

May 25, 2005

Mark Maloney
Executive Director
Boston Redevelopment Authority
Boston City Hall
One City Hall Plaza
Boston, MA 02201

Dear Mr. Maloney:

It is our pleasure to serve on the Impact Advisory Group reviewing The Clarendon Project.

Since it is the role of the Impact Advisory Group to advise the BRA on impacts and mitigation, the undersigned members of the Clarendon IAG suggest that the Boston Redevelopment Authority focus attention on updating and finalizing the zoning for the Back Bay portion of the Downtown IPOD, which has been zoned on an interim basis for 18 years.

We request that the BRA and Mayor Menino appoint a Planning Committee to conduct a study of the following area: both sides of Arlington Street on the east, to the intersection with Cortes St. on the south, along the centerline of Cortes to Columbus Avenue, thence to the intersection of Dartmouth and Columbus, follow the centerline of Dartmouth Street to Boylston St. on the north, and return along the centerline of Boylston St. to the intersection of Arlington and Boylston. The area includes one major open space, Copley Square.

The study should include potential development opportunities and identify and define height, density, use, and setback. The plan should include assessment of the impacts of density and height on the surrounding residential areas, including the transportation grid, traffic and parking, wind and shadow, existing infrastructure such as electrical, water and sewer, and, groundwater. Provisions for and protection of open space and historic preservation should also be included. Important visual and pedestrian corridors should be protected. The importance of the area's continued economic vitality should be acknowledged and supported by zoning.

The Planning Committee should be comprised of professionals in architecture, urban planning, transportation, historic preservation, and development. Members of the Committee should not be associated with any development projects in the area. Their charge should be to advise the BRA and Mayor Menino about how to create zoning that encourages development that would benefit the long-term interests of the study area, while balancing and protecting the interests of the abutting residential and business areas.

We also ask that Mayor Menino appoint an Advisory Group with representatives, nominated by each group but appointed by the Mayor, including the Ellis Neighborhood Association, Bay Village Neighborhood Association, Neighborhood Association of Back Bay,


and an equal number of representatives representing the Back Bay Association, and the South End Business Association (three residential representatives, three business representatives).

It should be understood that, while the Planning Group should be mandated to meet with the Advisory Group on a regular basis, the Planning Group's goal should be to create zoning that is in the best interest of the City of Boston, as a whole, after weighing all inputs and concerns.

The study should be undertaken as soon as possible with suggested completion within two years. It is understood that while this planning process takes place, development that occurs in the study area should proceed under the current Article 80 process and should not be delayed.

Thank you for the opportunity to provide this request for mitigation with regard to The Clarendon Project.

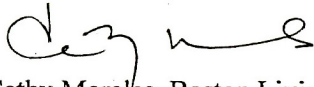
Sincerely,



Doug Fiebelkorn, Bay Village Neighborhood Association



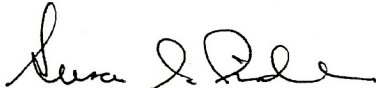
Meg Mainzer-Cohen, Back Bay Association



Cathy Morales, Boston Living Center



Sandra Silver, Ellis South End Neighborhood Association



Susan Prindle, Neighborhood Association of the Back Bay

Cc: Mayor Thomas M. Menino
Harry Collings, Executive Secretary
Nick Haney, Project Manager