Proponent has prepared a daylight analysis for both Build and No-Build conditions, the percentage of skydome obstructed by the Proposed Project was measured and an evaluation of the net change in obstruction submitted. The Proposed Conditions will create an increase in the percentage of skydome obstruction. The Proposed Exeter Residences building's massing and appearance from the centerline of Exeter Street by an additional 63.0 percent of the skydome resulting in a total obstruction of 41.1 percent. Though, the addition of the 888 Boylston Street building, when viewed from the centerline of Boylston Street, will only obstruct an additional 5.6 percent of the skydome, resulting in a total obstruction of 39.5 percent.

The Proponent has asserted that due to the disparity in building heights, from the existing (low-rise structure) and the proposed 30 story building the Proposed Project (Exeter Residences and 888 Boylston) will result in an unavoidable increase in skydome obstruction.

### Solar Glare

The Proponent has stated that the proposed Exeter Street building is essentially a masonry building with residential fenestration, thus solar glare and heat gain effects on surrounding buildings are anticipated to minor. Similarly, the 888 Boylston Street building is proposed to be a fully glazed building set back 77' from Boylston Street. The Proposed Project will introduce new sources of glare, (such as sunlight reflections on windshields), such as the sunlight that is expected to reflect off the faceted curve of the north elevation of 888 Boylston Street on June 21, 9 a.m. The Proponent has proposed the employment of plaza tree planting as a means of filtering out and/or blocking the anticipated glare. However, mitigation measures have not been included to minimize the glare created on December 21 at 9 a.m., when glare effects through the glazed roof of the Arcade are likely to create uncomfortable conditions for the shoppers walking south, through the low sun angle, as well as the residents of the neighboring residential tower, who may be forced to pull shades or blinds, due to the reflected sun striking their windows and doors. The Proponent shall be required to investigate and include in the DPIR means by which the glare will be blocked and/or reduced.

### Noise

The Proponent has provided a description of existing noise levels at the Proposed Project site and vicinity based upon the noise-monitoring program. Additionally, an extensive noise analysis was prepared in 1988 for the previously Approved Project as part of the Prudential Center Redevelopment Final Project and Environmental Impact Report (Prudential FPIR/FEIR) to determine conformance with the noise regulations.

The Proposed Project (Exeter Residences and 888 Boylston Street) buildings will include rooftop mechanical equipment, to be located together on the center of the roof to

L-006-002

minimize sound transmission. As indicated the Proponent shall provide sound screening around the rooftop mechanical equipment as shall specify in the final design plans.

L-006-003

The Proponent shall be required to provide description in the DPIR, of any required mitigation measures to minimize adverse noise impacts and to reduce interior noise levels of residential and other sensitive receptors in conformance with the Interior Design Noise Level (not to exceed day-night average sound level of 45 decibels) established by the U.S. Department of Housing and Urban Development. A demonstration of compliance with City of Boston noise regulations and applicable state and federal regulations and guidelines must also be included.

#### Air Quality

The Proponent conducted an air quality analysis for the Prudential FPIR/FEIR at the intersection of Massachusetts Avenue/Boylston Street and established that the maximum carbon monoxide (CO) concentrations at this intersection would not exceed the on-or 8 hour National Ambient Air Quality Standards (NAAQS) for either 1994 or 1999 cases. This air quality analysis concluded that, due to the improvements of automobiles with a higher standard for emission testing, the air quality in the area would be expected to improve in the future.

The Proponent has demonstrated that with the addition of the Proposed Project buildings (Exeter Residences and 888 Boylston) a substantial change to the air quality results, for the conclusion drawn in the Prudential FPIR/FEIR.

#### Geotechnical Impacts

A description and analysis of the existing sub-soil conditions, including the potential for ground movement and settlement during excavation and potential impact on adjacent buildings and utility lines has been provided. This analysis includes a description of the foundation construction methodology, the amount and method of excavation. The Proponent has indicated that pile driving will be required and but shall be required to further describe the potential impact on adjacent buildings and infrastructure and measures to prevent any adverse effects.

L-006-004

A vibration monitoring plan must be provided, ensuring potential vibration impacts from the Proposed Project construction on adjacent buildings and infrastructure will be mitigated.

#### Groundwater

L-006-005

The Proposed Project is located within the Groundwater Conservation Overlay District (GCOD) and accordingly, a demonstration of compliance with Article 32 of the Boston Zoning Code is required, in particular the requirements associated with the infiltration of rainwater.

#### **L-006-003**

Both buildings will be designed to meet applicable codes and regulations with respect to noise. This level of design is typically completed during the Design Development phase of the project, and will be submitted to the relevant City agencies in accordance with the City's development review procedures.

#### **L-006-004**

Please see Section 5.6, Geotechnical and Groundwater Analysis, of the DPIR which indicates the proposed foundation construction methodology of drilled shafts/caissons. Additional detail will be provided in the construction management plan. A pre-construction survey will be performed on adjacent buildings and infrastructure.

#### **L-006-005**

Please see Section 6.1, Stormwater Management, of the DPIR for discussion of an infiltration system design to address GCOD requirements.

L-006-005

It is acknowledged that the Proposed Project site presents challenges for the Proponent, but nonetheless, compliance is still mandated. The fact that the Prudential Center is encircled by a sheet pile cutoff wall, groundwater levels within the Prudential Center have not been reflected at nearby wells monitored by the Boston Groundwater Trust. As a result, recharge within the boundaries of the Prudential Center is unlikely to offer any benefit to the foundations of nearby wood piling supported buildings. The proposed Exeter Residence is to be located near an area across from Exeter Street where there are low groundwater levels that could threaten the foundations of several buildings. Therefore, it would be most beneficial if required recharge could occur along Exeter, particularly if it can reach past the MBTA Green Line tunnel. The Proponent is also encouraged to install a recharge system of the size required for 888 Boylston on either Belvidere or Dalton Street where there are fewer obstructions and the potential for the recharge to help raise groundwater levels is higher.

L-006-006

If on-going pumping or dewatering is required, the metering of discharge should be conducted with oversight by the Boston Water and Sewer Commission.

#### Stormwater Management

The Proponent has provided a description of the existing drainage conditions. As it exists, the areas where Exeter Residences and 888 Boylston would occupy are nearly 100 percent impervious to rainfall percolation. Existing runoff from both areas is collected via internal drains or offsite in catch basins. The Proposed Project will improve the water quality and the majority of onsite drainage will be collected internally then directed to the municipal collection system in Exeter and Boylston Streets. at the site and create a new on-site storm drain system.

The Proponent has indicated that the site drainage design for both Exeter Residences and 888 Boylston will be based on the applicable Massachusetts Department of Environmental Protection (DEP) Stormwater Performance Standards as stated in the DEP/Coastal Zone Management (CZM) Stormwater Management Policy. The Proponent has further demonstrated the means by which the Proposed Project will be comply with the Stormwater Management Policy. As indicated, compliance with the standards for the final site design must be reviewed by the Boston Water and Sewer Commission. (BWSC).

#### Solid and Hazardous Wastes/Materials

L-006-007

The Proponent shall provide a list of any known or potential contaminants on site together with a description of remediation measures to ensure their safe removal and disposal, pursuant to the M.G.L., Chapter 21E and the Massachusetts Contingency Plan.

Any potential hazardous wastes to be generated by the Proposed Project must be identified. In addition, potential waste generation must be estimated and plans for disposal indicated and measures to promote reduction of waste generation and to promote recycling in compliance with the City's recycling program must be described.

#### **L-006-006**

Comment noted. The Proponent will work with the BWSC as the design is developed.

#### **L-006-007**

Previous construction work at the Prudential Center has not revealed significant oil and hazardous material contamination. Any regulated materials encountered during construction will be addressed in accordance with state and federal action and reporting requirements.

#### Historic Landmarks

L-006-008

The Proponent has identified, mapped and described historic resources and other historic properties in the vicinity of the Proposed Project and evaluated the anticipated effects of the Proposed Project on these resources. The Proponent has indicated increased shadows created by the Proposed Project are unlikely to adversely impact the physical fabric of any historic building within the Back Bay Historic District, and thus will not harm the physical characteristics for which these buildings are significant.

Please provide any documentation verifying consultation with relevant historical commissions confirming the "no adverse impact."

#### Sustainable Design/Green Buildings

The purpose of Article 37 of the Boston Zoning Code is to ensure that major buildings projects are planned, designed, constructed and managed to minimize adverse environmental impacts; to conserve natural resources; to promote sustainable development; and to enhance the quality of life in Boston. Any proposed project subject to the provisions of Article 37 shall be LEED Certifiable (U.S. Green Buildings Council) under the most appropriate LEED rating system. Building green requires an integrated design approach that looks at all components of the building project and evaluates the interrelationships among the building, its specific components, its surroundings and its occupants.

Green buildings have many benefits including more efficient and cost effective use of building resources, significant energy and operational savings, increased productivity among occupants and reduced stormwater and air pollution impacts. Proponents are encouraged to integrate sustainable building practices at the inception of the design process.

L-006-009

The Proposed Project must include a LEED accredited professional as part of the project team. This team member advises the project team on LEED issues and ensures that the specific LEED credits for the Proposed Project are achieved.

The Proponent has provided a completed LEED-NC checklist for the Exeter Residences indicating 26 points for which the proposed building is expected to qualify and LEED-CS for 888 Boylston indicating 26 points for which the proposed building is expected to qualify (including any Boston Green Credits, found in Appendix A to Article 37). The Proponent shall provide an explanatory narrative for each of the above mentioned LEED checklists, thus establishing compliance with specific points.

#### **L-006-008**

A Notice of Project Change will be filed with MEPA after the conclusion of Article 80. A copy of this document will be submitted to the Massachusetts Historical Commission (MHC) for their review.

#### **L-006-009**

Please see Section 7.3, Leadership in Energy and Environmental Design (LEED), of the DPIR for an update to the sustainable design approach for each building and identification of project team LEED accredited professionals.

**L-007-001**

Please see Section 2.2, Regulatory Context, Zoning and Permitting, of the DPIR for an updated listing and an expanded discussion of the anticipated permits required.

**MEMORANDUM**

**TO:** John O'Brien, Senior Project Manager  
**CC:** Rick Shaklik, Deputy Director of Zoning  
Rodney Sinclair, Project Manager  
**FROM:** Marybeth Pyles, Land Use Counsel  
**DATE:** December 18, 2007  
**RE:** Comments  
Notice of Project Change/ Project Notification Form ("NPC/PNF")  
Prudential Center Redevelopment – PDA No. 37  
The Exeter Residences & 888 Boylston Street Office Building ("Proposed Projects")

---

The purpose of this memorandum is to convey my comments on the above-referenced documents. My comments on these 80B documents reflect suggested revisions that are important to complete the explanation of what these projects entail in terms of the zoning and permitting process, but are also made in anticipation of the 80C submissions which have yet to be filed with the Boston Redevelopment Authority in order to begin the PDA Amendment process. In addition, as acknowledged on page 1-7 of the Executive Summary Chapter of the NPC/PNF, not only will an amendment to the PDA development plan be required, but a text amendment to Article 41 of the Zoning Code will also be required in order to accommodate these projects as described in the NPC/PNF. Accordingly, when the 80C submissions are filed and the text amendment is proposed, I will have additional substantive comments on those documents.

My comments here focus on Section 3.7 of the Project Notification Form Chapter. Section 3.7 entitled "Regulatory Controls, Permits and Agency Coordination" includes Table 3.2 which presents a list of permits and approvals to be obtained in order for the projects to proceed. There are two columns in this table of "Anticipated Permits." The first column lists the Agency from which the permit or approval must be obtained and the second column lists the specific approval or permit. I would suggest that a third column be added that provides an explanation/description of each of these approvals or permits. If the table format is not conducive to providing this explanation/description, I would suggest, as an alternative, that following the table a narrative section be added that explains/describes each approval or permit listed. Lastly, for the sake of consistency, as this table lists the Green Building requirement and references the relevant zoning article, Article 37, I would suggest that similarly the table also reference Article 32 which sets forth the requirements with which a project within the Groundwater Conservation Overlay District must comply.

L-007-001



Boston

Groundwater Trust

234 Cleveland St., Third Floor, Boston, MA 02116  
617.559.5430 voice • 617.266.8750 fax  
bostongroundwater.org

October 17, 2007

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Mr. Rodney Sinclair, Project Manager  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201-1007

Subject: Prudential Center Redevelopment

Dear Mr. Sinclair:

Thank you for the opportunity to comment on the Notice of Project Change/Project Notification Form concerning the addition of the 888 Boylston St and Exeter Avalon buildings to the Prudential Center.

The Boston Groundwater Trust was established by the Boston City Council to monitor groundwater levels in sections of the City where the integrity of building foundations is threatened by lowered groundwater levels and to make recommendations for solving the problem. As such, my comments are limited to groundwater related issues.

As noted in the NPC/PNF, the project is located within the Groundwater Conservation Overlay District. I am pleased to note that the proponent says that it will need to comply with the associated requirements such as infiltration of rainwater. Because of the design and location of the Prudential Center, these will present both challenges and opportunities.

I am pleased that both in the scoping session and in a meeting with the Trust the proponents have made clear their intention to comply with the requirements. Because the Prudential Center is encircled by a sheet pile cutoff wall, groundwater levels within the Center have not been reflected at nearby wells monitored by the Trust. This has been demonstrated during construction of the Mandarin Oriental project, when construction dewatering led to substantial reductions in the levels measured by wells within the Prudential Center but no corresponding reductions were seen in Trust wells located outside the cutoff wall. Therefore, recharge within the boundaries of the Prudential Center is unlikely to offer any benefit to the foundations of nearby wood piling supported buildings.

The proposed Exeter Avalon tower is located near an area across Exeter Street where there are low groundwater levels that could threaten the foundations of several buildings. Therefore, it would be helpful if the

L-008-001

Please see Section 6.1, Stormwater Management, of the DPIR discussing an infiltration system that will provide groundwater recharge in compliance with the requirements of Article 32. The Proponent will continue to consult with the Boston Groundwater Trust in design of the infiltration system.

L-008-001

L-008-001

required recharge can occur along Exeter, particularly if it can reach past the MBTA Green Line tunnel. Several buildings on the east side of Exeter Street are supported on wood pilings, as is the Lenox Hotel on the west side of the street.

There are even more obstructions that could prevent the installation of a recharge system in Boylston Street in front of the 888 Boylston building. It may make more sense to look at the Prudential Center as a whole, and then install a recharge system of the size required for 888 Boylston on either Belvidere or Dalton Street where there are less obstructions and the potential for the recharge to help raise groundwater levels is higher.

I'm pleased that the proponent has addressed the issue of the potential to affect nearby groundwater levels, as required by GCOD, in its filing. The proponent offers assurance that the goal will be met because of the existing sheet piling wall and because, other than drilled shafts and elevator pits, there will be no construction below the existing garage slab.

I look forward to continuing to work with the proponent to come up with the best solution for the location of the recharge systems. As with all major projects, I'm hopeful that this proposal will be designed and built in such a way that it can only help to raise area groundwater levels.

Very truly yours,

  
Elliott Laffer  
Executive Director

Cc: Kathleen Pederson, BRA  
Maura Zlody, BED

To: John O'Brien, BRA  
From: Sheila Dillon, BRA  
Date: December 20<sup>th</sup>, 2007  
Re: Exeter Residences' Affordable Housing Proposal

I have reviewed the materials sent to me regarding the affordable housing proposed for the Exeter Residences project. Please find a summary of the affordable housing proposal and comments related to this proposal.

**Existing Affordable Housing Program at the Boylston, Fairfield, & Gloucester Street Buildings**

Currently, twenty-eight (28) units located in the *existing* apartment buildings are affordable. Specifically, seven (7) of the units are rented to long-term residents earning less than or equal to 100% of the area median income. The maximum rent allowed is no more than 30% of the area median. In addition, the yearly rent increases for these seven (7) units cannot exceed 5% a year. These seven (7) units are affordable until 2013.

Twenty-one (21) of the *existing* affordable units are rented to households earning less than or equal to 100% of the median income. The term of the affordable rent is fifteen (15) years post initial vacancy. Given the vacancies to date, four (4) units will lose their affordable status in 2013; four (4) units will lose their status in 2014; one (1) unit will lose its affordable status in 2016; one (1) unit will lose its affordable status in 2017; one (1) unit will lose its affordable status in 2018; two (2) units will lose their affordable status in 2020; one (1) unit will lose its affordable status in 2021; and seven (7) units will lose their affordable status sometime after 2022. It is not possible to predict when these last seven units will lose their affordable status, as the original tenants still occupy the units, and the affordable term is defined as fifteen (15) years after the original tenant vacates.

**New Affordable Housing Proposal**

The affordable housing program being proposed has following components:

1. Ten (10) affordable units to be located on-site at the *new* development, the Exeter Residences;
2. Twenty-eight (28) *existing* affordable units located at the *existing* residential buildings will have their affordability term extended; and

3. An *additional* twelve (12) affordable units at the *existing* residential buildings will be created.

Total: 50 affordable units (26% of the total number of new units proposed)

*Duration of Affordability:* The developer is proposing that the twenty-eight (28) existing affordable units remain affordable for an additional fifty (50) years after the original affordability term expires. The owner is proposing that the additional new units – the ten (10) units located in the new building and the twelve (12) new affordable units in the existing buildings -- be affordable for fifty (50) years.

*Affordability Levels:* The developer is proposing that the affordable units be made affordable to households earning between 80% and 120% of the area median income, with the average rent affordable to households earning less than or equal to 100% of the area median income.

*Distribution of Units:* The developer is proposing that all of the affordable units be located on floors twelve (12) and below. Tenants in the *existing* affordable units will remain in their current units, but as an affordable unit becomes vacant, the affordable unit will be relocated to floors 1-12. The affordable units in the *new* building will be evenly divided between studio and one bedroom units. The affordable units in the *existing* buildings will include three (3) two-bedroom units, eighteen (18) one-bedroom units and nineteen (19) studios.

#### **Evaluation & Requested Clarification**

Under the City of Boston's Inclusionary Development Program, a development can meet its affordable housing requirement by producing affordable units either on-site, off-site, or by providing a specific cash contribution. If a developer is proposing to create the affordable housing units on-site, 13% of the total number of units being produced must be affordable. Affordable rental units are to be affordable to households earning less than or equal to 70% of the area median income.

The developer of the Exeter Residences has proposed the creation and preservation of fifty (50) affordable units. The affordable units would be affordable to households earning between 80% and 120% of the median income, with the average being affordable to households at 100% of the median income.

While the rent levels being proposed are higher than the rents required under the Inclusionary Development Program, the number of affordable units *far* exceeds the required number of affordable units. Under the Inclusionary Development Program, the developer would be required to provide twenty-six (26) affordable units. The developer has agreed to provide fifty (50) affordable units, an addition of twenty-four (24) affordable units. Twenty-two (22) of the proposed affordable units are new affordable

units and twenty-eight (28) of the proposed affordable units are the *existing* affordable units. As mentioned above, the *existing* affordable units will have their affordability terms extended.

The increased number of affordable units is attractive given the scarcity of affordable housing units located in the Back Bay. In addition, this proposal protects existing tenants living in affordable units by increasing the number of years their rents will be protected. Fifteen households currently living in affordable units – many of them elderly – could lose their affordable units in 2014.

L-009-001

Given the number of affordable units and the proposed affordability term, it is my opinion that this affordable housing proposal offers a significant community benefit. I would ask for a more detailed breakdown of unit sizes to better understand if the affordable units being proposed reflect the projects' overall unit sizes.

I am available to look at any subsequent material submitted and answer any questions you or community members may have.

#### L-009-001

Please see Section 8.4, Affordable Housing, of the DPIR for additional detail on the affordable housing proposal related to the project. The Proponent will continue to work with the BRA to finalize the details of the affordable housing program including the affordable tenant marketing plan, waiting lists, affordable rents and designation of the actual affordable apartments. The Proponent will ensure that the affordable apartments are not distinguishable from comparable market rate apartments in terms of finishes and square footages.

MEMORANDUM

TO: Rodney Sinclair; John O'Brien  
CC: Katie Pedersen  
FROM: David Carlson  
DATE: December 15, 2007  
SUBJECT: Prudential Center Redevelopment: Exeter Residences & 888 Boylston  
Scoping Comments

The Proposed Projects, both contained within the Prudential PDA, consist of the demolition of a portion of the existing Lord & Taylor building and the construction of new rental residential units in a massing and height configuration that is consistent with other residential or hotel towers in the Prudential complex or the larger context, and the proposed increase of 8 floors to the office building previously approved by PruPAC and the BRA. Because either action affects the PDA, the review process should continue to embrace both projects as requiring amendments to the Prudential PDA, particularly in terms of cumulative analysis of urban design and environmental impacts - which is the point of a multi-building PDA which governs the entire site, including such benefits as the Boylston Plaza and enhanced neighborhood connections. The comments made below should be applied or understood in their general, and not necessarily specific, sense. In general, the Proponent should consistently provide comparison information which compares the Proposed Projects with the conditions that are either approved (the 888 prior Project) or permissible by underlying zoning (the background PDA datum limit of 155').

DAYLIGHT AND SHADOW COMPONENTS

**L-010-001**

A daylight analysis for both build and no-build conditions was conducted in the PNF by measuring the percentage of skydome that is obstructed by the Proposed Project building(s) and evaluating the net change in obstruction. (If alternative massing studies are requested or result as part of the Article 80 development review process, daylight analysis of such alternatives must also be conducted for comparison.) Typically, however, such a study should treat three elements as controls for data comparisons: existing conditions, the 'as-of-right zoning envelope' (in this case the background PDA datum limit and approved 888, which was in fact used), and context examples. Context examples are lacking, and Exeter Residences should be studied at the 155' datum as part of the comparisons. The areas of interest might also include the plaza south of Lord & Taylor for the Exeter Residences, if Ring Road is too far away for the BRADA program to register; and, this commenter might suggest a closer look at the Boylston plaza as well. The success of the plaza as an inviting public space might be served by this,

**L-010-001**

Please see Section 5.4, Daylight Analysis, of the DPIR for updated daylighting studies which include the requested additional information. The Daylight analysis includes a review of the 155 foot zoning height and the proposed building height.

**L-010-002**

Please see Section 5.3, Shadow Analysis, of the DPIR for updated shadow studies based upon the current design. The Shadow analysis includes a review of the 155 foot zoning height and the proposed building height.

**L-010-002** | season of sensitivity (March 21 to October 21); it is requested that the Proponent provide information to demonstrate this conclusion by limited additional shadow studies focused on October 21 on the Commonwealth Mall and Copley Square. Minor shadows on the eastern wall of the Library courtyard are noted in the viewing of the shadow animation (Mar-Sep) provided to the PruPAC but these seem to be of a duration less than an hour. It should be noted that such are usually not defined as impacts per se. Of more interest would be any demonstrable addition to impacts in the populated areas of the BPL courtyard; these do not seem to occur in the information provided in either medium. The Proponent has provided shadow studies in the PNF that show the time that would have been DST in the appropriate month rather than simply placing March and September in the same context; this is appreciated as it adds depth to the shadow studies. (The animations seen in Committees label and treat the two months as the same). Finally, the shadow comparison for 888 Boylston should be made *clearly* relative to the approved height, and not existing conditions. It may be useful, if possible, to provide a printed 'existing and approved project conditions' base with a transparent overlay to provide this clarification.

**L-010-003** |

**L-010-004** |

#### URBAN DESIGN COMPONENT

The Boston Civic Design Commission has voted to review this Project and made preliminary comments at an initial presentation on November 6, 2007, sending the Project(s) to Design Committee. An excerpt from their minutes is attached. It was deemed prudent to wait until responses to some design issues have been generated for inclusion in the DPIR before commencing the follow-through process in Committee.

The Proposed Project(s) will create two new buildings atop levels of underground parking at different locations. In both cases PruPAC Committee discussions and responses from the Proponent have resulted in designs that are somewhat different than those contained in the PNF, which is what this scoping formally is responding to. The Proponent should generally build upon the progress made in Design Committee when responding to the issues below.

**L-010-005** | For 888 Boylston Street, the Proponent is requested to study alternative massing(s) at a transitional height between the 11 stories originally approved and the 19 stories proposed in the PNF. The 888 site is one where a transition in height from the higher datums of the Prudential Center is an appropriate gesture toward the main Back Bay District north of Boylston Street. Improvements to the top of the tower and the different expression of the facades – that acknowledge the changes to the proportions of the facade as the height is varied – should continue to be developed further. The urban design response of the architectural treatment of the building must respond to the unique conditions of its location; it is treated somewhat as a stand-alone building, but is truly a building embedded in its context.

**L-010-006** |

**L-010-007** | Several alternatives to the plaza design were proposed during the course of Committee meetings. It should be noted that the plaza design associated with the originally approved 11-story office building, like the building design itself, was schematic in nature; we want to be clear that the highest quality of public realm experience in the plaza area will be expected regardless of the ultimately approved height of the office tower. All aspects of the plaza area should be investigated; it should serve the adjacent programs on all four sides. It should interact with the

#### **L-010-003**

Please see Section 5.3, Shadow Analysis, of the DPIR. The updated study in the DPIR includes a specific evaluation of the shadow impacts on the BPL courtyard wall. The current design does not contribute any shadow to the BPL courtyard level.

#### **L-010-004**

A transparent overlay has been developed for the shadow study as part of the DPIR preparation. This overlay set is too cumbersome to be included in the DPIR document. A copy will be forwarded to the BRA for their use and copies will be retained by the Proponent and made available to the public during the DPIR public review period.

#### **L-010-005**

Please see Section 3.3, Urban Context - 888 Boylston, of the DPIR for an updated discussion on the design of 17 stories and massing.

#### **L-010-006**

Please see Section 3.3, Urban Context - 888 Boylston. The design included within this DPIR reflects updates and discussions from PruPAC, City agencies and members of the public. The Proponent is committed to developing a design that compliments the Prudential Center and provides an appropriate transition between the Prudential Tower and to Boylston Street. As is customary with the City's development review procedures, the Proponent will continue to refine the design in cooperation with the BRA.

#### **L-010-007**

Please see Section 3.3, Urban Context - 888 Boylston. The DPIR contains a revised plaza design that is based on feedback from City agencies, PruPAC and members of the public. As is customary with the

City's development review procedures, the Proponent will continue to refine the design in cooperation with the BRA.

L-010-007

slipstream of Boylston Street's pedestrian flows, clearly inviting the public (possibly with program elements). It will need to consider the likely program of the Hynes Convention Center retail development, and provide an opportunity for enlivenment of that edge and corner. The revised gesture of entry to the Prudential's public and retail passageways and its neighborhood connections should function and be actively programmed at two levels. We encourage boldness and invitation in the resolution of the Prudential complex entryway, and integration with the massing and treatment of the lower office building and its retail components. The Proponent is therefore requested to work to develop a design that integrates the entry to 888 Boylston and to the Prudential's retail and pedestrian corridors in a more unified or comprehensive manner while maintaining their likely need for separate identities. The 'corners' must be better resolved as part of this investigation. The solution for the plaza must take into account the space of the plaza *itself* as defined by all of these three- and four-dimensional elements, as a place of reflection/respite and passive enjoyment. Again, the enhanced design of the public plaza and inclusion and resolution of the entry component will ultimately be required regardless of the approved office height.

L-010-008

The section studies and relationships requested above in the Daylight discussion and the views and other material below will help define the parameters for the plaza and the appropriate associated massing height, and add to the understanding of the experience of the public realm. Continuing cooperation with the Hynes should be evident in the plaza thinking.

L-010-009

Regarding the Exeter Residences, the Proponent is requested to work further on the resolution of the top of the building, integrating it into the mass and materials below. The compositional approach to the overall design should be simplified with proportions, detail and gestures - character - that more convincingly give a sense of the residential program and the larger context of the area. Texture is an important aspect of the character not only of the area's nearby historic areas, but also of the buildings within the Prudential complex; consider this as the design evolves. The stair and elevator sequence should be resolved and the sense of the stair and invitation into the Prudential complex made an engaging, comfortable and secure pedestrian experience from either side and level. Minimize vehicular/pedestrian conflicts along the public sidewalk on Exeter. The design has begun to include some massing and detail modifications which hold promise to mitigate the wind impacts resulting from the Lenox corridor. These and other devices or treatments should be studied to reduce wind issues to levels which are statistically acceptable and incorporated into the design as decorative elements, particularly if devices such as wind meshes or plantings (on street or on roofs) are required.

L-010-010

A standard Urban Design list of required submission items for the DPIR follows. These should be consistent and of equal quality for both projects.

1. Written description of program elements and space allocation for each element
2. Plan for the surrounding area and district and sections at an appropriate scale (1" = 40' or larger) showing relationships of the Proposed Project to the surrounding area and district:
  - a. massing
  - b. building height

#### L-010-008

Please see Section 3.3, Urban Context - 888 Boylston. The design included within this DPIR reflects updates and discussions from PruPAC, City agencies and members of the public. The Proponent is committed to developing a design that compliments the Prudential Center and provides an appropriate transition to Boylston Street. As is customary with the City's development review procedures, the Proponent will continue to refine the design in cooperation with the BRA.

#### L-010-009

Please see Section 3.2, Urban Context - Exeter Residences, for information on the current design. The Proponent is committed to developing a design that compliments the Prudential Center, the surrounding buildings and supports the modern residential identity of the Exeter Residences. The design included within this DPIR reflects updates and discussions from City agencies, PruPAC and public review. Specifically, the design reflects comments to create a more residential feeling building, integrate the top of the building into the lower massing and to simplify the proportions. The updated wind studies (Section 5.2) include the new building design and proposed street-level mitigation which reduces the wind impacts to statistically acceptable levels. As is customary with the City's development review procedures, the Proponent will continue to work with the BRA as the project progresses.

#### L-010-010

Comment(s) noted.



- c. scaling elements
  - d. open space
  - e. major topographical features
  - f. pedestrian and vehicular circulation
  - g. land use
3. Black and white or color 8"x10" photographs of the site and neighborhood
  4. Eye-level perspective (reproducible line drawings) showing the proposal (including main entries and public passages/areas) in the context of the surrounding area. Views from the area streets (Boylston, Blagden, Exeter, Fairfield, Gloucester, Ring Road, Commonwealth Avenue, i.e.) are required, with particular emphasis on important viewing areas such as key approaches, including Copley, and unique public spaces, such as the BPL McKim courtyard. Long-ranged (distanced) views of the proposed project should also be studied to assess the impact on the skyline or other view lines. Context and the massing of other approved Projects should be included. At least one bird's-eye perspective should also be included. All perspectives should show (in separate comparative sketches) both the build and no-build conditions. The view locations should be approved by the BRA before analysis is begun. View studies should be cognizant of light and shadow, massing and bulk.
  5. Site sections at 1" = 20' or larger showing relationships to adjacent buildings and spaces.
  6. Site plan at an appropriate scale (1" = 20' or larger) showing:
    - a. General relationships of proposed and existing adjacent buildings and open space
    - b. Open spaces defined by buildings on adjacent parcels and across streets
    - c. General location of pedestrian ways, driveways, parking, service areas, streets, and major landscape features
    - d. Pedestrian, handicapped, vehicular and service access and flow through the parcel and to adjacent areas
    - e. Survey information, such as extending elevations, benchmarks, and utilities
    - f. Construction limits
  7. Study building/site model at 1" = 16' or 1" = 20' showing preliminary concept of setbacks, cornice lines, fenestration (window treatment), facade composition, etc.
  8. Massing model(s) at 1" = 40' and/or 1" = 100' in basswood suitable for placement in the area models at the BRA (if and as applicable).
  9. Drawings at an appropriate scales (e.g., 1" = 8', 1" = 16', or 1" = 20') to describe the facade design and proposed materials including:
    - a. Building and site improvement plans
    - b. Elevations in the context of the surrounding area
    - c. Sections showing organization of functions and spaces
    - d. Preliminary building plans showing ground floor and typical upper floors
    - e. Phasing of the proposed project

10. A written and/or graphic description of the building materials and their texture, color, and general fenestration patterns is required for the proposed development.
11. Proposed schedule for submittal of all design or development related materials.
12. Proposed LEED certification plans and point rating goal assessment.
13. Electronic models of the Proposed Project in format suitable for use in the BRA's digital 3-D model of Boston. Format should be approved by Urban Design's Technology manager.

Excerpted from the minutes of the November 6, 2007 meeting of the Boston Civic Design Commission (members' names are initialized for brevity):

ET and KS returned; DS remained recused for the next item. The next item was a presentation of the Prudential 888 Boylston Office Building and Exeter Street Residences projects. ET reminded the Proponent that time was limited and to try to be efficient given they were presenting two buildings. Mike Cantalupa (MC) of Boston Properties acknowledged that and introduced the two Projects. They proposed adding 8 stories to the 11 approved on the office building, and believe that it's a better building. The floor plates were also adjusted to work better. The Exeter project, at 255,000 SF, was a residential site determined at the time of the approval of the Mandarin Oriental Boston (Boylston Street Mixed-Use) Project; the hotel program for that required identifying more residential elsewhere.

David Manfredi (DM) of Elkus/Manfredi presented the design of the Exeter Residences. He noted the site locus and existing conditions. Right now, Exeter was a service street here with no access to the courtyard above; the idea was to bring back a part of the street. There is no new space below grade; structure is being rearranged for the proposed building. The footprint is only 9500 SF. *The Gloucester*, and the other Prudential residential towers, are all of a height, a kind of residential datum line. The views directly out will be tangential. The BRA has been an advocate of creating a passage up to the plaza, a connection to the Prudential complex. (Shows an enlarged ground floor plan, the adjusted adjacent garage opening, stairs up, handicapped access route, a double-height lobby with reception on the second floor, a Blagden/Exeter perspective view featuring the stair portal and a 5-story base expression.) DM: There has been a lot of discussion at PruPAC; we feel the stair has to be big and inviting to be used, but the scale (shown smaller in the model) may be too big. (Shows the model in its context.) It's important to break the 'line' of the other buildings. The other buildings also land on plazas; ours lands on the street, and it is a building which truly identifies its orientation. At PruPAC, there has been a lot of discussion about the base and top of the building. We show glass on the northeast and west elevations...the top is not a hat, but integrated into the lower mass. (Shows perspective from the northeast.) It's part of the family of buildings, but different.

ET: Comments on this first? KS: Access to the plaza is positive. Also the orientation of the building. We need more ground views, to get a sense of how the building is experienced in a realistic, contextual way. DH: I don't understand how the building functions at the plaza level. Also, there should be a view looking up Exeter from the Darth Vader building, to see the retail. Is the light masonry intended? DM: Yes, we're trying to 'break' the family but belong to it. DH: the strategy seems fine; perhaps just more information on the ground levels. LW: The 'non-hat' doesn't read through, it's not as appealing an elevation. DM: We're trying to sculpt more, bring the top down further, remove mass. Talitha Fabricius (TF): More ground info...where does the elevator come out? DM pointed out the handicapped path to the elevator. We've looked at different locations with differing paths. The loading for the building is already provided for, at the Shaw's docks. KS asked about the lobby program. LW: It reminds me of the Marriott Long Wharf - why is the lobby on the second floor? DM: what we'd really like to do is have services there, like the concierge, but there isn't much room, and we are maxing out retail on the ground floor. DH: It would be safer on the street level. KS: Do you really need four travel lanes in the garage? It contradicts your other efforts. DM: We agree, but we have looked at that, and the

lanes are needed. DH: And the loading for Lord & Taylor? That's all needed? MC: yes, by L&T, it's all used. DM: It is smaller than now. DH: Any chance? MC: We can't re-negotiate with L&T. KS: At 60 State Street, there was brick across the front, but there was a chance to revisit it. Pedestrian experience is critical, and they should govern. ET recognized members of the audience.

Nancy Amer of Trinity Place: We hate the height, scale, massing; it's like an office building plunked down. Really I have a plea, I want it to look like a residential building. The corner is more important to the area - Copley Square, and the lovely design context (all the older buildings and their design elements). We feel the block should be held to a higher standard. Jackie Yessian McBride (JYM)(Chair of NABBB): We don't have a sense of the Project's connection to the complex. Shirley Kressel (SK): Regarding MC's first comments, in the original (Prudential) plan, this was never a building site. The only reason for it was the Mandarin Oriental hotel. So, this site amended the plan, with a limited footprint, but it was not thought out as much as the rest. 352' is tall for its context. It's not in the center (of the complex), but at the edge of the historic neighborhood, which gives it value, and not the other way 'round. It's so out of scale, 352' or nothing, is this a positive addition?

Robert Brown (RB) of CBT Inc. presented the design of the revised 888 Boylston project, using a different context model and the Prudential site plan. He described the locus, noting the re-do of the Prudential entry, always anticipated, and opportunities with the future Hynes retail. The office building has a 2-story lobby, with reception on the second floor as with most Prudential buildings, but the entry fronts to Boylston Street. RB noted the turnpike fan room constraints, and the Hynes plaza constraints. He further noted the intent of the glass, to differentiate the use, and the curve responsive to the Ingalls building across the street...and the detail at the top. 888 is not adding parking, except a possible mezzanine level in the existing garage below. RB then showed perspective views, including a day and night comparison. The notch was introduced in the facade to break the glass curve. Views of the plaza designs were shown.

ET: Are these being processed at the same time? MC: Yes, DH: What happens to the food court? RB: It becomes interior. DH: I like the Pru; it feels not honored by the back of the building, and its (visual connection to the Pru) complete loss is a concern. Also, the plaza seems small, and the building feels compressed between two forces. The stepped form at the rear seems more comfortable. RB: There never was a direct entry to the Pru; the curve is kind of a spring...DH: the height is less an issue than the form. PM: Where's the Christmas tree? MC: Gone for 6-7 years now. DH: There's still a sense of the Center with that, that kind of offering. PM: I agree with the poignancy of DH's comments. KS: You need to blow off the doors with the landscape architecture; it will have to be a real front door - a challenge. It looks like another office building. What differs, what expresses people, especially facing Boylston...real elements that would give it animation, and make it not just another office building. We're starting to get one of everything. It has to have more than transparency. LW: The second floor lobby, there's a redundancy with the arcade entry. Rather than two entries, is there a way to combine the two? The second floor is robbing the street of its activity. You need a bigger statement, rather than a birdhouse. Is public parking sacrificed for the residential and office uses? MC: Actually we are adding about 180 spaces, with the interstitial level; Exeter is adding 140 without physical changes. TF: I'm concerned about the same things; a combination of entries sounds good. The turnpike view seems wide...is the curve the best way to express on Boylston? DH: Is it possible

to make a connection to the food court from the plaza directly? MC: We can study that. RB: It would be a 120-foot corridor, a tough connection. DH: I worry about the plaza feeling truly *public*, with spillout into the plaza. Takeout with Legal Seafood, etc. KS: Like Sorsie....DH: That's more private; the food court is a truly public place. MC: We are looking at Boylston as an address for the Pru. ET recognized members of the audience.

JYM: We don't like the building; it was 155', and even that was over 120'. A lower building. And we like the plaza that we have. The material creates a cacophony; it should relate to the Back Bay. Elliott Laffer: I want to emphasize - we always envisioned this as a Boylston Street building. There is almost no other example of this height; it is a lot taller than ever envisioned. The Guidelines, and how it integrates into the city, are all tied together. Sue Prindle: I applaud your concerns about the humanity of the building on Boylston. I'm concerned about the photos (view simulations) - ask for more. SK: There is no comparison basis. We should see the 'lawful' height. More of the ground floor should be usable. Make a setback, make it a streetfront building, while contributing also to open space. It's worth pursuing. Consolidation...MC: we really thought it a better building. With that, the Prudential projects were sent to Design Committee.

## Prudential Project Advisory Committee

January 28, 2008

John F. Palmieri  
Director  
Boston Redevelopment Authority  
Boston City Hall  
Boston, MA 02201

Dear Mr. Palmieri:

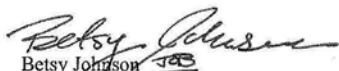
Since 1988, the Prudential Project Advisory Committee (PruPAC) has been reviewing and advising on the multi-phased redevelopment of the Prudential area. In August 2007, we were presented with the final phase of the redevelopment: construction of an office building at 888 Boylston Street and a residential building on Exeter Street. PruPAC has had four full committee and 16 subcommittee (impacts and design) meetings since early September. PruPAC requests that a full Draft Project Impact Report (DPIR) be prepared for the proposed project. Attached are the issues from our Impacts and Design committees, approved by the full PruPAC on January 23, 2008, that we wish addressed in the Report.

At Design Subcommittee meetings we suggested and considered design modifications, and have been pleased with the responses to date. We assume that these design changes will be reflected in the Draft Project Impact Report. Likewise, additional background information related to wind, shadow, and traffic impacts were provided and discussed. This information should also be included in the Project's documentation. We look forward to reconvening and discussing the responses and additional information prepared in response to the numerous comments from the public, city agencies, and PruPAC.

Finally, members of PruPAC and PruPAC itself have asked for additional information related to the affordable units being relocated, extended or newly created – location, size, income verification procedures, etc. We ask that this information be included in the DPIR.

Thank you for the opportunity to serve as the advisory body for this project.

Sincerely,



Betsy Johnson  
Representative Claremont Neighborhood Association  
Chair

## IMPACT SUBCOMMITTEE RECOMMENDATIONS

The Impacts Subcommittee reached consensus that additional information is needed before it could make a recommendation to PruPAC on whether it should support the construction of either 888 Boylston Street or the Avalon Exeter building as proposed. Because the committee does not represent a cross-section of the PruPAC, we make no recommendation on the height of the proposed buildings, but defer that critical decision to the entire PruPAC. The committee agreed that, if the project is to go forward, the BRA should require it to go to the Draft Project Impact Report stage and that a separate DPIR should be prepared for each building.

The committee discussed each of the topic areas contained in the transportation and environmental impact sections of the Project Notification Form and agreed that the following information is needed in each area:

### TRAFFIC

- L-011-001** | An intersection analysis is needed of the unsignalized intersection of Exeter and Blagden Streets. This analysis should take into account traffic issues raised by traffic from Blagden entering the Prudential Garage as well as the effect of the Shaw's/770 Boylston/Avalon Exeter loading dock. On Exeter Street, study the potential impact on traffic of removing some of the parking meters on the west side of Exeter Street, particularly those closest to the garage entrance and exit ramp. Confirm that the studied peak hour for the entire study is the appropriate time to use for studying Exeter Street; if not, conduct traffic counts at the newly identified peak hour. Explain the difference in projected traffic demand shown for a 200-unit residential building on Boylston Street as studied during review of the BSMUP (Mandarin Oriental) project and that projected for the similarly sized Avalon Exeter building.

### PARKING

- L-011-002** | Explain more clearly where the spaces for the Exeter Street residential building are located and how they are added to the existing garage capacity. Indicate the number of spaces in the garage currently allocated to valet parking operations, as well as the number of spaces used for reverse-commuter overnight parkers. Indicate the effect of planned garage changes on the capacity of the garage to handle parking for Red Sox games.

### TRANSPORTATION DEMAND MANAGEMENT

- L-011-003** | Detail the number of parking spaces reserved for car-sharing services such as Zipcar and whether that number can be expanded. Explain whether there are additional TDM options beyond those now offered by Boston Properties, such as those recommended by City agencies, that could be offered to further reduce single-occupant car use.

### L-011-001

Please see Chapter 4, Transportation, which includes additional information to supplement the transportation analysis included in the NPC/PNF. In response to comments raised during the review process, the DPIR includes a detailed evaluation of the Exeter Street and Blagden Street corridors as well as the Exeter-Blagden intersection. Observations were taken of the vehicular, pedestrian and loading activity in order to build a complete picture of street operations.

### L-011-002

Please see Section 4.5, Future Conditions, for a review of the proposed parking for the project and the operations of the existing Prudential Center garage.

### L-011-003

Please see Section 4.7, Transportation Demand Management, in the DPIR. The existing Prudential Center Garage is a very active Zip Car location. The number of Zip Car parking spaces has been expanded twice since inception and as of May 2008, there are currently 12 Zip Car parking spaces at the Prudential Center. There is physical capacity in the Prudential Center Garage for more Zip Cars, however, the actual number of cars required by Zip Car is a function of their customer demand.

## TRANSIT

Experience indicates that the Green Line is often operating at or above capacity, constraining its ability to handle those who might otherwise choose to use transit in lieu of driving. Explore ways to advocate for additional Green Line capacity.

L-011-004

## WIND

The committee received supplemental wind data reflecting an effort to reshape the Avalon Exeter building to reduce the projected unacceptable impact at the corner of Exeter and Blagden streets. Additional measures to potentially reduce this impact should be studied. Because this change was inadequate to reduce projected wind speeds below the uncomfortable range as well as the unacceptable gust impact, the committee asks to see the wind impact of a building that conforms to the existing PDA zoning with a maximum height of 155 feet. In addition, wind levels in the area of the stairway should be restudied to determine any wind effects of the substantial reconfiguration of that area since the PNF submission. The committee believes that the wind impacts of the 888 Boylston Street building are adequately described, with no locations near the building increasing to the uncomfortable range.

L-011-005

## SHADOW

To supplement the information in the PNF, Boston Properties developed all-day animations of the shadow impact looking eastward from the Avalon Exeter building and northward from 888 Boylston on Mar 21/Sept 21, June 21, and Dec 21. These were shown to the committee. The Exeter Avalon building casts substantial shadows at each date on the south face of the Lenox Hotel. On the March/September date, shadows extend for several hours across the skylight of the Boston Public Library's Johnson building and for about the same length of time cross the walls of the BPL courtyard in the McKim building. In June, the shadows reach the west face of the Trinity Place condominium building for much of the afternoon. The committee requests that a similar animation be made for a maximum 155-foot-high PDA-zoning-compliant building to assess its relative shadow impact.

L-011-006

It is difficult to understand from the information that we have received to date the extent of the shadow impact on the west facing walls of the BPL courtyard. We request that all of the shadow studies of the Exeter Avalon building pay particular attention to this location and show in detail the shadow impact throughout the day for the dates on which the shadow crosses over the courtyard. Rather than just focusing on the four or six dates selected for overall shadow studies, the studies should determine the period of the year when there is incremental shadow impact on this wall.

The proposed 265-foot-tall 888 Boylston Street building creates new shadows on the Commonwealth Avenue Mall and building faces on the south side of Commonwealth Avenue in December. The animation shows that the previously approved 155-foot-high

## L-011-004

Please see Section 4.4, Existing Conditions, of the DPIR for a discussion of Green Line capacity.

## L-011-005

Please see Section 5.2, Wind, in the DPIR. Based on discussions with the BRA and PruPAC, the Proponent has redesigned the building to help mitigate the wind impacts. The DPIR contains an updated wind study which includes the new curved design of the Exeter Residences and proposed street-level features to mitigate the wind impacts. As discussed, the Exeter Residences will be in conformance with zoning requirements. Furthermore, the wind impacts of the Project, with mitigation, will be similar to the wind impacts of the No Build condition.

## L-011-006

Please see Section 5.3, Shadow Analysis, of the DPIR for a review of the project shadow as it relates to the Boston Public Library courtyard wall.



**L-011-007**

building reaches the Mall to a much lesser extent. The committee asks that the proponent determine the maximum height at which shadows will not reach the Mall. In order to help to understand how much of the year various shadow impacts will occur, present shadow studies for dates halfway between the equinox and both the summer and winter solstices.

A minority of the committee feels that the shadows that have been shown to reach the Mall are acceptable because they have been shown to extend that far only during December and do not reach the Mall from March through September.

#### **DAYLIGHT**

**L-011-008**

Because of substantial blocking of the skyplane by the Avalon Exeter building shown in the PNF, the committee asks that a similar analysis be developed for a 155-foot-high building. This analysis has been done for both the currently approved and requested 888 Boylston buildings.

#### **SOLAR GLARE**

**L-011-009**

The solar glare analysis in the PNF is difficult to understand. The committee is particularly interested in the impact on residential buildings, public areas, and walking and driving routes. The PNF analysis does not differentiate between the effect of the requested 265-foot 888 Boylston building and the already approved building at 155 feet. The effect of the change should be shown. Also, substantial changes have been made in the Avalon Exeter building's proposed design; the solar glare effect of these changes should be shown. Again, there should be a study of the difference between the proposed Avalon Exeter building and one that meets the PDA zoning height of 155 feet.

#### **NOISE**

The committee notes that any building must meet the noise criteria established by both the City and the Commonwealth. The PNF/NPC states that both buildings will meet this requirement. Additional noise related issues were raised by some of the comment letters; the committee could not reach consensus on the possible need for additional study regarding these issues.

#### **AIR QUALITY**

**L-011-010**

While the committee was generally satisfied with the air-quality analysis, they request additional analysis if the intersection analysis at Exeter and Blagden streets indicates unacceptable backups.

#### **GROUNDWATER**

The committee received additional information on the plans developed to meet the recharge requirements of the Groundwater Conservation Overlay District. The

#### **L-011-007**

Please see Section 5.3, Shadow Analysis, of the DPIR for additional shadow study dates (2/5, 5/5, 8/5, 10/21 and 11/5) which assess the impacts at different times of the year.

#### **L-011-008**

See Section 5.4, Daylight Analysis, of the DPIR which includes studies for the Exeter Residences evaluating the building at 155-feet and proposed height.

#### **L-011-009**

See Section 5.5, Solar Glare Analysis, of the DPIR for studies of 888 Boylston at the approved height and proposed height and the Exeter Residences evaluated at 155-feet and the proposed height. The analysis reflects the most recent design features.

#### **L-011-010**

Since the proposed project does not result in a change in the performance of the Exeter and Blagden Street intersection, no air quality analysis is required.

**L-011-011** | committee requests that additional engineering be completed, including confirmation with the designated City agencies, to make sure that the proposed recharge location in Exeter Street will be available to the project. Additionally, the proponent should confirm that it will meet the GCOD requirements generated by the 888 Boylston Street building even if the Avalon Exeter project is delayed or fails to advance.

**SUSTAINABLE DESIGN**

**L-011-012** | The committee was pleased to hear that both buildings plan to qualify for at least silver rating under the LEED standards. The committee requests that the proponent explain in more detail than provided in the PNF how the structures will meet those standards.

**L-011-011**

Please see Section 6.1, Stormwater Management, of the DPIR information regarding conceptual design of an infiltration system which addresses Groundwater Conservation Overlay District (GCOD) requirements.

**L-011-012**

Please see Section 7.2, Sustainable Design and Practices, of the DPIR for the updated sustainability approach for each of the proposed buildings. LEED® checklists for each building are included in the document appendix.

#### DESIGN SUBCOMMITTEE RECOMMENDATIONS

The Design Subcommittee has reached consensus that additional information is needed before it can make a recommendation to PruPAC on whether it should support the construction of either 888 Boylston Street or the Avalon Exeter building as proposed.

Since September, the subcommittee meetings have been well attended, both by PruPAC members and by interested members of the public who have respectfully listened to the proceedings. The architects and development teams for both 888 Boylston Street and the Avalon Exeter Residences have been highly responsive to the requests for new drawings, physical models, and computer models when the members have raised issues regarding their designs.

As a framework for its conversations, the group has referred to the five original PruPAC Development Guidelines established in 1988: Character, Urban Pattern, Pedestrian Environment, Massing and Height, and Infrastructure. In general, there has been stated a desire to focus more clearly on specific design details during the subcommittee meetings to ensure that these projects are well composed and will add quality to the urban environment. This refers to nearly every aspect of both building's exteriors and the spaces that they create and impact.

The Design Subcommittee has identified the following items as those that needed further study and consideration.

#### 888 BOYLSTON STREET

There are many unresolved issues regarding the treatment of the 888 Boylston Street building as it meets the ground. The visual effect of the building mass coming directly down to the entry level, the odd spaces created in the corners by the Boylston Arcade and Convention Center, and the impact on the existing Boylston Arcade entry are all of great concern and need further exploration. Alternatives that address these issues should be presented through additional ground level perspectives and physical models that can be placed into the base model for evaluation.

The subcommittee feels that the landscape design of the Boylston Plaza is of paramount importance to the success of the project. The design of this space has the potential to resolve many interrelated issues, including creating a welcoming front door to the Prudential Center, enabling a dynamic civic space, and coordinating clear and appropriate entry areas to the retail spaces, office tower, and Boylston Arcade. The committee recognizes the many constraints placed upon the space due to its northern exposure that limits the amount of year-round green space and existing agreements with the Hynes Convention Center that impact location of site furnishings.

Many ideas have been generated by the landscape architect, but no scheme has emerged which the committee felt properly addressed the full range of issues for the plaza. The members have stated support for the idea of an exciting and unique public space that is a

#### L-011-013

Please see Section 3.3, Urban Context - 888 Boylston, of the DPIR for the revised design which takes into consideration comments received from City agencies and members of PruPAC. This section also includes additional ground level project views.

#### L-011-014

Please see Section 3.3, Urban Context - 888 Boylston. The DPIR contains a revised plaza design that is based on feedback from City agencies, PruPAC and members of the public. As is customary with the City's development review procedures, the Proponent will continue to refine the design in cooperation with the BRA.

L-011-013

L-011-014

**L-011-014** | well-designed hardscape with appropriate amounts of landscape elements and seasonal plantings. It will be necessary to continue to see options for this space as the process goes forward.

**L-011-015** | Recent design options have also included modifications to the massing at the base of the building and an extension to the Boylston Arcade. These ideas hold great promise, but it was recognized that they were just a starting point and the committee would like to request a great deal more discussion and investigation of these schemes.

The committee stressed that a high level of design should be achieved for the Boylston Plaza, regardless of the height of the building. Article 41 should be fully explained to help members understand the provisions regarding street improvements that it outlines.

During its discussion of the building's scale and context, the architects produced a series of ground level perspectives for 11-, 16-, and 19-story options in order for the group to evaluate the building's urban form as a transitional structure between the Prudential Tower and the Boylston Street heights. These evaluations recognized the previously approved 11-story option as the baseline against which alternatives were to be judged. The group would like to request additional street level views in locations to be determined at future meetings.

**L-011-016** | Throughout the course of the committee's discussion, creative ways to integrate the top of the building with the overall massing have been encouraged. The current scheme has reflected these discussions, but further study will be necessary as the project goes forward.

#### **AVALON EXTETER**

The question of the Exeter's contextual relationship has been a topic which has occupied a great deal of time recently and is an issue that should be further explored through perspectives and physical models which can be placed into the base model. Questions have been voiced regarding whether the architecture should relate to the Lennox/Library, Copley/Trinity, or to the existing Prudential Center buildings. Further, the group has found that the fenestration pattern and percentage of glass on the building creates an image more similar to an office building than a residential one. It is hoped that options can be explored which help create a more residential character and firmly establish a relationship to the surrounding buildings without being so deferential to them that its own identity is lost.

**L-011-017** |

The character of Exeter Street is not a "high" street. In other words, it is common to see taller buildings at the corners with lower buildings toward the middle of the block. The Exeter presents a condition with the "high" building in the middle and low buildings at the corners. Can the design team investigate whether this occurs in other places in Boston? If so, where?

**L-011-018** |

#### **L-011-015**

Please see Section 3.3, Urban Context - 888 Boylston, of the DPIR for the revised design which takes into consideration comments received from City agencies and members of PruPAC.

#### **L-011-016**

Please see Section 3.3, Urban Context - 888 Boylston, of the DPIR for the revised design which takes into consideration comments received from City agencies and members of PruPAC.

#### **L-011-017**

Please see Section 3.2, Urban Context - Exeter Residences. Based on discussions with the BRA, PruPAC and city officials, the Proponent has redesigned the building to have a modern residential character. The Proponent is committed to developing a design that compliments the Prudential Center, the surrounding buildings and supports the modern residential identity of the Exeter Residences. As is customary with the City's development review procedures the Proponent will continue to work with the BRA and PruPAC on the design as the project progresses.

#### **L-011-018**

Please see Section 3.2, Urban Context - Exeter Residences, of the DPIR for a discussion of this issue.

- L-011-019** | The group reviewed many comment letters that requested a 155' alternative for the Exeter Residences become part of future studies. The committee supports this as an approach in order to provide a baseline for evaluation.
- L-011-020** | The stairway leading from Exeter Street to the Gloucester courtyard has been discussed at length and the committee feels there are several unresolved issues regarding its design. The committee believes this pedestrian connection is an important one and it is vital that the final design create a clear, safe, and welcoming experience to those who will use the passageway.
- L-011-021** | Possible changes to the massing, exterior cladding materials, and interior uses in the areas surrounding the stairway and elevator should be investigated in order to make the area active, well lit, and with many "eyes on the street" from the lower level spaces. Options should be generated which include more windows and potentially a glass elevator, both of which would help enliven the streetscape. Reconsideration of this area should also recognize that it is the visual terminus for pedestrians headed west along Blagden Street.
- There has also been a questioning of the general location of the stair and the "stilt" effect caused by the columns holding the upper floors. Can the development team investigate the feasibility of eliminating one exit lane along Exeter Street to allow the stairway to the courtyard to be outside of the building envelope?
- The impact of the stairway design also needs to be better understood from the Gloucester courtyard itself. Documentation should be provided which describes the impact of the new construction on the existing landscape design and detailed information regarding the new site features. It is hoped that the new landscape elements meet the high standards expected in the Boylston Plaza. Rendered perspectives should be generated which describe this area of the courtyard and provide views looking east from Ring Road toward the Exeter Street stairway in order to assess the building's affect on the space.
- L-011-022** | The streetscape and quality of the public realm in the areas along Exeter Street need further discussion to ensure that are exciting parts of the pedestrian environment. Design elements or modifications to the surrounding buildings that can assist in the reduction of wind impacts on the street should be investigated and presented to the group. Possibilities could include plantings, wind baffles, or other suitable structures and improvements to the top of the Lord & Taylor loading area. These efforts should be coordinated with the Impacts Subcommittee.
- L-011-023** | The overall building composition has undergone a great deal of change as efforts have been made to simplify the architectural expression, integrate the top of the building into the main massing, and clearly articulate the base. Further investigation of all these areas is necessary.
- The Design Subcommittee looks forward to continuing to review these two projects.

### **L-011-019**

Please see Chapter 3, Urban Design, of the DPIR for an analysis of the 888 Boylston Street building at approved height and proposed height and the Exeter Residences evaluated at 155-feet and proposed height.

### **L-011-020**

Please see Section 3.2, Urban Context - Exeter Residences, for information on the current design including the public stair and elevator. As is customary with the City's development review procedures, the Proponent will continue to work with the BRA as the Project progresses.

### **L-011-021**

Please see Section 3.2, Urban Context - Exeter Residences. The design included in the DPIR works to balance the site pedestrian connections, building design and site safety. The current design has evolved considering comments and input received during the NPC/PNF public review process.

### **L-011-022**

Please see Section 3.2, Urban Context - Exeter Residences. The Exeter Residences building will transform the feel of Exeter Street enlivening it and improving the pedestrian environment. The project will include sidewalk, landscape and related streetscape improvements in addition to providing a retail component which will engage passing by pedestrians.

### **L-011-023**

Please see Section 5.2, Wind, in the DPIR. Based on discussions with the BRA and PruPAC, the Proponent has redesigned the building to help mitigate the wind impacts. The DPIR contains an updated wind study which includes the new curved design of the Exeter Residences and proposed street-level features to mitigate the wind impacts. As discussed, the Exeter Residences will be in conformance with zoning

requirements. Furthermore, the wind impacts of the Project, with mitigation, will be similar to the wind impacts of the No Build condition.



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November 5, 2007

By hand

John O'Brien, Senior Project Manager  
Boston Redevelopment Authority  
22 Dry Dock Avenue  
Boston, MA 02210

Re: Prudential Center Notice of Project Change (NPC)  
Project Notification Form (PNF) for Exeter Residences  
Project Notification Form (PNF) for 888 Boylston Street

Dear Mr. O'Brien:

We are writing in connection with the request of Boston Properties and Avalon Bay to proceed with the project changes set forth in the NPC and for the Authority to waive further review under DPIR requirements.

We support the position of the Neighborhood Association of the Back Bay that these are two distinct projects, each involving material deviations from the previously approved plan for the Prudential Center. The proposed changes to the FDA plan should be split so that the public and interest parties can evaluate each building independently on its merits. We request that DPIRs be required which address the main concerns raised in PruPAC meetings and the public meeting.

Very truly yours,

  
John Achatz  
Chairman

cc: Rodney Sinclair, BRA  
Jackie Yessian, NABP  
Peter Thomson  
Ted Furst

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## C-001-001

We are maintaining consistency with the original Prudential Center Development Plan, which considered the entire Prudential Center as the "Project." As a matter of planning principle, it would be inappropriate to consider the impacts of the two buildings independently of one another. Our approach is the same as one would employ in a mixed-use development where different uses are being developed on the same site. Additionally, the BRA's Scoping Determination requested that the review of the two buildings be done together.

C-001-001

Neighborhood  
Association of the  
Back Bay



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Lots Harvey  
Office Administrator

November 5, 2007

John O'Brien, Senior Project Manager  
Boston Redevelopment Authority  
22 Dry Dock Avenue  
Boston MA 02210  
FAX: 617-918-6220

*Regarding: Prudential Center Notice of Project Change NPC and Project Notification Form PNF for Exeter Residences and 888 Boylston Street proposed by Avalon Bay and Boston Properties*

Dear Mr. O'Brien:

The Neighborhood Association of the Back Bay (NABBB) has reviewed the Notice of Project Change (NPC) and Project Notification Form (PNF) filed by Avalon Bay and Boston Properties, the proponents for Exeter Residences and 888 Boylston Street.

We are very concerned with the negative impacts of these proposals on our neighborhood. We oppose the projects as presently set forth. In 1988-89 the overall development plan for the Prudential Center was defined through a comprehensive public process that involved significant community input, shaping large development to fit with the neighborhoods. The impacts of the overall development on the residents of the surrounding neighborhood were carefully considered and reflected in the final approval. The buildings now being proposed impose significant additional negative impacts on the neighborhoods.

We are also concerned about the "bundling" of these two buildings into a single package. The PNF involves two separate buildings - each one with significant negative impacts. We believe each proposal is significant enough to be reviewed as an independent project and that the request by the proponents for the BRA to waive further review not be granted. We urge the BRA to require future submissions to be separate, reviewed on separate schedules, and presented in separate public meetings.

888 Boylston Street Office Building

In June of 2001 the PruPAC and the developers agreed to an 11 story building (155 feet) at this site. This is 35 feet more than the underlying zoning (120 feet) for Boylston Street. If Boston Properties wishes to proceed with this building, they could do so at any time. We believe that Boston Properties' proposal to construct a building taller than this approved height would be entirely out of scale and context for Boylston Street. The height of a new building on this designated Prudential Center site should relate to Boylston Street buildings and not the taller Pru buildings. The Prudential Center Master

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nabbbinc@verizon.net www.nabbbonline.com

**C-002-001**

We are maintaining consistency with the original Prudential Center Development Plan, which considered the entire Prudential Center as the "Project." As a matter of planning principle, it would be inappropriate to consider the impacts of the two buildings independently of one another. Our approach is the same as one would employ in a mixed-use development where different uses are being developed on the same site. Additionally, the BRA's Scoping Determination requested that the review of the two buildings be done together.

C-002-001



Plan massing guidelines were quite clear that the zoning height on Boylston Street should be respected.

A developer with the experience and resources of Boston Properties should be able to construct an attractive building within the scope of the previously-secured approval, and also should be able to design an attractive open space between the Boylston Street curb and a new building. The proposed building at 19 stories or 265 feet is not acceptable visually from our neighborhood. The master plan requires buildings in this part of the Prudential Center to relate more to the masonry buildings in the Back Bay than the Prudential Tower or even the Prudential Residences.

We are concerned that, at 265 feet, 142 feet higher than the Boylston Street zoning, the proposed building would cast additional shade on the Commonwealth Avenue Mall. Any new shade on the Commonwealth Avenue Mall is unacceptable.

The 888 Boylston Street site has ingredients which can transform the mismatched collection of Prudential buildings into a coherent urban quadrant of the City. In order to fulfill that invaluable potential its design should maintain short and long views of the landmark Prudential Tower, highlight the north/south axis connecting the Tower to Boylston Street, and create a signature outdoor space at least as significant in stature and vitality in Boston as Rockefeller Plaza is in New York City.

#### Exeter Street Residences

Avalon Bay proposes a residential building on Exeter Street that is totally out of scale for the location, which is in the center of the block on an alphabet street (a street running north-south between the main thoroughfares) in the Back Bay. It dwarfs the historic Lenox Hotel and the Boston Public Library. The shadow studies indicate that a significant number of buildings will be shadowed during the day. Residents and businesses that enjoy sunlight streaming in through their windows today would be in shadow at various times of the day and year. The required studies do not provide this information in a form that most people can decipher.

We urge that the design be modified to eliminate all shadow cast on the Commonwealth Avenue Mall and within the Boston Public Library courtyard or on the McKim building walls. The building design should be modified to eliminate any wind increase on surrounding buildings and streets.

A building should be designed that meets the zoning code, which allows a 155 foot tall building on Exeter Street with setbacks as described in Article 41 of the Boston Zoning Code. A stairway from Exeter Street to the plaza entrances to the Prudential Residences, the grocery store, and Lord and Taylor is important for the residents and the retail shops. However, the location should be directly opposite the sidewalks to Blagden Street. The visual and pedestrian corridor from Copley Square along Blagden Street should not be blocked by the building, but should lead to the stairway and into the Prudential Center itself.

#### Applicability of Guidelines

There has been little public discussion outside of the single Article 80 hearing held on October 3, and because that hearing covered both proposals, it allowed little time for public comment. These two projects represent a significant rethinking of the 1988 Prudential Guidelines and as such deserve a broader airing.

Even a cursory reading of the Prudential Development Guidelines indicates how far the current proposals stray from the original intent of the project. Note the following excerpts taken from the Guidelines:

p 11 "The development should conform to the height limitations of the Downtown Interim Planning Overlay District."

p. 12 "Heights along Boylston Street shall conform to the existing zoning adopted in 1987."

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### **C-002-002**

Please see Section 3.3, Urban Context - 888 Boylston, of the DPIR. The proposed 888 Boylston cladding materials of glass and metal panel are consistent with preliminary design approved in 2001. As is customary with the City's development review procedures, the Proponent will continue to refine the design in cooperation with the BRA.

### **C-002-003**

Please see Section 5.3, Shadow Analysis, of the DPIR for updated shadow studies with additional evaluation dates consistent with discussions with PruPAC and the BRA.

### **C-002-004**

Please see Section 3.3, Urban Context - 888 Boylston, of the DPIR for the updated design. The Proponent is committed to developing a design for the building and plaza space that compliments the Prudential Center and provides an appropriate transition from Boylston Street to the taller Prudential Tower and to creating the Boylston plaza as an inviting outdoor space.

### **C-002-005**

Please see Section 5.3, Shadow Analysis, of the DPIR for updated shadow studies. In response to discussion during public meetings, the updated shadow studies, which includes the revised massings, incorporate additional shadow evaluation dates to provide a more complete understanding of the shadow impacts. The wind analysis was also augmented and is in Section 5.2, Wind, of the DPIR. As mitigated, the wind conditions will not be any more detrimental than the No Build Conditions.

### **C-002-006**

Please see Section 3.2, Urban Context - Exeter Residences, of the

- p. 12 "Development should respond to and respect the setback, height, and character of the buildings on surrounding streets. A canyon effect must be avoided."
- p. 12 "New construction must not cast additional incremental shadows on existing off-site open spaces, such as the Commonwealth Avenue Mall, during these times (10-2 Nov-Feb)."

C-002-008

These principles have been further encoded in the zoning adopted to govern the Prudential Center:

**SECTION 41-1. Statement of Purpose, Goals, and Objectives.** The goals and objectives of this article and the Huntington Avenue/Prudential Center District Plan are: *to preserve the historic and architectural character of the historic residential neighborhoods included in the district; to realize the potential of Huntington Avenue as an important city boulevard and as a transitional boundary between the large-scale Prudential Center and the historic St. Botolph Street and South End neighborhoods; to encourage the private redevelopment of the Prudential Center; to integrate more effectively the Prudential Center with adjacent districts; to promote development that emphasizes a sense of human scale through appropriate block and building sizes and shapes, modulated and detailed facades and storefronts, and articulated entryways; to increase pedestrian activity along the streets surrounding the Prudential Center by promoting streetscape improvements, requiring active ground-level uses, and permitting the creation of a mixed-use economy, including office, retail, commercial, and residential uses; and to promote the public welfare of the people of Boston.*

**SECTION 41-12.2. Dimensional Regulations.** Proposed Projects within a PDA shall be in Substantial Accord with the following FAR and building height standards: there shall be permitted a maximum FAR of six (6) and a maximum building height of one hundred fifty-five (155) feet, except that one (1) building only within the PDA shall be permitted a maximum building height of four hundred sixty-five (465) feet.

**SECTION 41-16.1. Shadow Criteria.** Each Proposed Project shall be arranged and designed in a way to assure that it does not cast shadows for more than two hours from 8:00 a.m. through 2:30 p.m., on any day from March 21 through September 21, in any calendar year, on any portion of dedicated public parkland that either (a) is not cast in shadow during such period on such days by structures existing as of the effective date of this article or (b) would not be cast in shadow during such period on such days by structures built to the as-of-right limits allowed by this article, whichever structures cast the greater shadow. In addition, shadow studies shall be conducted in connection with any Proposed Project demonstrating that shadows will be minimized to the extent practicable in public open spaces created as part of the Proposed Project.

**SECTION 41-16.2. Wind.** Buildings shall be designed to avoid excessive and uncomfortable downdrafts on pedestrians. Each Proposed Project shall be shaped, or other wind-baffling measures shall be adopted, so that the Proposed Project will not cause ground-level ambient wind speeds to exceed the standards in Table A of this section.

**SECTION 41-18. Specific Design Requirements.** Except as otherwise expressly provided in this article or code, all Proposed Projects within the Huntington Avenue/Prudential Center District shall comply with the specific design requirements established in this section. The provisions of Article 6A shall be applicable to the provisions of this Section 41-18.

**1. Street Wall Continuity.** A Street Wall of any Proposed Project shall be built to be coextensive with the building line, as defined in clause 7A of Section 2-1, of the block on which the Street Wall faces.

**2. Street Wall Height.** The Street Wall Height of Proposed Projects within the Huntington Avenue/Prudential Center District shall not exceed sixty-five (65) feet or the initial cornice height of the adjacent buildings, whichever is less, except that street walls facing Huntington

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DPIR. The proposed public Exeter stairway and public elevator is located to the south of the Exeter/Blagden intersection so that pedestrians can access the plaza from Exeter Street without having to travel through the Lord and Taylor or Exeter buildings. The proposed design is a result of discussions held at the PruPAC public meetings and with the BRA and incorporates a number of updates including the design of this stair.

## C-002-007

The Proponent has designed the buildings to reflect the needs of the community and the City, with the 1988 PruPAC Development Guidelines and community comments in mind. However, the needs of the neighborhood have evolved over time and, similar to Article 41's zoning provisions, which have been specifically amended since their adoption in 1990, guidelines should be flexible to provide for an evolving planning process and changes in the urban context over the last 20 years.

## C-002-008

Please see Section 2.2, Regulatory Context, Zoning and Permitting, of the DPIR for a full discussion of zoning requirements and compliance with applicable zoning provisions contained in Article 41 of the Code for Exeter Residences and 888 Boylston. As was noted in the NPC/PNF, the buildings will require a Fourth Amendment to the Development Plan for PDA No. 37 as well as a Zoning Text Amendment to Article 41, both of which are subject to approval by the BRA, BZC and the Mayor.

Avenue shall be permitted a Street Wall Height not exceeding eighty (80) feet or the initial cornice heights of the adjacent buildings, whichever is less.

4(a) Sky Plane Setbacks. Other than decorative cornices and other surface ornamentation, any portion of a Proposed Project (including, but not limited to, mechanical equipment), which portion faces a street listed in Table D of this article, shall be set back by not less than the amount of the "Sky Plane Setbacks" set forth in Table E of this article and applicable at the Street Wall Height and a building height of one hundred fifteen (115) feet. Portions of a Proposed Project more than one hundred fifty-five (155) feet high shall be treated in a manner to create a visually distinctive roof or other termination of the facade of the Proposed Project.

It is imperative that an option that complies with these guidelines, which have been so successful in the past, be developed for comparison with each proposed building before a final determination is made as to the proposal's suitability and impacts.

#### Groundwater

Two observation wells on Exeter Street, 221-0188 & 221-0154, appear to be omitted from the groundwater assessment on page 6-71 of the PNF and supporting figure 6-21. One well is at the corner of Blagden Street, in close proximity to the Exeter Residences site and the other is nearby toward Huntington Ave. Both have multi-year histories of very low water level readings; the most recent reading date, October 29, 2007 indicates groundwater levels were 2 to 2 1/2 ft. below the bench mark of critical concern for most wood pile supported structures in the Back Bay. We believe a request for further information about conditions of the Prudential sheet pile barrier and assessment of its water proof integrity are warranted since there are several known wood pile buildings in this vicinity that are vulnerable to foundation damage: the Boston Public Library, the Lenox Hotel, the Park Square Hotel, and perhaps others.

When compared to groundwater levels in the Back Bay, expected in the range of 7' to 9' BC<sub>3</sub>, most water level readings around the cofferdam perimeter of the site appear abnormally low and indicate vulnerability of nearby buildings to foundation instability. We urge that the Proponent be asked to provide responses to the following concerns:

- The Proponent should be asked to restore groundwater around the site to levels necessary to protect nearby wood-pile-supported buildings. Or, as an alternative, the Proponent should be required to prepare an inventory of the existing underground utility infrastructure serving the site and inspect it for sound condition and stable below-grade conditions affecting groundwater levels. Probable sources of existing groundwater deterioration in the area should be identified and possible mitigation measures proposed to return groundwater to normal levels. Additional observation wells should be established to determine if there is any other possible source of draw down, off-site of the cofferdam perimeter. Monitoring wells should be made available to the Boston Groundwater Trust and provision made for their permanent dedication to the City of Boston.
- The Proponent should prepare an inventory of existing neighborhood buildings vulnerable to groundwater draw down. This inventory should include a list of existing wood-pile-supported buildings, with an evaluation of historical and economic significance. The inventory should also note the "cut-off" elevation used for the top of existing woodpiles.
- The Proponent should analyze groundwater impacts both during the construction period and long-term that the proposed project would have on the groundwater beneath the site and the surrounding area. Establish a groundwater-monitoring program both during the project's construction and after its completion and be required to report those findings to the Groundwater Trust.

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nabbinc@verizon.net www.nabbonline.com

#### **C-002-009**

Please see Section 5.6, Geotechnical and Groundwater Analysis and Section 6.1, Stormwater Management, of the DPIR. The noted groundwater wells are off the Prudential Center site and maintained by the Boston Groundwater Trust (BGWT). The Proponent has been working with the BGWT to develop the design and location for an infiltration system related to the Project, as well as, a monitoring plan.

C-002-009

Page 5 of 5

- In the FEIR of 1989 for the Prudential Center Redevelopment, woodpiles are indicated as existing foundation elements in garage areas. An assessment should be made of their current condition, vulnerability to deterioration from lowered groundwater and risk to public safety.

Concluding Note

By all accounts, the Prudential Center is an impressive accomplishment. It is a financial success. It is successfully integrated into several low scale, low density, historic residential neighborhoods. It is well served by the public investment in public transit. It is truly mixed-use. It is next to a vital convention center. The scale is impressive.

It is understandable that the developers and the PruPAC want to "finish the plan" that has been their focus for so many years. However, it is imperative that the developer follow the sound guidelines and agreements made through the public process over the last 20 years and most recently in 2002. To reiterate, we object to each of the buildings as proposed.

Sincerely,

  
 Jacquelin Yessika, Chair

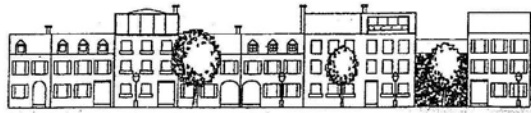
  
 Marya Chylinski, President

Cc: Mayor Menino  
 Representative Byron Rushing  
 Representative Marty Walz  
 City Councilor Mike Ross  
 City Councilor Bill Linehan  
 Mr. Harry Collings, Executive Secretary, BRA  
 Mr. Rodney Sinclair, Senior Project Manager  
 Mr. Bernard Margolis, Boston Public Library  
 Mr. Michael Cantalupo, Boston Properties  
 Mr. William McLaughlin, Avalon Bay  
 PruPAC Representatives

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C-002-010

Comment(s) noted.



BAY VILLAGE NEIGHBORHOOD ASSOCIATION, INC.

November 1, 2007

John O'Brien, Sr. Project Manager  
Boston Redevelopment Authority  
Boston City Hall – 9<sup>th</sup> Floor  
Boston, MA 02201

Re: **Prudential Center Redevelopment – NPC/PNF**

Dear Mr. O'Brien:

I write to inform you, the BRA, the Developers and Pru Pac of the vote of the Bay Village Neighborhood Association to **OPPOSE** both of the proposals contained in the NPC/NPF for the office building at 888 Boylston Street and the Residential Tower on Exeter Street. The reasons for our decision are as follows:

**888 Boylston Street**

- This parcel has been designated for an office tower of 155 feet to match the newly constructed Mandarin Oriental Hotel building. It was so designated approximately 30 years ago after a public process wherein a master plan for the Prudential Center was developed. We strongly support such public processes and do not support variances. After all, what is the point of a public process to develop a master plan, if the plan which is developed is usurped?
- The height is simply excessive for the site. The Mandarin Oriental which is only at 155 feet at the street, feels very tall on that site. We think that another 110 feet right on the street with absolutely no set back is excessive and inappropriate for the site. Further, if the tower was built at 265 feet, the combination with the Mandarin Oriental would greatly diminish the architectural significance of the arcade entrance.
- Further, a 265 foot building on that site would over power both the Hynes Convention Center and the Mandarin Oriental.
- A 265 foot building right at street level is entirely inappropriate as compared to its neighbors on both sides of Boylston Street. It would set a bad precedent for future development in that area.

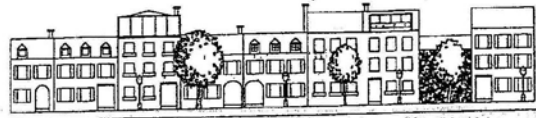
*Continued*

P.O. Box 1296 • Back Bay Annex • Boston, MA 02117-1296 •  
(617) 542-2862

**C-003-001**

Please see Chapter 3, Urban Design, of the DPIR for updated design information for Exeter Residences and 888 Boylston. The Proponent is committed to developing a design that compliments the Prudential Center and is designed to provide an appropriate transition between the Boylston Street corridor and the existing taller buildings within the Prudential Center. 888 Boylston can accommodate additional height due to its generous setback from Boylston Street. The current Exeter Residences and 888 Boylston building heights have been reduced. Additionally, the massing and facades have been redesigned based on feedback from City agencies, PruPAC and members of the public.

C-003-001



BAY VILLAGE NEIGHBORHOOD ASSOCIATION, INC.

Page Two

C-003-001

#### **EXETER STREET RESIDENTIAL TOWER**

- The proposed height of 340 feet at the street is too high given the height of the neighboring buildings – The Lenox, Lord & Taylor, The Boston Public Library and the Courtyard Marriott.
- However, the height may be considered acceptable if the design is such that it minimizes the bulk and mass of such a tall tower.
- Given that it is on the Prudential Site which contains several design elements, it would seem a rare opportunity to design something that is not just cast material and glass. This site and this height, if to be approved, requires an "out of the box" design.
- The building, as proposed, at 340 feet, will create wind problems on Exeter Street and cast additional shadows on neighboring buildings.

C-003-002

C-003-003

#### **ABBREVIATED REVIEW PROCESS**

- The Association does not support any abbreviation of the public approval process. The proposal by Boston Properties, Inc. and Avalon Bay Communities, Inc. represent significant development in the Back Bay/Copley Square area. The two projects are approximately 500,000 square feet of additional space. We think that the public deserves a full and open process in order to assist the BRA and the Developers to modify the design to reflect public sentiment and good design/development principals.

I thank you for the opportunity to comment on these projects. If I can clarify any of these reasons, please do not hesitate to contact me,

Sincerely,

Mark Slater

Mark Slater, President

C: Hon. Thomas Menino, Mayor  
Harry Collings, BRA, Executive Secretary  
Pru Pac

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#### **C-003-002**

Please see Section 5.2, Wind, and Section 5.3, Shadow Analysis, of the DPIR for updated wind and shadow studies based upon the current design. The wind impacts of the Project will be similar to the wind impacts of the No Build condition. For the shadow analysis, additional evaluation dates have been added as requested in the Scoping Determination. The proposed Exeter Residences building does not cast shadow on the Boston Public Library (BPL) courtyard. While the proposed building casts some shadow on the BPL courtyard's west facing wall, it is relatively minor and fleeting compared to the shadow impacts of existing buildings. Additionally, the proposed Exeter Residences building will not be visible from the BPL courtyard.

#### **C-003-003**

The Project is following the City of Boston's Article 80 process. The publication of this DPIR provides additional opportunity for public review and comment on the proposed Project.



October 31, 2007

Mr. John O'Brien, Senior Project Manager and  
Mr. Rodney Sinclair, Project Manager  
Boston Redevelopment Authority  
9<sup>th</sup> Floor Boston City Hall  
Boston, MA 02201

Re: NPC and PNF for Exeter Residences and 888 Boylston Street

Dear Mr. O'Brien and Mr. Sinclair,

Fenway Civic Association has been an active member of PruPac for the last twenty-one years and is pleased to have contributed to a successful redevelopment of the Prudential Center.

At an October 30 meeting of the Board of Fenway Civic Association, strong reservations were voiced about support for the proposed 19-story office building at 888 Boylston Street as currently presented. In addition, the Board recognized that insufficient information exists on the Exeter Street residences to make an informed judgment on its design or potential impacts.

Because of the magnitude of these plans, we request that

- 1) Further study and discussion occur to identify an agreeable project
- 2) Any waiver from further review is not afforded the development
- 3) The two buildings be de-coupled to afford a careful review of each building separately.

C-004-001

FCA Board's Concerns for 888 Boylston Street

1. The 110 foot addition to the originally approved 155 ft. building would effectively block the Prudential Tower and its signature "domed" sister structure, creating a contest of towers that nobody wins.

C-004-002

2. The building's mass seems to overwhelm the Prudential shopping mall entrance

3. A building of this height would set into play "one-upmanship" from upcoming developments from Berklee and Turnpike Authority. There is not a consensus that this leap-frog approach to city planning is appropriate.

Fenway Civic Association - P.O. Box 230435 Astor Station - Boston, MA 02123 - [www.fenwaycivic.org](http://www.fenwaycivic.org)

**C-004-001**

We are maintaining consistency with the original Prudential Center Development Plan, which considered the entire Prudential Center as the "Project." As a matter of planning principle, it would be inappropriate to consider the impacts of the two buildings independently of one another. Our approach is the same as one would employ in a mixed-use development where different uses are being developed on the same site. Additionally, the BRA's Scoping Determination requested that the review of the two buildings be done together.

**C-004-002**

Please see Section 3.3, Urban Context - 888 Boylston, of the DPIR for updated design information. The Proponent is committed to developing a design that compliments the Prudential Center and is designed to provide an appropriate transition between the Boylston Street corridor and the existing taller buildings within the Prudential Center. 888 Boylston can accommodate additional height due to its generous setback from Boylston Street.

Comments on Exeter Street Residences


C-004-003

Although we do not yet have an understanding of the size, design, or impact of the Exeter Street residential project on its surroundings, our organization would not support a development that would cast shadow on the Boston Public Library's skylights or courtyard, or occlude any part of the sky from inside the courtyard.

The courtyard in the Boston Public Library, with its infamous Frederick MacMonnies bronze "Bacchante and Infant Faun" and replica of the Cancelleria Palace in Rome has been a Boston treasure since its opening in 1895. In fact, the City, corporations and individuals recently spent \$65 million to restore the courtyard and library to its original beauty, ensuring our children will enjoy the gift bestowed on us by our generous, public-minded progenitors. "The courtyard has always been a place for quiet reflection in the middle of our busy city", Mayor Menino spoke at the re-opening ceremony, now "everyone can take advantage of this beautiful oasis for study or solitude".

An open sky is a deliberate element of the courtyard masterfully designed by its celebrated architect, Charles F. McKim. The sky, with its ever-changing light, paints the delicate range of colors one sees on the courtyard's marble and granite at different hours of the day and year. The sky must be protected as vigorously as the library's elegant columns and statues and must be respected by those wishing to conduct business here.

Yours truly,

  
William B. Richardson  
President  
Fenway Civic Association

  
Richard Kiley  
ProPac Representative  
Fenway Civic Association

C: Mr. Harry Collings, Executive Secretary, BRA  
Mr. Bernard Margolis, Boston Public Library  
Michael Cantalupa, Boston Properties, [mcantalupa@bp.com](mailto:mcantalupa@bp.com)  
William McLaughlin, Avalon Bay

**C-004-003**

Please see Section 5.3, Shadow Analysis, of the DPIR. Additional evaluation dates have been added as requested in the Scoping Determination. The proposed Exeter Residences building does not cast shadow on the Boston Public Library (BPL) courtyard. While the proposed building casts some shadow on the BPL courtyard's west facing wall, it is relatively minor and fleeting compared to the shadow impacts of existing buildings. Additionally, the proposed Exeter Residences building will not be visible from the BPL courtyard.





The Ellis South End Neighborhood Association, Inc  
Post Office Box 961  
Boston, MA 02117

C-005-001

Comment(s) noted.

November 5, 2007

C-005-001

John F. O'Brien, Senior Project Manager  
Boston Redevelopment Authority  
22 Dry Dock Avenue  
Boston, MA 02201

Dear Mr. O'Brien:

The Ellis South End Neighborhood Association supports the iterative development process in which the community representatives of the PruPAC and the Prudential Center's owners have been engaged since 1986. We believe that this process has been effective in revitalizing this mixed use complex in ways that have benefited residents of the Back Bay - the neighborhood in which the Prudential's effects are most immediately felt - the South End and the Fenway, while providing substantial economic benefits for its investors and for the City of Boston.

With regard to the proposed Exeter Residences and 888 Boylston office building Phases 6 and 4a, respectively, of the Master Plan) the Ellis continues to have faith in the PruPAC process. We have reviewed its subcommittees' ongoing reports and believe that meaningful progress is being made toward mutually workable solutions. However, because no recommendations have yet been made to the PruPAC as a whole, we can neither support nor oppose either of the projects at this time.

That said, we urge the BRA to give special consideration to the concerns expressed by residents of the Back Bay and by the Neighborhood Association of the Back Bay. Each of these buildings would have a significant and lasting impact on the area, and they should not go forward unless and until the neighbors' concerns are addressed.

Sincerely,

Ian Hancock, President  
South End Neighborhood Association

cc. Rodney Sinclair, Senior Project Manager  
Boston Redevelopment Authority  
Room 910, Boston City Hall  
Boston, MA 02201



# SYMPHONY UNITED NEIGHBORS

P.O. Box 230134

Boston, MA 02123-0134

## FAX TRANSMISSION

NO. PAGES 1  
(including this one)

November 2, 2007

TO: John O'Brien,  
Senior Project Manager  
Boston Redevelopment Authority

617-918-6220

FROM: Symphony United Neighbors  
RE: *Proposed amendments to the Prudential Master Plan.*

Dear Mr. O'Brien:

Symphony United Neighbors (SUN) is an all-volunteer community organization in the East Fenway. One of our organizational goals is to preserve the special character of our local neighborhoods. Like our neighbors in the Back Bay, we are concerned that more and more major project developers are asking for variances from zoning guidelines, increased building heights for "towers," and changes in Master Plans that have already been accepted by the community. And we are even more concerned that the city and BRA often seem inclined to approve such changes.

Therefore, we agree with the Neighborhood Association of the Back Bay (NABB) in their objections to the 70% height increase requested for 888 Boylston Street and to features of the proposed residential tower on Exeter Street. Both these plans seem seriously out of scale with their surroundings. They worsen the trend toward "canyonization" of Boylston Street.

c-006-001 To approve such changes without further public review seems to contradict the intent of having a Master Plan and a community advisory group. We urge the BRA to reconsider the developers' request

Sincerely,

Barbara B. Simons, President  
Symphony United Neighbors

## C-006-001

The Project is following the City of Boston's Article 80 process. The publication of this DPIR provides additional opportunity for public review and comment on the proposed Project.

**PRUDENTIAL CENTER RESIDENTS ASSOCIATION**

POST OFFICE BOX 926  
BOSTON, MA 02199

December 10, 2007

**C-007-001**

Comment(s) noted.

**C-007-001**

John O'Brien, Senior Project Manager  
Boston Redevelopment Authority  
Boston City Hall - Room 910  
Boston MA 02201

Rodney Sinclair, Senior Project Manager  
Boston Redevelopment Authority  
Boston City Hall - Room 819  
Boston, MA 02201

Dear John and Rodney:

RE: Proposed construction of the office building at 888 Boylston Street  
Proposed construction of the residential building on Exeter Street

As you know, we are a community of 781 households and important decisions about our future necessitate a lengthy process involving communication of widely varying opinions from many residents. That is why the attached comments to you on the above have been delayed; a heated controversy has been going on among the residents of the Prudential apartments.

Opposition to the proposed increased height of 888 Boylston Street, and to the building of the residential building of any height on Exeter Street has been very strong. A petition has been circulated among our residents, letters have been written to our delegates, phone calls exchanged and conversations and arguments have been held in elevators and laundry rooms and lobbies. The forces of opposition to the proposals have prevailed over the voices of those in favor of the projects.

We are grateful for the extension of the deadline of November 5<sup>th</sup> while you await comments from the public agencies, so that we may now formally present to the Boston Redevelopment Authority the final vote on the above projects. This is briefly outlined in the attached comments.

Thank you for your patience in this matter.

Sincerely,

  
Warren Markarian  
Delegate to PruPAC

**PRUDENTIAL CENTER RESIDENTS ASSOCIATION**

POST OFFICE BOX 926  
BOSTON, MA 02199

December 19, 2007

John O'Brien, Senior Project Manager  
Boston Redevelopment Authority  
Boston City Hall -- Room 910  
Boston MA 02201

Rodney Sinclair, Senior Project Manager  
Boston Redevelopment Authority  
Boston City Hall -- Room 819  
Boston MA 02201

Dear Mr. O'Brien and Mr. Sinclair:

The Prudential Center Residents Association opposes both the increased height of the proposed office building at 888 Exeter Street and the proposed construction of a residential tower of any height on Exeter Street.

The characterless mass that is the Mandarin Hotel and the forbidding edifice of the Hynes auditorium make Boylston Street unfriendly and uninviting to the thousands of pedestrians who move about the Prudential Center every day. The present plaza in front of the Prudential tower provides relief in the form of space, light, landscaping and benches.

The office building at 888 Boylston Street is proposed to be set back 90 feet from the curb, leaving a landscaped plaza, which would relieve to some extent the developing canyonization of Boylston Street. However, Boston Properties is threatening to reduce the size of this vitally needed open space if they do not get approval for the additional height which they are requesting for this building. This should not be allowed to happen.

The additional height with its higher occupancy at 888 Boylston Street would put even more strain on East Ring Road, which is already congested with the entrances to the three existing apartment buildings and the recently added entrance to the Prudential garage, which will be used by the additional parkers from the office building. This is presently a no-man's land for pedestrian residents of the three apartment buildings and other pedestrians who need to walk through East Ring Road. We will be very interested to see the studies from the Boston Transportation Department on this thoroughfare.

**C-008-001**

Please see Section 3.3, Urban Context - 888 Boylston. The DPIR contains a revised plaza design that is based on feedback from City agencies, PruPAC and members of the public. As is customary with the City's development review procedures, the Proponent will continue to refine the design in cooperation with the BRA.

C-008-001

C-008-002

While we are mindful of the need for additional housing in the area, particularly affordable housing, to make up for the housing originally projected for this site but lost to the Mandarin Hotel, we feel the negative impacts of such a building in that location would be incalculable.

On the west side of Exeter Street where the apartment building has been proposed, there is now double parking for the Lenox Hotel, the loading dock for Lord and Taylor, the entrance and exit to the Prudential garage, with traffic often backed up onto Exeter Street and the loading docks for Shaw's market and the residences at 770 Boylston Street. On the east side there is frequent double parking of vehicles associated with deliveries for the Marriott Courtyard and the Copley Square Hotel. This is all in the one city block, which is also a critical exit from the Back Bay to the Massachusetts Turnpike. To add 200 additional housing units to this street with its attendant traffic without a plan for very stringent traffic control is irresponsible development. Do any of the planners for this project live in this part of the city?

C-008-003

While it appears that careful shadow studies are being done, very little has been said about wind impacts on this area resulting from the proposed tall, thin, residential tower.

C-008-004

We feel these projects have not been given sufficient time for proper study of the many and complex impacts this development will have. The public, and particularly residents of this area, have not been sufficiently informed. You are seeing that these proposals have engendered strong opposition which has not been adequately addressed in the single public meeting which was held. The surrounding communities must have the opportunity to further share their concerns with you, before you allow this development to move forward.

Residents of the Prudential apartments have for several years been subjected to the noise, dirt and loss of convenient access to their homes by construction -- first of Shaw's Supermarket and more recently by construction of the Mandarin Hotel. We are here at ground zero and do not look forward to several more years of the same.

What will be decided and executed by PruPAC, the BRA and the Mayor now is going to leave a major imprint on this city for a very long time to come.

Respectfully submitted,

Board of Directors  
Prudential Center Residents Association

Copies to:  
William Linehan  
Boston City Council  
1 City Hall Square  
Boston, MA 02201

Byron Rushing  
State House - Room 481  
Boston MA 02133

## C-008-002

Please see Chapter 4, Transportation, of the DPIR. The Exeter Street and Blagden Street corridor operations have been studied. This analysis was based on substantial weekday and weekend data collection through the entire day to form a comprehensive picture of volumes, curb use, loading operations and pedestrian patterns.

## C-008-003

Please see Section 5.2, Wind, of the DPIR. The NPC/PNF included a complete wind study for both of the proposed buildings. The DPIR updates and expands this wind study by comparing three scenarios: 1) No Build, 2) 155-feet, and 3) Proposed Heights. The wind impacts of the Project, with mitigation, will be similar to the wind impacts of the No Build condition.

## C-008-004

The Project is following the City of Boston's Article 80 process. The publication of this DPIR provides additional opportunity for public review and comment on the proposed Project.



November 2, 2007

Mr. John O'Brien  
Senior Project Manager  
Boston Redevelopment Authority  
22 Dry Dock Avenue  
Boston, MA 02201

Re: Project Notification Form for Exeter Residences

Dear Mr. O'Brien:

We have reviewed the Project Notification Form ("PNF") for Exeter Residences. The proposed project is inappropriate for our neighborhood and ill-suited to its site. We are strongly opposed to it. We respectfully request that the Boston Redevelopment Authority ("BRA"), as part of its scoping determination, require the applicant to submit a more suitable alternative project (a "Beta Project") for review and comparison. Otherwise, we would ask that the proposed project be rejected.

We are strongly opposed to the proposed project because:

- (1) It is wholly incompatible with its surroundings.
- (2) It violates, aggressively, the zoning code.
- (3) It was submitted in the absence of a development plan.
- (4) Its environmental impacts are unacceptable.
- (5) It is injurious and detrimental to our neighborhood.
- (6) The public process has been insufficient.

These objections are discussed more fully below.

- (1) The proposed project is wholly incompatible with its surroundings.

The parcel designated as Phase 6 of the Prudential Center Planned Development Area is a sensitive location for our neighborhood. Any development there would border on or visually frame multiple iconic Back Bay landmarks. On both Boylston and Exeter Streets, the parcel borders on the graceful lines of the historic Lenox Hotel. On Exeter Street, the parcel is centered on the terminus of Blagden Street, with direct sight lines to Copley Square and the landmark Trinity Church. From within Copley Square, the

parcel's Exeter Street front frames the view of the grand facade of the Boston Public Library. The parcel's close proximity and visual relationship to these Back Bay treasures warrants special consideration. Extra care should be taken to avoid any development that would be overpowering in scale or incongruous in design relative to these surroundings.

The BRA's own zoning study<sup>1</sup> for Boylston Street reached a similar conclusion. The following statements are excerpts from this document:

"The special character of Copley Square and historic buildings in its vicinity warrant even greater protection. In order to maintain the prominence of those buildings, development on that part of Boylston Street should be no taller than 65 feet, and no denser than FAR 6, with the possible exception of the Fairfield-Exeter block. On the south side, heights should be maintained at 90 feet in the lower blocks, and 120 feet along Prudential's frontage." (p. 5).

"To protect the Boylston street frontage of this megablock [Exeter-Fairfield] to a depth of 100-150 feet, it is recommended that a 120 foot height restriction be adopted. The maintenance of this height limit along Boylston Street's south side would also provide a step down or transitional zone to Newbury Street and the Back Bay residential area from the existing Prudential Center heights. Establishing such a limit should help to clarify planning and design efforts for the expanded Prudential development and Hynes Auditorium. The 120 foot height limit would also generally correspond with the cornice line for the Lenox Hotel building at the corner of the block." (p. 58).

"The basic design module for new construction on Boylston Street should be at least 25 feet. Buildings wider at the base than this amount should subdivide their faces into modules no wider than 25 feet." (p. 64).

"The height of any new structure should be at least twice and no more than three times the width at the base, with the maximum overall height not to exceed either 90 or 120 feet..." (p. 64).

"Designs should demonstrate the use of classical proportioning systems in a manner consistent with older buildings on the block." (p.64).

"Recessed windows are desired. Strip windows are discouraged. Large, undifferentiated panes of glass are not appropriate..." (p.64).

"Primary building materials should be masonry, including brick, marble, limestone, tile, and granite. Other materials should be consistent in surface texture and color with the existing traditional materials." (p.64).

Although the scope of the BRA's zoning study was limited to Boylston Street, the same conclusions, for the same reasons, would clearly apply to both sides of the parcel. In fact, it can be argued that the study's conclusions are even more applicable to the Exeter Street front given its greater visual relationship to Copley Square and its historic buildings.

The Prudential Project Advisory Committee took a similar view when they established their Guidelines<sup>2</sup> for the redevelopment of the Prudential Center:

<sup>1</sup> Boylston Street Zoning Study Interim Report, 1985.

"The development should conform to the height limitations of the Downtown Interim Planning Overlay District." (p. 11).

"Heights along Boylston St. shall conform to the existing zoning adopted in 1987." (p. 12).

"Development should respond to and respect the setback, height, and character of the buildings on surrounding streets." (p.12).

Development should mitigate the height and scale of the existing towers...(p.12).

The zoning code itself emphasizes that development in our neighborhood should be on a human scale and consistent with the surrounding architecture that gives Back Bay its unique character:

"The goals and objectives of this article and the Huntington Avenue/Prudential Center District Plan are: to preserve the historic and architectural character of the historic residential neighborhoods...  
...to promote development that emphasizes a sense of human scale through appropriate block and building sizes and shapes, modulated and detailed facades...and articulated entryways..." (Article 41-1).

Thus, a good project for the Phase 6 parcel would be one that respects the height, scale and proportions of the Back Bay in general and its proximate landmarks in particular. It would have a sense of human scale. Its design elements would relate in some way to its setting, reflecting or echoing some part of the rich design vocabulary which surrounds it. It would be consistent with the guidelines established for the development of the Prudential Center and compliant with the zoning code<sup>3</sup>. A good project would also look like a residential building.

By contrast, the proposed project is entirely incongruous with its surroundings. Its scale overwhelms everything; its design relates to nothing. It obliterates any sense of human scale. There is nothing about the proposed project that even remotely suggests that it belongs here. It is a significant departure from all agreed guidelines and violates multiple provisions of the zoning code. It looks more like an office building than a residential structure.

\* We respectfully request that the BRA require the applicant to submit a more appropriate Beta Project for review and comparison that is consistent with the guidelines set forth above.

<sup>3</sup> Prudential Project Advisory Committee Development Guidelines, 1988.

<sup>2</sup> Before the zoning districts were redrawn to accommodate the excess height of the Boylston Street Mixed Use Project, the maximum building heights allowable on the phase 6 parcel were 120 and 155 (the parcel spanned two districts). For the reasons discussed above, we feel the lower limit should apply.

## C-009-001

Please see Section 3.2, Urban Context - Exeter Residences, for information on the current design. The Proponent is committed to developing a design that compliments the Prudential Center and the surrounding buildings and supports the modern residential identity of the Exeter Residences. The facade design included within this DPIR reflects updates and discussions from City agencies, PruPAC and members of the public. As is customary with the City's development review procedures, the Proponent will continue to work with the BRA as the Project progresses.

C-009-001



(2) ~~The proposed project aggressively violates the zoning code.~~

As might be expected given its inappropriate scale, the proposed project violates the dimensional regulations of the zoning code. In the PNF, the applicant notes, "In order to permit construction of Exeter Residences...as proposed, Section 41-12 of the Code pertaining to height will be modified."

We object to this view of the development process. We feel the zoning code and related regulations serve a critical planning and control function in ensuring constructive growth and development in our community. We believe projects should be proposed or modified to conform to a stable zoning code. We do not believe that the zoning should be modified, regularly, to conform to proposed projects.

• We request that the applicant provide an evaluation of the proposed project's compliance with all applicable provisions of the zoning code, and in particular Article 41-12.2, 41-16.1, 41-16.2, and 41-18. We request that the applicant provide this evaluation for the Beta Project also.

• We request that the applicant provide, at this time, the text of all amendments to the zoning code or the Development Plan for Planned Development Area #37 ("PDA #37") contemplated to implement the proposed project. We request that the applicant provide this information for the Beta Project also.

• We request that the applicant specify and describe the nature of the Building Code Variance it is seeking from the Boston Board of Appeal (or state appeal board).

• We request that the applicant provide a chronology of all amendments to the zoning code (or zoning maps) that have been granted to it since it (or its affiliates) acquired its interest in the Commercial and Development Site of the Prudential Center from the Prudential Insurance Company (the "Acquisition").

• We request that the applicant provide an itemized accounting of the total square footage of residential, retail, and office space that is now permitted to build but was not permitted to build under the zoning code at Acquisition.

• We request that the applicant demonstrate the calculation of the FAR for PDA #37 as it was at the beginning and end of each phase of development (1a, 1b, 2, 3, 4a, 4b, 5, 6) and as it is today. We request that the applicant include an explanation of any and all "area" growth in this calculation since PDA #37 was first established on the 1,080,211 square foot site.

## C-009-002

Please see Section 2.2, Regulatory Context, Zoning & Permitting, and Section 3.6, Conformance with Specific Design Requirements of the Huntington Avenue Prudential Center District Zoning, of the DPIR for a discussion of compliance with the zoning provisions contained in Article 41 of the Code.

## C-009-003

A Fourth Amendment to the Development Plan for PDA No. 37 will be submitted following the DPIR. Additionally, a zoning text amendment will be provided to permit the height of the proposed buildings and the floorplate size for stories greater than 155-feet for 888 Boylston. Previous amendments are matters of public record and can be obtained through the City.

## C-009-004

Please see Section 2.2, Regulatory Context, Zoning & Permitting, of the DPIR for an expanded discussion of anticipated permits required.

## C-009-005

Please see Section 2.2, Regulatory Context & Permitting, of this DPIR for an expanded discussion and calculation of FAR for PDA No. 37, including a breakdown of area by phase and the size of the Prudential Center site.

C-009-006

(3) The proposed project was submitted in the absence of a development plan.

The applicant has indicated an intention to develop the phase 6 parcel in several sub-phases, of which the proposed project is apparently the first.

The proposed project cannot be responsibly evaluated or assessed in a vacuum. It must be evaluated in the context of an overall development plan for the parcel and PDA #37, so that there may be some discussion and management of the final result.

- We request that the applicant be required to submit a complete development plan for the phase 6 parcel for joint consideration with the proposed project and the Beta Project.

C-009-007

(4) The proposed project's environmental impacts are unacceptable.

It is intuitively obvious that the imposition of a 350 foot tower on Exeter Street would have significant negative impacts on the neighborhood in general and on Trinity Place in particular. Unfortunately, in most instances, the extent of these impacts is not assessable from the information provided in the PNF.

- We request that the applicant provide additional data, as described below. Alternatively, we request that the applicant provide appropriate funding so that we may commission the needed analyses ourselves.

Impact on Light

C-009-008

It is intuitively obvious that the proposed tower will have a major negative impact on the light available to Trinity Place. Unfortunately, the PNF did not provide any data on what that impact would be.

The applicant's shadow study examines only those shadows that fall on the ground, and discusses their impact only on pedestrian activity. While this may be typical or useful in assessing the proposed project's effect on someone walking through our neighborhood, it is not useful in assessing its effect on the people who live and work here. A meaningful shadow study must also examine the shadow effects on the buildings and other structures and spaces where people spend most of their time.

- We request that the applicant provide an analysis of the shadow impacts of the proposed tower on all neighborhood buildings and/or other structures that would be affected. This should include a list of all buildings that will be affected, how much light they will be deprived of, during what part of the day, and how this will vary from season to season. We request that special consideration be given to presenting this information in a manner that is easily accessible to the public. Anyone who lives or works in the

### C-009-006

The Exeter Residences will be the only development component of Phase 6. Following this DPIR, the Proponent will submit a Fourth Amendment to the Development Plan for approval by the BRA, Boston Zoning Commission, and the Mayor.

### C-009-007

Please see Chapter 5, Environmental Protection, of the DPIR. The DPIR is responsive to the environmental review parameters established by the BRA to evaluate the proposed Project.

### C-009-008

Please see Section 5.3, Shadow Analysis, of the DPIR. The NPC/PNF included a complete shadow study for both of the proposed buildings as set forth by the BRA's guidelines. The DPIR updates and expands this shadow study by comparing three scenarios: 1) No Build, 2) 155-feet, and 3) Proposed Heights and includes the study of shadow on the Boston Public Library courtyard wall, the existing pedestrian plaza spaces within the Prudential Center.

neighborhood should be able to determine quickly if they will be affected and to what extent, without retaining the services of an expert.

- For Trinity Place in particular, we request that the applicant provide an analysis of the shadow impacts by facade, floor, and time of day for each season. The analysis should include the shadow impact on all terraces, outdoor spaces and gardens. We request that the applicant also provide us with an estimate of the increased energy costs associated with the loss of sunlight.

Beyond Trinity Place, we are particularly concerned about the shadow impacts on the Boston Public Library, Copley Square, and the Commonwealth Mall. We believe it should be an objective of all new development to cast no new shadows on these cherished spaces.

- We request that the applicant provide detailed account of all shadow and loss-of-light impacts on the Boston Public Library, including the historic central courtyard (including all vertical planes), the grand central staircase, and the central skylight in modern section, for all times of day and all seasons. For Copley Square and the Commonwealth Mall, we request that the applicant provide a detailed account exactly which parts of these spaces will be subject to shadow, and for which portions of the day, and for all days of the year.

- We request that the applicant perform each of these analyses for the Beta Project also.

#### Views

It is intuitively obvious that the proposed tower will have a major negative impact on the views available to Trinity Place. Unfortunately, the PNF did not provide any data on what that impact would be.

The PNF examines the impact of the proposed tower on views from one viewpoint only, the ground directly in front of the Exeter front of the phase 6 parcel on the centerline of Exeter Street. From this viewpoint, the proposed tower is expected to obstruct an overwhelming 85% of the sky plane.

This is unacceptable. Obviously, blotting out the vast majority of the sky would have a drastic negative effect on the feel of the entire block and character of the entire neighborhood.

We expect that the impact will be equally severe for Trinity Place.

- We request that the applicant provide an analysis of sky plane and view obstruction for Trinity Place, by facade and by floor. We also request that the same analysis be completed for the Beta Project.

## C-009-009

Please see Section 5.3, Shadow Analysis, of the DPIR. The original and updated shadow studies include the Boston Public Library (BPL) in its locus. The proposed Exeter Residences building does not cast shadow on the BPL courtyard. While the proposed building casts some shadow on the BPL courtyard's west facing wall, it is relatively minor compared to the impacts of existing buildings. Additional evaluation dates have been added beyond those mandated by the BRA and design review guidelines. Also, per the BRA Scoping Determination, the Exeter Residences was examined at the 155-foot zoning height and the proposed height for shadow impacts.

C-009-009

Traffic

It is intuitively obvious that the addition of 200 residential units to Exeter Street would have a significant impact on traffic in the area in general, and our immediate neighborhood in particular. Unfortunately, the PNF did not provide a realistic assessment of what that impact would be.

The PNF estimates that the proposed tower would generate only 28 vehicle trips at peak hour. Based upon our experience with our own vehicle trip generation rates, we believe the actual experience is likely to be twice that amount, if not more.

- We request that the applicant provide a sensitivity analysis which shows the different traffic impacts for different assumed levels of vehicle trip generation. We request that this analysis include vehicle trip generation levels that are 50%, 100% and 150% higher than the current assumptions in the PNF.

The PNF estimates the increase in traffic that would result from the "New Program" (Exeter Residences, taller 888 Boylston) versus the "Approved Plan" (includes projected traffic levels from the Mandarin, shorter 888 Boylston, the Clarendon, Columbus Center). Because the public's current traffic experience does not include the impact of the projects under development, the analysis in the PNF does not help the public assess how traffic would be different from how it is today.

- We request that the applicant provide a supplemental analysis which compares the Approved Plan and the New Program, together, to the existing conditions on the roads today. We request that a sensitivity analysis also be provided for this scenario, for vehicle trip generation rates that are 50% and 100% higher than the assumptions currently being used for projects which are included under the Approved Plan but which are still under development.

Under present traffic conditions, the intersection of Huntington Avenue and Exeter Street (the Huntington Avenue light), already operates at an unacceptable level of service. The traffic analysis indicates this is likely to get at least 85 % worse<sup>4</sup>. If, as we suspect, the vehicle trip generation assumptions are too low, the actual experience could be poorer still.

Moreover, all of this new traffic activity from the proposed tower will be squeezed into the half-block between the Blagden Street intersection and the Huntington Avenue light. This area is already experiencing significant congestion due to the frequent double parking of vehicles associated with deliveries for the Copley Square Hotel, the Marriott Courtyard, and Shaw's Market.

<sup>4</sup> From 38 seconds (p.5-18) to 71 seconds (p.5-57).

**C-009-010**

Please see Chapter 4, Transportation, of the DPIR for detail on the Exeter Street and Blagden Street corridors and the Exeter/Blagden Street intersection. The NPC/PNF included a comprehensive review of the local traffic network utilizing guidelines established by the Boston Transportation Department.

**C-009-011**

Please see Section 4.3, Study Methodology, of the DPIR.

C-009-010

C-009-011

C-009-012

The increased back-ups at the Huntington Avenue light are immediately transmitted to the Blagden Street intersection, where all traffic must execute a left turn without the benefit of a signal light. This is already a highly problematic intersection during peak hours. But the PNF contains no data on or discussion of the Blagden Street intersection because the PNF examines only signalized intersections.

- We request that the applicant provide an analysis of the traffic impacts on the last block of Exeter (between Boylston and Huntington) specifically. We request that this analysis compare the Approved Plan and the New Program, together, to the existing conditions on the roads today. We request that a sensitivity analysis also be provided for this scenario, for vehicle trip generation rates that are 50%, 100%, and 150% higher than the assumptions currently being used for projects which are included under the Approved Plan but which are still under development. We also request that the applicant adjust this analysis to reflect that added delays that can be expected to result from the fact that all of the new traffic from the proposed tower will involve turns, in or out of the garage or loading dock. We also request that the analysis also be adjusted to reflect the added delays that can be expected to result from the increase in pedestrian traffic.

- We request that the applicant provide an analysis of the projected performance of the intersection of Blagden and Exeter Streets. We request that the applicant provide a sensitivity analysis for this scenario, for levels of vehicle trip generation that are 50%, 100%, and 150% higher than those assumed in the current analysis.

C-009-013

The PNF focuses primarily on traffic conditions at peak hours. While this is one important measure of impact, it does not give the public a good sense of the overall increase in traffic volume throughout the day, and attendant increases in noise, pollution and congestion that will result.

C-009-014

- We request that the applicant provide an analysis of the projected increase in vehicle trips per day. We request that this analysis compare the Approved Plan and the New Program, together, to the existing conditions on the roads today. We request that a sensitivity analysis also be provided for this scenario, for vehicle trip generation rates that are 50%, 100%, and 150% higher than the assumptions currently being used for projects which are included under the Approved Plan but which are still under development.

C-009-015

We note that some of the traffic estimates in the PNF are lower than the estimates in prior studies done in connection with earlier phases of the development of the Prudential Center and, in some cases, the 1989 FEIR. We do not believe that traffic in our area has decreased.

C-009-016

- We request that the applicant provide a chronology and comparison of the projected vehicle trips per day and peak hour vehicle trips from all of the traffic studies done in connection with the phased development of the Prudential Center since the 1989 FEIR.

## C-009-012

Please see Chapter 4, Transportation, of the DPIR. The Transportation chapter includes a detailed evaluation of the Exeter Street corridor and Blagden Street corridor as well as the Exeter-Blagden intersection. Observations were taken of the vehicular, pedestrian and loading activity in order to build a complete picture of street operations. Curb uses were reviewed and proposed curb use was projected given the observed operations and anticipated activity from the Exeter Residences.

## C-009-013

Please see Chapter 4, Transportation, of the DPIR. In accordance with BTD guidelines, the NPC/PNF study focused on peak hour performance as this is considered the most restrictive condition. In response to this comment the DPIR provides data that observes and evaluates the Exeter Street corridor performance throughout the day.

## C-009-014

Please see the NPC/PNF traffic study which provides an analysis comparing the Approved Plan to the proposed plan.

## C-009-015

The traffic studies for the Prudential Center are not cumulative, meaning that new studies are based on older studies. The current evaluation utilized new existing conditions data to paint the most accurate picture of current operations. It also revealed that Boylston Street and Huntington Avenue traffic volumes have decreased since the Prudential Center Development Plan was initially approved in 1990.

## C-009-016

At a meeting on September 27, 2007, the PruPAC Transportation/Access and Mitigation Subcommittee requested Vanasse Hangen Brustlin, Inc. (VHB) to expand the projected impacts from the

While delays at individual intersections are an important measure of traffic impact, it does not give the public a good sense of the total delays that the additional development will impose upon them.

- We request that the applicant examine the major routes in the study area and estimate the total delay in transit time that can be expected for those routes. We are particularly interested in the transit route down Boylston Street (east) and onto Exeter Street (south) to access major thoroughfares such as Huntington Avenue and the Mass Pike.

Parking

- We request that the applicant provide an estimate of how many public parking spaces will be lost due to displacement by the parking demands of Exeter Residences and 888 Boylston (New and Approved, together).

Wind

Because of our neighborhood's proximity to the tall buildings of the already in the Prudential Center, wind is already a significant problem for us. We believe that any further development in this area should be undertaken with the objective of decreasing wind speeds, not increasing them.

It is intuitively obvious that the imposition of a 350 foot tower at the terminus of Blagden Street would make the wind conditions around Trinity Place materially worse. When the Marriott Courtyard next door was raised just four stories, the increase in wind speeds was immediately felt and noted by most residents

Nevertheless, the PNF forecasts the impact of the new tower on wind conditions at 20 different points along Blagden Street, the last block of Exeter Street, and the first block of Huntington. The analysis concludes that the wind speeds would be unchanged at 13 of those 20 points. Wind speeds were forecast to increase moderately at another 4 points, and decrease moderately at another 2 points. The study captured a significant wind impact in only on the southeast corner of Exeter and Blagden Streets.

However, at that corner, wind speeds are forecast at 19 to 27 miles per hour, with gust velocity exceeding 31 miles per hour. This uncomfortable condition is expected to occur during the fall, winter, and spring. Under BRA's own guidelines, these conditions are deemed unacceptable. We believe that conditions that have been deemed unacceptable should not be accepted, and proposed projects which create unacceptable wind conditions should be rejected.

- We request that the applicant add locations to the study to include all entrances to Trinity Place and all terraces. We also request the locations be added at several elevations on each facade of the building so that we may assess what would happen if we tried to open a window.

1990 Prudential Center Master Plan to the actual conditions today. VHB performed a detailed evaluation to compare the proposed "Build" 1999 conditions (which included 1988 existing volumes and projected new trips) included under the 1989 Development Plan with the existing 2006 and current "Approved" projections (2011) to determine if the traffic growth and operational levels anticipated in 1999 were realized.

Comparing the 1988 existing traffic volumes with the 2006 existing volumes during the evening peak period indicated that peak hour volumes have reduced by 17% within the Prudential Center roadway network from the projected impacts. Similarly, comparing the projected impacts for the 1999 Build condition with 2011 FEIR Approved developments indicated a reduction of 22% in the overall traffic volumes during the weekday evening peak period.

**C-009-017**

No public parking spaces will be lost as a result of the proposed project.

**C-009-018**

Please see Section 5.2, Wind, in the DPIR. Based on discussions with the BRA and PruPAC, the Proponent has redesigned the building to help mitigate the wind impacts. The DPIR contains an updated wind study which includes the new curved design of the Exeter Residences and proposed street-level features to mitigate the wind impacts. The wind impacts of the Project will be similar to the the wind impacts of the No Build condition. As discussed, the Exeter Residences will be in conformance with zoning requirements. Additionally, Trinity Place was included in the wind study locus in both the original wind analysis included in the NPC/PNF and the updated wind analysis included in the DPIR.

C-009-020

- We request that the applicant provide a wind impact analysis for the Beta Project also.

Glare

C-009-021

A glare study was not provided for the proposed project. The PNF states:

The proposed Exeter Residences building is primarily masonry building with residential fenestration that is expected to have a limited solar glare and heat gain effect on the surrounding buildings. Thus the solar glare impacts typically associated with commercial glass curtainwall buildings are not anticipated. (p. 6-38)

However, the renderings of the proposed project present a building that is primarily glass.

- We request that the applicant provide a glare study for the proposed project.

Noise

C-009-022

Exeter Street presents a unique noise issue related to the HVAC plant of the Boston Public Library. The plant generates a continuous, high level of noise far in excess of what is allowed by regulations. Our experience with this issue to date informs us that the geometry of surrounding buildings and structures can have an important impact on the reflection and transmission of sound.

- We request that the applicant provide an analysis of the impact of the proposed project on the reflection and transmission of sound generated by the HVAC plant of the Boston Public Library. We request that the applicant provide this analysis for the Beta Project also.

Groundwater

C-009-023

The few paragraphs in the PNF that address groundwater do not provide a clear sense of what the impact of the proposed project on groundwater will be.

- We request that the applicant provide a more complete description of what effect the proposed project is projected to have on groundwater. If the answer to this question is not known at this time, we request that the applicant provide a range of the potential impacts, with a probability assessment for each.

**C-009-019**

Additional detail has been added to the study base maps to identify building entries, street crossings and bus stops.

**C-009-020**

Please see Section 5.2, Wind, of the DPIR. The NPC/PNF included a complete wind study for both of the proposed buildings. The DPIR updates and expands this wind study by comparing three scenarios: 1) No Build, 2) 155-feet, and 3) Proposed Heights. The wind impacts of the Project, with mitigation, will be similar to the wind impacts of the No Build condition.

**C-009-021**

Please see Section 5.5, Solar Glare Analysis, of the DPIR.

**C-009-022**

The proposed buildings will be designed to conform to City of Boston noise guidelines.

**C-009-023**

Please see Section 5.6, Geotechnical and Groundwater Analysis and Section 6.1, Stormwater Management, of the DPIR for detail on concerns regarding diminishing groundwater levels and development of an infiltration system design as part of the project that will re-introduce stormwater runoff to the groundwater table.

(5) The proposed project is injurious and detrimental to the neighborhood.

The negative impacts of proposed project will be highly detrimental to our neighborhood. They will make it a less desirable place to live, work, or stay. As such, the proposed project would damage the market values of all surrounding properties.

Property owners are just as concerned about the negative impacts of the proposed project on their pocketbooks as they are about its negative impacts on their environment. Although an analysis of the impact on property values may not be required under Article 80 in the same manner that the environmental impacts are required, this analysis is still crucial to the public and the BRA if we are all to accurately assess the true impact of the proposed project on our neighborhood.

Article 3 of the Zoning Code provides:

"...no development plan or master plan shall be approved by said Authority unless said Authority finds that such plan conforms to the general plan for the city as a whole and that nothing in such plan will be injurious to the neighborhood or otherwise detrimental to the public welfare." Article 3-1A(a).

The proposed project does not meet this standard for approval. The proposed project is highly injurious to the neighborhood economically, environmentally, and aesthetically.

- We request that the applicant provide an estimate of the damage the proposed project will inflict on the surrounding property values. We request that the applicant provide separate estimates for all properties within 300 feet of the proposed project, as well as an estimate for the neighborhood generally. We request that this analysis be performed for the Beta Project as well.

- We request that the applicant provide its 5-year financial projections for the proposed project, including projected balance sheets, incomes statements, cash flow statements, a schedule of development costs (including all land costs), and total return on investment from the perspective of both owners (Boston Properties, Inc. or affiliates and AvalonBay Communities or affiliates). We request that the applicant provide the same financial projections for the Beta Project also.

(6) The public process for the proposed project has been insufficient.

Because the PNF for the Exeter Residences was "packaged" with the Notice of Project change for 888 Boylston, the public process for both projects has been compromised. A single public hearing is hardly sufficient to cover the multiple complex impacts from just one of these project; it is certainly not sufficient to cover two. Each project is a major development in its own right, and each deserves a full and separate process.

**C-009-024**

We are maintaining consistency with the original Prudential Center Development Plan, which considered the entire Prudential Center as the "Project." As a matter of planning principle, it would be inappropriate to consider the impacts of the two buildings independently of one another. Our approach is the same as one would employ in a mixed-use development where different uses are being developed on the same site. Additionally, the BRA's Scoping Determination requested that the review of the two buildings be done together.

C-009-024



C-009-025

Due to the number and magnitude of the negative impacts associated with Exeter Residences, and because of the strong opposition it has engendered, we believe there should be additional public meetings on this proposed project in particular. We also believe it would be most beneficial to have these meetings with PruPAC in attendance.

We request that at least three additional public meetings be held, each covering a group of impacts in detail, such as (1) light, shadow, views and glare, (2) traffic, wind, air quality, noise and groundwater, and (3) property values and financial projections.

Thank you very much for your time and attention to our comments. We appreciate the opportunity to participate in this process.

Sincerely,

THE BOARD OF TRUSTEES  
TRINITY PLACE CONDOMINIUM TRUST

cc: Mayor Menino  
City Councilor Bill Linehan  
City Councilor Mike Ross  
Representative Byron Rushing  
Representative Marty Walz  
Mr. Rodney Sinclair, Senior Project Manager, BRA

### C-009-025

This DPIR responds to the comments and concerns raised in the NPC/PNF review process and provides additional detail and further study of impacts of the Project. The publication of this DPIR, and the related public process, provides additional opportunity to provide input on the proposed Project.

### C-009-026

The requested amendments are a part of the public record and can be obtained from the BRA. A summary of site approvals can be found in Chapter 2, Project Description.



Telephone 617-861-9000  
Facsimile 617-425-0901

November 5, 2007

www.saundershotelgroup.net  
info@saundershotelgroup.net

Mr. John F. O'Brien  
Senior Project Manager  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201-1007

Via: Hand Delivery

Re: PNF – Exeter Residences & 888 Boylston

Dear Mr. O'Brien:

We would like to express our support for the proposed development at 888 Boylston Street.

We strongly endorse a more pedestrian-friendly consumer retail use along Exeter Street. In its current configuration, with the exception of our Lenox Hotel, the entire western side of Exeter Street is a service entrance for the adjacent area of Prudential Center – Shaw's Supermarket, the Prudential Garage, and Lord & Taylor.

In contrast to that support, we have many concerns and issues in regard to the proposed residential tower development (Exeter) that would be located on Exeter Street.

First and foremost, The Lenox is the closest abutler to Exeter, approximately 60 feet away as currently configured. As a result, we have a number of concerns and issues that we feel would materially impact our property, its business, the guests from all over the world that stay at our hotel.

In no particular order we raise the following issues:

1. Height: Being so close to The Lenox, Exeter is out of scale not only with our structure, but also with all of the neighboring structures on the other side of Exeter Street (the Boston Public Library, the Courtyard Hotel, and the Copley Square Hotel). None of the aforementioned buildings exceeds approximately 1/3 of the proposed Exeter building height.

Appearance: The exterior architecture is out of context with essentially every building in the vicinity of Exeter. We believe the exterior appearance should be complimentary to other architecture in the immediate area (such as 88 Exeter, the Copley Square Hotel, the Boston Public Library, and the Lenox Hotel). We do not feel that Exeter's exterior materials achieve this standard.

240 Newbury Street, Boston, Massachusetts 02116-2564

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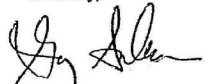
## B-001-001

Please see Section 3.2, Urban Context - Exeter Residences, for information on the current design. The Proponent is committed to developing a design that compliments the Prudential Center and the surrounding buildings and supports the modern residential identity of the Exeter Residences. The facade design included within this DPIR reflects updates and discussions from City agencies, PruPAC and members of the public. As is customary with the City's development review procedures, the Proponent will continue to work with the BRA as the Project progresses.

B-001-001

- B-001-002** | 3. Wind: Despite wind studies done some years ago for what is now the Mandarin, there is a marked increase in the wind along Boylston Street resulting from that project. We, therefore, are concerned about the accuracy of the wind studies in the PNF, especially at the proposed heights.
4. Shadows: We are unable to interpret the impact of the height of any improvement such as Exeter because the PNF does not include 3-dimensional drawings.
- B-001-003** | 5. Construction Management: We have yet to see a construction management plan to include details related to noise, traffic and groundwater, and the impact of the construction activity on rodents and the like. The construction process poses significant risk to disturbing guests of the Lenox, which operates a 24 hour/7 days per week business. We hasten to point out that because of Boston's attraction as an international destination, our percentage of foreign visitors, many of whom are still are on European or Asian time, the existence of noise and/or vibration which would be a by-product of construction activity within 60 feet of the building, all pose significant risk to the Lenox's business. The rights of the hotel guests to a peaceful and quiet environment conducive to sleep and resting regardless of the time of day is a material issue. Increased traffic bottle necks are a serious concern.
- B-001-004** | 5. Utilities: We are concerned that the existing demands on underground infrastructure may be impacted by Exeter. The addition of a large number of residential dwelling units utilizing the same domestic water source, sewer and other infrastructure may pose a demand that cannot be met without significant impact on the area's water pressure and sewer systems. It should be noted that the existing storm drains and sewer systems have difficulty handling the demands of the existing needs of The Lenox Hotel during periods of high use/demand.
- B-001-005** | Groundwater: Despite its size, The Lenox is built on wood pilings, perhaps one of the heaviest buildings in Back Bay to be supported in such a fashion. We would ask that any and all measures which need to be taken to maintain groundwater levels in the immediate area be integrated into any construction activity, and that water table readings be provided on an ongoing basis during and post construction.
- B-001-006** | 1. Any new structure erected near the Lenox in Prudential Center must be located so as not to interfere with the hotel's existing satellite t.v. reception or our rooftop cellular transmitter installations.
- 1 Summary, we have concerns about the height and architectural exterior design of the proposed development, its impact in regard to construction activity and traffic, its interference with round-the-clock guest use and with existing uses on The Lenox rooftop, the impact of increased winds and understanding where new shadows created by Exeter would fall, and the impact of both post construction traffic and utility infrastructure.
- We thank you for this opportunity to share with you our concerns and comments regarding Exeter.

Sincerely,



Gary L. Saunders, Chairman

## B-001-002

Please see Section 5.2, Wind, of the DPIR. The wind studies prepared for this Project utilize a predictive wind tunnel method that is more descriptive and more accurate than the method used in the original Prudential Development Plan assessment. Furthermore, three additional wind sensor points were added in the alleys surrounding the Lenox Hotel. We anticipate that the model will accurately predict future wind conditions.

## B-001-003

The Boston Transportation Department has guidelines related to construction management that are outlined in the NPC/PNF. The Proponent will apply to the BTD for review and approval of a Construction Management Plan (CMP) prior to the commencement of construction. The CMP will take into consideration the needs of the surrounding properties.

## B-001-004

Base on a review of the infrastructure systems and coordination with the Boston Water and Sewer Commission there is adequate capacity to serve the proposed project. Please see the Infrastructure section of the NPC/PNF.

## B-001-005

Please see Section 5.6, Geotechnical and Groundwater Analysis and Section 6.1, Stormwater Management, of the DPIR. The Proponent is working with the Boston Groundwater Trust and the Boston Water and Sewer Commission on development of an infiltration system design as part of the Project that will re-introduce stormwater runoff to the groundwater table.

**B-001-006**

The Project will meet any applicable requirements of the Federal Communication Commission and other public agencies.

John O'Brien  
November 4, 2007  
Page 1

**SUSAN ASHBROOK**

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BY FACSIMILE: 617-357-8684

November 4, 2007

John O'Brien, Senior Project Manager  
Boston Redevelopment Authority  
Room 910  
Boston City Hall  
Boston, MA 02201

Re: Prudential Center NPC and PNF for Exeter Residences and 888 Boylston Street  
proposed by Avalon Bay and Boston Properties

Dear Mr. O'Brien:

**I-001-001** | I am writing to urge the Boston Redevelopment Authority to require full review of the two Prudential proposals, and to separate the reviews so each project gets its own substantive review and public meetings. It is a matter of very great concern to me and to many of my neighbors that Boston Properties is proposing projects that are in violation of the hard won Prudential Master Plan agreement, and that planning is proceeding with very limited community process on an accelerated timetable.

Both projects add an undesirable density to the Prudential Center. The developers have already received a 30% increase over the Master Plan with the approval of the Mandarin Hotel at 155' instead of 120'. Many residents have been surprised by the unexpected looming effect of the Mandarin on Boylston Street and are wary of any additional large structures.

**I-001-002** | Regarding 888 Boylston Street, the proposed building is too tall for the context and risks additional shadowing on the Commonwealth Avenue Mall and Newbury Street as well as increasing wind impact. The developer's arguments in favor of the additional height are not convincing and the building should be required to stay within the agreed-upon 150 feet.

**I-001-003** | The Exeter Street Residences must be reviewed separately with its own series of public meetings. The proposed tower is too large for the small footprint of the site and grievously out of scale with the adjoining historic Lenox Hotel and Boston Public Library across the street. In terms of its design, it should look like a residential building not an office tower as currently proposed.

**I-001-001**

We are maintaining consistency with the original Prudential Center Development Plan, which considered the entire Prudential Center as the "Project." As a matter of planning principle, it would be inappropriate to consider the impacts of the two buildings independently of one another. Our approach is the same as one would employ in a mixed-use development where different uses are being developed on the same site. Additionally, the BRA's Scoping Determination requested that the review of the two buildings be done together.

**I-001-002**

Please see Section 3.3, Urban Context - 888 Boylston, of the DPIR for updated design information. The Proponent is committed to developing a design that compliments the Prudential Center and is designed to provide an appropriate transition between the Boylston Street corridor and the existing taller buildings within the Prudential Center. 888 Boylston can accommodate additional height due to its generous setback from Boylston Street.

**I-001-003**

Please see Section 3.2, Urban Context - Exeter Residences, for information on the current design. The Proponent is committed to developing a design that compliments the Prudential Center and the surrounding buildings and supports the modern residential identity of the Exeter Residences. The facade design included within this DPIR reflects updates and discussions from City agencies, PruPAC and members of the public. As is customary with the City's development review procedures, the Proponent will continue to work with the BRA as the Project progresses.

John O'Brien  
November 4, 2007  
Page 2

Finally, I am not alone in wondering what the point of the BRA's community process is when it can so easily be overturned by a developer. I urge you to require separate reviews and to reduce the scale of both buildings to conform to the Prudential Master Plan.

Sincerely

Susan Ashbrook  
Vice-President, Neighborhood Association of the Back Bay

cc: Rodney Sinclair  
Neighborhood Association of the Back Bay

I-002-001

Comment(s) noted.

Dr. John C. Baldwin  
One Huntington Avenue  
Unit 804  
Boston, Massachusetts 02116

I-002-001 |

November 1, 2007

Mr. John O'Brien  
Senior Project Manager  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201

Dear Mr. O'Brien:


I am writing to oppose the building of the Exeter Residence and the redesign of 888 Boylston Street.

Too many tall buildings are being built in the Back Bay. The Back Bay is not a tall neighborhood, and it simply cannot absorb all that mass. The recent construction of the Mandarin building is a good example. It has completely changed the nature of the south side of Boylston Street. It towers over and overpowers everything, splitting the neighborhood in two. The north side of Boylston Street still looks like the Back Bay; the South side now looks like downtown.

The Exeter Residence and 888 Boylston make the Mandarin look small by comparison. The Mandarin is already too big, and these two will be much worse. The last thing the Back Bay needs is two more glass towers.

I respectfully request that you reject both projects.

Sincerely,



John C. Baldwin

3 FAIRFIELD STREET  
BOSTON, MA 02116

November 1, 2007

John O'Brien, Senior Project Manager  
Boston Redevelopment Authority  
Room 910, Boston City Hall  
Boston, MA 02201

Re: 888 Boylston Street and Exeter Street Residences

Dear Mr. O'Brien:

As a close neighbor of the proposed construction at 888 Boylston Street and the Exeter Street Residences, I am deeply troubled by the height of both projects.

In connection with 888 Boylston Street, the proposed height is out of context with the next-door Hotel Mandarin that is 155 feet tall. Even at this height the Hotel is three stories higher than originally approved by the PruPac and for six months out of each year effectively shuts out all sunlight in front of it on Boylston Street. In my neighborhood, with good reason, it is now called the "Great Wall of China". We certainly do not want another building constructed next to it that does not adhere to the agreement between the PruPac and developers and that will further impact Boylston Street in an even more detrimental manner.

The PruPac and developers agreed upon an eleven story high building of 150 feet for this location in 2001. Instead of honoring the agreement and designing accordingly, the developers are now asking for a nineteen-story office tower of 265 feet. The north side of Boylston Street is zoned for 120 feet. Any new development on the south side should relate to the existing buildings on the north side, thereby fitting into the neighborhood of which it will be a part, rather than relating to the taller buildings of the Prudential Center. Plans for this building, that will be fronted by a plaza, must be sensitive to the plaza by maximizing sunlight, instead of shutting it out as has been done by the Hotel. Otherwise, it will be of no benefit to the neighborhood and will not be used. In order to do this and generally enhance the existing neighborhood, the only option that makes sense is to insist that the developers stick with their original proposal of an attractively designed eleven-story building.

The residences at Exeter Street are also problematic because of the excessive height of the proposed structure. It will be taller than any of the other residential buildings in the Prudential Center. As usual, the developer states that it is not economically feasible to build anything lower. However, a lower building could be built in conjunction with the development of the space over Lord & Taylor. Any building erected on this site certainly

#### I-003-001

The Proponent does not have the right to build over the Lord and Taylor site beyond the limit of the current design.

I-003-001



**I-003-002** must be respectful of the height of the neighboring Lenox Hotel and Boston Public Library in order to be an architectural asset to this area. Again, to allow the developers to build this building as proposed would be to allow them to ignore the existing neighborhood as to height and to ignore the general guidelines of the Prudential Center, resulting in irreparable harm to a beautiful neighborhood consisting of several National Landmark buildings.

Sincerely,

Dorothy B. Bowmer  
3 Fairfield Street  
Boston, MA 02116

### **I-003-002**

Please see Section 3.2, Urban Context - Exeter Residences, for information on the current design. The Proponent is committed to developing a design that compliments the Prudential Center and the surrounding buildings and supports the modern residential identity of the Exeter Residences. The facade design included within this DPIR reflects updates and discussions from City agencies, PruPAC and members of the public. As is customary with the City's development review procedures, the Proponent will continue to work with the BRA as the Project progresses.

**FRITZ CASSELMAN**(o) 617-266-1969  
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BY FACSIMILE: 617-357-8684

November 4, 2007

John O'Brien, Senior Project Manager  
Boston Redevelopment Authority  
Room 910  
Boston City Hall  
Boston, MA 02201Re: Prudential Center NPC and PNF for Exeter Residences and 888 Boylston Street  
proposed by Avalon Bay and Boston Properties

Dear Mr. O'Brien:

**I-004-001** I am writing to urge the Boston Redevelopment Authority (BRAA) to (1) require full review of the above proposals, and (2) separate the reviews so each project gets its own substantive review and public meetings.

I am familiar with the positions taken by the Neighborhood Association of the Back Bay and fully support them. I will not belabor the point here with respect to urban planning and architectural issues. Rather I will speak to the process issues, as I believe that the failure to require full Article 80 review will undermine citizen participation in city planning.

As you know, citizen participation in project planning has played a crucial and positive role in the development of this city. Beginning with the Park Plaza proposals in the early 1970's, civic advisory committees comprised of representatives of all affected interests have been created to guide the development of all large projects in our area. The efforts of these committees, together with local associations and individuals, have changed particularly odious features of many developments and, by all accounts—even the accounts of the developers—have contributed to improved projects. There are numerous examples of this in Ward 5, including the following:

- The Boston Common and Public Garden would be significantly shadowed and surrounded by large complexes.
- The Hynes Convention Center face on Boylston Street would have no windows.
- The Berkeley Building would still have no parapet.
- 500 Boylston Street would have a matched pair of the Johnson buildings.
- The Prudential Center would still be a fortress, but an even bigger one.

The Prudential Center is obviously the most germane. Through an incredible amount of work by the BRA, the developers, the residential community, and the local and city-wide business communities, the proposal was transformed from a secret deal between the developer and the mayor into a development that rejoined the Back Bay and the South End, created active street

**I-004-001**

We are maintaining consistency with the original Prudential Center Development Plan, which considered the entire Prudential Center as the "Project." As a matter of planning principle, it would be inappropriate to consider the impacts of the two buildings independently of one another. Our approach is the same as one would employ in a mixed-use development where different uses are being developed on the same site. Additionally, the BRA's Scoping Determination requested that the review of the two buildings be done together.

John O'Brien  
November 4, 2007  
Page 2

frontage, built attractive and appropriately sized buildings, and fostered an exciting and prosperous commercial environment. The plan underwent intensive review—environmental, economic, social and urban planning—that led to a delicate balance of activities.

Now, the developer (the same developer, I might add, whose Park Plaza proposal unwittingly launched the civic involvement movement) wants to make significant changes to the plan but curtail review. If Boston Properties gets its way, functional approval of changes to the Prudential Plan will come just a few months after the first public disclosure of its proposal, though we have no way of knowing how many meetings were held with BRA officials, with little time for the public to absorb the magnitude of the changes.

- There has been little effort to detail why the plan changes are justified, other than higher profits for the developers driven by what is still a vibrant market in this neighborhood. Vague assertions of an altered real estate climate are hardly sufficient. Without satisfactory justification for the changes, the Boylston Street proposal should be dismissed out of hand.
- With two arguable exceptions discussed below, the only public benefits cited by the developer would accrue even if the development followed the current plan.
- In response to my specific question to the developer as to what *additional* public benefit would come from the additional nine stories on Boylston Street, its representative could only suggest (1) a better skin and (2) a classier front courtyard and mall entrance. Both are in the developer's self-interest and it is preposterous that an extra nine stories are necessary to spring the additional funding.

This is a thumbnail sketch of the case for full review of these proposals. Why, then, do I assert above that failure to require full Article 80 review would undermine future civic participation? Because on too many occasions city and state agencies disregard their prior decisions, decisions made after months and even years of engaging with the community. Why should citizens waste their time doing their civic duty to improve life in our city and state better when there is the real possibility—even likelihood—that as soon as a better offer comes around, the agencies will ignore past decisions, compromises and concessions if it suits them, and use the threat of reversal as a lever to force yet more concessions? Why bother?

The BRA and the Mayor, by conducting an open and good faith review of these proposals, can keep faith with the citizenry, and I urge to you do so.

Sincerely,



Fritz Casselman

cc: Rodney Sinclair  
Neighborhood Association of the Back Bay  
Representative Marty Walz

251 Commonwealth Avenue  
Boston, MA 02116

November 4, 2007

John O'Brien, senior Project Manager  
Boston Redevelopment Authority  
22 Dry Dock Avenue  
Boston, MA 02210

By Fax # 617-918-6220

Re: Prudential Center Notice of Project Change NPC and Project Notification Form PNF for  
Exeter Residences and 888 Boylston Street

Dear Mr. O'Brien:

I am writing as a Back Bay resident, property owner and a member of the NABB Board of Directors to express my concerns regarding the above mentioned development projects proposed for the Prudential Center.

**I-005-001** Both development projects deserve and require a full public review process with a thorough study of development project impacts. I urge that a request to the BRA by proponents to waive further review be denied.

The protective measures inherent in the Prudential Guidelines that were adopted in 1988 to ensure respect for the architectural integrity and historic character of the Prudential Center District and the surrounding historic buildings should be adhered to.

888 Boylston Street

Limiting the height of 888 Boylston Street to the maximum 155 ft. allowed in the existing Prudential Master Plan is both reasonable and fair and I urge the BRA to support this limit on height.

**I-005-002** It is imperative that thorough wind and shadow studies for the project are conducted and a public review and comment process be held for residents and community organizations.

Exeter Street Residences

Other than the use and general guidelines by PruPAC, there was no height, design criteria, public discussion, planning or agreement on design guidelines for a building on the site adjacent to the Lord and Taylor building. These general guidelines for the Prudential Center adopted by PruPAC have been highly regarded over the years as enormously successful and should be used and adhered to for any building at the Exeter Street site.

**I-005-003** The proposed building exceeds the height of all other residential buildings in the Prudential Center and is grossly out of scale at this location. It is particularly important that the building respect the scale and character of Boylston Street and the surrounding historic properties including the Boston Public Library

### **I-005-001**

The Project is following the City of Boston's Article 80 process. The publication of this DPIR provides additional opportunity for public review and comment on the proposed Project.

### **I-005-002**

Please see Chapter 5, Environmental Protection, of the DPIR for updated environmental studies based upon the current design. The DPIR is subject to the Article 80 Large Project Review and Comment Period.

### **I-005-003**

Please see Section 3.2, Urban Context - Exeter Residences, for information on the current design. The Proponent is committed to developing a design that compliments the Prudential Center and the surrounding buildings and supports the modern residential identity of the Exeter Residences. The facade design included within this DPIR reflects updates and discussions from City agencies, PruPAC and members of the public. As is customary with the City's development review procedures, the Proponent will continue to work with the BRA as the Project progresses.

Please see Chapter 5, Environmental Protection, of the DPIR for updated studies related to daylight, wind and shadow.

John O'Brien

- 2 -

Nov. 4, 2007

I-005-003 | and Lenox hotel as well as the historic abutting residential neighborhood with regard to sun, wind and shadow.

Any building for this site should comply with the zoning requirements for Exeter Street and include a full public review process under the Draft Project Impact Report.

Sincerely,

*Marianne M. Castellani*  
Marianne M. Castellani

Cc: Rodney Sinclair, Senior Project Manager  
Boston Redevelopment Authority  
Room 910 Boston City Hall  
Boston, MA 02201

By Fax: 617-742-7783

O'Brien, John (BRA/BMIP)

**From:** Sybil CooperKing [SCK@cki.bz]  
**Sent:** Thursday, November 01, 2007 4:50 PM  
**To:** O'Brien, John (BRA/BMIP)  
**Subject:** Exeter Residences and 888 Boylston Street

Dear Mr. O'Brien,

I would like to take this opportunity to urge the BRA to allow further review of both above referenced projects, particularly the Exeter Residences which were unfortunately coupled with the 888 Boylston Street submission and thus bypassed much of the anticipated public review process. I believe there needs to be an allowance for public comment and meetings on these proposals.

As the Prudential Center becomes increasingly dense I think additional thought needs to be placed on set-back. This is especially important in the case of the 888 Boylston Street where some miracle is needed to counteract the poor placement of the new Mandarin Oriental.

I would like to conclude by requesting that future submissions be separate and be reviewed on separate schedules and in separate public meetings.

Sincerely,  
 Sybil CooperKing  
 Back Bay Resident

cc: Rodney Sinclair Senior Project Manager  
 Boston Redevelopment Authority  
 Room 910 Boston City Hall  
 Boston, MA 02201  
[Rodney.Sinclair.BRA@cityofboston.gov](mailto:Rodney.Sinclair.BRA@cityofboston.gov)  
 FAX 617-742-7783

Neighborhood Association of the Back Bay  
[nab@verizon.net](mailto:nab@verizon.net)

## I-006-001

We are maintaining consistency with the original Prudential Center Development Plan, which considered the entire Prudential Center as the "Project." As a matter of planning principle, it would be inappropriate to consider the impacts of the two buildings independently of one another. Our approach is the same as one would employ in a mixed-use development where different uses are being developed on the same site. Additionally, the BRA's Scoping Determination requested that the review of the two buildings be done together.

I-006-001

Mr. John O'Brien, Senior Project Manager  
Boston Redevelopment Authority  
22 Dry Dock Avenue  
Boston, MA 02210

Dear Mr. O'Brien:

Thank you for the opportunity to submit comments regarding the two projects proposed for the Prudential Center, and the request of Boston Properties and Avalon Bay to seek a waiver of further review. I am unequivocally opposed to this request. The only opportunity the neighborhood has to make its feelings about this development project known is through the PruPAC and Article 80 response letters.

The purpose of the reviews is to give us the opportunity to raise questions and express opinions about the designs of these two buildings, and to ask for further study of their impacts on Boylston Street and the surrounding neighborhoods. To do this responsibly the 888 Boylston Street commercial building and plaza and the Exeter Street residential building should be reviewed separately. The plan for the plaza in front of the Boylston Street building should be completed and incorporated into the 888 Boylston Street review. The building and the plaza can not be separated since they are strongly related one to the other.

#### 888 Boylston Street and Plaza

The existing Prudential Master Plan was endorsed in a 2002 vote of PruPAC and allows for an office building of no more than 155 feet height at 888 Boylston Street. This is a 30% increase in density over the Prudential Master Plan. The developer has requested that the Plan be amended again to allow for an additional 110 feet of height. These 110 additional feet do not include the footage needed for the placement of mechanical equipment on the top of the building.

The design and size of a new building on this designated Prudential Center site should relate to Boylston Street buildings and not to the taller Prudential Center buildings. The Prudential Center Master Plan massing guidelines were quite clear that the zoning height on Boylston Street should be respected. The allowable zoning on the north side of Boylston Street is 120 feet. This zoning was imposed to avoid additional shadowing on Newbury Street and Commonwealth Avenue.

A goal of the PruPAC was knitting together the Prudential Center and Tower with the abutting Back Bay and St. Botolph neighborhoods. Much has been done to accomplish this. A series of buildings has been designed and built that interestingly have served to emphasize the design of the Prudential Tower. Its simplicity of design is now recognizable. However, it seems that the developers are trying to hide this iconic building behind a 265+ feet building, and the addition of two new, tall buildings is dangerously close to overwhelming Boylston Street.

#### I-007-001

We are maintaining consistency with the original Prudential Center Development Plan, which considered the entire Prudential Center as the "Project." As a matter of planning principle, it would be inappropriate to consider the impacts of the two buildings independently of one another. Our approach is the same as one would employ in a mixed-use development where different uses are being developed on the same site. Additionally, the BRA's Scoping Determination requested that the review of the two buildings be done together.

#### I-007-002

Please see Section 3.3, Urban Context - 888 Boylston. The DPIR contains a revised plaza design that is based on feedback from City agencies, PruPAC and members of the public. As is customary with the City's development review procedures, the Proponent will continue to refine the design in cooperation with the BRA.

#### I-007-003

Please see Section 3.3, Urban Context - 888 Boylston, of the DPIR for updated design information. The Proponent is committed to developing a design that compliments the Prudential Center and is designed to provide an appropriate transition between the Boylston Street corridor and the existing taller buildings within the Prudential Center. 888 Boylston can accommodate additional height due to its generous setback from Boylston Street.

I-007-004

I-007-005

I-007-006

I-007-007

I-007-008

I-007-009

I-007-010

1. The PruPAC, developers and BRA should focus on optimum density versus allowable density. Consider what is good for the surrounding space as opposed to what is allowed.
2. The 155 foot Mandarin Oriental Hotel/Apartment/Condominium complex has created unacceptable shadows and loss of light on Boylston Street, and additional winds at the corner of Boylston and Fairfield streets. Its unveiling shows us that the additional height is out of scale with Boylston Street and that wind studies failed to identify the increased intensity of wind that has been created.
3. Plans drawn show elevations as if to indicate how the buildings will look when one walks down Boylston Street, views that show the building as though it is being viewed from Commonwealth Avenue, and Newbury and Boylston streets do not exist. Realistic views of the proposed building and its relation to the Boylston Street buildings and the Back Bay neighborhood should be provided.
4. The Back Bay neighborhood voiced concern about excessive night light when Apple Computer proposed its glass building. Boston Properties is proposing a glass building that is well lighted during the evening and night. What will the effect of night lighting be on the surrounding area? Is this glass building to be a green building? What is its carbon footprint?
5. Have wind studies been conducted for the proposed Boylston Street plaza? What are the results? What mitigation measures will be guaranteed? No approval by the PruPAC or BRA should be given until wind studies have been conducted and mitigation actions identified.
6. A small seasonal outdoor café on the Boylston Street plaza is too timid a design. This should be a large and lively space with trees and other landscaping. This should be designed as a "signature space" for Boston.
7. The developer says the design of this important space, which will be the last remaining open space at this end of Boylston Street, is still evolving. He is asking for approval for a nonexistent design. No approval should be considered by the PruPAC or BRA until the plaza design is complete.
8. What mitigation measures have been taken to address the increase in vehicular traffic on Boylston Street?
9. The developer stated that an additional 180 commercial parking spots and 140 residential spots have been added. Rumor has it that some existing spots are going to be designated for a specific use, removing them from general commercial and residential use. If this is correct then how many new spots are really being created?

#### Exeter Street Residential Building

In no way does the Exeter Street Residential Building relate to its surroundings. It sticks out like a giant iceberg. The low rise Boston Public Library is ignored, Lord and Taylor is ignored. The mid-height buildings at the corner of Exeter Street and Huntington Avenue are ignored. How does this fit in to the concept of knitting together the Prudential Center and its surrounding neighborhoods?

The developer states that the plans enliven the streetscape. If pedestrians are on escalators leading to the Prudential Plaza how much enlivening will be accomplished?

#### I-007-004

Please see Chapter 3, Urban Design, of the DPIR for additional street level views of the proposed buildings.

#### I-007-005

Please see Section 7.3, LEED, of the DPIR. The Proponent intends to submit 888 Boylston to the USGBC for LEED Silver certification, which exceeds the City's requirements for sustainability.

#### I-007-006

Please see Section 5.2, Wind, in the DPIR. Based on discussions with the BRA and PruPAC, the Proponent has redesigned the building to help mitigate the wind impacts in surrounding pedestrian areas including the Boylston Street plaza adjacent 888 Boylston. The wind impacts of the Project, with mitigation, will be similar to the wind impacts of the No Build condition.

#### I-007-007

Please see Section 3.3, Urban Context - 888 Boylston. The DPIR contains a revised plaza design that is based on feedback from City agencies, PruPAC and members of the public. As is customary with the City's development review procedures, the Proponent will continue to refine the design in cooperation with the BRA.

#### I-007-008

Please see Section 4.6, Proposed Improvements, of the DPIR. The traffic impact on the operations of the street network is reasonably small due to the the availability of transit and the capacity of the street system. The proposed mitigation measures for the Boylston Street, Huntington Avenue and Exeter Street corridors will mitigate the effect of the additional project traffic.



I-007-011

I-007-012

I-007-013

I-007-014

1. No mention has been made of the Lord and Taylor building. What are the plans for this site and how will the proposed new building on Exeter Street relate to any future project at this location?
2. The capacity of the Exeter Street residential building as proposed is too dense for such a small footprint. The developer comments on how small the footprint is yet keeps mentioning at least six to eight units per floor. When is the developer going to determine the total number of units?
3. Is this a green building and what is its carbon footprint?
4. You don't enliven the streets by removing people and putting them in the air. Is this spin or reality?
5. Access from Exeter Street to the Prudential Plaza needs to be relocated.
6. Stores in the base of the residential tower will not make Exeter Street a pedestrian friendly street as long as there remains two 60 foot long stretches of road on either side of the tower. Sixty foot long stretches of access to loading docks etc. are no different than well-trafficked roads that carry commercial traffic. There needs to be sidewalks in front of the loading docks and pedestrians need to have the right of way.

Was the agreement allowing an exchange in usage for extra height on Boylston Street a mistake? If Boston Properties wants to renegotiate this agreement then perhaps everything should be on the table, even returning to the original 120 foot zoning for these two parcels, and we should be prepared to discuss changes that the neighborhood might be interested in.

When is an agreed upon deal not a deal? Why is it that the two designs for 888 Boylston Street are being described as a mediocre small building and a beautiful large building? Large buildings are not beautiful by definition. Sometimes they also are mediocre. We know architects can design beautiful small buildings.

The three designs presented for these two parcels are uninspiring. Whether or not these buildings are built to previous plans without any further review or to a new design that is still evolving, mediocre design, whatever a building's size, is mediocre design. An NYU student who questioned why the university built such unattractive large buildings around Washington Square told a university representative, "Please stop building mediocre buildings. But if you are going to build mediocre buildings at least build them small." Maybe we should stick to the original agreement.

Sincerely,

Frances Lessin Duffly

### I-007-009

The proposed project will not reduce the number of existing public spaces, commercial spaces or residential spaces in the Prudential Center garage.

### I-007-010

Please see Section 3.2, Urban Context - Exeter Residences, for information on the current design. The Proponent is committed to developing a design that compliments the Prudential Center and the surrounding buildings and supports the modern residential identity of the Exeter Residences. The facade design included within this DPIR reflects updates and discussions from City agencies, PruPAC and members of the public. As is customary with the City's development review procedures, the Proponent will continue to work with the BRA as the Project progresses.

### I-007-011

There are no future plans for the Lord and Taylor site at this time. The building is subject to a long term lease.

### I-007-012

Please see Chapter 2, Project Description, of the DPIR for the current building program and description.

### I-007-013

Please see Section 7.3, LEED, of the DPIR. The proposed building will incorporate sustainable features which are outlined in the text. Exeter Residences will comply with the requirements of Article 37 and utilize LEED standards in development of the building design.

### I-007-014

Please see Section 3.2, Urban Context - Exeter Residences, of the

DPIR. The proposed public Exeter stairway and public elevator are located to the south of the Exeter/Blagden intersection so that pedestrians can access the plaza from Exeter Street without having to travel through the Lord and Taylor or Exeter buildings. The design is a result of discussions held at the PruPAC public meetings and with the BRA and incorporates a number of updates including the design of this stair.

Lei Gao, Ph.D.  
499 Beacon Street, #8  
Boston, MA 02215

Oct. 30, 2007

John O'Brien, Senior Project Manager  
Boston Redevelopment Authority  
22 Dry Dock Avenue  
Boston, MA 02210

Re: Prudential Center Notice of Project Change

Dear Mr. O'Brien,

I am writing you regarding the recent unveiling of the plans for Exeter Residences and 888 Boylston Street proposed by Avalon Bay and Boston Properties.

I-008-001

As a resident of Back Bay, I am very concerned about the deviation of the new plan from the original Prudential Center master plan set back in 2001. The latest change would not only pack an overly dense residential building at the Prudential Center, but also change the Boylston streetscape forever. With the new Mandarin Oriental Hotel reaching to the edge of the sidewalk, the new buildings as they are currently planned would form a non-broken wall of extreme heights by Back Bay standard, from Exeter Street to Hereford Street. The only open space on Boylston street, the current Plaza, would disappear and there does not seem to have a definitive plan to replace it somewhere nearby.

As you must have been aware of in the past decade, major cities all over the world are rethinking the way open space and streetscapes are being planned. Giving commercial/residential district more open space and making streetscape more "human" in scale is by now a widely accepted wisdom in city planning. Not only it does not necessarily stifle commercial growth, it actually helps to attract more people back to urban dwelling.

I am confident that BRA would consider the proposed Prudential Center plan wisely and seriously, and make a choice that would benefit Back Bay residents for generations to come.

Sincerely,

  
Lei Gao

#### I-008-001

Please see Section 3.3, Urban Context - 888 Boylston, of the DPIR for plans and a description of the features of the new Boylston Street plaza. The Development Plan for the Prudential Center contemplated a plaza space in front of the site for 888 Boylston. The current proposal is in keeping with the Development Plan.

Thomas W. High  
124 Commonwealth Avenue  
Boston, MA 02116-2901  
617-236-5244/617-236-5296 (fax)  
[Thomas.High@verizon.net](mailto:Thomas.High@verizon.net)

October 31, 2007

John O'Brien, Senior Project Manager  
Boston Redevelopment Authority  
Room 910 Boston City Hall  
Boston, MA 02201

RE: Prudential Center Notice of Project Change and Project Notification Form for Exeter  
Residences and 888 Boylston Street

Dear Mr. O'Brien:

On October 3, I attended the public meeting sponsored by the Boston Redevelopment Authority for public comment on the two new buildings proposed at the Prudential Center, one at 888 Boylston and the other behind the Lenox Hotel on Exeter near Boylston.

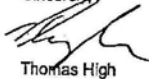
Both of these buildings are of great concern to me as a resident of the Back Bay. Each is proposed to be taller than seems appropriate for this location, each adds to an already overly-dense complex, and each is designed in a manner to stand out from, rather than blend with, the other buildings in the complex.

I ask that the BRA hold additional public hearings on these proposed buildings. The applicants are asking for height and density in excess of the original plans approved for the Prudential Center. The burden of proof should fall on the applicants to demonstrate how the neighborhood will be better served by allowing these deviations, and that burden of proof should be satisfied by more than just the economic well-being of those proposing the projects.

I also ask that each building be addressed in separate hearings, rather than combined into one presentation. This will allow the BRA and the public to have a more in-depth discussion of each structure, addressing specific concerns. At the October 3 hearing, the bulk of the discussion seemed to focus on 888 Boylston and very little detail was provided about the Exeter Residences building, which I understand may tower above the Lenox Hotel.

Thank you for considering these comments.

Sincerely,



Thomas High

cc: Rodney Sinclair, Senior Project Manager  
Boston Redevelopment Authority

### I-009-001

We are maintaining consistency with the original Prudential Center Development Plan, which considered the entire Prudential Center as the "Project." As a matter of planning principle, it would be inappropriate to consider the impacts of the two buildings independently of one another. Our approach is the same as one would employ in a mixed-use development where different uses are being developed on the same site. Additionally, the BRA's Scoping Determination requested that the review of the two buildings be done together.

I-009-001

James Hill  
81 Marlborough Street, #1, Boston, MA 02116

Nov 1, 2007

John O'Brien  
Senior Project Manager  
Boston Redevelopment Authority, Room 910  
Boston City Hall, Boston, MA 02201  
[John.O'Brien.BRA@cityofboston.gov](mailto:John.O'Brien.BRA@cityofboston.gov)

**Re. Prudential Center Notice of Project Change (NPC) 888 Boylston Street and  
Project Notification Form (PNF) for Exeter Street Residence tower  
as proposed by Avalon Bay and Boston Properties**

Mr. O'Brien,

As a full time resident in the Back Bay, and an activist in matters which have a direct impact on the quality of life in and around my neighborhood, I am writing to express some of my serious concerns about the two substantial projects proposed in the Prudential Center.

**I-010-001** First – they are unrelated projects for different uses on non-adjointing parcels within the Pru. It's expedient for the developer to attempt to bundle them, but if allowed to go forward as requested it will deny rightful and meaningful citizen input, particularly regarding the proposed Exeter Street residence tower. Each proposed building should conform to the Prudential Center Master Plan, be considered on its own merits and impact and follow established civic procedures as separate projects – no shortcuts, no waiver of proper reviews.

#### 888 Boylston

It appears the sponsors of the NPC have no regard for earlier agreements. I find this very disturbing, as I hope you do. The proposed height of 19 stories for this office tower completely ignores the 155' maximum already established in the Prudential Center Master Plan for this address. A building of any greater stature or mass is completely out of context with the Mandarin on the east, the Haynes on the west and the 120' buildings on the North side of Boylson St. The development amendment is also grossly deficient with respect to the new Boylston St. Pru Mall entrance and the plaza fronting the street. I encourage the BRA to require the developer to honor the Master Plan's 155' max. on this site.

I would like you to take this opportunity to require detailed proposals (with adequate public discussion) for the Mall entrance and the only significant open space remaining on

#### **I-010-001**

We are maintaining consistency with the original Prudential Center Development Plan, which considered the entire Prudential Center as the "Project." As a matter of planning principle, it would be inappropriate to consider the impacts of the two buildings independently of one another. Our approach is the same as one would employ in a mixed-use development where different uses are being developed on the same site. Additionally, the BRA's Scoping Determination requested that the review of the two buildings be done together.

Boylston St. as part of the overall project. This is the last opportunity for the plaza to become a Boston landmark and a grand gateway to the Pru Center if done well. A mixed use "green plaza" such as Post Office Square is a good example to keep in mind.

Exeter Street Residences

I-010-001 | As a start, the PNF should be unbundled from the NPC for 888 Boylston, be reviewed by the BRA and discussed with the concerned public following well established and transparent procedures and timelines. Anything less will create the unpleasant impression among Boston residents that our public agencies are being railroaded, a situation which I hope you abhor more than I do.

I-010-002 | The height, mass and neighborhood impact of the proposed residential tower is seriously inappropriate for this parcel. It simply does not "fit in" with anything around it, including some magnificent and historic Boston buildings like the Lenox Hotel and the Public Library. The impact of 200 residences stacked on this tiny parcel on a secondary street at the outer edge of the Pru Center deserves a much closer look and open, public discussion.

Please require the developer to submit this project for full review on its own, but first to come back with an appropriate and noteworthy residential building that offers a significant enhancement to the Exeter face of the Pru Center and adheres to the underlying zoning for the street.

Thank you.

James Hill

cc. Rodney Sinclair Senior Project Manager  
Boston Redevelopment Authority, Room 910  
Boston City Hall, Boston, MA 02201  
[Rodney.Sinclair.BRA@cityofboston.gov](mailto:Rodney.Sinclair.BRA@cityofboston.gov)

cc. The Neighborhood Association of the Back Bay  
337 Newbury Street, Boston, 02115

**I-010-002**

Please see Section 3.2, Urban Context - Exeter Residences, for information on the current design. The Proponent is committed to developing a design that compliments the Prudential Center and the surrounding buildings and supports the modern residential identity of the Exeter Residences. The facade design included within this DPIR reflects updates and discussions from City agencies, PruPAC and members of the public. As is customary with the City's development review procedures, the Proponent will continue to work with the BRA as the Project progresses.

## Boston Redevelopment Authority

J H A  
Janet Hurwitz Architect

John O'Brien, Senior Project Manager  
Boston Redevelopment Authority  
22 Dry Dock Avenue  
Boston, MA 02210

November 5, 2007

Dear Mr. O'Brien,

I have been a resident of Back Bay for over 25 years and have run an architectural practice in the neighborhood for those years. I served as Co-Chair of the Neighborhood Association of Back Bay's Architecture Committee for 8 years, and was a mayoral appointee to the Strategic Development Air Rights CAC. I currently serve as an appointee to the Fenway Parcel 7 CAC.

I am writing to express my concern with both of the proposed towers on the Prudential Center site. They neither reinforce or compliment the existing urban form, will most certainly have negative shadow impacts on the neighborhood, and may increase vehicular traffic associated with increased commercial space.

The tower proposed in front of the Prudential will obliterate the relationship between the existing Prudential Tower, the street and the buildings on either side. The originally approved location, height and design of the building served as a connector between these elements and a backdrop to the proposed plaza. This newly proposed building, because of its height, design and location closer to the street, creates a cacophony of forms and shapes that do not compliment each other, and seems out of scale with the adjacent buildings, Boylston Street and the proposed plaza.

The tower on Exeter Street is even more problematic as a lone tall element in the urban landscape, with no relationship to the existing street wall on Exeter Street, especially the adjacent hotel and the Boston Public Library. I am very concerned with the shadows that will most probably impact the courtyard of the National Landmark Boston Public Library by eliminating light that falls on the interior walls surrounding the courtyard. I also believe that it will eliminate light on south facing facades on Boylston Street, Newbury Street and Commonwealth Avenue. My home would be one of those buildings impacted by these shadows.

Because of these potential negative impacts to the urban environment I urge that a thorough environmental impact study that looks closely at urban form, shadow and vehicular traffic be completed for this project before any approvals are given.

Sincerely,

Janet Hurwitz AIA

Cc: Rodney Sinclair, Senior Project Manager, BRA  
NABB

224 Commonwealth Avenue Boston MA 02116  
tele 617 536 3020 fax 617 536 5554 jharchitect@aol.com

Equal Opportunity / Affirmative Action Employer / Equal Housing Opportunity

### I-011-001

Please see Chapter 3, Urban Design, of the DPIR for rationale of the urban form. Shadow studies were completed as part of the NPC/PNF in compliance with BRA guidelines for Large Project Review. Additional shadow study information can be found in Section 5.3, Shadow Analysis, of the DPIR. The shadow studies included in the DPIR conclude the the proposed Exeter Residences contributes no shadow to the Boston Public Library courtyard. Impacts in ths space are limited to fleeting partial shadows on the west facing wall alone, at the third floor level.

I-011-001

27 Hereford Street  
Boston, MA 02115  
617-421-0835

November 5, 2007

John O'Brien, BRA Project Manager  
Via e-mail [john.obrien.bra@cityofboston.gov](mailto:john.obrien.bra@cityofboston.gov)

Rodney Sinclair, BRA Project Manager  
Via e-mail [rodney.sinclair.bra@cityofboston.gov](mailto:rodney.sinclair.bra@cityofboston.gov)

Re: Prudential Center PNF Notice of Project Change, Phases 6 and 4a  
Exeter Residences and 888 Boylston St.

Dear Mr. O'Brien and Mr. Sinclair:

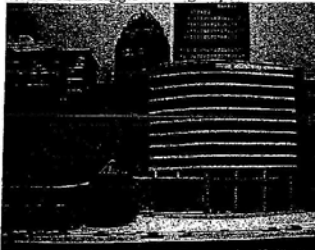
I am a landscape architect/urban designer, and a 14-year resident of the Back Bay at the above address, which is very close to the project site.

I am writing to oppose the two proposed buildings at the Prudential Center.

888 Boylston Street

This office building was accepted in 2001 by the developer and the PruPAC at a height of 155 feet. It is now being proposed at over 256 feet, citing a financial interest (which is not legally considered a "hardship" for zoning relief purposes). I strongly oppose this increased height. It is unacceptable for a Boylston Street building, and shows the developer's misunderstanding of the neighborhood fabric, whose character has given the Prudential Center its great value – its "location, location, location."

At 265+ feet, it would block out light and skyplane for pedestrians and at windows of nearby buildings (studies of vertical shadowing are needed), and would loom over the vestigial "plaza" at its base. I attach below my photos of the model with the 155-foot and 265-foot buildings; the "intimidation factor" of the bigger building is quite evident.



The Mandarin Hotel, which the developer succeeded in over-sizing, with the PruPAC's complicity, is now revealed as an inappropriately scaled building, canyonizing Boylston Street. The community refuses to accept another such mistake to accommodate the developer's investment targets.

The developer now insists that the office market has changed since it was approved, and that a 150-foot building is not economically viable. He is threatening to build a poorly designed building and a shabby plaza if the taller height is not approved. The City of Boston and the community should not



tolerate this kind of ultimatum. If the developer is not happy with his prospective profits, he may choose not to build at this time. He may not take us hostage with threats of mediocre design.

#### Exeter Residences

This location was not a building site in the original Master Plan. It was designated by the PruPAC to make up for the housing lost when they accommodated the developer's request (and the Mayor's demand) for a hotel on the Boylston Street site slated for housing. Now the developer wants to "respond to the neighborhood's desires for additional residential units" by building a tower of almost 400 feet in height on Exeter Street, one of the Back Bay's small cross-streets. The surrounding neighborhood fabric is of low- and mid-rise buildings, including the historic Boston Public Library and Lenox Hotel and the historic (despite the three added stories of alien material) Marriott Hotel building. The Prudential Center has built some of the biggest towers in Boston, and enjoyed tax-exempt status for forty years; financially, the Center has already been the winner in this transaction. Now that it is coming to the edge of its boundaries, it must be respectful of the surrounding character, even if profits are not maximized.

On both sites, the developer has threatened to build nothing if his desired heights are not approved. While in-scale, well-designed buildings on Exeter and Boylston would be positive additions to the Plan, inappropriate designs would not, and the community is prepared to see nothing built if that is the choice.

These two proposals are far from compliance with the Prudential guidelines, plans, and zoning, with which the public has not become familiar as it should have due to the secrecy of the PruPAC process. The public is also unfamiliar with the Prudential's massive tax exemption, which should be clarified as we hear the developer's plea for more profitable development.

- I request publication of the BRA's "Development Review Procedures" dated 1985, amended 1986 and possibly later, referenced in the 1990 Cooperation Agreement for PDA #37.
- I request that the DPIR include the text of all relevant guidelines, plans and zoning provisions including height, FAR, and total square-footage limitations on Prudential Development, original and as amended.
- I request a full accounting of all excise taxes paid through the State and Payments in Lieu of Taxes to the City for the period during which the Prudential was tax-exempt under chapter 121A as a "blighted" area.
- I request a full accounting of all City property taxes paid since the 121A expirations.
- I request publication of the amount of all fees the BRA has received for transferring the 121A tax exemption between buyers and sellers of Prudential properties.
- I request information on any tax waivers in place or anticipated for the Mandarin and for the presently proposed buildings.

#### PruPAC process

The PruPAC process has been inadequate as a substitute for genuine public process.

Legally, the PruPAC is a politically appointed committee and therefore subject to the Open Meeting Law and Public Record Law. This is true even if delegates of member organizations can be replaced by themselves, without political appointment; the organizations are the actual members. The PruPAC has been operating in secret until now, banning the public and the press. No one has been allowed to mess the deliberations of this group. Therefore, the validity and legitimacy of PruPAC is clouded.

I began to attend the closed meetings, and others have joined me, in view of the Mandarin fiasco. Now it becomes clear how that fiasco came about.

## I-012-001

Please see Section 2.2, Regulatory Context, Zoning and Permitting, of the DPIR for an expanded discussion of compliance with the zoning provisions contained in Article 41 of the Code and calculation of FAR for PDA No. 37, including a breakdown of area by phase.

PruPAC representatives affiliated with development and other business interests argue that:

- No one looks up; people just see the bottom stories of buildings so height doesn't matter
- Buildings shouldn't be similar heights, so these should be taller [i.e., the uniformity of the historic district architecture is boring while high glass towers are interesting]
- The "high spine" theory justifies taller buildings
- We have to focus on what the developers say they want to build
- Cities aren't cities without tall towers [i.e., unlike the low-rise historic districts]
- We should be taking our cues from New York
- We need the towers for jobs and taxes
- Neighbors need to be convinced that the towers should go higher
- People will just get used to it
- The views from tall towers overlooking the city are magnificent [i.e., we get the benefit of looking out over all the people who obeyed the rules]

But I hear little from community representatives in countervailing arguments about historic character, human scale, integration with the community fabric, etc. On the contrary, they are at least as eager to accept the developer's proposals, and to do so quickly.

I believe many community representatives are compromised by conflicts of interest. In addition to \$1,384,000 in cash benefits previously allocated and substantially distributed, the developer has offered \$320,000 for the Exeter Residences and \$189,375 for the extra-height 888 Boylston (totaling \$385,206 for 888 Boylston), to be distributed to their worthy causes if the buildings are permitted. (In the past, substantial amounts of the developer's cash benefits have been also used by the City for public street works.) There are other kinds of conflicts as well: Some are employees or board members for the City, retained by Mayor Menino, who supports the developer's proposals. Some are planning to rent space in the new buildings. Yet, none have officially declared their conflicts of interest.

- I request publication of minutes to date of all meetings of PruPAC and its committees, including the benefits committee.
- I request publication of a list, by community representative, of all community benefit payments allocated and distributed to date to any group or cause with which s/he is affiliated.
- I recommend that cash community benefits be eliminated to avoid influencing PruPAC members and the City.
- I request that each member declare any and all conflicts of interest, and recuse him/herself as appropriate from PruPAC membership.

Further, I have found little evidence that these representatives effectively represent their neighborhood associations or their neighborhoods at large; they appear to be acting on their own opinions.

- I request publication, from each PruPAC neighborhood organization represented, specific evidence of how many residents its delegate(s) represent, and any documentation of the mandate their community has conveyed to the delegates, including meeting minutes, letters, votes taken, etc.

On the basis of current information, it would be fair to say that the PruPAC should be dismantled as a non-representative body. In any case, we need far more direct democracy. We need several more public meetings and a full Article 80 public process, to bring the public back into this project review and make up for years of secrecy. Therefore,

- I request that no waiver be given to allow expedited or abridged project review.

Thank you for what I know will be careful and conscientious consideration of all public comments.

## I-012-002

The Proponent was not involved in any of the Chapter 121A process, as this occurred before the Proponent owned the property. For further information, please contact the City of Boston - Collector Treasurer / Assessing Department. For questions regarding excise tax, please contact the State.

Shirley Kressel

I-013-001

I-013-001

Comment(s) noted.

O'Brien, John (BRA/BMIP)

From: CLEDEWITZ@aol.com  
 Sent: Monday, November 05, 2007 7:58 AM  
 To: O'Brien, John (BRA/BMIP); Sinclair, Rodney  
 Cc: nabbinc@verizon.net; karen@jake.net  
 Subject: Prudential Center Projects

Dear Mr. O'Brien,

I would like to add my name to the list of protesters to enlarging the scope of the Prudential center office and residential projects.

While not against progress, growth, and enhancing the Back Bay experience, I feel that we need to be careful about preserving the quality of life that has drawn people to Back Bay for many years. The concerns cited in the documents of Neighborhood Association of Back Bay are valid and should be taken into serious consideration.

I reside in one of the newer buildings in Back Bay. We live on the 7th floor. When we first moved in 2002, we could see from our condo the low rise buildings on Boylston street and in the South End. Construction of the Colonnade residences and the new Mandarin hotel now obliterate those views. Other nearby condos have also been affected by the development of Shaw's and the Mandarin. These are excellent facilities, but the scale is turning Back Bay from a pedestrian and people friendly oasis to an overwhelming megapolis.

Businesses and developers desiring to attract people to this area because of it's history and convenience will find that people will choose to go elsewhere. Cambridge, the Waterfront, Natick, etc. are all developing similar "lifestyles" with similar amenities. They have more space, or will be able to charge lower prices. If we overdevelop Back Bay and do not address the concerns of preserving the quality of life, we spoil what people have come here to enjoy.

Thank you for your attention.

Carolyn Ledewitz  
 100 Belvidere Street, # 7D  
 Boston, MA 02199  
 857-233-2668

See what's new at [AOL.com](http://AOL.com) and [Make AOL Your Homepage](#).

Comment(s) noted.

Sinclair, Rodney

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From: Suzanne Leitch [S-Leitch@msn.com]  
Sent: Tuesday, October 30, 2007 12:16 AM  
To: Sinclair, Rodney  
Subject: Building Proposals Prudential Center

Mr. Sinclair:

I am **opposed to the current building proposals** for the Prudential Center.

**888 Boylston Street Office Building** --- Please note my **opposition to the placement on the property and the height of the building.**

**Exeter Street Apartments** --- Please note my **opposition to the height of the building.**

Suzanne Leitch  
770 Boylston 22A Gloucester (Avalon) Apartments  
Boston MA 02199-7719

11/6/2007

*There is too much 'marketing' at Pru. Center, and I also believe  
any Boylston Cottage of Music towers at Boylston + Mass Ave.  
will be TOO MUCH, and <sup>with</sup> diminish our  
neighborhood.*

To: The B.R.A.

Fr: Sandra Lewis

Dt: 11/5/07

Re: Over-development of Boylston St.

The propensity for the B.R.A. and enablers of unfettered development to foist the mantra, 'DENSITY IS GOOD', on a public experiencing the downsides of density on a daily basis in Back Bay, has reached an inequitable, immoral and dangerously toxic level. No one is calculating the hidden costs that can be attributed to a 'density' model that ignores carrying capacity, and no one is evaluating how those costs are passed on to the average taxpaying resident who will experience no share in the profits to be had.

For example, the once open area in front of the Prudential Center adjacent to Boylston St. was one of the few places where plows could deposit snow. With no place to put snow, the city removes it by truck to suburban snowfields. There is the cost of leasing the snowfields, paying the drivers and driver's pensions, paying for gas, repairing the trucks, etc. There are ancillary costs as more diesel-spewing trucks pollute our air, compromise our health, contribute to global climate change, and remove the opportunity to potentially recharge our groundwater system.

The 'density' beneath our streets is also an issue. This has become a city of exploding manholes, gas line breaks and bursting steam pipes. Recently, a steam pipe in New York City gave way and released a giant plume filled with asbestos particles. Workers were almost unable to access and repair the line because of the snarl and density of pipes beneath New York streets.

Do we want more congestion and gridlock on our streets? Do we need more noise and vibration from large building mechanical units? Should we make the hunt for a parking space more competitive? Should we block out other people's sunshine? Do we need more garbage trucks and service trucks stressing our tired roads and deteriorating bridges and tunnels? There is a cost when you substitute development for PLANNING, and it will likely be paid by vulnerable and unsuspecting taxpaying residents...in a myriad of ways.

WE MUST REFORM HOW WE BUILD THIS CITY. We are pushing our luck and we are destroying the quality of life for people who want simple things like sunshine, clean air, reasonably safe streets and a little sleep.

Comment(s) noted.

O'Brien, John (BRA/BMIP)

From: F. C. Mauet [fmauet@yahoo.com]  
Sent: Friday, November 02, 2007 11:54 AM  
To: O'Brien, John (BRA/BMIP); RodneySinclair.BRA@cityofboston.gov  
Subject: NPC and PNF for Exeter Residences and 888 Boylston Street, comments

November 2, 2007

John J. O'Brien, Senior Project Manager  
Boston Redevelopment Authority  
22 Dry Dock Avenue  
Boston, MA 02210

Cc: Rodney Sinclair, Senior Project Manager  
Boston Redevelopment Authority  
Room 819, Boston City Hall  
Boston, MA 02201

Re: Prudential Center Notice of Project Change and Project Notification Form for Exeter Residences and 888 Boylston Street proposed by Avalon Bay and Boston Properties

Dear Mr. O'Brien:

I am providing comments on the above-captioned proposals. I have been a resident of the Back Bay for 29 years, am a director and a former chairman of the Neighborhood Association of the Back Bay, and am Vice President and director of the Friends of the Public Garden, which has stewardship responsibilities for the Commonwealth Avenue Mall. I have served as a mayoral appointee on three citizen's advisory committees involving Turnpike air-rights developments from 1998 to 2004, and as a consequence of this service have a keen interest in the outcome of the two projects presented for comment. I furnish these comments in the earnest hope that observations from the residential community will have a substantial impact on what I presume are very preliminary, and not finalized, plans for the suggested buildout of the Prudential Center.

888 Boylston Street Office Building

I am strongly opposed to the height, scale and design of this proposed building, and believe it needs to be totally revisited to achieve a result that is a satisfactory urbanistic solution for this very important plot of land. First, I am a strong believer in the citizen's advisory process, and my participation in the 26-member Strategic Development Study Committee for the Turnpike air rights, which produced a master plan approved by the BRA for those parcels, has reinforced my conviction that serious master planning must be supported and nurtured by the BRA, the development, business and residential communities. PruPac accomplished such a feat when, after much negotiation and give-and-take between a multiplicity of interested constituencies affected by the build-out of the Prudential Center, a consensus was reached on a master plan some years ago. In the interim, the master plan was reopened to allow the construction of the Mandarin Oriental complex, and the results now on view have dismayed many of us who hoped that a canyon effect would not be created on Boylston Street, hovering over the smaller-scale buildings on the north side in the Back Bay Architectural District.

## I-016-001

Please see Section 3.3, Urban Context - 888 Boylston, of the DPIR for updated design information. The Proponent is committed to developing a design that compliments the Prudential Center and is designed to provide an appropriate transition between the Boylston Street corridor and the existing taller buildings within the Prudential Center. 888 Boylston can accommodate additional height due to its generous setback from Boylston Street.

I-016-001

I-016-002

I-016-003

I see absolutely no justification for reopening the master plan agreement, yet again, to permit a 265-foot building. The original building proposed for this site was already 35 feet higher than the underlying building for Boylston Street. The lesson of the Mandarin Oriental is clearly that this original height, at a maximum, must now be maintained to avoid a complete darkening of the street and oppressive massing of a solution that overbuilds at this location. The curved glass facade of the new proposal is extremely awkward, ill-fitting in terms of its relationship to the masonry of the Hynes, and utterly at odds with the feel, shape and scale of the Back Bay buildings that would face it on the other side of Boylston Street. With respect to shadows, any new shade on the Commonwealth Avenue Mall, a treasured resource for the residential community and the entire city, is completely unacceptable. Finally, a design solution must be found that respects the Prudential Tower, rather than one that clumsily blocks its view with excessive height.

There is a great opportunity to build a reasonably-scaled building, as originally approved, perhaps with a small plaza that is an urbanistic contribution to what remains of the southern side of Boylston Street. The current proposal falls completely short of this aspiration.

Exeter Street Residences

I-016-004

The current proposal, once again, reopens a master plan that did not contemplate a building for this site. I don't think this was an oversight by the master plan, for it feels like this proposal is being squeezed into a location that will look extremely uncomfortable and awkward. A solution must be found that respects the scale of two important buildings immediately adjacent to the site, the landmark Lenox Hotel and the Boston Public Library. The proposed height is simply much too tall; if a residential tower is built, it must be low enough so that shadows do not to impact the McKim Library Building courtyard or the Commonwealth Avenue Mall. The building as currently proposed simply should not be built.

I-016-005

As a final matter, I strongly urge the BRA to continue a public process with hearings to update the neighborhoods on its response to these development proposals, and to afford the opportunity for meaningful citizen input. These are extremely prominent, large projects that deserve a thorough vetting. Since those of us who reside in the Back Bay will have to live with these buildings, it behooves us all to go back to the drawing boards and find design solutions that will add to, rather than subtract from, an urbanistic vision for Boylston Street.

Sincerely,

Fred C. Mauet  
75 Marlborough Street  
Boston

11/2/2007

## I-016-002

Please see Section 3.3, Urban Context - 888 Boylston, of the DPIR. The design included within this DPIR reflects updates and discussions from PruPAC, City agencies and members of the public. The facade materials currently proposed on the 888 Boylston Building are consistent with those approved in the 2001 preliminary design. The Proponent will continue to work with the BRA on development of the design details.

## I-016-003

Please see Section 5.3, Shadow Analysis, of the DPIR. Updated environmental studies, including a shadow analysis, were prepared based upon the current design.

## I-016-004

Please see Section 3.2, Urban Context - Exeter Residences, for information on the current design. The Proponent is committed to developing a design that compliments the Prudential Center and the surrounding buildings and supports the modern residential identity of the Exeter Residences. The facade design included within this DPIR reflects updates and discussions from City agencies, PruPAC and members of the public. As is customary with the City's development review procedures, the Proponent will continue to work with the BRA as the Project progresses. The shadow studies in the DPIR conclude the the proposed Exeter Residences contributes no shadow to the Boston Public Library courtyard. Impacts in this space are limited to fleeting partial shadows on the west facing wall alone, at the third floor level.

## I-016-005

The Project is following the City of Boston's Article 80 process. The publication of this DPIR provides additional opportunity for public review and comment on the proposed Project.



O'Brien, John (BRA/BMIP)

From: Molly Mosier [mollymosier@yahoo.com]  
Sent: Monday, November 05, 2007 11:19 AM  
To: O'Brien, John (BRA/BMIP)  
Cc: Sinclair, Rodney, nabinc@verizon.net  
Subject: Two Projects Proposed for the Prudential Center

John O'Brien, Senior Project Manager  
Boston Redevelopment Authority  
Room 910, Boston City Hall  
Boston, MA 02201

Dear Mr. O'Brien,

As a resident and member of the Neighborhood Association of the Back Bay, I have major concerns about the proposed new Prudential Center project re: 888 Boylston and the Exeter Street Residences.

First, regarding the 888 Boylston project:

In June of 2001, PruPAC and the developers agreed to a 11 story building (150 feet) at this site. The developers are now asking for 19 stories (265 feet) or higher. I feel they should stick to the original agreement. The Prudential Center is becoming too dense and the height of a new building on this designated Prudential Center site should relate to the Boylston Street buildings and not the taller Pru buildings. The plaza design is important.

There is no detailed information on the design in the documents. A high tower with sheer walls would make the plaza less attractive and usable. This building should not go higher than 150 feet; the developers should stick to the original agreement.

Regarding the Exeter Street Residences project:

I believe the height and design criteria were not described at the time of approval. This building should respect the scale and character of the Boston Public Library and the historic Lenox Hotel. Complete studies of all environmental impacts, including the increase of wind, shadow, glare, and traffic should be made. This building should not shade any public open space, including the Commonwealth Avenue Mall.

Bottom line: I believe further study and research should be made as well as more information on the designs and the impacts that these two buildings will ultimately have on the surrounding areas including the Back Bay.

Best regards,  
Molly Mosier  
Back Bay

cc: Rodney Sinclair, Senior Project Manager  
Boston Redevelopment Authority  
MABBBinc@verizon.net

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1

### I-017-001

Please see Section 3.3, Urban Context - 888 Boylston, of the DPIR for updated design information. The Proponent is committed to developing a design that compliments the Prudential Center and is designed to provide an appropriate transition between the Boylston Street corridor and the existing taller buildings within the Prudential Center. 888 Boylston can accommodate additional height due to its generous setback from Boylston Street.

### I-017-002

Please see Section 3.2, Urban Context - Exeter Residences, for information on the current design. The Proponent is committed to developing a design that compliments the Prudential Center and the surrounding buildings and supports the modern residential identity of the Exeter Residences. The facade design included within this DPIR reflects updates and discussions from City agencies, PruPAC and members of the public. As is customary with the City's development review procedures, the Proponent will continue to work with the BRA as the Project progresses.

In addition, please see Chapter 4, Transportation and Chapter 5, Environmental Protection, for further information on the proposed design.



TIM IAN MITCHELL  
A.I.A.  
20 Commonwealth Ave.  
Boston, MA 02116  
617-266-5955 telephone  
facsimile 617-266-0285

31 October, 2007

John O'Brien, Senior Project Manager  
Boston Redevelopment Authority  
22 Dry Dock Avenue  
Boston, MA 02210

Re: Prudential Center Redevelopment  
Exeter Residences & 888 Boylston  
Notice of Project Change, PNF

Dear Mr. O'Brien:

Exeter Residences & 888 Boylston, as proposed in the Notice of Project Change, forever will harm the City of Boston's built image and the urban design of one of its central mixed-use neighborhoods. We write to encourage significant design reformulation before either project is considered for approval.

#### GENERAL

1. The Prudential Tower is a recognized landmark of the Boston skyline; it is used as a navigational tool in our movements around the City. Its height & distinctive silhouette make it a familiar & useful architectural symbol; it explains and orients important urban layout geometries of Boston. It is an icon.
2. In order to function as an urban icon the Prudential Tower must be visible from both long and short distances. The combination of those views is essential. For example when assisting a visitor to find a destination "just opposite the Pru", like the new Apple store, the Tower must be apparent from afar and also when approaching, close-up on Boylston Street.
3. Hiding the Prudential Tower, by both of the proposed projects, is an urban design miscalculation. Like design of the Twin Towers, the Prudential Tower is not universally admired however, also like them, its importance as a significant urban landmark will be better appreciated after it's gone, when it's too late.

#### 888 BOYLSTON

I-018-001

1. The 888 site has ingredients which can transform the mismatched collection of Prudential buildings into a coherent urban quadrant of the City. Its design should maintain views of the landmark Prudential Tower, highlight the north / south axis

#### I-018-001

The design included within this DPIR reflects updates and discussions from PruPAC, City agencies and members of the public. The Proponent will continue to work with the BRA as the Project progresses.

I-018-001 | that connects the Tower to Boylston Street and create a signature outdoor space as significant for Boston in stature and vitality as Rockefeller Plaza is in NYC.

I-018-002 | 2. The edge of Boylston Street has been defined by the Hynes, redevelopment of the mall entrance, a recent façade renewal at Lord & Taylor and the soon to be unveiled Mandarin Oriental. These buildings flank the primary view axis of the Tower from Boylston; they complement its central location in the Prudential complex and accent it as an urban icon. After 888 Boylston blocks the crucial north/south axis view of the Tower, as proposed, its iconic value will be badly depleted.

3. Following the, now existing, "street wall" build-up of the Prudential Center along Boylston street the surviving sunny gap between the Hynes and the mall entry has become precious. Now it is heavily used, even in a worn condition, as a welcome outdoor refuge for shoppers, office workers and Hynes attendees; for years it held the principal Christmas Tree of the City. It is the logical urban design location for a signature open space, otherwise lacking in the entire Prudential Complex, with the Prudential Tower visible on axis in the middle distance background.


#### EXETER RESIDENCES

I-018-003 | 1. The possibility of new shadows falling on courtyard windows of the Boston Public Library's monumental stair is alarming. This is the treasured centerpiece of the National Architectural Landmark designed by Charles F. McKim in 1887. An avoidable impact; this is likely to occur around 3PM on March 21 and Dec.21.

2. New shadows to be cast on Commonwealth Ave. green space for a few hours each day around 9AM and for a few weeks around Dec. 21 are unacceptable damage to the Mall and its surrounding green space. Windows of Newbury Street and Commonwealth Ave. houses and offices along this trajectory also will be shadowed, in the absence of a sensitive redesign to the Exeter Residences building.

We respectfully request that the above referenced proposal for Project Change be significantly redesigned before being considered for Article 80 approval.

Very truly yours,

  
Thomas M. Menino, Mayor of Boston

Copy: Thomas M. Menino, Mayor of Boston  
Marty Walz, State Representative District 8  
Michael P. Ross, City Councilor, District 8  
Rodney Sinclair, Senior Project Manager BRA  
Betsy Johnson, Chair PruPAC

#### I-018-002

Please see Section 3.3, Urban Context - 888 Boylston. The DPIR contains a revised plaza design that is based on feedback from City agencies, PruPAC and members of the public. As is customary with the City's development review procedures, the Proponent will continue to refine the design in cooperation with the BRA.

#### I-018-003

Please see Section 5.3, Shadow Analysis, of the DPIR. Updated environmental studies were prepared based upon the current design. These studies include an assessment of shadow impacts on the Boston Public Library (BPL) courtyard western facing wall and the Commonwealth Avenue Mall. The shadow studies included in the DPIR conclude that the proposed Exeter Residences contributes no shadow to the BPL courtyard. Impacts in the BPL courtyard space are limited to fleeting partial shadows on the west facing wall alone, at the third floor level. New shadow on the Commonwealth Avenue Mall is limited to the December 21st at 9 AM evaluation period and only fall on the north side of the street.

**I-019-001**

Comment(s) noted.

**Ellison C. Pierce, Jr., MD**  
**770 Boylston Street # 10C**  
**Boston, MA 02199-7709**  
**617 450 0242**  
**[epierce500@aol.com](mailto:epierce500@aol.com)**

**I-019-001 |**

November 2, 2007

Warren Markarian  
Board of Directors, PCRA  
790 Boylston Street # 7-H  
Boston, MA 02199

Dear Warren:

As a ten year resident of Avalon-Prudential Apartments, I am registering my strong objection to increasing the permitted height of 888 Boylston Street and to building the Exeter Street apartment taller than the Gloucester.

Thank you.

Jeep

CC  
Rodney Sinclair  
Anthony Selvaggi

O'Brien, John (BRA/BMIP)

From: SPrindi@aol.com  
 Sent: Friday, November 02, 2007 1:38 PM  
 To: O'Brien, John (BRA/BMIP); Sinclair, Rodney  
 Subject: Prudential comments - paper copy to follow

Susan Dwight Prindle  
 140 Marlborough Street  
 Boston, MA 02116

John O'Brien, Senior Project Manager  
 Boston Redevelopment Authority  
 22 Dry Dock Avenue  
 Boston MA 02210

Cc: Rodney Sinclair Senior Project Manager  
 Boston Redevelopment Authority  
 Room 910 Boston City Hall  
 Boston, MA 02201

November 1, 2007

**Re: Prudential Center Redevelopment: Exeter Residences and 888 Boylston Street**

Gentlemen:

I am very concerned about the two proposals currently undergoing Article 80 and Prupac review. I feel that they are contrary to the spirit and letter of the original agreement that has so successfully shaped the Prudential Center to date, and that if they are pursued they run the risk of destroying the good work that has gone into that development.

I will offer some design comments on 888 Boylston and the proposed Exeter Street residential building and then raise some questions as to the environmental impacts.

**Design Comments: 888 Boylston**

The 888 Boylston St. project, as approved, added greatly to the Boylston St. streetscape, uniting the retail entrance to the Prudential Center with the newly planned retail at the Hynes Convention Center. It provides an appropriately scaled backdrop to the remaining open space, and does not overpower the importance of the mall entrance.

The modification proposed accomplishes none of this. It declares itself as an individual building, not respectful of the whole, towering over its surroundings, and obscuring the Prudential tower. It will loom over the last remaining open space in this part of Boylston St., creating a useless, deeply shadowed pocket park.

The developers claim that the new tower should relate to the 25 story residential towers, rather than the 155' Mandarin Oriental and the 65'-155' buildings along Boylston St. However, the setback of the proposed building is not sufficient to align it with the towers. The building will be viewed as fronting on Boylston St., despite its setback, and as such should be designed to be more in scale with its neighbors.

I believe that the proposed modification to Phase 4a should be rejected and the previously approved 11-story building should be built. The developer has indicated several times that he is willing to construct the lower building. He should do it.

**I-020-001**

Please see Section 3.3, Urban Context - 888 Boylston, of the DPIR for updated design information. The Proponent is committed to developing a design that compliments the Prudential Center and is designed to provide an appropriate transition between the Boylston Street corridor and the existing taller buildings within the Prudential Center. 888 Boylston can accommodate additional height due to its generous setback from Boylston Street.

I-020-001

le on Prudential - 2

**Design Comments: Exeter Street Residences**

Although the PruPac designated this site for residential development as part of the Mandarin Oriental approval, there was no discussion at the time of the design criteria and massing of an approvable proposal. A broader public discussion of the design guidelines appropriate for such a development is needed before any proposal is approved.

Clearly, the height of the currently proposed tower is out of all proportion to its surroundings, particularly on Exeter Street. Since the developer has stated that he cannot build a lower proposal, I suggest that he rethink the project entirely and either scrap it or combine it with an air rights development over the two-story Lord and Taylor store.

This building represents a significant departure from the PruPac guidelines and should not be approved without further public discussion as to the appropriate design criteria for the site. At minimum, an as of right alternative should be explored as an alternative.

**Environmental Concerns**

The lumping of both projects together in terms of environmental impacts makes it difficult to tease out the facts from the rhetoric. The developer claims that the impact of the Prudential Center as a whole is so significant that any single change is dwarfed by comparison. This is probably true. Nevertheless, any system does reach a tipping point, and those who are charged with the public good need to be mindful of the effects of their decisions on City's overworked infrastructure.

**Transportation**

1. While the intersection analysis looks hopeful, it is not clear whether pedestrian and turning movements have been factored into the calculations. This is particularly critical in Copley Square and at Exeter and Huntington and Road and Huntington, where pedestrian traffic is heavy.
2. Will there be any loss of public parking spaces as a result of the increased spaces allocated to the new residential building and/or the office building?
3. The developer should be asked to validate his figures by reference to recent DEIR submissions. In particular, he should be required to project the percentage of cars using each of the travel patterns identified, and assess whether there is adequate capacity for the additional vehicles in the corridors he identifies. The loading dock analysis should also be verified.
4. On page 5-56 the developer indicates that he has not included calculations for the effects of side streets on unsignalized intersections. Perhaps this is valid, but he needs to explain his reason for this omission. The developer also indicates that Huntington Avenue intersections will operate at level E. Mitigation of this situation, as well as of the Boylston/Dalton/Hereford intersection is essential, even without additional construction.

**Wind**

1. Wind is the most frequently heard complaint in the Copley Square area, where dangerous levels are common in the winter months. The wind study as presented does not indicate a seasonal breakdown, but seems to present an average wind speed over a year for each location. It is essential that a thorough wind study be conducted, showing winds at all times of year, and comparing the as of right buildings with the proposals. All of Copley Square should be included in the study. Existing studies for The Clarendon and Columbus Center should be used as a basis of comparison.

Printed on Prudential - 3

2. The wind study for the Boylston St. plaza should indicate the effect of the approved 11-story building as well as the proposal.
3. Increase in the winds on Exeter St. is not acceptable. It should be determined whether an as of right building would reduce this impact.

**Shadow**

1. The lack of setbacks on the Mixed Use Project has cast most of the north side of Boylston St. into shadow, to detriment of pedestrians and café sitters alike. The two buildings combined will close off the last bits of sunlight on the street. The developer is quite cavalier (p. 6-21) about the destruction of what are welcome islands in the midst of a sea of shadow.

2. The question of shadows on the Library Courtyard should be studied in more depth. Especially on September

11/2/2007

## I-020-002

The Proponent does not have the right to develop over the Lord and Taylor site beyond what is currently proposed. The design included within this DPIR reflects updates and discussions from PruPAC, City agencies and members of the public. The Proponent will continue to work with the BRA as the project progresses.

## I-020-003

The project is following the City of Boston's Article 80 process. The publication of the DPIR provides additional opportunity for public review and comment on the proposed project. Each building is studied in the DPIR, with respect to environmental impacts that were of concern during the public review process, at the zoning height of 155-feet and at the proposed Project height.

## I-020-004

A comprehensive traffic study was completed for the NPC/PNF and can be found in Volume I and II. Updates to this study include an analysis for the Exeter and Blagden Street corridors and are located in Chapter 4 Transportation of this DPIR. This section also includes a pedestrian Level of Service study for the Boylston Street corridor to assess pedestrian operations and accommodation.

## I-020-005

No public parking spaces will be lost as a result of the proposed project.

## I-020-006

The analyses for unsignalized intersections provide results for delays and level-of-service (LOS) for the critical movements which are usually the left turns on the main street and side street. The impacts or effects of the side street are accounted for in the analyses.

I-020-008

21, it looks like the shadow has been truncated in the study. If it does affect the courtyard, how long will it do so and how many days a year will this situation occur?  
 3. Additional studies of the winter shadow identified on the Mall (p. 6-22) should also be required. How long will they last and how many days will they occur?  
 4. Why were the open spaces in the Prudential not studied?  
 5. Shadow impact on the Boylston Street park should be studied for both the approved and proposed building.

**Daylight**

1. On page 6-35, the developer understates the daylight conditions for the Exeter Street building. The figure on the following page indicates an 84.9% obstruction. This should be compared to an as of right building.  
 2. For 888 Boylston, the obstruction is understated because of the location of the vantage point in the middle of a large street, and because of the setback from the sidewalk. The experience of a pedestrian on the south side of Boylston St. and a person in the Boylston St. park should be analyzed and compared with the previously approved project.

**Solar glare.** Solar glare is increasingly an issue, not only for drivers, but for pedestrians, residents, and businesses as well.

1. As the design of the Exeter building has evolved, the amount of glass has been increased. The solar glare generated by this building should be studied, especially because of its prominent location adjacent to Copley Square.  
 2. The developer admits that the western façade of 888 Boylston Street will create a glare problem at many times of the year. This is exacerbated by its excessive height. The amount of solar glare should be compared to that generated by the already approved building.  
 3. Glare should also be studied as it affects the surrounding office and residential buildings.  
 4. Will the glare affect the Back Bay residential district in any way? Glare down Hereford and Gloucester should be studied in more detail to determine its duration and extent. The results should be compared to the already approved project.

In summary, I feel that both buildings are oversized for their sites, that they have not received adequate public review, and that there are significant design and environmental concerns that need to be addressed by further studies before any building is approved. Thank you for the opportunity to comment.

Sincerely,

Susan D. Prindle

\*\*\*\*\*  
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The Boston Transportation Department is currently in the process of re-programming the signal timing and phasing for the entire Back Bay area. It is anticipated that these changes will improve the vehicular and pedestrian operations in the area. The revised analyses performed in the DPIR include the recent changes made to signal timing and phasing in the Back Bay area. The intersections of Huntington Avenue will operate at LOS D in the future with the proposed two buildings in place.

**I-020-007**

Please see Section 5.2, Wind, of the DPIR. The wind studies have been conducted in accordance with the BRA's standards and guidelines. The wind analysis includes evaluation points throughout the year and predicts conditions at each point for each season. Please see the Technical Appendix for additional information related to wind data breakdown by season. The wind impacts of the proposed Project will be similar to the wind impacts of the No Build condition.

**I-020-008**

Please see Section 5.3, 5.4, and 5.5, of the DPIR for an updated discussion related to shadow, daylight and solar glare, respectively. Updated environmental studies were prepared based upon the current design including an evaluation of the 155 foot zoning height and the proposed height for the Exeter Residences and 888 Boylston buildings.

O'Brien, John (BRA/BMIP)

From: Pmq39@aol.com  
 Sent: Sunday, November 04, 2007 6:12 PM  
 To: O'Brien, John (BRA/BMIP)  
 Cc: Sinclair, Rodney  
 Subject: Prudential Center: 888 Boylston/Exeter Residences

11/02/07

John O'Brien, Senior Project Manager  
 Boston Redevelopment Authority  
 22 Dry Dock Avenue  
 Boston, MA 02210

Dear Mr. O'Brien,

I am writing to voice my concerns about the two new buildings proposed for the Prudential Center by Boston Properties and Avalon Bay.

I have lived in the Back Bay for over 35 years. As a past president and current director of the Neighborhood Association of the Back Bay, a member of the Commonwealth Avenue Mall Committee, a homeowner, landlord, and active citizen of this beautiful neighborhood where I raised my family, I am dismayed not only by the design of the buildings and their potential impacts, but also by what strikes me as a rather cavalier attitude toward the review process.

I walk and drive the streets of the Back Bay every day. "Canyonization" is not just a catch phrase to me. I can see and feel the growing reality of the enclosed effect already created by the imposing wall-like edifices of the Hynes Convention Center and the Mandarin Hotel. Another office tower looming over both these buildings and lacking a generous setback will exacerbate this tunnel effect intolerably. Also, I was disappointed by the drawings of the proposed plaza presented at a recent public meeting and skeptical of the claim that this seemingly tossed-off, characterless space could not be improved without exceeding the 155-foot height limit.

888 Boylston should relate in scale and design to Boylston Street, not compete with the Prudential Tower or gobble up precious light and open space in this densely developed area. The design of the Exeter Street Residences should likewise respect the scale and architectural quality of nearby notable Boylston Street buildings such as the Lenox Hotel and the Boston Public Library. Zoning restrictions should be adhered to in both cases.

As someone who has spent countless hours caring for the Commonwealth Avenue Mall, I am completely opposed to any shadow encroachment on the Mall. This unfavorable impact could be avoided by respecting the established height limits.

Regarding the process, I share the opinion of my neighborhood association that these two proposals need more review, not less, and that each building is important enough to be looked at in a separate review process. The BRA should not waive further review.

## I-021-001

Please see Section 3.3, Urban Context - 888 Boylston, of the DPIR for updated design information. The Proponent is committed to developing a design that compliments the Prudential Center and is designed to provide an appropriate transition between the Boylston Street corridor and the existing taller buildings within the Prudential Center. 888 Boylston can accommodate additional height due to its generous setback from Boylston Street.

## I-021-002

We are maintaining consistency with the original Prudential Center Development Plan, which considered the entire Prudential Center as the "Project." As a matter of planning principle, it would be inappropriate to consider the impacts of the two buildings independently of one another. Our approach is the same as one would employ in a mixed-use development where different uses are being developed on the same site. Additionally, the BRA's Scoping Determination requested that the review of the two buildings be done together.

I-021-001

I-021-002



Finally, I am appalled by the dismissive attitude taken by the developers and the BRA toward the Prudential Master Plan. While it may be inevitable, even desirable, for development guidelines to be revisited periodically, profitability and expediency should not be the impetus for massive changes to civic agreements negotiated in good faith that have successfully withstood the test of time. The significance and viability of the Master Plan were essentially reconfirmed when certain *one-time* exceptions in height and use were allowed for the Mandarin Hotel project. Even more recently, in 2006, the Prudential Center received an Award for Excellence from the Urban Land Institute. The Prudential Master Plan can still work for the mutual benefit of the business and residential communities. As the (slightly revised) saying goes, "If it ain't broke, don't break it."

Sincerely,  
Patricia M. Quinn  
39 Commonwealth Avenue  
Boston, MA 02116  
[Pmq39@aol.com](mailto:Pmq39@aol.com)

---

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3 November 2007

John O'Brien, Senior Project Manager @ FAX 617-357-8684  
Boston Redevelopment Authority  
100 State Street, 11th Fl.  
Boston, MA 02201

SUBJECT: My Comments re Prudential Center Notice of Project Change NPC and Project Notification Form PNF for Exeter Residences and 888 Boylston Street Proposed by Avalon Bay and Boston Properties

Dear Mr. O'Brien:

I am writing to object to granting waivers of the further review of SUBJECT Project Change and Projects by Avalon Bay and Boston Properties.

I-022-001 First of all, the proposal involves two separate buildings, which I believe are important enough to be reviewed separately. We urge the BRA to study separately and require future submissions to be separate and to be reviewed on separate schedules and in separate public meetings.

#### Comments on 888 Boylston Street

1. In June of 2001 the PruPAC and the developers agreed to 11 story building (150 feet) at this site. The developers are now asking for 19 stories (265 feet) or even higher. I feel you should stick to that original agreement.
- I-022-002 2. The proposed building is tall for the context—the Hotel Mandarin is 155 feet. Boylston St. on the north side is zoned at 120'. This zoning was imposed in order to avoid additional shadowing on Newbury St and Commonwealth Avenue.
3. The Prudential Center is becoming too dense—the developers have already received a 30% increase in density over the Master Plan with the approval of the Mandarin at 155 instead of 120'.
4. The height of a new building on this designated Prudential Center site should relate to Boylston Street buildings and not the taller Pru buildings. The Prudential Center Master Plan massing guidelines were quite clear that the zoning height on Boylston St. should be respected.
5. A new building should not obscure the main Prudential Tower, nor should it dominate the retail entrance.
6. A new building should act as bridge between an enhanced retail entrance and the new planned retail at Hynes. Any building needs to be evaluated in this context.

#### I-022-001

We are maintaining consistency with the original Prudential Center Development Plan, which considered the entire Prudential Center as the "Project." As a matter of planning principle, it would be inappropriate to consider the impacts of the two buildings independently of one another. Our approach is the same as one would employ in a mixed-use development where different uses are being developed on the same site. Additionally, the BRA's Scoping Determination requested that the review of the two buildings be done together.

#### I-022-002

Please see Section 3.3, Urban Context - 888 Boylston. The design included within this DPIR reflects updates and discussions from PruPAC, City agencies and members of the public. The Proponent is committed to developing a design that compliments the Prudential Center and provides an appropriate transition between the Prudential Tower and to Boylston Street. As is customary with the City's development review procedures, the Proponent will continue to refine the design in cooperation with the BRA.

To: John O'Brien

(2) of (3)

I-022-003

7. The plaza design is important. A special location should be found in the plaza for the sculpture that is the focal point of the plaza, except when the space was used for holiday trees. There is no detailed information on the design in the documents.
8. The plaza is the only open space left on this part of Boylston Street; therefore it needs to be treated with respect, not as afterthought. The plan should maximize daylight and minimize wind impacts. With development anticipated for the turnpike air rights and Berklee expansion, the space becomes even more valuable.
9. A high tower with sheer walls, as shown in the NPC/PNF would make the Boylston St. plaza less attractive and usable.

#### Comments on Exeter Street Residences

A process that piggy-backs on the previously approved 888 Boylston Street building does not provide sufficient review and discussion of the Exeter St. issues.

A residential building site adjacent to the Lord and Taylor building was designated by PruPAC, although the height and design criteria were not defined at the time of approval. There has been no public discussion on the planning for a building on this site, no agreement on design guidelines for the site, other than the use and general guidelines for the Prudential Center, which the developers seem to be ignoring. I believe the existing guidelines did a good job in developing the Prudential Center and should be adhered to for a building on the Exeter St. site.

I-022-004

A tower that is taller than any of the other residences in the Prudential Center is proposed. The proponent, Avalon Bay, stated that they can only develop the project at the height proposed. A more economically feasible project may be developed ~ and one more in keeping with the scale of the surrounding urban context ~ if the site is planned along with the redevelopment over the Lord and Taylor building at the agreed-upon height of 120 feet.

I-022-005

Design criteria should include the urban design requirement for a quality entry to the upper level plaza from Exeter Street. Equally important, the building must respect scale and character of the Boston Public Library and the adjacent award-winning recently renovated historic Lenox hotel. Moreover, we feel that the façade of a residential building should be distinguishable from an office building in appearance and materials, with residential sized windows, for example. A building that meets the underlying zoning for Exeter Street should be proposed for this site and provided for public review as part of the DPIR for this project. The DPIR should include complete studies of all environmental impacts, including identification of any locations that may increase wind, shadow, glare, or traffic:

#### I-022-003

Please see Section 3.3, Urban Context - 888 Boylston. The DPIR contains a revised plaza design that is based on feedback from City agencies, PruPAC and members of the public. As is customary with the City's development review procedures, the Proponent will continue to refine the design in cooperation with the BRA.

#### I-022-004

The Proponent does not have the right to build over the Lord and Taylor site beyond the limit of the current design.

#### I-022-005

Please see Section 3.2, Urban Context - Exeter Residences, for information on the current design. The Proponent is committed to developing a design that compliments the Prudential Center and the surrounding buildings and supports the modern residential identity of the Exeter Residences. The facade design included within this DPIR reflects updates and discussions from City agencies, PruPAC and members of the public. As is customary with the City's development review procedures, the Proponent will continue to work with the BRA as the Project progresses. The DPIR includes updated environmental studies which evaluate the proposed buildings at a 155 foot zoning height and the proposed height.

To: John O'Brien

3 of 3

I-022-005

1. Should provide and emphasize quality entry to upper level plaza
2. Should respect scale of Lenox and Boston Public Library.
3. Should use residential vocabulary.
4. Should NOT shade the BPL skylights, courtyard, or the walls of the courtyard with new shadow.
5. Should NOT shade any public open space, including the Commonwealth Avenue Mall.
6. Should NOT increase wind in any location.
7. Should not produce glare.

I appreciate your efforts on behalf of the City of Boston.

Please do not waive the further review process for these proposed Avalon Bay and Boston Properties Projects.

For your information, I am faxing/e-mailing this request for further review of the two project to your colleague Rodney Sinclair and the Neighborhood Association of the Back Bay.

Thank you.



Alan R. Silver  
100 Belvidere St. - 3E  
Boston, MA 02199  
[arsilv@aol.com](mailto:arsilv@aol.com)  
617-266-9474

1. Rodney Sinclair, Senior Project Manager @ FAX 011-142-1103  
Boston Redevelopment Authority  
Room 910 Boston City Hall  
Boston, MA 02201
2. The Neighborhood Association of the Back Bay @ Fax 617.247.3387  
337 Newbury Street  
Boston, MA 02115

I-023-001

Comment(s) noted.

Dr. Edward L. Sleeper  
170 North Ocean Boulevard  
Palm Beach, Florida 33480  
561-655-2176

I-023-001 |

November 3, 2007

Mr. Rodney Sinclair  
Boston Redevelopment Authority  
1 City Hall Plaza, 9th Floor  
Boston, MA 02201

Dear Mr. Sinclair —

As residents of the Prudential Center for 20 years, we would like to express our extreme displeasure related to the proposed construction on Boylston and Exeter streets. As time has gone by we have found ourselves living in a "walled-in city" with all the inconveniences such as noise, rerouting of traffic and mainly the blocking of tenants' views with more to come, it makes the residences far less desirable than they were originally.

The fact that Avalon is offering \$250 for a solid referral and rental indicates that many tenants are leaving with many more to go. In no way would we recommend a friend or family member under any circumstances at this present time.

We are vehemently opposed to the proposed heights of the new building. With Avalon, the "sky is the limit" with the tenants, it means more of the same.

Sincerely yours,  
Edward L. Sleeper  
Mike L. Sleeper

I-024-001

October 31, 2007

Mr. John O'Brien, Sr. Project Mgr.  
BRA  
22 Dry Dock Avenue  
Boston, Massachusetts 02210

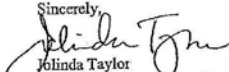
Dear Mr. O'Brien,

As I stood on the balcony deck outside the Prudential Food Court and watched the Red Sox Rolling Rally go down Boylston Street yesterday, I was reminded of how great our City is and how much we all want to keep it great and pedestrian-friendly. From that vantage point, rays of sun shone down on Boylston Street briefly between the Hynes Auditorium and the Mandarin Oriental - the only remaining place the sun can shine on Boylston Street in the long block between Fairfield and Gloucester Streets. My biggest concern with the proposed new building at 888 relates to its enormous height. The shafts of light I saw on the parade and sidewalk would be gone as the proposed 888 Boylston will close the gaps around the Prudential building and fill in the spaces that let the sun come on to Boylston Street. Unlike New York City, Boston doesn't have double wide sidewalks and 6 lane avenues. If we build super tall buildings, we create dark, windy canyons with over-powering walls jutting up to and blocking the sun light for many months a year - not an inviting environment for pedestrians.

I would like to see the new building at 888 Boylston built to the height of the Mandarin (155 feet). The thought of a building 2 or 3 times that height is depressing. It will block the light, hide the Prudential, and overwhelm pedestrians in the dark "plaza." The plaza needs to take the entrance into the Shops very seriously. Right now the entrance looks like a tube lying on the ground with no grace at all. Finally, while not an architect, I do appreciate buildings that work together. This will be a challenge since the design Mandarin Oriental is sort of faux retro and the Hynes looks like a vast warehouse. The new building needs to recognize its neighbor buildings and try to make all the buildings look better together.

Thank you for your attention and consideration.

Sincerely,

  
Jelinda Taylor  
276 Marlborough Street, #7  
Boston, MA 02116

Cc: Rodney Sinclair, Sr. Project Mgr.

## I-024-001

Please see Section 3.3, Urban Context - 888 Boylston, of the DPIR for updated design information. The Proponent is committed to developing a design that compliments the Prudential Center and is designed to provide an appropriate transition between the Boylston Street corridor and the existing taller buildings within the Prudential Center. 888 Boylston can accommodate additional height due to its generous setback from Boylston Street.

November 5, 2007

Mr. John O'Brien, Senior Project Manager  
Boston Redevelopment Authority  
22 Dry Dock Avenue  
Boston, MA 02210

Re: Prudential Center Notice of Project Change NPC and Project Notification Form PNF  
for Exeter Residences and 888 Boylston Street projects proposed by Avalon Bay and  
Boston Properties

Dear Mr. O'Brien:

I write to you as a 31 year resident/owner in the Back Bay and as one, who during that time, must have walked by both of these proposed sites a few thousand times. They are very much a part of my living environment, even though my actual home is about two blocks away.

After reviewing the PNF for these projects and seeing the models for the proposed buildings, I end up **strongly opposed** to both of the proposed projects. Many of the factors that lead me to that conclusion have to do with design (nothing very imaginative here), sunlight (more encroachment on surrounding properties and even on the Commonwealth Ave Mall), wind (varied effects) and traffic (certainly more). But most of all, I object to how the excessive height in both cases detracts from the human scale of our neighborhood.

To many of us who have long lived in the neighborhood (and I suspect to many of those now moving into it), it is the walkability, small-scale, and historic character of the neighborhood that makes it so attractive. This is, in fact, one of the most livable urban neighborhoods in the entire country.

Unfortunately, the proposed projects do nothing to enhance that livability and do much to detract from it. They are entirely focused inward to the Prudential Center (and not even very well in that regard) and basically give the "**slap of their hand**" to the surrounding streetscape. The BRA can and must be a better steward of this very special environment.

Let me also note that I particularly lament what would apparently be the loss in a highly visible space of the very special sculpture ("Quest Eternal") that has long stood in the open space in front of the Prudential Building, facing Boylston Street. This sculpture, depicting a man reaching for the heavens was cast in Italy in the traditional classic form. To me and many others, it is one of the best and most prominent outdoor sculptures in the entire city. To replace it with an outsized building that will dwarf the already outsized Mandarin next door will not only take something very important away from us, but will squeeze us in all the more. Just think of how much more enticing the Prudential

area would be to pedestrians (and to shoppers) if the area around the sculpture were enhanced to serve as an inviting open plaza rather than a towering high-rise.

Finally, lest I be categorized as one who does not recognize the role of density in urban environments, let me note that Paris and some other densely populated cities do quite well by limiting the role and number of high-rise buildings. To the limited extent we accommodate more towers, let's look in less residential areas but even there let's not be enamored with 1,000 foot skyscrapers and let's be cognizant of the effects on the streetscape. For the Back Bay, let's remember that it is a very special face to the city and that its very essence rests in its walkability, small-scale, and historic character. I ask the BRA to consider the proposed Prudential projects in this context.

Sincerely,

Mark R. Yessian  
160 Commonwealth Ave.  
Boston, MA 02116





**MICHAEL P. ROSS**  
**BOSTON CITY COUNCIL**

November 26, 2007

Mr. John O'Brien  
Senior Project Manager  
Boston Redevelopment Authority  
22 Dry Dock Avenue  
Boston, Massachusetts 02201

Re: The Proposed Development by Boston Properties at 888 Boylston and the  
Proposed Development by Avalon Bay at the Exeter Residences.

Dear Mr. O'Brien:

I am writing today to comment on the proposed development by Boston Properties and Avalon Bay at 888 Boylston and Exeter Street. I would like to take this opportunity to share my thoughts regarding these projects as they have been presented to the members of PruPAC and to the community at large, as well as to express my encouragement for further time spent working with each proposal, being that each project directly borders my district, leaving the residents of the Back Bay and of Boston at large heavily impacted by the designs.

To begin, I would like to make note that I am excited to explore the potential for growth in both the residential and business communities in the Back Bay. It is important, however, that we recognize the impact of any and all development on the residents and neighborhood resources that border the proposed building. Both the proposal for development at 888 Boylston and the proposal for development on Exeter Street will have significant impact on the abutting properties. In order to fully explore the proposals for these areas I recommend separating the two projects so that they can be reviewed on their own merits and with less distraction. There is no reason for the work being proposed for 888 Boylston and for the Exeter Residences to be bound seeing that the two projects are being proposed by separate development companies, and each project raises separate concerns for separate streets within the city. We need the time and ability to explore each proposal in depth and at length on its own, therefore the projects should not be bound, but rather should be presented to the community as individual proposals.

DISTRICT 8

BOSTON CITY HALL, ONE CITY HALL PLAZA, BOSTON, MASSACHUSETTS 02201  
(617) 635-4225 FAX: (617) 635-4203 MICHAEL.ROSS@CI.BOSTON.MA.US

**I-026-001**

We are maintaining consistency with the original Prudential Center Development Plan, which considered the entire Prudential Center as the "Project." As a matter of planning principle, it would be inappropriate to consider the impacts of the two buildings independently of one another. Our approach is the same as one would employ in a mixed-use development where different uses are being developed on the same site. Additionally, the BRA's Scoping Determination requested that the review of the two buildings be done together.

I-026-001

I-026-002

Secondly, height and shadow are critical issues for all developments in the Back Bay and must be protected. Specifically, the Commonwealth Avenue Mall is a Boston Landmark; any potential developments within the Back Bay should take every precaution to prevent shadows from advancing over the Mall and its adjoining streets. Boston Properties needs to preserve as much light along Boylston Street as is possible. Furthermore, Boston Properties has an obligation to address the commitment it has previously made to PruPAC regarding the height of 888 Boylston at the previously agreed 155 feet. In order to go above this amount, it must seek the approval of the neighborhoods it had initially committed its height restriction to in the first place, namely the Back Bay. Similarly, Avalon Bay needs to avoid necessary shadows from affecting nearby residences to their development along Exeter Street, as well as preserve all light that currently touches the Commonwealth Avenue Mall and the Boston Public Library Courtyard. There are ways to preserve light and avoid additional shadows within the Back Bay; we need more time to explore them.

Finally, we need additional time to explore the proposals of 888 Boylston and of residences at Exeter Street. These are both critical projects that can strengthen the neighborhood, enhance the residential and the business communities at large, and really set the tone for future development within the area. There are many options to discuss in order to preserve light, prevent shadowing, expand living and working space, and utilize development to enhance existing properties, all if given adequate time to do so.

I-026-001

In closing, I support the continued discussion and exploration of the Boston Properties commercial development at 888 Boylston, and of the Avalon Bay residential development on Exeter Street. Each proposal has the potential to enhance its adjoining neighborhoods if explored and executed appropriately. We need to separate the two projects and bring them into full discussion with PruPAC as their own entities so that we can explore the potential impacts of the proposed buildings thoroughly.

Thank you for your attention to this letter and my comments. I look forward to working with PruPAC, the BRA, Boston Properties, Avalon Bay, and the community towards successful designs and applications of these projects. Please do not hesitate to contact my office if you have any questions or if you wish to discuss my comments further.

Best Regards,



Michael P. Ross  
Boston City Council

DISTRICT 8

BOSTON CITY HALL, ONE CITY HALL PLAZA, BOSTON, MASSACHUSETTS 02201  
(617) 635-4225 FAX: (617) 635-4203 MICHAEL.ROSS@CI.BOSTON.MA.US

I-026-002

Please see Chapter 5, Environmental Protection, of the DPIR for updated environmental studies, including shadow and daylight, based upon the current design.

BETSY ABRAMS  
One Huntington Avenue  
Boston, MA 02116

October 31, 2007

Mr. John O'Brien  
Senior Project Manager  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201

Dear Mr. O'Brien:

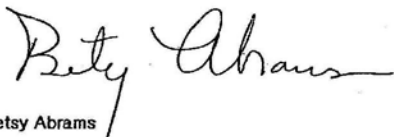
I hope you will join me in opposing the Exeter Street Tower project proposed by Boston Properties.

The addition of the 200 rental residence tower will cause many problems in the Copley Square area and Back Bay in general.

I-027-001 The traffic on tiny Blagden Street is already out of control, as you may be aware it is the entrance to our carport and is already suffering from too much traffic. I noticed from the studies done thus far that you've not considered the impact of increased traffic due to more cars and the need for additional parking. This along with significant increase in wind and noise will diminish property values at Trinity Place. I trust you can understand the concern I have for my investment in a luxury condominium building. Who will want to live in a "luxury" building located in a wind tunnel, complete with private parking that can't be easily accessed due to traffic backups, noise, exhaust fumes, diminished sun and views and what about the glare factor? I understand the Tower proposed is reflective glass.

No thank you, we've had enough "redevelopment", or should I say over development?

Sincerely yours,



Betsy Abrams

#### I-027-001

Please see Chapter 4, Transportation, of the DPIR. A comprehensive traffic study was completed for the NPC/PNF filing. In response to comments raised during the review process, the DPIR includes a detailed evaluation of the Exeter Street corridor and Blagden Street corridor as well as an intersection analysis for the Exeter/Blagden intersection.

I-028-001

Comment(s) noted.

Humaid Al Tayer  
One Huntington Avenue  
# 701  
Boston, Massachusetts 02116

I-028-001 |

November 1, 2007

Mr. John O'Brien  
Senior Project Manager  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201

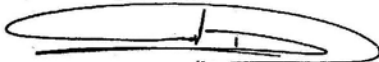
Dear Mr. O'Brien:

I am writing to voice my strong opposition the construction of the proposed "Exeter Residences".

The building would have a terrible effect on Trinity Place. It would cut off our light and views, and degrade the character and desirability of our location. All of this is certain to hurt the market values of our units. In fact, approval of this proposal would be tantamount to a transfer of economic value from the Trinity Place owners to the developer--a transfer that can only be accomplished if you comply by excoriating the zoning laws that exist to protect us.

We are the residents and the taxpayers. You are supposed to represent us. Please do not sell us out.

Sincerely,

A handwritten signature in black ink, appearing to read "Humaid Al Tayer", enclosed within a hand-drawn oval.

Humaid Al Tayer

I-029-001

Comment(s) noted.

Haya al Tobaishi  
Trinity Place  
One Huntington Avenue – Unit 1702  
Boston, MA 02116

I-029-001 |

29 October 2007

Mr. John O'Brien  
Senior Project Manager  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201

Dear Mr. O'Brien:

I am a resident of Trinity Place Condominium. I am writing this letter to strongly object to the construction of the proposed 35 story tower on Exeter Street.

This proposed building will have a very negative impact for many reasons:

- The additional traffic will be intolerable as this area is already very congested
- The building is massive and out of proportion with the neighborhood
- This area is being severely overdeveloped (Mandarin, Shaw's, etc.)
- Our property values are being negatively impacted by these developments
- This building will cast large shadows throughout the neighborhood
- The additional wind that this building will create will be very dangerous

Mr. O'Brien, the BRA must unequivocally reject this proposal in its entirety.

Thank you,

Haya al Tobaishi



I-030-001

Comment(s) noted.

Mrs. Samar Malack al Tobaishi  
One Huntington Avenue, Unit 1702  
Boston, MA 02116

I-030-001 |

October 29, 2007

Mr. John O'Brien  
Senior Project Manager  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201

Dear Mr. O'Brien,

I am a resident of Trinity Place Condominium. I am writing this letter to strongly object to the construction of the proposed 35 story tower on Exeter Street.

This proposed building will have a very negative impact for many reasons:

- The additional traffic will be intolerable as this area is already very congested
- The building is massive and out of proportion with the neighborhood
- This area is being severely overdeveloped (Mandarin, Shaw's, etc.)
- Our property values are being negatively impacted by these developments
- This building will cast large shadows throughout our neighborhood
- The additional wind that this building will create will be very dangerous

Mr. O'Brien, the BRA must unequivocally reject this proposal in its entirety.

Thank you,



Samar Malack al Tobaishi

I-031-001

Comment(s) noted.

Sarah al Tobaishi  
Trinity Place  
One Huntington Avenue – Unit 1702  
Boston, MA 02116

I-031-001 |

29 October 2007

Mr. John O'Brien  
Senior Project Manager  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201

Dear Mr. O'Brien:

I am a resident of Trinity Place Condominium. I am writing this letter to strongly object to the construction of the proposed 35 story tower on Exeter Street.

This proposed building will have a very negative impact for many reasons:

- The additional traffic will be intolerable as this area is already very congested
- The building is massive and out of proportion with the neighborhood
- This area is being severely overdeveloped (Mandarin, Shaw's, etc.)
- Our property values are being negatively impacted by these developments
- This building will cast large shadows throughout the neighborhood
- The additional wind that this building will create will be very dangerous

Mr. O'Brien, the BRA must unequivocally reject this proposal in its entirety.

Thank you,



Sarah al Tobaishi

I-032-001

Comment(s) noted.

Nancy Amer  
One Huntington Avenue  
No. 1504  
Boston, Massachusetts 02116

I-032-001 |

November 2, 2007

Mr. John O'Brien  
Senior Project Manager  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201

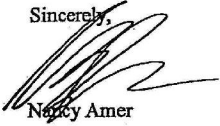
Dear Mr. O'Brien:

I am writing to object to the proposed tower on Exeter Street.

The tower is too big and too tall for this neighborhood. It would block too much light, create too much shadow, produce too much traffic, and generate too much wind. It would make this neighborhood a much less pleasant place to live, work or stay. Ultimately, it would damage the values of the surrounding hotels and residential properties, including my home at Trinity Place.

The proposed tower would be highly detrimental to the neighborhood and should not be built.

Sincerely,



Nancy Amer



*Cathy Angelini*

Trinity Place  
One Huntington Avenue  
Boston, MA 02116

31 October 2007

Mr. John O'Brien  
Senior Project Manager  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201

Dear Mr. O'Brien:

I am a resident of Trinity Place Condominiums and I hope you will understand what a serious negative impact the Exeter Street Tower proposed by Boston Properties will have on this building and on our neighborhood.

First, the area is already suffering from the stress related to too much building. We've been through enough construction and all the problems it presents. I would be happy to elaborate at another time.

Second, the noise from increased traffic and related concerns like parking, and air pollution cannot be denied.

Third, increased wind is a fact and we already have serious wind issues in Copley Square that present dangerous conditions especially for children and older people.

Fourth, I am concerned about my investment in this building. The dark shadows, blocked views, wind, traffic and noise will surely reduce property values. May I remind you that lowered appraisals will lead to lowered assessments and lowered assessments will lead to lowered taxes. Perhaps this is something the City of Boston might want to consider. In addition, the proposal is an egregious violation of Zoning Ordinances. This is most interesting!

I strongly object to the construction of the Tower.

Sincerely yours,

*Cathy Angelini*  
Cathy Angelini

#### I-033-001

A comprehensive traffic study was completed for the NPC/PNF and can be found in Volume I and II. Updates to this study include an analysis for the Exeter and Blagden Street corridors included in Chapter 4, Transportation, of the DPIR.

Please see Section 5.2, Wind, of the DPIR for updated wind studies. The wind impacts of the proposed Project will be similar to the wind impacts of the No Build condition.

I-033-001

Catherine Austin  
One Huntington Avenue  
No. 907  
Boston, Massachusetts 02116

October 29, 2007

Mr. John O'Brien  
Senior Project Manager  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201

Dear Mr. O'Brien:

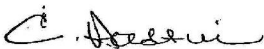
I am a long time resident of the Back Bay and for the most part am delighted that there has been an investment in housing and commercial properties in the immediate area. It has made the Back Bay vibrant and I can only assume that there has been a positive impact on the financial health of the city as a whole.

I-034-001

I am concerned though that with the eagerness to catch the building boom, developers are overlooking quality of life issues for people living and working in the city. The most dramatic result of tall buildings has been the decrease in sunlight and wind. There are times when trying to walk around Copley Square is almost impossible from the wind created by the tall buildings. To add another would just make the windy corridor even larger. The lack of sunlight as you walk down the sidewalks of Back Bay is also disheartening. Too continue down a path that decreases light to its inhabitants is depressing (literally).

I live in a building that will be affected by such a large building being built across the street. But I don't like it when someone has the attitude "not in my backyard". I don't like the prospect of the building there for what it will do to my quality of life but I am honestly much more concerned with what the developers are doing to the quality of life for everyone who lives or works in the Back Bay.

Sincerely,



#### I-034-001

Please see Section 5.2, Wind, of the DPIR. The wind analysis was conducted based on the standards and guidelines set forth by the BRA. Per the BRA guidelines, the pedestrian level wind conditions at the Prudential Center are not directly comparable to the Copley Square conditions (or other geographic areas of the City). Rather, the assessment is based on the activity comfort standards established by the BRA. The wind analysis includes evaluation points throughout the year and predicts conditions at each point for each season. The wind impacts of the proposed Project will be similar to the wind impacts of the No Build condition.

I-035-001

Comment(s) noted.

Arnold S. Barron  
One Huntington Avenue, Unit 506  
Boston, MA 02116

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I-035-001 |

October 31, 2007

Mr. John O'Brien  
Senior Project Manager  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201

Dear Mr. O'Brien,

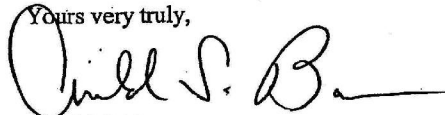
I am writing this letter to strongly oppose the construction of the proposed "Exeter Residences" on Exeter Street.

Below are some of the reasons this project should be stopped:

- This new building will have a negative impact on the market value of my home at Trinity Place.
- This building will create large areas of dark shadows in our neighborhood.
- This building will cause additional traffic and congestion.
- This area is already overdeveloped and there are serious concerns about the Back Bay's ground water situation.
- This building will create additional dangerous wind tunnels.

Please take every action to stop this project from moving further.

Yours very truly,



Arnold S. Barron

/lk

Meredith Barron  
One Huntington Avenue  
Apt. 506  
Boston, Massachusetts 02116

November 1, 2007

Mr. John O'Brien  
Senior Project Manager  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201

Dear Mr. O'Brien:

I am very much opposed to the high-rise on Exeter.

I-036-001 | Wind is already a real problem on this block. When the Marriott Courtyard next door added on five stories, the wind conditions worsened very noticeably. I can just imagine what the addition of thirty stories would do!

Of course, wind is only one of the many problems this high-rise would cause on this block. A building that big or that tall just doesn't belong here. Please do not let them build it.

Sincerely,



Meredith Barron

#### I-036-001

Please see Section 5.2, Wind, in the DPIR. Based on discussions with the BRA and PruPAC, the Proponent has redesigned the building to help mitigate the wind impacts. The DPIR contains an updated wind study which includes the new curved design of the Exeter Residences and proposed street-level features to mitigate the wind impacts. As discussed, the Exeter Residences will be in conformance with zoning requirements. Furthermore, the wind impacts of the Project, with mitigation, will be similar to the wind impacts of the No Build condition.

*Jessica Barsamian  
One Huntington Avenue, Unit 311  
Boston, MA 02116*

*October 31, 2007*

*Mr. John O'Brien  
Senior Project Manager  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201*

*Dear Mr. O'Brien,*

*I am a resident of Trinity Place Condominium. I am writing this letter to object to the construction of the proposed 35 story tower on Exeter Street.*

*We do not need another skyscraper in our neighborhood that will add to the already bad traffic situation that exists. The traffic effects that were mentioned in the Project Notification Form were utterly ridiculous. Perhaps you can come see the traffic yourself on the corner of Exeter and Blagden. I am certain you will agree that we cannot add another huge building to the mix.*

*Also, while you are here, please see for your self how bad the wind tunnels are. They became worse when the additional 3 stories were added to the Marriott.*

I-037-001 *[This proposed building will create additional wind tunnels that will no doubt make it unsafe for the elderly, handicapped or children to walk in this neighborhood. This is unacceptable.*

*Mr. O'Brien, I am asking for your assistance to stop the development of this building.*

*Thank you,*



*Jessica Barsamian*

#### **I-037-001**

Please see Section 5.2, Wind, in the DPIR. Based on discussions with the BRA and PruPAC, the Proponent has redesigned the building to help mitigate the wind impacts. The DPIR contains an updated wind study which includes the new curved design of the Exeter Residences and proposed street-level features to mitigate the wind impacts. As discussed, the Exeter Residences will be in conformance with zoning requirements. Furthermore, the wind impacts of the Project, with mitigation, will be similar to the wind impacts of the No Build condition.

I-038-001

Comment(s) noted.

Meryl Bralower

Trinity Place  
One Huntington Avenue  
Boston, MA 02116

I-038-001 |

October 31, 2007

Mr. John O'Brien  
Senior Project Manager  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201

Dear Mr. O'Brien:

I am writing to notify you of my concerns regarding the new development proposed by Boston Properties, Inc.

It is my understanding that this is proposed as a 35 story tower that will include 200 rental units and some retail businesses.

This plan will disturb the entire neighborhood with additional traffic congestion, increased noise levels, increased levels of exhaust fumes, fearsome wind tunnels, unwelcome shadows, blocked views, decreased property values and, a permanent change to the fabric of our historic and beloved Copley Square.

I consider this project to be an outrageous attempt to squeeze more development into an area that simply cannot withstand the additional pressures.

Please refer to the applicable Zoning Codes and strike this proposal down as it is a violation of codes and good sense.

Sincerely yours,



Meryl Bralower

John, Did we meet through City-Wide  
Dialogues? I was one of the  
Founders Meryl

I-039-001

Comment(s) noted.

MICHAEL BRALOWER MD

Trinity Place  
One Huntington Avenue  
Boston, MA 02116

I-039-001 |

November 1, 2007

Mr. John O'Brien  
Senior Project Manager  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201

Dear Mr. O'Brien:

It is with great concern that I write to you with regard to the proposal that has been presented to you by Boston Properties, Inc.

The 35 story, 200 rental unit / retail tower is to be jammed into the space at the end of Blagden Street. This tower will obliterate the western sky from the Blagden Street vantage point and obstruct light and views. I hope you can appreciate the fact that we are concerned about diminished property values and general quality of life issues. We now experience long waiting periods when driving on Blagden and Exeter Streets which result from traffic being impeded by deliveries to Shaw's, Scollins, Dominant, The Marriott Courtyard, and others.

I would also like to point out that since we moved to Trinity Place in 2000 the building that is now the Marriott Courtyard Hotel was renovated and the 7 story building became a 10 story building. The addition of 3 stories caused a significant shift in wind patterns resulting in fiercely windy conditions in our carport and in the general area. It certainly doesn't require an in depth wind study to imagine what the wind tunnel in the area will be if a 35 story tower is erected.

We must be mindful of the impact the proposed tower would have on traffic, noise, and air quality.

I encourage you to join me in my objection to the construction of this tower.

Sincerely yours,



Michael Bralower

Annabeth ten Broeck  
Trinity Place  
One Huntington Avenue  
Boston, MA 02116

2 November 2007

Mr. John O'Brien  
Senior Project Manager  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201

Dear Mr. O'Brien:

I have learned that the BRA is reviewing yet another development in Back Bay, a 350 foot tower that will loom at the end of Blagden Street on Exeter Street. I have many serious concerns about this project but for now I would like to bring your attention to the short list.

First, the wind in the area is already devastating at times. I have observed that even able bodied adults, are often stopped in their tracks on especially windy days. How can the BRA consider another tower in this already crowded area? I can't begin to comprehend the struggle that pedestrians will have as they attempt to walk through the various wind tunnels of Back Bay.

Second, what provisions have been made for all the additional cars that will accompany our new neighbors that will reside in the tower? We simply don't have enough parking as it is and the public garages are often filled to capacity. I read something in the documents about "managed parking techniques", just exactly what are these "techniques" that will be used to "manage" parking? Let's not mince words here, where will all the additional cars be parking?

Third, how will the additional traffic on Blagden and Exeter Streets be handled? Do you have some mysterious "traffic management techniques" that you've not yet disclosed? For your general information these streets are now suffering backups and long delays which make driving in and out of our carport accessed via Blagden Street very difficult.

I object to this project and hope you will support us by not giving the tower project further consideration.

Sincerely yours,



Annabeth ten Broeck

#### I-040-001

Please see Section 5.2, Wind, in the DPIR. Based on discussions with the BRA and PruPAC, the Proponent has redesigned the building to help mitigate the wind impacts. The DPIR contains an updated wind study which includes the new curved design of the Exeter Residences and proposed street-level features to mitigate the wind impacts. As discussed, the Exeter Residences will be in conformance with zoning requirements. Furthermore, the wind impacts of the Project, with mitigation, will be similar to the wind impacts of the No Build condition.

#### I-040-002

Please see Section 4.5, Future Conditions, in the DPIR. This section includes a review of the proposed parking for the Project and the operations of the existing Prudential Center Garage.

#### I-040-003

Please see Chapter 4, Transportation, which includes additional information to supplement the transportation analysis included in the NPC/PNF. In response to comments raised during the review process, the DPIR includes a detailed evaluation of the Exeter Street and Blagden Street corridors as well as the Exeter-Blagden intersection. Observations were taken of the vehicular, pedestrian and loading activity in order to build a complete picture of street operations.



I-041-001

Comment(s) noted.

Lorenzo Cerullo  
Trinity Place  
One Huntington Avenue  
Boston, MA 02116

I-041-001 |

1 November 2007

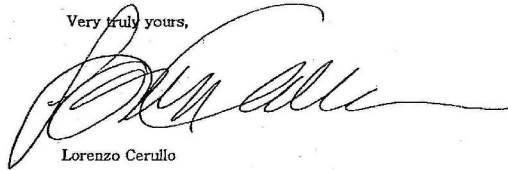
Mr. John O'Brien  
Senior Project Manager  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201

Dear Mr. O'Brien:

I write this letter to voice my firm objection to the addition of the 350 ft. tower on Exeter Street. We have had enough building, enough development, and enough construction in this limited area of Back Bay. The new tower will bring more traffic, more noise, more pollution, more wind, more shadow, less light, destroyed views, lowered property values, and compromised quality of life for those of us who have made this our home.

Please have Boston Properties consider another site in another neighborhood for their architectural creation. Let's share the redevelopment efforts and take the tower elsewhere.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Lorenzo Cerullo', with a long, sweeping horizontal line extending to the right.

Lorenzo Cerullo

JUDITH F. CHAMBERLAIN  
One Huntington Avenue  
Boston, MA 02116

30 October 2007

Mr. John O'Brien  
Senior Project Manager  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201

Dear Mr. O'Brien,

As a 20 year resident of Back Bay, and a 7 year resident of Trinity Place, I am writing to you to oppose the current plan for Boston Properties' 35 story tower on Exeter Street.

My first objection has to do with the visual, architectural and actual sense of space in the Prudential Center complex. During the past few years, many deleterious actions have been taken. The former grassy area in front of the Gloucester apartments, one of the last green spots in this part of Back Bay was taken for the Shaw's market. The plaza where the Christmas tree was displayed was taken by the Belvedere building. The current open area on Boylston Street is scheduled to be taken for another large office building. The Mandarin building now fills the formerly open space, a raised open air patio, along Boylston Street. This same area also provided a location for the Ducks to organize. Today the Ducks hoard the space in front of Shaw's and spill into the sidewalk where pedestrians would like to walk freely.

This entire complex is already grossly overbuilt. Instead of a feeling of open and shared space, there is now a sense that each building is impinging on the space of the adjacent building. The buildings do not relate to one another. The views from each building are now compromised. To allow another large building is to exacerbate the problem.

My second concern is the additional traffic that the proposed building will bring. Today, the traffic on Blagden and Exeter streets is already over taxed, with frequent delays and often total stoppages from BPL activities, Shaw's loading dock, double parking in front of the Lenox and Marriott Courtyard hotels, and entrance to the parking garage. To add an additional 200 residences and retail space (with concomitant delivery requirements) will result in a perpetual traffic jam, with no traffic moving. It will be impossible to access my residence in any reasonable time. The backups will likely result in unacceptable delays on Boylston Street, Exeter Street, St. James Street, Dartmouth Street, and tying up Copley Square. As you know, any delays introduce an exponential detrimental impact on the overall traffic flow. I

## I-042-001

Please see Chapter 4, Transportation, which includes additional information to supplement the transportation analysis included in the NPC/PNF. In response to comments raised during the review process, the DPIR includes a detailed evaluation of the Exeter Street and Blagden Street corridors as well as the Exeter-Blagden intersection. Observations were taken of the vehicular, pedestrian and loading activity in order to build a complete picture of street operations.

I-042-001

I-042-002

do not understand how you could approve this building given the limitation of the existing road network.

Finally, I am concerned about the impact of the wind on pedestrian activity. I am a senior citizen, 90 pound person, who enjoys the ability to walk in all directions in this neighborhood. There are already times that the wind in this area makes it difficult to walk safely. Adding another tall building will increase the likelihood that I will be unable to safely proceed on my normal, and essential, shopping trips.

In my view, this building should not be approved for this location. As a professional planner, I would expect that you would feel more strongly than I do about these matters.

Thank you very much for your consideration.

Sincerely,



#### I-042-002

Please see Section 5.2, Wind, in the DPIR. Based on discussions with the BRA and PruPAC, the Proponent has redesigned the building to help mitigate the wind impacts. The DPIR contains an updated wind study which includes the new curved design of the Exeter Residences and proposed street-level features to mitigate the wind impacts. As discussed, the Exeter Residences will be in conformance with zoning requirements. Furthermore, the wind impacts of the Project, with mitigation, will be similar to the wind impacts of the No Build condition.

Barbara Cherande  
Trinity Place  
One Huntington Avenue  
Boston, MA 02116

November 1, 2007

Mr. John O'Brien  
Senior Project Manager  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201

Dear Mr. O'Brien:

I join my husband and neighbors at Trinity Place in objecting to the proposed 35 story building planned for Exeter Street at the base of Blagden Street.

My concerns are numerous but for now let it suffice to say that the traffic is already out of proportion for the neighborhood. We have to wait for long periods of time in traffic jams on Blagden and Exeter Streets to leave and return to our parking area. If something cannot be done to correct this problem and alleviate the traffic issues that we now have, the addition of the 200 rental unit tower will only exacerbate the situation.

I also recognize that the wind, which is already fierce at times, will be amplified. This is a matter of great concern as it presents safety issues for the many pedestrians we have in the Copley Square area.

Sincerely yours,



Barbara Cherande

#### I-043-001

Please see Chapter 4, Transportation, of the DPIR. A comprehensive traffic study was completed for the NPC/PNF filing. In response to comments raised during the review process, the DPIR includes a detailed evaluation of the Exeter corridor and Blagden Street corridors as well as an intersection analysis for the Exeter/Blagden intersection.

#### I-043-002

Please see Section 5.2, Wind, in the DPIR. Based on discussions with the BRA and PruPAC, the Proponent has redesigned the building to help mitigate the wind impacts. The DPIR contains an updated wind study which includes the new curved design of the Exeter Residences and proposed street-level features to mitigate the wind impacts. As discussed, the Exeter Residences will be in conformance with zoning requirements. Furthermore, the wind impacts of the Project, with mitigation, will be similar to the wind impacts of the No Build condition.

I-043-001

I-043-002

Joel Cherande

Trinity Place  
One Huntington Avenue  
Boston, MA 02116

October 31, 2007

Mr. John O'Brien  
Senior Project Manager  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201

Dear Mr. O'Brien:

It has been brought to my attention that you are currently reviewing plans for a significant addition to Copley Square.

I am writing to make you aware of my strong objection to the 35 story mixed use skyscraper that will house 200 rental units and retail on the lower levels.

My main concern is the intense traffic congestion this building will introduce. We already experience long delays when trying to exit or enter our private parking area which is only accessible by way of Blagden Street. The delays, in part are the result of 18 wheelers which get backed up on Exeter Street while making deliveries to Shaw's Market. The frustration associated with trying to drive down tiny one way Blagden Street to enter or exit our parking area will be intensified by the additional cars and resulting traffic that will accompany 200 new residences and more retail establishments.

I hope your studies will measure the decline in quality of life related to the inconvenience that will accompany the addition of this project to our already over built, traffic jammed neighborhood.

Sincerely yours,



Joel Cherande

**I-044-001**

Please see Chapter 4, Transportation, which includes additional information to supplement the transportation analysis included in the NPC/PNF. In response to comments raised during the review process, the DPIR includes a detailed evaluation of the Exeter Street and Blagden Street corridors as well as the Exeter-Blagden intersection. Observations were taken of the vehicular, pedestrian and loading activity in order to build a complete picture of street operations.

I-044-001

I-045-001

Comment(s) noted.

Grace Cho  
One Huntington Avenue  
# 406  
Boston, Massachusetts 02116

I-045-001 |

October 31, 2007

Mr. John O'Brien  
Senior Project Manager  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201

Dear Mr. O'Brien:

I am writing this letter to strongly oppose the Exeter Residences project that has been proposed by Boston Properties.

The Project Notification Form is very inconclusive, misleading and certainly does not address many important issues in a thorough manner. In fact, this report contains absolutely no information regarding the effects this building will have on my home.

The amount of additional traffic, wind and shadows this huge building will create will affect this area in a drastically negative manner. Must we continue to crowd ugly buildings into our landscape that will not add value to our neighborhood? This proposal is clearly being driven by individuals who have no vested interest in preserving the essence of the Back Bay. What a shame.

As a resident of this neighborhood, I respectfully ask that this project be stopped at once.

Sincerely,



Grace Cho

Bob & Suzanne Chute  
One Huntington Avenue  
Boston, MA 02116

October 30, 2007

Mr. John O'Brien  
Senior Project Manager  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201

Dear Mr. O'Brien:

As long term Back Bay Trinity Place residents we are very concerned that the tower you are considering for construction on Exeter Street will have a far reaching negative impact on our neighborhood.

A wonderful Copley Square treasure, the Farmer's Market will never be the same as the wind created by the tower will rip relentlessly throughout the entire area. We already have serious wind problems from the Hancock tower and the Westin. In addition, where will the farmers park their trucks?

We would also like to know where you expect all the new residents of the 35 story tower to park their cars. In fact, where will they drive their cars? The traffic in the neighborhood is already unmanageable.

We will provide you with the complete version of concerns and objections at another time but for now let it suffice to say this project is bad idea and we do not support it.

Sincerely yours,



Bob & Suzanne Chute

#### I-046-001

Please see Section 5.2, Wind, in the DPIR. Based on discussions with the BRA and PruPAC, the Proponent has redesigned the building to help mitigate the wind impacts. The DPIR contains an updated wind study which includes the new curved design of the Exeter Residences and proposed street-level features to mitigate the wind impacts. As discussed, the Exeter Residences will be in conformance with zoning requirements. Furthermore, the wind impacts of the Project, with mitigation, will be similar to the wind impacts of the No Build condition.

#### I-046-002

Please see Section 4.5, Future Conditions, of the DPIR for information on parking and traffic. Parking for Exeter Residences will be accommodated by a combination of expanding the existing residential nests in the Prudential Center Garage and employing managed parking techniques.

I-046-001

I-046-002

**I-047-001**

Please see Section 5.6, Geotechnical and Groundwater Analysis, of the DPIR for information related to foundation construction methodology and the geotechnical impacts monitoring program.

Mr. and Mrs. James Clark  
One Huntington Avenue  
Unit 901  
Boston, Massachusetts 02116

October 31, 2007

Mr. John O'Brien  
Senior Project Manager  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201

Dear Mr. O'Brien:

We were very saddened to learn of yet another proposed skyscraper in our neighborhood on Exeter Street. We have lived here for several years and have had to endure many construction projects including most recently Shaw's and the Mandarin.

Why is this happening? How much more congestion can we take? It seems that the folks at Boston Properties do not care about the negative impact this will have for all residents of the Back Bay. How unfortunate that no regard has been given to our landscape and our environment. This new building will undoubtedly harm both.

As residents of Trinity Place, our concerns are numerous. We are also very worried about the potential damage to our home from vibrations during construction. Let us not forget what happened to our neighbors across the street at Trinity Church during the construction of the Hancock Tower.

Please stop this project. We thank you in advance for your assistance.

Sincerely,



James and Ruth Clark

I-047-001



Kathleen Cochran  
One Huntington Avenue  
Trinity Place  
Boston, MA 02116

November 1, 2007

Mr. John O'Brien  
Senior Project Manager  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201

Dear Mr. O'Brien:

I am writing to inform you that I vigorously oppose the tower proposed by Boston Properties, Inc.

There are numerous problems associated with erecting a 35 story building at the end of Blagden Street on Exeter Street. For now I will provide the abbreviated list:

Increased traffic leading to increased need for parking -- the Prudential Center Garage is often filled to capacity now. Where will the additional vehicles go? Surely there will be cars associated with at least some of the 200 new rental units proposed for the building.

Increased noise, decreased air quality.

Increased wind = unsafe conditions for pedestrians.

Decreased views and sunlight

More construction and related damage.

Mr. O'Brien, please do not give this offensive project further consideration.

Thank you in advance for your cooperation in this matter.

Very truly yours,



Kathleen Cochran

#### I-048-001

Please see Section 4.5, Future Conditions, in the DPIR. This section includes a review of the proposed parking for the Project and the operations of the existing Prudential Center Garage.

I-048-001

I-049-001

Comment(s) noted.

Thomas Cochran, MD  
One Huntington Avenue  
Trinity Place  
Boston, MA 02116

I-049-001 |

November 1, 2007

Mr. John O'Brien  
Senior Project Manager  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201

Dear Mr. O'Brien:

I was disturbed to learn that the BRA is now considering a proposal by Boston Properties to build a skyscraper on Exeter Street.

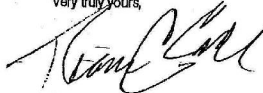
I am writing to let you know that I join my wife and neighbors in opposing the building of the tower and would ask that you halt further building and "redeveloping" in the Back Bay. The south side of Boylston Street has become a curious mixture of architectural statements which do not support the historic integrity of the neighborhood. It would be unfortunate to continue this architectural stampede in Back Bay.

There are many problems associated with the introduction of a 200 rental unit--35 story building on Exeter Street.

Parking, traffic jams, exhaust fumes, noise, wind, destroyed views, obstructed light, shadows, the list goes on.

Do support us by bringing this proposed project to a standstill. There has been too much development in this small area in a short period of time. It is important that we take some time to assess and assimilate the changes that recent developments have caused before stressing the area and its residents beyond the elastic limit.

Very truly yours,



Thomas Cochran, MD

I-050-001 |

Kathleen Cook  
One Huntington Avenue  
No. 414  
Boston, Massachusetts 02116

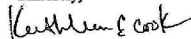
November 5, 2007, 2007

Mr. Rodney Sinclair  
Project Manager  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201

Dear Mr. Sinclair:

I am writing to you to state my objection to the purposed 35 story building which would be built on Exeter Street near Trinity Place.  
I believe that this would have an adverse effect on the neighborhood.  
Thank you.

Sincerely,

  
Kathleen E. Cook

I-050-001

Comment(s) noted.

I-051-001

Sinclair, Rodney

From: mark.corrigan@sepracor.com  
To: Sinclair, Rodney  
Subject: Prudential high rise project  
Friday, September 28, 2007 12:48 PM

Dear Mr. Sinclair,

I would like to raise my concern over the proposed 30 story high rise at Exeter. The recent Mandarin Hotel project has already rendered significantly less light to Boylston St. and changed the character of the entryway into Boston and Copely Square. I would be concerned that this project would effectively "canyonize" the street and Back Bay would lose the openness that make it so attractive. Maintaining lower building height in our neighborhood is important to protecting the quality of life for us as residents. The high rises should be downtown.

Thank you for allowing me to comment.

Mark Corrigan MD  
NABH member  
189 Marlborough St.

THE INFORMATION CONTAINED IN THIS COMMUNICATION AND ANY ATTACHMENTS HERETO IS CONFIDENTIAL, MAY BE ATTORNEY-CLIENT PRIVILEGED, AND IS INTENDED ONLY FOR THE PERSONAL AND CONFIDENTIAL USE OF THE ADDRESSEE(S). IF THE READER OF THIS MESSAGE IS NOT AN INTENDED RECIPIENT, OR AN AGENT THEREOF, YOU ARE HEREBY NOTIFIED THAT ANY REVIEW, USE, DISSEMINATION, DISTRIBUTION, OR COPYING OF THIS COMMUNICATION OR ANY ATTACHMENT HERETO IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED THIS MESSAGE IN ERROR, PLEASE NOTIFY US IMMEDIATELY BY E-MAIL, AND DELETE THE ORIGINAL MESSAGE.

## I-051-001

Please see Section 3.2, Urban Context - Exeter Residences, for information on the current design. The Proponent is committed to developing a design that compliments the Prudential Center and the surrounding buildings and supports the modern residential identity of the Exeter Residences. The facade design included within this DPIR reflects updates and discussions from City agencies, PruPAC and members of the public. As is customary with the City's development review procedures, the Proponent will continue to work with the BRA as the Project progresses.

Diane Kinch Corry  
Attorney at Law  
One Huntington Avenue #707  
Boston, MA 02116

October 30, 2007

Mr. John O'Brien  
Senior Project Manager  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201

Dear Mr. O'Brien:

I live at Trinity Place and my windows overlook Exeter and Blagden Streets. I understand that Boston Properties, Inc. has submitted a proposal to the Boston Redevelopment Authority to construct a 30 - 35-story tower on Exeter Street. They propose to squeeze this tower onto the small area between the Lenox Hotel and the entrance to the Prudential Center garage, directly in front of the Blagden Street intersection.

I have serious concerns about, and objections to, this proposed project. First and foremost, traffic on Blagden Street is already a mess at times. I have had guests trapped for twenty minutes trying to drive up this street to my building entrance. These traffic jams are particularly bad during the many parades on Boylston Street and rallies/events in Copley Square. Adding traffic to and from a new 30 plus story building will make access to the Trinity Place area at times impossible for emergency vehicles. The safety and welfare of residents and the public should be of first priority in evaluating the effect of the proposed project.

Second, last Sunday, I was at the new Natick Collection (formerly, Natick Mall) that includes many upscale stores such as Nordstroms, Neiman Marcus, and Burberry. Given the selection of high-end stores, the ease of traffic and parking, and the very attractiveness of this complex, many shoppers who live outside of Boston proper will choose to go there rather than to the Copley Square area and Newbury Street if our traffic and parking problems get any worse. The adverse financial impact of the proposed project on existing stores and businesses in the Back Bay must not be ignored.

Third, the Prudential site has become one of the ugliest and haphazard areas in Boston. Anything goes as long as there may be money to be made from constructing another building. There seems to be no reasonable plan for the overall area.

#### I-052-001

Please see Chapter 4, Transportation, which includes additional information to supplement the transportation analysis included in the NPC/PNF. In response to comments raised during the review process, the DPIR includes a detailed evaluation of the Exeter Street and Blagden Street corridors as well as the Exeter-Blagden intersection. Observations were taken of the vehicular, pedestrian and loading activity in order to build a complete picture of street operations.

#### I-052-002

The proposed project is not expected to have an impact on the ability of emergency vehicles to access buildings in and around the Prudential Center. Changes in traffic operations are minimal and addressed through signal adjustments and minor modifications.

I-052-001

I-052-002

I-052-003

Fourth, my condominium will receive substantially less light from outside and so will other buildings in the area, notably, our city treasure, the Boston Public Library. Of course, this will reduce the value of my property; but if one doesn't care about me, at least consider the consequences of the loss of light on the library and its surrounding streets.

I-052-004

Fifth, the proposed project and its additional traffic will adversely affect air quality. Air quality is already a problem; at present, I can smell auto fumes and the exhaust from local restaurants. This building's size and location will only intensify the problem.

And sixth, I worry about the potential damage to my and other buildings' foundations due to the proposed construction. Since the Back Bay is made up of fill, there is a significant risk that earth will shift and Trinity Place, the Library, utilities, etc. will suffer the consequences.

Although I have additional concerns about this proposed project, I'll stop here. I'm sure others will raise them.

Sincerely,



### I-052-003

The proposed project is not expected to have an impact on local air quality. Please see the Environmental Protection section of the NPC/PNF for further information on air quality.

### I-052-004

Please see Section 5.6, Geotechnical and Groundwater Analysis, of the DPIR for information related to construction methodology and the geotechnical impacts monitoring program.

I-053-001

Comment(s) noted.

Anna Danguillecourt  
One Huntington Avenue  
Unit 504  
Boston, Massachusetts 02116

I-053-001 |

November 1, 2007

Mr. John O'Brien  
Senior Project Manager  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201

Dear Mr. O'Brien:

I am appalled that you are considering allowing a developer to put a 30 story building across the street. The Back Bay is being ruined by these profiteers who care only about putting money in their pockets nothing about the consequences for the people who live here.

The residents of the Back Bay live here because it feels like a neighborhood. It has the character and human scale of a place built to support a decent quality of life and promote a healthy social fabric. It stands in sharp contrast to the mile-high stacks of character-less pigeon holes that increasingly overshadow everything. Each day, the Back Bay feels more and more like Manhattan, and less and less like my home.

There has been far too much high-rise development in the Back Bay already. It has to stop before the neighborhood is ruined entirely. This project must be rejected, and the BRA must insist that any further development in the Back respect that character and scale that makes our neighborhood what it is.

Sincerely,

Anna Danguillecourt



ALLAN W. DITCHFIELD  
1 Huntington Avenue, #902  
Boston, MA 02116  
617-670-9903

October 28, 2007

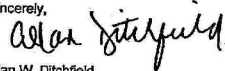
Mr. Paul O'Brien  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201

Dear Mr. O'Brien:

I am extremely upset to hear that another skyscraper is proposed for Exeter Street. The Mandarin Hotel has already blocked all the sunlight from Boylston Street and now you are contemplating doing the same for Exeter and Blagden Streets. But, more importantly, you will be contributing to the destruction of the historic character of the Back Bay neighborhood. The structure that is proposed would dwarf a 100 year old hotel that I believe is land marked, not to mention add to the congestion of the neighborhood. Parking in this area is already a problem and we don't yet know what the Mandarin is going to do.

I can't help but feel that greed not concern for the neighborhood is at work here and I am appalled at your lack of regard for our corner of Boston. I am a resident of Trinity Place and I strongly oppose this project for the negative impact it will most certainly have.

Sincerely,



Allan W. Ditchfield

#### I-054-001

Please see Section 4.5, Future Conditions, in the DPIR. This section includes a review of the proposed parking for the Project and the operations of the existing Prudential Center Garage.

I-054-001 |



I-055-001

Comment(s) noted.

William P. Dole  
One Huntington Avenue, Unit 906  
Boston, MA 02116

November 9, 2007

I-055-001

Mr. John O'Brien  
Senior Project Manager  
Boston Redevelopment authority  
One City Hall Square  
Boston, MA 02201

Dear Mr. O'Brien:

My wife and I have owned property at Trinity Place since 2001. We are located on the ninth floor located on the Northeast corner of the building.

We get great pleasure from the view, the afternoon sun and watching the sunset. The idea of a building shutting off part of our view fills us with dread. We sincerely request that you do not approve the project for adding another building in the Prudential complex that would destroy the feelings we have for living in Boston.

Sincerely,



William P. Dole

Dr and Mrs. Thomas Einhorn  
One Huntington Avenue, Unit 1204  
Boston, MA 02116

October 29, 2007

Mr. John O'Brien  
Senior Project Manager  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201

Dear Mr. O'Brien,

My wife and I are writing this letter to express our vehement opposition of the Boston Properties proposed 35 story building on Exeter Street.

This area certainly cannot tolerate additional traffic. Have you seen Exeter Street recently? It is already jammed with cars, deliveries to the loading area, guests entering and exiting The Marriott and many additional vehicles entering from Blagden Street. There is also a large amount of pedestrian traffic that exists at all hours of the day and evening. This is already a very dangerous intersection. We cannot believe that a 35 story building is proposed for this address. Obviously a comprehensive traffic study was not properly done; otherwise this proposal would have been rejected immediately.

In addition, the vast amount of shadows that a huge building such as this would cast on our building and surrounding areas is simply unacceptable.

This building will also block the view from our unit and therefore have a very negative impact on our property value.

Based on these and countless other reasons, the BRA must reject this proposal.

Sincerely,



Dr. Thomas Einhorn

#### I-056-001

Please see Chapter 4, Transportation, which includes additional information to supplement the transportation analysis included in the NPC/PNF. In response to comments raised during the review process, the DPIR includes a detailed evaluation of the Exeter Street and Blagden Street corridors as well as the Exeter-Blagden intersection. Observations were taken of the vehicular, pedestrian and loading activity in order to build a complete picture of street operations.

I-056-001

O'Brien, John (BRA/BMIP)

From: Jofa20@aol.com  
Sent: Friday, November 02, 2007 3:02 PM  
To: O'Brien, John (BRA/BMIP)  
Subject: Skyscraper on Exeter Street

Mrs. Joanne Fazell  
100 Huntington Avenue  
Apt. 310  
Boston, MA 02116  
October 30, 2007

Mr. John O'Brien  
Senior Project Manager  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201

Dear Mr. O'Brien:

I have recently learned of the proposed 31-35-story tower that is planned to be erected on Exeter Street, diagonally across Blagden Street. As I own a condominium in Trinity Place, I am strongly opposed to this building for the reasons stated below. Additionally the developers of this tower are not providing adequate data to allow the abutters to fully evaluate their proposal. Furthermore, the developers are using data in an obfuscating manner and minimizing the impact of this building on the surrounding community.

The time frame for public discussions also appears to be set in order to prevent abutters from galvanizing their resources and voicing their objections. I demand that the BRA listen to us, the current taxpayers and ask these developers provide Trinity Place reimbursement to undertake our own impact study. Below are some of the reasons for my strong opposition to this new tower.

First, my apartment has a view of Blagden Street and across to Exeter Street — exactly where the proposed tower is to be directed. We now are able to see the sky above the Exeter street garage and not only enjoy the view, but, the view enables us to see what type of weather it is — how sunny, how windy, etc. If we were to lose our view we will not be able to see the sky — as we would be totally surrounded by buildings.

Secondly, we now have sunlight coming through this patch of sky. If this building is erected our sunlight and basically our light will be gone and our apartment will be drenched in shade from morning until night.

Additionally, lack of sunlight will destroy our little garden and trees on Blagden Street. The lack of sunlight will also mean that ice will not melt in the cold weather and it will make

11/2/2007

Blagden street much more difficult to navigate in the winter. We also all walk on the "unny" side of Exeter street (the back of the BPL) sidewalk as the bricks there also get arped up by the sunlight and melt the ice and snow.

I-057-001

Third, it is difficult to come off the Mass Turnpike and go around Copley and up Blagden Street with the amount of traffic that there is currently. Adding another couple of hundred cars will greatly exacerbate the problem, as at least some of the new residents will be doing the same thing when they try to get back and forth to their home. Right now Blagden Street is fairly congested as cars come down to go to the restaurant or to go to the garage, or even to try to find a parking space for library events, hotel events etc.

The only way out of Trinity Place is to make a right turn on Exeter Street. Most of the time Exeter Street is so congested by cars coming from Boylston street and beyond who are either trying to park in the garage, or who are trying to turn into Huntington Avenue, to the Turnpike and beyond. Additionally, most often Star Market has huge trucks who are unloading on the right hand side, a line of traffic trying to get into the garage, and cars and vans loading and unloading on the left side (the hotels). It is already exasperating to try to get out of my building and this does not take into account the large number of cars, trucks, vans etc. who will be added to this traffic as the Mandarin complex opens up. Exeter Street will become extremely congested, much worse than it is now. Of course, the developers have not taken this traffic into account, as it does not serve their purpose.

I-057-002

Another reason that I am strongly opposed to this new development is because this new building will greatly increase the wind in the surrounding neighborhood. When the Marriott Courtyard added 4 floors it significantly increased the wind where we park our cars, and that was only a few stories. The impact of 35 floors on our neighborhood will be devastating. This area is already very windy for a residential area. The proposed building will have a great impact on the wind level around our building and on Blagden Street. The increase in the wind as well as the increase in ice/snow (through diminished sunlight) will make it treacherous to go in and out of our building.

Many of the residents of Trinity Place are older, retired people who chose this building as their retirement home. We chose this building because it is in a terrific location of Boston and affords easy access to our neighborhood. This new development will negatively impact our daily lives and our neighborhood. The impact of this new building will create a hardship for those of us who chose to live in Trinity Place during our retirement years. For many of us picking up and leaving is not an option. Furthermore, this new building will substantially impact our financial investment and all of us will lose equity in our homes. So, this new 31-35-story tower will not only negatively affect our quality of life but it will also diminish the market value of our homes.

I want the BRA to listen to the neighborhood and oppose the building of this tower. Boston is a great city to live in and the BRA should not be supporting the Manhattanization of Boston.

Sincerely,

11/2/2007

## I-057-001

Please see Chapter 4, Transportation, of the DPIR. A comprehensive traffic study was completed for the NPC/PNF filing. In response to comments raised during the review process, the DPIR includes a detailed evaluation of the Exeter Street corridor and Blagden Street corridor as well as an intersection analysis for the Exeter/Blagden intersection.

## I-057-002

Please see Section 5.2, Wind, of the DPIR. The wind studies were prepared in accordance with the BRA's standards and guidelines. The Proponent has worked to develop a building design and street-level features that diminishes the wind impacts from the proposed buildings. Furthermore, the wind impacts of the Project with the proposed mitigation will be similar to the wind impacts of the No Build condition.

Joanne Fazell

I-058-001

Comment(s) noted.

Dickson W. Fong  
One Huntington Avenue  
Apt. 405  
Boston, Massachusetts 02116

I-058-001 |

October 30, 2007

Mr. Rodney Sinclair  
Project Manager  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201

Dear Mr. Sinclair:

I am writing regarding the proposal to the Boston Redevelopment Authority to construct a 35-story tower on Exeter Street by Boston Properties. This letter serves to express my outmost disagreement to this project for its negative effects that will have in the historic Back Bay area that for so many years its neighbors have worked so hard to preserve.

I have lived in the Boston Metropolitan area for almost 11 years, and over 5 years in Back Bay. I love the neighborhood for its preserved architecture, its people and its open views. However, this admiration for the Back Bay has been threatened by the before mentioned proposed development.

For the past several years the Back Bay has been inundated with new projects including high rise buildings, stores, etc. that have destroyed the architecture. However, this project is really inadmissible for its height which obstructs the views, increases traffic, increases the air flow on the streets, reduces daylight, among many other negative aspects.

I really hope you take my letter into consideration. I kindly request that you refuse this project because of its adverse effects for all of us who live in the area.

Sincerely,



Dickson W. Fong

I-059-001

Comment(s) noted.

LLOYD FRENCH  
Trinity Place Condominiums  
One Huntington Avenue  
Boston, MA 02116

October 31, 2007

Mr. John O'Brien  
Senior Project Manager  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201

Dear Mr. O'Brien:

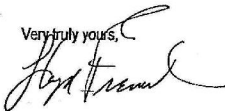
My wife and I reside at Trinity Place and are aware that you are reviewing plans for a 35 story tower proposal which has been presented by Boston Properties, Inc.

We join our neighbors at Trinity Place and throughout the Back Bay to vigorously oppose the project before you and the Boston Redevelopment Authority.

At this stage it is imperative that we stop developing and building in Back Bay/Copley Square and take the opportunity to carefully examine the impact that recent additions have had and will continue to have on our neighborhood. The permanent negative changes that will result in continued building are far reaching and unfortunate.

Your consideration in this matter will be greatly appreciated.

Very truly yours,



Lloyd French

I-059-001

JOYCE FRENCH  
Trinity Place Condominiums  
One Huntington Avenue  
Boston, MA 02116

October 31, 2007

Mr. John O'Brien  
Senior Project Manager  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201

Dear Mr. O'Brien:

I wish to make you aware of my strong disapproval of the project that has been proposed for construction on Exeter Street by Boston Properties, Inc.

Let's be realistic, the studies I've had an opportunity to review thus far have downplayed the negative effects this 350 foot tower will have on my home and on Copley Square. I understand that the tower will be home to 200 rental units as well as various retail establishments. What exactly is the intention regarding the accommodation of all the additional cars and resulting traffic?

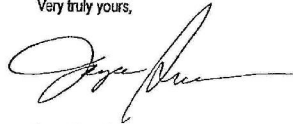
Also, the new wind tunnel created by the tower joining forces with existing wind tunnels will be difficult if not impossible for children and elderly people to navigate. Will Boston Properties, Inc. be taking responsibility for the treacherous wind conditions they will be bringing into existence?

I would also like to point out that the congestion on Blagden Street, Exeter Street, and Huntington Avenue is already problematic. One can only imagine how much worse it would be if this project is actually approved for construction.

Last but not least, my investment will be compromised by the permanent environmental changes that will result if the tower is built. Light and views will be forever changed which will surely devalue Trinity Place Condominiums.

I ask that you support us by denying this misguided proposal further consideration.

Very truly yours,



Joyce French

#### I-060-001

Please see Chapter 4, Transportation, of the DPIR. A comprehensive traffic study was completed for the NPC/PNF filing. In response to comments raised during the review process, the DPIR includes a detailed evaluation of the Exeter Street corridor and Blagden Street corridor as well as an intersection analysis for the Exeter/Blagden intersection.

#### I-060-002

Please see Section 5.2, Wind, in the DPIR. Based on discussions with the BRA and PruPAC, the Proponent has redesigned the building to help mitigate the wind impacts. The DPIR contains an updated wind study which includes the new curved design of the Exeter Residences and proposed street-level features to mitigate the wind impacts. As discussed, the Exeter Residences will be in conformance with zoning requirements. Furthermore, the wind impacts of the Project, with mitigation, will be similar to the wind impacts of the No Build condition.

I-060-001

I-060-002



I-061-001

Comment(s) noted.

Gary L. Gottlieb  
One Huntington Avenue  
N8. 803  
Boston, Massachusetts 02116

I-061-001 |

October 31, 2007

Mr. John O'Brien  
Senior Project Manager  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201

Dear Mr. O'Brien:

Please deny Boston Properties' proposal to build a skyscraper on Exeter Street between Boylston Street and Huntington Avenue. This project comes on the heels of very substantial development in the neighborhood and threatens to rob the Back Bay of its character while promoting severe overcrowding. Exeter Street, Huntington Avenue, the Boston Public Library and the gateway to Copley Square will be shrouded in darkness and whipped by all year round winds by this poorly conceived building project.

As we adjust to the effects of the Mandarin and local commercial development, shouldn't Boston Properties be required to abide by Article 41 of your building code before its project further imperils property values in the context of a weakening residential real estate market??

Please disapprove of this project now!

Sincerely,



Gary L. Gottlieb

I-062-001

Comment(s) noted.

Douglas & Tracy Grattan  
Trinity Place  
One Huntington Avenue  
Boston, MA 02116

I-062-001 |

29 October 2007

Mr. John O'Brien  
Senior Project Manager  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201

Dear Mr. O'Brien:

We are writing to inform you of our distress regarding the 35 story tower that is under review for construction on Exeter Street.

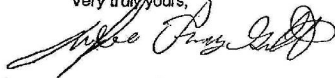
This tower will have an extremely negative impact on our property and on the entire neighborhood.

Our quality of life is sure to be compromised by the dangerous wind conditions, obstructed light and views, significant increase in traffic, and parking problems. In addition, this project will devalue our investment in this luxury condominium building.

The neighborhood cannot bear the burden of a 350 foot building, or any building on the proposed site and the many problems associated with constructing and running such a development.

We would appreciate your support in opposing the continued consideration of this project.

Very truly yours,



Douglas & Tracy Grattan  
Unit 410

The Rt. Reverend J. Clark Grew, II  
One Huntington Avenue #304  
Boston, Massachusetts 02116

29 October 2007

Mr. Paul O'Brien  
Senior Project Manager  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201

Dear Mr. O'Brien:

This letter is written for the purpose of objecting in the strongest possible way to the proposed building of a 35 story tower on Exeter Street at the Blagden Street intersection.

My wife and I live at One Huntington Avenue in Trinity Place. Our building and our home will be changed in the most negative ways if this building is approved.

There is too much development in this area of Back Bay already.

The view of the western horizon will all but disappear, as will much of the sunlight.

The traffic will increase and will become even more dangerous than it is already is with double parking and narrow streets.

A building that tall will undoubtedly create a wind tunnel much like the one created by the Hancock building.

The proposed building will have a negative impact on Copley Square, the Boston Public Library, its courtyard, and the green of Commonwealth Avenue.

The parking pressure will be immense, and there is no plan to accommodate the number of cars that will need overnight space in this neighborhood.

Construction noise and vibrations could seriously damage already existing buildings.

For these and many other reasons, I request that the BRA reject the proposal for this building.

Sincerely,

J. Clark Grew, II

#### I-063-001

Please see Chapter 4, Transportation, which includes additional information to supplement the transportation analysis included in the NPC/PNF. In response to comments raised during the review process, the DPIR includes a detailed evaluation of the Exeter Street and Blagden Street corridors as well as the Exeter-Blagden intersection. Observations were taken of the vehicular, pedestrian and loading activity in order to build a complete picture of street operations.

#### I-063-002

Please see Section 5.2, Wind, in the DPIR. Based on discussions with the BRA and PruPAC, the Proponent has redesigned the building to help mitigate the wind impacts. The DPIR contains an updated wind study which includes the new curved design of the Exeter Residences and proposed street-level features to mitigate the wind impacts. As discussed, the Exeter Residences will be in conformance with zoning requirements. Furthermore, the wind impacts of the Project, with mitigation, will be similar to the wind impacts of the No Build condition.

#### I-063-003

Please see Section 4.5, Future Conditions, in the DPIR. This section includes a review of the proposed parking for the Project and the operations of the existing Prudential Center Garage.

#### I-063-004

Please see Section 5.6, Geotechnical and Groundwater Analysis, of the DPIR for information regarding foundation construction methodology and the geotechnical impacts monitoring program.

**I-064-001**

Comment(s) noted.

**Sinclair, Rodney**

**From:** Barbara Grossman [barbgrossman@mindspring.com]  
**Sent:** Saturday, October 27, 2007 1:31 PM  
**To:** Sinclair, Rodney  
**Subject:** Skyscraper on Exeter Street

**I-064-001**

Dear Mr. Sinclair:

I am writing to object to the building of a skyscraper on Exeter Street as proposed by Boston Properties. BP has clearly not done the due diligence necessary to demonstrate the negative impact of wind, traffic, light, and parking of a tall building on our neighborhood, and an impartial set of studies should be carried out to show what effect another skyscraper would be on the Back Bay.

But, my main objection to this skyscraper is more fundamental. We have always loved the open feeling of Boston, including the Back Bay neighborhood. This feeling results from the scarcity of skyscrapers in the neighborhood. Everywhere we walk, sky and light surround us. We see the sun rise and the sun set from our windows and while walking around the streets.

Please maintain the character of our neighborhood by stopping BP from putting up another tall building here.

Thank you.

Barbara N. Grossman  
1 Huntington Avenue, 1301  
Boston, MA 02116

11/6/2007

I-065-001 I

Page 1 of 1

Sinclair, Rodney

From: Barbara Grossman [barbgrossman@mindspring.com]  
Sent: Saturday, October 27, 2007 1:49 PM  
To: Sinclair, Rodney  
Subject: Back Bay skyscraper

Dear Mr. Sinclair:

I was deeply concerned when I learned of the proposal to develop a 35 story skyscraper on Exeter Street in the Back Bay. The BRA has served as such a positive force in laying out appropriate city planning guidelines. With the building of the Mandarin Center and the Commonwealth on Clarendon Street, our neighborhood has reached saturation. The fragility of being between the South End and Back Bay calls for very delicate planning.

I am writing to urge you to reject the BP proposal for such an overscaled building whose impact on the environment will be so negative.

Thank you for hearing me out.

Jerome H. Grossman M.D.  
1 Huntington Avenue, 1301  
Boston, MA 02116

I-065-001

Comment(s) noted.

11/6/2007

I-066-001

*Rachael Hamlin*

Trinity Place  
One Huntington Avenue  
Boston, MA 02116

1 November 2007

Mr. John O'Brien  
Senior Project Manager  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201

Dear Mr. O'Brien:

I would like you to know that I object to the new building you are considering for development on Exeter Street. I am aware that this building will include retail as well as 200 rental residences.

There are negative factors too numerous to mention at this writing but I would like to make you aware of one which has a severe, negative impact on the neighborhood and that is TRAFFIC.

The difficulties we now have are worthy of your attention and could use modification.

I have a little girl. Walking around and trying to cross streets in the neighborhood is a frightening challenge. Traffic is out of control and pedestrians are seldom given the right of way, even when traffic lights are in our favor.

It is clear that the introduction of another building will bring even more traffic, more congestion, and increased potential for persistent conditions that pose a threat to all pedestrians.

I would hope you would consider this serious matter and refrain from additional overdevelopment in Back Bay.

Sincerely yours,

*Rachael Hamlin*

Rachael Hamlin

## I-066-001

A comprehensive traffic study was completed for the NPC/PNF filing and additional traffic analysis is included in Chapter 4, Transportation, of the DPIR. In response to comments raised during the review process, the DPIR includes a detailed evaluation of the Exeter corridor and Blagden Street corridors as well as an intersection analysis for the Exeter/Blagden intersection.

I-067-001

Comment(s) noted.

Mrs. Edith Harris  
One Huntington Avenue, Unit 602  
Boston, Massachusetts 02116

I-067-001 |

October 30, 2007

Mr. John O'Brien  
Senior Project Manager  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201

Dear Mr. O'Brien:

I am writing to oppose the "Exeter Residences" project.

As is obvious from the established zoning, nothing that tall is appropriate for that site. What is not obvious is why this project is being entertained at all. Why was this not rejected for so excessively violating the zoning laws?

Instead, I note that the developer's proposal brazenly boasts "In order to permit construction of the Exeter Residences...as proposed, Section 41-12 of the Code pertaining to height will be modified...."

Is that how it works now? The zoning laws are simply re-written conform to developments? Instead of developments being designed to conform to the zoning code?

If so, what protections are there for property owners? How can anyone invest in real property without any level of assurance of how their surroundings will be governed?

The zoning structure serves a vital purpose which should not be subverted in this way. I respectfully request that you to respect the zoning laws and the underlying agreement with property owners that they represent and reject this proposal in its entirety.

Sincerely,



Edith Harris

I-068-001

Attention BRA:

I'm currently a unit owner in Trinity Place and I'm very concerned about the impact of the proposed building that is going up next to the Lennox Hotel. Even if the building was 10 Stories tall and not the proposed 35 I don't want it erected in my neighborhood.

One reason among others is the traffic and congestion the new dwelling will cause. No study can refute the increase of cars over the last years in the Back Bay. It takes several more minutes getting home every day than it did a short time ago. There's been rapid growth in the neighborhood and no one has been able to tell what the ramifications will be if even more cars are added to Exeter street. Already during Red Sox season traffic is a nightmare.

The most important reason I don't want the building 200 feet from Trinity is the rental building will decrease the value of my condo.

Sincerely,  
Jason Hartz  
Unit #309

### I-068-001

Please see Chapter 4, Transportation, of the DPIR. A comprehensive traffic study was completed for the NPC/PNF filing. In response to comments raised during the review process, the DPIR includes a detailed evaluation of the Exeter Street corridor and Blagden Street corridor as well as an intersection analysis for the Exeter/Blagden intersection.



I-069-001

Comment(s) noted.

Gardner Hendrie & Karen Johansen  
One Huntington Avenue  
Unit 1701  
Boston, Massachusetts 02116

I-069-001 |

October 30, 2007

Mr. John O'Brien  
Senior Project Manager  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201

Dear Mr. O'Brien:

We wish to register our objection to the proposal by Boston Properties to build a 35 story tower on Exeter Street.

This building is too tall and too close to our home at Trinity Place. It is going to block views, deprive us of daylight, add to congestion on Exeter Street and ultimately reduce the market value of our home.

We object to this proposal in the strongest possible terms.

Sincerely,



Gardner Hendrie



Karen Johansen

I-070-001

Comment(s) noted.

DUDLEY HOLLIS  
One Huntington Avenue  
Trinity Place  
Boston, MA 02116

I-070-001 |

31 October 2007

Mr. John O'Brien  
Senior Project Manager  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201

Dear Mr. O'Brien,

My wife and I are very much opposed to the skyscraper / 35 story / 200 rental unit project that has been put before you for consideration.

I have read the documents and specifications related to the building and have found the information to be inadequate as it does not tell the real story on the severe impact this skyscraper will have on the neighborhood. Let us settle into the over development we have already been subjected to before continuing to build on every possible available horizontal and vertical surface available in Back Bay.

Quality of life cannot continuously be compromised in the interest of self serving developers. The charm and easy going scale of Back Bay and Copley Square are being destroyed and therefore we urge you to reject this terrible project in its entirety.

Very truly yours,



Dudley Hollis

Burton Jaffe, MD  
1 Huntington Ave. #203  
Boston, Ma 02116  
Tel 617-670-9799 Fax 617-670-9794  
Email bjaffe80@aol.com

October 29, 2007

Mr. Rodney Sinclair  
Senior Project Manager  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201

Dear Mr Sinclair,

My wife and I are very much opposed to the large new apartment building on Exeter St. being considered by the Prudential property owners. We are owners of a condominium in Trinity Place Condominiums. We believe that the major increase in apartments in this area will create new problems for us.

First, it will increase the car traffic even worse than already exists on Exeter St. since there are 200 new units being proposed. We exit our property via Blagden St, and need to turn onto Exeter St. In addition to the steady stream of cars hindering our exit, the new Shaw market has already increased the traffic with huge delivery supply trucks. The addition of more than 200 new vehicles would result in gridlock.

Second, the tall new building will block the view for many of our condo owners facing West, and thereby lower the value for resale. This reduction in value will result in a lower appraisal value by the city, and result in a lower tax base for the city. Has this been considered by the City?

Third, I expect that an increase in the wind in this area would be a major addition to the already existing high-wind we already face. Currently there are times when it is difficult for us to open our front door due to the high winds, and even more difficult walking on the street for able-bodied people. An additional tall building always alters the wind pattern, affects adjacent structures, and will impact our building and people attempting to walk in the Copley Square area.

Fourth, I do not feel that these and other negative impacts on the environment have been adequately studied since their study was incomplete. We would like to be funded to do our own study to consider sun-light shadow effect, structural damage to our building, wind velocity, traffic effect, etc.

Sincerely

  
Burton Jaffe, MD

#### I-071-001

Please see Chapter 4, Transportation, of the DPIR. A comprehensive traffic study was completed for the NPC/PNF filing. In response to comments raised during the review process, the DPIR includes a detailed evaluation of the Exeter Street corridor and Blagden Street corridor as well as an intersection analysis for the Exeter/Blagden intersection.

#### I-071-002

Please see Section 5.2, Wind, in the DPIR. Based on discussions with the BRA and PruPAC, the Proponent has redesigned the building to help mitigate the wind impacts. The DPIR contains an updated wind study which includes the new curved design of the Exeter Residences and proposed street-level features to mitigate the wind impacts. As discussed, the Exeter Residences will be in conformance with zoning requirements. Furthermore, the wind impacts of the Project, with mitigation, will be similar to the wind impacts of the No Build condition.

I-071-001

I-071-002

I-072-001

Comment(s) noted.

Edna & Bela Kalman

Trinity Place  
One Huntington Avenue  
Boston, MA 02116

I-072-001 |

29 October 2007

Mr. John O'Brien  
Senior Project Manager  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201

Dear Mr. O'Brien:

We have resided at Trinity Place since 2005 and wish to inform you that we are strenuously opposed to the project which Boston Properties proposes to build on Exeter Street.

This proposed building will create serious quality of life issues for the residents of Trinity Place and the entire neighborhood.

The impact on light/sun, the creation of a wind tunnel, noise and additional traffic are just the tip of the iceberg.

We respectfully request that you deny the continued consideration of this project as it is not welcome in any form.

Very truly yours,



Edna & Bela Kalman  
Unit 1404

O'Brien, John (BRA/BMIP)

From: Frank Katz [katz@diamatrix.net]  
 Date: Monday, October 29, 2007 12:01 AM  
 To: O'Brien, John (BRA/BMIP)  
 Subject: Exter Street proposal

October 28, 2007

Dear Mr. O'Brien:

I am a resident of Trinity Place and would like to register my objections to the proposal that is being discussed to permit a new residential building to be built on Exter Street. This area is already very congested and 200 more units will only make this worse. We are already suffering horrible traffic delays and disruptions not only at rush hours but whenever Copley Square or the surrounding area are used for special projects such as movies or whenever there are fairs or events at the numerous hotels in the area.

My home faces out towards Exter Street and our view is already impacted by the Mandarin. Additional construction will take away what remains of the small amount of light we actually get. That is not to mention the horrible wind conditions that will be made worse by this building if it is permitted to go up. We are already a wind tunnel and this will make a bad situation worse.

I am not familiar with all the environmental circumstances in the area but I do know that the noise and odors and the way we currently deal with are on the edge of what I consider to be tolerable. With the infrastructure and water in the city always under pressure I think it is unwise to push the envelope.

The juxtaposition of historic buildings such as the Library and Copley Church with yet another tower seems to me to be at the edge of what is reasonable. With all due respect to the developers, I would assume there are other parts of the city where development would be more in keeping with community interests. Let's not let greed overcome common sense.

Sincerely,

Frank Katz  
 Huntington Ave Apartment 1002

## I-073-001

Please see Chapter 4, Transportation, of the DPIR. A comprehensive traffic study was completed for the NPC/PNF filing. In response to comments raised during the review process, the DPIR includes a detailed evaluation of the Exeter Street corridor and Blagden Street corridor as well as an intersection analysis for the Exeter/Blagden intersection.

## I-073-002

Please see Section 5.2, Wind, in the DPIR. Based on discussions with the BRA and PruPAC, the Proponent has redesigned the building to help mitigate the wind impacts. The DPIR contains an updated wind study which includes the new curved design of the Exeter Residences and proposed street-level features to mitigate the wind impacts. As discussed, the Exeter Residences will be in conformance with zoning requirements. Furthermore, the wind impacts of the Project, with mitigation, will be similar to the wind impacts of the No Build condition.

Elise Katz  
Trinity Place  
One Huntington Avenue  
Boston, MA 02116

October 31, 2007

Mr. John O'Brien  
Senior Project Manager  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201

Dear Mr. O'Brien:

As a resident of the Trinity Place Condominiums I would like to express my concerns about the mixed use tower up for consideration with the Boston Redevelopment Authority as proposed by Boston Properties, Inc.

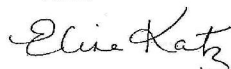
I'm sure you are aware that the position of the 200 rental unit - retail tower on Exeter Street at the base of Blagden Street will be the cause of negative effects on Trinity Place, Copley Square and the entire Back Bay.

Our views and light will be severely impacted which distresses us and is likely to cause a downward shift in our property value. The area is already bursting at the seams with rush hour traffic, parking problems, and holdups on Blagden Street, Exeter Street and Huntington Avenue. The entrance to our parking area via Blagden Street is often jammed up and requires a long wait. These problems are certain to multiply tenfold if this tower is built.

I would also prevail upon you to take the additional wind tunnel that will be born of this project very seriously. The current wind conditions resulting from skyscrapers and tall buildings already in place are alarming. We will be covered in shadow as the sun moves west and plagued by strong winds. This will create a very unfavorable environment which will forever change Copley Square and the way it is used.

I respectfully request that you reject the proposal for the tower.

Sincerely yours,



Elise Katz

#### I-074-001

Please see Chapter 4, Transportation, of the DPIR. A comprehensive traffic study was completed for the NPC/PNF filing. In response to comments raised during the review process, the DPIR includes a detailed evaluation of the Exeter Street corridor and Blagden Street corridor as well as an intersection analysis for the Exeter/Blagden intersection.

#### I-074-002

Please see Section 5.2, Wind, in the DPIR. Based on discussions with the BRA and PruPAC, the Proponent has redesigned the building to help mitigate the wind impacts. The DPIR contains an updated wind study which includes the new curved design of the Exeter Residences and proposed street-level features to mitigate the wind impacts. As discussed, the Exeter Residences will be in conformance with zoning requirements. Furthermore, the wind impacts of the Project, with mitigation, will be similar to the wind impacts of the No Build condition.

I-074-001

I-074-002

NANCY KATZ

One Huntington Avenue  
Trinity Place  
Boston, MA 02118

November 1, 2007

Mr. John O'Brien  
Senior Project Manager  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201

Dear Mr. O'Brien:

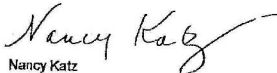
I understand that you are the Project Manager in charge of the proposed 350 foot tower that has been submitted to you by Boston Properties, Inc.

Allow me to make my position extremely clear. I strongly oppose this project for the reasons that follow:

1. The traffic and delays in the neighborhood as a result of recent additions (Shaw's Market, Mandarin) are already problems which the city would be well advised to address.
2. The new wind tunnel which will be the proposed tower's invisible companion will be strengthened by the windy conditions we presently endure from other tall buildings in the area. You must be aware that the Hancock Tower alone is responsible for formidable wind conditions that challenge even strong adults. The additional wind must be taken very seriously as it could well have severe visible consequences.
3. The tower would cause obstruction to light and views which would be very unfortunate.

Thank you for your consideration of my concerns. Do not allow this tower plan to move forward!

Sincerely yours,

  
Nancy Katz

### I-075-001

Please see Chapter 4, Transportation, of the DPIR. A comprehensive traffic study was completed for the NPC/PNF filing. In response to comments raised during the review process, the DPIR includes a detailed evaluation of the Exeter Street corridor and Blagden Street corridor as well as an intersection analysis for the Exeter/Blagden intersection.

### I-075-002

Please see Section 5.2, Wind, in the DPIR. Based on discussions with the BRA and PruPAC, the Proponent has redesigned the building to help mitigate the wind impacts. The DPIR contains an updated wind study which includes the new curved design of the Exeter Residences and proposed street-level features to mitigate the wind impacts. As discussed, the Exeter Residences will be in conformance with zoning requirements. Furthermore, the wind impacts of the Project, with mitigation, will be similar to the wind impacts of the No Build condition.

I-075-001

I-075-002

I-076-001

Comment(s) noted.

Rick Kosow  
One Huntington Avenue Unit 202  
Boston, Massachusetts 02116

I-076-001 |

October 30, 2007

Mr. John O'Brien  
Senior Project Manager  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201

Dear Mr. O'Brien:

I am distressed to hear that you are planning to impose a 35 story tower on Exeter Street. It should be obvious that this is a simply terrible idea. It would be totally out of place on that block. It would block the sun, obstruct the sky, and cast an oppressive shadow over the entire neighborhood.

The whole neighborhood is already very unhappy with the Mandarin. That building is too tall for its setting and far too close to the street. Everyone keeps asking "How did this happen?"

As bad as that is, this would be ten times worse. Please do not let this happen again.

Sincerely,

  
Rick Kosow



JAMES A. LACK  
ONE HUNTINGTON AVENUE  
UNIT #1104  
BOSTON, MA 02116

I-077-001

Comment(s) noted.

I-077-001 |

November 1, 2007

Mr. John O'Brien  
Senior Project Manager  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201

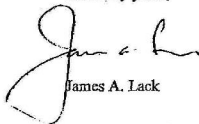
Dear Mr. O'Brien:

As a resident of One Huntington Avenue, I would like to register my strong protest again the construction of an office tower on the corner of Blagden and Exeter Streets.

A 35 foot story tower at that location will cause severe wind problems for pedestrians and will bring down the neighborhood in terms of overloading this area with both pedestrian and foot traffic.

Please know that residents in this neighborhood are strongly against the construction of this office tower. Thank you for your consideration.

Sincerely yours,



James A. Lack

I-078-001

Comment(s) noted.

Jennifer G. Lee  
One Huntington Avenue  
# 312  
Boston, Massachusetts 02116

I-078-001 |

November 1, 2007

Mr. John O'Brien  
Senior Project Manager  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201

Re: The Exeter Residences


Dear Mr. O'Brien:

Like a great many people, I have always thought that the Prudential tower was ugly. The Pru apartments are uglier still. But the eyesore you're contemplating now beats them all. Until I saw it, I hadn't considered that was even possible.

The Back Bay is a beautiful place. It is hard to walk through this neighborhood without being struck by the beauty, creativity, and individuality in so much that meets the eye. But every once in a while, you come across a real khunker—an undistinguished, oversized, unsubtle box of a building that someone erected for a quick profit and now the all of us have to live with for the rest of our lives. And inevitably you think, "Why is this here? Who let this happen?"

Please do not let it happen again. That building does not belong next to the Lenox, over the library, over Copley Square, or anywhere in the Back Bay.

Sincerely,



Jennifer G. Lee

I-079-001

Comment(s) noted.

Haya Linde  
Trinity Place 1102  
One Huntington Avenue  
Boston, MA 02116

I-079-001 |

30 October 2007

Mr. John O'Brien  
Senior Project Manager  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201

Dear Mr. O'Brien:

I would like you to know that I object to the 35 story tower proposed to be built on Exeter Street at Blagden Street in Back Bay.

A building this tall will cause wind in the entire neighborhood that will create extremely dangerous conditions. There are many other factors that will have a negative impact on the neighborhood including but not limited to, shadows, obstructed light, obstructed views, increased traffic, additional parking problems, the list goes on.

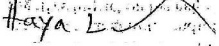
In addition, I am certain that our property values will decline since this neighborhood will become unattractive and unsafe.

Thank you in advance for cooperating with the residents of Trinity Place and Boston's historic Back Bay. We expect the voice of reason to prevail.

You must oppose this dreadful project.

Sincerely yours,

Haya Linde



William and Sheila Macauley  
One Huntington Avenue, Unit 313  
Boston, MA 02116

October 31, 2007

John O'Brien  
Senior Project Manager  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201

Dear Mr. O'Brien,

We are residents of Trinity Place Condominium and are writing this letter to express our strong opposition to the construction of the Boston Properties proposed 35 story building on Exeter Street.

We have many problems already with traffic and congestion in this area. The addition of yet another large building will make this worse. Also, we cannot understand how the developer is proposing to build 200 apartment units without providing additional parking. Where will these cars be parked? Are we assuming that all 200 dwellings will not require parking of any kind? And what exactly does "managed parking techniques" refer to. There is no parking in this neighborhood as it is.

We are also very concerned with the shadows and fierce wind tunnels this proposed building will create. We certainly have enough of both already.

We ask that the BRA work to stop this project immediately.

Sincerely,



William and Sheila Macauley

#### I-080-001

Please see Section 4.5, Future Conditions, of the DPIR. Parking for Exeter Residences will be accommodated by a combination of expanding the existing residential nests in the Prudential Center Garage and employing managed parking techniques.

#### I-080-002

Please see Section 5.2, Wind, in the DPIR. Based on discussions with the BRA and PruPAC, the Proponent has redesigned the building to help mitigate the wind impacts. The DPIR contains an updated wind study which includes the new curved design of the Exeter Residences and proposed street-level features to mitigate the wind impacts. As discussed, the Exeter Residences will be in conformance with zoning requirements. Furthermore, the wind impacts of the Project, with mitigation, will be similar to the wind impacts of the No Build condition.

Please see Section 5.3, Shadow Analysis, of the DPIR for updated information related to shadow.

I-080-001

I-080-002

I-081-001

Comment(s) noted.

Toby & Jerry Penn  
1 Huntington Avenue, #208  
Boston, MA 02116  
P: (617) 266-8676  
F: (617) 266-8677  
[jtpennh102@yahoo.com](mailto:jtpennh102@yahoo.com)

I-081-001 |

October 29, 2007

Mr. Paul O'Brien  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201

Re: Proposed Exeter Street Tower.

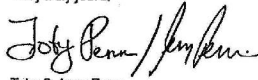
Dear Mr. O'Brien:

As Trinity Place property owners, we are writing to state our objections to the proposed 35 story tower on Exeter Street by Boston Properties, Inc.

In this overly congested area, it would have a severe negative impact. Traffic, wind tunnel and lighting would all be negatively affected. A standard modern glass rectangular building would also be an eye sore in the heart of Back Bay.

We are greatly opposed to any project of this nature.

Very truly yours:



Toby & Jerry Penn

**I-082-001**

Comment(s) noted.

Khalid Nooruddin  
One Huntington Avenue, 807  
Boston, MA 02116

**I-082-001 |**

October 30, 2007

John O'Brien  
Senior Project Manager  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201

Dear Mr. O'Brien,

Please stop the proposed building project on Exeter Street.

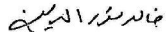
I am very concerned with the overdevelopment of the Back Bay. This building will no doubt not only be an eyesore, but will also present major traffic problems, unwanted additional shading and dangerous wind tunnels.

We have more than our share of construction projects in this area. This project will bring nothing but additional problems to my neighborhood.

I ask that you please stop this project immediately.

Thank you,

Khalid Nooruddin



Sinclair, Rodney

From: Nemirovsky, Ofer [onemirovsky@harbourvest.com]  
Sent: Thursday, November 01, 2007 4:01 PM  
To: Sinclair, Rodney  
Subject: Comments on proposed building

Mr. Sinclair,

Following up on the October 3rd Public Hearing held at the Library regarding Prudential Article 80B (the proposed residential building behind the Lenox Hotel, on Exeter Street), here are my comments:

1) Having reviewed the plans, I note that there are extensive, lengthy new shadows which would be cast by this proposed structure, especially during the winter. These shadows would extend all the way across the Commonwealth Avenue Mall and would significantly, negatively alter the daytime experience of homeowners and pedestrians on the Mall.

2) The visual impact of the structure would also reduce the neighborhood feel of the Back Bay in a striking fashion, and would contribute to the canyonization of Boylston Street, serving to further reduce the amount of space, horizontal and vertical, that currently exists.

My view is that this building should not be built, or in the worst case, built to a much lower height.

Sincerely,  
Ofer Nemirovsky

Ofer Nemirovsky  
Managing Director  
1 617 348 3713  
onemirovsky@harbourvest.com  
HarbourVest Partners, LLC  
One Financial Center  
44th Floor  
Boston MA 02111  
Tel 1 617 348 3707  
Fax 1 617 350 0305

\*\*\*\*\*  
For more information about HarbourVest Partners, LLC and its subsidiaries, HarbourVest  
(U.K.) Limited and HarbourVest Partners (Asia) Limited, please visit <http://www.harbourvest.com>

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to other confidentiality protections. If you are not a designated recipient,  
you may not review, copy or distribute this message. If you receive this in error,  
please notify the sender by reply e-mail and delete this message. Thank you.

11/2/2007

### I-083-001

Please see Section 5.3, Shadow Analysis, of the DPIR for updated shadow studies based upon the current design.

### I-083-002

Please see Section 3.2, Urban Context - Exeter Residences, for information on the current design. The Proponent is committed to developing a design that compliments the Prudential Center and the surrounding buildings and supports the modern residential identity of the Exeter Residences. The facade design included within this DPIR reflects updates and discussions from City agencies, PruPAC and members of the public. As is customary with the City's development review procedures, the Proponent will continue to work with the BRA as the Project progresses.

I-083-001

I-083-002

I-084-001

Comment(s) noted.

Judith Neiterman

Trinity Place  
One Huntington Avenue  
Boston, MA 02116

I-084-001 |

October 30, 2007

Mr. John O'Brien  
Senior Project Manager  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201

Dear Mr. O'Brien:

I have reviewed the technical data regarding the Exeter Residences and have noticed that the presentation of information is misleading and incomplete.

The impact of this tower in this position will have a serious impact on light, wind, traffic and general life quality.

In addition I am curious to know how it is that Boston Properties can even submit a proposal that is such an egregious violation of so many sections of the applicable Boston Zoning Code.

I am extremely opposed to this project.

Very truly yours,



Judith Neiterman



I-085-001

Comment(s) noted.

Candace Nagle  
One Huntington Avenue  
Unit 409  
Boston, Massachusetts 02116

I-085-001 |

November 1, 2007

Mr. John O'Brien  
Senior Project Manager  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201

Dear Mr. O'Brien:

I am writing to protest the building of the tall tower proposed for Exeter Street. If this tower is built, it will lower the market values of all the properties around it. The hotels will be less desirable to stay in, and Trinity Place will be less desirable to live in. We should not be made to lose money just so Boston Properties can make even more money. They have already profited enough at our expense.

The proposal/book on the building says nothing about the negative effect the project would have on the value of the surrounding properties. It only looks at the effects our traffic, noise, wind, etc. But surely the effect on our wallets is just as important. Development proposals should also be judged on whether they preserve, enhance or destroy other property values.

This project should be rejected because it destroys the property values around it. If there is to be further development in the area, it should be done in a way that is more compatible with, and less destructive of, the buildings that are already here.

Sincerely,



Candace Nagle

Bansi Nagji  
One Huntington Avenue, Unit 403  
Boston, MA 02116

October 30, 2007

John O'Brien  
Senior Project Manager  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201

Dear Mr. O'Brien,

I am writing this letter to vehemently oppose the construction of the Boston Properties proposed 35 story building on Exeter Street.

There are countless reasons to stop this project immediately. I have listed only a few:

- The additional traffic and congestion this project will create in an already overcrowded and dangerous area
- The vast amount of shadows this building will cast on my building and neighborhood
- the additional dangerous wind tunnels which this building will cause
- The addition of yet another huge and ugly building in an already overdeveloped area
- The negative impact that this building will have on the market value of my home and all of the other homes in my building

This project must be stopped.

Sincerely,



Bansi Nagji

#### I-086-001

Please see Chapter 4, Transportation, of the DPIR. A comprehensive traffic study was completed for the NPC/PNF filing. In response to comments raised during the review process, the DPIR includes a detailed evaluation of the Exeter Street corridor and Blagden Street corridor as well as an intersection analysis for the Exeter/Blagden intersection.

#### I-086-002

Updated environmental studies, including shadow and wind, were prepared based upon the current design and are included in Chapter 5 Environmental Protection of this DPIR.

I-086-001

I-086-002

**I-087-001**

Comment(s) noted.

Paul Meister  
One Huntington Avenue  
N8. 1601  
Boston, Massachusetts 02116

**I-087-001** |

November 2, 2007

Mr. John O'Brien  
Senior Project Manager  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201

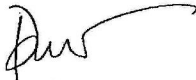
Dear Mr. O'Brien:

I am writing to express my strong opposition to the proposed tower on Exeter Street.

The tower is far too tall for this neighborhood. It violates all zoning and development guidelines that have been established for its site. It will deprive us of light and views, exacerbate traffic and wind conditions which are already problematic, and decrease the market values of the surrounding properties.

The proposal should be rejected.

Sincerely,



Paul Meister

I-088-001

Comment(s) noted.

MELISSA McMANUS  
Trinity Place Condominiums  
One Huntington Avenue  
Boston, MA 02116

I-088-001 |

October 31, 2007

Mr. John O'Brien  
Senior Project Manager  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201

Dear Mr. O'Brien:

My husband and I are deeply concerned about the 350 foot tower that Boston Properties would like to build on Exeter Street.

We are already experiencing problems as a result of other building and development that has been going on in the Copley Square area. How much is too much? The wind is already brutal in the general area as a result of the existing wind tunnels created by other skyscrapers in the area. How can this neighborhood absorb more cars, more parking, more noise, more traffic, more traffic jams?

Let's put an end to the over building of Back Bay.

I sincerely hope you will see the disastrous and product in your mind's eye and squash it before it becomes our ongoing nightmare.

Very truly yours,



Melissa McManus

I-089-001

Comment(s) noted.

I-089-001 |

JOHN McMANUS  
Trinity Place Condominiums  
One Huntington Avenue  
Boston, MA 02116

October 31, 2007

Mr. John O'Brien  
Senior Project Manager  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201

Dear Mr. O'Brien:

It is with great concern that I write to you regarding the skyscraper project proposal by Boston Properties, Inc.

Is anybody seriously considering the destructive impact the over development trend will have on lovely Back Bay? This once pleasant neighborhood is being quickly transformed into an out of scale, out of proportion, architectural nightmare snared up by greedy developers with no concern for those of us who have made Back Bay our home.

The studies submitted do not address the real life problems that we will be forced to live with if this building project goes forward. Allow me to mention a few; wind which will exceed safety levels, an increase in motor vehicles and traffic jam ups, noise, pollution, destroyed views, possible foundation damage during construction, and shrinking property values.

I'm sure you will be working on our behalf to see that our Back Bay is protected and this project is halted at once.

Very truly yours,



John McManus

Ellyn McColgan  
Trinity Place Condominiums 1302  
One Huntington Avenue  
Boston, MA 02116

October 31, 2007

Mr. John O'Brien  
Senior Project Manager  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201

Dear Mr. O'Brien:

I am aware that a proposal is before you for the construction of a building on Exeter Street at Blagden.

From my review of the project summary that has been submitted to your office by Boston Properties, Inc. I object to the 35 story tower because of the problems that follow.

Dangerous wind conditions hazardous to children and elderly people  
Increased traffic and parking problems  
Increase in exhaust fumes leading to health and environmental issues  
Decreased light and views which will devalue our property at Trinity Place  
Decreased quality of life

In addition, this building does not appear to be in keeping with the scale of the neighborhood as it is proposed to be crammed into an area that presents scale and proportion concerns.

Last, it is my understanding that the proposed tower is in violation of City of Boston Zoning Codes. How is it that the project can be seriously considered by the Boston Redevelopment Authority?

Once again, I object to the construction of the tower.

Sincerely yours,

  
Ellyn McColgan

#### I-090-001

Please see Chapter 5, Environmental Protection, of the DPIR for updated environmental studies based on the proposed design.

Please see Chapter 4, Transportation, of the DPIR for an expanded traffic analysis which builds on the findings contained in the NPC/PNF.

Please see Section 3.2, Urban Context - Exeter Residences, for information on the current building and site design. The Proponent is committed to developing a design that compliments the Prudential Center, the surrounding buildings and supports the modern residential identity of the Exeter Residences. The design included within this DPIR reflects updates and discussions from City agencies, PruPAC and members of the public. As is customary with the City's development review procedures, the Proponent will continue to work with the BRA as the project progresses.

#### I-090-002

Please see Chapter 2 for a full discussion of zoning requirements for Exeter Residences and 888 Boylston. As was noted in the NPC/PNF, the buildings will require a Fourth Amendment to the Development Plan for PDA No. 37 as well as a Zoning Text Amendment to Article 41, both of which will be reviewed by the BRA, BZC and the Mayor.

I-090-001

I-090-002

I-091-001

Comment(s) noted.

George & Mercedes Riley  
Trinity Place  
One Huntington Avenue  
Boston, MA 02116

I-091-001 |

29 October 2007

Mr. John O'Brien  
Senior Project Manager  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201

Dear Mr. O'Brien:

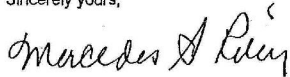
I write to you regarding the 35 story tower that Boston Properties is proposing to build on Exeter Street.

This tower will be a neighborhood nightmare for the reasons that follow and more:

Light will be obstructed  
Shadows will be cast  
Wind tunnels will be created  
Traffic will be jammed  
Safety issues  
Parking problems  
Air pollution  
Noise pollution  
Aesthetic concerns -- the building is out of scale  
Decreased property values resulting from these realities

Kindly do not consider approving this project which will result in neighborhood misfortune.

Sincerely yours,



George & Mercedes Riley  
Unit 303

I-092-001

Comment(s) noted.

Mitchell and Alison  
One Huntington Avenue  
# 404  
Boston, Massachusetts 02116

I-092-001 |

October 30, 2007

Mr. John O'Brien  
Senior Project Manager  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201

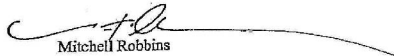
Dear Mr. O'Brien:

I am writing to voice my strong opposition to the proposed skyscraper on Exeter Street.

The proposed tower would have serious negative impacts on Trinity Place. It would damage our market values, decimate our views, obstruct our light. It would have equally negative impacts on the neighborhood as a whole. It exacerbate traffic and wind conditions that are already problematic. A building that tall simply does not belong on Exeter Street. Whatever is developed there must respect the zoning and scale of its surroundings.

I urge you to respect the resident's wishes and request a more suitable proposal for this site.

Sincerely,

  
Mitchell Robbins



I-093-001

Comment(s) noted.

Billy & Kristen Rose  
Trinity Place  
One Huntington Avenue  
Boston, MA 02116

I-093-001

29 October 2007

Mr. John O'Brien  
Senior Project Manager  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201

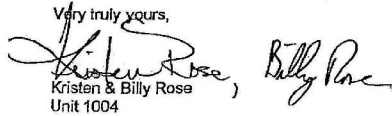
Dear Mr. O'Brien:

We have reviewed the proposal for the building that Boston Properties has submitted and we are appalled that a project of this nature and scope could be under consideration.

It is clear that this proposed building will destroy our light, cast significant shadows, create fierce wind conditions, produce overwhelming traffic along with related exhaust, noise and parking issues.

We wish to make it crystal clear that we vehemently oppose this project and will not rest until it is completely rejected.

Very truly yours,

  
Kristen & Billy Rose  
Unit 1004

I-094-001

Comment(s) noted.

Edgar and Nanette Ross  
One Huntington Avenue, Unit 206  
Boston, MA 02116

I-094-001 |

October 31, 2007

Mr. John O'Brien  
Senior Project Manager  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201

Dear Mr. O'Brien,

We are writing this letter to express our strong opposition to the proposed 35 story building on Exeter Street.

It seems to us that the "Project Notification Form" does not show the effect this skyscraper will have on all of the surrounding buildings, including our home at Trinity Place. Therefore, we find the entire study to be completely useless. It cannot serve as a viable decision making document.

Based on this and many other reasons including the negative effects of the added traffic, wind and shadows the BRA must reject this proposal.

We thank you for your assistance.

Sincerely,



Edgar and Nanette Ross

Antonella Sabatini  
One Huntington Avenue  
Unit. 411  
Boston, Massachusetts 02116

October 30, 2007

Mr. Rodney Sinclair  
Project Manager  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201  
Rodney.Sinclair.BRA@cityofboston.gov

RE: Proposal before the BRA to construct a 35-story tower on Exeter Street, Blagden Street intersection.

Dear Mr. Sinclair:

The present letter to notify the BRA as follows:

The above captured project would have among others, the following negative impacts:

- Market value of Trinity Place units decreased.
- Trinity place views decimated.
- Sun light deprivation of daylight.
- There's been too much development too quickly in a 3 square block area (Shaw's, the Mandarin, the office tower). There should be a moratorium on further development until we can absorb and evaluate the impacts of the multiple major projects already under construction or approved for construction.
- It is not desirable to have 85% of the view of the sky obstructed.
- A building that tall on Exeter Street is too tall. It will overpower the entire block and consume it in shadow.
- Wind impact in the area may be severely affected.

I-095-001

- Nobody could possibly believe that the addition of 200 dwelling units on Exeter Street would only increase traffic 1.4%. This cannot possibly be the basis of a serious evaluation. The developer should be required to fund Trinity Place's own analysis since his was so inadequate.

- I would not want to see new shadows cast on the landmark Boston Public Library, its historic courtyard, or its central staircase. The developer's shadow study did not assess did not describe the shadow impacts on the vertical surfaces of this building at all times of the year. I am concerned that the proposed development will deprive the courtyard and staircase of the only sunlight they get for at least part of the year.

- In addition to the environmental impact analysis, I would like to see a financial impact analysis. I would like to know exactly how much market value would be transferred from Trinity Place to the developer if the BRA approves this proposal.

- I would like to see the developers' (both Boston Properties and Avalon Bay) financials for this project. I understand the developer had no land cost for this project. Would the BRA please confirm this.

I-095-002

- The noise from the HVAC plant at the Boston Public Library is far in excess of what regulations allow and is already a significant problem. I am concerned that the erection of a 350 foot wall directly across from the library may reflect, amplify, or redirect this noise in adverse ways. I want to know why this was not addressed in the noise analysis, which only assessed noise in one spot--the roof of the Gloucester building.  
Report absolutely essential.

I-095-003

- I am worried about the potential damage to the historic landmark Boston Public Library from vibrations from drilling during construction (as happened to Trinity Church when the Hancock was constructed).

This is just a series of examples of the many problems with the developer's proposal that make the requirement of a Draft Project Impact Report absolutely essential.

Sincerely,

*Antonella Sabatini*  
Antonella Sabatini  
Trinity Place Condominium, no. 411

### I-095-001

The NPC/PNF included a comprehensive review of the local traffic network utilizing guidelines established by the Boston Transportation Department. Please see Chapter 4, Transportation, of the DPIR for additional detail on the Exeter Street corridor.

### I-095-002

The proposed buildings will be designed to incorporate appropriate sound shielding of rooftop equipment to conform to City of Boston noise guidelines.

### I-095-003

Please see Section 5.6, Geotechnical and Groundwater Analysis, of the DPIR for information related to foundation construction methodology and the geotechnical impacts monitoring program.

Joseph and Danita Sanborn  
One Huntington Avenue  
No. 1203  
Boston, Massachusetts 02116

November 1, 2007

Mr. John O'Brien  
Senior Project Manager  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201

Dear Mr. O'Brien:

We are writing to express our strong objection to the proposal before the Boston Redevelopment Authority submitted by Boston Properties, Inc. to construct a 35 story tower on Exeter Street between the Lenox Hotel and the entrance to the Prudential Center garage. As neighbors residing in Trinity Place Condominium, we oppose this project because of multiple factors related to the development that will negatively impact our neighborhood.

First, the area around Trinity Place is already extremely windy, and a 35 story tower will surely increase the wind speeds near our home. There are many days where it is difficult to walk in an upright position due to high wind speeds, and it is obvious that the addition of a skyscraper at the end of Blagden Street would make things worse.

Second, the impact on traffic on an already busy street needs to be considered. Adding 200 residential units will create even more backups and delays on Blagden and Exeter Streets. It is impossible to believe the traffic study by the developer is accurate based on data on traffic in and out of our building alone, which has less than half the number of residential units of the proposed tower. Currently, we are frequently in stopped traffic on Blagden street due to traffic congestion in the area, and this impact would be felt immediately due to construction, and continue after the building opens due to the large number of residential units proposed. It is also inconceivable that a residential tower of this size could be proposed without a plan of any adding any additional parking spaces to the area. Parking space in Boston is already extremely limited, and adding 200 residences to the neighborhood without any additional parking will overburden an already stretched parking situation.

Third, the negative impact of this tower on light and views on our neighborhood streets as well as from our building will be significant. One of the most unique and attractive

### I-096-001

Please see Section 5.2, Wind, in the DPIR. Based on discussions with the BRA and PruPAC, the Proponent has redesigned the building to help mitigate the wind impacts. The DPIR contains an updated wind study which includes the new curved design of the Exeter Residences and proposed street-level features to mitigate the wind impacts. As discussed, the Exeter Residences will be in conformance with zoning requirements. Furthermore, the wind impacts of the Project, with mitigation, will be similar to the wind impacts of the No Build condition.

### I-096-002

Please see Chapter 4, Transportation, which includes additional information to supplement the transportation analysis included in the NPC/PNF. In response to comments raised during the review process, the DPIR includes a detailed evaluation of the Exeter Street and Blagden Street corridors as well as the Exeter-Blagden intersection. Observations were taken of the vehicular, pedestrian and loading activity in order to build a complete picture of street operations.

### I-096-003

Please see Section 4.5, Future Conditions, of the DPIR. Parking for Exeter Residences will be accommodated by a combination of expanding the existing residential nests in the Prudential Center Garage and employing managed parking techniques.

I-096-004

aspects of the Back Bay is the limited number of high towers, thus allowing for impressive natural light to spill onto our building and others in the area, as well as onto the surrounding streets and sidewalks. A building of this size could not possibly have any positive impact on this issue. Beyond Trinity Place, the proposed tower is expected to cast shadows on buildings, sidewalks, and open spaces all over the neighborhood, including the treasured Commonwealth Avenue Mall and the landmark Boston Public Library, its historic central staircase and its interior courtyard.

I-096-005

There are multiple other negative factors associated with this proposal. This project would violate multiple aspects of the zoning requirements of the neighborhood. Under Article 80, the developer is required to study and disclose the environmental effects of its proposed development on the surrounding community, including impacts on light, traffic, wind, noise, and water, and while some of these issues are discussed in the proposal, they do not appear to fairly and accurately relate the negative impact the development would have on these factors.

In summary, we are strongly opposed to this development, we believe it is in violation of Article 80 legislation which governs this type of project and we urge the BRA to reject it.

Sincerely,



Joseph S. Sanborn Danita M. Sanborn

#### I-096-004

Updated environmental studies, including wind and shadow, were prepared based upon the current design and are included in Chapter 5, Environmental Protection of this DPIR.

#### I-096-005

Please see Chapter 2 for a full discussion of zoning requirements for Exeter Residences and 888 Boylston. As was noted in the NPC/PNF, the buildings will require a Fourth Amendment to the Development Plan for PDA No. 37 as well as a Zoning Text Amendment to Article 41, both of which will be reviewed by the BRA, BZC and the Mayor.

Updated environmental studies were prepared in accordance with Article 80 based upon the current design and are included in Chapter 5 Environmental Protection of this DPIR.

Linda Sanborn  
One Huntington Avenue  
Unit 502  
Boston, Massachusetts 02116

October 30, 2007

Mr. John O'Brien  
Senior Project Manager  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201

Dear Mr. O'Brien:

I am very concerned about the pending plans to build a skyscraper on Exeter Street. I read the "Project Notification Form" to learn about the effect the skyscraper would have on my home and learned absolutely nothing about what those effects might be.

The effect my light and views, (which would obviously be huge) is not included in this document. The effect on traffic, asserted at 1%, is laughable. The effect on groundwater, asserted as non-existent, is simply not believable.

So, I am left with what was already obvious. The skyscraper will be terrible for everyone who lives here. It will be terrible for our light, our views, our traffic, our wind, our groundwater, everything.

We don't want it.

Sincerely,

  
Linda Sanborn

#### I-097-001

The NPC/PNF included a comprehensive review of the local traffic network utilizing guidelines established by the Boston Transportation Department. It should be noted that traffic is evaluated in context with the Prudential Center as a whole. Please see Chapter 4, Transportation, of the DPIR for additional detail on the Exeter Street corridor.

#### I-097-002

The Proponent is working with the Boston Groundwater Trust and the Boston Water and Sewer Commission on development of an infiltration system design as part of the Project that will re-introduce stormwater runoff to the groundwater table. Please see the infrastructure section of the DPIR for further detail.

I-097-001 |  
I-097-002 |

Jean-Pierre Sanchez  
Trinity Place  
One Huntington Avenue  
Boston, MA 02116

October 31, 2007

Mr. John O'Brien  
Senior Project Manager  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201

Dear Mr. O'Brien:

The proposal before you submitted by Boston Properties, Inc. is the cause of grave concern for residents of Trinity Place Condominiums.

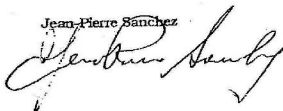
The neighborhood is being over developed and is losing user friendly status. There are already too many cars, not enough parking, and too much traffic. Surely, some of the residents who will reside in the proposed 200 rental units will have cars. We already have traffic flow problems in the area which will be increasing if this project goes forward.

I would also like to present you with questions regarding wind and shadow studies. The data we've had access to is either incomplete or quite misleading. It is not hard to imagine the treacherous wind tunnel that will distress the entire neighborhood.

Thank you in advance for supporting our neighborhood by opposing this project.

Sincerely yours,

Jean-Pierre Sanchez



#### I-098-001

Please see Chapter 4, Transportation, of the DPIR. A comprehensive traffic study was completed for the NPC/PNF filing. In response to comments raised during the review process, the DPIR includes a detailed evaluation of the Exeter Street corridor and Blagden Street corridor as well as an intersection analysis for the Exeter/Blagden intersection.

#### I-098-002

Please see Section 5.2, Wind, in the DPIR. Based on discussions with the BRA and PruPAC, the Proponent has redesigned the building to help mitigate the wind impacts. The DPIR contains an updated wind study which includes the new curved design of the Exeter Residences and proposed street-level features to mitigate the wind impacts. As discussed, the Exeter Residences will be in conformance with zoning requirements. Furthermore, the wind impacts of the Project, with mitigation, will be similar to the wind impacts of the No Build condition.

I-098-001

I-098-002



Judy Sanchez  
Trinity Place  
One Huntington Avenue  
Boston, MA 02201

October 31, 2007

Mr. John O'Brien  
Senior Project Manager  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201

Dear Mr. O'Brien:

As a resident of Trinity Place Condominiums I wish to communicate my strong opposition to the tower project which has been proposed by Boston Properties for construction on Exeter Street.

A building like this will surely create a very serious wind tunnel issue around Trinity Place and the entire surrounding neighborhood. This alone will be the cause of diminished quality of life.

I would also like to mention my concerns about the parking and traffic problems which are already more than Blagden Street and the general area can handle. Where will the residents of 200 rental units be parking and driving?

Our property values will be diminished due to obstructed views, light and a general decline in the quality of life.

The neighborhood has suffered through enough construction and over development.

I hope you will join me and my neighbors at Trinity Place and throughout the Back Bay by unequivocally opposing the forward motion of this project.

Sincerely yours,



Judy Sanchez

#### I-099-001

Please see Section 5.2, Wind, in the DPIR. Based on discussions with the BRA and PruPAC, the Proponent has redesigned the building to help mitigate the wind impacts. The DPIR contains an updated wind study which includes the new curved design of the Exeter Residences and proposed street-level features to mitigate the wind impacts. As discussed, the Exeter Residences will be in conformance with zoning requirements. Furthermore, the wind impacts of the Project, with mitigation, will be similar to the wind impacts of the No Build condition.

#### I-099-002

Please see Chapter 4, Transportation, which includes additional information to supplement the transportation analysis included in the NPC/PNF. In response to comments raised during the review process the DPIR includes a detailed evaluation of the Exeter Street corridor and Blagden Street corridor as well as the Exeter-Blagden intersection. Observations were taken of the vehicular, pedestrian and loading activity in order to build a complete picture of street operations. Curb uses were reviewed and proposed curb use was projected given the observed operations and anticipated activity from the Exeter Residences.

Please see Section 4.5, Future Conditions, of the DPIR. Parking for Exeter Residences will be accommodated by a combination of expanding the existing residential nests in the Prudential Center Garage and employing managed parking techniques.

Debra Sbrogna  
One Huntington Avenue  
Trinity Place  
Boston, MA 02116

November 1, 2007

Mr. John O'Brien  
Senior Project Manager  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201

Dear Mr. O'Brien:

My husband and I live in the Trinity Place Condominiums and I am writing to voice my opposition to the proposed tower project.

We understand the 350 foot glass building is to occupy a relatively small footprint at the base of Blagden Street. The tower has been designed to include retail space and 200 rental units.

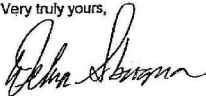
Isn't it time to pull in the reins on the building / development trend in Back Bay? Quite frankly, the proposed tower is aesthetically offensive. To build this eyesore in Back Bay would be a terrible shame. The historic integrity of the neighborhood has already been tarnished with recent unattractive additions.

I must also mention my concerns regarding issues like increased traffic, noise, property damage from construction, diminished sunlight and views, and last but not least – another dreadful wind tunnel creating unsafe conditions for pedestrians.

The residents of Trinity Place and anybody who drives on Blagden Street, Exeter Street and Huntington Avenue are already struggling with long delays resulting from traffic flow problems. The tower will certainly intensify existing problems.

Please do not allow historic Copley Square and Back Bay to be further violated with thoughtless, self serving developments.

Very truly yours,



Debra Sbrogna

I-100-001

I-100-002

### I-100-001

Please see Section 3.2, Urban Context - Exeter Residences, for information on the current design. The Proponent is committed to developing a design that compliments the Prudential Center and the surrounding buildings and supports the modern residential identity of the Exeter Residences. The facade design included within this DPIR reflects updates and discussions from City agencies, PruPAC and members of the public. As is customary with the City's development review procedures, the Proponent will continue to work with the BRA as the Project progresses.

### I-100-002

A comprehensive traffic study was completed for the NPC/PNF filing and additional traffic analysis is included in Chapter 4, Transportation, of the DPIR. In response to comments raised during the review process, the DPIR includes a detailed evaluation of the Exeter corridor and Blagden Street corridors as well as an intersection analysis for the Exeter/Blagden intersection.

Please see Section 5.2, Wind, in the DPIR. Based on discussions with the BRA and PruPAC, the Proponent has redesigned the building to help mitigate the wind impacts. The DPIR contains an updated wind study which includes the new curved design of the Exeter Residences and proposed street-level features to mitigate the wind impacts. As discussed, the Exeter Residences will be in conformance with zoning requirements. Furthermore, the wind impacts of the Project, with mitigation, will be similar to the wind impacts of the No Build condition.

I-101-001

Comment(s) noted.

Ralph Sbrogna  
One Huntington Avenue  
Trinity Place  
Boston, MA 02116

I-101-001 |

November 1, 2007

Mr. John O'Brien  
Senior Project Manager  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201

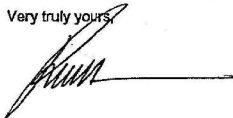
Dear Mr. O'Brien:

My wife and I object to the proposed skyscraper that the BRA is reviewing for a position on Exeter Street. How can Boston Properties be serious about cramming a 35 story glass tower into the proposed location? Perhaps it would be wise to sit with the developments that have already occurred so we can properly evaluate the damage that has already been inflicted upon our neighborhood.

Have you had an opportunity to enjoy the traffic jams that we residents deal with on a daily basis? Please study the negative effects that recent neighborhood additions have already graced us with before going forward with this unwelcome tower.

The harmful impact of the proposed tower on traffic movement, air quality, sun, views and property value is far reaching.

Very truly yours,



Ralph Sbrogna

I-102-001

Comment(s) noted.

I-102-001 |

Edward Schwarz

Trinity Place  
One Huntington Avenue  
Boston, MA 02116

November 2, 2007

Mr. John O'Brien  
Senior Project Manager  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201

Dear Mr. O'Brien:

Please do not consider building the 35 story tower on Exeter Street. We have been developed and overdeveloped in Back Bay. It is barely possible to walk around the neighborhood now with the challenges presented by too much traffic and perilous wind tunnels.

It is a disgrace to see our beautiful neighborhood transformed into the stomping grounds of insatiable developers and the city officials who put wind in the sails/sales of these projects.

I oppose this development.

Sincerely yours,



Edward Schwarz

Phyllis Segal  
Trinity Place Condominiums 1304  
One Huntington Avenue  
Boston, MA 02116

October 31, 2007

Mr. John O'Brien  
Senior Project Manager  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201

Dear Mr. O'Brien:

It has come to my attention that Boston Properties, Inc. is proposing the construction of a 200 unit Rental/ Retail tower on Exeter Street.

I have read the documents that were presented to your office for consideration by Boston Properties, Inc.

From what I can see the issues and problems related to wind, increased traffic, parking, obstructed views, looming shadows and general environmental impact have not been truthfully addressed.

I am aware that such a tower would also be a clear violation of Boston Zoning Codes.

I am very opposed to the project as it will certainly have a profoundly negative impact on my building and Back Bay in general.

Sincerely yours,

  
Phyllis Segal  
Unit 1304

### I-103-001

Please see Section 5.2, Wind, in the DPIR. Based on discussions with the BRA and PruPAC, the Proponent has redesigned the building to help mitigate the wind impacts. The DPIR contains an updated wind study which includes the new curved design of the Exeter Residences and proposed street-level features to mitigate the wind impacts. As discussed, the Exeter Residences will be in conformance with zoning requirements. Furthermore, the wind impacts of the Project, with mitigation, will be similar to the wind impacts of the No Build condition.

### I-103-002

Please see Chapter 2 for a full discussion of zoning requirements for Exeter Residences and 888 Boylston. As was noted in the NPC/PNF, the buildings will require a Fourth Amendment to the Development Plan for PDA No. 37 as well as a Zoning Text Amendment to Article 41, both of which will be reviewed by the BRA, BZC and the Mayor.

I-103-001 |

I-103-002 |

I-104-001

Comment(s) noted.

I-104-001

Joshua Shefer  
One Huntington Avenue  
Boston, MA 02116

November 2, 2007

Mr. John O'Brien  
Senior Project Manager  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201

Dear Mr. O'Brien:

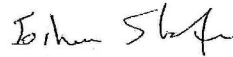
My wife and I reside at One Huntington Avenue in the Trinity Place Condominium building.

I am troubled by news that Boston Properties is laying claim to a space on Exeter Street for the creation of a 35 story building that is to include retail space and 200 rental residences. I wish to bring to your attention our opposition to the development so you can incorporate it into your decision making process.

We have seen the character of the Copley Square neighborhood undergo many changes as a result of new building and developments. We feel there is a limit to what the neighborhood can withstand and respectfully submit that limit has been reached.

Please understand that we are in opposition to the new building and expect you to support and protect our neighborhood.

Sincerely yours,



Joshua Shefer

I-105-001

Comment(s) noted.

Sarah Shefer  
One Huntington Avenue  
Boston, MA 02116

I-105-001

November 2, 2007

Mr. John O'Brien  
Senior Project Manager  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201

Dear Mr. O'Brien:

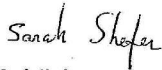
My husband and I are quite opposed to the idea of placing a building in the space between the Lennox Hotel and the Prudential Center Parking Garage.

We share the concerns of our neighbors at Trinity Place and all over Back Bay. The area has been pushed to the edge and is suffering the consequences that follow too much development, in too short a time, in too small an area.

I hope your studies of this area take into account the negative factors connected with some of our most recent developments. They are in part; heavy traffic, noise, pollution from poor traffic flow, need for extra parking, shadows, and dramatic winds.

The proposed tower will only serve to intensify the detrimental effects of the Back Bay development trend.

Sincerely yours,



Sarah Shefer

Corey Shtasel-Gottlieb  
One Huntington Avenue  
No. 803  
Boston, Massachusetts 02116

October 31, 2007

Mr. John O'Brien  
Senior Project Manager  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201

Dear Mr. O'Brien:

I am deeply disturbed by the proposal by Boston Properties to build a skyscraper on Exeter Street between Boylston Street and Huntington Avenue. The project is a misguided attempt to fill every imaginable space in an effort to further densify the Boston skyline and our neighborhoods with poorly conceptualized properties that damage the physical and cultural environment.

This building will make Exeter Street unusable for everyone except the most robust among us. Near hurricane force wind gusts will certainly injure small children, the frail and the elderly (at whose liability-the City, the BRA, the developers/owners??). The small space available will cause weather conditions far worse than those on St. James Street/Copley Square to pervade the region. Please end this folly now!

Most sincerely,

  
Corey Shtasel-Gottlieb

#### I-106-001

Please see Section 5.2, Wind, in the DPIR. Based on discussions with the BRA and PruPAC, the Proponent has redesigned the building to help mitigate the wind impacts. The DPIR contains an updated wind study which includes the new curved design of the Exeter Residences and proposed street-level features to mitigate the wind impacts. As discussed, the Exeter Residences will be in conformance with zoning requirements. Furthermore, the wind impacts of the Project, with mitigation, will be similar to the wind impacts of the No Build condition.

I-106-001



I-107-001

Comment(s) noted.

Derri L. Shtasel  
One Huntington Avenue  
No. 803  
Boston, Massachusetts 02116

I-107-001

October 31, 2007

Mr. John O'Brien  
Senior Project Manager  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201

Dear Mr. O'Brien:

The skyscraper proposed by Boston Properties on Exeter Street between Boylston Street and Huntington Avenue is a project that will disrupt city life and further impair the cityscape of one of Boston's most attractive neighborhoods. This imposing structure will darken the skies, block views and cast enormous shadows over the surrounding neighborhood. Pedestrian traffic will all but cease on Exeter Street as wind gusts will knock even the heartiest of us off of our feet and winter wind chills will hold below freezing for weeks at a time. Moreover, auto traffic and congestion will make it impossible to turn off of Blagden Street and the queuing at the traffic light on Exeter Street will cause adequate congestion to further gridlock Huntington Avenue.

Please stop this project!!

Sincerely,



Derri L. Shtasel

I-108-001

Comment(s) noted.

Zoe Shtasel-Gottlieb  
One Huntington Avenue Apt. 803  
Boston, Massachusetts 02116

I-108-001

October 31, 2007

Mr. John O'Brien  
Senior Project Manager  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201

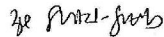
Dear Mr. O'Brien:

I am writing to strongly oppose the development of a massive skyscraper on Exeter Street between Boylston Street and Huntington Avenue. Boston Properties' proposal reflects a combination of disrespect for all tenets of city planning and unabashed avarice. The neighborhood is chock full of large buildings and Exeter Street will already be overwhelmed by the Mandarin, Shaw's and recent additions to commercial space. Congestion, unplanned parking needs and traffic will destroy the neighborhood, undermine its attractiveness as both a living and tourist space and make all of our local properties less desirable for individuals and families.

The developer has identified a sliver that creates an opportunity to cash in without any vision of its effects on the living environment. This building will make Exeter Street a dark and windblown canyon that will be avoided by shoppers, residents, tourists and local workers.

PLEASE STOP THIS PROJECT!

Most sincerely,



Zoe Shtasel-Gottlieb

I-109-001 |

Doreve Starr  
One Huntington Avenue  
Rm. 704  
Boston, Massachusetts 02116

October 30, 2007

Mr. John O'Brien  
Senior Project Manager  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201

Dear Mr. O'Brien:

As a resident of Trinity Place Condominiums, I am severely opposed to the construction of the 35 story tower on Exeter Street. As an architect, I believe this project would have serious adverse effects on the homogenous architecture of the Back Bay. The few buildings which form the edges of Coppley Square at least have some room to breathe. This proposed building would be crammed between other structures and dominate the built landscape.

What about the effect of increased traffic during and after construction; the effect this structure will have on the air flow and daylight traffic?

I implore you to research the environmental impact this will have upon our area.

Sincerely,

*Doreve Nicholas Starr*

Doreve Starr

### I-109-001

Please see Section 3.2, Urban Context - Exeter Residences, for information on the current design. The Proponent is committed to developing a design that compliments the Prudential Center and the surrounding buildings and supports the modern residential identity of the Exeter Residences. The facade design included within this DPIR reflects updates and discussions from City agencies, PruPAC and members of the public. As is customary with the City's development review procedures, the Proponent will continue to work with the BRA as the Project progresses.

David Stocklan  
Trinity Place  
One Huntington Avenue  
Boston, MA 02116

November 2, 2007

Mr. John O'Brien  
Senior Project Manager  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201

Dear Mr. O'Brien:

I write to make you and The Boston Redevelopment Authority aware of my firm objection to the 200 rental unit tower project that Boston Properties has plans to develop on Exeter Street.

There are many factors to be considered that will cause disastrous changes in the neighborhood, I will take this opportunity to name but a few.

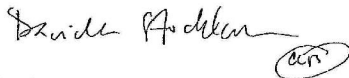
This neighborhood is already home to severe wind tunnels. The addition of the proposed 350 ft building will generate winds that will be intolerable and unsafe.

The traffic in this area has become extremely problematic. The residents of Trinity Place often have to sit in traffic on Blagden and Exeter Streets through delays caused by deliveries, valet activity, and double parking. The city has not yet dealt efficiently with the consequences of development and building that has already taken place.

I hope you can appreciate the considerable impact this tower would have on light and views. It should not be difficult to understand that residents of Trinity Place are not interested in having the basic nature of their investments destroyed by diminished light and obstructed views.

Your careful consideration of the numerous disadvantages of the tower will be greatly appreciated.

Sincerely yours,



David Stocklan

#### I-110-001

Please see Section 5.2, Wind, in the DPIR. Based on discussions with the BRA and PruPAC, the Proponent has redesigned the building to help mitigate the wind impacts. The DPIR contains an updated wind study which includes the new curved design of the Exeter Residences and proposed street-level features to mitigate the wind impacts. As discussed, the Exeter Residences will be in conformance with zoning requirements. Furthermore, the wind impacts of the Project, with mitigation, will be similar to the wind impacts of the No Build condition.

#### I-110-002

Please see Chapter 4, Transportation, which includes additional information to supplement the transportation analysis included in the NPC/PNF. In response to comments raised during the review process, the DPIR includes a detailed evaluation of the Exeter Street and Blagden Street corridors as well as the Exeter-Blagden intersection. Observations were taken of the vehicular, pedestrian and loading activity in order to build a complete picture of street operations.

I-110-001

I-110-002

I-111-001

Comment(s) noted.

Martin Stocklan  
Trinity Place  
One Huntington Avenue  
Boston, MA 02116

I-111-001 |

November 2, 2007

Mr. John O'Brien  
Senior Project Manager  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201

Dear Mr. O'Brien:

I join my wife, residents of Trinity Place and neighbors throughout Copley Square and Back Bay in opposition to the tower project presented by Boston Properties for construction on Exeter Street at Blagden Street.

The additional development will push this neighborhood beyond its limit and cause a variety of problems that will be complicated or impossible to solve.

Do not allow this development to go forward.

Sincerely yours,



Martin Stocklan

I-112-001

Comment(s) noted.

Lisa Suydam  
One Huntington Avenue  
Unit # 601  
Boston, Massachusetts 02116

I-112-001

November 1, 2007

Mr. John O'Brien  
Senior Project Manager  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201

Dear Mr. O'Brien:

I am appalled that you are considering allowing a developer to put a 30 story building across the street. The Back Bay is being ruined by these profiteers who care only about putting money in their pockets nothing about the consequences for the people who live here.

The residents of the Back Bay live here because it feels like a neighborhood. It has the character and human scale of a place built to support a decent quality of life and promote a healthy social fabric. It stands in sharp contrast to the mile-high stacks of character-less pigeon holes that increasingly overshadow everything. Each day, the Back Bay feels more and more like Manhattan, and less and less like my home.

There has been far too much high-rise development in the Back Bay already. It has to stop before the neighborhood is ruined entirely. This project must be rejected, and the BRA must insist that any further development in the Back respect that character and scale that makes our neighborhood what it is.

Sincerely,

  
Lisa Suydam

William F. and Juliana W. Thompson  
One Huntington Avenue, Apt. 1202  
Boston, MA 02116

October 28, 2007

Mr. John O'Brien  
Senior Project Manager  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201

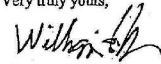
Dear Mr. O'Brien,

I write to you as owner of Apartment 1202 at Trinity Place, Blagden Street, Boston, and also as the Senior Warden of Trinity Church when the new John Hancock Building was erected during the 1970's.

The Boston Properties' proposed building on Exeter Street has not, in my opinion, had sufficient environmental impact studies to conclude that a building of this size can be squeezed into the small space between the Lenox Hotel and the Prudential Garage without seriously impacting buildings like Trinity Place. A building this size will keep Blagden Street in darkness or shade throughout the day, create severe wind problems like we suffered (and still do at Trinity Church), traffic problems, etc. The least a taxpayer such as I am entitled to is a really thorough study – far more detailed than what we have received from the developer, Boston Properties.

To approve their proposal as is would be nothing short of criminal to those of us who live in this neighborhood.

Very truly yours,

  
William F. Thompson

## I-113-001

The Project is following the City of Boston's Article 80 process. The publication of this DPIR provides additional opportunity for public review and comment on the proposed Project.

The DPIR provides substantial additional design study and evaluation of project environmental impacts and proposed mitigation. Please see the NPC/PNF and DPIR for information on wind, shadow and transportation for the proposed Exeter Residences building.

I-113-001

I-114-001

Comment(s) noted.

Amy Usen

Trinity Place  
One Huntington Avenue  
Boston, MA 02116

I-114-001

October 30, 2007

Mr. John O'Brien  
Senior Project Manager  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201

Dear Mr. O'Brien:

I am a resident of Trinity Place Condominiums and wish to share my concerns with you regarding the building that Boston Properties has proposed to construct on Exeter Street at the base of Blagden Street.

This neighborhood is being overdeveloped and is already suffering from traffic and parking problems. We drive down Blagden Street in order to access our parking area. I am very concerned that the addition of 200 new residences in the proposed tower and the cars to go along those residences will cause serious traffic jams and related safety issues.

Of course, light, wind and air quality must also be considered as they will be compromised.

I, without reservation, oppose this project.

Very truly yours,



Amy Usen  
414



Arnold Vetstein DMD

One Huntington Avenue  
Boston, MA 02116

October 29, 2007

Mr. John O'Brien  
Senior Project Manager  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201

Dear Mr. O'Brien:

It is my understanding that the tower proposed for construction on Exeter Street is currently under review by the Boston Redevelopment Authority.

I am profoundly concerned about the impact a 35 story tower at this location will have on Trinity Place Condominiums and the Back Bay in general.

One cannot help but imagine the devastating wind conditions that will arise as a result of this project. In addition, as the sun moves into the western sky we will be bathed in the dark shadow of the tower. Historic Back Bay is losing its charm as well its aesthetic integrity. This area is being over developed and in my opinion is now in danger of being destroyed to the point of no return.

Where will 200 residents be parking? What provisions are being made to assure traffic will run smoothly throughout the Back Bay and specifically down Blagden Street and Huntington Avenue? Parking is already problematic.

For the reasons above and many more I unequivocally oppose the construction of the proposed tower.

Sincerely yours,



Arnold Vetstein DMD

I-115-001

Please see Section 4.5, Future Conditions, of the DPIR. Parking for Exeter Residences will be accommodated by a combination of expanding the existing residential nests in the Prudential Center Garage and employing managed parking techniques.

I-115-001

Leona Vetstein

One Huntington Avenue  
Boston, MA 02116

October 29, 2007

Mr. John O'Brien  
Senior Project Manager  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201

Dear Mr. O'Brien:

As a resident of Trinity Place Condominiums I must inform you that I am unhappy that Boston Properties has proposed to squeeze a 35 story tower into the small area on Exeter Street between The Lennox Hotel and the Prudential Center garage. I am concerned that this unfortunate project is under serious consideration by the Boston Redevelopment Authority.

I-116-001

How can this neighborhood possibly absorb the additional traffic and parking needs that will result from the creation of 200 rental units in the tower?

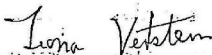
I'm sure other residents of Trinity Place and neighbors throughout the Back Bay will join me in my concerns regarding traffic, noise, compromised air quality, hazardous wind tunnels and the barrier to sun and views.

I-116-002

Vibrations from the construction on this relatively small footprint are bound to have a negative impact on the surrounding buildings.

I oppose this project.

Sincerely yours,



Leona Vetstein

#### I-116-001

Please see Section 4.5, Future Conditions, of the DPIR. Parking for Exeter Residences will be accommodated by a combination of expanding the existing residential nests in the Prudential Center Garage and employing managed parking techniques.

#### I-116-002

Please see Section 5.6, Geotechnical and Groundwater Analysis, of the DPIR for information related to foundation construction and the geotechnical impacts monitoring program.

Dr. and Mrs. Martin Vogel  
One Huntington Avenue  
Apt 1603  
Boston, Massachusetts 02116  
October 28, 2007

Mr. John O'Brien  
Senior Project Manager  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201

Dear Mr. O'Brien:

We have been residents of Trinity Place since its opening in 2000 and want to voice our strong opposition to the proposed new building on Exeter Street for the following reasons.

The height of the building is totally out of context in comparison with all other construction in the area. The fact that the building does not have any setback will negatively affect pedestrian traffic. Walking in this area is already a problem on windy days. This proposal will add considerably to the wind tunnel effect on the street. The traffic on Exeter Street corner Blagden is already overloaded with Shaw's Market, the Garage, and the Copley and Lenox Hotels. The added traffic from this building will place the area in jeopardy. We are also disturbed by the lack of sunlight which will inevitably occur in the shadows of this proposal.

For the above reasons we urge you to seriously consider any changes in the current regulations.

Very truly yours,

*Phyllis and Martin Vogel*  
Phyllis and Martin Vogel

#### I-117-001

Please see Section 3.2, Urban Context - Exeter Residences, for information on the current design. The Proponent is committed to developing a design that compliments the Prudential Center and the surrounding buildings and supports the modern residential identity of the Exeter Residences. The facade design included within this DPIR reflects updates and discussions from City agencies, PruPAC and members of the public. As is customary with the City's development review procedures, the Proponent will continue to work with the BRA as the Project progresses.

#### I-117-002

Please see Section 5.2, Wind, in the DPIR. Based on discussions with the BRA and PruPAC, the Proponent has redesigned the building to help mitigate the wind impacts. The DPIR contains an updated wind study which includes the new curved design of the Exeter Residences and proposed street-level features to mitigate the wind impacts. As discussed, the Exeter Residences will be in conformance with zoning requirements. Furthermore, the wind impacts of the Project, with mitigation, will be similar to the wind impacts of the No Build condition.

#### I-117-003

Please see Chapter 4, Transportation, of the DPIR. A comprehensive traffic study was completed for the NPC/PNF filing. In response to comments raised during the review process, the DPIR includes a detailed evaluation of the Exeter Street corridor and Blagden Street corridor as well as an intersection analysis for the Exeter/Blagden intersection.

I-117-001

I-117-002

I-117-003

Bob & Laurie  
*Watson*  
TRINITY PLACE CONDOMINIUMS  
ONE HUNTINGTON AVENUE  
BOSTON, MA 02116

October 30, 2007

Mr. John O'Brien  
Senior Project Manager  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201

Dear Mr. O'Brien:

This letter is to outline my objections to the proposal, to build a sky scraper on Exeter Street. I am a resident of Trinity Place, Unit 301 and frankly find the traffic and noise situation almost impossible to live with.

The city's decision to allow valet parking at Sorrelina's on Blagden Street creates incredible congestion. The city's constant events at the Boston Public Library, the trucks parking and dropping off are a constant source of inconvenience. Having said that we live in a city and cities are congested. Exeter Street traffic is constant and slow. Adding 200 potential units without additional parking will be a disaster.

Boston Properties has enough office retail and residential space in conjunction with Avalon. I will not get into the changes in wind, sunlight, rodent and obvious other problems that come about as a result. Please do not allow this project to go forward.

Sincerely yours,

Robert J. Watson

Cc: Noushig Hagopian  
Trinity Place

#### I-118-001

Please see Chapter 4, Transportation, which includes additional information to supplement the transportation analysis included in the NPC/PNF. In response to comments raised during the review process, the DPIR includes a detailed evaluation of the Exeter Street and Blagden Street corridors as well as the Exeter-Blagden intersection. Observations were taken of the vehicular, pedestrian and loading activity in order to build a complete picture of street operations.

I-118-001

Bob & Laurie  
*Watson*  
TRINITY PLACE CONDOMINIUMS  
ONE HUNTINGTON AVENUE  
BOSTON, MA 02116

I-119-001

Comment(s) noted.

I-119-001

October 30, 2007

Mr. John O'Brien  
Senior Project Manager  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201

Dear Mr. O'Brien:

Please accept this letter as my total opposition proposed by Boston Properties on Exeter Street.

There has been much too much development on this section of Back Bay. The new office tower, Mandarin Hotel, is enough for now. Traffic is at a standstill most days. The BRA should wait until we can absorb and evaluate the project already under construction. Please do not let this project go forward.

Sincerely,



Laurie Watson

Cc: Nounshig Hagopian  
Trinity Place

I-120-001

Comment(s) noted.

Kimberly Wedge  
Trinity Place  
One Huntington Avenue  
Boston, MA 02116

I-120-001 I

November 2, 2007

Mr. John O'Brien  
Senior Project Manager  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201

Dear Mr. O'Brien:

My husband and I reside at One Huntington Avenue and we are strongly opposed to the tower proposal for Exeter Street. The 200 additional residences and proposed retail establishments will overwhelm this neighborhood. We have had enough building and development that has had undesirable effects on the neighborhood. The proposed tower will wreak havoc as it will flood the area with more traffic, unsafe wind patterns, and environmental issues related to noise and air quality.

This once historic, charming, manageable, user friendly neighborhood is quickly losing its integrity.

Please do not consider the addition of this monstrosity to our neighborhood.

Sincerely yours,



Kimberly Wedge  
Unit 501

Michael Wedge  
Trinity Place  
One Huntington Avenue  
Boston, MA 02116

November 2, 2007

Mr. John O'Brien  
Senior Project Manager  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201

Dear Mr. O'Brien:

I write to you with profound concerns regarding the new development proposed by Boston Properties, Inc.

It is unbelievable that this footprint on Exeter Street could be seriously considered for development. The very tall (35 story) building does not respect the scale of Back Bay and does not consider the extremely serious problems it will present.

At the present time we experience severe winds that required us to research and purchase the heaviest, most stable furniture available for our outdoor terrace. Take a walk around this neighborhood on any windy day and observe the great effort required by pedestrians to stay vertical.

Also, the traffic we experience on Blagden Street requires attention and correction right now. It is not uncommon for Trinity Place residents to experience long delays entering and exiting our parking area via one way Blagden Street. This little street has been inundated with traffic and backups that are the direct result of other neighborhood additions that require deliveries and double parking.

Please do not give this unreasonable development continued consideration.

I wholeheartedly object to the proposed development in its entirety.

Sincerely yours,



Michael Wedge

### I-121-001

Please see Section 3.2, Urban Context - Exeter Residences, for information on the current design. The Proponent is committed to developing a design that compliments the Prudential Center and the surrounding buildings and supports the modern residential identity of the Exeter Residences. The facade design included within this DPIR reflects updates and discussions from City agencies, PruPAC and members of the public. As is customary with the City's development review procedures, the Proponent will continue to work with the BRA as the Project progresses.

### I-121-002

Please see Chapter 4, Transportation, which includes additional information to supplement the transportation analysis included in the NPC/PNF. In response to comments raised during the review process, the DPIR includes a detailed evaluation of the Exeter Street and Blagden Street corridors as well as the Exeter-Blagden intersection. Observations were taken of the vehicular, pedestrian and loading activity in order to build a complete picture of street operations.

I-121-001

I-121-002

I-122-001 I

I-122-001

Comment(s) noted.

**O'Brien, John (BRA/BMIP)**

**From:** mwool@massmed.org  
**Sent:** Monday, November 05, 2007 2:46 PM  
**To:** O'Brien, John (BRA/BMIP)  
**Subject:** Exeter St Residential Bldg

Nov. 5, 2007

Dear Mr. O'Brien,

I am a resident at 770 Boylston St.

I **oppose** construction of a residential building on Exeter St. as currently proposed at 30 stories which is more than twice as tall as both the Lenox Hotel it would abut on its North Side and the Marriott Courtyard which is directly across from the site to the East at 88 Exeter St.

I would consider supporting a building of about 15 stories.

**Constance Wool**



I-123-001

O'Brien, John (BRA/BMIP)

From: mwool@massmed.org  
Sent: Saturday, November 03, 2007 8:36 PM  
To: O'Brien, John (BRA/BMIP)  
Subject: Exeter Street Bldg - OPPOSE

Nov. 3, 2007

Dear Mr. O'Brien,

I oppose construction of the 30 story residential building on Exeter St. as currently proposed by the developer.

I am prepared to consider support of an alternative proposal of a building of about 15 stories which approximates the heights of both the Lenox Hotel at 61 Exeter which abuts the site on the North and the Marriott Courtyard Hotel immediately across the street at 88 Exeter St.

Marvin S. Wool  
70 Boylston St.  
Boston, MA 02199

11/5/2007

I-123-001

Comment(s) noted.

I-124-001

Comment(s) noted.

Fahad al Zain  
One Huntington Avenue, 903  
Boston, MA 02116

I-124-001

October 30, 2007

Mr. John O'Brien  
Senior Project Manager  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201

Dear Mr. O'Brien,

I am writing this letter to oppose the proposed skyscraper project in the Back Bay on Exeter Street.

The first question that comes to mind is how and why did Boston Properties choose this spot? Do they realize how overcrowded this area has become? Do they know what traffic issues exist already? We cannot possible endure yet another large construction project.

Please stop this project.

Thank you,

Fahad al Zain



**Laurence Peters & Co.**

attorneys and advisors

November 3, 2007

John O'Brien, Senior Project Manager *by email to: [John.O'Brien.BRA@cityofboston.gov](mailto:John.O'Brien.BRA@cityofboston.gov)*  
Boston Redevelopment Authority  
Room 910 Boston City Hall  
Boston, MA 02201

Re: Prudential Center Notice of Project Change NPC and Project Notification Form PNF  
for Exeter Residences and 888 Boylston Street proposed by Avalon Bay and Boston  
Properties

Dear Mr. O'Brien:

As someone who lives (at the Belvedere in the Prudential Center) and works (on Newbury Street) in Back Bay, I have both a serious interest in and serious concerns about the proposed Exeter and Boylston Street projects. Many of my concerns have been cogently articulated in the comments submitted by The Neighborhood Association of the Back Bay. Procedurally, these projects should be considered separately. They raise different issues and concerns, are not economically or physically interdependent, and each deserve much further public comment and input in what should be independent decision making processes. Substantively, the applicant for neither project has presented a compelling case for departing from the limitations of the established Prudential Master Plan, which already afforded the owners of each site development rights well in excess of established zoning as the result of a carefully crafted compromise reached after considering substantial input from all of the interested parties.

As a resident of Back Bay and particularly of the Prudential Center, I applaud the efforts of Boston Properties in transforming what was once a rather inhospitable testament to cold and inaccessible urban development into a pedestrian friendly place where people live, work, shop and just spend time. To be sure we might all have comments or criticisms about certain aspects and some may like the latest architectural additions more than others, but it is undeniable that the overall impact of the redevelopment of the Prudential Center has been strongly positive and it is a vibrant part of the Back Bay and the City.

At this point, however, the Prudential Center is not a troublesome eyesore, or some gaping hole or scar on the urban landscape crying out for whatever it takes—including generous doses of added development rights—to stimulate the private sector to craft a fix, even if that means departing from what otherwise seemed to be sound, rationale, well-balanced zoning and development criteria. For the Prudential Center that took place decades ago, and again more recently, when the Mandarin Oriental project was approved at greater height than the master plan originally contemplated for Boylston Street. The situation now is quite different.

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**I-125-001**

We are maintaining consistency with the original Prudential Center Development Plan, which considered the entire Prudential Center as the "Project." As a matter of planning principle, it would be inappropriate to consider the impacts of the two buildings independently of one another. Our approach is the same as one would employ in a mixed-use development where different uses are being developed on the same site. Additionally, the BRA's Scoping Determination requested that the review of the two buildings be done together.

I-125-001

John O'Brien, Senior Project Manager  
Boston Redevelopment Authority  
November 3, 2007  
Page 2

The Prudential Center has already been substantially developed and re-developed. It is a monstrously successful project that has provided handsome returns for its owners. It is not in need of development approval largesse to complete the development of the two remaining niches.

Indeed, at this point in the development of the Prudential Center, the overwhelming presumption should be against departing from the already compromised height and density restrictions. One of the flagrant flaws of the original Prudential Center design was its failure to integrate with the Back Bay particularly along Boylston Street, the main interface between the Center and the older, historic neighborhood. The situation was improved somewhat with the completion of the Prudential Arcade and the creation of a new, user-friendly entrance to the center. But the adjacent barren driveways still presented a harsh and ugly face to the otherwise warm and friendly Back Bay. To encourage its makeover—a challenging task—given the shallow site available for development, height limitations were increased to allow for the Mandarin Oriental development.

Many of us who daily pass by that project are continually struck by the impact of the project's massing and limited setback on the Boylston streetscape, the defining element in the character of one of America's few great pedestrian urban environments. Hopefully, the final streetscape will be more conducive. Yet, despite this project being near completion, the materials submitted by the applicants downplayed this impact by showing the project in outline form on their drawings. This all too real impact needs to be better considered. Especially for one of the City's premier arteries, we need to be particularly vigilant in protecting this distinctive quality of the Back Bay and the entire City. That the applicants do not have this high on their list of priorities is evident. At the recent hearing they readily conceded that the Mandarin project has seriously compromised the Boylston St. entrance to the Prudential Arcade, something that is plainly obvious to everyone looking at the awkward juxtaposition of the new development to that once handsome entrance. Yet, the materials filed by the applicants make no attempt to show how the resulting muddle will be corrected.

In respect of each project, the applicants have made unsupported arguments that the requested additional development rights are necessary to justify going forward with the project. These kinds of assertions should always be met with healthy skepticism in the urban development approval process. But when they are made in contexts like these, they strain credulity. These sites are among the most valuable sites in the entire City. The residences in the Prudential Center command the highest prices per square foot; the office space is among the most expensive in the City; retail rents are among the highest in the City; and apartment rents are too. Moreover, since acquiring the property, Boston Properties has already enjoyed additional development rights and has already reaped enormous economic returns. They effectively own these sites at "no cost" and it is incomprehensible that the sites cannot be developed within the existing constraints.

In many ways 888 Boylston will be the capstone of an already extraordinarily successful urban development. The City and its residents have already provided much to the applicants to enable this successful development to take place. It is extremely disappointing that Boston Properties response to its success and the City's largesse is to come to the City with its hand

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John O'Brien, Senior Project Manager  
Boston Redevelopment Authority  
November 3, 2007  
Page 3

I-125-002

out asking for 11 more floors of office space, and then to suggest that it needs those additional floors to be able to afford to create a proper plaza for the public on the remaining area fronting Boylston St. Frankly, at this point, as Representative Walz explained at the most recent hearing, Boston Properties owes the City a first class public space on Boylston Street in any event, regardless of whether it receives any additional development rights.

I-125-003

I would add to Representative Walz's comment by suggesting that to the extent Boston Properties constructs an additional office building at this location, not only should that building be constructed within the established guidelines, including the 155 foot height limitation, but Boston Properties owes it to the City and its residents to deliver a first rate architectural sculpture and not the uninspired and uninspiring glass box that has been proposed to date. This final piece of the entire center, fronting as it does on a main thoroughfare, occupying a key place as the face of the Prudential Center, and needing to integrate the Center, the Mandarin, the mangled Prudential Arcade entrance, the Hynes Convention Center and its proposed new retail (also absent from the proposals submitted) and the rest of the Back Bay to the north, should be an architectural gem, something more than unobtrusive filler, something that serves as a strong focal point for the entire development. The utter failure of the proposal and all of the materials submitted to address these concerns and issues and provide a vision of how they can be addressed is disconcerting.

Rather than an end to the public comment process, the applicants have at best earned an "incomplete" and an admonishment to go back to the drawing board and put some real effort into it this time, to try to earn some heartfelt "oohs" and "aahs" and maybe even a "wow" or two.

Very truly yours,



Laurence Peters

LP:me

cc: Boston Redevelopment Authority  
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Boston, MA 02201  
[Rodney.Sinclair.BRA@cityofboston.gov](mailto:Rodney.Sinclair.BRA@cityofboston.gov)

The Neighborhood Association of the Back Bay  
337 Newbury Street, Boston, MA 02115  
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### I-125-002

Please see Section 3.3, Urban Context - 888 Boylston, of the DPIR for updated design information. The Proponent is committed to developing a design that compliments the Prudential Center and is designed to provide an appropriate transition between the Boylston Street corridor and the existing taller buildings within the Prudential Center. 888 Boylston can accommodate additional height due to its generous setback from Boylston Street.

### I-125-003

Please see Section 3.3, Urban Context - 888 Boylston. The DPIR contains a revised plaza design that is based on feedback from City agencies, PruPAC and members of the public. As is customary with the City's development review procedures, the Proponent will continue to refine the design in cooperation with the BRA.

O'Brien, John (BRA/BMIP)

From: Caren Peters [caren@jake.net]  
 Sent: Thursday, November 01, 2007 5:04 PM  
 To: O'Brien, John (BRA/BMIP)  
 Cc: jmcbride@alum.mit.edu  
 Subject: 888 Boylston and Exeter Residences Proposals

Dear Mr. O'Brien,

I strongly oppose the petition to increase the height of 888 Boylston particularly based on additional parking needs and the added congestion to the area, including pedestrian traffic, air pollution and noise levels. I believe it is also very important to maintain a lower building presence to complement the heights of the Hynes and Mandarin, despite a plaza in front of 888 and setback of the tower. I also oppose the Exeter Residences proposal based on height and design that is not compatible with existing structures.

As I stated during the Q and A at the meeting in early October when the developers presented their proposals to the community I think the representation of the Boylston Street view provided by Boston Properties is incomplete with only the outline of the Mandarin. It does exist and should be shown as a mass. I suggest that if the picture had been complete the call for an 11 story rather than 19 story office building would have been strongly supported by the visual from the street, an image that the development team might have hoped to avoid. (I hope you will insist that any further visuals for public or other presentations be corrected to include the Mandarin as an existing building rather than an outline.)

I also object to the development team's suggestion that the already agreed upon office building would result with a less than optimal facade and plaza. Boston Properties has done a terrific job in design and implementation of the South Garden within the Pru as well as the plantings around the complex. As Rep. Walz stated, we should expect only an outstanding looking building and plaza at 888. I stated at the meeting that the implied threat of less was a disappointment and continue to feel offended by that approach, despite understanding that it all comes down to economics. If BP cannot do their best for Boston then perhaps they should not build at all on this site.

Lastly, I believe a comment regarding handicapped access is very important to address. I feel lucky not to require special accommodations right now and am a little embarrassed not to have noticed this issue. I think the Avalon and BP teams should be very embarrassed to have not addressed this issue. I hope the BRA will insist that we require the best possible access from both development teams for all the citizens of Boston.

Thank you for inviting comments.

Sincerely,  
 Caren Peters  
 100 Belvidere Street #6B  
 Boston 02199

## I-126-001

Please see Section 3.3, Urban Context - 888 Boylston. The design included within this DPIR reflects updates and discussions from PruPAC, City agencies and members of the public. The Proponent is committed to developing a design that compliments the Prudential Center and provides an appropriate transition between the Prudential Tower and to Boylston Street. As is customary with the City's development review procedures, the Proponent will continue to refine the design in cooperation with the BRA.

## I-126-002

The pedestrian connection between Exeter Street and the Plaza level has been redesigned to include both a public stair and public elevator.

I-126-001

I-126-002

