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MEMORANDUM

BOARD APPROVED

DECEMBER 14, 2017

TO: **BOSTON REDEVELOPMENT AUTHORITY**
D/B/A BOSTON PLANNING & DEVELOPMENT AGENCY (BPDA)*
AND BRIAN P. GOLDEN, DIRECTOR

FROM: JONATHAN GREELEY, DIRECTOR OF DEVELOPMENT REVIEW
MICHAEL CHRISTOPHER, DEPUTY DIRECTOR FOR DEVELOPMENT
REVIEW/GOVERNMENT AFFAIRS
TIM CZERWIENSKI, PROJECT MANAGER
ELIZABETH STIFEL, SENIOR ARCHITECT/URBAN DESIGNER
VIKTORIJA ABOLINA, SENIOR PLANNER

SUBJECT: PUBLIC HEARING TO CONSIDER THE APPLICATION OF QMG
HUNTINGTON LIMITED PARTNERSHIP TO THE BOSTON PLANNING &
DEVELOPMENT AGENCY FOR AUTHORIZATION AND APPROVAL OF A
PROJECT UNDER MASSACHUSETTS GENERAL LAWS, CHAPTER 121A
AND THE ACTS OF 1960, CHAPTER 652, BOTH AS AMENDED FOR THE
252-258 HUNTINGTON AVENUE PROJECT IN THE FENWAY
NEIGHBORHOOD OF BOSTON; ARTICLE 80 APPROVAL OF THE 252-264
HUNTINGTON AVENUE PROJECT.

SUMMARY: This Memorandum requests that the BRA Board authorize the Director to adopt a Report and Decision on the proposed 252-258 Huntington Avenue Project (the "Chapter 121A Project") which involves the demolition of two existing buildings; construction of an approximately 405,500 square foot, 32-story (362 feet tall) mixed-use building with up to 426 residential units, approximately 7,500 square feet of retail/restaurant/services space on the first two levels, approximately 14,000 square feet of cultural space for use by the Huntington Theatre Company under a 100-year lease, and approximately 114 parking spaces in an underground garage, under Massachusetts General Laws Chapter 121A and Chapter 652 of the Acts of 1960, both as amended (collectively, "Chapter 121A"); and to take the following actions regarding the proposed 252-264 Huntington Avenue Project, which

* Effective October 26, 2016, the BRA commenced doing business as the BPDA

includes both the Chapter 121A Project, and the renovation of the existing Huntington Theatre and the replacement of the existing annex building behind it with an approximately 37,000 square foot, five (5) story (70 foot tall) building with two stories below grade to house rehearsal space, production shops (including costume, sound, and electrical shops), dressing rooms and a green room, and loading area and associated space for the Huntington Theatre Company (the "Huntington Theatre Project") (collectively, the "252-264 Huntington Avenue Project" or "Article 80 Project"): (1) to issue a Scoping Determination Waiving Further Review pursuant to Article 80B, Section 80B-5.3(d) of the Boston Zoning Code (the "Code") determining that the Project Notification Form ("PNF") as updated adequately addresses any impacts of the 252-264 Huntington Avenue Project; (2) issue Certification(s) of Compliance upon successful completion of the Article 80 review process, subject to continuing design review; and (3) execute a Cooperation Agreement, a Boston Residents Construction Employment Plan, an Affordable Housing Rental Agreement and Restriction ("AHRAR"), and any and all other documents that the Director in his sole discretion deems necessary and appropriate and upon terms and conditions determined to be in the best interest of the BRA in connection with the 252-264 Huntington Avenue Project, which includes both the Chapter 121A Project and the Huntington Theatre Project.

PROJECT SITE

For purposes of Large Project Review pursuant to Article 80B, the project site consists of approximately 34,173 square feet on three (3) adjacent parcels at 252, 258, and 264 Huntington Avenue in the Fenway neighborhood (the "Project Site"). The Project Site is bounded by 250 Huntington Avenue to the northeast, Public Alley 821 to the southeast, Public Alley 822 to the southwest, and Huntington Avenue to the northwest. The Project Site currently consists of the following structures:

- 264 Huntington Avenue: the Huntington Theatre, a historic masonry structure and a four (4) story masonry annex to the rear, currently home to the Huntington Theatre Company, Inc. (the "Huntington Theatre Company"). (Collectively, the "Huntington Avenue Theatre"); and

- 252-258 Huntington Avenue: two (2) story masonry structures formerly housing ancillary uses to the Huntington Theatre Company, and institutional uses.

The Project Site is located a short distance from the Symphony station on the MBTA Green Line's E branch, and the Massachusetts Avenue station on the Orange Line.

DEVELOPMENT TEAM

The development team includes:

Art. 80 Proponent: QMG Huntington LLC (Chapter 121A Project)

Fan Du

John Matteson

Steve Goodman

Huntington Theatre Company, Inc. (Huntington Theatre Project)

Michael Maso

c. 121A Applicant: QMG Huntington Limited Partnership

Architects: Stantec Architecture (Chapter 121A Project)

B.K. Boley

James Gray

Zach Pursley

Bruner/Cott (Huntington Theatre Project)

Jason Forney

Scott Aquilina

Aoife Morris

Development: The Levi-Nielsen Company, Inc. (Chapter 121A Project)

Consultants Scott Nielsen

Leggat McCall (Huntington Theatre Project)

Mahmood Malihi

Megan Pasquina

Permitting: Epsilon Associates, Inc. (Article 80 Project)

Consultant Cindy Schlessinger

Talya Moked

Legal Counsel:	<u>Dalton & Finegold, LLP</u> (Chapter 121A Project) Jared Eigerman <u>Rubin & Rudman, LLP</u> (Chapter 121A Project) James Greene Andrew Kara <u>Kara Law Offices</u> (Chapter 121A Project) Henry Kara <u>Nutter, McClennen & Fish</u> (Huntington Theatre Project) Mary Marshall
Transportation: Consultant	<u>Howard Stein Hudson</u> Guy Busa Melissa Restrepo
Civil: Engineer	<u>Nitsch Engineering</u> (Chapter 121A Project) Gary Pease John Schmid Brad Staples Deborah Danik
Community: Outreach	<u>Nauset Strategies/Wharf Partners</u> (Chapter 121A Project) Michael K. Vaughan Christine McMahon

DESCRIPTION AND PROGRAM

QMG Huntington, LLC intends to gift the Huntington Avenue Theatre at 264 Huntington Avenue to the Huntington Theatre Company, Inc. The redevelopment of the Project Site will entail the demolition of the two remaining buildings; construction of an approximately 405,500 square foot, 32-story (362 feet tall) mixed-use building with up to 426 residential units, approximately 7,500 square feet of retail/restaurant/services space on the first two levels, approximately 14,000 square feet of cultural space for use by the Huntington Theatre Company; and approximately 114 parking spaces in an underground garage (together, the "Chapter 121A Project"); and the renovation of the existing Huntington Theatre and the replacement of the existing annex building behind it with an approximately 37,000 square-foot, five (5) story (70 foot tall) building with two stories below grade to house rehearsal space, production shops (including costume, sound, and

electrical shops), dressing rooms and a green room, and loading area and associated support space for the Huntington Theatre Company (the "Huntington Theatre Project") (collectively, the "252-264 Huntington Avenue Project" or the "Article 80 Project"). The Article 80 Project will comprise multiple components undertaken by separate entities, including a Chapter 121A entity whose formation must be approved by the BRA.

ARTICLE 80 REVIEW PROCESS

On January 11, 2017, in accordance with the BPDA's policy on mitigation as outlined in the Mayor's Executive Order Relative to the Provision of Mitigation by Development Projects in Boston, QMG Huntington, LLC, submitted a Letter of Intent for the Chapter 121A Project.

On June 15, 2017, letters soliciting nominations to the IAG for the Chapter 121A Project were delivered to City Councilor Tito Jackson, State Senator William Brownsberger, and State Representative Chynah Tyler. Additional letters seeking recommendations were delivered to the Office of Neighborhood Services and the City Councilors at large.

The letters sought nominations or recommendations to the IAG by June 22, 2017. Senator Brownsberger responded with two (2) nominations. The Office of Neighborhood Services responded with two (2) nominations. The BPDA Planning Department provided the remaining four (4) nominations. On June 26, 2017 letters were sent confirming that the remaining elected officials declined the opportunity to make nominations.

Eight (8) individuals were appointed to the IAG and have participated in advising BPDA staff on the determination and consideration of impacts and appropriate mitigation regarding the Proposed Project. The following list includes the names of the IAG members:

Bob Barnes
Kyle Bertoli
Kelly Brilliant
Eric Daniel
John Desjardins
Tim Horn
George Thrush

Robert Wright

QMG Huntington LLC (the "Proponent") filed a Project Notification Form ("PNF") for the Chapter 121A Project on June 26, 2017. Notice of the receipt by the BPDA of the PNF was published in the *Boston Herald* on June 26, 2017, initiating a thirty (30) day public comment period which was extended until October 3, 2017. The notice and the PNF were sent to the City's public agencies pursuant to Section 80A-2 of the Code.

Pursuant to Section 80B-5.3 of the Code, a Scoping Session was held on July 12, 2017 with the City's public agencies during which the Chapter 121A Project was reviewed and discussed. On September 19, 2017, the Proponent filed a letter to update the BPDA on changes made to the Article 80 Project since the Scoping Session, following a community meeting on September 7, 2017, including the addition of the Huntington Theatre Project (the "Project Update").

On July 19, 2017, the BPDA held a Public Meeting to discuss the PNF at the YMCA at 316 Huntington Avenue. The meeting was advertised in the *Bay State Banner*, listed on the BPDA website, and distributed to the Fenway email list. The BPDA held a second Public Meeting on September 7, 2017 at Symphony Hall, which included a discussion of the changes set forth in the Project Update. The meeting was advertised in the *Bay State Banner*, listed on the BPDA website, and distributed to the Fenway email list.

Meetings of the Impact Advisory Group ("IAG") were held on July 12, 2017, August 23, 2017 and October 4, 2017. The IAG meetings were listed on the BPDA website, and distributed to the Fenway email list.

The Article 80 Project also comes under jurisdiction of the Boston Civic Design Commission ("BCDC") pursuant to Article 28 of the Code. The Article 80 was approved by the BCDC at its December 5, 2017 meeting.

CHAPTER 121A APPLICANT

The Chapter 121A entity for which consent of the BRA is sought is QMG Huntington Limited Partnership, a Massachusetts limited partnership (the "Applicant"). The Applicant's general partner is QMG Huntington, LLC, a Massachusetts limited liability company, and whose limited partners are Huntington Member LLC, a

Massachusetts limited liability company, and Qianlong Huntington, LLC, a Massachusetts limited liability company.

CHAPTER 121A APPLICATION

On October 13, 2017, QMG Huntington Limited Partnership filed with the Authority an application entitled, "Application Under M.G.L. Chapter 121A for 252-258 Huntington Avenue Boston, Mass." (the "Application"), which seeks approval under Chapter 121A for the Chapter 121A Project.

As outlined in Section 7 of the Application, the redevelopment of the Chapter 121A Project cannot occur without the benefit of Chapter 121A aid. Under existing conditions, it is improbable that the Huntington Theatre would meet the current requirements of the state building code without the 14,000 square feet of cultural space to be delivered in shell-and-core condition for further fit-out by the Huntington Theatre Component (the "Cultural Component") being provided through the construction of the Chapter 121A Project, and current zoning would not allow for the construction of the residential building, with its provision of substantial new housing and the Cultural Component.

FINANCING OF THE CHAPTER 121A PROJECT

The estimated cost of the Chapter 121A Project will be approximately \$290 million dollars. As noted in the Application including but not limited to Section 4(b), the financing for the Chapter 121A Project will come from a variety of sources including but not limited to equity from affiliates or entities controlled by or related to QMG Huntington, LLC, and construction financing.

SECTION 6A CONTRACT

The Applicant has been in negotiations with the City of Boston Assessing Department as to the terms of the payments under the Section 6A Contract for the Chapter 121A Project.

ZONING AND BUILDING CODE DEVIATIONS

In order to carry out the Chapter 121A Project, the Proponent is seeking zoning relief under Chapter 121A with respect to certain aspects of the Chapter 121A Project from the Code, as further described in the Application and the Report and

Decision. The Chapter 121A Project is located within the Huntington Avenue Institutional Subdistrict ("IS") of the Fenway Neighborhood District (Section 66-19), the Groundwater Conservation Overlay District (Article 32), and the Restricted Parking Overlay District (Section 3-1A(c), and would require zoning relief for the following: floor area ratio, building height, usable open space, off-street parking and loading, groundwater conservation, and uses. In addition, because the Chapter 121A Project would be constructed directly along its westerly lot line with the preserved Huntington Theatre, the Applicant will seek a deviation from the Massachusetts State Building Code (Table 705.8) to allow windows, beginning above the highest point of the Huntington Theatre. Due to the Project's location within the Groundwater Conservation Overlay District, and the scope of the Project, the storm water infiltration system for the Project is designed to comply fully with system requirements under Article 32 of the Code.

COMMUNITY BENEFITS AND MITIGATION

Community Benefits

- **Theatre Stabilization**

When Boston University sold the Project Site, the Huntington Theatre Company, which has occupied the Huntington Avenue Theatre since its founding in 1982, lost its long-time subsidy from Boston University. Upon final approval of the Chapter 121A Project, without the timely filing of a petition challenging it, QMG Huntington LLC, or its affiliate/assignee, will grant fee ownership of the Huntington Avenue Theatre to the Huntington Theatre Company, or its affiliate/assignee with a use restriction benefiting both the grantor and the City, for nominal consideration. This grant will enable the preservation of an important historical and cultural resource, and ensure the stability of the Huntington Theatre Company.

- **Additional Cultural Space**

QMG Huntington LLC will construct and deliver to the Huntington Theatre Company 14,000 square feet of space on the first two floors of the Chapter 121A Project in shell-and-core condition for future fit-out by the Huntington Theatre Company, under a 100-year lease at nominal rent. This space will provide an accessible entrance to the Huntington Avenue Theatre, as well as additional lobby, reception, and programming space for the Huntington Theatre Company.

- **Donation to Parks**

To alleviate impacts on nearby parks in the Fenway, QMG Huntington LLC will make a donation for the benefit of Symphony Park and Harry Ellis Dickson Park on Edgerly Road.

- Recipient: Boston Parks and Recreation Department
- Use: Maintenance, landscaping, snow removal, seasonal plantings, and other projects at Symphony Park and Harry Ellis Dickson Park
- Amount: \$60,000
- Timeline: The \$60,000 contribution is due at the issuance of a building permit for the Proposed Chapter 121A Project

- **On-Site IDP Units**

As described below, QMG Huntington, LLC has committed to building its 55 Inclusionary Development Policy units on-site, and a partial IDP contribution of \$144,400 to the IDP Special Revenue Fund.

- **Active Lower-Level Uses**

The Chapter 121A Project will improve the Avenue of the Arts. First- and second-story uses will be visible from the street and open to the public. The largest such use will be the Cultural Component, which comprises up to 14,000 sf of new lobby, reception, and entertainment space for use by the adjacent Theatre during its 150 to 200 annual performances, and will also be used as a new performance, event, and gathering space for the community at other times. Approximately 7,500 sf of restaurant/retail/services uses at the first and second stories will further activate Huntington Avenue.

- **Sidewalk Improvements**

Sidewalk improvements will activate the street level of the project and expand the public realm compared to existing conditions. Embedded markings, design patterns, and lighting will create a visually interesting entrance to the theatre.

- **Fiscal Benefits**

The Project represents a private investment in the Project Area of approximately \$290 million in development costs, including approximately \$200 million in hard construction costs. Upon completion, the Project will generate approximately \$2.0 million in annual property tax revenues. The Project will create approximately 350 full-time-equivalent construction-phase

employment opportunities, and approximately 40 new full-time equivalent (“FTE”) permanent jobs once it opens.

The Article 80 Project does not require the payment of a Development Impact Project (“DIP”) Exaction, because it does not constitute a Development Impact Project within the meaning of Section 80B-7 of the Code.

Mitigation

- Through the Transportation Access Plan Agreement process, QMG Huntington LLC will coordinate with the Boston Transportation Department (“BTD”) on appropriate mitigation in the surrounding neighborhood. QMG Huntington LLC will also coordinate with BTD on appropriate measures to ensure safety at the locations where Public Alleys 820 and 822 intersect Huntington Avenue and St. Botolph Street.
- To mitigate wind impacts near the entrance to the Symphony MBTA station, QMG Huntington LLC has committed up to one-hundred thousand dollars (\$100,000) toward a sculptural or wayfinding element at the corner of Massachusetts Avenue and Huntington Avenue. QMG Huntington LLC will work in coordination with the Boston Department of Arts and Culture on the design of the sculptural or wayfinding element.
- To mitigate wind impacts on Gainsborough Street between St. Botolph Street and Huntington Avenue, particularly near the entrance to Jordan Hall, QMG Huntington LLC has committed to coordinating with the Boston Public Works Department on appropriate tree and/or shrub plantings on Gainsborough Street.

INCLUSIONARY DEVELOPMENT COMMITMENT

UNIT CONTRIBUTION

The Chapter 121A Project is subject to the Inclusionary Development Policy, dated December 10, 2015 (“IDP”), and is located within Zone A, as defined by the IDP. The IDP requires that 13% of the total number of units within the development be designated as IDP units. In this case, fifty-five (55) units within the Chapter 121A Project will be created as IDP rental units (the “IDP Units”), made affordable to households earning not more than 70% of the Area Median Income (“AMI”), as

published by the BPDA and based upon data from the United States Department of Housing and Urban Development ("HUD").

The location of the IDP Units will be finalized in conjunction with BPDA staff and outlined in the Affordable Rental Housing Agreement and Restriction ("ARHAR"), and rents and income limits will be adjusted according to BPDA published maximum rents and income limits, as based on HUD AMIs, available at the time of the initial rental of the IDP Units. IDP Units must be comparable in size, design, and quality to the market rate units in the Chapter 121A Project, cannot be stacked or concentrated on the same floors, and must be consistent in bedroom count with the entire Chapter 121A Project. In addition, fifteen percent of the IDP Units shall be built out for those with a mobility of sensory impairment. It is intended that these units will be allocated from units that the Proponent would already be required to provide under existing building codes.

The ARHAR must be executed along with, or prior to, the issuance of the Certification of Compliance for the Chapter 121A Project. The Proponent must also submit an Affirmative Marketing Plan (the "Plan") to the Boston Fair Housing Commission and the BPDA. Preference will be given to applicants who meet the following criteria, weighted in the order below:

- (1) Boston resident; and
- (2) Household size (a minimum of one (1) person per bedroom).

Where a unit is built out for a specific disability (e.g., mobility or sensory), a preference will also be available to households with a person whose need matches the build out of the unit. The City of Boston Disabilities Commission may assist the BPDA in determining eligibility for such a preference.

The IDP Units will not be marketed prior to the submission and approval of the Plan. An affordability covenant will be placed on the IDP Units to maintain affordability for a total period of fifty (50) years (this includes thirty (30) years with a BPDA option to extend for an additional period of twenty (20) years). The household income of the renter and rent of any subsequent rental of the IDP Units during this fifty (50) year period must fall within the applicable income and rent limits for each IDP Unit. IDP Units may not be rented out by the developer prior to rental to an income eligible household, and the BPDA or its assigns or successors will monitor the ongoing affordability of the IDP Units.

PAYMENT CONTRIBUTION

In addition, the Proponent is required to make a partial unit IDP contribution of \$144,400 to the IDP Special Revenue Fund ("IDP Fund"), held by the City of Boston Treasury Department, and managed by the City of Boston Department or Neighborhood Development. This payment will be made at the time of the building permit. Combined, this contribution together with the fifty-five (55) designated IDP Units satisfies fully the IDP requirements pursuant to the December 10, 2015 IDP.

RECOMMENDATION

BPDA staff has examined the PNF, the Application, and supplemental information filed with the BPDA on September 19, 2017, and finds that all such information contains sufficient evidence in support of the Article 80 Project to permit the BPDA to issue a Scoping Determination for the Article 80 Project, including the Chapter 121A Project. The Chapter 121A Project will eliminate a decadent area, and will support the goals City, BPDA and Fenway Neighborhood.

Therefore, BPDA staff requests that the BRA Board authorize the Director to take the following actions: (1) adopt a Report and Decision on the Chapter 121A Project under Chapter 121A; and (2) to take the following actions regarding the proposed 252-264 Huntington Avenue Project, which encompasses both the Chapter 121A Project and the Huntington Theatre Project": (a) issue a Scoping Determination Waiving Further Review pursuant to Article 80B, Section 80B-5.3(d) of the Boston Zoning Code (the "Code") determining that the Project Notification Form ("PNF") and Supplemental filing adequately address any impacts of the 252-264 Huntington Avenue Project, or any component thereof, including both the Chapter 121A Project and the Huntington Theatre Project; (b) issue one or more Certification(s) of Compliance for the 252-264 Huntington Avenue Project, or any component thereof, upon successful completion of the Article 80 review process, subject to continuing design review; and (c) execute one or more Cooperation Agreement(s), Boston Residents Construction Employment Plan(s), an Affordable Housing Rental Agreement and Restriction ("AHRAR"), and any and all other documents that the Director in his sole discretion deems necessary and appropriate and upon terms and conditions determined to be in the best interest of the BRA in connection with the proposed 252-264 Huntington Avenue Project, including both the Chapter 121A Project and the Article 80 Project.

Appropriate votes follow:

VOTED: That the document presented at this meeting entitled "REPORT AND DECISION ON THE APPLICATION BY QMG HUNTINGTON LIMITED PARTNERSHIP FOR AUTHORIZATION AND APPROVAL OF A PROJECT UNDER CHAPTER 121A OF THE GENERAL LAWS OF THE COMMONWEALTH OF MASSACHUSETTS AND CHAPTER 652 OF THE ACTS OF 1960, EACH AS AMENDED (the "Report and Decision" for the Chapter 121A Project" be, and hereby is, approved and adopted in all respects, and

FURTHER VOTED: That the Director of the Boston Redevelopment Authority (the "BRA") be, and hereby is, authorized to issue a Scoping Determination under Section 80B-5.3(d) of the Boston Zoning Code (the "Code") which: (i) finds that the Project Notification Form ("PNF") as updated adequately describes the potential impacts arising from the 252-264 Huntington Avenue Project, located at 252-264 Huntington Avenue in the Fenway neighborhood (the "Article 80 Project"), and provides sufficient mitigation measures to minimize these impacts; and (ii) waives further review of the Article 80 Project under Section 80B-5 of the Code, subject to continuing design review by the BRA; and

FURTHER VOTED: That the Director be, and hereby is, authorized to issue a one or more Certifications of Compliance under Section 80B-6 of the Code for the Article 80 Project, or any component thereof, upon the successful completion of all Article 80 processes; and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute one or more Cooperation Agreements, Boston Residents Construction Employment Plans, an Affordable Rental Housing Agreement and Restriction, and any and all other agreements and documents that the Director deems appropriate and necessary in connection with the Proposed Project, all upon terms and conditions determined to be in the best interests of the BRA.

DECEMBER 14, 2017

**REPORT AND DECISION ON THE APPLICATION BY QMG
HUNTINGTON LIMITED PARTNERSHIP FOR AUTHORIZATION AND APPROVAL
OF A PROJECT UNDER CHAPTER 121A OF THE GENERAL LAWS OF THE
COMMONWEALTH OF MASSACHUSETTS AND CHAPTER 652 OF THE ACTS OF
1960, EACH AS AMENDED**

A. The Hearing. A public hearing (the "Hearing") was held at 5:50 p.m. on December 14, 2017, in the Board Room of the Boston Redevelopment Authority d/b/a the Boston Planning & Development Agency (the "BPDA"), Room 901, on the 9th Floor of Boston City Hall, Boston, Massachusetts 02201 on the Application dated October 13, 2017 (the "Application"), by QMG Huntington Limited Partnership, a Massachusetts limited partnership (the "Applicant") for authorization and approval of a project (the "Project") under Chapter 652 of the Acts of 1960 ("Chapter 652") and Chapter 121A of the Massachusetts General Laws, both as amended (said Chapter 121A, together with Chapter 652 are sometimes collectively referred to as "Chapter 121A") to be undertaken by the Applicant, due notice of said hearing having been given previously by publication on November 30, , 2017 in the Boston Herald, a daily newspaper of general circulation in Boston, and by mailing, postage prepaid in accordance with Rule 4 of the Rules and Regulations Governing Chapter 121A Projects in the City of Boston, as adopted by the BPDA on June 22, 1978, as amended (the "Regulations"), and in accordance with the provisions of Section 13 of Chapter 652. Timothy J. Burke, Carol Downs, Michael P. Monahan, Dr. Theodore C. Landsmark and Priscilla Rojas, members of the BPDA, were present at the hearing.

In its consideration and approval of the Application, the BPDA has considered and made part of the record before it the Application itself, all documents, plans and exhibits filed therewith or referred to therein, the oral evidence presented at the Hearing, the exhibits offered in evidence at the Hearing, and the arguments and statements made at the Hearing.

Based upon all of the matters considered and made a part of the record of the Hearing, as above stated, the BPDA hereby finds, determines, declares and concludes as follows:

B. Project Area. The project area (the "Project Area") comprises the two (2) contiguous parcels of land located at 252 Huntington Avenue (Parcel ID 04-02292-000) and 258 Huntington Avenue (Parcel ID 04-02291-000), containing a total lot area of 17,093 square feet, in a portion of the Fenway neighborhood of Boston (Ward 4) known as the *Avenue of the Arts* district. The Project Area contains dilapidated two- (2-) story masonry structures housing ancillary uses to the Huntington Theatre Company, Inc. ("HTC"). The Project Area is generally bounded: on the northwest by Huntington Avenue, on the northeast by a three-story, mixed-use building commonly known as 250 Huntington Avenue; on the southeast by Public Alley 821; and to the southwest by the Huntington Avenue Theatre at 264 Huntington Avenue. The Project Area is located within the area of the Fenway Urban Renewal Plan (Project No. Mass. R-115), which received its original approval from the BPDA, Boston City Council, and Mayor in 1965 and from the Commonwealth of Massachusetts in 1967, due to the plan area's containing open, blighted, decadent, and/or substandard properties that are detrimental to the safety, health,

morals, welfare, or sound growth of the surrounding community. By its vote taken on March 23, 2016, the City Council extended the Fenway Urban Renewal Plan through April 30, 2022. A metes and bounds description of the Project Area is provided in Section (2)(a) of the Application and attached hereto as Exhibit A.

The Project Area is a “decadent area” within the meaning of Section 1 of Chapter 121A, which defines “Decadent area” as follows:

“Decadent area.” an area which is detrimental to safety, health, morals, welfare or sound growth of a community because of the existence of buildings which are out of repair, physically deteriorated, unfit for human habitation, or obsolete, or in need of major maintenance or repair, or because much of the real estate in recent years has been sold or taken for non-payment of taxes or upon foreclosure of mortgages, or because buildings have been torn down and not replaced and in which under existing conditions it is improbable that the buildings will be replaced, or because of a substantial change in business or economic conditions, or because of inadequate light, air, or open space, or because of excessive land coverage, or because diversity of ownership, irregular lot sizes or obsolete street patterns make it improbable that the area will be redeveloped by the ordinary operations of private enterprise, or by reason of any combination of the foregoing conditions.

The BPDA has identified the following elements from such definition to be present in the Project Area:

Buildings which are out of repair, physically deteriorated, unfit for human habitation, or obsolete, or in need of major maintenance or repair

Previous owners of the Project Area deferred maintenance and neglected capital improvements for decades at the Project Area. As evidenced in the Application, all of the structures within the Project Area are “out of repair, physically deteriorated,” “obsolete” and “in need of major maintenance or repair.” The photographs of the Project Area (the “Photographs”) and engineers’ reports (the “Engineers’ Report”) included in **APPENDIX 4** of the Application strongly evidence the decadence of the Project Area.

A substantial change in business or economic conditions ... make it improbable that the area will be redeveloped by the ordinary operations of private enterprise

The story of the continued growth of the City of Boston over the last ten (10) years is to a significant degree the story of the elimination of the blighting effect of property that is physically deteriorated, obsolete and in need of major maintenance or repair such as the Project Area and replacing it with more productive modern property that better serves the goals of the community and City of Boston at the large. During this time period, a number of new buildings have been constructed on property that was physically deteriorated, obsolete and in need of major maintenance or repair. Yet during that same period of robust growth in Boston, the Project Area has remained undeveloped. The Project has the potential to alter an entire neighborhood block, preserve and enhance space for the cultural arts, and be a transformative element for housing creation in the City of Boston.

The Huntington Theatre Company, Inc. has occupied portions of the Project Area -- as well as the adjacent Theatre at 264 Huntington Avenue -- since the company was founded in 1982. Until recently, HTC housed its scenery production facilities, telemarketing office, and rehearsal studio at 254 and 258 Huntington Avenue, in the Project Area, which also provided loading access to the Theatre.

Originally intended to accommodate retail space at the sidewalk level, with light storage on the upper floors, the two-story building at 252 Huntington Avenue was later operated as a public ballroom, nightclub, and cinema. B.U. took ownership in the early 1980s, and it was used as rehearsal space for the Theatre, which B.U. acquired in 1953. The two-story building at 258 Huntington Avenue has been used most recently as the Boston University Theatre Production Center, which has relocated to a new facility at 820 Commonwealth Avenue.

During the first 34 years of HTC's existence, B.U., as HTC's landlord, charged HTC only nominal rent for use of the Project Area, as well as the adjacent Theatre, and, in fact, provided economic support for the Theatre's daily operations. No portion of the Project Area, nor the Theatre Parcel, was subject to real property taxes, due to B.U.'s exemption. There was, therefore, a substantial change in business or economic conditions in 2016, when B.U. sold the Project Area and the adjacent Theatre Parcel in an arms-length transaction to QMG Huntington.

In 2017, QMG Huntington entered into a license agreement with HTC to allow HTC's continued use of the Theatre Parcel with the payment of only nominal rent, provided that HTC is responsible for the payment of real estate taxes, and its operating and maintenance expenses. QMG Huntington is not a tax-exempt entity, and so both the Project Area and the adjacent Theatre Parcel, still occupied by HTC, have become subject to real property taxes levied by the City of Boston.

In Fiscal Year 2017, the total assessed value of the 264 Huntington Avenue parcel alone was \$7,852,958, and, under its license, HTC is obliged as licensee of that parcel for tax payments of \$100,598 for the first two quarters of Fiscal Year 2018. This is a substantial financial burden for HTC, a key nonprofit cultural institution located on Boston's Avenue of the Arts. The Project Area is assessed at \$8,076,742.

The approval of the Project will stimulate the investment of private capital in the decadent Project Area, and the resulting construction, maintenance, and operation of the Project will assist in achieving permanent and comprehensive elimination of decadent conditions and in preventing the recurrence or redevelopment of such conditions. A combination of factors has conspired to produce this result.

The physical conditions of the existing structures located within the Project Area are unsuitable for use. As noted in the Photographs and Engineers' Report, the existing structures are physically deteriorated, obsolete and in need of major maintenance or repair. Furthermore, it is unlikely that renovation of the Theatre (as defined below) could meet current requirements of the State Building Code, and disabled access regulations, without the construction of the new, 14,000-sf Cultural Component (as defined below) within the Project Area. Such space could not be added to the historic Theatre itself, without fundamentally altering, and so compromising, the

890-seat auditorium at the Theatre's heart. Instead, through the Project, the Cultural Component will be delivered to HTC, the long-time operator of the Theatre, or HTC's affiliate/assignee, in shell-and-core condition for future fit-out, under a 100-year lease at nominal rent. Moreover, the size of the Project Area, as discussed in further detail below, has made the commencement of construction challenging.

The cost of the foundation for the Project will substantially exceed the cost for other comparable projects because of the small lot size of the Project Area and the Project's height of 362 feet and 32 stories. The foundation will need to be super reinforced in order to ensure that the Project is structurally sound. The underground parking garage will also significantly increase the constructions costs. Groundwater levels are anticipated to exist at a depth of approximately 10 feet below the ground surface, corresponding to Elevation 8 feet BCB, so any form of excavation must create a groundwater cut-off.

As noted above and in the Engineers' Reports included in the Application, many unduly expensive renovations and repairs are required for the existing structures within the Project Area to remain productive and for the Theatre to remain viable as a cultural use are not physically possible at the Theatre Parcel alone. The Tower (as defined below) will include the 14,000 sf Cultural Component, dedicated to serve the Theatre, including the Theatre's new main entrance and lobby, patron services such as box office, bar, food service, restrooms, and a function room for special events, all fully accessible. Upon completion of the Tower, QMG Huntington (as defined below) will sublease the Cultural Component to HTC, or its affiliate/assignee, for a term of 100 years, which will be delivered to HTC in shell-and-core condition, at nominal rent, and HTC, or its affiliate/assignee, will undertake the fit-out of the Cultural Component for use and occupancy as described in this Application.

Without the Project, it is improbable, at best, that the Project Area will be "redeveloped by the ordinary operations of private enterprise," such that the Theatre can be preserved, let alone rehabilitated for modern use.

Any combination of the foregoing reasons

The size of the Project Area is sub-optimal for the Project Area uses. For example, the percentage of the total footprint of each floor in the Project which must be dedicated to vertical transportation- elevators and egress stairs – and to bathrooms and utility rooms and chases is higher than a substantial proportion of comparable projects in the City. This lack of efficiency is most pronounced on the first floor of the Project. A substantial portion of the ground floor must be dedicated to the access ramps to for below grade parking and off-street loading. Thus, in addition to the space dedicated to vertical transportation, off-street parking and loading facilities consume a significant portion of the ground floor of the Project, leaving only a small proportion of the ground floor as revenue producing space. Furthermore, the Cultural Component is also a significant and costly portion of the Project Area and requires giving up most of the first two levels of any redevelopment within the Project Area

The size of the Project Area creates impacts beyond floor efficiency. A building with a small footprint requires more expensive exterior wall and window construction and maintenance in proportion to the volume of space which it encloses. Thus, each square foot of space

constructed in the Project is more expensive than a square foot in a building, even if of the same gross square footage, constructed on a larger lot.

The Project benefits the community by subsidizing, at considerable private cost to the Applicant, the preservation and rehabilitation of the Huntington Avenue Theatre, designed in 1923, and determined to be eligible for listing on the National Register of Historic Places, through the development within the Project Area of the Cultural Component. The Project will provide stability to the long-time operator of the Theatre, HTC, an important cultural institution of the City of Boston. This is only possible through redevelopment at the Project Area at greater intensity than would be possible without Chapter 121A aids.

In the absence of Chapter 121A aids, the Project Area will remain an economic and social liability that substantially impairs or arrests the sound growth of the *Avenue of the Arts*, and the City overall, retards the provision of improvements, decreases the value of private investments, and threatens sources of public revenue and the City's financial stability. With Chapter 121A aids, including the zoning deviations sought herein and the terms of the 6A Contract, as hereinafter defined, the Project will result in beneficial redevelopment of this decadent Project Area.

The need for the assistance provided under Chapter 121A is particularly critical because of the size of the Project Area. Furthermore, the need to incorporate the Cultural Component into the Project creates increased construction costs and construction complexity. A building of this size cannot generate sufficient revenue to meet projected costs of development, reflected in debt service upon amounts borrowed for construction and in return on the Applicant's investment, plus the costs of operation, including taxes or amounts in lieu thereof, both because of the limited number of square feet to generate revenue, and because the market discounts rents for low rise buildings which lack the panoramic views which other, taller residential buildings possess.

For the reasons set forth in this Report and Decision and accompanying votes and in the Application and in all documents, plans and exhibits filed therewith or referred to therein, the BPDA hereby declares that the Project Area is a decadent area as set forth in Section 1 of Chapter 121A. The Project will permanently and comprehensively overcome the decadent conditions existing in the Project Area, but can only do so with the aids provided by Chapter 121A. The BPDA finds that without the benefit of government intervention by the approval of the Project under Chapter 121A, development of the Project Area to overcome the decadent conditions of the Project Area, and the public benefits which the Project affords, would be unlikely if not impossible. These factors render it improbable that the Project Area could be redeveloped by the ordinary operations of private enterprise.

C. The Project. The goal of the Project is to redevelop a dilapidated, former institutional property along Boston's *Avenue of the Arts*, while leaving intact the historic, 890-seat theatre (the "Huntington Avenue Theatre" or "Theatre") at 264 Huntington Avenue, an approximately 17,080 sf parcel adjacent to the Project Area (the "Theatre Parcel"), so it may continue its cultural contributions to the City of Boston. To enable preservation of the Theatre, the Applicant proposes to construct a new, high-rise, mixed-use building (the "Tower") in the Project Area, including 14,000 square feet of new, handicapped-accessible space necessary to

support the Theatre (the “Cultural Component”). The Cultural Component will be delivered to the Huntington Theatre Company, Inc. (“HTC”), the long-time operator of the Theatre, or HTC’s affiliate/assignee, in shell and core condition for future fit out by HTC under a 100-year lease at nominal rent.

At the outset of the Project, fee ownership in the Project Area will be granted to the Applicant by QMG Huntington, LLC, an affiliate of the Applicant (“QMG Huntington” or “Tenant”). Pursuant to a ground lease, the Applicant, as ground lessor, will then ground lease the Project Area back to QMG Huntington, as ground lessee, as described in further detail below. As ground lessee, QMG Huntington will demolish the existing improvements at 252 and 258 Huntington Avenue, merge those two parcels into one (the “Tower Parcel”), and finance, construct, maintain, and manage, there, the Tower.

The Tower will have a building height of approximately 362 feet and 32 stories, and comprise three “Project Components,” all undertaken by the Applicant, as follows:

- Up to 426 dwelling units, served by lobby and amenity space, and an underground, accessory parking garage for up to 114 vehicles (the “Residential Component”)
- Up to 7,500 sf of retail/restaurant/services space at lower stories (the “Retail Component”); and
- The 14,000 sf Cultural Component at the first two stories, with direct access to and from the adjacent Huntington Avenue Theatre. Upon completion of the Tower, QMG Huntington, as sublessor, will deliver the Cultural Component in shell-and-core condition to HTC, or HTC’s affiliate/assignee, for future fit-out.

Project Element	Approximate Dimension
New Residential Component	426 dwelling units
New Retail Component	7,500 sf
New Cultural Component	14,000 sf
New Parking Garage	114 spaces
New Gross Floor Area	405,500 sf
Demolished Institutional Use	30,008 sf
Net Change in GFA	+375,492 sf
Height of New Tower	362 ft. / 32 stories.
Total Lot Area	17,093 sf
Total GFA	405,500 sf
Floor Area Ratio (“ <u>FAR</u> ”)	23.7

The ground lease between QMG Huntington L. P. and QMG Huntington will obligate QMG Huntington to secure financing for, and to develop, operate, and maintain the Project. Upon final approval of the Chapter 121A Project, without the timely filing of a petition challenging it, QMG Huntington LLC, or its affiliate/assignee, will grant fee ownership of the

Huntington Avenue Theatre to the Huntington Theatre Company, or its affiliate/assignee with a use restriction benefiting both the grantor and the City, for nominal consideration. By virtue of a Declaration of Restrictive Covenant, the Theatre Parcel will be limited to theatre and cultural uses, and accessory uses and activities.

The site plans are included in **APPENDIX 2** and the drawings are included in **APPENDIX 3** of the Application.

The BPDA finds that the Project, as so designed and described herein, fully addresses community input and comments, rendering it compatible with both the historic and contemporary surroundings near the Project Area.

D. Cost of the Project; Financing. In the opinion of the BPDA, the estimated cost of the Project of approximately Two Hundred Ninety Million (\$290,000,000) Dollars has been estimated realistically. It is not expected that any amounts in addition to those stated in Sections 4(b) of the Application will be required by the Applicant to complete the Project. The BPDA hereby approves the method of financing the Project set forth in Section 4(b) of the Application.

The Project will be financed initially with one or more construction loans, with an aggregate value of up to 90% of the cost of the Project, and the remaining 10% provided as equity by affiliates of the Applicant. The Tenant may borrow money secured by a leasehold mortgage upon its interest in the Ground Lease, but such financing shall not be subject to regulation under Chapter 121A nor subject to the approval of the BPDA. Applicant may be a guarantor of or co-borrower under any such financing by the Tenant, which guaranty or co-borrowing may be secured by a mortgage upon the ownership interest of Applicant in the Project Area, the Project, and the Ground Lease, and any such guaranty or co-borrowing shall not be subject to regulation under Chapter 121A nor subject to the approval of the BPDA.

E. Consistency with Master Plan. Development of the Project will not conflict with the Master Plan for the City of Boston ("1965/1975 General Plan for the City of Boston and the Regional Core," as prepared by the BPDA) (the "Master Plan"). The Project is consistent with the goals of the Master Plan and furthers the intent of land use and development planning for the district of Boston within which the Project Area is located. The Project also furthers the purposes of the Fenway Urban Renewal Plan. The Project Area is no longer owned by an institution, and is no longer suited to be part of a campus. As explained throughout the Application, without the aid of Chapter 121A deviations from the Zoning Code, including a maximum building height that exceeds 90 feet, undertaking the Project to enable the preservation and rehabilitation of the adjacent Theatre, and the viability of the HTC would be improbable, at best. Moreover, as described in Section 3(a) of the Application and as shown on the drawings included in **APPENDIX 3**, the Project is designed to enhance, not merely to maintain, the Huntington Avenue streetscape.

F. Effect of the Project; Public Use and Benefit. The Project will not be in any way detrimental to the best interests of the City, or to the public safety or convenience, nor will it be inconsistent with the most suitable development of the City. The Project constitutes a public use

and benefit, will forward the best interests of the City, is being undertaken for a public purpose, and is necessary and desirable for the following reasons.

For all the reasons given in the Application, approval of the Project under Chapter 121A will stimulate the investment of private capital in the decadent Project Area, and the resulting construction, maintenance, and operation of the Tower will assist in achieving permanent and comprehensive elimination of decadent conditions and in preventing the recurrence or redevelopment of such conditions. The Application will undertake and carry out the Project: to raze the existing, two-story masonry buildings at 252 and 258 Huntington Avenue, both of which are physically deteriorated, obsolete, and in need of major maintenance and repair, as stated above.

The Project will eliminate a decadent area and create in its place a sensitively designed, mixed-use building that addresses several pressing needs. The following are the specific direct public benefits which the Project will provide, or which will be undertaken in conjunction with the Project:

Theatre Stabilization

The goal of the Project is to redevelop dilapidated, former institutional property along Boston's *Avenue of the Arts*, while leaving intact the historic Huntington Avenue Theatre, so it may continue its cultural contributions to the City of Boston. It is unlikely that renovation of the Theatre could meet current requirements of the State Building Code, and disabled access regulations, without the construction of the new, 14,000-sf Cultural Component in the Project Area. Such space could not be added to the historic Theatre itself, without fundamentally altering, and so compromising, the 890-seat auditorium at the Theatre's heart. Instead, through the Project, the Cultural Component will be delivered to the Huntington Theatre Company, Inc., the long-time operator of the Theatre, or HTC's affiliate/assignee, in shell-and-core condition for future fit-out, under a 100-year lease at nominal rent. Accommodating the Cultural Component requires giving up most of the first two levels of any redevelopment within the Project Area, and adds approximately \$7.0 million in hard construction costs.

Active Lower-Level Uses

The Project will improve the *Avenue of the Arts*. First- and second-story uses will be visible from the street and open to the public. The largest such use will be the Cultural Component, which comprises up to 14,000 sf of new lobby, reception, and entertainment space for use by the adjacent Theatre during its performances, and will also be used as a new performance, event, and gathering space for the community at other times. Approximately 7,500 sf of restaurant/retail/services uses at the first and second stories will further activate Huntington Avenue.

Sidewalk Improvements

Just as the glass façade of the lower-level uses will invite public connection, so too will the adjacent sidewalk become a signature space on the *Avenue of the Arts*. With embedded

markings and design patterns to create the feel of being onstage, along with glowing elements at night, the streetscape can come alive for pedestrians and offer a unique welcome to the Theatre.

Striking Architecture

The Tower's engaging façade and elements will anchor the visual terminus of the *Avenue of the Arts*. The Project enables the preservation the Theatre, designed in 1923, and eligible for listing on the National Register of Historic Places.

Transit-Oriented Development

The Project is consistent with the City's smart-growth and transit-oriented development principles. Within one half block of the MBTA's Symphony (Green Line) subway station, and two blocks of the MBTA's Massachusetts Avenue (Orange Line and Silver Line) subway station, the Project Area supports the objectives of smart growth; specifically, new developments at existing nodes of excellent transit routes.

Market-Rate and Inclusionary Affordable Housing

The Project will result in up to 426 new dwelling units, all offered for rent during the term of its Chapter 121A designation. The Project is subject to the Mayor's Executive Order regarding inclusionary affordable housing, as most recently amended by an Executive Order dated December 9, 2015, as well as the BPDA's Inclusionary Development Policy. The Project will provide fifty-five (55) Inclusionary Development Policy ("IDP") units and a partial unit IDP contribution of \$144,4000 to the IDP Special Revenue Fund.

Fiscal Benefits

The Project represents a private investment in the Project Area of approximately \$290 million in development costs, including approximately \$200 million in hard construction costs. Upon completion, the Project will generate approximately \$2.0 million in annual property tax revenues. The Project will create approximately 350 full-time-equivalent construction-phase employment opportunities, and approximately 40 new full-time equivalent ("FTE") permanent jobs once it opens.

Environmental Benefits

The Project will be designed to be LEED-certifiable at a "Silver" level, consistent with Zoning Code Article 37. The Project Area is proximate to public transit, which will reduce vehicle trips, mileage, and emissions.

Public Parks

To alleviate any impacts on nearby parks in the Fenway neighborhood, the Applicant will make a donation of twenty-five thousand dollars (\$25,000) to the Boston Parks and Recreation Department for use in the maintenance, landscaping, snow removal, and seasonal plantings at Symphony Park and Harry Ellis Dickson Park on Edgerly Road. This \$25,000 contribution is due at the issuance of a building permit for the Project.

In summary, a public exigency exists that makes the use, acquisition, planning, clearance, rehabilitation or rebuilding of the Project Area for the Project a public use and benefit, for which private property may be regulated by wholesome and reasonable orders, law, and directions set forth in this Report and Decision.

The Applicant shall commit to the above listed benefits in the contracts required under Article 80, including a Cooperation Agreement, a Transportation Access Plan Agreement, and a Boston Residents Construction Employment Plan. Such agreements will provide, among other things, that:

The Project Participants will comply with all applicable legal requirements concerning the hiring of construction workers in all City-sponsored developments. In all events, the

Applicant shall comply with the Boston Residents Jobs Policy. The Applicant will execute a Boston Residents Construction Employment Plan (“BRCEP”) providing that the general contractors, and those engaged by the general contractor for construction of the Project on a trade-by-trade basis will be required to use Best Efforts to meet the following Boston Residents Construction Employment standards: (a) at least fifty-one percent (51%) of the total employee work hours in each trade shall be bona-fide Boston residents; (b) at least forty percent (40%) of the total employee work hours in each trade shall be minorities; (c) at least twelve percent (12%) of the total employee work hours in each trade shall be by women.

The Project will involve the construction of various spaces within the Tower, including, without limitation, the Retail Component and the Cultural Component, which together will constitute a single building under the State Building Code. The Project will require a declaration by the BPDA, with the approval of the Mayor, that each such Project Component constituting a portion of the Tower constitutes a separate building for the purposes of Chapter 138 of the Massachusetts General Laws (Alcoholic Liquors).

The Project Area does not include land within any location approved for the extension of the Massachusetts Turnpike into the City of Boston.

The Parking Garage will not be substantially detrimental to buildings occupied by a school within 500 feet, and so the Project merits issuance of a license for the erection, maintenance and use of a parking garage under Chapter 316 of the Acts of 1922. Through the normal application process, the Applicant will demonstrate to the City that the Parking Garage complies with all applicable fire-safety codes, with specific regard to the storage of gasoline within parked vehicles.

The carrying out of the Project will not involve the destruction or rehabilitation of buildings occupied in whole or in part as dwellings. The Project will not involve the displacement of more than five business units.

G. Environmental Considerations. The Project has undergone two (2) independent reviews to evaluate its potential environmental impact, including, among other things, on traffic and parking for the Project Area and the surrounding neighborhood: Large Project Review by the BPDA under Section 80B of the Boston Zoning Code; and Massachusetts Environmental Policy (“MEPA”) review by a division of the Massachusetts Department of Environmental Protection (“MassDEP”). The Relevant MEPA documents were included in **APPENDIX 11** of the Application. QMG Huntington filed a Project Notification Form (“PNF”) for the Project with the BPDA on June 26, 2017, and filed a supplement accepted by the BPDA on September 19, 2017. Concurrently, the MEPA division of the Massachusetts Department of Environmental Protection is reviewing the Project under MEPA. QMG Huntington filed an Environmental Notice Form (“ENF”) for the Project on June 26, 2017, of which notice published in the *Environmental Monitor* on July 12, 2017, a MEPA Certificate issued on August 11, 2017.

Pursuant to the provisions of Section 61 of Chapter 30 of the Massachusetts General Laws, the BPDA hereby finds and determines that the Project will not result in significant damage or impairment to the environment and further finds and determines that all practicable

and feasible means and measures have been taken, or will be utilized, to avoid or minimize damage to the environment.

H. Minimum Standards. The minimum standards for financing, construction, maintenance and management of the Project as set forth in Section 3(e) of the Application (the "Minimum Standards") are hereby adopted and imposed as Rules and Regulations (in addition to those hereinafter adopted and imposed) applicable to the Project for the same period as the Project is subject to the provisions of Chapter 121A.

I. Deviations from Code and Ordinance. Exhibit 1 attached to this Report and Decision lists deviations from zoning, building, health and fire laws, codes, ordinances and regulations in effect in the City of Boston needed for the Project. For the reasons set forth in said Exhibit 1, and upon considering all of the matters made a part of the record of the Hearing, the BPDA finds the deviations set forth in Exhibit 1 to this Report and Decision are necessary for the carrying out of the Project and are therefore granted, and the BPDA hereby finds that such permission may be granted without substantially derogating from the intent and purposes of such laws, codes, ordinances and regulations.

Notwithstanding anything to the contrary which may be contained herein, the BPDA hereby acknowledges and agrees that the rights and benefits conferred by the foregoing deviations are intended to run with and benefit the Project Area and the Project and may be enjoyed or exercised by any one or more of the Applicant, the Project Participants, or by any lessees, sublessees, assignees or mortgagees thereof, including without limitation the Tenant and their respective successors and assigns, and by any other party claiming under, by or through any of the foregoing.

J. Duration of Period of Tax Exemption. The Applicant did not seek any extension to the period of property tax exemption under Chapter 121A. Accordingly, the approval granted by this Report and Decision shall remain in force and effect for a period of fifteen (15) years from the date on which the vote of the BPDA adopting this Report and Decision shall be final, the Mayor's approval is obtained, the BPDA has filed such vote as approved with the City Clerk (such filing date with the City Clerk being the "Approval Date") and the occurrence of the Effective Date (as defined below).

K. Further Aspects of the Decision. For all of the reasons set forth in the foregoing Paragraphs A through J of this Report and Decision, the BPDA hereby approves the undertaking of the Project by the Applicant pursuant to Chapter 121A in the manner described in the Application and subject to and with the benefits of the provisions set forth in the Application, as affected by the terms of this Report and Decision, and without limiting the generality of the foregoing, makes and grants the following determinations, agreements, findings and approvals in addition to those set forth above:

1. The Applicant may undertake the Project by developing, constructing, operating, managing and maintaining the Project, or by causing the Project to be developed, constructed, operated and maintained. Nothing contained in this Report and Decision shall be deemed to obligate the Applicant: (a) to develop the Project, any Project Component, the Project

Area, or any portion of it; or (b) if the Applicant does elect to develop the Project Area, or any portion of it, to do so in any particular sequence or order.

2. Without limiting the generality of the foregoing, the BPDA hereby approves the following ownership, lease and operating structure for the Project: The Project Area will be acquired and owned by the Applicant. Applicant will enter into a ground lease (the "Ground Lease") of the Project Area to Tenant. The Ground Lease will have a fifteen (15) year term. The Ground Lease will obligate the Tenant to develop, operate and maintain the Project either directly or through arrangements with affiliated parties. Only the rent paid to the Applicant as landlord under the Ground Lease will constitute the gross income of the Applicant from all sources under Section 10 of Chapter 121A. The Applicant and the Tenant are sometimes referred to herein as the "Project Participants."

3. The Applicant may develop, construct, operate, manage and maintain the Project or employ or contract with one or more parties (any of which may be affiliates of the Applicant) to develop, construct, operate, manage and maintain the Project, or any portion thereof, as applicable, pursuant to an operating, master or ground lease, management agreement or other agreement. Without limiting the generality of the foregoing, the BPDA acknowledges the fact that, as set forth in Section 4(b) of the Application, the Applicant will lease the Project Area to the Tenant pursuant to the Ground Lease. The Tenant will, in turn, enter into various third party occupancy leases for space in the Project. Any such party under an operating, master or ground lease, management agreement or other agreement, including without limitation the Tenant under the Ground Lease, will in no event be subject to the provisions of Chapter 121A or the approval of the BPDA, it being understood that lessees, sublessees, occupants and users of the Project or portions thereof, may pay rents, expenses and other payments related to the use and occupancy of the Project, or portions thereof, directly to the Tenant or such other party, which payments would not be included in the gross income of the Applicant.

4. The Applicant may grant and/or acquire, from time to time, on terms not inconsistent with this Report and Decision, such easements and other property rights, leases, utility easements and reciprocal easements which are reasonably necessary for the financing, construction, operation, maintenance, and management of the Project. Upon any such grant and notice thereof to the BPDA, the property or interest therein granted shall, without further action by the BPDA, be excluded from the Project and the Project Area. Conversely, upon any such acquisition by the Applicant and notice thereof to the BPDA, the acquired property or interest therein shall, without further action by the BPDA, be included as part of the Project, a Project Component, or the Project Area, as the case may be.

5. To the extent the Applicant hereafter desires to modify the Project, the Applicant shall notify the BPDA of such proposed change and such change shall be subject to the approval of the BPDA. So long as the proposed change is not a "fundamental" change which would require treatment as a new application within the meaning of Chapter 121A, the BPDA agrees expeditiously to consider such requested change and further hereby agrees to grant approval for a change which is a "Minor Change" as hereinafter defined. A "Minor Change" shall be one that: (i) modifies the square footage of the Project by no more than ten percent (10%), plus or minus, and has been approved by the Director of the BPDA, acting reasonably

and without delay, (ii) causes a Project Component to be combined with another Project Component, or (iii) otherwise effects a change in the Project that is certified by the Director to the BPDA to be a non-fundamental modification of the Project. Notwithstanding anything herein or in agreement entered into pursuant hereto to the contrary, any use of or improvements to the Project or the Project Area or any portion thereof that is consistent with as-of-right use of the Project Area under the Code as of the date of this Report and Decision shall not require the approval of the BPDA or the Director of the BPDA.

6. The BPDA specifically waives any requirements of the Rules and Regulations Governing Chapter 121A Projects in the City of Boston, as adopted by the BPDA on June 22, 1978, as amended, with which the Application is not in conformity, and grants all approvals needed for the Project to be undertaken as herein set forth.

7. The BPDA agrees that (i) none of the Project Participants nor any of their respective partners, members, managers, venturers, trustees, beneficiaries, shareholders, officers, directors, employers or agents or any of their respective successors and assigns (including, without limitation, mortgagees) or any person or entity directly or indirectly holding any interest in any of the foregoing, shall have any personal liability hereunder or under any agreement or undertaking related hereto specifically set out herein or in any agreements entered into as required hereby; (ii) the Applicant shall be subject to the obligations of Chapter 121A, and enjoy the rights and privileges thereunder, and shall be subject to the terms, conditions and obligations of this Report and Decision from the Approval Date, but such approval shall not become effective until the date (the "Effective Date") on which the Applicant acquires the Project Area, enters into the Ground Lease with the Tenant for the Project Area and all the conditions under Section 7 of the 6A Contract have been satisfied, and shall continue subject to the terms hereof for the fifteen (15) year period from the Effective Date, and the Applicant shall not thereafter be subject to the obligations of Chapter 121A, nor enjoy the rights and privileges thereunder, nor be subject to the terms, conditions and obligations of the approval granted in this Report and Decision, except that all deviations, approvals and/or permissions granted in the Approval, as the same may hereinafter be amended before termination of Chapter 121A designation, with respect to the Project shall remain in full force and effect, as lawful nonconformities, consistent with applicable state and local law; (iii) all of the provisions hereof shall be binding upon and inure to the benefit of the Applicant and its successors and assigns; and (iv) whenever in the future any notice, agreement, consent or any other action is required of the Applicant hereunder, the same shall be treated as authorized and sufficient if given or taken by the Applicant hereunder or its successors or assigns. Upon the occurrence of the Effective Date, the BPDA and the Applicant shall enter into written letter agreement specifying the Effective Date and provide a copy thereof to the Commissioner of Assessing.

8. The BPDA hereby approves the Minimum Standards specified in Section 3(e) of the Application and the contract proposed to be entered into under Section 6A of Chapter 121A with respect to the Project (the "6A Contract") in substantially the same form attached to the Application as Appendix 6, subject to any changes to the 6A Contract as the Commissioner of Assessing shall determine to be necessary or desirable.

9. The BPDA hereby approves the proposed Regulatory Agreement for the Project in substantially the same form as attached to the Application as Appendix 7 (the "Regulatory Agreement"); and authorizes the Director to take any action and to execute the Regulatory Agreement in the name of and on behalf of the BPDA, which may be on such terms and conditions as the Director deems appropriate and in the best interests of the BPDA and the City, with such changes to the Regulatory Agreement as the Director, in his discretion, shall determine to be necessary or desirable, his execution and delivery of any such Regulatory Agreement or taking of any such action to be conclusive evidence of his determination and of the BPDA granted to him hereunder.

10. The BPDA hereby agrees that if, in connection with development of the Project, the Applicant shall seek the BPDA's consent and approval to transfer all or a portion of its interest in the Project and/or the Project Area to one or more persons, associations of persons in the form of joint ventures, partnerships, limited partnerships, , trusts or charitable corporations for the purpose of undertaking the Project or such portion of the Project, upon application of the proposed transferee pursuant to the provisions of Sections 18B or 18C of Chapter 121A and Section 13A of Chapter 652 for approval of any such transfer, the Director will within thirty (30) days thereafter submit such application to the BPDA for its consideration if the following conditions are satisfied: (x) the application includes information demonstrating to the reasonable satisfaction of the Director that the Project or portion of the Project to be undertaken by such transferees is economically feasible because of financing or equity commitments or other resources to be committed thereto, (y) the transferee assumes in writing all of the obligations of the Applicant under Chapter 121A, the 6A Contract, and under the approvals by and agreements with the City of Boston and the BPDA under Chapter 121A relating thereto, and (z) any such transferee is not engaged in any dealings or transactions, directly or indirectly, (a) in contravention of any U.S., international or other economic sanctions or anti-money laundering legislation, orders, regulations or conventions, including, without limitation, the United States Bank Secrecy Act, the United States Money Laundering Control Act of 1986, the United States International Money Laundering Abatement and Anti-Terrorist Financing Act of 2001, the Trading with the Enemy Act (50 U.S.C. §1 et seq., as amended), the International Emergency Economic Powers Act (50 U.S.C. § 1701 et seq.), any foreign asset control regulations administered by the U.S. Department of the Treasury's Office of Foreign Assets Control ("**OFAC**") (31 C.F.R., Subtitle B, Chapter V, as amended) or any enabling legislation or executive order relating thereto, the Uniting and Strengthening America by Providing Appropriate Tools Required to Intercept and Obstruct Terrorism Act of 2001, Public Law 107-56 and the regulations promulgated thereunder (collectively, the "**Patriot Act**"), or (b) in contravention of Executive Order No. 13224 issued by the President of the United States on September 24, 2001 (Executive Order Blocking Property and Prohibiting Transactions with Persons Who Commit, Threaten to Commit, or Support Terrorism), as may be amended or supplemented from time to time ("**Executive Order 13224**") or (c) on behalf of terrorists or terrorist organizations, including those persons or entities that are included on any relevant lists maintained by the United Nations, North Atlantic Treaty Organization, Organization of Economic Cooperation and Development, OFAC, Financial Action Task Force, U.S. Securities & Exchange Commission, U.S. Federal Bureau of Investigation, U.S. Central Intelligence Agency, U.S. Internal Revenue Service, or any country or organization, all as may be amended

from time to time. The conditions set forth in clauses (x), (y) and (z) above are referred to herein as the "Transfer Conditions". Upon approval by the BPDA, any such entity shall be subject to the burdens and receive the benefits of Chapter 121A and any approval granted pursuant to this Report and Decision. The foregoing provisions shall not limit or impair the rights and privileges of parties providing financing for the Project (or parties claiming by or through such lenders) as provided in Section 16A of Chapter 121A or as otherwise provided in this Report and Decision or by applicable law. Further, nothing herein shall restrict, nor require approval for, the transfer, assignment, conveyance, sale or other hypothecation of an interest, in whole or in part, in the Applicant or in any entity other than the Applicant. In addition, and without derogation of the foregoing, the BPDA agrees that the organization, re-organization, transfer, conveyance, sale, assignment, pledge or hypothecation of the Tenant, or of the entire or any partial interest or beneficial interest in the Tenant, shall not be subject to regulation under Chapter 121A, nor to the approval of the BPDA.

11. The BPDA hereby agrees that the obligations of the Applicant pursuant to the Application and this Report and Decision are conditioned in all respects upon (i) the acquisition by the Applicant of a long-term ground lease interest, or such other interests as are sufficient, in the Applicant's determination, to undertake and complete the Project, in the land comprising the Project Area, and (ii) the gross income of the Applicant for purposes of Sections 10 and 18C of Chapter 121A being limited to gross income actually received by the Applicant from the Ground Lease. If the conditions set forth in clause (ii) above are not met at any time during the term of the Applicant's designation under Chapter 121A pursuant to this Report and Decision, then the Applicant shall have the right to seek the termination of the designation of the Project and the Project Area under Chapter 121A, and the Director shall, within thirty (30) days of such application, recommend to the BPDA that it approve such termination. In any event, and in addition to any provisions regarding termination available to the Applicant, if any of the conditions set forth in this Paragraph K.11 are not met at any time during the term of the Applicant's designation under Chapter 121A pursuant to this Report and Decision, the Applicant shall have the right to seek such remedies as may be available at law or in equity, including, without limitation, the right to bring an action for mandamus or specific performance.

Consistent with Section 18C of Chapter 121A, the partners of the Applicant, solely in their capacity as such, and not in their individual capacity nor in their capacity as lessees/tenants, ground lessees/ground tenants, sublessees/subtenants or as partners or members in any lessee/tenant, ground lessee/ground tenant, sublessee/subtenant or any other entity having any interest in the Project or any other entity, including without limitation, QMG Huntington or any developer, each shall not receive or accept as net income from the Project, any sum in excess of an annual cumulative eight percent (8%) return on amounts invested in the Project by the Applicant for so long as the Project is subject to Chapter 121A; except that, if in any year the Applicant has so received a sum less than the aforesaid eight percent (8%) return, they may receive in a subsequent year or years, additional sums not exceeding in the aggregate the amount of such deficiency, without interest. The eight percent (8%) return will be based upon the total amount of equity invested in the Project by the Applicant, as such equity may be increased from time to time; provided that, prior written notice is given to the BPDA, and sufficient evidence or documentation is provided to the BPDA to support any increases in equity (the "Equity"). Nothing in this paragraph shall be applicable to the distribution of proceeds from the sale of

capital assets of the Applicant, including without limitation, the Project (or applicable Project Component thereof).

12. The BPDA hereby agrees that the Applicant shall not be held in any way liable or otherwise responsible for delays which may occur in the financing, construction, repair, maintenance, and/or management of the Project, nor for the failure to perform its obligations under this Application or otherwise, by reason of scarcity of materials or labor, labor difficulties, damage by fire or other casualty, unusually severe weather, delays of contractors or subcontractors, or any other cause beyond the reasonable control of the Applicant, including, without limitation, delays due to the presence of hazardous materials in, on, or under the Project Area, or any portion thereof. The Applicant shall use due diligence to secure all such permissions, variances, permit, and licenses, and to overcome any such delays. Subject to the provisions hereof regarding transfers of interests by the Applicant in and to the Project and the Project Area, the approvals granted to, and the obligations of, the Applicant pursuant to this Report and Decision shall inure to the benefit of, and shall be binding upon, the Applicant and its successors and assigns.

13. Upon the expiration of the term of the Applicant's designation under Chapter 121A pursuant to this Report and Decision, the Applicant shall pay or cause to be paid a gap payment to cover the time period between the termination date and the date the Project Area becomes taxable pursuant to Chapter 59 of the General Laws. The gap payment shall be equal to the Contract Amount (as defined in the 6A Contract) that would have been made for such period if the Project had remained subject to this Agreement. The gap payment for the balance of the calendar year during which this Agreement terminates shall be payable on or before March 15 of the year following the year in which the Agreement terminates. Such amount for the first six (6) months of the year following the year in which this Agreement terminates shall be payable on or before June 30 of the year following the year in which this Agreement terminates.

14. If any provisions of the Report and Decision or the approval granted pursuant to this Report and Decision, or of any of the agreements entered into in connection therewith, are held invalid by a court of competent jurisdiction, the remainder of such provisions shall not be affected thereby.

15. The respective rights and remedies of the parties under the approval granted pursuant to this Report and Decision or under any of the agreements entered into in connection therewith or at law shall be cumulative, and the exercise of any one or more of such rights or remedies shall not preclude the exercise, at the same or different times, of any other such rights or remedies.

16. Any provision of this Report and Decision or of any of the agreements entered into in connection therewith may be waived in writing by the party having the benefit of such provision without the necessity of amendment or modification hereof or thereof.

17. Recognizing that the parties may find it necessary to establish to third parties the then current status of performance under the approval granted pursuant hereto or under any of the agreements entered into in connection with such approval, the BPDA hereby agrees and requires that either the Applicant or the BPDA, on the written request of the other

made from time to time, will promptly furnish a written statement on the status of any matter pertaining to such performance within thirty (30) days of such request.

EXHIBIT 1

Statement of Permissions Required for Project to Deviate from any Zoning, Building, Health or Fire Law, Ordinance or Regulation in Effect in the City of Boston

The following is a statement of all permissions to deviate from any zoning, building, health or fire law, codes, ordinance or regulation in effect in Boston which are required for the Project.

Deviations from the Boston Zoning Code

The Applicant requests that the BPDA grant, and the Mayor Approve, the following deviations from the Boston Zoning Code, which the Applicant believes do not substantially derogate from the intent and purposes of the Zoning Code:

1. **Floor Area Ratio (“FAR”):** The maximum FAR permitted by right within the Huntington Institutional Subdistrict of the Fenway Neighborhood District, and south of Huntington Avenue, is 8.0. (Zoning Code s. 66-21, citing Table D.) The Project will result in an FAR of 23.7 (405,500 sf/17,093 sf).
2. **Building Height:** The maximum building height permitted by right within the Huntington Institutional Subdistrict of the Fenway Neighborhood District, and south of Huntington Avenue, is 90 feet. (*Id.*) The Tower will have a building height of 362 feet.
3. **Usable Open Space:** The minimum usable open space per dwelling unit by right throughout the Huntington Institutional Subdistrict of the Fenway Neighborhood District is 75 sf per dwelling unit. (*Id.*) The Project will include approximately 3,700 sf of usable open space, in the form of a front setback, and a rooftop deck, serving 426 dwelling units.
4. **Off-Street Parking and Loading:** Normally, 0.75 parking spaces are required per dwelling unit in the Huntington Institutional Subdistrict of the Fenway Neighborhood District. (*Id.* s. 66-42, citing Table F.) The Project will include a 114-space garage beneath the Tower accessory to 426 dwelling units, which is a ratio of 0.27 parking spaces per dwelling unit. Proposed projects that are subject to Large Project Review with Transportation Access Plans (“TAPAs”) that include a Parking Management Element, as is expected for this Project, must assess the need for alternative parking options, including car sharing, bicycle parking, and carpool/vanpool parking, to minimize the number of accessory parking spaces, promoting a more sustainable pattern of development and efficient use of land, and promoting good design. (*Id.* s. 66-42, citing Table F, n1.) The Project includes covered storage for up to 426 bicycles (one per dwelling unit). Loading for the Project will be approved as part of the Large Project Review of the Project undertaken in accordance with Section 80B of the Zoning Code.
5. **Groundwater Conservation:** Due to the Project’s location within a Groundwater Conservation Overlay District, and the scope of the Project, a storm water infiltration system

for the Project would normally be approved by conditional use permit by the Boston Board of Appeal. (*Id.* ss. 32-4 and -5.) The Project is designed to comply fully with system requirements, but approval is sought without a conditional use permit.

6. **Uses:** In addition to the uses already allowed as of right within the Project Area in accordance with Article 66 of the Code, the uses of the Project will include bar and restraint, whether with or without live entertainment, including live entertainment after 10:30 p.m., in order to provide the appropriate uses for the Retail Component and the Cultural Component, in accordance with the expressed planning goals to activate the *Avenue of the Arts*.

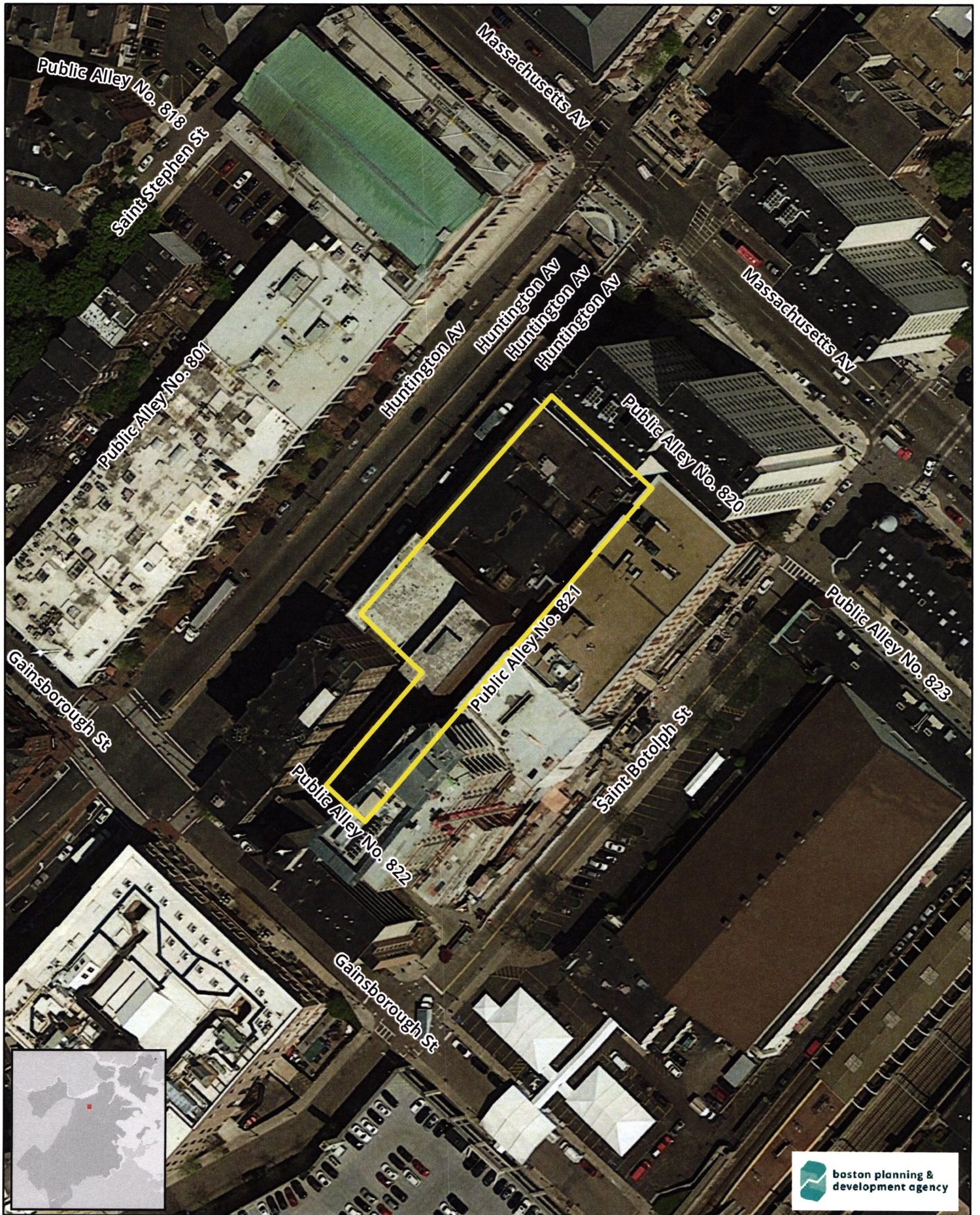
Deviations from the Massachusetts State Building Code

The Applicant will seek the following deviation from the Massachusetts State Building Code (the “SBC”), which the Applicant believes do not substantially derogate from the intent and purposes of the SBC:

7. **SBC, 780 CMR Table 705.8:** Beginning a point above the ground that is no lower than the highest point of the Theatre as it exists as of the Effective Date, the maximum area of unprotected or protected openings permitted in the westerly exterior wall in any story of the Tower may exceed the values set forth in Table 705.8, as if the fire-separation distance of the Tower from the westerly lot line with the Theatre Parcel were ten (10) feet.

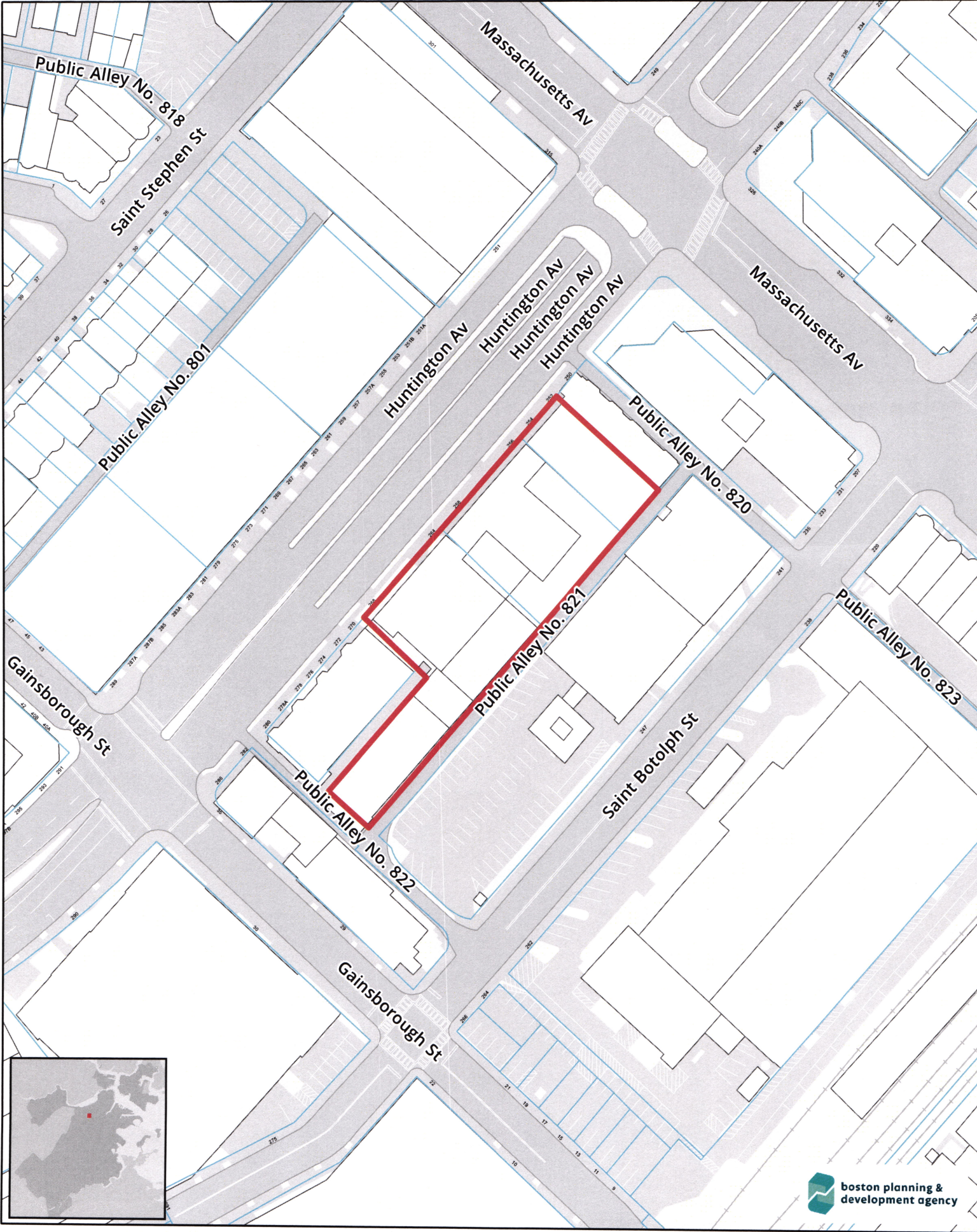
252-264 Huntington Avenue, Fenway

1:1,200



252-264 Huntington Avenue, Fenway

1:1,200



Boston Groundwater Trust

229 Berkeley St, Fourth Floor, Boston, MA 02116
617.859.8439
www.bostongroundwater.org

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Executive Director

Christian Simonelli

July 25th, 2017

Tim Czerwienski, Project Manager
Boston Planning & Development Agency
One City Hall Square
Boston, MA 02201-1007

Subject: 252-264 Huntington Avenue Project Notification Form

Dear Mr. Czerwienski:

Thank you for the opportunity to comment on the 252-264 Huntington Avenue project notification form (PNF) located in the Fenway area of the City. The Boston Groundwater Trust was established by the Boston City Council to monitor groundwater levels in sections of Boston where the integrity of building foundations is threatened by low groundwater levels and to make recommendations for solving the problem. Therefore, my comments are limited to groundwater related issues.

The project is located in the Groundwater Conservation Overlay District (GCOD) established under Article 32 of the Zoning Code. As stated in the PNF the project is proposed to be designed and constructed to comply with the requirements of Article 32.

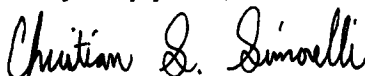
Also stated in the PNF compliance with the GCOD requires both the installation of a recharge system and a demonstration that the project cannot cause a reduction in groundwater levels on site or on adjoining lots. The PNF states that the proposed new building will require excavation to depths of approximately 15 to 30 feet for construction of foundations and below grade basement (with 4 levels of underground parking.) The Project is anticipated to be supported on either a shallow mat foundation bearing on the natural, inorganic Marine Deposits or on deep foundations bearing in dense glacial soils or bedrock. As stated in the PNF temporary earth support walls will be needed to excavate the basement level and construct below grade foundations. The type and design of both the temporary earth support system and foundation system will provide for adequate support of the structures and utilities and be compatible with the subsurface conditions.

As stated in the PNF the Project will result in no negative impact on groundwater levels within the lot in question or adjacent lots. Before the GCOD zoning approval can be put in place, the proponent must provide the BPDA and the Trust a letter stamped by a professional engineer registered in Massachusetts that details how it will accomplish what is stated in the PNF and meets the GCOD requirement for no reduction in groundwater levels on site or on adjoining lots. The letter must confirm that the basement, with 4 levels of underground parking, will be fully waterproofed and have no underdrains or pumps installed as part of the construction.

The PNF states that the proponent will work with the Groundwater Trust to ensure that the Project has no adverse impact on nearby groundwater levels. In addition, the PNF states that due to the Project location, nature of the proposed construction, and proximity to surrounding buildings, a monitoring program will be developed and implemented prior to the start of construction. Prior to implementation of the monitoring program, performance criteria will be established to protect adjacent structures and will be included in the contract documents. Construction activities will be required to comply with the established criteria based on the data collected from the monitoring. Groundwater levels should be monitored prior to, during, and following construction to ensure adequate groundwater levels are maintained within the Project vicinity. The data should be furnished to the Trust and the Authority on a weekly basis. In the event that groundwater levels drop below the observed pre-construction baseline levels during construction, provisions must be in place to halt construction and dewatering until the cause is found and remedied. The proponents Engineer shall work with the Trust on reviewing the monitoring wells in the area to be read and reported.

I look forward to continuing to work with the proponent and the Agency to assure that this project can have only positive impacts on area groundwater levels.

Very truly yours,

A handwritten signature in black ink, reading "Christian S. Simonelli". The signature is written in a cursive, flowing style.

Christian Simonelli
Executive Director

CC: Kathleen Pederson, BPDA
Maura Zlody, BED



CITY OF BOSTON

THE ENVIRONMENT DEPARTMENT

Boston City Hall, Room 709 • Boston, MA 02201 • 617/635-3850 • FAX: 617/635-3435

October 3, 2017

BOSTON LANDMARKS COMMISSION

Mr. Tim Czerwienski
Project Manager
Boston Planning & Development Agency
One City Hall Square
Boston, MA 02201

RE: 252-264 Huntington Avenue - Project Notification Form

Dear Mr. Czerwienski:

Staff of the Boston Landmarks Commission (BLC) has reviewed the Project Notification Form (PNF) submitted for the proposed project at 252-264 Huntington Avenue referenced above. Thank you for the opportunity to comment on the Huntington Avenue Project, which would entail the preservation of the theater at 264 Huntington Avenue, the demolition of two structures at 252 and 258 Huntington Avenue, and the construction of a tower on the site, which is part of Boston's Avenue of the Arts district.

Staff commends the effort to architecturally preserve and restore the Jewett Repertory Theatre (also known as the Huntington Theatre), as well as facilitate an economic plan for the historic structure's ongoing use. Staff also commends the marked contrast between the existing historic structure and new construction, which serves to highlight the ongoing evolution and transformation of a dynamic cultural district.

However, staff has concerns regarding the height and scale of the proposed tower, which would drastically redefine the urban design character of the Avenue of the Arts district. Staff encourages meticulous design and detailing of the new structure so as to mitigate any adverse impact of wind, shadow, and urban design character on nearby buildings and the district of which they are a part. Value engineering and common cost-saving strategies or substitutions should be eliminated from the development process. Staff also encourages the new design to relate to the existing urban character and reinforce the existing Huntington Avenue streetscape and pedestrian scale of the arts district.

Staff also encourages applicant to consider alternatives to demolishing the structure at 252-254 Hunting Avenue, which was designed in the early 1920s by Frederick Norcross, and the structure at 256-258 Huntington Avenue, which was originally designed in 1915 as a post office by Thomas Short. In a BLC survey from the 1980s, both structures are described as "architecturally distinguished" buildings and recommended to be part of a larger Symphony District, which would include Symphony Hall, Horticulture Hall, and Jordan Hall. Since the 1920s, when Charles Innes dubbed the corner of Massachusetts and Huntington Avenues the "amusement center of Boston and new England," the district has survived subway and underpass transportation construction, urban renewal, and construction of high-rises in the 1970s. Both of these Huntington Avenue structures remain important facets of that evolution.

The Boston University Theatre Production Centre (commonly known as Childs Dining Hall Company) at 258 Huntington is particularly significant. According to BLC's Back Bay inventory form, the structure is a "handsome formally designed two-story commercial building contributing significantly to the design quality of the Huntington Avenue streetscape and the vicinity between Horticultural and Symphony Halls and the YMCA." The classic revival, cast-stone façade remains historically intact, maintaining its original arcaded

structure, diamond-paned leaded glass, engaged Corinthian columns, relief and carved sculptures. Staff recommends the incorporation of this structure into the proposed development. Failing that, staff recommends a strategic reuse of façade elements and ornamentation.

Finally, it is important to note that the proposed demolition of these buildings will entail Article 85 review. Given previous interest by BLC in the two buildings slated for demolition, as well as their individual and urban design significance, the project will likely require an Article 85 community meeting and hearing. BLC staff encourages the applicant to submit an Article 85 application as early in the process as possible. The community meeting can be done in concert with other community meetings and staff encourages this to minimize the number of community meetings, as well as ONS's workload. The Article 85 community meeting also requires the presentation of alternatives to demolition, which affords an opportunity to consider comments above or other approaches that help preserve integral facets of the Avenue of the Arts.

Please do not hesitate to contact BLC staff at (617) 635-3850 if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Todd Satter', with a long horizontal flourish extending to the right.

Todd Satter
Staff Architect

**Boston Water and
Sewer Commission**



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

July 25, 2017

Mr. Tim Czerwienski
Boston Planning & Development
One City Hall Square
Boston, MA 02201

Re: 252-264 Huntington Avenue, PNF

Dear Mr. Czerwienski:

The Boston Water and Sewer Commission (the "Commission") has reviewed the Project Notification Form ("PNF") for the proposed Hunting Theatre project at 252-264 Huntington Avenue (the "Project") in Boston.

The proposed Project consists of the redevelopment of three lots—252, 258 and 264 Huntington Avenue. The Proponent intends to preserve the existing theater and build on the remaining two lots at 252 and 258 Huntington Avenue. The Proponent proposes to construct a 32-story building with up to 426 residential units, 14,000 square feet of cultural space, and up to 7,500 square feet of retail space. Also, the Proponent proposes approximately 114 parking spaces in a four-level underground garage, with off-street loading on Public Alley 821. Two existing office buildings will be demolished in order to accommodate the Project.

Water, sewer, and storm drain service for the site is provided by the Boston Water and Sewer Commission. For domestic water service the Project site is served by a 20-inch southern high water main and a 16-inch southern low water main on Huntington Avenue adjacent to the site. On the far north easterly side of Huntington Avenue there are a 12-inch and 8-inch southern low water mains. Water consumption for the Project is estimated at 79,063 gpd. It is anticipated that for water service the Project will connect to water mains located on Huntington Avenue.

Existing Boston Water and Sewer Commission combined and sanitary sewer mains are located in Public Alley No. 820, Public Alley No. 821, and Gainsborough Street, near to the Project site. Estimated sewage generation for the project is a net increase of 69,625 gallons per day (gpd). For sanitary discharges it is anticipated that the Project will connect to the existing sanitary sewer located on Public Alley No. 821.

For drainage the Project site is served by storm drains located on Public Alley No. 820, Public Alley No. 821, Huntington Avenue, Public Alley No. 822, and Gainsborough Street, near the Project site. The PNF does not indicate where the Proponent proposes to connect the Project to the drain system. The existing site is covered by three buildings and is entirely impervious.

The Commission has the following comments regarding the proposed Project:

General

1. The Proponent must submit a site plan and General Service Application to the Commission for the proposed Project. The site plan must show the location of the water mains, sewers and drains serving the Project site, as well as the locations of existing and proposed service connections. To assure compliance with the Commission's requirements, the Proponent should submit the site plan and General Service Application to the Commission's Engineering Customer Service Department for review when the design for the Project is at 50 percent complete.
2. Any new or relocated water mains, sewers and storm drains must be designed and constructed at the Proponent'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.
3. With the site plan the Proponent must provide detailed estimates for water demand (including water required for landscaping), wastewater generation, and stormwater runoff for the Project.
4. It is the Proponent's responsibility to evaluate the capacity of the water and sewer system serving the Project site to determine if the systems are adequate to meet future Project demands. With the site plan, the Proponent must include a detailed capacity analysis for the water and sewer systems serving the Project site, as well as an analysis of the impact the Project will have on the Commission's systems and the MWRA's systems overall. The analysis should identify specific measures that will be implemented to offset the impacts of the anticipated flows on the Commission and MWRA sewer systems.
5. Developers of projects involving disturbances of land of one acre or more are required to obtain an NPDES General Permit for Construction from the Environmental Protection Agency. The Proponent is responsible for determining if such a permit is required and for obtaining the permit. If such a permit is required for the proposed Project, a copy of the Notice of Intent and any pollution prevention plan submitted to EPA pursuant to the permit must be provided to the Commission's Engineering Services Department prior to the commencement of construction.
6. Before the Proponent demolishes the existing structures existing water and drain connections that won't be re-used must be cut and capped in accordance with Commission standards. The Proponent must complete a Termination Verification Approval Form for a Demolition Permit, available from the Commission. The completed form must be submitted to the City of Boston's Inspectional Services Department before a Demolition Permit will be issued.

Sewage/Drainage

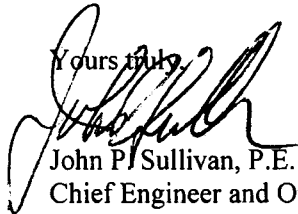
7. The Department of Environmental Protection (DEP), in cooperation with the Massachusetts Water Resources Authority (MWRA) and its member communities are implementing a coordinated approach to flow control in the MWRA regional wastewater system, particularly the removal of extraneous clean water (e.g., infiltration/ inflow ("I/I")) in the system. Pursuant to the policy new developments with design flow exceeding 15,000 gpd of wastewater are subject to the Department of Environmental Protection's regulation 314 CMR 12.00, section 12.04(2)(d). This regulation requires all new sewer connections with design flows exceeding 15,000 gpd to mitigate the impacts of the development by removing four gallons of infiltration and inflow (I/I) for each new gallon of wastewater flow added. The Commission will require the Proponent to develop an inflow reduction plan consistent with the regulation. The 4:1 reduction should be addressed at least 90 days prior to activation of water service, and will be based on the estimated sewage generation provided with the Project site plan.

8. The discharge of dewatering drainage to a sanitary sewer is prohibited by the Commission and the MWRA. The discharge of any dewatering drainage to the storm drainage system requires a Drainage Discharge Permit from the Commission. If the dewatering drainage is contaminated with petroleum products for example, the Proponent will be required to obtain a Remediation General Permit from the EPA for the discharge.
9. The site plan must show in detail how drainage from the building's roof top and from other impervious areas will be managed. Roof runoff and other stormwater runoff must be conveyed separately from sanitary waste at all times.
10. The Project is located within Boston's Groundwater Conservation Overlay District (GCOD). The district is intended to promote the restoration of groundwater levels and reduce the impact of surface runoff. Projects constructed within the GCOD are required to include provisions for retaining stormwater and directing the stormwater towards the groundwater table for recharge.
11. The Proponent must fully investigate methods for infiltrating stormwater on-site before the Commission will consider a request to discharge stormwater to the Commission's system. A feasibility assessment for infiltrating stormwater on-site must be submitted with the site plan for the Project.
12. The Massachusetts Department of Environmental Protection (MassDEP) has established Performance Standards for Stormwater Management. The Standards address stormwater quality, quantity and recharge. In addition to Commission standards, the proposed Project will be required to meet MassDEP's Stormwater Management Standards.
13. In conjunction with the site plan and General Service Application the Proponent will be required to submit a Stormwater Pollution Prevention Plan. The plan must:
 - Specifically identify how the Project will comply with the Department of Environmental Protection's Performance Standards for Stormwater Management both during construction and after construction is complete.
 - Identify specific best management measures for controlling erosion and preventing the discharge of sediment, contaminated stormwater or construction debris to the Commission's drainage system when construction is underway.
 - Include 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 construction.
14. The Commission requests that the Proponent install a permanent casting stating: "Don't Dump: Drains to Boston Harbor" next to any new catch basin installed as part of the Project. The Proponent may contact the Commission's Operations Division for information regarding the purchase of the castings.
15. The Commission encourages the Proponent to explore additional opportunities for protecting stormwater quality by minimizing sanding and the use of deicing chemicals, pesticides and fertilizers.

Water

16. The Proponent is required to obtain a Hydrant Permit for use of any hydrant during construction of the Project. The water used from the hydrant must be metered. The Proponent should contact the Commission's Operations Department for information on obtaining a Hydrant Permit.
17. The Commission utilizes a Fixed Radio Meter Reading System to obtain water meter readings. Where a new water meter is needed, the Commission will provide a Meter Transmitter Unit (MTU) and connect the device to the meter. For information regarding the installation of MTUs, the Proponent should contact the Commission's Meter Installation Department.
18. The Proponent should explore opportunities for implementing water conservation measures in addition to those required by the State Plumbing Code. In particular the Proponent should consider indoor and outdoor landscaping which requires minimal use of water to maintain. If the Proponent plans to install in-ground sprinkler systems, the Commission recommends that timers, soil moisture indicators and rainfall sensors be installed. The use of sensor-operated faucets and toilets in common areas of buildings should also be considered.

Thank you for the opportunity to comment on this Project.

Yours truly,

John P. Sullivan, P.E.
Chief Engineer and Operations Officer

JPS/as

cc: Fan Du, QMG Huntington, LLC
Marianne Connolly, Mass. Water Resources Authority
Maura Zlody, Boston Environment Department
Phil Larocque, Boston Water and Sewer Commission

Tim Czerwienski, AICP
Project Manager, Boston Planning & Development Agency
One City Hall Square
Boston, MA 02201

Re: 252-264 Huntington Avenue – Project Notification Form

Dear Mr. Czerwienski:

The Friends of Symphony Park are an all-volunteer organization charged with the maintenance of Symphony Community Park in the East Fenway neighborhood. Our members represent buildings and organizations with a vested interest in our community's open space:

Boyd Smith: Property owner and landlord for over 25 years, including management for Church Park Apartments at 199-255 Massachusetts Avenue (508 units), Westland Avenue Garage and Whole Foods Grocery, and Symphony Court Apartments (43 Westland Avenue and 44 Burbank Street)

Morville House: Senior housing facility providing 176 units of low income, federally subsidized housing for seniors, housing 210 residents

Fenway Community Development Corporation: Property owner for Burbank Gardens at 31 Burbank Street, providing 52 units of low and moderate income housing, as well as several other properties in the vicinity of the park

Fenway Civic Association: Civic group working to maintain, fundraise, and coordinate care for Harry Ellis Dickson Park and Symphony Community Park; also provides free park programs for seniors

The Friends have served as primary caretakers for the park for more than 40 years, spearheading its recent community-led restoration valued at more than \$800,000 and entering into a formal maintenance agreement with the City of Boston's Parks and Recreation Department. Boyd Smith and Fenway Civic additionally partner for care of Harry Ellis Dickson Park. After review of the supplemental shadow studies presented on October 4, 2017, we wish to offer the following comments:

The placement of the proposed 32-story tower adjacent to the Huntington Theatre presents a unique challenge to properties along Westland Avenue, Burbank Street, and Edgerly Road, creating new net shadows during the winter months, significantly reducing limited winter sunlight, with Symphony Community Park (both near Burbank Gardens and Morville House) receiving added shadow from November through January and Dickson Park receiving shadows from October through February. The three areas of Harry Ellis Dickson Park, Burbank Gardens, and parkland abutting Morville House are active at all times of year and importantly, host walkways and paths from residences that require winter snow removal with consideration for those with high access needs, namely mobility-impaired senior populations. The impact of the proposed building shadows in winter, in addition to preventing light for residents, also impacts solar melt, much needed between typical winter snow events for snow clearing and removal. While no net shadows are cast in other months, the height of the proposed towers adds to the potential intensity and depth of existing shadows. Mechanical penthouses will also add to the length of the shadows and do not appear to be modeled in the presentation. Because the capital restoration of the park

was initiated by safety concerns caused from seniors falling in the park, their continued safety is a primary concern.

We would request the proponent explore alternate massing concepts that minimize net shadows on the parks. Buildings have great impact that affect human use and comfort in open space and public realm. Icy conditions present potentially deadly falls for seniors who already face difficulty with daily mobility that restricts their use of other city parks. If height reduction through restriction of parking or residential components is possible, we ask these measures be explored and supported by the BPDA.

Should the project proceed with net new shadows on the parkland encompassing Harry Ellis Dickson Park and Symphony Community Park adjacent to Burbank Gardens and Morville House, we ask that 252-264 Huntington Avenue enter into a contract with the Friends that will assure ongoing assistance to mitigate snow removal issues and park maintenance concerns, and that will support the ongoing quality of the parkland. Potential failure of existing plantings as a result of light reduction should be considered, with support provided for design/infrastructural mitigation solutions. Technological mitigation of shadow through implementation of heliostats should be investigated; a reference for existing implementation to support parks include New York's Teardrop Park, where three solar mirrors reflect sun from the top of the building onto nearby parkland.

Harry Ellis Dickson Park was created through a BRA project in 1980, transforming a PWD-owned traffic island into open space with the statement that land would be maintained by abutting property owners, coordinated by the City of Boston. The height of the proposed project onto Dickson Park creates new shadows for five months of the year. We ask that the developer join efforts to maintain Dickson Park under the guidance of the Boston Parks and Recreation Department and Public Works, including providing support for winter snow removal (currently being performed by Boyd Smith). Technical support for measures to address winter ice melt, including paver modifications, should be provided.

We ask that the developer also provide specific support to Symphony Community Park to help mitigate snow/ice concerns, and to enter into the formal contract with the Friends and Boston Parks and Recreation Department to help with the ongoing care to the park, incorporating the above mentioned support for assistance with winter access, technical support for potential planting failure due to change of light conditions, and implementation of technological enhancements to address shadows. These commitments for Dickson Park and Symphony Park should last for as long as the impacts from the building and include transfer of ownership to future property owners. We would be happy to meet with the developer, the Boston Parks and Recreation Department, and the BPDA to discuss development impacts and resulting park needs further. A list of support to address these open spaces follows.

Sincerely,

The Friends of Symphony Community Park:

Marie Fukuda/Fenway Civic, Bill Smith/Boyd Smith, Linda Brown/Morville House, and Burbank Gardens/The Fenway Development Corporation

Appendix A: Mitigation Support / Harry Ellis Dickson Park and Symphony Community Park

Harry Ellis Dickson Park – support to include

- Snow clearing: Winter access between Edgerly Road and Westland Avenue pedestrian crossings
- Technical assistance/implementation for paver alternatives to mitigate ice conditions
- Technical assistance for landscape design and planting services due to plant failure attributed to decreased light conditions
- Seasonal plantings in spring and fall
- Installation of irrigation systems to provide water to raised planting beds
- Power washing: Twice yearly washing of granite facings and aluminum sculpture
- Professional landscaping services

Symphony Community Park –support to include

- Formal contract with the Boston Parks and Recreation Department with the Friends to provide support to Symphony Community Park
- Snow clearing: Access through parkland from November through January
- Technical assistance for landscape design and planting services due to plant failure attributed to decreased light conditions
- Implementation of solar reflective devices/heliostats to mitigate loss of sunlight onto parkland and pathways into the park

These commitments to be directed by the Friends through the Boston Parks and Recreation Department, and to include transfer of ownership to future property owners of 252-264 Huntington Avenue

November 7, 2017

BY E-MAIL AND HAND DELIVERY

Boston Civic Design Commission
c/o David Carlson, Executive Director
One City Hall Square, 9th Floor
Boston, Massachusetts 02201

Re: Opposition to Proposed Project at 252-264 Huntington Avenue

Dear Commissioners:

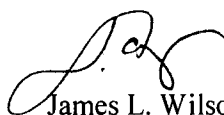
As a primary service provider to the residents of 270 Huntington Avenue, we are writing to voice our strong opposition to the proposed project at 252-264 Huntington Avenue (the "Project", referred to by the applicant as the "West Wing") proposed by QMG Huntington, LLC (the "Applicant").

270 Huntington Avenue serves a vital role in the City by providing a home for low income, mentally and physically challenged individuals, who receive substantial services from the MA Departments of Mental Health and Public Health. For more than twenty years we have provided comprehensive supportive services for these residents, the majority of whom are formerly homeless persons with mental illness or HIV/AIDS, many being dual diagnosis with substance abuse histories.

We are concerned that not only will the construction of a 10-story building directly behind 270 have significant impact on the fragile mental health of our residents, but also the fact that this new building will effectively block the light and air that currently exists from half of our residents' windows. This will be an additional emotional hardship for those who have the fewest options available to them.

We urge the City to consider the well-being of these challenged residents prior to giving any approvals to the proposed development.

Sincerely,



James L. Wilson II
Director of Administration & Operations

cc: Timothy Czerwienski, BPDA

Riviera Condominium Association, Inc.
and
270 Huntington Avenue Associates L.P.
270 Huntington Avenue, #716
Boston, Massachusetts 02115

November 7, 2017

BY E-MAIL AND HAND DELIVERY

Boston Civic Design Commission
c/o David Carlson, Executive Director
One City Hall Square, 9th Floor
Boston, Massachusetts 02201

Re: Opposition to Proposed Project at 252-264 Huntington Avenue

Dear Commissioners:

As President and a member of the Board of Governors of Riviera Condominium Association, Inc., and also as owner of 75 of the 90 residential units in the building, I write in strong opposition to the project at 252-264 Huntington Avenue (the "Project") proposed by QMG Huntington, LLC (the "Applicant"). Riviera Condominium ("Riviera") is located at 270 Huntington Avenue, which directly abuts the Project. Specifically, Riviera opposes the recent addition of a new 7 to 10 story building to the Project (referred to by the applicant as the "West Wing") as it would render approximately fifty percent (50%) of the residential units in the building virtually uninhabitable and have profound negative impacts on the lives of the frail residents.

The proposed West Wing is located directly behind the Riviera, separated only by an 8 foot wide private alley of which Riviera owns to the center line. Thus, the building would be 4 feet from our property line and run the entire length of our building. The Riviera is 7 stories high and its site slopes to the rear. Its first floor commercial space (Pizzeria Uno, etc.) is double height. Therefore, the existing 4-story West Wing roof approximately aligns with our first residential floor (our second floor) and only partially impacts one residential floor. Fifty-percent (50%) of the residential units have only rear exposure. The proposed 7 to 10 story expansion of the West Wing will completely block 45 residential condominiums with a façade 8-12 feet from our windows and a height taller than our building which will render those units nearly uninhabitable.

270 Huntington Avenue Associates Limited Partnership ("270 LP"), of which I am owner, purchased 75 of the residential units more than twenty years out of foreclosure from Dime Savings Bank during the "S&L Crisis" with funding from the City of Boston. At that time the building was called "A shooting Gallery" of drugs and guns by Fenway News. In partnership with the City, State and HUD and in concert with community groups, the surrounding institutions and social service advocates we deed-restricted all of our 75 units as affordable housing, including 49 dedicated specifically for homeless persons with mental illness or HIV/AIDS, many being dual diagnosis with substance abuse histories. For more than twenty years, Vinfen Corporation and Justice Resource Institute ("JRI"), two of Boston's most respected service providers, have infused this housing with comprehensive supportive services, funded by Massachusetts Departments of

Mental Health and Public Health. The annual cost of the supportive services exceeds \$500,000 annually. For homeless individuals with severe special needs, this supportive housing is quite literally the difference between life and death.

It should also be noted that several of our residents with mental illness had significant issues concerning the recent construction of the New England Conservatory building, which is much further behind our building. We can only imagine the impact of the West Wing expansion which will occur just outside their windows.

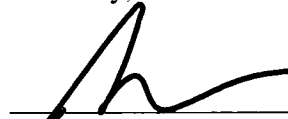
Riviera also opposes the late addition of the proposed West Wing to the Project because it is not going to be built or financed by the Applicant. It is inappropriate and unfair to abutters and others for this new building to be approved as an add-on to an entirely different project without adequate public process and future oversight of the true developer who has not filed a PNF or submitted itself to the ongoing jurisdiction of the BCDC or other city agencies.

In addition to the human impacts and the legal deficiencies, the proposed West Wing also has serious design issues that must be considered and are reasons why the building should be rejected by the Boston Civic Design Commission ("BCDC"). First and foremost, the design of the West Wing has not even been finalized so it is not possible for BCDC to properly consider or approve of the design. Moreover, the building fills the lot to its maximum with no respect to its impact on its surroundings. 270 Huntington Avenue is listed on the National Register of Historic Places and the proximity of the West Wing does not respect or respond to the historical importance of 270 Huntington Avenue and will in fact be deleterious to it.

Furthermore, the proximity of the proposed West Wing to 270 Huntington Avenue does not recognize the constraints of the two sites and the congestion of the properties or the impact that such congestion will have on the light and air available to the sensitive residents who will be forced to live just feet away. Similarly, the proximity of the buildings raises the question of whether the Boston Fire Department could respond to an incident or emergency on the back sides of either 270 Huntington Avenue and the proposed West Wing. The specific width of the alley at the west end of the proposed West Wing does not appear wide enough for a fire truck. Given that numerous residents live on the backside of 270 Huntington Avenue, the issue of emergency access is vital and must be addressed in a full and complete design.

For these reasons, the BCDC, should not approve the Project insofar as it includes the late addition of the West Wing.

Sincerely,



Caleb Clapp
President and Governor,
Riviera Condominium Association, Inc.
and President of the General Partner,
270 Huntington Avenue Associates L.P.

cc: Timothy Czerwienski, BPDA



Via Email: (tim.czerwinski@boston.gov)

Tim Czerwinski
Boston Planning & Development Agency
Boston City Hall
Boston, MA 02201

Re: 252-264 Huntington Ave

October 3, 2017

Dear Mr. Czerwinski:

The Fenway Civic Association ("FCA") is a 55 year old all-volunteer organization that works to preserve, protect and enhance the livability of Boston's Fenway neighborhood.

The plan for upgrades to the Huntington Theatre facilities and creation of a means of self-sustainment for the company is exciting and an important opportunity that has broad support both within our community and across the city. The planned improvements to the back of the house and the expansion of the theatre into the adjacent building are both functional and practical. The widening of the pedestrian way and the enhanced tree strip with permeable paving provides for needed improvements to the streetscape.

Had the project encompassed a larger footprint, this would be a near perfect project. However, the inability to secure an adjacent structure has hobbled this project by forcing it to be taller than desired (as stated by the developer). This limitation in turn has led to the creation of an awkward and crowded loading and parking arrangement in the shared alley, a condition that also negatively impacts the effectiveness of the new back of house loading area for the Theatre. The resulting building design has become unacceptably tall for the historic streetscape that it is surrounded by. This excess height additionally means that net new winter shadows will be cast on Harry Ellis Dickson Park and Symphony Community Park, public open spaces that are owned by the City of Boston but cared for and maintained solely by neighborhood friends groups.

New Winter Shadows that would be produced by this project will make snow removal and regular melting more difficult. As the park serves as a main conduit for the elderly population travelling from Morville House to the local CVS, Post Office, and Whole Foods shadows on this area during the winter is a real challenge for the Park Friends to keep clear and ice free. Past project designs for Symphony Court, located at 43 Westland Avenue and 44 Burbank Street, were altered in order to both consider net new shadows on Symphony Park and to step back height to meet existing buildings height along Burbank Street. We ask that the integrity of that process be respected in future article 80 review processes. We request that the proponent investigate a building design that can succeed without creating any new net shadows on the parks.

In addition to this concern, we offer the following comment on mitigation of traffic impacts:

Gainsborough Street will have a significant increase in traffic as a result of this project, with a.m. trips between Huntington and St. Stephen Street increasing from 107 to 123 trips, or a 15% increase. This area encompasses a busy pedestrian intersection, with the National Braille Press located 300' away, meaning that blind persons use this intersection regularly. Gainsborough and Hemenway streets would be impacted as a result of increased trips leading in the direction of Storrow Drive. We ask for the following considerations as a way to mitigate these impacts:

Gainsborough/St. Stephen Street intersection

- Stop signs on Gainsborough Street (currently located only at St. Stephen Street)

- Curb expansion to prevent parking at the corners to improve sightlines and safety
- Signage to prevent parking within 20' of intersection


Gainsborough/Hemenway Street

- Painted crosswalks
- Traffic signals at the junction of Gainsborough and Hemenway Streets
-

The Fenway Civic Association strongly supports the concepts of this proposal regarding Theatre upgrades and expansion. The tower itself is an attractive building that is simply too tall. The FAR the developer wanted to create across a contiguous parcel is now being captured on the limited foot print, creating net new shadows on nearby parks and residences. These impacts require serious attention and investigation of design and project alternatives as the impacts of shadows on parkland will remain as long as the building is in place.

Thank you for the opportunity to offer this comment.

Tim Horn

A handwritten signature in black ink, appearing to read 'Tim Horn', with a long horizontal flourish extending to the right.

President, Fenway Civic Association

CC: Jonathan Greeley, Director of Development Review (BPDA)
Rep. Byron Rushing
Rep. Chyna Tyler
Rep. Jay Livingstone
Senator William Brownsberger
Boston City Council



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

huntington@huntingtontheatre.org <huntington@huntingtontheatre.org>

Thu, Oct 12, 2017 at 1:25 AM

To: tim.czerwienski@boston.gov, tgill@huntingtontheatre.org

Subject: In support of 252-264 Huntington Avenue project

OpeningComments: The Huntington Theatre is an extremely important part of Boston, and American, culture. The Huntington produces incredible art and provides training to a whole generation of young artists. I support the 252-264 Huntington Avenue development project as proposed by QMG Huntington LLC because it will allow the Huntington Theatre Company to remain in its home of 35 years and continue to provide services to the Boston community for generations to come, and to expand those services, and because this project is a great enhancement to the neighborhood. The Huntington serves over 200,000 people in the city of Boston each season on Huntington Avenue and at the Calderwood Pavilion, and will expand its programming and its services to the Boston community in a newly renovated theatre with larger spaces open to the public. Supporting this project helps the Huntington thrive, and in turn the Huntington helps the community. I urge you to approve their proposal. Thank you for your attention.

Body:

ClosingComments:**Signature:** Daryl Laurenza**FirstName:** Daryl**LastName:** Laurenza**Email:****ZipCode:** 01844



*The
Fenway
Alliance*

Tim Czerwinski, Project Manager
Boson Planning and Development Agency (BPDA)
City Hall, 8th Floor
Boston, MA 02201

October 3, 2017

Dear Tim,

On behalf of the 21-members of the Fenway Alliance (please see attached list), we enthusiastically endorse QMC Huntington with Stantec Architects' project to create a mixed-use residential building on Huntington Avenue/Avenue of the Arts, adjacent and connected to the Huntington Theatre on the Avenue of the Arts in the Fenway.

Designated in 2012 (and re-designated in 2017) as the Fenway Cultural District by the Massachusetts Cultural Council, this part of Boston is a neighborhood uniquely rich in cultural and academic resources serving not only residents of Boston, but national and international visitors, as well. As the appointed Manager of the Cultural District, the Fenway Alliance believes it is vitally important to preserve and sustain our great cultural institutions, and are therefore delighted that QMC Huntington has gifted the current Theatre space to the City of Boston for one dollar, and will donate two floors of its new project, equaling 14,000+ square feet of space for public, cultural use. This contribution allows the Huntington Theatre to remain on the Avenue of the Arts, and provides it with new energy and momentum to raise funds for much needed renovations and improvements. The new donated space will include two floors of space opened to the public, including a much needed gathering spot for patrons of the theatre, and a much welcomed restaurant opened to the general public and to those attending theatre, exhibitions, lectures and concerts in our neighborhood. We are especially happy for the arrival of a restaurant, as there are currently limited options for dining in the East Fenway. And, we endorse the first and second floor public uses of this handsome design. We are also pleased by the proposed streetscape improvements to the Avenue of the Arts by the landscape architecture firm

The handsome architecture design proposed by Stantec is in keeping with and appropriate to an area of Boston that is so rich in cultural and academic amenities. We like that it helps to signify this area as a Cultural District, and aligns with and adds to the Alliance's place-making efforts. We believe that the busy thoroughfare of the Avenue of the Arts benefits from *some* tall signature buildings. This new building will be in conversation with Northeastern's new residence on the Avenue designed by DiMella Shaffer and NEC's Ann Beha residential building next door, William Rawn's residential building "H" for NEU, and of course, the beloved "Tree House" by Stantec (ADD, Inc.) for MassArt. All serve to add significance and aesthetically appealing interest to the Avenue of the Arts and the Fenway Cultural District, while avoiding the canyon-ization effect that too many tall buildings would.

337A Huntington Avenue
Avenue of the Arts
Boston, MA 02115

(617) 437-7544
fenwayculture.org
info@fenwayculture.org



*The
Fenway
Alliance*

We wholeheartedly believe this new building project by QMC Huntington is a benefit to our neighborhood, an asset to the Fenway Cultural District and to the thousands of visitors, including Huntington Theatre audiences that are welcomed to our neighborhood each year.

We applaud how the project nods to and actually assists in making a positive statement about the cultural significance of our area, and provides tangible benefits through its bold attractive design and significant public amenities. We urge the BPDA to approve this plan.

Sincerely,

A handwritten signature in black ink, reading "Kelly J. Brilliant". The signature is fluid and cursive, with the first name "Kelly" and last name "Brilliant" clearly legible.

Kelly Brilliant, Executive Director
The Fenway Alliance, Inc.



*The
Fenway
Alliance*

The Fenway Alliance Board of Directors – FY2017

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Harvard School of Public Health

***Ra' Shaun Nalls, Associate Director for Community Engagement**

Huntington Theatre Company

Michael Maso, Managing Director

Sondra Katz, General Manager

Temple Gill, VP of Marketing

***Note: Glenda Fishman receives dues notice**

337A Huntington Avenue
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info@fenwayculture.org



*The
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***Cynthia Hallenbeck, Chief Operating Officer**

Peggy Burchenal, Director of Educational Programs

The Mary Baker Eddy Library for the Betterment of Humanity

***Michael Hamilton, Chief Executive Officer**

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Marjorie O'Malley, Vice President for Advancement

Massachusetts Historical Society

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Museum of Fine Arts, Boston

Matthew Teitelbaum, Director

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President TBA

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School of the Museum of Fine Arts @Tufts

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***Rocco Dirico, Director of Community & Government Relations**

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Helen Drinan, President

Diane Hammer, Director, Institute for Leadership & Change

***Jeremy Solomon, Director of Communications**

The Winsor School

Sarah Pelmas, Head of School

***Rick Bernasco, Chief Financial Officer**

337A Huntington Avenue
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*The
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Wheelock College

***David Chard, President**

Anne Marie Martorana, Vice President & CFO

Linda Chin, Acting Operations Manager, Wheelock Family Theatre

YMCA of Greater Boston

James Morton, President

***Aaron Donahue, Executive Director**

New England Conservatory of Music
290 Huntington Avenue • Boston, MA 02115 • (617) 585-1100

October 3, 2017

BY ELECTRONIC MAIL AND U.S. MAIL

Boston Planning and Development Agency

Attn: Tim Czerwienski

One City Hall Square, 9th Floor

Boston, MA 02201

RE: Comment Letter for Proposed Project at 252-264 Huntington Avenue, Boston

Dear Mr. Czerwienski:

This letter conveys the initial comments of the New England Conservatory of Music (“NEC”) on the redevelopment project that QMG Huntington, LLC (the “Proponent”) proposes to build at 252-264 Huntington Avenue, Boston (the “Project”). NEC files these comments in response to the Project Notification Form filed with the Boston Planning and Development Agency (“BPDA”) on June 26, 2017, and the supplement to the PNF filed on September 19, 2017 (collectively, the “PNF”).

NEC is the oldest independent music conservatory in the United States, and is world-renowned for its musicians and acoustically pristine concert spaces. The NEC campus is anchored by Jordan Hall, a national historic landmark, and our new Student Life & Performance Center at 255 St. Botolph Street (“SLPC”). We opened the SLPC just last month. In its upper levels, the SLPC is a residence hall. In its lower levels, the SLPC contains the Plimpton Shattuck Black Box Theatre, Burnes Hall, the Eben Jordan Ensemble Room and the Joseph L. Bower Family Stage. Each of these is specially-engineered, unique, state-of-the-art performance, rehearsal and practice space used by NEC students and faculty. These facilities also are available for use by third party performing arts organizations, addressing a need documented in the draft “Boston Performing Arts Facilities Assessment” delivered to the BPDA earlier this year.

Many of the figures in the PNF illustrate how the NEC campus nearly envelops the Project, but show only the footprints of our buildings. They do not show interior programming, and therefore do not show the perilous proximity between the SLPC’s special performing arts spaces, 241 St. Botolph Street building (the Cotting School building) and the Project. These spaces within the SLPC are separated from the Project only by the 12’-wide Public Alley 821. Preserving the acoustical, structural and operational integrity of these facilities is not only an economic imperative in light of our recent huge investment in them, but more importantly is critical to our ability to fulfill our educational and cultural mission. The risks of compromising and harming these spaces during the construction of the Project, the damage NEC would suffer, and possible mitigation and avoidance plans, seem not to have been considered by the Proponent.

The safety and well-being of NEC's staff, students and visitors as they live and work in and around the campus is of course equally important as the integrity of our performance spaces. In both its construction phase and in the long term, the Project threatens these more basic concerns, too. This is because the Proponent plans to use the narrow and steep alleyway network that separates the Project site from our campus for all vehicular access to the proposed mixed-use tower.

There is no doubt that NEC is uniquely situated as the Project's most important and threatened stakeholder. The Project offers tremendous benefits to our neighborhood and to the Huntington Theatre in particular. The Huntington is our artistic partner and we very much want the Project to succeed for its benefit. But the Project will not succeed if NEC's interests are not acknowledged and protected as the Project is built and operated.

Despite our special and conspicuous relationship to the Project, we became aware of the Project only by happenstance. I became aware of the PNF filing only during a recent conversation with Michael Maso of the Huntington Theatre. The practice among the cultural and educational institutions in our neighborhood long has been to proactively engage with each other before and throughout the planning and execution of major capital projects. We believe the Proponent has made no effort to contact us to learn about our facilities and our concerns, and we assume that other abutters and neighbors have likewise not been contacted directly. The Proponent may be new to the neighborhood, and if so can be excused for not being familiar with the mutual concern, interests and collegial habits between neighboring institutions. But the Proponent must have known that NEC would be uniquely impacted by the Project, and also that direct conversations are the best way to identify and resolve issues of mutual concern. Having learned about the Project a bit late in the PNF review process, we are grateful that the BPDA extended the comment period to allow for our participation.

The PNF does not forthrightly identify, analyze and mitigate the potentially severe impacts that NEC will experience during the construction and operational phases of the Project. The PNF is either vague or silent in its treatment of fundamental issues that need to be understood and solved at this stage, and not later after the BPDA's attention has moved on to its next project.

We have three basic concerns:

1. *Construction Period Disturbance to the SLPC's Performance Spaces.* Extensive demolition, excavation, and construction activities will occur just feet from the SLPC's sensitive performance spaces. The PNF contains no analysis of the impact that the construction process will have on the operational and structural integrity of surrounding buildings through effects such as vibration, groundwater fluctuations, and ground movement and subsidence. The "geotechnical impact" discussion in PNF Section 3.8 contains generic and sterile text recognizing that there are "surrounding buildings" the integrity of which will be monitored to a "minimum" level "consistent with local practice."

Those “surrounding buildings” happen to be less than 15 feet away and house NEC’s performance facilities. Our facilities are state-of-the-art, and the Proponent should be required to develop a state-of-the-art plan for protecting them. This should be done now, during the Article 80 process, and not at some later stage in the permitting process (e.g., during development of a Construction Management Plan) when our voice would not be heard. At its own expense, NEC installed over a dozen seismic monitors, assessing and responding in real time any impact to our neighbor’s facilities, as a result of our recent construction project.

2. *Permanent Operational Impacts Associated with Reliance on Existing Public Alleys for All Vehicle Access In and Out of the Project.* The Proponent proposes to use the narrow and steep alley network that interlaces the block bounded by Huntington Avenue, Massachusetts Avenue, St. Botolph Street and Gainsborough Street for permanent vehicular traffic and access to the new tower, and for truck deliveries to the tower’s residential, retail and restaurant spaces. Both the entrance to the proposed sub-grade parking garage under the tower *and* the tower’s loading docks are proposed to be located immediately adjacent to each other on Alley 821, across from the small supplementary service entrance that serves the Black Box Theatre in the SLPC. Alley 821 can be accessed only via Alley 820 or 822, both of which connect to curb-cuts on St. Botolph Street which are constrained by extremely steep driveway grades and limited sight-lines for vehicles and pedestrians. Alley 820 also has a connection with Huntington Avenue, but this too is similarly constrained. No clear information is offered about how vehicles will access the project’s garage or loading dock via the alley network to and from St. Botolph Street and Huntington Avenue. There are no plans showing whether vehicles can make the required turning movements on these routes, and how conflicts between vehicles traveling in opposite directions will be resolved. Further, there appear to be no proposals to accommodate drop-off and pick-up for the residential tower, where much of the curb frontage on Huntington Avenue abuts an active travel lane.

For those of us who know these alleys, this appears as presented in the PNF to be an unworkable plan. The juncture of Alley 820 and 821 cannot be navigated by a standard size car, let alone a 36’-long box truck (as the PNF states can be accommodated at the tower’s loading platform), without executing a multiple-point turn. People now occasionally make the mistake of driving into and getting trapped in this extremely tight network of narrow alleys with virtually no corner radii other than the one provided by the SLPC at the corner of Alleys 821 and 822. That improvement, provided by NEC, assists vehicles turning at that end of Alley 821, but there seems to be no way that a truck can even enter Alley 821 from its eastern end as implied by the Project’s site plan. In fact, the site plans present no roadway geometry. The Proponent proposes to make this a routine problem for the many daily auto and truck trips that the Project will generate. It is critical that the practical ability of cars and trucks to access the Project be demonstrated as feasible before any decisions on or approvals of the site plan as currently proposed are made.

When we built the SLPC, we widened the junction of Alleys 821 and 822. The resulting geometry facilitates turning movements between Alley 822 and Alley 821, enabling us to access our

small loading dock at the Black Box theatre on Alley 821. The Proponent may be thinking that all Project-generated traffic will take advantage of the improvement we made. But the routing of all Project-related traffic to and from St. Botolph Street along Alleys 822 and 821 will create significant if not untenable conflict with our operations, and a potentially unsafe condition for our students and staff.

The BPDA should require the Proponent to submit information demonstrating how the alley access scheme can be made to work, in all conditions, including the daunting winter condition with snow, and how drop-off and pick-up will be accommodated for the residential tower. This topic requires extensive study, consultation with us, and perhaps additional geometric changes to the alley network. If the alley scheme cannot be made to work, the Proponent should consider non-alley alternatives to accessing the tower. This analysis is fundamental to the Project's feasibility, and should not be deferred to a later phase (e.g., the submission of the Project's Transportation Access Plan). The BPDA should not approve the Project until plausible and satisfactory solutions are identified that will protect all stakeholders, including residents of the new tower, who stand to suffer from imperfect solutions nearly as much as NEC does.

3. *Pedestrian Level Wind Effects.* The pedestrian-level wind study presented in the PNF shows several studied locations on the sidewalks adjacent to the NEC campus that are expected to experience increases in wind speed to a degree that makes them uncomfortable for walking. The studied locations of most interest to us are numbers 48, at the main entrance to Jordan Hall, and 45, at the intersection of St. Botolph and Gainsborough Streets. We note the Project includes mitigation for anticipated pedestrian level wind effects at the tower's main pedestrian entrance on Huntington Avenue. BPDA should require the Proponent to identify what mitigation might alleviate the adverse effects at these locations adjacent to NEC.

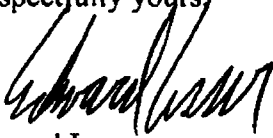
Attn: Tim Czerwienski
Boston Planning and Development Agency

- 5 -

October 3, 2017

The Project can make a positive contribution to the Avenue of the Arts if planned carefully and collaboratively. NEC appreciates the opportunity to comment on the PNF, thanks BPDA for extending the comment period to allow us – the Project’s most heavily impacted stakeholder – to be heard, and looks forward to working with the BPDA and the Proponent to resolve the issues raised in this letter.

Respectfully yours,

A handwritten signature in black ink, appearing to read 'Edward Lesser', written over a horizontal line.

Edward Lesser
Senior Vice President
New England Conservatory of Music

cc: Peter A. Alpert, Ropes & Gray LLP
David Black, Vanasse Hangen Brustlin

October 3, 2017

To: Tim Czerwienski/BPDA Project Manager

Re: The Huntington 252-264 Huntington Avenue

We are writing to express concern over the proposed height of this development, please urge the developers to consider a revised plan for a shorter building.

Other recent projects in the neighborhood, the Grand Marc dormitory and New England Conservatory's new Student Life and Performance Center are considerably shorter than 32 stories. The Huntington Theater deserves a more respectful neighbor as well. Narrow sidewalks next to very tall buildings and uncomfortable wind conditions at the entrance to Symphony Station are not friendly gestures.

The Gainsborough to Massachusetts block is highly significant in the City's history, buildings on both sides of Huntington were included in the proposed Symphony Landmark District (Fenway/Kenmore Completion Report). Iconic cultural institutions are side by side with complementary residential and commercial properties. Their scale relates to the historic streetscape and similar design motifs – arched windows and arcades for example, are utilized. Their different materials and styles enliven and enrich the pedestrian experience.

The proposed demolition instead of reuse of 256-258 Huntington, a c.1916 building by the New York architect R. Thomas Short is a shame. The facade has a strong street presence and relates well to the neighboring landmarks, Horticultural Hall, Symphony Hall, Jordan Hall and the c. 1896 295 Huntington Avenue. Could the developers build behind it and forgo some of their excessive height and the underground parking? The arcades could be glassed in like the Central Boston Library renovation. Coney Island's landmarked Childs restaurant just had a similar renovation related to an adjoining theater.

Both Horticultural Hall and Symphony Hall are petitioned city landmarks, their protection zones should include the sidewalks and streetscapes. The neighboring St. Botolph Architectural Conservation District is also affected by shadows and wind from this proposed tower.

The shadow studies are insufficient and fail to show the duration of the new shade cast on the nearby streets and sidewalks. The winter impacts will be severe, with shadows reaching far into the residential neighborhoods on St. Stephens Street and Westland Avenue.

Creating uncomfortable winds on such a heavily travelled pedestrian intersection as Huntington and Massachusetts Avenues is a major concern. There is no documentation that the suggested mitigation will successfully bring the winds down to an acceptable level.

To summarize- We support a shorter building for this site, more in context with its neighbors.
Sincerely,

for Friends of Historic Mission Hill
Ellen Moore and Alin Putina



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

huntington@huntingtontheatre.org <huntington@huntingtontheatre.org>

Thu, Sep 21, 2017 at 4:04 PM

To: tim.czerwienski@boston.gov, tgill@huntingtontheatre.org

Subject: In support of 252-264 Huntington Avenue project**OpeningComments:** As a long time trustee and former Chairman of the Board of the Huntington Theatre Company for 13 years, I have never been so excited about the prospects for the theatre as I am at this time.**Body:** I support the 252-264 Huntington Avenue development project as proposed by QMG Huntington LLC because it will allow the Huntington Theatre Company to remain in its home of 35 years and continue to provide services to the Boston community for generations to come, and to expand those services, and because this project is a great enhancement to the neighborhood. The Huntington serves over 200,000 people in the city of Boston each season on Huntington Avenue and at the Calderwood Pavilion, and will expand its programming and its services to the Boston community in a newly renovated theatre with larger spaces open to the public. Supporting this project helps the Huntington thrive, and in turn the Huntington helps the community. I urge you to approve their proposal. Thank you for your attention.**ClosingComments:****Signature:** J. David Wimberly**FirstName:** J. David**LastName:** Wimberly**Email:** jdwimberly@verizon.net**ZipCode:** 02481



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

huntington@huntingtontheatre.org <huntington@huntingtontheatre.org>
To: tim.czerwienski@boston.gov, tgill@huntingtontheatre.org

Wed, Sep 20, 2017 at 4:08 PM

Subject: In support of 252-264 Huntington Avenue project

OpeningComments:

Body:

I support the 252–264 Huntington Avenue development project as proposed by QMG Huntington LLC because it will allow the Huntington Theatre Company to remain in its home of 35 years and continue to provide services to the Boston community for generations to come, and to expand those services, and because this project is a great enhancement to the neighborhood. The Huntington serves over 200,000 people in the city of Boston each season on Huntington Avenue and at the Calderwood Pavilion, and will expand its programming and its services to the Boston community in a newly renovated theatre with larger spaces open to the public. Supporting this project helps the Huntington thrive, and in turn the Huntington helps the community. I urge you to approve their proposal. Thank you for your attention.

ClosingComments:

Signature:

FirstName: Nina

LastName: Nicolosi

Email: nina.e.nicolosi@gmail.com

ZipCode: 02169



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

huntington@huntingtontheatre.org <huntington@huntingtontheatre.org>

Wed, Sep 20, 2017 at 2:44 PM

To: tim.czerwienski@boston.gov, tgill@huntingtontheatre.org

Subject: In support of 252-264 Huntington Avenue project**OpeningComments:** Having been a member of the Huntington Theater audience for decades, I am writing to voice my strong support for the proposed 252-264 Huntington Avenue project.**Body:** I support the 252-264 Huntington Avenue development project as proposed by QMG Huntington LLC because it will allow the Huntington Theatre Company to remain in its home of 35 years and continue to provide services to the Boston community for generations to come, and to expand those services, and because this project is a great enhancement to the neighborhood. The Huntington serves over 200,000 people in the city of Boston each season on Huntington Avenue and at the Calderwood Pavilion, and will expand its programming and its services to the Boston community in a newly renovated theatre with larger spaces open to the public. Supporting this project helps the Huntington thrive, and in turn the Huntington helps the community. I urge you to approve their proposal. Thank you for your attention.**ClosingComments:** I look forward to many exciting theater evenings in the new complex.**Signature:****FirstName:** Gwen**LastName:** Art**Email:** gwen.art100@gmail.com**ZipCode:** 02493



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

huntington@huntingtontheatre.org <huntington@huntingtontheatre.org>

Wed, Sep 20, 2017 at 2:16 PM

To: tim.czerwienski@boston.gov, tgill@huntingtontheatre.org

Subject: In support of 252-264 Huntington Avenue project

OpeningComments: The Huntington Theatre is a cultural icon in the city of Boston. It continues to bring to the stage incredible dramas, comedies, and effervescent musicals. An evening spent in the audience marks a milestone in our lives. The community plays a large role in all of these productions, as many local talented artists have an opportunity to work at the Huntington. The student outreach is another significant component of the Huntington's strategic plan to engage the next generation in positive pursuits to better their lives and ours.

Body: I support the 252-264 Huntington Avenue development project as proposed by QMG Huntington LLC because it will allow the Huntington Theatre Company to remain in its home of 35 years and continue to provide services to the Boston community for generations to come, and to expand those services, and because this project is a great enhancement to the neighborhood. The Huntington serves over 200,000 people in the city of Boston each season on Huntington Avenue and at the Calderwood Pavilion, and will expand its programming and its services to the Boston community in a newly renovated theatre with larger spaces open to the public. Supporting this project helps the Huntington thrive, and in turn the Huntington helps the community. I urge you to approve their proposal. Thank you for your attention.

ClosingComments:**Signature:****FirstName:** Sherry**LastName:** Cohen**Email:** upyourattic@comcast.net**ZipCode:** 01702



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

huntington@huntingtontheatre.org <huntington@huntingtontheatre.org>
To: tim.czerwienski@boston.gov, tgill@huntingtontheatre.org

Wed, Sep 20, 2017 at 2:14 PM

Subject: In support of 252-264 Huntington Avenue project

OpeningComments:

Body:

I support the 252-264 Huntington Avenue development project as proposed by QMG Huntington LLC because it will allow the Huntington Theatre Company to remain in its home of 35 years and continue to provide services to the Boston community for generations to come, and to expand those services, and because this project is a great enhancement to the neighborhood. The Huntington serves over 200,000 people in the city of Boston each season on Huntington Avenue and at the Calderwood Pavilion, and will expand its programming and its services to the Boston community in a newly renovated theatre with larger spaces open to the public. Supporting this project helps the Huntington thrive, and in turn the Huntington helps the community. I urge you to approve their proposal. Thank you for your attention.

ClosingComments:

Signature:

FirstName: Warren

LastName: Radtke

Email: RadtkeW@aol.com

ZipCode:



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

huntington@huntingtontheatre.org <huntington@huntingtontheatre.org>

Wed, Sep 20, 2017 at 1:24 PM

To: tim.czerwienski@boston.gov, tgill@huntingtontheatre.org

Subject: In support of 252-264 Huntington Avenue project

OpeningComments:

Body:

I support the 252–264 Huntington Avenue development project as proposed by QMG Huntington LLC because it will allow the Huntington Theatre Company to remain in its home of 35 years and continue to provide services to the Boston community for generations to come, and to expand those services, and because this project is a great enhancement to the neighborhood. The Huntington serves over 200,000 people in the city of Boston each season on Huntington Avenue and at the Calderwood Pavilion, and will expand its programming and its services to the Boston community in a newly renovated theatre with larger spaces open to the public. Supporting this project helps the Huntington thrive, and in turn the Huntington helps the community. I urge you to approve their proposal. Thank you for your attention.

ClosingComments:

Signature:

FirstName: Christine

LastName: Marr

Email:

ZipCode: 01824



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

huntington@huntingtontheatre.org <huntington@huntingtontheatre.org>

Wed, Sep 20, 2017 at 11:36 AM

To: tim.czerwienski@boston.gov, tgill@huntingtontheatre.org

Subject: In support of 252-264 Huntington Avenue project

I've been involved in the arts community in Boston for 25 years, and am especially impressed by the role that the Huntington Theater has played in this community. I support the 252-264

OpeningComments: Huntington Avenue development project as proposed by QMG Huntington LLC because it will allow the Huntington to remain in its home of 35 years and continue to provide services to the Boston community for generations to come.

Body: The Huntington serves over 200,000 people in the city of Boston each season on Huntington Avenue and at the Calderwood Pavilion. They also have one of the most active community engagement programs, with extensive outreach to young people and adults in diverse communities in the City. I urge you to approve their proposal. Thank you for your attention.

ClosingComments:**Signature:** Janet Bailey**FirstName:** Janet**LastName:** Bailey**Email:** janet.bailey@comcast.net**ZipCode:** 02118



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

huntington@huntingtontheatre.org <huntington@huntingtontheatre.org>
To: tim.czerwienski@boston.gov, tgill@huntingtontheatre.org

Wed, Sep 20, 2017 at 7:21 AM

Subject: In support of 252-264 Huntington Avenue project

OpeningComments:

Body:

I support the 252–264 Huntington Avenue development project as proposed by QMG Huntington LLC because it will allow the Huntington Theatre Company to remain in its home of 35 years and continue to provide services to the Boston community for generations to come, and to expand those services, and because this project is a great enhancement to the neighborhood. The Huntington serves over 200,000 people in the city of Boston each season on Huntington Avenue and at the Calderwood Pavilion, and will expand its programming and its services to the Boston community in a newly renovated theatre with larger spaces open to the public. Supporting this project helps the Huntington thrive, and in turn the Huntington helps the community. I urge you to approve their proposal. Thank you for your attention.

ClosingComments: Quality live performance is essential to a fine quality of life. Please help this to continue.

Signature: Barbara B. Low

FirstName: Barbara

LastName: Low

Email: barbara_low@hotmail.com

ZipCode: 01773



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

huntington@huntingtontheatre.org <huntington@huntingtontheatre.org>
To: tim.czerwienski@boston.gov, tgill@huntingtontheatre.org

Tue, Sep 19, 2017 at 5:49 PM

Subject: In support of 252-264 Huntington Avenue project

OpeningComments:

Body:

I support the 252–264 Huntington Avenue development project as proposed by QMG Huntington LLC because it will allow the Huntington Theatre Company to remain in its home of 35 years and continue to provide services to the Boston community for generations to come, and to expand those services, and because this project is a great enhancement to the neighborhood. The Huntington serves over 200,000 people in the city of Boston each season on Huntington Avenue and at the Calderwood Pavilion, and will expand its programming and its services to the Boston community in a newly renovated theatre with larger spaces open to the public. Supporting this project helps the Huntington thrive, and in turn the Huntington helps the community. I urge you to approve their proposal. Thank you for your attention.

ClosingComments:

Signature:

FirstName: Brittany

LastName: Schmitke

Email: BrittanySchmitke@gmail.com

ZipCode: 02113



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

huntington@huntingtontheatre.org <huntington@huntingtontheatre.org>
To: tim.czerwienski@boston.gov, tgill@huntingtontheatre.org

Tue, Sep 19, 2017 at 5:25 PM

Subject: In support of 252-264 Huntington Avenue project

OpeningComments:

Body:

I support the 252–264 Huntington Avenue development project as proposed by QMG Huntington LLC because it will allow the Huntington Theatre Company to remain in its home of 35 years and continue to provide services to the Boston community for generations to come, and to expand those services, and because this project is a great enhancement to the neighborhood. The Huntington serves over 200,000 people in the city of Boston each season on Huntington Avenue and at the Calderwood Pavilion, and will expand its programming and its services to the Boston community in a newly renovated theatre with larger spaces open to the public. Supporting this project helps the Huntington thrive, and in turn the Huntington helps the community. I urge you to approve their proposal. Thank you for your attention.

ClosingComments:

Signature: Mitch Roberts
FirstName: Mitchell
LastName: Roberts
Email: mroberts@prrestaurants.com
ZipCode: 02468



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

huntington@huntingtontheatre.org <huntington@huntingtontheatre.org>
To: tim.czerwienski@boston.gov, tgill@huntingtontheatre.org

Tue, Sep 19, 2017 at 3:13 PM

Subject: In support of 252-264 Huntington Avenue project

OpeningComments:

Body:

I support the 252–264 Huntington Avenue development project as proposed by QMG Huntington LLC because it will allow the Huntington Theatre Company to remain in its home of 35 years and continue to provide services to the Boston community for generations to come, and to expand those services, and because this project is a great enhancement to the neighborhood. The Huntington serves over 200,000 people in the city of Boston each season on Huntington Avenue and at the Calderwood Pavilion, and will expand its programming and its services to the Boston community in a newly renovated theatre with larger spaces open to the public. Supporting this project helps the Huntington thrive, and in turn the Huntington helps the community. I urge you to approve their proposal. Thank you for your attention.

ClosingComments:

Signature: Danielle Jacques

FirstName: Danielle

LastName: Jacques

Email: dfj@apollinairetheatre.com

ZipCode: 02150



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

huntington@huntingtontheatre.org <huntington@huntingtontheatre.org>
To: tim.czerwienski@boston.gov, tgill@huntingtontheatre.org

Tue, Sep 19, 2017 at 2:38 PM

Subject: In support of 252-264 Huntington Avenue project

OpeningComments:

Body:

I support the 252–264 Huntington Avenue development project as proposed by QMG Huntington LLC because it will allow the Huntington Theatre Company to remain in its home of 35 years and continue to provide services to the Boston community for generations to come, and to expand those services, and because this project is a great enhancement to the neighborhood. The Huntington serves over 200,000 people in the city of Boston each season on Huntington Avenue and at the Calderwood Pavilion, and will expand its programming and its services to the Boston community in a newly renovated theatre with larger spaces open to the public. Supporting this project helps the Huntington thrive, and in turn the Huntington helps the community. I urge you to approve their proposal. Thank you for your attention.

ClosingComments:

Signature: Clare Lockhart

FirstName: Clare

LastName: Lockhart

Email: clarellockhart@gmail.com

ZipCode: 02134



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

huntington@huntingtontheatre.org <huntington@huntingtontheatre.org>
To: tim.czerwienski@boston.gov, tgill@huntingtontheatre.org

Tue, Sep 19, 2017 at 11:30 AM

Subject: In support of 252-264 Huntington Avenue project

OpeningComments:

Body:

I support the 252–264 Huntington Avenue development project as proposed by QMG Huntington LLC because it will allow the Huntington Theatre Company to remain in its home of 35 years and continue to provide services to the Boston community for generations to come, and to expand those services, and because this project is a great enhancement to the neighborhood. The Huntington serves over 200,000 people in the city of Boston each season on Huntington Avenue and at the Calderwood Pavilion, and will expand its programming and its services to the Boston community in a newly renovated theatre with larger spaces open to the public. Supporting this project helps the Huntington thrive, and in turn the Huntington helps the community. I urge you to approve their proposal. Thank you for your attention.

ClosingComments: The Huntington is one of Boston's "jewels". We have raised our family through the diversity, respect and warmth invoked by the various plays. To lose this would be to lose part of our heart!

Signature: Linda Kanner

FirstName: Linda

LastName: Kanner

Email: lbkanner@post.harvard.edu

ZipCode: 01773



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

huntington@huntingtontheatre.org <huntington@huntingtontheatre.org>

Tue, Sep 19, 2017 at 11:24 AM

To: tim.czerwienski@boston.gov, tgill@huntingtontheatre.org

Subject: In support of 252-264 Huntington Avenue project

OpeningComments:

Body:

I support the 252–264 Huntington Avenue development project as proposed by QMG Huntington LLC because it will allow the Huntington Theatre Company to remain in its home of 35 years and continue to provide services to the Boston community for generations to come, and to expand those services, and because this project is a great enhancement to the neighborhood. The Huntington serves over 200,000 people in the city of Boston each season on Huntington Avenue and at the Calderwood Pavilion, and will expand its programming and its services to the Boston community in a newly renovated theatre with larger spaces open to the public. Supporting this project helps the Huntington thrive, and in turn the Huntington helps the community. I urge you to approve their proposal. Thank you for your attention.

ClosingComments:

Signature:

FirstName: Thalia

LastName: Meehan

Email:

ZipCode:



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

huntington@huntingtontheatre.org <huntington@huntingtontheatre.org>

Tue, Sep 19, 2017 at 11:08 AM

To: tim.czerwienski@boston.gov, tgill@huntingtontheatre.org

Subject: In support of 252-264 Huntington Avenue project**OpeningComments:** As a lifelong arts and culture consumer, and now as an active member of the arts community, I have long enjoyed the importance and quality of the productions that the Huntington Theatre Company bring to the Boston community. It is a vital piece of our city's life and economy.**Body:** I support the 252-264 Huntington Avenue development project as proposed by QMG Huntington LLC because it will allow the Huntington Theatre Company to remain in its home of 35 years and continue to provide services to the Boston community for generations to come, and to expand those services, and because this project is a great enhancement to the neighborhood. The Huntington serves over 200,000 people in the city of Boston each season on Huntington Avenue and at the Calderwood Pavilion, and will expand its programming and its services to the Boston community in a newly renovated theatre with larger spaces open to the public. Supporting this project helps the Huntington thrive, and in turn the Huntington helps the community. I urge you to approve their proposal. Thank you for your attention.**ClosingComments:****Signature:** Jim Ball, Director of Communications, Jewish Arts Collaborative**FirstName:** Jim**LastName:** Ball**Email:** jimb@jartsboston.org**ZipCode:** 02459



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

huntington@huntingtontheatre.org <huntington@huntingtontheatre.org>

Tue, Sep 19, 2017 at 10:44 AM

To: tim.czerwienski@boston.gov, tgill@huntingtontheatre.org

Subject: In support of 252-264 Huntington Avenue project**OpeningComments:** I want to send the strongest possible message to those who are responsible for approving the Huntington Theatre development proposal.**Body:** I support the 252–264 Huntington Avenue development project as proposed by QMG Huntington LLC because it will allow the Huntington Theatre Company to remain in its home of 35 years and continue to provide services to the Boston community for generations to come, and to expand those services, and because this project is a great enhancement to the neighborhood. The Huntington serves over 200,000 people in the city of Boston each season on Huntington Avenue and at the Calderwood Pavilion, and will expand its programming and its services to the Boston community in a newly renovated theatre with larger spaces open to the public. Supporting this project helps the Huntington thrive, and in turn the Huntington helps the community. I urge you to approve their proposal. Thank you for your attention.**ClosingComments:** Thank you for your wise deliberations and, we hope, your approval. Sincerely**Signature:****FirstName:** Arthur C.**LastName:** Hodges**Email:** arthodges57@gmail.com**ZipCode:** 02116



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

huntington@huntingtontheatre.org <huntington@huntingtontheatre.org>

Tue, Sep 19, 2017 at 10:21 AM

To: tim.czerwienski@boston.gov, tgill@huntingtontheatre.org

Subject: In support of 252-264 Huntington Avenue project**OpeningComments:** The Huntington Theater makes a vital contribution to th Boston community. Theater brings people from all backgrounds, ages and experience together to be entertained and inspired. The variety of performances include locally developed scripts and the classics - musicals and drama. It enlivens the community and is a source of work experience for students and jobs for professionals.**Body:** I support the 252-264 Huntington Avenue development project as proposed by QMG Huntington LLC because it will allow the Huntington Theatre Company to remain in its home of 35 years and continue to provide services to the Boston community for generations to come, and to expand those services, and because this project is a great enhancement to the neighborhood. The Huntington serves over 200,000 people in the city of Boston each season on Huntington Avenue and at the Calderwood Pavilion, and will expand its programming and its services to the Boston community in a newly renovated theatre with larger spaces open to the public. Supporting this project helps the Huntington thrive, and in turn the Huntington helps the community. I urge you to approve their proposal. Thank you for your attention.**ClosingComments:** Huntington Avenue is considered the Avenue of the Arts-- and the Huntington is a vital part of that. The new Huntington will be a community resource that will also help fill restaurants and welcome visitors staying at local hotels. The best is the Huntington is world class Theater in a City that supports the arts and believes that the Arts Matter!**Signature:** Debbie First**FirstName:** Debbie**LastName:** First**Email:** dsfirst1@aol.com**ZipCode:** 02493



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

huntington@huntingtontheatre.org <huntington@huntingtontheatre.org>
To: tim.czerwienski@boston.gov, tgill@huntingtontheatre.org

Tue, Sep 19, 2017 at 10:18 AM

Subject: In support of 252-264 Huntington Avenue project

OpeningComments: The Huntington serves as a "second home" for students (school and college aged), the elderly, young professionals, as well as the Deaf and blindness communities (among many others) in the greater Boston area who wish to experience world class theatre. The door is open thanks to a company which serves the people in the local neighborhoods. Yet, there is more the Huntington could provide if given appropriate space and resources!

Body: I support the 252–264 Huntington Avenue development project as proposed by QMG Huntington LLC because it will allow the Huntington Theatre Company to remain in its home of 35 years and continue to provide services to the Boston community for generations to come, and to expand those services, and because this project is a great enhancement to the neighborhood. The Huntington serves over 200,000 people in the city of Boston each season on Huntington Avenue and at the Calderwood Pavilion, and will expand its programming and its services to the Boston community in a newly renovated theatre with larger spaces open to the public. Supporting this project helps the Huntington thrive, and in turn the Huntington helps the community. I urge you to approve their proposal. Thank you for your attention.

ClosingComments:

Signature:

FirstName: Marisa

LastName: Jones

Email:

ZipCode: 01748



Tim Czerwinski <tim.czerwinski@boston.gov>

In support of 252-264 Huntington Avenue project

huntington@huntingtontheatre.org <huntington@huntingtontheatre.org>

Tue, Sep 19, 2017 at 10:03 AM

To: tim.czerwinski@boston.gov, tgill@huntingtontheatre.org

Subject: In support of 252-264 Huntington Avenue project

OpeningComments:

Body:

I support the 252–264 Huntington Avenue development project as proposed by QMG Huntington LLC because it will allow the Huntington Theatre Company to remain in its home of 35 years and continue to provide services to the Boston community for generations to come, and to expand those services, and because this project is a great enhancement to the neighborhood. The Huntington serves over 200,000 people in the city of Boston each season on Huntington Avenue and at the Calderwood Pavilion, and will expand its programming and its services to the Boston community in a newly renovated theatre with larger spaces open to the public. Supporting this project helps the Huntington thrive, and in turn the Huntington helps the community. I urge you to approve their proposal. Thank you for your attention.

ClosingComments:

Signature: Sarah L. Manoog

FirstName: Sarah

LastName: Manoog

Email: smanoog@bso.org

ZipCode: 02115



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

huntington@huntingtontheatre.org <huntington@huntingtontheatre.org>

Tue, Sep 19, 2017 at 9:49 AM

To: tim.czerwienski@boston.gov, tgill@huntingtontheatre.org

Subject: In support of 252-264 Huntington Avenue project

OpeningComments:

Body:

I support the 252–264 Huntington Avenue development project as proposed by QMG Huntington LLC because it will allow the Huntington Theatre Company to remain in its home of 35 years and continue to provide services to the Boston community for generations to come, and to expand those services, and because this project is a great enhancement to the neighborhood. The Huntington serves over 200,000 people in the city of Boston each season on Huntington Avenue and at the Calderwood Pavilion, and will expand its programming and its services to the Boston community in a newly renovated theatre with larger spaces open to the public. Supporting this project helps the Huntington thrive, and in turn the Huntington helps the community. I urge you to approve their proposal. Thank you for your attention.

ClosingComments:

Signature:

FirstName: cassandra

LastName: henderson

Email:

ZipCode:



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

huntington@huntingtontheatre.org <huntington@huntingtontheatre.org>

Tue, Sep 19, 2017 at 9:18 AM

To: tim.czerwienski@boston.gov, tgill@huntingtontheatre.org

Subject: In support of 252-264 Huntington Avenue project

OpeningComments:

Body:

I support the 252–264 Huntington Avenue development project as proposed by QMG Huntington LLC because it will allow the Huntington Theatre Company to remain in its home of 35 years and continue to provide services to the Boston community for generations to come, and to expand those services, and because this project is a great enhancement to the neighborhood. The Huntington serves over 200,000 people in the city of Boston each season on Huntington Avenue and at the Calderwood Pavilion, and will expand its programming and its services to the Boston community in a newly renovated theatre with larger spaces open to the public. Supporting this project helps the Huntington thrive, and in turn the Huntington helps the community. I urge you to approve their proposal. Thank you for your attention.

ClosingComments:

Signature:

FirstName: Ivy

LastName: Ryan

Email:

ZipCode: 02139



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

huntington@huntingtontheatre.org <huntington@huntingtontheatre.org>

Tue, Sep 19, 2017 at 9:06 AM

To: tim.czerwienski@boston.gov, tgill@huntingtontheatre.org

Subject: In support of 252-264 Huntington Avenue project**OpeningComments:** As a member of Huntington Theatre Company's education staff, I see first hand the impact that Huntington Theatre has on the Boston community. The Huntington Avenue Project would provide the company with much needed space to host additional community programming.**Body:** I support the 252-264 Huntington Avenue development project as proposed by QMG Huntington LLC because it will allow the Huntington Theatre Company to remain in its home of 35 years and continue to provide services to the Boston community for generations to come, and to expand those services, and because this project is a great enhancement to the neighborhood. The Huntington serves over 200,000 people in the city of Boston each season on Huntington Avenue and at the Calderwood Pavilion, and will expand its programming and its services to the Boston community in a newly renovated theatre with larger spaces open to the public. Supporting this project helps the Huntington thrive, and in turn the Huntington helps the community. I urge you to approve their proposal. Thank you for your attention.**ClosingComments:****Signature:****FirstName:** Lauren**LastName:** Brooks**Email:** lbrooks@huntingtontheatre.org**ZipCode:** 02113



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

huntington@huntingtontheatre.org <huntington@huntingtontheatre.org>

Tue, Sep 19, 2017 at 8:46 AM

To: tim.czerwienski@boston.gov, tgill@huntingtontheatre.org

Subject: In support of 252-264 Huntington Avenue project

As an active patron of the arts, and someone who recognizes the importance of historic preservation and cultural legacy, it is extremely vital that arts and cultural organizations like the Huntington Theatre Company can continue their legacy of high quality arts programming in Boston. It is a hard pill to swallow when you hear that historic and iconic locations in music, dance, theater,

OpeningComments: opera, and visual arts have been swept away in favor of a retail store or other passing novelty, erasing the legacy that was. How can we teach our children and generations to come about the important values in our society if not for the arts? I'm constantly dismayed by the high rise luxury apartment buildings and high end shops driving out the people and places that make Boston what it is.

Body: I support the 252-264 Huntington Avenue development project as proposed by QMG Huntington LLC because it will allow the Huntington Theatre Company to remain in its home of 35 years and continue to provide services to the Boston community for generations to come, and to expand those services, and because this project is a great enhancement to the neighborhood. The Huntington serves over 200,000 people in the city of Boston each season on Huntington Avenue and at the Calderwood Pavilion, and will expand its programming and its services to the Boston community in a newly renovated theatre with larger spaces open to the public. Supporting this project helps the Huntington thrive, and in turn the Huntington helps the community. I urge you to approve their proposal. Thank you for your attention.

ClosingComments: Help Boston keep its arts and culture legacy.**Signature:** Samantha Burns**FirstName:** Samantha**LastName:** Burns**Email:** sburns1788@gmail.com**ZipCode:** 02135



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

huntington@huntingtontheatre.org <huntington@huntingtontheatre.org>
To: tim.czerwienski@boston.gov, tgill@huntingtontheatre.org

Mon, Sep 18, 2017 at 10:30 PM

Subject: In support of 252-264 Huntington Avenue project

OpeningComments: To Whom It May Concern, My name is Shawn LaCount and I am the Artistic Director of Company One Theatre here in Boston.

Body: I support the 252-264 Huntington Avenue development project as proposed by QMG Huntington LLC because it will allow the Huntington Theatre Company to remain in its home of 35 years and continue to provide services to the Boston community for generations to come, and to expand those services, and because this project is a great enhancement to the neighborhood. The Huntington serves over 200,000 people in the city of Boston each season on Huntington Avenue and at the Calderwood Pavilion, and will expand its programming and its services to the Boston community in a newly renovated theatre with larger spaces open to the public. Supporting this project helps the Huntington thrive, and in turn the Huntington helps the community. I urge you to approve their proposal. Thank you for your attention.

ClosingComments: On behalf of the arts community I appreciate your consideration.

Signature: Shawn LaCount

FirstName: Shawn

LastName: LaCount

Email: slacount@companyone.org

ZipCode: 02116



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

huntington@huntingtontheatre.org <huntington@huntingtontheatre.org>

Mon, Sep 18, 2017 at 8:00 PM

To: tim.czerwienski@boston.gov, tgill@huntingtontheatre.org

Subject: In support of 252-264 Huntington Avenue project**OpeningComments:** I would like to add my support for the Huntington Theatre Company.

Body: I support the 252–264 Huntington Avenue development project as proposed by QMG Huntington LLC because it will allow the Huntington Theatre Company to remain in its home of 35 years and continue to provide services to the Boston community for generations to come, and to expand those services, and because this project is a great enhancement to the neighborhood. The Huntington serves over 200,000 people in the city of Boston each season on Huntington Avenue and at the Calderwood Pavilion, and will expand its programming and its services to the Boston community in a newly renovated theatre with larger spaces open to the public. Supporting this project helps the Huntington thrive, and in turn the Huntington helps the community. I urge you to approve their proposal. Thank you for your attention.

ClosingComments:**Signature:****FirstName:** Grace**LastName:** Geller**Email:** grace_geller@harvard.edu**ZipCode:**



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

huntington@huntingtontheatre.org <huntington@huntingtontheatre.org>

Mon, Sep 18, 2017 at 7:42 PM

To: tim.czerwienski@boston.gov, tgill@huntingtontheatre.org

Subject: In support of 252-264 Huntington Avenue project**OpeningComments:****Body:**

I support the 252–264 Huntington Avenue development project as proposed by QMG Huntington LLC because it will allow the Huntington Theatre Company to remain in its home of 35 years and continue to provide services to the Boston community for generations to come, and to expand those services, and because this project is a great enhancement to the neighborhood. The Huntington serves over 200,000 people in the city of Boston each season on Huntington Avenue and at the Calderwood Pavilion, and will expand its programming and its services to the Boston community in a newly renovated theatre with larger spaces open to the public. Supporting this project helps the Huntington thrive, and in turn the Huntington helps the community.

ClosingComments:

The Huntington theatre has played and continues to play a critical role in serving as an incubator and steward of the Boston Theatre scene at the highest level. Allowing the Huntington to take advantage of a new physical plant and community resources will only serve to better the theatre scene in Boston, from small companies to large.

Signature: Toby Schine**FirstName:** Toby**LastName:** Schine**Email:** toby@bostonchildrenstheatre.org**ZipCode:** 02117



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

huntington@huntingtontheatre.org <huntington@huntingtontheatre.org>

Mon, Sep 18, 2017 at 5:57 PM

To: tim.czerwienski@boston.gov, tgill@huntingtontheatre.org

Subject: In support of 252-264 Huntington Avenue project**OpeningComments:****Body:**

I support the 252–264 Huntington Avenue development project as proposed by QMG Huntington LLC because it will allow the Huntington Theatre Company to remain in its home of 35 years and continue to provide services to the Boston community for generations to come, and to expand those services, and because this project is a great enhancement to the neighborhood. The Huntington serves over 200,000 people in the city of Boston each season on Huntington Avenue and at the Calderwood Pavilion, and will expand its programming and its services to the Boston community in a newly renovated theatre with larger spaces open to the public. Supporting this project helps the Huntington thrive, and in turn the Huntington helps the community. I urge you to approve their proposal. Thank you for your attention.

ClosingComments:**Signature:** Sean C Baird**FirstName:** Sean**LastName:** Baird**Email:** sbaird@huntingtontheatre.org**ZipCode:** 02125



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

huntington@huntingtontheatre.org <huntington@huntingtontheatre.org>

Mon, Sep 18, 2017 at 5:54 PM

To: tim.czerwienski@boston.gov, tgill@huntingtontheatre.org

Subject: In support of 252-264 Huntington Avenue project**OpeningComments:****Body:**

I support the 252–264 Huntington Avenue development project as proposed by QMG Huntington LLC because it will allow the Huntington Theatre Company to remain in its home of 35 years and continue to provide services to the Boston community for generations to come, and to expand those services, and because this project is a great enhancement to the neighborhood. The Huntington serves over 200,000 people in the city of Boston each season on Huntington Avenue and at the Calderwood Pavilion, and will expand its programming and its services to the Boston community in a newly renovated theatre with larger spaces open to the public. Supporting this project helps the Huntington thrive, and in turn the Huntington helps the community. I urge you to approve their proposal. Thank you for your attention.

ClosingComments:**Signature:****FirstName:** Micaela**LastName:** Slotin**Email:** micaela.slotin@gmail.com**ZipCode:** 02144



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

huntington@huntingtontheatre.org <huntington@huntingtontheatre.org>

Mon, Sep 18, 2017 at 5:35 PM

To: tim.czerwienski@boston.gov, tgill@huntingtontheatre.org

Subject: In support of 252-264 Huntington Avenue project**OpeningComments:** I attended Emerson College and the works were so at the Huntington were a HUGE part of the freshman year curriculum.**Body:** I support the 252-264 Huntington Avenue development project as proposed by QMG Huntington LLC because it will allow the Huntington Theatre Company to remain in its home of 35 years and continue to provide services to the Boston community for generations to come, and to expand those services, and because this project is a great enhancement to the neighborhood. The Huntington serves over 200,000 people in the city of Boston each season on Huntington Avenue and at the Calderwood Pavilion, and will expand its programming and its services to the Boston community in a newly renovated theatre with larger spaces open to the public. Supporting this project helps the Huntington thrive, and in turn the Huntington helps the community. I urge you to approve their proposal. Thank you for your attention.**ClosingComments:****Signature:** Sam Buntich**FirstName:** Samantha**LastName:** Buntich**Email:** samanthabuntich@gmail.com**ZipCode:** 02134



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

huntington@huntingtontheatre.org <huntington@huntingtontheatre.org>

Tue, Sep 19, 2017 at 12:37 PM

To: tim.czerwienski@boston.gov, tgill@huntingtontheatre.org

Subject: In support of 252-264 Huntington Avenue project**OpeningComments:****Body:**

I support the 252–264 Huntington Avenue development project as proposed by QMG Huntington LLC because it will allow the Huntington Theatre Company to remain in its home of 35 years and continue to provide services to the Boston community for generations to come, and to expand those services, and because this project is a great enhancement to the neighborhood. The Huntington serves over 200,000 people in the city of Boston each season on Huntington Avenue and at the Calderwood Pavilion, and will expand its programming and its services to the Boston community in a newly renovated theatre with larger spaces open to the public. Supporting this project helps the Huntington thrive, and in turn the Huntington helps the community. I urge you to approve their proposal. Thank you for your attention.

ClosingComments:**Signature:****FirstName:** Rachael**LastName:** Hasse**Email:** rachael.hasse@gmail.com**ZipCode:** 02130



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

huntington@huntingtontheatre.org <huntington@huntingtontheatre.org>

Tue, Sep 19, 2017 at 12:13 PM

To: tim.czerwienski@boston.gov, tgill@huntingtontheatre.org

Subject: In support of 252-264 Huntington Avenue project**OpeningComments:** The Huntington is such an important piece of the cultural ecosystem of Boston, itself a vital component of what makes the city great.**Body:** I support the 252-264 Huntington Avenue development project as proposed by QMG Huntington LLC because it will allow the Huntington Theatre Company to remain in its home of 35 years and continue to provide services to the Boston community for generations to come, and to expand those services, and because this project is a great enhancement to the neighborhood. The Huntington serves over 200,000 people in the city of Boston each season on Huntington Avenue and at the Calderwood Pavilion, and will expand its programming and its services to the Boston community in a newly renovated theatre with larger spaces open to the public. Supporting this project helps the Huntington thrive, and in turn the Huntington helps the community. I urge you to approve their proposal. Thank you for your attention.**ClosingComments:****Signature:** Eva Rosenberg**FirstName:** Eva**LastName:** Rosenberg**Email:****ZipCode:**



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

huntington@huntingtontheatre.org <huntington@huntingtontheatre.org>

Tue, Sep 19, 2017 at 11:45 AM

To: tim.czerwienski@boston.gov, tgill@huntingtontheatre.org

Subject: In support of 252-264 Huntington Avenue project**OpeningComments:****Body:**

I support the 252–264 Huntington Avenue development project as proposed by QMG Huntington LLC because it will allow the Huntington Theatre Company to remain in its home of 35 years and continue to provide services to the Boston community for generations to come, and to expand those services, and because this project is a great enhancement to the neighborhood. The Huntington serves over 200,000 people in the city of Boston each season on Huntington Avenue and at the Calderwood Pavilion, and will expand its programming and its services to the Boston community in a newly renovated theatre with larger spaces open to the public. Supporting this project helps the Huntington thrive, and in turn the Huntington helps the community. I urge you to approve their proposal. Thank you for your attention.

ClosingComments:**Signature:** Annalise**FirstName:** Annalise**LastName:** Baird**Email:** annalisembaird@gmail.com**ZipCode:** 02144



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

huntington@huntingtontheatre.org <huntington@huntingtontheatre.org>

Fri, Sep 15, 2017 at 12:09 PM

To: tim.czerwienski@boston.gov, tgill@huntingtontheatre.org

Subject: In support of 252-264 Huntington Avenue project

I've been living in the South End and across from the Calderwood Pavilion for 17 years. I was there 4 years before it was built, and have been there 13 years since. I have literally seen it transform our neighborhood before my eyes. I've seen it become a gathering place for so many in the community:

OpeningComments: -For theatre lovers to have access to plays by numerous theatre companies -For students who arrive by the school bus full to see student matinees or participate in poetry reciting competitions to August Wilson monologue competitions to performing Shakespeare every summer -For organizations that hold their meetings there -For concert goers who attend musical performances - For couples who choose to marry there -For little kids who take part in the programs there for kids in the mornings It's really remarkable. I honestly don't remember the inconvenience caused by the building of it. I really don't. All I see is what it means to our neighborhood, to our city and to all those from Greater Boston who also make their way to the Calderwood week after week. The same will be true for this area on Huntington Avenue. I'm certain!

Body: I support the 252-264 Huntington Avenue development project as proposed by QMG Huntington LLC because it will allow the Huntington Theatre Company to remain in its home of 35 years and continue to provide services to the Boston community for generations to come, and to expand those services, and because this project is a great enhancement to the neighborhood. The Huntington serves over 200,000 people in the city of Boston each season on Huntington Avenue and at the Calderwood Pavilion, and will expand its programming and its services to the Boston community in a newly renovated theatre with larger spaces open to the public. Supporting this project helps the Huntington thrive, and in turn the Huntington helps the community. I urge you to approve their proposal. Thank you for your attention.

ClosingComments: I'm very much in favor of this project. Thank you.**Signature:** M. Celina Valadao**FirstName:** M. Celina**LastName:** Valadao**Email:** cvaladao@yahoo.com**ZipCode:** 02118



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

huntington@huntingontheatre.org <huntington@huntingontheatre.org>

Thu, Sep 14, 2017 at 9:21 PM

To: tim.czerwienski@boston.gov, tgill@huntingontheatre.org

Subject: In support of 252-264 Huntington Avenue project**OpeningComments:****Body:**

I support the 252–264 Huntington Avenue development project as proposed by QMG Huntington LLC because it will allow the Huntington Theatre Company to remain in its home of 35 years and continue to provide services to the Boston community for generations to come, and to expand those services, and because this project is a great enhancement to the neighborhood. The Huntington serves over 200,000 people in the city of Boston each season on Huntington Avenue and at the Calderwood Pavilion, and will expand its programming and its services to the Boston community in a newly renovated theatre with larger spaces open to the public. Supporting this project helps the Huntington thrive, and in turn the Huntington helps the community. I urge you to approve their proposal. Thank you for your attention.

ClosingComments:**Signature:** Eric Butler**FirstName:** Eric**LastName:** Butler**Email:** butler.e.a@gmail.com**ZipCode:** 01602



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

huntington@huntingtontheatre.org <huntington@huntingtontheatre.org>

Thu, Sep 14, 2017 at 3:10 PM

To: tim.czerwienski@boston.gov, tgill@huntingtontheatre.org

Subject: In support of 252-264 Huntington Avenue project**OpeningComments:** I been enjoying going to the Huntington since I moved to Boston

Body: I support the 252-264 Huntington Avenue development project as proposed by QMG Huntington LLC because it will allow the Huntington Theatre Company to remain in its home of 35 years and continue to provide services to the Boston community for generations to come, and to expand those services, and because this project is a great enhancement to the neighborhood. The Huntington serves over 200,000 people in the city of Boston each season on Huntington Avenue and at the Calderwood Pavilion, and will expand its programming and its services to the Boston community in a newly renovated theatre with larger spaces open to the public. Supporting this project helps the Huntington thrive, and in turn the Huntington helps the community. I urge you to approve their proposal. Thank you for your attention.

ClosingComments: I hope the theater exist for years go come**Signature:** Hsiu Chang**FirstName:** Hsiu**LastName:** Chang**Email:** obertron@gmail.com**ZipCode:** 03110



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

huntington@huntingtontheatre.org <huntington@huntingtontheatre.org>

Thu, Sep 14, 2017 at 9:12 AM

To: tim.czerwienski@boston.gov, tgill@huntingtontheatre.org

Subject: In support of 252-264 Huntington Avenue project

OpeningComments:

Body: I support the 252–264 Huntington Avenue development project as proposed by QMG Huntington LLC because it will allow the Huntington Theatre Company to remain in its home of 35 years and continue to provide services to the Boston community for generations to come, and to expand those services, and because this project is a great enhancement to the neighborhood. The Huntington serves over 200,000 people in the city of Boston each season on Huntington Avenue and at the Calderwood Pavilion, and will expand its programming and its services to the Boston community in a newly renovated theatre with larger spaces open to the public. Supporting this project helps the Huntington thrive, and in turn the Huntington helps the community. I urge you to approve their proposal. Thank you for your attention.

ClosingComments:

Signature: Veronika Vaclavek
FirstName: Veronika
LastName: Vaclavek
Email: star2v@hotmail.com
ZipCode: 02446



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

huntington@huntingtontheatre.org <huntington@huntingtontheatre.org>

Wed, Sep 13, 2017 at 8:15 PM

To: tim.czerwienski@boston.gov, tgill@huntingtontheatre.org

Subject: In support of 252-264 Huntington Avenue project**OpeningComments:** The Huntington has been such an integral part of my love for Boston. It combines top-notch live theatre entertainment with deep community involvement - it is a necessary component in Boston's fabric.**Body:** I support the 252-264 Huntington Avenue development project as proposed by QMG Huntington LLC because it will allow the Huntington Theatre Company to remain in its home of 35 years and continue to provide services to the Boston community for generations to come, and to expand those services, and because this project is a great enhancement to the neighborhood. The Huntington serves over 200,000 people in the city of Boston each season on Huntington Avenue and at the Calderwood Pavilion, and will expand its programming and its services to the Boston community in a newly renovated theatre with larger spaces open to the public. Supporting this project helps the Huntington thrive, and in turn the Huntington helps the community. I urge you to approve their proposal. Thank you for your attention.**ClosingComments:****Signature:** Michelle C. Rhodes**FirstName:** Michelle**LastName:** Rhodes**Email:** michelle.volpe@gmail.com**ZipCode:** 02139



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

huntington@huntingtontheatre.org <huntington@huntingtontheatre.org>

Wed, Sep 6, 2017 at 12:56 PM

To: tim.czerwienski@boston.gov, tgill@huntingtontheatre.org

Subject: In support of 252-264 Huntington Avenue project

OpeningComments: As the director of a Huntington Community Membership organization, the Clemente Course in the Humanities, I urge you to support this project, not just for myself, but for my students. The Huntington has done an amazing job in recent years of making the best quality theater available to low income residents of Boston. It has also been diversifying its audience through programs like these and its choice of programming. We need the Huntington to stay where it is.

Body: I support the 252-264 Huntington Avenue development project as proposed by QMG Huntington LLC because it will allow the Huntington Theatre Company to remain in its home of 35 years and continue to provide services to the Boston community for generations to come, and to expand those services, and because this project is a great enhancement to the neighborhood. The Huntington serves over 200,000 people in the city of Boston each season on Huntington Avenue and at the Calderwood Pavilion, and will expand its programming and its services to the Boston community in a newly renovated theatre with larger spaces open to the public. Supporting this project helps the Huntington thrive, and in turn the Huntington helps the community. I urge you to approve their proposal. Thank you for your attention.

ClosingComments:**Signature:** Jack Cheng**FirstName:** Jack**LastName:** Cheng**Email:** jack.cheng@gmail.com**ZipCode:** 02468



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

huntington@huntingtontheatre.org <huntington@huntingtontheatre.org>

Tue, Sep 5, 2017 at 1:45 PM

To: tim.czerwienski@boston.gov, tgill@huntingtontheatre.org

Subject: In support of 252-264 Huntington Avenue project

OpeningComments: I'm a teacher that has worked with the Huntington for the last 5 years. I have been incredibly lucky to have had the opportunity to work with the team at Huntington around the August Wilson Monologue Competition. They have provided a much needed avenue of artistic expression and a stage to push our kids to their highest potential. Without the Huntington I wouldn't have a way to engage our students in something that builds strong character and courage in such an authentic way. Theatre is magical and for my kids, something they don't have real access to. Without this organization and its continued expansion many students of Boston and surrounding areas would be missing out on invaluable education outside classroom walls.

Body: I support the 252-264 Huntington Avenue development project as proposed by QMG Huntington LLC because it will allow the Huntington Theatre Company to remain in its home of 35 years and continue to provide services to the Boston community for generations to come, and to expand those services, and because this project is a great enhancement to the neighborhood. The Huntington serves over 200,000 people in the city of Boston each season on Huntington Avenue and at the Calderwood Pavilion, and will expand its programming and its services to the Boston community in a newly renovated theatre with larger spaces open to the public. Supporting this project helps the Huntington thrive, and in turn the Huntington helps the community. I urge you to approve their proposal. Thank you for your attention.

ClosingComments:**Signature:** Bernadette Kuan**FirstName:** Bernadette**LastName:** Kuan**Email:** bkuan@bostonpublicschools.org**ZipCode:** 02124



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

huntington@huntingtontheatre.org <huntington@huntingtontheatre.org>
To: tim.czerwienski@boston.gov, tgill@huntingtontheatre.org

Thu, Aug 24, 2017 at 11:58 AM

Subject: In support of 252-264 Huntington Avenue project

OpeningComments: The Huntington Theater is my go-to performance outlet for creative voices that represent human experiences that diverge from mainstream. Now more than ever, the Huntington Theater is a crucial asset to the City of Boston.

Body: I support the 252–264 Huntington Avenue development project as proposed by QMG Huntington LLC because it will allow the Huntington Theatre Company to remain in its home of 35 years and continue to provide services to the Boston community for generations to come, and to expand those services, and because this project is a great enhancement to the neighborhood. The Huntington serves over 200,000 people in the city of Boston each season on Huntington Avenue and at the Calderwood Pavilion, and will expand its programming and its services to the Boston community in a newly renovated theatre with larger spaces open to the public. Supporting this project helps the Huntington thrive, and in turn the Huntington helps the community. I urge you to approve their proposal. Thank you for your attention.

ClosingComments:

Signature:

FirstName: Karen

LastName: Tokos

Email:

ZipCode: 02111



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

huntington@huntingtontheatre.org <huntington@huntingtontheatre.org>

Thu, Aug 24, 2017 at 10:44 AM

To: tim.czerwienski@boston.gov, tgill@huntingtontheatre.org

Subject: In support of 252-264 Huntington Avenue project

OpeningComments: The Huntington Theatre Company is a vitally important part of the City of Boston and the Greater Boston area. its brand of professional theater and its commitment to the community is a very big part of what makes the city and the regional a vibrant destination for students, residents, tourists, and companies. The non-profit performing arts community in Boston is in a crisis due to the lack of sufficient performance and rehearsal space that aligns with its needs and resources. If the arrangement BPDA and the developers have worked out with the Huntington helps keep that company -- and the many additional ones it supports -- in a permanent home, that is a great step toward providing for the needs of other non-profit arts organizations of all sizes.

Body: I work in the arts and creative industries in Boston and I support the 252-264 Huntington Avenue development project as proposed by QMG Huntington LLC because it will allow the Huntington Theatre Company to remain in its home of 35 years and continue to provide services to the Boston community for generations to come. I urge you to approve their proposal. Thank you for your attention.

ClosingComments:**Signature:** John Michael Kennedy**FirstName:** John Michael**LastName:** Kennedy**Email:** jmk@jmkpr.com**ZipCode:** 02176



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

huntington@huntingtontheatre.org <huntington@huntingtontheatre.org>

Wed, Aug 23, 2017 at 7:20 PM

To: tim.czerwienski@boston.gov, tgill@huntingtontheatre.org

Subject: In support of 252-264 Huntington Avenue project**OpeningComments:** I am a senior citizen and grandparent to a 23 year old who has benefitted from the affordable theatre options that the Huntington provides. I support its expansion and the affordability expansion. Also that for a city that has schools that support the arts they need appropriate performance venues.**Body:** I support the 252-264 Huntington Avenue development project as proposed by QMG Huntington LLC because it will allow the Huntington Theatre Company to remain in its home of 35 years and continue to provide services to the Boston community for generations to come, and to expand those services, and because this project is a great enhancement to the neighborhood. The Huntington serves over 200,000 people in the city of Boston each season on Huntington Avenue and at the Calderwood Pavilion, and will expand its programming and its services to the Boston community in a newly renovated theatre with larger spaces open to the public. Supporting this project helps the Huntington thrive, and in turn the Huntington helps the community. I urge you to approve their proposal. Thank you for your attention.**ClosingComments:** Thank you for creative solutions.**Signature:****FirstName:** Marchelle**LastName:** Raynor**Email:** marchray@aol.com**ZipCode:** 02119



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

huntington@huntingtontheatre.org <huntington@huntingtontheatre.org>

Wed, Aug 23, 2017 at 6:23 PM

To: tim.czerwienski@boston.gov, tgill@huntingtontheatre.org

Subject: In support of 252-264 Huntington Avenue project**OpeningComments:** I fully support the proposal. I may not be able to attend, good luck**Body:**

I support the 252–264 Huntington Avenue development project as proposed by QMG Huntington LLC because it will allow the Huntington Theatre Company to remain in its home of 35 years and continue to provide services to the Boston community for generations to come, and to expand those services, and because this project is a great enhancement to the neighborhood. The Huntington serves over 200,000 people in the city of Boston each season on Huntington Avenue and at the Calderwood Pavilion, and will expand its programming and its services to the Boston community in a newly renovated theatre with larger spaces open to the public. Supporting this project helps the Huntington thrive, and in turn the Huntington helps the community. I urge you to approve their proposal. Thank you for your attention.

ClosingComments:**Signature:** Chuck Hearne**FirstName:** Charles E**LastName:** Hearne III**Email:** chearne111@yahoo.com**ZipCode:** 02215



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

huntington@huntingtontheatre.org <huntington@huntingtontheatre.org>

Wed, Aug 23, 2017 at 5:44 PM

To: tim.czerwienski@boston.gov, tgill@huntingtontheatre.org

Subject: In support of 252-264 Huntington Avenue project

I have lived around the corner on Westland Ave for over 22 years. It has been an amazing transformation over that period to what is now a wonderfully diverse mix of age, class and culture. We have better restaurants, better housing, and improved streetscape. Sure I've lost some sky from my windows due to development in the area, but I would welcome this tower to the neighborhood. I'm pretty sure I'll be able to see it from my South facing windows, and I'm happy about that. I'm fine with the height of the tower, and there's going to be more construction no matter what height any way you slice it. So be it.

OpeningComments:

I support the 252-264 Huntington Avenue development project as proposed by QMG Huntington LLC because it will allow the Huntington Theatre Company to remain in its home of 35 years and continue to provide services to the Boston community for generations to come. I think it's a great deal for the developer, and for the Huntington. The city and our neighborhood, and the greater ARTS community will all benefit enormously. Another reason I support this project is because I work for the Huntington - for all of those 22 years and more. I kinda like my 4 minute walk to work, and I'd hate to see that change should we be forced out. I'm also tremendously excited about a renovated theatre, expanded lobby space, along with the support space needed to do our business. This means so much to us, and I see enormous benefit all around.

Body:**ClosingComments:** I urge you to approve their proposal. Thank you for your attention.**Signature:****FirstName:** Todd**LastName:** Williams**Email:** tdwill@gmail.com**ZipCode:** 02115



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

huntington@huntingtontheatre.org <huntington@huntingtontheatre.org>

Wed, Aug 23, 2017 at 4:35 PM

To: tim.czerwienski@boston.gov, tgill@huntingtontheatre.org

Subject: In support of 252-264 Huntington Avenue project**OpeningComments:** I am in full support. Theatres like the Huntington are key parts of the culture of the city and must remain as the city grows and changes. We must retain our arts and art spaces are crucial.**Body:** I support the 252-264 Huntington Avenue development project as proposed by QMG Huntington LLC because it will allow the Huntington Theatre Company to remain in its home of 35 years and continue to provide services to the Boston community for generations to come, and to expand those services, and because this project is a great enhancement to the neighborhood. The Huntington serves over 200,000 people in the city of Boston each season on Huntington Avenue and at the Calderwood Pavilion, and will expand its programming and its services to the Boston community in a newly renovated theatre with larger spaces open to the public. Supporting this project helps the Huntington thrive, and in turn the Huntington helps the community. I urge you to approve their proposal. Thank you for your attention.**ClosingComments:****Signature:** Heather Ward, South Boston**FirstName:** Heather**LastName:** Watd**Email:** htward@gmail.com**ZipCode:** 02127



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

huntington@huntingtontheatre.org <huntington@huntingtontheatre.org>

Wed, Aug 23, 2017 at 4:09 PM

To: tim.czerwienski@boston.gov, tgill@huntingtontheatre.org

Subject: In support of 252-264 Huntington Avenue project

OpeningComments:

Body: I support the 252–264 Huntington Avenue development project as proposed by QMG Huntington LLC because it will allow the Huntington Theatre Company to remain in its home of 35 years and continue to provide services to the Boston community for generations to come, and to expand those services, and because this project is a great enhancement to the neighborhood. The Huntington serves over 200,000 people in the city of Boston each season on Huntington Avenue and at the Calderwood Pavilion, and will expand its programming and its services to the Boston community in a newly renovated theatre with larger spaces open to the public. Supporting this project helps the Huntington thrive, and in turn the Huntington helps the community. I urge you to approve their proposal. Thank you for your attention.

ClosingComments:

Signature:

FirstName: Dorothy

LastName: Share

Email: dotshare@aol.com

ZipCode: 02116



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

huntington@huntingtontheatre.org <huntington@huntingtontheatre.org>

Wed, Aug 23, 2017 at 3:57 PM

To: tim.czerwienski@boston.gov, tgill@huntingtontheatre.org

Subject: In support of 252-264 Huntington Avenue project

OpeningComments:

Body: I support the 252-264 Huntington Avenue development project as proposed by QMG Huntington LLC because it will allow the Huntington Theatre Company to remain in its home of 35 years and continue to provide services to the Boston community for generations to come, and to expand those services, and because this project is a great enhancement to the neighborhood. The Huntington serves over 200,000 people in the city of Boston each season on Huntington Avenue and at the Calderwood Pavilion, and will expand its programming and its services to the Boston community in a newly renovated theatre with larger spaces open to the public. Supporting this project helps the Huntington thrive, and in turn the Huntington helps the community. I urge you to approve their proposal. Thank you for your attention.

ClosingComments:

Signature: Leslie Sargent, David Roseman

FirstName: Leslie

LastName: Sargent

Email: lsargent40@yahoo.com

ZipCode: 02109



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

huntington@huntingtontheatre.org <huntington@huntingtontheatre.org>

Wed, Aug 23, 2017 at 3:35 PM

To: tim.czerwienski@boston.gov, tgill@huntingtontheatre.org

Subject: In support of 252-264 Huntington Avenue project**OpeningComments:****Body:**

I support the 252–264 Huntington Avenue development project as proposed by QMG Huntington LLC because it will allow the Huntington Theatre Company to remain in its home of 35 years and continue to provide services to the Boston community for generations to come, and to expand those services, and because this project is a great enhancement to the neighborhood. The Huntington serves over 200,000 people in the city of Boston each season on Huntington Avenue and at the Calderwood Pavilion, and will expand its programming and its services to the Boston community in a newly renovated theatre with larger spaces open to the public. Supporting this project helps the Huntington thrive, and in turn the Huntington helps the community. I urge you to approve their proposal. Thank you for your attention.

ClosingComments:

Everyone in the community benefits from the thoughtful reflections that theater produces, it enriches us in ways many people cannot see. Truly, Donna B.

Signature:**FirstName:** Donna**LastName:** Brooks**Email:** Beacon143@comcast.net**ZipCode:** 02116



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

huntington@huntingtontheatre.org <huntington@huntingtontheatre.org>

Wed, Aug 23, 2017 at 2:49 PM

To: tim.czerwienski@boston.gov, tgill@huntingtontheatre.org

Subject: In support of 252-264 Huntington Avenue project

OpeningComments: I live in the neighborhood, and have attended Huntington Theater Company productions for years. They have a wonderful Community membership program, that offers discount tickets, a reception and Q&A with the performers and/or someone connected with the production. The Huntington was the FIRST theater locally to have such a program, and for someone like me, who loves seeing all sorts of theater, but is on a budget, cannot express how much this program at the Huntington Theater has enriched my life.

Body: I support the 252-264 Huntington Avenue development project as proposed by QMG Huntington LLC because it will allow the Huntington Theatre Company to remain in its home of 35 years and continue to provide services to the Boston community for generations to come, and to expand those services, and because this project is a great enhancement to the neighborhood. The Huntington serves over 200,000 people in the city of Boston each season on Huntington Avenue and at the Calderwood Pavilion, and will expand its programming and its services to the Boston community in a newly renovated theatre with larger spaces open to the public. Supporting this project helps the Huntington thrive, and in turn the Huntington helps the community. I urge you to approve their proposal. Thank you for your attention.

ClosingComments: The Huntington Theater Company is an immense asset to the Boston theater community. The theater itself, is a gem, and needs updating, and NEEDS to remain in the community. Thank you.

Signature: Sincerely,

FirstName: Gamalia

LastName: Pharms

Email: gamshoe@yahoo.com

ZipCode: 02115



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

huntington@huntingtontheatre.org <huntington@huntingtontheatre.org>
To: tim.czerwienski@boston.gov, tgill@huntingtontheatre.org

Mon, Sep 18, 2017 at 2:30 PM

Subject: In support of 252-264 Huntington Avenue project

OpeningComments:

Body: I support the 252–264 Huntington Avenue development project as proposed by QMG Huntington LLC because this project is a great enhancement to the neighborhood. Just look at what the Calderwood did for the South End. I urge you to approve their proposal. Thank you for your attention.

ClosingComments:

Signature:

FirstName: Robert

LastName: Caplis

Email: robertcaplis@yahoo.com

ZipCode: 02131



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

huntington@huntingtontheatre.org <huntington@huntingtontheatre.org>

Mon, Sep 18, 2017 at 12:56 PM

To: tim.czerwienski@boston.gov, tgill@huntingtontheatre.org

Subject: In support of 252-264 Huntington Avenue project

OpeningComments:

I support the 252–264 Huntington Avenue development project as proposed by QMG Huntington LLC because it will allow the Huntington Theatre Company to remain in its home of 35 years and continue to provide services to the Boston community for generations to come, and to expand those services, and because this project is a great enhancement to the neighborhood. The Huntington serves over 200,000 people in the city of Boston each season on Huntington Avenue and at the Calderwood Pavilion, and will expand its programming and its services to the Boston community in a newly renovated theatre with larger spaces open to the public. Supporting this project helps the Huntington thrive, and in turn the Huntington helps the community. I urge you to approve their proposal. Thank you for your attention.

ClosingComments:

Signature: Elizabeth Aragao

FirstName: Elizabeth

LastName: Aragao

Email: eaaragao@gmail.com

ZipCode: 02135



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

huntington@huntingtontheatre.org <huntington@huntingtontheatre.org>

Fri, Sep 15, 2017 at 3:14 PM

To: tim.czerwienski@boston.gov, tgill@huntingtontheatre.org

Subject: In support of 252-264 Huntington Avenue project

OpeningComments:

I support the 252–264 Huntington Avenue development project as proposed by QMG Huntington LLC because it will allow the Huntington Theatre Company to remain in its home of 35 years and continue to provide services to the Boston community for generations to come, and to expand those services, and because this project is a great enhancement to the neighborhood and many surrounding communities. The Huntington serves over 200,000 people in the city of Boston each season on Huntington Avenue and at the Calderwood Pavilion, and will expand its programming and its services to the Boston community in a newly renovated theatre with larger spaces open to the public. Supporting this project helps the Huntington thrive, and in turn the Huntington helps the community. I urge you to approve their proposal. Thank you for your attention.

Body:

ClosingComments:

Theatre and arts are one of the many things that make Boston a great place to live. We need to keep the arts alive in Boston. Huntington Theatre is committed to ongoing contributions to the community via engagement, making theatre accessible to those with various income levels, and stage experiences for children which both builds their confidence and teaches them public speaking skills.

Signature: Valerie Shey

FirstName: Valerie

LastName: Shey

Email:

ZipCode: 02111



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

huntington@huntingtontheatre.org <huntington@huntingtontheatre.org>

Fri, Aug 4, 2017 at 7:41 PM

To: tim.czerwienski@boston.gov, tgill@huntingtontheatre.org

Subject: In support of 252-264 Huntington Avenue project

OpeningComments:

Body: I support the 252–264 Huntington Avenue development project as proposed by QMG Huntington LLC because it will allow the Huntington Theatre Company to remain in its home of 35 years and continue to provide services to the Boston community for generations to come, and to expand those services, and because this project is a great enhancement to the neighborhood. The Huntington serves over 200,000 people in the city of Boston each season on Huntington Avenue and at the Calderwood Pavilion, and will expand its programming and its services to the Boston community in a newly renovated theatre with larger spaces open to the public. Supporting this project helps the Huntington thrive, and in turn the Huntington helps the community. I urge you to approve their proposal. Thank you for your attention.

ClosingComments:

Signature: Carol Arlauskas

FirstName: Carol

LastName: Arlauskas

Email: Carlauskas@msn.com

ZipCode: 02127



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

huntington@huntingtontheatre.org <huntington@huntingtontheatre.org>

Fri, Aug 4, 2017 at 7:32 PM

To: tim.czerwienski@boston.gov, tgill@huntingtontheatre.org

Subject: In support of 252-264 Huntington Avenue project**OpeningComments:** As the Executive Director of StageSource, the service organization for the New England theater community, I know first hand the importance the Huntington Theatre Company plays in the community. They support artists and small companies in addition to supporting their significant company.**Body:** I support the 252-264 Huntington Avenue development project as proposed by QMG Huntington LLC because it will allow the Huntington Theatre Company to remain in its home of 35 years and continue to provide services to the Boston community for generations to come, and to expand those services, and because this project is a great enhancement to the neighborhood. The Huntington serves over 200,000 people in the city of Boston each season on Huntington Avenue and at the Calderwood Pavilion, and will expand its programming and its services to the Boston community in a newly renovated theatre with larger spaces open to the public. Supporting this project helps the Huntington thrive, and in turn the Huntington helps the community. I urge you to approve their proposal. Thank you for your attention.**ClosingComments:** The Huntington Theatre Company is a linchpin in our community. It is vital the Huntington stays on Huntington.**Signature:** Julie Hennrikus**FirstName:** Julie**LastName:** Hennrikus**Email:** ed@stagesource.org**ZipCode:** 02210



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

huntington@huntingtontheatre.org <huntington@huntingtontheatre.org>

Sun, Aug 6, 2017 at 2:38 PM

To: tim.czerwienski@boston.gov, tgill@huntingtontheatre.org

Subject: In support of 252-264 Huntington Avenue project**OpeningComments:****Body:**

I support the 252–264 Huntington Avenue development project as proposed by QMG Huntington LLC because it will allow the Huntington Theatre Company to remain in its home of 35 years and continue to provide services to the Boston community for generations to come, and to expand those services, and because this project is a great enhancement to the neighborhood. The Huntington serves over 200,000 people in the city of Boston each season on Huntington Avenue and at the Calderwood Pavilion, and will expand its programming and its services to the Boston community in a newly renovated theatre with larger spaces open to the public. Supporting this project helps the Huntington thrive, and in turn the Huntington helps the community. I urge you to approve their proposal. Thank you for your attention.

ClosingComments:**Signature:****FirstName:** Adam**LastName:** Sanders**Email:** asanders@commshakes.org**ZipCode:** 02474



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

huntington@huntingtontheatre.org <huntington@huntingtontheatre.org>

Mon, Aug 7, 2017 at 8:40 PM

To: tim.czerwienski@boston.gov, tgill@huntingtontheatre.org

Subject: In support of 252-264 Huntington Avenue project

OpeningComments:

Body: I support the 252–264 Huntington Avenue development project as proposed by QMG Huntington LLC because it will allow the Huntington Theatre Company to remain in its home of 35 years and continue to provide services to the Boston community for generations to come, and to expand those services, and because this project is a great enhancement to the neighborhood. The Huntington serves over 200,000 people in the city of Boston each season on Huntington Avenue and at the Calderwood Pavilion, and will expand its programming and its services to the Boston community in a newly renovated theatre with larger spaces open to the public. Supporting this project helps the Huntington thrive, and in turn the Huntington helps the community. I urge you to approve their proposal. Thank you for your attention.

ClosingComments:

Signature:

FirstName: Sara

LastName: Brookner

Email: sara.brookner@gmail.com

ZipCode: 02145



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

huntington@huntingtontheatre.org <huntington@huntingtontheatre.org>

Fri, Aug 4, 2017 at 11:34 AM

To: tim.czerwienski@boston.gov, tgill@huntingtontheatre.org

Subject: In support of 252-264 Huntington Avenue project

OpeningComments: I am a commercial appraiser and have valued properties in Boston for over 25 years. The HUNTINGTON THEATRE COMPANY has been a sterling shareholder and community member for as long as I can remember. The proposed project on Huntington Avenue is by far the highest and best use of this site and will benefit not only the immediate neighborhood but the Greater Boston area for decades to come. Robert D. Murphy, MAI, SRA MA Certified General RE Appraiser #238 ROBERT D. MURPHY ASSOCIATES, INC.

Body: I support the 252-264 Huntington Avenue development project as proposed by QMG Huntington LLC because it will allow the Huntington Theatre Company to remain in its home of 35 years and continue to provide services to the Boston community for generations to come, and to expand those services, and because this project is a great enhancement to the neighborhood. The Huntington serves over 200,000 people in the city of Boston each season on Huntington Avenue and at the Calderwood Pavilion, and will expand its programming and its services to the Boston community in a newly renovated theatre with larger spaces open to the public. Supporting this project helps the Huntington thrive, and in turn the Huntington helps the community. I urge you to approve their proposal. Thank you for your attention.

ClosingComments:**Signature:** Robert D. Murphy, MAI, SRA**FirstName:** Robert**LastName:** Murphy**Email:** rdmassoc@comcast.net**ZipCode:** 01915



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

huntington@huntingtontheatre.org <huntington@huntingtontheatre.org>

Thu, Aug 3, 2017 at 5:59 PM

To: tim.czerwienski@boston.gov, tgill@huntingtontheatre.org

Subject: In support of 252-264 Huntington Avenue project**OpeningComments:**

Body: I support the 252–264 Huntington Avenue development project as proposed by QMG Huntington LLC because it will allow the Huntington Theatre Company to remain in its home of 35 years and continue to provide services to the Boston community for generations to come, and to expand those services, and because this project is a great enhancement to the neighborhood. The Huntington serves over 200,000 people in the city of Boston each season on Huntington Avenue and at the Calderwood Pavilion, and will expand its programming and its services to the Boston community in a newly renovated theatre with larger spaces open to the public. Supporting this project helps the Huntington thrive, and in turn the Huntington helps the community. I urge you to approve their proposal. Thank you for your attention.

ClosingComments:**Signature:** Ed Peed**FirstName:** Ed & Charlotte**LastName:** Peed**Email:** peeds@comcast.net**ZipCode:** 02189-2020



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

huntington@huntingtontheatre.org <huntington@huntingtontheatre.org>

Thu, Aug 3, 2017 at 4:41 PM

To: tim.czerwienski@boston.gov, tgill@huntingtontheatre.org

Subject: In support of 252-264 Huntington Avenue project

OpeningComments:

I support the 252–264 Huntington Avenue development project as proposed by QMG Huntington LLC because it will allow the Huntington Theatre Company to remain in its home of 35 years and continue to provide services to the Boston community for generations to come, and to expand those services, and because this project is a great enhancement to the neighborhood. The

Body: Huntington serves over 200,000 people in the city of Boston each season on Huntington Avenue and at the Calderwood Pavilion, and will expand its programming and its services to the Boston community in a newly renovated theatre with larger spaces open to the public. Supporting this project helps the Huntington thrive, and in turn the Huntington helps the community. I urge you to approve their proposal. Thank you for your attention.

ClosingComments:

Signature: Kelly Glew

FirstName: Kelly

LastName: Glew

Email: kdglew@gmail.org

ZipCode: 02118



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

huntington@huntingtontheatre.org <huntington@huntingtontheatre.org>
To: tim.czerwienski@boston.gov, tgill@huntingtontheatre.org

Thu, Aug 3, 2017 at 3:49 PM

Subject: In support of 252-264 Huntington Avenue project

OpeningComments:

I write to you as a 2010 graduate from the Department of Theatre at Northeastern University. Not only that, but I write to you as a both a son and husband of Northeastern employees. Needless to say, my investment in the well-being and public perception of Northeastern University is a constant priority in my life. The City of Boston has seen a rash of discouraging and disappointing announcements over the past few years regarding the future of theatre, art and culture in a city that has been proud to call itself the 'Athens of America'. The Boston Lyric Opera has ended it's relationship with the Shubert Theatre, which also lost a key supporter when Citigroup Inc. ended the sponsorship of the Citi Performing Arts Center, which runs both the Shubert and the Citi Wang Theatre. Johnny D's, River Gods, T.T. the Bears Place, the Beachcomber... the list goes on and on. Local universities have also been at the forefront of this recent crisis in the Boston theatre scene. Emerson College President Lee Pelton has decided that the city's oldest and most historic theater would be better served as the front door and food court for it's campus. Boston University is bringing a halt to a three decades long relationship with the Huntington Theatre, which has been the diamond jewel of the Avenue of the Arts, also home to the one and only Northeastern University. Northeastern University has seen a meteoric rise in visibility and respect as a university in not just Boston, but the country and the world over the past 15 years. As an alumni, I am constantly impressed and filled with pride by the steady stream of news and announcements coming from Huntington Avenue. As a local resident, I am also in awe of the constant development and sprawl of campus that I witness on my daily bicycle commute past Northeastern. There is an opportunity for the Huntington Theater to make it's mark as not only a signature location on Huntington Avenue, but as a cultural landmark. This building is an integral cog in the Boston cultural scene, not only for performance, but as a major scene shop in the city for other local theatres. There are so many positive outcomes from retaining the current location of the Huntington Theater. It has a unique opportunity to revamp, renovate and revitalize the community that surrounds it. I hope that this current dark period in Boston arts and cultural scene provides an opportunity for QMG Huntington LLC development to step in to the spotlight.

Body:

I support the 252-264 Huntington Avenue development project as proposed by QMG Huntington LLC because it will allow the Huntington Theatre Company to remain in its home of 35 years and continue to provide services to the Boston community for generations to come, and to expand those services, and because this project is a great enhancement to the neighborhood. The Huntington serves over 200,000 people in the city of Boston each season on Huntington Avenue and at the Calderwood Pavilion, and will expand its programming and its services to the Boston community in a newly renovated theatre with larger spaces open to the public. Supporting this project helps the Huntington thrive, and in turn the Huntington helps the community. I urge you to approve their proposal. Thank you for your attention.

ClosingComments:

Signature: Michael Underhill
FirstName: Michael
LastName: Underhill
Email: michaeljamesunderhill@gmail.com
ZipCode: 02130



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

huntington@huntingtontheatre.org <huntington@huntingtontheatre.org>

Tue, Aug 1, 2017 at 2:59 PM

To: tim.czerwienski@boston.gov, tgill@huntingtontheatre.org

Subject: In support of 252-264 Huntington Avenue project

OpeningComments:

I support the 252–264 Huntington Avenue development project as proposed by QMG Huntington LLC because it will allow the Huntington Theatre Company to remain in its home of 35 years and continue to provide services to the Boston community for generations to come, and to expand those services, and because this project is a great enhancement to the neighborhood. The Huntington serves over 200,000 people in the city of Boston each season on Huntington Avenue and at the Calderwood Pavilion, and will expand its programming and its services to the Boston community in a newly renovated theatre with larger spaces open to the public. Supporting this project helps the Huntington thrive, and in turn the Huntington helps the community. I urge you to approve their proposal. Thank you for your attention.

ClosingComments:

Signature: Brianna McDermott

FirstName: Brianna

LastName: McDermott

Email: briannamcd94@gmail.com

ZipCode: 01832



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

huntington@huntingtontheatre.org <huntington@huntingtontheatre.org>

Tue, Aug 1, 2017 at 1:39 PM

To: tim.czerwienski@boston.gov, tgill@huntingtontheatre.org

Subject: In support of 252-264 Huntington Avenue project**OpeningComments:** As a long-time audience member and participant in the cultural sector of Boston, Huntington Theatre is one of the premier arts organizations in greater Boston. Their programming addresses many current events and societal issues that only theatre can address. It is important that Huntington Theatre continue to remain in its home on Huntington Avenue - the avenue of the arts.**Body:** I support the 252-264 Huntington Avenue development project as proposed by QMG Huntington LLC because it will allow the Huntington Theatre Company to remain in its home of 35 years and continue to provide services to the Boston community for generations to come, and to expand those services, and because this project is a great enhancement to the neighborhood. The Huntington serves over 200,000 people in the city of Boston each season on Huntington Avenue and at the Calderwood Pavilion, and will expand its programming and its services to the Boston community in a newly renovated theatre with larger spaces open to the public. Supporting this project helps the Huntington thrive, and in turn the Huntington helps the community. I urge you to approve their proposal. Thank you for your attention.**ClosingComments:** Thank you for your support and consideration in making sure that Huntington Theatre remains a vibrant contributor to our community.**Signature:** Sincerely,**FirstName:** Cheryl**LastName:** Weber**Email:** cheryl@worldmusic.org**ZipCode:** 02139



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

huntington@huntingtontheatre.org <huntington@huntingtontheatre.org>
To: tim.czerwienski@boston.gov, tgill@huntingtontheatre.org

Tue, Aug 1, 2017 at 11:14 AM

Subject: In support of 252-264 Huntington Avenue project

OpeningComments:

Body:

I support the 252–264 Huntington Avenue development project as proposed by QMG Huntington LLC because it will allow the Huntington Theatre Company to remain in its home of 35 years and continue to provide services to the Boston community for generations to come, and to expand those services, and because this project is a great enhancement to the neighborhood. The Huntington serves over 200,000 people in the city of Boston each season on Huntington Avenue and at the Calderwood Pavilion, and will expand its programming and its services to the Boston community in a newly renovated theatre with larger spaces open to the public. Supporting this project helps the Huntington thrive, and in turn the Huntington helps the community. I urge you to approve their proposal. Thank you for your attention.

ClosingComments: Additionally, I work there and would like nothing more than to continue to do so.

Signature:

FirstName: Kathryn

LastName: Schondek

Email: Kmschondek@gmail.com

ZipCode:



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

huntington@huntingtontheatre.org <huntington@huntingtontheatre.org>
To: tim.czerwienski@boston.gov, tgill@huntingtontheatre.org

Tue, Aug 1, 2017 at 10:42 AM

Subject: In support of 252-264 Huntington Avenue project

OpeningComments:

Body: I support the 252–264 Huntington Avenue development project as proposed by QMG Huntington LLC because it will allow the Huntington Theatre Company to remain in its home of 35 years. The Huntington brings wonderful theater to the Boston area and this expansion will allow that great work to grow and be a wonderful enhancement to the neighborhood. The Huntington serves over 200,000 people in the city of Boston each season on Huntington Avenue and at the Calderwood Pavilion, and will expand its programming and its services to the Boston community in a newly renovated theatre with larger spaces open to the public. Supporting this project helps the Huntington thrive, and in turn the Huntington helps the community. I urge you to approve their proposal. Thank you for your attention.

ClosingComments:

Signature: Suzie Tapson

FirstName: Suzie

LastName: Tapson

Email: suzietapson@yahoo.com

ZipCode: 02108



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

huntington@huntingtontheatre.org <huntington@huntingtontheatre.org>

Tue, Aug 1, 2017 at 9:42 AM

To: tim.czerwienski@boston.gov, tgill@huntingtontheatre.org

Subject: In support of 252-264 Huntington Avenue project

OpeningComments:

Body:

On behalf of the Fort Point Theatre Channel (FPTC) I am writing in support of the 252-264 Huntington Avenue development project as proposed by QMG Huntington LLC. The Huntington Theatre Company (HTC) has been around for 35 years and is a tremendous asset to the Boston community. Supporting this project helps the HTC thrive, and in turn the HTC continues to help the Boston community for generations to come. I urge you to approve their proposal. Thank you for your attention. Mark Warhol co-Artistic Director Fort Point Theatre Channel email : mw@markwarhol.net

ClosingComments:

Signature:

FirstName: Mark

LastName: Warhol

Email: mw@markwarhol.net

ZipCode: 01930



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

huntington@huntingtontheatre.org <huntington@huntingtontheatre.org>

Tue, Aug 1, 2017 at 9:10 AM

To: tim.czerwienski@boston.gov, tgill@huntingtontheatre.org

Subject: In support of 252-264 Huntington Avenue project**OpeningComments:**

I support the 252–264 Huntington Avenue development project as proposed by QMG Huntington LLC because it will allow the Huntington Theatre Company to remain in its home of 35 years and continue to provide services to the Boston community for generations to come, and to expand those services, and because this project is a great enhancement to the neighborhood. The

Body:

Huntington serves over 200,000 people in the city of Boston each season on Huntington Avenue and at the Calderwood Pavilion, and will expand its programming and its services to the Boston community in a newly renovated theatre with larger spaces open to the public. Supporting this project helps the Huntington thrive, and in turn the Huntington helps the community. I urge you to approve their proposal. Thank you for your attention.

ClosingComments:**Signature:****FirstName:** Alexandria**LastName:** Petteruti**Email:** alexandria@worldmusic.org**ZipCode:** 02139



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

huntington@huntingtontheatre.org <huntington@huntingtontheatre.org>

Tue, Aug 1, 2017 at 8:13 AM

To: tim.czerwienski@boston.gov, tgill@huntingtontheatre.org

Subject: In support of 252-264 Huntington Avenue project**OpeningComments:** The Huntington Avenue Theatre is vital not only to the patrons of the greater Boston community, but also to all other artist in the city. The theatre, it's resources, and staff are shared with multiple arts organizations across Boston. This building is a home for many with the desire to create, and is vital to keeping the Arts alive and well in Boston.**Body:** I support the 252–264 Huntington Avenue development project as proposed by QMG Huntington LLC because it will allow the Huntington Theatre Company to remain in its home of 35 years and continue to provide services to the Boston community for generations to come, and to expand those services, and because this project is a great enhancement to the neighborhood. The Huntington serves over 200,000 people in the city of Boston each season on Huntington Avenue and at the Calderwood Pavilion, and will expand its programming and its services to the Boston community in a newly renovated theatre with larger spaces open to the public. Supporting this project helps the Huntington thrive, and in turn the Huntington helps the community. I urge you to approve their proposal. Thank you for your attention.**ClosingComments:****Signature:****FirstName:** Katie**LastName:** Most**Email:** katie.most@gmail.com**ZipCode:** 02130



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

huntington@huntingtontheatre.org <huntington@huntingtontheatre.org>

Tue, Aug 1, 2017 at 7:48 AM

To: tim.czerwienski@boston.gov, tgill@huntingtontheatre.org

Subject: In support of 252-264 Huntington Avenue project**OpeningComments:**

Body: I support the 252–264 Huntington Avenue development project as proposed by QMG Huntington LLC because it will allow the Huntington Theatre Company to remain in its home of 35 years and continue to provide services to the Boston community for generations to come, and to expand those services, and because this project is a great enhancement to the neighborhood. The Huntington serves over 200,000 people in the city of Boston each season on Huntington Avenue and at the Calderwood Pavilion, and will expand its programming and its services to the Boston community in a newly renovated theatre with larger spaces open to the public. Supporting this project helps the Huntington thrive, and in turn the Huntington helps the community. I urge you to approve their proposal. Thank you for your attention.

ClosingComments: This institution is a significant part of our community for arts and community. Please support keeping Huntington a home for the Arts as it is! Much thanks for your consideration.

Signature: Amy d'Ablemont Burnes**FirstName:** Amy**LastName:** d'Ablemont Burnes**Email:** amydablemontburnes@yahoo.com**ZipCode:** 02118



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

huntington@huntingtontheatre.org <huntington@huntingtontheatre.org>

Wed, Aug 23, 2017 at 1:53 PM

To: tim.czerwienski@boston.gov, tgill@huntingtontheatre.org

Subject: In support of 252-264 Huntington Avenue project**OpeningComments:** More space for Huntington Theatre Boston should mean more accessible art for all.

Body: I support the 252-264 Huntington Avenue development project as proposed by QMG Huntington LLC because it will allow the Huntington Theatre Company to remain in its home of 35 years and continue to provide services to the Boston community for generations to come, and to expand those services, and because this project is a great enhancement to the neighborhood. The Huntington serves over 200,000 people in the city of Boston each season on Huntington Avenue and at the Calderwood Pavilion, and will expand its programming and its services to the Boston community in a newly renovated theatre with larger spaces open to the public. Supporting this project helps the Huntington thrive, and in turn the Huntington helps the community. I urge you to approve their proposal. Thank you for your attention.

ClosingComments: We have a gem in the City of Boston; we should not expand our city just with condos, but things that give back to the community.

Signature: Stacey M. Cannon**FirstName:** Stacey**LastName:** Cannon**Email:** scannon@smallworldlegal.com**ZipCode:** 02118

August 17, 2017

Via Email and First Class Mail

Tim Czerwienski
Boston Planning & Development Agency
One City Hall Square
Ninth Floor
Boston, MA 02201

Re: 252-264 Huntington Avenue (the "Project") – Comment on PNF
NET Realty Trust

Dear Mr. Czerwienski:

We represent NET Realty Trust ("NET"), the owner of 250 Huntington Avenue in Boston (the "Building"). The Building is a 3 story mixed use apartment building with a locally-owned restaurant, Ginger Exchange, on the ground floor, which will be a direct abutter to the proposed Project. The Pappas extended family, which formerly operated the restaurant as Ann's Cafeteria, has owned and operated the Building through NET since 1970.

We have reviewed the Project Notification Form submitted by QMG Huntington, LLC (the "Proponent") for the Project and submit these comments on behalf of NET.

The Project is massive compared to the Building. NET has general concerns regarding construction management and specific issues regarding access to the Project's garage and loading dock. The access is proposed to run through public alleys which abut the Building on two sides, but which have not been designed to accommodate the traffic which will result from the Project as well as their customary purposes, dumpster storage and delivery access.

Construction Issues

Structural Integrity. The Proponent proposes to replace a two story building sharing a party wall with the Building with a 32 story tower which will continue to physically abut the Building. The Building will continue to be used as residences during construction and Ginger Exchange will continue to operate on the first floor. The Project is required to provide lateral support to the Building both during construction and after completion of the new building.

The Proponent should be required to undertake such measures as are necessary to ensure that the tenants at 250 Huntington are not disturbed by noise and vibration and that the structure of the Building, including but not only the party wall, are not

Prince Lobel Tye LLP
One International Place
Suite 3700
Boston, MA 02110
TEL: 617 456 8000
FAX: 617 456 8100

compromised by construction of the Project. NET seeks assurances that the Building will not be damaged by the new tower, including an indemnity backed by a surety bond or letter of credit.

Access for Tenants. The entrance to the Building is on the side closest to the Project, and immediately abuts the construction site. The Proponent should be required to demonstrate measures to ensure adequate access to the Building entrance and to the Ginger Exchange restaurant during construction. BPDA should also require that the Proponent take appropriate steps to ensure that the residents of 250 Huntington Avenue and the restaurant's employees and customers have full use of those vital access points during construction.

Mitigation of Construction Impacts. As a small apartment building located right next to this large construction site, the owners of NET are also concerned about the effects of the construction noise on their tenants. We would like to ensure that the tenants in the apartments are able to sleep peacefully. The BPDA should require that construction be confined to typical business hours and also provide for dust and rodent control.

Traffic and Access Issues

Access to the proposed parking garage will have a major impact on 250 Huntington Avenue. The Building is bordered by public alleys on its northeast side and rear which the Proponent proposes be used as the sole access to the parking garage and the loading dock. Public Alley 820 runs next to the building on its northeast side from Huntington Avenue to Public Alley 821, and Public Alley 821 runs behind the Building.

The Proponent proposes to utilize these alleys as the sole access to a four level below-grade parking garage that will accommodate up to 114 vehicles and also for a loading dock for the Project.

According to the PNF (Figure 2-9), no vehicles presently turn into the Public Alley 820 from Huntington Avenue during the AM Peak Hour. Only one vehicle on average presently makes the turn during the PM Peak Hour (Figure 2-10). Traffic at this corner and winding around the building, will increase from non-existent to 46 vehicle trips during the AM Peak Hour and 60 vehicle trips during the PM Peak Hour. (Table 2-10). The Project is expected to generate 774 new vehicular trips per day (PNF Section 2.4.6). Will all these trips access the parking garage by winding around the Building?

As described in Section 2.2.1 of the PNF, Public Alleys 820 and 821 operate with two way travel, but can only accommodate a single vehicle due to their narrow width. These alleys are not designed to accommodate the traffic which the Proponent seeks to direct over them.

Tim Czerwienski
Boston Planning & Development Agency
August 4, 2017
Page 3

The alleys are also already used to maintain dumpsters by both the restaurant and the residential tenants. The restaurant also requires deliveries on a daily basis, which requires trucks to fully occupy the alley for the time it takes to unload. There needs to be alternate access to the Project's garage and loading dock.

BPDA should consider requiring one-way traffic on these alleys, to create a loop so that garage and truck traffic will exit through Public Alley 822 (clockwise) (or counterclockwise, enter only on Public Alley 822 and exit on Public Alley 820). Provision should also be made for deliveries to the Building, for tenants as well as the restaurant.

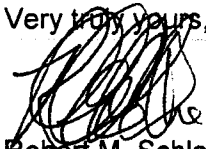
The Proponent should also be required to study alternative access to the garage and loading dock as well as any other possible mitigation for this dramatic increase in the volume of vehicular traffic in the alleys as well as noise on two sides of the Building. Such mitigation may require a redesign of the alleys or provision for access directly from Huntington Avenue.

Conclusion

NET's building at 250 Huntington Avenue is an asset to this district, providing rental apartments and space for a good neighborhood business. NET has operated it without disturbance for decades. Our clients face a dramatic change in their immediate neighbor, from a two-story building to a 32 story tower basically on top of their property and a major increase in traffic encircling the Building. While NET does not seek to prevent the Project, we do urge BPDA to carefully consider the impacts of the Project on 250 Huntington Avenue, especially in terms of noise and other construction impacts and traffic, and to require appropriate mitigation.

Thank you for your time and please do not hesitate to contact me with any questions or comments.

Very truly yours,



Robert M. Schlein
Attorney for NET Realty Trust

Direct Dial: 617-456-8098
Email: rschlein@princelobel.com

Ethel Pappas and Stella Pantazopoulos, NET Realty Trust
Ian Urquhart, Esquire



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

huntington@huntingtontheatre.org <huntington@huntingtontheatre.org>

Mon, Aug 14, 2017 at 10:56 AM

To: tim.czerwienski@boston.gov, tgill@huntingtontheatre.org

Subject: In support of 252-264 Huntington Avenue project**OpeningComments:** I have been a resident of Boston since 2004. Since 2014, I have served as the Managing Director of the Lyric Stage Company of Boston, Boston's oldest resident theatre company.**Body:** I support the 252–264 Huntington Avenue development project as proposed by QMG Huntington LLC. For decades, the Huntington Theatre Company has expanded the theatrical audience in Boston and greatly enhanced Boston's cultural community. It builds its scenery and costumes locally, employing a large number of skilled local artisans and providing Boston with middle class jobs. It nurtures the ambitions of new theatre companies and programs broadly to attract new audiences from underserved neighborhoods. This proposal is vital for their survival and the continued growth of the cultural community. I urge you to approve their proposal. Thank you for your attention.**ClosingComments:****Signature:****FirstName:** Matt**LastName:** Chapuran**Email:** matt_chapuran@lyricstage.com**ZipCode:** 02116



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

huntington@huntingtontheatre.org <huntington@huntingtontheatre.org>
To: tim.czerwienski@boston.gov, tgill@huntingtontheatre.org

Sun, Aug 13, 2017 at 10:05 PM

Subject: In support of 252-264 Huntington Avenue project

OpeningComments: Keep the Huntington theater in it's home!

Body: I support the 252-264 Huntington Avenue development project as proposed by QMG Huntington LLC because it will allow the Huntington Theatre Company to remain in its home of 35 years and continue to provide services to the Boston community for generations to come, and to expand those services, and because this project is a great enhancement to the neighborhood. The Huntington serves over 200,000 people in the city of Boston each season on Huntington Avenue and at the Calderwood Pavilion, and will expand its programming and its services to the Boston community in a newly renovated theatre with larger spaces open to the public. Supporting this project helps the Huntington thrive, and in turn the Huntington helps the community. I urge you to approve their proposal. Thank you for your attention.

ClosingComments: It's such a beautiful building, we love the blue and gold interior, it is a treasure and the Huntington theater company has done a great job of sharing it with the community

Signature: Cinta Burgos and David Ring

FirstName: Cinta

LastName: Burgos

Email: cinta@cintaburgos.com

ZipCode: 02114



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

huntington@huntingtontheatre.org <huntington@huntingtontheatre.org>

Tue, Aug 1, 2017 at 7:35 AM

To: tim.czerwienski@boston.gov, tgill@huntingtontheatre.org

Subject: In support of 252-264 Huntington Avenue project**OpeningComments:** Thank you for considering the Huntington Avenue Project to build a long term home for the Huntington Theatre. The Company is important for helping to create a city that meets the needs of a diverse group of citizens, providing an important mainstay to the arts community in Boston.**Body:** I support the 252-264 Huntington Avenue development project as proposed by QMG Huntington LLC because it will allow the Huntington Theatre Company to remain in its home of 35 years and continue to provide services to the Boston community for generations to come, and to expand those services, and because this project is a great enhancement to the neighborhood. The Huntington serves over 200,000 people in the city of Boston each season on Huntington Avenue and at the Calderwood Pavilion, and will expand its programming and its services to the Boston community in a newly renovated theatre with larger spaces open to the public. Supporting this project helps the Huntington thrive, and in turn the Huntington helps the community. I urge you to approve their proposal. Thank you for your attention.**ClosingComments:****Signature:** Gordon M Burnes**FirstName:** Gordon**LastName:** Burnes**Email:** gordon.burnes@gmail.com**ZipCode:** 02018



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

huntington@huntingtontheatre.org <huntington@huntingtontheatre.org>

Mon, Jul 31, 2017 at 10:34 PM

To: tim.czerwienski@boston.gov, tgill@huntingtontheatre.org

Subject: In support of 252-264 Huntington Avenue project

OpeningComments:

I support the 252–264 Huntington Avenue development project as proposed by QMG Huntington LLC because it will allow the Huntington Theatre Company to remain in its home of 35 years and continue to provide services to the Boston community for generations to come, and to expand those services, and because this project is a great enhancement to the neighborhood. The

Body: Huntington serves over 200,000 people in the city of Boston each season on Huntington Avenue and at the Calderwood Pavilion, and will expand its programming and its services to the Boston community in a newly renovated theatre with larger spaces open to the public. Supporting this project helps the Huntington thrive, and in turn the Huntington helps the community. I urge you to approve their proposal. Thank you for your attention.

ClosingComments:

Signature: Martha Laposata

FirstName: Martha

LastName: Laposata

Email: Mlaposata@hotmail.com

ZipCode: 02110



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

huntington@huntingtontheatre.org <huntington@huntingtontheatre.org>

Mon, Jul 31, 2017 at 8:55 PM

To: tim.czerwienski@boston.gov, tgill@huntingtontheatre.org

Subject: In support of 252-264 Huntington Avenue project**OpeningComments:**

I support the 252–264 Huntington Avenue development project as proposed by QMG Huntington LLC because it will allow the Huntington Theatre Company to remain in its home of 35 years and continue to provide services to the Boston community for generations to come, and to expand those services, and because this project is a great enhancement to the neighborhood. The Huntington serves over 200,000 people in the city of Boston each season on Huntington Avenue and at the Calderwood Pavilion, and will expand its programming and its services to the Boston community in a newly renovated theatre with larger spaces open to the public. Supporting this project helps the Huntington thrive, and in turn the Huntington helps the community. I urge you to approve their proposal. Thank you for your attention.

Body:**ClosingComments:****Signature:****FirstName:** Celeste**LastName:** Day**Email:** celeste.day@gmail.com**ZipCode:** 02114-3275



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

huntington@huntingtontheatre.org <huntington@huntingtontheatre.org>

Mon, Jul 31, 2017 at 7:28 PM

To: tim.czerwienski@boston.gov, tgill@huntingtontheatre.org

Subject: In support of 252-264 Huntington Avenue project

OpeningComments: As a long time Boston resident, the Huntington stands out as a venerable pillar of the theater community. Keeping that organization in its home keeps the lively theater arts in Boston front and center. Hard to quantify what good theater means to the livelihood of the city both in revenue, prestige and community cohesion.

Body: I support the 252-264 Huntington Avenue development project as proposed by QMG Huntington LLC because it will allow the Huntington Theatre Company to remain in its home of 35 years and continue to provide services to the Boston community for generations to come, and to expand those services, and because this project is a great enhancement to the neighborhood. The Huntington serves over 200,000 people in the city of Boston each season on Huntington Avenue and at the Calderwood Pavilion, and will expand its programming and its services to the Boston community in a newly renovated theatre with larger spaces open to the public. Supporting this project helps the Huntington thrive, and in turn the Huntington helps the community. I urge you to approve their proposal. Thank you for your attention.

ClosingComments: Office space can't hold a candle to vibrant theater space.

Signature:

FirstName: Barbara

LastName: Lindstrom

Email:

ZipCode: 02118



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

huntington@huntingtontheatre.org <huntington@huntingtontheatre.org>

Mon, Jul 31, 2017 at 5:55 PM

To: tim.czerwienski@boston.gov, tgill@huntingtontheatre.org

Subject: In support of 252-264 Huntington Avenue project

OpeningComments:

I support the 252-264 Huntington Avenue development project as proposed by QMG Huntington LLC because it will allow the Huntington Theatre Company to remain in its home of 35 years and continue to provide services to the Boston community for generations to come, and to expand those services, and because this project is a great enhancement to the neighborhood. The Huntington serves over 200,000 people in the city of Boston each season on Huntington Avenue and at the Calderwood Pavilion, and will expand its programming and its services to the Boston community in a newly renovated theatre with larger spaces open to the public. Supporting this project helps the Huntington thrive, and in turn the Huntington helps the community. I urge you to approve their proposal. Thank you for your attention.

ClosingComments:

Signature:

FirstName: Victoria

LastName: Swindle

Email: vswindle@huntingtontheatre.org

ZipCode: 02169



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

huntington@huntingtontheatre.org <huntington@huntingtontheatre.org>

Mon, Jul 31, 2017 at 5:49 PM

To: tim.czerwienski@boston.gov, tgill@huntingtontheatre.org

Subject: In support of 252-264 Huntington Avenue project**OpeningComments:** The Huntington Theatre Company has a proven track record of successfully building a vibrant, diverse community around its thoughtful artistic productions.**Body:** As a Boston resident and an active member of the Boston cultural community, I support the 252–264 Huntington Avenue development project as proposed by QMG Huntington LLC because it will allow the Huntington Theatre Company to remain in its home of 35 years and continue to provide services to the Boston community for generations to come, and to expand those services, and because this project is a great enhancement to the neighborhood. The Huntington serves over 200,000 people in the city of Boston each season on Huntington Avenue and at the Calderwood Pavilion, and will expand its programming and its services to the Boston community in a newly renovated theatre with larger spaces open to the public. Supporting this project helps the Huntington thrive, and in turn the Huntington helps the community. I urge you to approve their proposal. Thank you for your attention.**ClosingComments:****Signature:****FirstName:** Susan**LastName:** Weiler**Email:** susan@worldmusic.org**ZipCode:** 02114



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

huntington@huntingtontheatre.org <huntington@huntingtontheatre.org>

Mon, Jul 31, 2017 at 5:05 PM

To: tim.czerwienski@boston.gov, tgill@huntingtontheatre.org

Subject: In support of 252-264 Huntington Avenue project**OpeningComments:** As the General Manager of the American Repertory Theater and general strong arts advocate and supporter,

Body: I support the 252–264 Huntington Avenue development project as proposed by QMG Huntington LLC because it will allow the Huntington Theatre Company to remain in its home of 35 years and continue to provide services to the Boston community for generations to come, and to expand those services, and because this project is a great enhancement to the neighborhood. The Huntington serves over 200,000 people in the city of Boston each season on Huntington Avenue and at the Calderwood Pavilion, and will expand its programming and its services to the Boston community in a newly renovated theatre with larger spaces open to the public. Supporting this project helps the Huntington thrive, and in turn the Huntington helps the community. I urge you to approve their proposal. Thank you for your attention.

ClosingComments:**Signature:** Steven Showalter**FirstName:** Steve**LastName:** Showalter**Email:** steven_showalter@harvard.edu**ZipCode:** 02474



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

huntington@huntingtontheatre.org <huntington@huntingtontheatre.org>

Mon, Jul 31, 2017 at 4:59 PM

To: tim.czerwienski@boston.gov, tgill@huntingtontheatre.org

Subject: In support of 252-264 Huntington Avenue project**OpeningComments:****Body:**

I support the 252–264 Huntington Avenue development project as proposed by QMG Huntington LLC because it will allow the Huntington Theatre Company to remain in its home of 35 years and continue to provide services to the Boston community for generations to come, and to expand those services, and because this project is a great enhancement to the neighborhood. The Huntington serves over 200,000 people in the city of Boston each season on Huntington Avenue and at the Calderwood Pavilion, and will expand its programming and its services to the Boston community in a newly renovated theatre with larger spaces open to the public. Supporting this project helps the Huntington thrive, and in turn the Huntington helps the community. I urge you to approve their proposal. Thank you for your attention.

ClosingComments:**Signature:****FirstName:** Elizabeth**LastName:** MacLachlan**Email:** emaclachlan@huntingtontheatre.org**ZipCode:** 02115



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

huntington@huntingtontheatre.org <huntington@huntingtontheatre.org>

Mon, Jul 31, 2017 at 3:12 PM

To: tim.czerwienski@boston.gov, tgill@huntingtontheatre.org

Subject: In support of 252-264 Huntington Avenue project

OpeningComments:

Body: I support the 252-264 Huntington Avenue development project as proposed by QMG Huntington LLC because it will allow the Huntington Theatre Company to remain in its home of 35 years and continue to provide services to the Boston community for generations to come, and to expand those services, and because this project is a great enhancement to the neighborhood. The Huntington serves over 200,000 people in the city of Boston each season on Huntington Avenue and at the Calderwood Pavilion, and will expand its programming and its services to the Boston community in a newly renovated theatre with larger spaces open to the public. Supporting this project helps the Huntington thrive, and in turn the Huntington helps the community. I urge you to approve their proposal. Thank you for your attention.

ClosingComments: please also consider making spaces for small fringe companies to rent out!!!

Signature:

FirstName: Lauren

LastName: Elias

Email: laurenrelias@gmail.com

ZipCode: 02446



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

huntington@huntingtontheatre.org <huntington@huntingtontheatre.org>

Mon, Jul 31, 2017 at 2:47 PM

To: tim.czerwienski@boston.gov, tgill@huntingtontheatre.org

Subject: In support of 252-264 Huntington Avenue project**OpeningComments:**

Body: I support the 252–264 Huntington Avenue development project as proposed by QMG Huntington LLC because it will allow the Huntington Theatre Company to remain in its home of 35 years and continue to provide services to the Boston community for generations to come, and to expand those services, and because this project is a great enhancement to the neighborhood. The Huntington serves over 200,000 people in the city of Boston each season on Huntington Avenue and at the Calderwood Pavilion, and will expand its programming and its services to the Boston community in a newly renovated theatre with larger spaces open to the public. Supporting this project helps the Huntington thrive, and in turn the Huntington helps the community. I urge you to approve their proposal. Thank you for your attention.

ClosingComments: This project and the Huntington will enliven this section of Avenue of the Arts and make it a destination for all.

Signature: Celina Valadao**FirstName:** Celina**LastName:** Valadao**Email:** cvaladao@yahoo.com**ZipCode:** 02118



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

huntington@huntingtontheatre.org <huntington@huntingtontheatre.org>

Mon, Jul 31, 2017 at 12:00 PM

To: tim.czerwienski@boston.gov, tgill@huntingtontheatre.org

Subject: In support of 252-264 Huntington Avenue project**OpeningComments:****Body:**

I support the 252–264 Huntington Avenue development project as proposed by QMG Huntington LLC because it will allow the Huntington Theatre Company to remain in its home of 35 years and continue to provide services to the Boston community for generations to come, and to expand those services, and because this project is a great enhancement to the neighborhood. The Huntington serves over 200,000 people in the city of Boston each season on Huntington Avenue and at the Calderwood Pavilion, and will expand its programming and its services to the Boston community in a newly renovated theatre with larger spaces open to the public. Supporting this project helps the Huntington thrive, and in turn the Huntington helps the community. I urge you to approve their proposal. Thank you for your attention.

ClosingComments:**Signature:** Nicole Leckie**FirstName:** Nicole**LastName:** Leckie**Email:** nleckie@bostonballet.org**ZipCode:** 02114



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

huntington@huntingtontheatre.org <huntington@huntingtontheatre.org>

Mon, Jul 31, 2017 at 11:29 AM

To: tim.czerwienski@boston.gov, tgill@huntingtontheatre.org

Subject: In support of 252-264 Huntington Avenue project**OpeningComments:**

Body: I support the 252–264 Huntington Avenue development project as proposed by QMG Huntington LLC because it will allow the Huntington Theatre Company to remain in its home of 35 years and continue to provide services to the Boston community for generations to come, and to expand those services, and because this project is a great enhancement to the neighborhood. The Huntington serves over 200,000 people in the city of Boston each season on Huntington Avenue and at the Calderwood Pavilion, and will expand its programming and its services to the Boston community in a newly renovated theatre with larger spaces open to the public. Supporting this project helps the Huntington thrive, and in turn the Huntington helps the community. I urge you to approve their proposal. Thank you for your attention.

ClosingComments:**Signature:** Kat Herzig**FirstName:** Katherine**LastName:** Herzig**Email:** ktherzig@gmail.com**ZipCode:** 02130



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

huntington@huntingtontheatre.org <huntington@huntingtontheatre.org>

Mon, Jul 31, 2017 at 11:09 AM

To: tim.czerwienski@boston.gov, tgill@huntingtontheatre.org

Subject: In support of 252-264 Huntington Avenue project**OpeningComments:** Hello, As a former staff member of the Huntington, and enthusiastic Boston theatre-goer, BU alumni, this project is vital to the Back Bay/Fenway area, as well as the great arts landscape in Boston.**Body:** I support the 252-264 Huntington Avenue development project as proposed by QMG Huntington LLC because it will allow the Huntington Theatre Company to remain in its home of 35 years and continue to provide services to the Boston community for generations to come, and to expand those services, and because this project is a great enhancement to the neighborhood. The Huntington serves over 200,000 people in the city of Boston each season on Huntington Avenue and at the Calderwood Pavilion, and will expand its programming and its services to the Boston community in a newly renovated theatre with larger spaces open to the public. Supporting this project helps the Huntington thrive, and in turn the Huntington helps the community. I urge you to approve their proposal. Thank you for your attention.**ClosingComments:****Signature:** Hailey R Fuqua**FirstName:** Hailey**LastName:** Fuqua**Email:** haileyfuqua@gmail.com**ZipCode:** 02138



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

huntington@huntingtontheatre.org <huntington@huntingtontheatre.org>
To: tim.czerwienski@boston.gov, tgill@huntingtontheatre.org

Sun, Jul 30, 2017 at 10:45 AM

Subject: In support of 252-264 Huntington Avenue project

OpeningComments:

Body: I support the 252–264 Huntington Avenue development project as proposed by QMG Huntington LLC because it will allow the Huntington Theatre Company to remain in its home of 35 years and continue to provide services to the Boston community for generations to come, and to expand those services, and because this project is a great enhancement to the neighborhood. The Huntington serves over 200,000 people in the city of Boston each season on Huntington Avenue and at the Calderwood Pavilion, and will expand its programming and its services to the Boston community in a newly renovated theatre with larger spaces open to the public. Supporting this project helps the Huntington thrive, and in turn the Huntington helps the community. I urge you to approve their proposal. Thank you for your attention.

ClosingComments:

Signature: Jennifer Armour

FirstName: Jennifer

LastName: Armour

Email: Jenni.armour@gmail.com

ZipCode: 55124



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

huntington@huntingtontheatre.org <huntington@huntingtontheatre.org>

Mon, Jul 31, 2017 at 9:13 AM

To: tim.czerwienski@boston.gov, tgill@huntingtontheatre.org

Subject: In support of 252-264 Huntington Avenue project

OpeningComments:

I support the 252–264 Huntington Avenue development project as proposed by QMG Huntington LLC because it will allow the Huntington Theatre Company to remain in its home of 35 years and continue to provide services to the Boston community for generations to come, and to expand those services, and because this project is a great enhancement to the neighborhood. The Huntington serves over 200,000 people in the city of Boston each season on Huntington Avenue and at the Calderwood Pavilion, and will expand its programming and its services to the Boston community in a newly renovated theatre with larger spaces open to the public. Supporting this project helps the Huntington thrive, and in turn the Huntington helps the community. I urge you to approve their proposal. Thank you for your attention.

Body:

ClosingComments:

Signature:

FirstName: Amanda

LastName: LePain

Email:

ZipCode:



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

huntington@huntingtontheatre.org <huntington@huntingtontheatre.org>

Fri, Jul 28, 2017 at 6:21 PM

To: tim.czerwienski@boston.gov, tgill@huntingtontheatre.org

Subject: In support of 252-264 Huntington Avenue project

OpeningComments:

Body: I support the 252–264 Huntington Avenue development project as proposed by QMG Huntington LLC because it will allow the Huntington Theatre Company to remain in its home of 35 years and continue to provide services to the Boston community for generations to come, and to expand those services, and because this project is a great enhancement to the neighborhood. The Huntington serves over 200,000 people in the city of Boston each season on Huntington Avenue and at the Calderwood Pavilion, and will expand its programming and its services to the Boston community in a newly renovated theatre with larger spaces open to the public. Supporting this project helps the Huntington thrive, and in turn the Huntington helps the community. I urge you to approve their proposal. Thank you for your attention.

ClosingComments: FULL SUPPORT! The lobby is too small as it is; the theater of course needs a vibrant facelift!

Signature:

FirstName: Mike

LastName: Tormey

Email: Tormey.m@husky.neu.edu

ZipCode: 02120



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

huntington@huntingtontheatre.org <huntington@huntingtontheatre.org>

Fri, Jul 28, 2017 at 5:35 PM

To: tim.czerwienski@boston.gov, tgill@huntingtontheatre.org

Subject: In support of 252-264 Huntington Avenue project**OpeningComments:** I am both a neighborhood resident (I live at 118 Huntington Avenue) and a huge fan of the Huntington Theatre. I think this project will have a significant positive impact on the area as well as benefiting the theatre and the theatre-going public.**Body:** I support the 252-264 Huntington Avenue development project as proposed by QMG Huntington LLC because it will allow the Huntington Theatre Company to remain in its home of 35 years and continue to provide services to the Boston community for generations to come, and to expand those services, and because this project is a great enhancement to the neighborhood. The Huntington serves over 200,000 people in the city of Boston each season on Huntington Avenue and at the Calderwood Pavilion, and will expand its programming and its services to the Boston community in a newly renovated theatre with larger spaces open to the public. Supporting this project helps the Huntington thrive, and in turn the Huntington helps the community. I urge you to approve their proposal. Thank you for your attention.**ClosingComments:** The Huntington Theatre does such good and important work. Please approve this and help them continue to do so.**Signature:** Carol B. Langer**FirstName:** Carol**LastName:** Langer**Email:** carollanger@comcast.net**ZipCode:** 02116



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

huntington@huntingtontheatre.org <huntington@huntingtontheatre.org>
To: tim.czerwienski@boston.gov, tgill@huntingtontheatre.org

Fri, Jul 28, 2017 at 2:48 PM

Subject: In support of 252-264 Huntington Avenue project

OpeningComments:

I support the 252-264 Huntington Avenue development project as proposed by QMG Huntington LLC because it will allow the Huntington Theatre Company to remain in its home of 35 years and continue to provide services to the Boston community for generations to come, and to expand those services, and because this project is a great enhancement to the neighborhood. The

Body: Huntington serves over 200,000 people in the city of Boston each season on Huntington Avenue and at the Calderwood Pavilion, and will expand its programming and its services to the Boston community in a newly renovated theatre with larger spaces open to the public. Supporting this project helps the Huntington thrive, and in turn the Huntington helps the community. I urge you to approve their proposal. Thank you for your attention.

ClosingComments:

Signature:

FirstName: Garrett

LastName: Herzig

Email: garrettherzig@gmail.com

ZipCode: 02130



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

huntington@huntingtontheatre.org <huntington@huntingtontheatre.org>

Fri, Jul 28, 2017 at 2:11 PM

To: tim.czerwienski@boston.gov, tgill@huntingtontheatre.org

Subject: In support of 252-264 Huntington Avenue project**OpeningComments:** As director of the Jewish Arts Collaborative, the Huntington Theater is an important partner to me and an even more important institution in our community.**Body:** I support the 252–264 Huntington Avenue development project as proposed by QMG Huntington LLC because it will allow the Huntington Theatre Company to remain in its home of 35 years and continue to provide services to the Boston community for generations to come, and to expand those services, and because this project is a great enhancement to the neighborhood. The Huntington serves over 200,000 people in the city of Boston each season on Huntington Avenue and at the Calderwood Pavilion, and will expand its programming and its services to the Boston community in a newly renovated theatre with larger spaces open to the public. Supporting this project helps the Huntington thrive, and in turn the Huntington helps the community. I urge you to approve their proposal. Thank you for your attention.**ClosingComments:****Signature:** Laura Mandel**FirstName:** Laura**LastName:** Mandel**Email:** lauram@jartsboston.org**ZipCode:** 02445



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

huntington@huntingtontheatre.org <huntington@huntingtontheatre.org>

Fri, Jul 28, 2017 at 2:07 PM

To: tim.czerwienski@boston.gov, tgill@huntingtontheatre.org

Subject: In support of 252-264 Huntington Avenue project

OpeningComments:

Body: I support the 252–264 Huntington Avenue development project as proposed by QMG Huntington LLC because it will allow the Huntington Theatre Company to remain in its home of 35 years and continue to provide services to the Boston community for generations to come, and to expand those services, and because this project is a great enhancement to the neighborhood. The Huntington serves over 200,000 people in the city of Boston each season on Huntington Avenue and at the Calderwood Pavilion, and will expand its programming and its services to the Boston community in a newly renovated theatre with larger spaces open to the public. Supporting this project helps the Huntington thrive, and in turn the Huntington helps the community. I urge you to approve their proposal. Thank you for your attention.

ClosingComments:

Signature:

FirstName: Danielle

LastName: Jacques

Email: dfj@apolinairetheatre.com

ZipCode: 02150



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

huntington@huntingtontheatre.org <huntington@huntingtontheatre.org>

Fri, Jul 28, 2017 at 2:04 PM

To: tim.czerwienski@boston.gov, tgill@huntingtontheatre.org

Subject: In support of 252-264 Huntington Avenue project**OpeningComments:**

I support the 252–264 Huntington Avenue development project as proposed by QMG Huntington LLC because it will allow the Huntington Theatre Company to remain in its home of 35 years and continue to provide services to the Boston community for generations to come, and to expand those services, and because this project is a great enhancement to the neighborhood. The

Body:

Huntington serves over 200,000 people in the city of Boston each season on Huntington Avenue and at the Calderwood Pavilion, and will expand its programming and its services to the Boston community in a newly renovated theatre with larger spaces open to the public. Supporting this project helps the Huntington thrive, and in turn the Huntington helps the community. I urge you to approve their proposal. Thank you for your attention.

ClosingComments:**Signature:** Julie Banks**FirstName:** julie**LastName:** banks**Email:** julesbbos@gmail.com**ZipCode:** 02118



Tim Czerwienski <tim.czerwienski@boston.gov>

RE: Development news for Fenway Folks

Richard Giordano <rgiordano@fenwaycdc.org>

Mon, Jul 17, 2017 at 2:28 PM

To: "tjonesbari@aol.com" <tjonesbari@aol.com>

Cc: "Tim Czerwienski (Tim.Czerwienski@Boston.gov)" <Tim.Czerwienski@boston.gov>

Thomas,

Thank you for your response to the development email update that I sent out. I have been getting a variety of emails on these proposals from a variety of points of view. I thought the appropriate thing to do was to forward this on to the Boston Planning and Development Agency (BPDA, aka the BRA) project manager who is working on 1000 Boylston Street and the Huntington Theatre proposals.

I hope that you keep reading the updates and can come to other meetings in the future. Thanks – Richard.

Richard Giordano

Director of Policy and Community Planning

Fenway Community Development Corporation

70 Burbank St., Lower Level

Boston MA 02115

P. 617-267-4637 x19

F. 617 267 8591

E. rgiordano@fenwaycdc.org

W. <http://www.fenwaycdc.org>**From:** tjonesbari@aol.com [<mailto:tjonesbari@aol.com>]**Sent:** Saturday, July 15, 2017 9:54 AM

To: Richard Giordano

Subject: Re: Development news for Fenway Folks

Dear Richard,

Many thanks to you for sending these notices. Sadly, my husband and I must work this coming Wednesday and cannot attend this meeting. But we remain interested and connected to these and other developments occurring in our neighborhood. I have lived in the Fenway for 35 years and we made "an investment" here 15 years ago when we purchased our condo. We respectfully request to have our viewpoint included in the mix and send respect and regrets to our thoughtful neighbors. May we say that we are encouraged to hear of plans for a hotel at 1241 Boylston Street. (a parcel of land which we see from our living room window). We will enthusiastically welcome a hotel over the gas station that has occupied that space for as long as we can remember. And, while the Huntington Theater project is not exactly outside our window, we do hope that our neighborhood will work with those developers to build something in that neglected block. That beloved theater company deserves to be surrounded by attractive buildings and businesses.

The main reason we are writing is to have our opinion included in the discussion surrounding 1000 Boylston Street. With great respect to our neighbors who oppose this project, we would like to continue to go on record as being strong supporters of this project and in its current form. We have walked through that wind-swept, trash collecting cavernous wasteland for the past 35 years and actively hope for the day when that tract of land is inhabited by life and vitality. We feel strongly that this is the project that should inhabit that land. While we have written formal letters to the BPDA, we would like to reiterate our support for the project in its current form. We support the density, the height, the 21st century design and the integrated use.

We believe that the city should continue to have a vision that includes futuristic design. We should learn from the great European cities that are embracing bold, adventurous and unconventional design. Having seen countless examples of these forward-thinking designs, 1000 Boylston actually seems tame and "safe". Architecture must evolve; city skylines either grow or they decay. And while we have been here in excess of 3 decades, we choose to be forward thinkers and we completely support this very necessary project while the economy is ripe and the opportunity is present. Blocking the forward progress of these sites could mean a decade or more of wind-swept wasteland. But please make no mistake about our support. We support this development not because we feel that we must "settle" for this rather than nothing but because we actually are excited about this particular design.

Again, we submit these viewpoints with tremendous respect.

Most sincerely,

Thomas Jones and Robert Curtis

11 Park Drive, #33

Boston, MA 02215

617 959-4009

-----Original Message-----

From: Richard Giordano <rgiordano@Fenwaycdc.org>

To: Richard Giordano <rgiordano@Fenwaycdc.org>

Sent: Fri, Jul 14, 2017 8:49 pm

Subject: Development news for Fenway Folks

Dear Urban Village and Fenway Folks,

Here are some notices of developments plus attached news clippings for proposed developments in the neighborhood.

Public Meeting: 252-264 Huntington Ave (Huntington Theatre redevelopment)

The proposal is for a redevelopment including up to 426 dwelling units, up to 7,500 square feet of retail space, and 14,000 square feet of cultural space in a 32-story tower adjacent to the Huntington Theatre Company site.

<http://www.bostonplans.org/news-calendar/calendar/2017/07/19/public-meeting-for-252-264-huntington-avenue>

When **Wed Jul 19, 2017 6pm – 8pm Eastern Time**

Where **YMCA of Greater Boston Lobby, 316 Huntington Ave, Boston, MA 02115, USA (map)**

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Please see below for a link to the Scoping Determination for the 1000 Boylston Street

(MassDOT Turnpike Air Rights Parcel 15) Proponent proposes to build two residential towers on a common podium comprised of 342 apartments – 160 condominiums and 182 rental units. This Scoping Determination describes information required by the Boston Planning & Development Agency ("BPDA") in response to the Project Notification Form, which was submitted to the BPDA on January 3, 2017. Additional information may be required during the course of the review of the proposal.

LINK: <http://www.bostonplans.org/getattachment/a8313fc5-ab2f-4359-aa43-308d46dda6d0>

I am also including an attachment that has news on:

- 1) Construction financing obtained for **839 Beacon Street**, a 45-unit apartment development
- 2) **32-story tower proposed** at Huntington Theater site, existing theater would be retained and expanded (see public meeting above on 7/19)
- 3) Developers buy Boston Cab properties in Fenway for \$50 million
- 4) Fenway Center could finally start construction this summer
- 5) 763 Rooms in Kenmore Square Hotel Plan
- 6) Plans signal new hotel near Fenway at 1241 Boylston St.

I suspect that is enough news for now. Hope you have a good weekend – Richard.

Richard Giordano

Director of Policy and Community Planning

Fenway Community Development Corporation

70 Burbank St., Lower Level

7/17/2017

City of Boston Mail - RE: Development news for Fenway Folks

Boston MA 02115

P. 617-267-4637 x19

F. 617 267 8591

E. rgiordano@fenwaycdc.org

W. <http://www.fenwaycdc.org>



BOSTON REDEVELOPMENT AUTHORITY

PUBLIC HEARING

December 14, 2017

This is a public hearing before the Boston Redevelopment Authority doing business as the Boston Planning & Development Agency, being held in conformance with Article 80 of the Boston Zoning Code, to consider the application of QMG Huntington Limited Partnership to the Boston Planning and Development Agency for authorization and approval of a project under Massachusetts General Laws, Chapter 121A and the Acts of 1960, Chapter 652, both as amended, for the 252-258 Huntington Avenue project in the Fenway neighborhood of Boston.

The hearing was duly advertised on November 30, 2017 in the Boston Herald.

In a BPDA hearing on a proposed petition by the Authority, staff members will first present their case and are subject to questioning by members of the Authority. Thereafter, others who wish to speak in favor of the proposed petition are afforded an opportunity to do so under the same rules of questioning. Following that, those who wish to speak in opposition may do so, again under the same rules of questioning. Finally, the proponents are allowed a period of five to ten minutes for rebuttal if they so desire.

In an effort to accommodate all who would like to speak about this proposal, each person will be given up to two minutes to comment. BPDA staff will indicate when thirty seconds remain. At that time, please conclude your remarks so that the hearing may continue and others may be heard.

Mr. Czerwinski will present.