

BOSTON REDEVELOPMENT AUTHORITY
CHAIRMAN'S STATEMENT

May 16, 2019

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 15 Arlington Street- Taj Hotel Boston project in the Back Bay as a Development Impact Project.

The hearing was duly advertised on May 1, 2019 in the Boston Herald.

In a BPDA hearing on a proposed petition by the Agency, staff members will first present their case and are subject to questioning by members of the Agency. 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. Sinatra will present.

BOARD APPROVED

MEMORANDUM

MAY 16, 2019

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
TED SCHWARTZBERG, SENIOR PLANNER I
MICHAEL CANNIZZO, SENIOR ARCHITECT/URBAN DESIGNER
MICHAEL SINATRA, PROJECT MANAGER

SUBJECT: PUBLIC HEARING TO CONSIDER THE 15 ARLINGTON STREET (TAJ
HOTEL BOSTON) LOCATED IN THE BACK BAY NEIGHBORHOOD AS A
DEVELOPMENT IMPACT PROJECT

SUMMARY: This Memorandum requests, that the Boston Redevelopment Authority ("BRA") d/b/a/ Boston Planning & Development Agency ("BPDA"): (1) authorize the Director to issue a Scoping Determination waiving further review pursuant to Article 80B-6 of the Boston Zoning Code (the "Code") in connection with a Project Notification Form filed by IREP Newbury Hotel, LLC (the "Proponent"), on March 11, 2019 (the "PNF"), for the 15 Arlington Street- Taj Hotel Boston (the "Proposed Project"); (2) authorize the Director to issue one or more Certifications of Compliance or Partial Certifications of Compliance for the Proposed Project pursuant to Section 80B-6 of the Code, upon successful completion of Article 80 Large Project Review; (3) approve the Proposed Project as a Development Impact Project ("DIP") within the meaning of Section 80B-7 of the Code; and (4) authorize the Director to enter into a Development Impact Project Agreement, and a Cooperation Agreement, , along with any and all other agreements and documents that the Director deems appropriate and necessary in connection with the Proposed Project.

* Effective October 20, 2016, the BRA commenced doing business as BPDA.

PROJECT SITE

The approximately 15,063 sf (0.35-acre) Proposed Project site is located in the Back Bay neighborhood of Boston (the "Project Site"). It is bounded by Public Alley 437 and the Carlton House of Boston (or the Carlton) to the north, Arlington Street to the east, Newbury Street to the south and Berkeley Street to the west. The Project Site currently includes the 195-room Taj Hotel which has been used for hotel purposes since its construction in 1927.

DEVELOPMENT TEAM

The development team includes:

Address/Location: 15 Arlington Street

Proponent: IREP Newbury Hotel, LLC
870 7th Avenue, 2nd Floor
New York, NY 10019 (972) 444-9700
Christina Zimmer

Real Estate Consultant: Jones Lang LaSalle Americas, Inc.
1 Post Office Square
Boston, MA 02109
(617) 531-4259
Michael Lamphier

Architect: CBT Architects
110 Canal Street
Boston, MA 02114
(617) 262-4354
Li Wang
James Saunders

Landscape Architect: Carol R. Johnson Associates, Inc.
21 Custom House Street, 3rd Floor
Boston, MA 02110
(617) 896-2500
Rick Williams

Legal Counsel:

Goulston & Storrs
400 Atlantic Avenue
Boston, MA 02110
(617) 482-1776
David Linhart

Civil Engineer:

Nitsch Engineering
2 Center Plaza, Suite 430
Boston, MA 02108
(617) 338-0063
John Schmid

Permitting Consultant:

Epsilon Associates, Inc.
3 Mill & Main Place, Suite 250
Maynard, MA 01754
(978) 897-7100
Cindy Schlessinger
Fiona Vardy

Transportation and Parking
Consultant:

Vanasse Hangen Brustlin, Inc.
99 High Street, 10th Floor
Boston, MA 02110
(617) 728-7777
Ryan White

Mechanical, Electrical and
Plumbing Engineer:

Commercial Construction Consulting, Inc.
313 Congress Street
Boston, MA 02210
(617) 330-9390
Gregory Gilson

Sustainability Consultant:

Columbia Construction Company
100 Riverpark Drive
North Reading, MA 01864
(978) 664-9500
Conor Maguire
Mike Hamill

DESCRIPTION AND PROGRAM

The Proposed Project includes the reconfiguration of the main entrance of the Hotel from the current location on Arlington Street to the building's frontage on Newbury Street. Additional renovations include permanently enclosing the existing seasonal rooftop restaurant, updating the existing 195 hotel rooms and adding 16 new hotel rooms for a total of 211 rooms. The Proposed Project also includes the existing bridge over the Public Alley connecting to the Carlton House. The Proponent plans to clean the underbelly of the bridge and conduct other minor maintenance items, but there are no proposed changes to the bridge as part of the Proposed Project.

ZONING

The Project Site is subject to Boston Proper/Subdistrict B-8 (General Business) underlying zoning, within the Restricted Parking Overlay District (RPOD) and the Groundwater Conservation Overlay District (GCOD). However, the existing hotel was built prior to the adoption of the Boston Zoning Code. The Zoning Board of Appeal approved a structural alteration to create the existing bridge to the adjacent Carlton House over Public Alley No. 437 in a decision issued on August 29, 1978 (BZC-4238). The Proposed Project does not contemplate any additional parking spaces, any exceedance of the Floor Area Ratio of 11.6 (including the existing bridge) approved for the Project Site in BZC-4238, or any changes to the height or other dimensions of the existing structure. Allowed uses under the underlying zoning include the existing uses, which will be continued as part of the Proposed Project (i.e., hotel, retail, and restaurant). Accordingly, the Proposed Project is not anticipated to require any new dimensional or use zoning relief. Zoning Board of Appeal GCOD conditional approval will be required for "substantial rehabilitation" of the existing structure, and the Proponent will apply for such conditional approval following Large Project Review.

DIP EXACTIONS

Due to the square footage and uses within the Proposed Project, it is considered a Development Impact Project ("DIP") and is therefore subject to DIP exactions for the office/retail uses in excess of 100,000 square feet. Accordingly, there will be approximately 60,078 square feet of DIP uses subject to DIP exactions.

Pursuant to the provisions of Article 80, Section 80B-7 of the Code, the Proposed Project will provide estimated linkage funds of \$542,504.34 for the Housing Exaction and \$106,938.84 for the Jobs Exaction pursuant to the provisions of Article 80, Section 80B-7 of the Code. The estimated linkage payments are calculated as follows:

Housing Linkage:

DIP Uses: 160,078 SF
 Exclusion: -100,000 SF

60,078 SF
 X \$9.03

\$ 542,504.34

Jobs Linkage:

DIP Uses: 160,078 SF
 Exclusion: -100,000 SF

60,078 SF
 X \$1.78

\$ 106,938.84

COMMUNITY BENEFITS & MITIGATION

1. **Public Alley 437** -Enhancements representing capital investment of approximately \$400,000
 - **Physical**-Dual Trash Compactor
 - **Visual**-Painting, drywall, ceiling, flooring, lighting. Also there will be signage posted with a 22 point checklist that will govern oversight of the alley operations
 - **Accountability**-Count/classification of vehicles and reporting
2. **Recipient: Pablo Eduardo**

Address: 66 Bray Street
 Gloucester, MA 01930

Use: The contribution will be used to help fund the Boston Marathon Memorial.

Amount: \$112,000

Timeline: The payment shall be made payable to the BRA upon issuance of the building permit by the City of Boston Inspectional Services Department ("ISD") and the BRA will distribute as outlined above.

ARTICLE 80 REVIEW PROCESS

On March 11, 2019, the Proponent filed a Project Notification Form with the BPDA for the Proposed Project, pursuant to Article 80B of the Code. The BPDA sponsored one public meeting on March 27, 2019, which was advertised in the *Boston Guardian* and the *Boston Sun* newspapers. The BPDA also sponsored an Impact Advisory Group (IAG) meetings on April 3, 2019 and April 29, 2019. All meetings were posted on the BPDA website and were held on site at the Taj Hotel in the Main Dining Room. The BPDA comment period closed on April 18, 2019.

RECOMMENDATIONS

Approvals have been requested of the BPDA pursuant to Article 80, Section 80B of the Code for the issuance of a Scoping Determination waiving the requirement of further review pursuant to Article 80, Section 80B-5.3(d) of the Code, and for the issuance of a Certification of Compliance under Section 80B-6 upon successful completion of the Article 80 review process. In accordance with Section 80B-5.3(d) of the Code, the BRA may issue a Scoping Determination Waiving Further Review if the PNF, together with any additional material and comments received by the BPDA prior to the issuance of the Scoping Determination, are found to adequately describe the impacts of the Proposed Project and offer appropriate mitigation of such impacts.

BPDA staff believes that the PNF, meets the criteria for the issuance of a Scoping Determination Waiving Further Review. It is therefore recommended that the BPDA approve the Proposed Project and authorize the Director to: (1) issue a Scoping Determination waiving the requirement of further review pursuant to Article 80, Section 80B-5.3(d) of the Code; (2) issue a Certification of Compliance or Partial Certifications of Compliance under Section 80B-6 upon successful completion of the Article 80 review process; (3) approve the Proposed Project as a Development Impact Project ("DIP") within the meaning of Section 80B-7 of the Code; and (4) execute and deliver a Development Impact Project Agreement, a Cooperation Agreement, a Boston Residents Construction Employment Plan, and any and all other agreements and documents upon terms and conditions deemed to be in the best interest of the BPDA.

An appropriate vote follows:

VOTED: That the Director 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 submitted by IREP Newbury Hotel, LLC (the "Proponent"), on March 11, 2019 (the "PNF") adequately describes the potential impacts arising from the proposed 15 Arlington Street- Taj Hotel Boston project (the "Proposed Project"), and provides sufficient mitigation measures to minimize these impacts, and (ii) waives further review of the Proposed Project under subsections 4 and 5 of Section 80B-5 of the Code, subject to continuing design review by the Boston Redevelopment Authority ("BRA"); and

FURTHER

VOTED: That the Director be, and hereby is, authorized to issue a Certification of Compliance for the Proposed Project upon the successful completion of all Article 80 processes; and

FURTHER

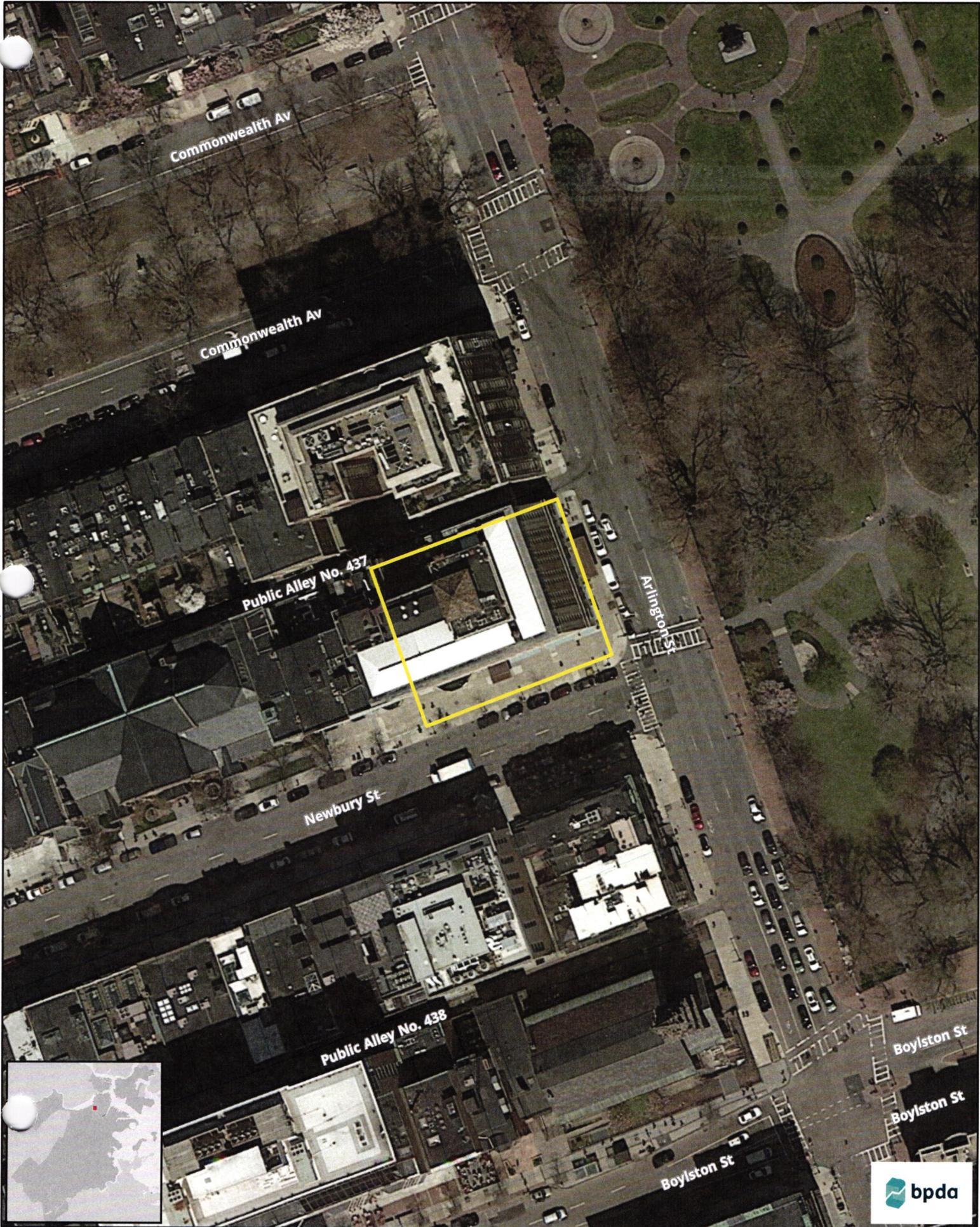
VOTED: That the BRA hereby finds and determines in accordance with 80B-4(3) of the Code that the Proposed Project, as described in the PNF, conforms to the general plan for the City as a whole, and that nothing in the Proposed Project will be injurious or otherwise detrimental to the public welfare, weighing all the benefits and burdens, and therefore approves the Proposed Project as a Development Impact Project within the meaning of Section 80B-7 of the Code; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute a Development Impact Project Agreement, a Cooperation Agreement, and any and all other agreements and documents which 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.

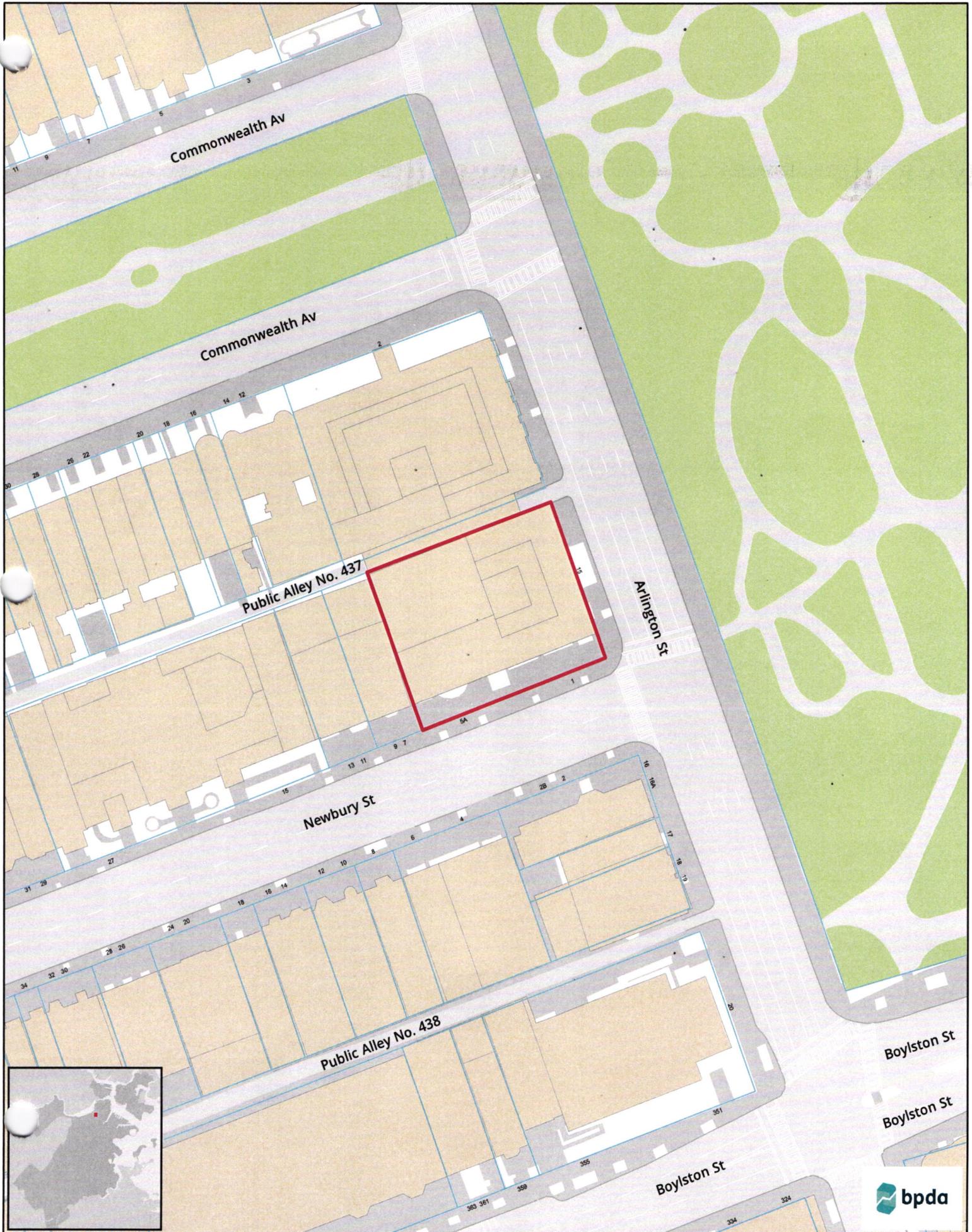
15 Arlington Street - Taj Hotel, Back Bay

1:1,000



15 Arlington Street - Taj Hotel, Back Bay

1:1,000



Taj Hotel Public Comments via website form 2019-04-25

Date	First Name	Last Name	Organization	Opinion	Comments
4/9/2019	Jennifer	Hanlon Wigon	Women's Lunch Place	Support	The Taj Hotel has been a wonderful and supportive neighbor to the guests at Women's Lunch Place. They supplement our healthy meals program by providing breakfast quarterly. Members of the staff join us to serve and greet the guests. The Taj also reaches out with offers of in-kind donations. We hope this renovation is successful and look forward to the Taj flourishing in the Back Bay neighborhood we share.
4/9/2019	Jean	Quintal		Support	Dear Boston Planning Development Agency, I am writing to let you know that I fully support Taj Hotel's new renovations and updates to this iconic building. I believe that moving the entrance to Newbury Street from Arlington Street will alleviate bottlenecks on Arlington Street. I currently live a couple of blocks away in Bay Village and Artlington Street is our major route into our neighborhood. As one of the premier hotels in Boston, i support the Taj Hotel's efforts to update its rooms and to increase capacity as needed. Enclosing the rooftop restaurant would allow the Taj to serve its diners year-round. Many of us local residents stop off at the Taj to eat at one of its restaurants or to attend events several times a year. I am personally excited to see what is in store. Sincerely, Jean Quintal
4/9/2019	Penelope	Cieri		Support	My husband, Frank Cieri and I were married at was formerly The Ritz Carlton hotel 29 years ago. It has always had a very special place in our hearts. We have watched a number of renovations at the hotel over the years. The management has always been extremely thoughtful and careful to maintain the charm, character and historical significance of the building and neighborhood. That is especially true during these renovations under the direction and supervision of the General Manager, Carlos Bueno, and the Chief Engineer, Maureen Albright. We have lived at the hotel for the past three winters and have been updated periodically of the plans. We could not be more excited and supportive for everything that is planned, including enclosing the roof deck and moving the main entrance to Newbury Street. I only wish I could snap my fingers to have everything be completed, so that we could be enjoying the renovated Hotel and new spaces sooner. My daughter lives on the next block, and we frequent the restaurant and bar quite often and stay overnight for extended periods. If I can answer any questions for you, please feel free to contact me at any time. Sincerely, Penelope Cieri
4/10/2019	Hillary	Harrelson	Ellie Fund	Support	I am in full support of the renovations.

Taj Hotel Public Comments via website form 2019-04-25

4/11/2019	Danielle	Pape	Boston Preparatory Charter Public School	Neutral	Boston Prep is a public charter school serving students in grades six through twelve from throughout the city of Boston. We are grateful for Taj Boston's support for Boston Prep in the past in the form of donations for inclusion in our annual gala auction. The Taj Boston has been a strong philanthropic partner, supporting the excellent educational opportunities provided to Boston's youth by Boston Prep. We appreciate their investment in Boston's youth and our community's educational system.
4/11/2019	Thomas	Santaniello		Support	As a Back Bay resident, I am in complete support of the renovation of the Taj Hotel at 15 Arlington St. Relocating the entrance from Arlington St. to Newbury St. is a wonderful idea that will enhance the entire area bringing a luxurious new addition to an iconic street. I am pleased to see that a project like this finally happening. It is exactly what we need in our neighborhood. Thank you
4/16/2019	Jay	Johnson		Oppose	The hotel operator promised to address the alley and loading dock issues when they took over the former Ritz. They have not addressed these issues, and should not be trusted with variances until they have. The transportation plan, like so many inflicted on the Back Bay of late, does adequately provide for a realistic volume of TNC and taxi pick-ups and drop-offs. Regards, Jay Johnson

4/16/2019	Anddie	Chan-Patera	ACP Design Studio LLC	Oppose	<p>My main is the Obstruction of Alley 437- Residents and businesses abutting alley 437 in the Back Bay have for the past 30 years lived with concerns over life safety, absence of orderly passage, obstruction of access to their houses and businesses and risk of fire resulting from restrictions on clear access by emergency responders. This includes about 100 families on Commonwealth Ave. and an equal number of businesses on Newbury Street. These problems largely are due to ongoing obstruction of the alley by delivery and trash trucks servicing the Taj Hotel While not created by the current owners, we had been hopeful that the current renovation and expansion plan would create a forum to resolve, or at least ameliorate, these issues. Thus far, that has not been the case. · The hotel uses a public way (alley 437 between Newbury Street and Commonwealth Avenue) for most of their trash pick-ups and deliveries. This alley is barely wide enough for a single truck, and the 36" wide sidewalks usually are blocked with hotel maintenance equipment stored there. As a result, public access to the alley, both vehicular and pedestrian, often is prohibited. This situation would not occur if the hotel had retained the off-street loading area that was created as part of the 1980s hotel expansion into the Carlton House building. · Off-street loading was, and is still, a zoning requirement for the hotel, and was included in the 1978 Building Permit issued for the Carlton House and it was constructed. The hotel, then named Ritz Carlton, later demolished it around 1993 and began parking delivery trucks directly on the public right-of-way of the alley. It is unclear that a Building Permit was obtained for this work. · That obstruction of free public passage prompted the beginning of a series of contentious interactions; some with abutters, some with authorities. The list of agreements, court orders, notices and letters from City agencies like the Public Improvements Commission, Housing Court, Director of Code Enforcement and the Building Department concerning the loading dock is voluminous and mostly ignored or forgotten by the hotel. In one example from about 10 years ago, the TAJ sued the City of Boston to block enforcement of a zoning violation determination. Also forgotten have been the many promises made by a series of managers and owners to not harm the neighborhood. · In the continuing absence of adequate hotel support facilities, the above referenced problems persist to the present. We believe that fundamental re-planning and reconstruction of interior loading</p>
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Taj Hotel Public Comments via website form 2019-04-25

4/17/2019	Jon	Crellin		Support	<p>While I am involved with the project through my employer, Highgate Hotels, I would like to support the project as a 20 plus Back Bay resident and property owner. Having walked past the old Ritz, now Taj, for many years, and seen the hotel and street scape decline over the years, it is great to see the proposal to have the Newbury Street plaza finally addressed for aesthetic, but even more importantly, safety purposes. Many people forget that prior to Sept 11, 2001, that the Newbury Entrance was activated and served as a main entrance to the hotel. This was a very positive feature for the first block of Newbury and has been missed in my opinion for these past 18 years. Having direct public entrance to the Roof is a huge benefit for the City, its residents and visitors as it will improve awareness and access to the beautiful views on the 17th floor. In terms of the critical feedback from the handful of neighbors regarding the Alley and related issues, it is evident that the hotel and operator is committed to significant physical and process enhancements and upgrades that should be sufficient to address the stated concerns related to this area. In terms of the occasional delay in accessing the Public Alley, it seems that there are reasonable options including the hotels assistance with temporarily holding a car for a neighbor or simply to have the neighbor take 3 RIGHT TURNS, traveling down Arlington to Newbury to Berkley to the Public Alley for access. In reality, this is part of life in the City and residents throughout the Back Bay and other neighborhoods have to deal with similar issues on occasion. Regardless, the Alley issues should not hold up this project at this time as there are other means to continue to address the operation of the Alley and all parties should focus on those issues separately and allow the project to receive approval and proceed with the important restoration and rejuvenation of this historic and iconic asset. Thank you for your time.</p>
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Taj Hotel Public Comments via website form 2019-04-25

4/18/2019	John	Tankard	John R Tankard III Architect	Oppose	I support the exterior design aspects of the project pending a successful resolution of the congestion of the alley access and hotel services that relate to that. It would be better for the delivery trucks to have a loading zone on Arlington Street and hand cart the deliveries into the hotel, thereby leaving the alley accessible for all of the other users of the alley. The tunnel needs to be kept spotlessly clean and well lighted. It is now a dark pit cluttered with barrels and other items, blocking pedestrian passage. The questionable zoning FAR needs to be addressed. There is a slight of hand saying that a temporary rooftop dining usage not accounted for originally that now will be permanent doesn't affect the calculations. John Tankard
3/27/2019	Veronika	Trufanova	Emerald Necklace Conservancy	Support	The Taj Boston has been a great partner to the Emerald Necklace Conservancy, an organization dedicated to stewarding the Emerald Necklace parks in Boston. We support the Taj's improvements and look forward to better welcoming visitors to our city through our respective efforts.



**GREATER BOSTON
CONVENTION & VISITORS BUREAU**

April 30, 2019

Michael Sinatra, MPA
Project Manager
Boston Planning & Development Agency (BPDA)
One City Hall Square, 9th Floor
Boston, MA 02201

Dear Mr. Sinatra,

Please accept this letter as my full support for the proposed renovation of the Taj Boston at 15 Arlington Street. As a Back Bay organization that advocates for the visitor industry and who's primary mission is to increase the number of domestic and international visitors to Boston on an annual basis, I welcome this project which will revitalize this iconic hotel.

With its storied history and stunning exterior design, the Taj Boston is a notable city landmark that sits at the gateway to Newbury Street, welcoming residents and visitors alike to our neighborhood. Thanks to thoughtful planning, the proposed project will make significant improvements to the public realm including relocating the main entrance from Arlington Street to Newbury Street. This proposed change will decrease traffic, create a new accessible entry, fix the sloped sidewalk in front of the building, add new street trees and develop a comfortable new terrace with seating areas for guests and the public.

In addition, the proposed permanent glass enclosure of the existing rooftop space will create a new and exciting dining option for the neighborhood and city, providing a dramatic vantage point for all to enjoy.

Opening in 1927 as the first Ritz-Carlton in the United States, the Taj Boston has been a source of pride for the Back Bay neighborhood. We look forward to experiencing this dramatic transformation and hope to have the opportunity to enjoy everything the hotel has to offer for many years to come.

We are delighted to lend our full support for this exciting renovation and restoration.

Thank you for your time and consideration,

Beth Stehley

Beth Stehley
Senior Vice President of Sales
GBCVB

Neighborhood
Association of the
Back Bay



Officers:

Martyn Roetter
Chairman
Susan Ashbrook
Vice Chairman
Paula Griswold
President
Vicki C. Smith
Vice President
Andrew McKay
Treasurer
Patricia Corrigan
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Charlotte DeWitt
Peter Der Manuelian
Michael Ellmann
Andrew Friedland
Ann Gleason
Jack Gregg
Claire Hayman
Janet Hurwitz
H. Parker James
Jay Johnson
Warren Johnson
Howard Kassler
Rosanne Kumins
Paul LaCamera
Elliott Laffer
Mary Lou LeSaffre
Michael McCord
Tim Ian Mitchell
Charles Neckyfarow
Roberta Orlandino
Margaret Pokorny
Jason Post
Susan Prindle
Susan Richardson
Ellen Rooney
Jacqueline Royce
Steven Sayers
Charles Schuerhoff
Peter Sherin
Barry Solar
Elaine Sullivan
Anne Swanson
Lauren Thomas
Jack Wallace
Marvin Wool
Sheri Olans Wright
Jacquelin Yessian
Kathleen Young
Gerald Zukowski

April 9, 2019

Michael Sinatra, Project Manager
Boston Planning and Development Agency
1 City Hall Square Boston,
MA 02201
email: Michael.A.Sinatra@Boston.gov

Re: 15 Arlington Street, Taj Hotel

Dear Mr. Sinatra:

Members of NABB have participated in several meetings with the proponent regarding the project design and projected impacts. Several important concerns remain.

Zoning - Despite discussions regarding the zoning analysis of the existing building and the proposed enclosure of the roof space, agreement on zoning conformance of the Project has yet to be established. This issue needs resolution before the BPDA board vote. (See Mr. Castellani's NABB letter of April 5 regarding the zoning for this site.) In particular, the uses and impacts of the second floor dining facilities have not been included in the PNF analysis and should be clarified. Setback requirements should also be addressed.

Obstruction of Alley 437- Residents and businesses abutting alley 437 in the Back Bay have for the past 30 years lived with concerns over life safety, absence of orderly passage, obstruction of access to their houses and businesses and risk of fire resulting from restrictions on clear access by emergency responders. This includes about 100 families on Commonwealth Ave. and an equal number of businesses on Newbury Street. These problems largely are due to ongoing obstruction of the alley by delivery and trash trucks servicing the Taj Hotel. While not created by the current owners, we had been hopeful that the current renovation and expansion plan would create a forum to resolve, or at least ameliorate, these issues. Thus far, that has not been the case.

- The hotel uses a public way (alley 437 between Newbury Street and Commonwealth Avenue) for most of their trash pick-ups and deliveries. This alley is barely wide enough for a single truck, and the 36" wide sidewalks usually are blocked with hotel

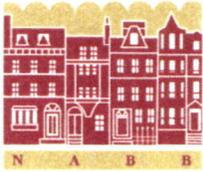


maintenance equipment stored there. As a result, public access to the alley, both vehicular and pedestrian, often is prohibited. This situation would not occur if the hotel had retained the off-street loading area that was created as part of the 1980s hotel expansion into the Carlton House building.

- Off-street loading was, and is still, a zoning requirement for the hotel, and was included in the 1978 Building Permit issued for the Carlton House and it was constructed. The hotel, then named Ritz Carlton, later demolished it around 1993 and began parking delivery trucks directly on the public right-of-way of the alley. It is unclear that a Building Permit was obtained for this work.
- That obstruction of free public passage prompted the beginning of a series of contentious interactions; some with abutters, some with authorities. The list of agreements, court orders, notices and letters from City agencies like the Public Improvements Commission, Housing Court, Director of Code Enforcement and the Building Department concerning the loading dock is voluminous and mostly ignored or forgotten by the hotel. In one example from about 10 years ago, the TAJ sued the City of Boston to block enforcement of a zoning violation determination. Also forgotten have been the many promises made by a series of managers and owners to not harm the neighborhood.
- In the continuing absence of adequate hotel support facilities, the above referenced problems persist to the present. We believe that fundamental re-planning and reconstruction of interior loading support spaces and service equipment are necessary for the hotel to conduct business efficiently, profitably, lawfully, respectfully and into the future. We stand ready to assist with that process.

Public Realm – We concur with the comments made by the Boston Civic Design Commission on April 2nd:

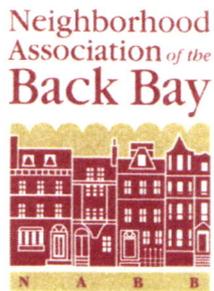
- The BCDC pointed out the importance of this site and its proximity to the Public Garden.
- They seek improvements to the plan for the Newbury Street sidewalk and the entryways on Newbury. We believe that a streetscape drawing showing the relationship of the hotel and the plaza to adjacent buildings would be useful in this evaluation. Our members expressed concern about the granite surface of the plaza, which, although attractive, can be very slippery. We did not support a proposed fire pit, which was not approved by the BBAC and which we understand has been removed from the proposal.



- They questioned the circuitous route from vehicle drop off on Newbury to the main entrance. We suggested that the architect consider eliminating the stairs at the Arlington Street end and investigate alternative handicapped access, such as a u shaped ramp (if it can be successfully concealed from the street), or a lift adjacent to the entrance. A solution that is more integrated with the main entrance will not only be more useful, but may reduce the number of drop-offs along Arlington Street. At minimum, the addition of a luggage ramp adjacent to the main entrance on Newbury and separate from the handicapped access ramp should be explored.
- The BCDC cautioned the proponent to design the exterior lighting, particularly the lighting of the bridge and the alley, with respect to its location directly across from the Public Garden. We are particularly concerned about night-time illumination at the top of the building and would like verification that lighting for the glass restaurant will respect, rather than dominate, its surroundings. We believe that, given the importance of the site, the Back Bay Architectural Commission should review the lighting plan.
- We questioned whether the proposed exterior sconces, though attractive, might be too light for such a monumental building.
- The BCDC recommended activating Arlington Street. We concur with this recommendation, although we did not support a large canopy proposed for the Carlton House entrance.

Transportation – We believe that the Project Notification Form does not adequately address the likely transportation impacts of the Taj Hotel renovation project in several key areas.

- Because it is an upscale hotel in a congested urban environment, many of the guests, diners, and meeting attendees at the Taj will arrive and depart the property by Transportation Network Companies (TNC, e.g. Uber and Lyft) vehicles, sometimes more than once a day. Operations by these companies are not called out in the PNF.
- Because of the change in primary hotel entrance from Arlington Street to Newbury Street, these vehicles are likely to be guided by their GPS systems to turn onto Newbury Street for pickup and drop off. They will then have to deal with at least the intersection of Newbury and Berkeley Street, already heavily congested in the afternoon, and possibly the intersection of Newbury and Clarendon Street, already heavily congested in the morning. We strongly encourage further study of both these intersections.
- Valet parkers will have to deal with this section of Newbury Street



as well, yet there is no study of that impact on either of these intersections. Nor is there any study of the potential impact on Newbury Street traffic when the TNC drivers stand in a travel lane while waiting for a next assignment. Newbury Street is a tight two lanes and often plagued by double-parking under current circumstances. What will be the impact of these additional vehicles?

- Additionally, the document doesn't study how short-term curb space on Arlington Street that is currently devoted to hotel operations should be used. Possibilities include a loading zone that could remove some hotel deliveries from the alley where they block residents as well as emergency vehicles. Improper curb management with little enforcement has historically led to double parking and subsequent lane blockages on Arlington Street; this is an opportunity to improve that situation.
- We believe that it is critical that the applicant focus not primarily on the impacts of the number of additional hotel rooms, but also on those caused by the increase in restaurant occupancy and by the change in the entrance location, as well as the impacts of the substantial and rising use of TNC vehicles. Getting this wrong can make difficult traffic situations even worse, to the detriment of the neighborhood and of those who will use the hotel.

Affordable Housing - The PNF did not include discussion regarding the proponent's linkage commitments. This information is usually prepared prior to the BPDA Board vote.

We strongly urge the BPDA to require Supplemental Documentation that truly reflects the impacts of the project, including complete floor plans and a more accurate FAR analysis, accurate estimates of the number of restaurant and bar seats, projected number of deliveries (including those to the Carlton House), an explanation of how curbside spaces will be impacted, how TNC traffic will be accommodated without adding to congestion, and a more detailed analysis of the proposed traffic pattern and its impact on Newbury Street. This information is necessary for a complete PNF. Only then will the City and the IAG have a sense of the true impact of this proposal.

Sincerely,

Martyn Roetter, Chair

Neighborhood
Association *of the*
Back Bay



Cc:

Martin Walsh

Josh Zakim

Councilors-at-large

Annissa Essaibi-George

Michael Flaherty

Althea Garrison

Michelle Wu

State Officials

Jay Livingstone

William Brownsberger



April 18, 2019

Michael Sinatra, MPA
Project Manager
Boston Planning & Development Agency (BPDA)
One City Hall Square, 9th Floor
Boston, MA 02201

Dear Mr. Sinatra,

Please accept this letter as my full support for the proposed renovation of the Taj Boston at 15 Arlington Street. As a Back Bay organization that appreciates the many great buildings in this great neighborhood, AvalonBay welcomes this project which will revitalize this iconic hotel.

With its storied history and stunning exterior design, the Taj Boston is a notable city landmark that sits at the gateway to Newbury Street, welcoming residents and visitors alike to our neighborhood. Thanks to thoughtful planning, the proposed project will make significant improvements to the public realm including relocating the main entrance from Arlington Street to Newbury Street. This proposed change will decrease traffic, create a new accessible entry, fix the sloped sidewalk in front of the building, add new street trees and develop a comfortable new terrace with seating areas for guests and the public.

In addition, the proposed permanent glass enclosure of the existing rooftop space will create a new and exciting dining option for the neighborhood and city, providing a dramatic vantage point for all to enjoy.

Opening in 1927 as the first Ritz-Carlton in the United States, the Taj Boston has been a source of pride for the Back Bay neighborhood. We look forward to experiencing this dramatic transformation and hope to have the opportunity to enjoy everything the hotel has to offer for many years to come.

We are delighted to lend our full support for this exciting renovation and restoration.

Thank you for your time and consideration,

A handwritten signature in blue ink, appearing to read "Michael Roberts".

Michael Roberts
Senior Vice President
AvalonBay Communities, Inc.

**Boston Water and
Sewer Commission**



March 29, 2019

Mr. Michael Sinatra, MPA
Boston Planning and Development Agency
One City Hall Square
Boston, MA 02201

Re: Taj Hotel, 15 Arlington Street
Project Notification Form

Dear Mr. Sinatra:

The Boston Water and Sewer Commission (Commission) has reviewed the Project Notification Form (PNF) for the proposed interior renovations to the Taj Hotel located at 15 Arlington Street in Back Bay. This letter provides the Commission's comments on the PNF.

The proposed project site is approximately 15,063 sf (0.35-acre) project site is bounded by Public Alley 437 and the Carlton House of Boston (or the Carlton) to the north, Arlington Street to the east, Newbury Street to the south and commercial retail properties to the west. The site currently includes the existing 195-room Taj Hotel which has been used for hotel purposes since its construction in 1927. The Project includes the reconfiguration of the main entrance of the Hotel to Newbury Street, permanently enclosing the existing seasonal rooftop restaurant, updating the existing 195 hotel rooms and adding 16 new hotel rooms for a total of 211 rooms. The Project also includes the existing bridge over the Public Alley connecting to the Carlton House. The Proponent plans to clean the underbelly of the bridge and conduct other minor maintenance items.

The Commission water distribution system has a 12-inch Southern Low DICL pipe installed in 2013 in Newbury Street and a 16-inch Southern Low DICL water main installed in 1984 in Arlington Street.

For sanitary sewer and storm drain service, there is a 12-inch storm drain in Arlington Street that connects to an 18-inch combined sanitary sewer in Public Alley No. 467.

The PNF states that the estimated wastewater generation is 35,331 gpd, an increase of 6,873 gpd, and the water demand is estimated to be approximately 38,864 gpd, an increase of 7,560 gpd.



The Commission has the following comments regarding the PNF:

General

1. Prior to the initial phase of the site plan development, IREP Newbury Hotel, LLC should meet with the Commission's Design and Engineering Customer Services to review water main, sewer and storm drainage system availability and potential upgrades that could impact the development.
2. Prior to demolition of any buildings, all water, sewer and storm drain connections to the buildings must be cut and capped at the main pipe in accordance with the Commission's requirements. The proponent must complete a Cut and Cap General Services Application, available from the Commission.
3. All new or relocated water mains/pipes, sewers and storm drains must be designed and constructed at IREP Newbury Hotel, LLC'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. The site plan should include the locations of new, relocated and existing water mains, sewers and drains which serve the site, proposed service connections, water meter locations, as well as back flow prevention devices in the facilities that will require inspection. A General Service Application must also be submitted to the Commission with the site plan.
4. The Department of Environmental Protection (DEP), in cooperation with the Massachusetts Water Resources Authority and its member communities, is implementing a coordinated approach to flow control in the MWRA regional wastewater system, particularly the removal of extraneous clean water (e.g., infiltration/inflow (I/I)) in the system. In April of 2014, the Massachusetts DEP promulgated new regulations regarding wastewater. The Commission has a National Pollutant Discharge Elimination System (NPDES) Permit for its combined sewer overflows and is subject to these new regulations [314 CMR 12.00, section 12.04(2)(d)]. This section 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. In this regard, any new connection or expansion of an existing connection that exceeds 15,000 gallons per day of wastewater shall assist in the I/I reduction effort to ensure that the additional wastewater flows are offset by the removal of I/I. Currently, a minimum ratio of 4:1 for I/I removal to new wastewater flow added is used. The Commission supports the policy, and will require proponent to develop a consistent inflow reduction plan. The 4:1 requirement should be addressed at least 90 days prior to activation of water service and will be based on the estimated sewage generation provided on the project site plan.



5. The design of the project should comply with the City of Boston's Complete Streets Initiative, which requires incorporation of "green infrastructure" into street designs. Green infrastructure includes greenscapes, such as trees, shrubs, grasses and other landscape plantings, as well as rain gardens and vegetative swales, infiltration basins, and paving materials and permeable surfaces. The proponent must develop a maintenance plan for the proposed green infrastructure. For more information on the Complete Streets Initiative see the City's website at <http://bostoncompletestreets.org/>
6. For any proposed masonry repair and cleaning IREP Newbury Hotel, LLC be required to obtain from the Boston Air Pollution Control Commission a permit for Abrasive Blasting or Chemical Cleaning. In accordance with this permit IREP Newbury Hotel, LLC will be required to provide a detailed description as to how chemical mist and run-off will be contained and either treated before discharge to the sewer or drainage system or collected and disposed of lawfully off site. A copy of the description and any related site plans must be provided to the Commission's Engineering Customer Service Department for review before masonry repair and cleaning commences. IREP Newbury Hotel, LLC is advised that the Commission may impose additional conditions and requirements before permitting the discharge of the treated wash water to enter the sewer or drainage system.
7. IREP Newbury Hotel, LLC should be aware that the US Environmental Protection Agency issued the Remediation General Permit (RGP) for Groundwater Remediation, Contaminated Construction Dewatering, and Miscellaneous Surface Water Discharges. If groundwater contaminated with petroleum products, for example, is encountered, IREP Newbury Hotel, LLC will be required to apply for a RGP to cover these discharges.
8. The project sites are located within Boston's Groundwater Conservation Overlay District (GCOD). The district is intended to promote the restoration of groundwater and reduce the impact of surface runoff. Projects constructed within the GCOD are required to include provisions for retaining stormwater and directing the stormwater to the groundwater table for recharge.
9. IREP Newbury Hotel, LLC is advised that the Commission will not allow buildings to be constructed over any of its water lines. Also, any plans to build over Commission sewer facilities are subject to review and approval by the Commission. The project must be designed so that access, including vehicular access, to the Commission's water and sewer lines for the purpose of operation and maintenance is not inhibited.
10. It is IREP Newbury Hotel, LLC's responsibility to evaluate the capacity of the water, sewer and storm drain systems serving the project site to determine if the systems are adequate to meet future project demands. With the site plan, IREP Newbury Hotel, LLC must include a detailed capacity analysis for the water, sewer and storm drain systems



serving the project site, as well as an analysis of the impacts the proposed project will have on the Commission's water, sewer and storm drainage systems.

Water

1. IREP Newbury Hotel, LLC must provide separate estimates of peak and continuous maximum water demand for residential, commercial, industrial, irrigation of landscaped areas, and air-conditioning make-up water for the project with the site plan. Estimates should be based on full-site build-out of the proposed project. IREP Newbury Hotel, LLC should also provide the methodology used to estimate water demand for the proposed project.
2. IREP Newbury Hotel, LLC should explore opportunities for implementing water conservation measures in addition to those required by the State Plumbing Code. In particular, IREP Newbury Hotel, LLC should consider outdoor landscaping which requires minimal use of water to maintain. If IREP Newbury Hotel, LLC 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 be considered.
3. IREP Newbury Hotel, LLC is required to obtain a Hydrant Permit for use of any hydrant during the construction phase of this project. The water used from the hydrant must be metered. IREP Newbury Hotel, LLC should contact the Commission's Meter Department for information on and to obtain a Hydrant Permit.
4. The Commission is utilizing a Fixed Radio Meter Reading System to obtain water meter readings. For new water meters, the Commission will provide a Meter Transmitter Unit (MTU) and connect the device to the meter. For information regarding the installation of MTUs, IREP Newbury Hotel, LLC should contact the Commission's Meter Department.

Sewage / Drainage

1. A Total Maximum Daily Load (TMDL) for Nutrients has been established for the Lower Charles River Watershed by the Massachusetts Department of Environmental Protection (MassDEP). In order to achieve the reductions in Phosphorus loading required by the TMDL, phosphorus concentrations in the lower Charles River from Boston must be reduced by 64%. To accomplish the necessary reductions in phosphorus, the Commission is requiring developers in the lower Charles River watershed to infiltrate stormwater discharging from impervious areas in compliance with MassDEP. IREP Newbury Hotel, LLC will be required to submit with the site plan a phosphorus reduction plan for the proposed development. IREP Newbury Hotel, LLC must fully investigate methods for retaining stormwater on-site before the Commission will consider a request to discharge stormwater to the Commission's system. All projects at



or above 100,000 square feet of floor area are to retain, on site, a volume of runoff equal to 1.25 inches of rainfall times the impervious area. The site plan should indicate how storm drainage from roof drains will be handled and the feasibility of retaining their stormwater discharge on-site. Under no circumstances will stormwater be allowed to discharge to a sanitary sewer.

In conjunction with the Site Plan and the General Service Application IREP Newbury Hotel, LLC will be required to submit a Stormwater Pollution Prevention Plan. The plan must:

- Identify best management practices for controlling erosion and for preventing the discharge of sediment and contaminated groundwater or stormwater runoff to the Commission's drainage system when the construction is underway.
 - 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.
 - Provide a stormwater management plan in compliance with the DEP standards mentioned above. The plan should include a description of the measures to control pollutants after construction is completed.
2. The Commission encourages IREP Newbury Hotel, LLC to explore additional opportunities for protecting stormwater quality on site by minimizing sanding and the use of deicing chemicals, pesticides, and fertilizers.
 3. The discharge of dewatering drainage to a sanitary sewer is prohibited by the Commission. IREP Newbury Hotel, LLC is advised that 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, IREP Newbury Hotel, LLC will be required to obtain a Remediation General Permit from the Environmental Protection Agency (EPA) for the discharge.
 4. IREP Newbury Hotel, LLC must fully investigate methods for retaining stormwater on-site before the Commission will consider a request to discharge stormwater to the Commission's system. The site plan should indicate how storm drainage from roof drains will be handled and the feasibility of retaining their stormwater discharge on-site. Under no circumstances will stormwater be allowed to discharge to a sanitary sewer.
 5. The Massachusetts Department of Environmental Protection (MassDEP) established Stormwater Management Standards. The standards address water quality, water quantity



and recharge. In addition to Commission standards, IREP Newbury Hotel, LLC will be required to meet MassDEP Stormwater Management Standards.

6. Sanitary sewage must be kept separate from stormwater and separate sanitary sewer and storm drain service connections must be provided. The Commission requires that existing stormwater and sanitary sewer service connections, which are to be re-used by the proposed project, be dye tested to confirm they are connected to the appropriate system.
7. The Commission requests that IREP Newbury Hotel, LLC install a permanent casting stating "Don't Dump: Drains to Charles River" next to any catch basin created or modified as part of this project. IREP Newbury Hotel, LLC should contact the Commission's Operations Division for information regarding the purchase of the castings.

Thank you for the opportunity to comment on this project.

Yours truly,

John P. Sullivan, P.E.
Chief Engineer

JPS/fd

cc: Christina Zimmer, IREP Newbury Hotel, LLC
Epsilon Associates, Inc.
K. Ronan, MWRA via e-mail
K. Pedersen, BPDA via e-mail
M. Zlody, BED via e-mail
P. Larocque, BWSC via e-mail

BOSTON PARK PLAZA

EST. 1927



April 8, 2019

Michael Sinatra, MPA
Project Manager
Boston Planning & Development Agency (BPDA)
One City Hall Square, 9th Floor
Boston, MA 02201

Dear Mr. Sinatra,

Please accept this letter as my full support for the proposed renovation of the Taj Boston at 15 Arlington Street. As a Back Bay business leader in my role as Managing Director of the Boston Park Plaza, I welcome this project, which will revitalize this iconic hotel.

With its storied history and stunning exterior design, the Taj Boston is a notable city landmark that sits at the gateway to Newbury Street, welcoming residents and visitors alike to our neighborhood. Thanks to thoughtful planning, the proposed project will make significant improvements to the public realm including relocating the main entrance from Arlington Street to Newbury Street. This proposed change will decrease traffic, create a new accessible entry, fix the sloped sidewalk in front of the building, add new street trees and develop a comfortable new terrace with seating areas for guests and the public.

In addition, the proposed permanent glass enclosure of the existing rooftop space will create a new and exciting dining option for the neighborhood and city, providing a dramatic vantage point for all to enjoy.

Opening in 1927 as the first Ritz-Carlton in the United States, the Taj Boston has been a source of pride for the Back Bay neighborhood. We look forward to experiencing this dramatic transformation and hope to have the opportunity to enjoy everything the hotel has to offer for many years to come.

We are delighted to lend our full support to our sister property within Highgate Hotels for this exciting renovation and restoration.

Thank you for your time and consideration,


Jonathan D. Crellin
Vice President & Managing Director
Boston Park Plaza

April 15, 2019

Michael Sinatra, MPA
Project Manager
Boston Planning & Development Agency (BPDA)
One City Hall Square, 9th Floor
Boston, MA 02201

Dear Mr. Sinatra,

Please accept this letter as my full support for the proposed renovation of the Taj Boston at 15 Arlington Street. As a Back Bay business owner since 1986, we have owned and operated numerous properties in the immediate area of the Taj Hotel including The Chanel building at 4-6 Newbury Street, 7-9 Newbury Street, directly adjacent, and welcome this project which will revitalize this iconic hotel.

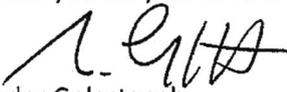
With its storied history and stunning exterior design, the Taj Boston is a notable city landmark that sits at the gateway to Newbury Street, welcoming residents and visitors alike to our neighborhood. Thanks to thoughtful planning, the proposed project will make significant improvements to the public realm including relocating the main entrance from Arlington Street to Newbury Street. This proposed change will decrease traffic, create a new accessible entry, fix the sloped sidewalk in front of the building, add new street trees and develop a comfortable new terrace with seating areas for guests and the public.

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Opening in 1927 as the first Ritz-Carlton in the United States, the Taj Boston has been a source of pride for the Back Bay neighborhood. We look forward to experiencing this dramatic transformation and hope to have the opportunity to enjoy everything the hotel has to offer for many years to come.

We are delighted to lend our full support for this exciting renovation and restoration.

Thank you for your time and consideration,


Nader Golestaneh
President
Centremark LLC

Dell Mitchell
20 Commonwealth Ave
Boston, MA 02116

April 10, 2019

Mr. Michael Sinatra
Project Manager Boston Planning and Development Agency
1 City Hall Square
Boston, MA 02201
Michael.A.Sinatra@Boston.gov

Re: **15 Arlington Street**

Dear Mr. Sinatra

On March 27, 2019 I attended a public meeting at the Taj Hotel presented by CBT in regard to the Project Notification Form submitted to Boston Planning and Development Agency by Highgate Hotels for the **Taj Hotel Boston** at 15 Arlington Street.

Plans and photographs were submitted and a description of the project was given by a representative of CBT.

I offer the following comments:

The New Entrance

The proposed Newbury Street entrance to the hotel appears to present more of a pedestrian obstacle than is present today, with steps and ramps running contrary to the natural flow of pedestrian traffic. In addition, the multiple level changes in the design do not appear to accommodate the increasing number of people emanating from the crosswalk connecting to the Public Garden. Over the past few years, this crosswalk has seen a significant increase in users swarming across Arlington Street with every change of the traffic light.

Given the new heavy pedestrian flow and the design requiring hotel guests to climb exterior steps from curbside to entry door, it is unfathomable that the project does not include radiant heat/snow melting equipment under this entire sidewalk plaza.

Incomplete Plans

The presenter explained that the existing street level hotel café would now be located on the second floor of the hotel, presumably accessed through the hotel lobby. Further use of space on this second floor was reported verbally, however fully labelled and

accurate plans for this floor are not included in the PNF. While it was reported that new awnings at the windows on the exterior, at the second floor level, are intended for vendor identity, it is not clear what use is planned for that floor, as it is not specified in the application.

In addition, plans shown in the PNF for the first and lower floors are incomplete, inadequate, and incorrect, making it impossible to evaluate them.

Alley is a Public Way

It is recognized that over the years the hotel's management of all types of vehicular deliveries and storage of trash has been inadequate, presumably because there is not enough space to accomplish these inherent activities. The result has been daily obstruction of both vehicular and pedestrian access through the public alley, and the creation of a dirty and bad smelling environment.

No part of the PNF presentation indicates that any additional space has been allocated to resolve this problem. The project owners should be required to provide internal facilities for receipt of goods and storage of trash and recyclables on the Newbury/Taj side of the property, so that these activities occur on private property and not in the public way.

Sincerely,



Dell Mitchell
20 Commonwealth Ave.
Boston, MA 02116

Copies to:

Jay Livingstone
State Representative
State House, Room 472
Boston, MA 02133

Josh Zakim
City Councilor – District 8
1 City Hall Square
Suite 550
Boston, MA 02201-2043

Martyn Roetter, Chair
Neighborhood Association of the Back Bay, Inc.
160 Commonwealth Ave., L8
Boston, MA 02116-2749

PAUL C. DEMAKIS

April 22, 2019

Michael Sinatra, Project Manager
Boston Planning and Development Agency
1 City Hall Square
Boston, MA 02201
Michael.A.Sinatra@Boston.gov

Re: Proposed Renovation and Expansion of Taj Hotel, 15 Arlington Street

Dear Mr. Sinatra:

I am writing to comment on the proposed renovation and expansion of the Taj Hotel at 15 Arlington Street. I write as a resident-owner of a condominium unit facing Alley 437 between Newbury Street and Commonwealth Avenue. I write also as a former state representative of the 8th Suffolk District between 1995 and 2005 and as a former chair of the Neighborhood Association of the Back Bay.

I wholeheartedly endorse all of the comments of Martyn Roetter, current NABB chair, in his letter to you regarding the proposed project dated April 9, 2019. Of the utmost importance, however, are Mr. Roetter's comments about the crucial need to end the 30-year obstruction of Alley 437, which was created by the former owner of 15 Arlington Street, the Ritz Carlton Hotel, but has been regrettably continued by the Taj Hotel since its purchase of the property.

I will not reiterate all of Mr. Roetter's comments about this obstruction here. Suffice to say that by appropriating use of a public way that is barely wide enough for a single truck for nearly all trash pick-ups and deliveries, as well as the adjacent 36-inch sidewalks for the storage of maintenance equipment, first the Ritz Carlton and now the Taj have effectively denied residents and businesses both vehicular and pedestrian access to the alley to which they are legally entitled. As Mr. Roetter notes, this usurpation of public property has resulted in increased threats to life safety, most notably a heightened risk of a major fire because of a lack of clear access for emergency responders, obstruction of access to abutting homes and businesses, and absence of orderly passage.

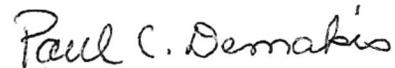
When I was state representative, I worked with residents and businesses to find a solution to this problem. To my astonishment, the Ritz and the Taj have had so little regard for the rights and interests of their residential and commercial neighbors that they have done *nothing* to correct it in 30 years.

Paul C. Demakis
April 22, 2019
Page Two

Before the project can go forward, the Taj must develop a plan for the construction of interior loading support spaces and the relocation of maintenance equipment that will end the obstruction of Alley 437. If the Taj refuses to do so, the only acceptable alternative is for the Boston Planning and Development Agency to reject its proposed renovation and expansion.

Thank you for your consideration.

Sincerely,



Paul C. Demakis

Cc: Martin Walsh, Mayor of Boston
Josh Zakim, District 8 Councilor
Annissa Essaibi-George, Councilor-at-Large
Michael Flaherty, Councilor-at-Large
Althea Garrison, Councilor-at-Large
Michelle Wu, Councilor-at-Large
Jay Livingstone, State Representative, 8th Suffolk District
William Brownsberger, State Senator, Second Suffolk and Middlesex District



**BOSTON
DUCK
TOURS**

April 10, 2019

Michael Sinatra, MPA
Project Manager
Boston Planning & Development Agency (BPDA)
One City Hall Square, 9th Floor
Boston, MA 02201

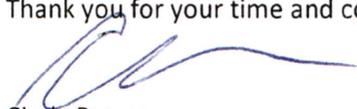
Dear Mr. Sinatra,

Please accept this letter as my full support for the proposed renovation of the Taj Boston at 15 Arlington Street. As a Back Bay business owner of Boston Duck Tours I welcome this project.

The idea of relocating the main entrance from Arlington Street to Newbury Street is tremendous. Our Ducks drive past the current entrance many times every day and the back-up and double parking on Arlington can be very confusing and disruptive to the flow of traffic. This proposed change will certainly help the traffic situation on Arlington Street.

We are delighted to lend our full support for this exciting renovation and restoration.

Thank you for your time and consideration,



Cindy Brown
CEO
Boston Duck Tours



Michael Sinatra <michael.a.sinatra@boston.gov>

Taj alley issues

1 message

Kristin C Field

Wed, Apr 17, 2019 at 2:48 PM

To: Michael Sinatra <michael.a.sinatra@boston.gov>

Cc: stephen Young, Tim Mitchell

It goes without saying that I support the residents of Commonwealth Ave. and Newbury St. that back up on the Taj/Carlton alley. While I appreciate the efforts of the Taj management to improve delivery, trash and recycle issues, the bottom line is there needs to be a big reduction in the number of trucks that block that passage for resident use. If there is a problem with the City regarding changes in the way deliveries are made, I hope that we can have a representative speak with us about the problems. I would hope this person would approach this with, dare I say, vision and courage to buck the established but unmanageable solution. Thanks for all your work on this project.

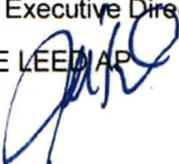
Kris Field



2 Center Plaza, Suite 430
Boston, MA 02108-1928
T: 617-338-0063
F: 617-338-6472

www.nitscheng.com

MEMORANDUM

TO: Christian Simonelli, Executive Director, Boston Groundwater Trust (BGWT)
FROM: John M. Schmid, PE LEED AP 
DATE: April 16, 2019
RE: Taj Boston

Nitsch Engineering is in receipt of your April 8, 2019 letter addressed to Michael Sinatra, BPDA.

In response to the comments made, we offer the following:

1. We've confirmed that the Groundwater Trust Observation Well #23J-1258 abuts the project area. The project is committed to protecting and maintaining this well.
2. The project is committed to installing pervious pavers along Newbury and Arlington Street where sidewalk reconstruction is proposed.

We look forward to continuing to work with Groundwater Trust to ensure that this project has only positive impacts to the groundwater levels.

Please contact me with any questions or comments.

cc: Michael Sinatra, BPDA

13091/civil/project data/GCOD/2019-04-15 GCOD Memo

PETER E. GELHAAR AND CHRISTA B. COMEAU
76 MARLBOROUGH STREET
BOSTON, MA 02116

April 16, 2019

Michael Sinatra, MPA
Project Manager
Boston Planning & Development Agency
One City Hall Square, 9th Floor
Boston, MA 02201

Dear Mr. Sinatra:

This letter is intended to convey our *full* support for the proposed renovation of the Taj Boston at 15 Arlington Street. As Back Bay residents who have utilized the Taj's restaurants and other amenities almost weekly for many years, we very much look forward to its revitalization. We consider the Taj as a wonderful neighborhood resource and simply can't imagine that this neighborhood "fixture" would ever go away. Some of our best neighborhood memories have involved the Taj -- such as the many "school snow days" that we have spent in the Taj's lounge with our friends and their families drinking hot chocolate after sledding on the Common. In many respects, we and our friends have used the Taj as a community meeting place. At bottom, there is a wonderful warmth and familiarity to the Taj that is unsurpassed in the neighborhood.

We understand that the Taj proposes to perform tasteful and smart improvements to the structure, such as relocating the main entrance from Arlington Street to Newbury Street. This modest change will decrease traffic on an already-busy Arlington Street while preserving the wonderful character and charm of the building. We also understand that the Taj intends to add some beautiful landscaping and a new terrace, which will only serve to enhance the appearance of the neighborhood.

We have always held the Taj, as a commercial Back Bay neighbor, to the highest standards of decency, cooperation and friendliness, and the Taj has never disappointed. We are delighted to lend our full support for this exciting renovation and restoration. Please let us know if you have any questions, and thank you for considering our letter of support.

Very truly yours,

Peter Gelhaar
Christa Comeau

BRYAN J. KOOP
Executive Vice President, Boston Region

April 15, 2019

Michael Sinatra, MPA
Project Manager
Boston Planning & Development Agency (BPDA)
One City Hall Square, 9th Floor
Boston, MA 02201

Re: Support of Taj Boston, 15 Arlington Street

Dear Mr. Sinatra,

Boston

Los Angeles

New York

San Francisco

Washington, DC

Please accept this letter as Boston Properties' full support for the proposed renovation of the Taj Boston at 15 Arlington Street. As a Back Bay business that supports sustainable development and the reuse of our historical buildings, we welcome this project which will revitalize this iconic hotel.

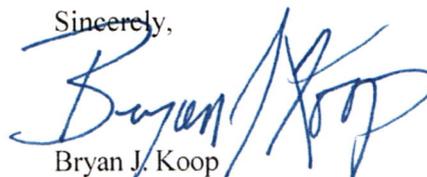
With its storied history and stunning exterior design, the Taj Boston is a notable city landmark that sits at the gateway to Newbury Street, welcoming residents and visitors alike to our neighborhood. Thanks to thoughtful planning, the proposed project will make significant improvements to the public realm including relocating the main entrance from Arlington Street to Newbury Street. This proposed change will decrease traffic, create a new accessible entry, fix the sloped sidewalk in front of the building, add new street trees and develop a comfortable new terrace with seating areas for guests and the public.

In addition, the proposed permanent glass enclosure of the existing rooftop space will create a new and exciting dining option for the neighborhood and city, providing a dramatic vantage point for all to enjoy.

Opening in 1927 as the first Ritz-Carlton in the United States, the Taj Boston has been a source of pride for the Back Bay neighborhood. We look forward to experiencing this dramatic transformation and hope to have the opportunity to enjoy everything the hotel has to offer for many years to come.

We are delighted to lend our full support for this exciting renovation and restoration. Thank you for your time and consideration,

Sincerely,



Bryan J. Koop



Michael Sinatra <michael.a.sinatra@boston.gov>

Taj Meeting

1 message

Anna Korsiak

Thu, Mar 28, 2019 at 1:54 PM

To: "michael.a.sinatra@boston.gov" <michael.a.sinatra@boston.gov>

Dear Michael,

I was at the development meeting regarding the Taj last night and I just submitted a comment via the website when I realize I should have just emailed you. If comments are public and/or published, can I delete or retract my question?!

I merely had a question about the trash and recycling in the alley that was such a heavy topic last night. I was wondering if the Taj is in any way, or will be in any way a "green facility" or they're just working to appease the neighbors in the alley way as quickly and easily as possible and getting rid of their trash by any means necessary?

Just curious, this was my first Boston development meeting and it was interesting. This is in no way an email of opposition or public commentary.

Best,

Anna Korsiak

K O R T E N H A U S

COMMUNICATIONS

April 11, 2019

Michael Sinatra, MPA
Project Manager
Boston Planning & Development Agency (BPDA)
One City Hall Square, 9th Floor
Boston, MA 02201

Dear Mr. Sinatra,

Please accept this letter as my full support for the proposed renovation of the Taj Boston at 15 Arlington Street. As a 35-year Back Bay business and soon to be resident that has had a long standing affinity to this property since moving to Boston in 1975, I welcome this project which will revitalize this iconic building and legendary hotel.

With its storied history and stunning exterior design, the Taj Boston is a notable city landmark that sits at the gateway to Newbury Street, welcoming residents and visitors alike to our neighborhood. Thanks to thoughtful planning, the proposed project will make significant improvements to the public realm including relocating the main entrance from Arlington Street to Newbury Street. This proposed change will decrease traffic, create a new accessible entry, fix the sloped sidewalk in front of the building, add new street trees and develop a comfortable new terrace with seating areas for guests and the public.

In addition, the proposed permanent glass enclosure of the existing rooftop space will create a new and exciting dining option for the neighborhood and city, providing a dramatic vantage point for all to enjoy.

Opening in 1927 as the first Ritz-Carlton in the United States, the Taj Boston has been a source of pride for the Back Bay neighborhood. We look forward to experiencing this dramatic transformation and hope to have the opportunity to enjoy everything the hotel has to offer for many years to come.

I am delighted to lend my full support for this exciting renovation and restoration.

Thank you for your time and consideration,

Lynne M. Kortenhaus
President and CEO
Kortenhaus Communications, Inc.
75 Newbury Street
Boston, MA 02116

UNITEHERE! LOCAL 26

101 Station Landing, 4th Floor East • Medford, MA 02155 • Tel (617) 832-6699 • Fax (617) 426-7684
172 Longfellow St. • Providence, RI 02907 • Tel (401) 528-1103 • Fax (401) 528-1177

April 8, 2019

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

Director Golden,

On behalf of our over 10,000 members in the hotel, food service, gaming and airport industries, UNITE HERE Local 26 urges swift approval of the renovations of the Taj Hotel improvements.

The Taj hotel provides family sustaining careers for many Boston residents. The improvements proposed will bring the Taj into the 21st century by expanding the number of rooms, reconfiguring the entrance and renovating the hotel space. In addition to the many good permanent jobs the Taj creates, the renovations will create many good construction jobs as well. We ask that you fully support this proposal.

Please do not hesitate to reach out with any questions.

Sincerely,



Brian Lang, President
UNITE HERE Local 26

CC: Michael Sinatra

**MASSACHUSETTS
CONVENTION CENTER
AUTHORITY**

April 12, 2019

Michael Sinatra, MPA
Project Manager
Boston Planning & Development Agency (BPDA)
One City Hall Square, 9th Floor
Boston, MA 02201

Dear Mr. Sinatra,

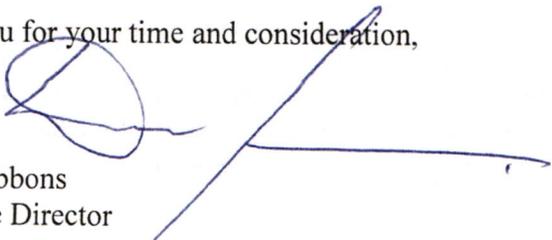
Please accept this letter in support of the proposed renovation of the Taj Boston at 15 Arlington Street. As Executive Director of the Massachusetts Convention Center Authority ("MCCA") which owns and operates the Boston Convention & Exhibition Center ("BCEC"), The Lawn On D Powered by Citizens Bank, the John B. Hynes Veterans Memorial Convention Center ("Hynes"), the Boston Common Garage, and the MassMutual Center in Springfield, I welcome this project which will revitalize this iconic hotel.

The mission of the MCCA is to generate significant regional economic activity by attracting conventions, tradeshows, and other events to its world-class facilities while maximizing the investment return for the residents and businesses in the Commonwealth of Massachusetts. In 2018, the MCCA hosted 315 events at the BCEC and Hynes with 800,000 attendees, generating 646,000 hotel room nights and \$870 million in economic impact. Obviously, the availability of well-maintained hotel rooms near the MCCA facilities is very important to the mission of the MCCA. The proposed renovation of the Taj Boston will greatly facilitate the MCCA's mission.

The Taj Boston, with its storied history and stunning exterior design, is a notable city landmark that sits at the gateway to Newbury Street, welcoming residents and visitors alike to the neighborhood. Thanks to thoughtful planning, the proposed project will make significant improvements to the public realm including relocating the main entrance from Arlington Street to Newbury Street. This proposed change will decrease traffic, create a new accessible entry, fix the sloped sidewalk in front of the building, add new street trees, and develop a comfortable new terrace with seating areas for guests and the public. In addition, the proposed permanent glass enclosure of the existing rooftop space will create a new and exciting dining option for the neighborhood and city, providing a dramatic vantage point for all to enjoy.

Personally, I am delighted to express my full support for this exciting renovation and restoration as I reflagged the Taj when it opened in Boston and also served as General Manager of this timeless property.

Thank you for your time and consideration,


David Gibbons
Executive Director



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Martyn Roetter
Chairman
Susan Ashbrook
Vice Chairman
Paula Griswold
President
Vicki C. Smith
Vice President
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Peter Sherin
Barry Solar
Elaine Sullivan
Anne Swanson
Lauren Thomas
Jack Wallace
Marvin Wool
Sheri Olans Wright
Jacquelin Yessian
Kathleen Young
Gerald Zukowski

March 27, 2019

Mr. Michael Sinatra

Boston Planning and Development Agency
One City Hall Square, 9th Floor
Boston, MA 02201

Re: 15 Arlington Street

Dear Mr. Sinatra:

I would like to call your attention to three zoning issues affecting the current application for 15 Arlington Street.

Issue 1: Section 1.7.1 of the 15 Arlington Street (formerly Taj Hotel) PNF provides in part:

“The Project does not contemplate any additional parking space, any exceedance of the Floor Area Ratio of 11.6 (including the existing bridge) approved for the project site in BZC-4238 or any change in the height of other dimensions of the existing structure. Allowed uses under the underlying zoning include the existing uses which will be continued as part of the Project (i.e. hotel, retail, and restaurant). Accordingly the Project is not anticipated to require any new dimension or use zoning relief.”

However, no FAR analysis has been provided. Even a cursory analysis suggests that the Project FAR, even before consideration of the enclosed rooftop restaurant and dining facility, already materially exceeds the 11.6 FAR granted in 1978 pursuant to the BZC-4238 zoning appeal seeking FAR and side yard set-back relief in connection with the construction of the connecting bridge structure. Significantly, the enclosed rooftop restaurant and dining area did not exist at the date of the grant of BZC-4238, being installed later initially as a partially enclosed porch and awning not includable in the FAR calculation.

Although there have been several amendments to the definition of “gross floor area” since the BZC-4238 decision, none of those amendments is applicable to this situation. It appears that; 1) the proposed Floor Area Ratio (FAR) is indeed materially in excess of the 11.6 stated in the PNF and that, 2) the enclosure of the rooftop restaurant and dining space in itself results in an increase in FAR. Both circumstances would require zoning dimensional relief.

This is significant issue to the abutters and to the neighborhood as a whole. FAR is a measure of the intensity of the use of the property and in this instance there are already substantive concerns that there are not adequate and appropriate facilities for the proper operation of the use. Such conditions are specified in Section 6-3 of the Zoning Code entitled “Conditions Required for Approval” at subparagraphs (d) and (e) as necessary for zoning relief.

As an essential component of the proposal the proponent should provide an analysis of the proposed FAR consistent with the definitions of “Floor area ratio” and “Floor area, gross” in Section 2-1 “Meaning of Certain Words and Phrases” of the Zoning Code at subparagraphs (20) and (21). My own preliminary analysis from the information publicly available is attached. The architects should have more precise

information and should provide it so that the true impacts of the proposal can be adequately assessed.

Issue 2: Separately, Section 16-6 of the Zoning Code entitled “Height of Structures within One Hundred Feet of Certain Streets that Bound Boston Common of the Public Garden” at subparagraph (c.) provides:

“Arlington Street from Newbury Street to Commonwealth Avenue: 155 feet maximum height at the parapet line; height to top of roof may be 185 feet provided that the portion of the building above 155 feet is set-back a minimum of 20 feet from the parapet line facing a street more than 25 feet wide.”

This provision requires a set-back of 20 feet from the parapet line, essentially the face of the building, for any structure above 155 feet facing both Arlington Street and Newbury Street. Although there has been permitting and corresponding Certificates of Appropriateness issued by the Back Bay Architectural Commission for a rooftop terrace with a seasonal awning, no zoning variance relief has ever been issued by the Board of Appeal enabling an enclosed structure extending within 20 feet of the parapet line such as the proposed enclosed rooftop restaurant.

Issue 3: Further, from the drawings it appears that the proposed retail display window facing Newbury Street extends more than 5 feet from the face of the building leaving a set-back from the Newbury Street property line of less than 15 feet. Section 13-4 of the Zoning Code entitled “Dwellings in Nonresidential Districts” provides:

“Any dwelling in an L, B, M, I, MER or W district shall conform to the lot area, usable open space, sand yard requirements of the nearest S, R, or H district; however, that any dwelling in a B-8 or B-12 district shall conform to the lot area, usable open space and yard requirements of the least restrictive residential district.

and, “Dwelling” is defined in Section 2-1 “Meaning of Certain Words and Phrases” at subparagraph (12) as:

“(12) “Dwelling” a building or structure used in whole or in part for human occupancy”

Given the applicable B-8 zoning district and the 15 foot front yard set-back requirement of the least restrictive residential district any display window should not leave less than a 15 foot set-back from the Newbury Street property line.

Sincerely,



V. B. Castellani, Chair Zoning Committee
The Neighborhood Association of the Back Bay

VBC/sb

Cc: David Linhari, Goulston and Storrs
Alfred Wojenkowski, CBT Architects
Li Wang, CBT Architects
Joseph Cornish, Senior Preservation Planner, Back Bay Architectural Commission
Yissel Guerrero, Mayors Office of Neighborhood Services
Representative Jay Livingstone
Councilor Josh Zakim

15 ARLINGTON STREET - PROFORMA FAR ANALYSIS

Lot Area 15,063.00 sq ft
 Lot Depth 112.50 ft
 Lot width 134.00 ft

Floors 1 thru 16

Gross Floor Plate 134 ft by 92.5 ft	12,395	
Total Floors Exclusive of Penthouse and Basement Floors	16	
Gross Floor Plate Floors 1 thru 16	<u>198,320</u>	
Less Exclusion Floors 4 thru 16 (40.7 ft by 28.8 ft) (approx)	-1,172	
Number of Floors with Exclusion (Floors 4 thru 16)	13	
Gross Area of Exclusions	<u>-15,238</u>	
Plus: Area of First Floor Bay Fronting on Newbury Street	40.00 est.	
Total Gross Floor Area Floors 1 thru 16		183,122 sq ft
Contribution to FAR		12.16

Original Penthouse

First Floor: 55 ft by 41 ft	2,255	
Second Floor: 29 ft by 25.5 ft	<u>740</u>	
Total Gross Floor Area - Original Penthouse		2,995 sq ft
Contribution to FAR		0.20

Bridge Over the Alley

2nd Floor: 106.5 ft by 16 ft	1,704	
3rd thru 7th Floors: 12 ft by 16 ft times 5 Floors	<u>960</u>	
Total Gross Floor Area - Bridge Over the Alley		2,664 sq ft
Contribution to FAR		0.18

Enclosed Roof Top Patio Extension (est)		6,700 sq ft
Contribution to FAR		0.44

Basement

Gross Area of Basement 134 ft by 92.5 ft	12,395.00	
Less: Areas devoted exclusively to uses accessory to operation of the structure - HVAC, Electrical, etc and laundry and storage	<u>9,916.00 est.</u>	
Includable Gross Floor Area of Basement		2,479 sq ft
Contribution to FAR		<u>0.16</u>

Total Gross Floor Area Including Roof Top Restaurant Patio Enclosure		<u>197,959</u> sq ft
Indicated FAR		<u>13.14</u>



Oct 17 1 26 PM 1978
BUILDING DEPARTMENT
CITY OF BOSTON

CITY OF BOSTON

BOARD OF APPEAL

OFFICE OF THE BOARD OF APPEAL

August 29, 1978

Decision of the Board of Appeal on the Appeal of

Trustees of Bay Colony Property Company

to vary the terms of the Boston Zoning Code, under Statute 1956, Chapter 665, as amended, Section 8, at premises:

14-15 Arlington Street & 1-5 Newbury Street, Ward 5

in the following respect: Interpretations and or Variances
Articles 15(15-1) and 19(19-1): To allow the construction of a bridge structure between the above cited locus and proposed new structure at 2-10 Commonwealth Avenue at floors two to seven in a General Business (B-8) district. (Legal occupancy: hotel and related activities); also allow the floor area ratio to exceed limitations and the side yard to be less than requirements.

In his formal appeal, the appellant states briefly in writing the grounds of and the reasons for his appeal from the refusal of the Building Commissioner as set forth in papers on file numbered BZC 4238 and made a part of this record.

In conformity with the law, the Board mailed reasonable notice of the public hearing to the petitioner and to the owners of all property deemed by the Board to be affected thereby, as they appeared on the then most recent local tax list, which notice of public hearing was duly advertised in a daily newspaper published in the City of Boston, namely:

The Herald American, August 15, 1978

The Board took a view of the petitioner's land, examined its location, layout and other characteristics.

The Boston Redevelopment Authority were sent notice of the appeal by the Building Department as prescribed in the Code and the Board has not received a report relative to the proposed use from them, within the prescribed time.

After hearing all the facts and evidence presented at the public hearing held on Tuesday, August 29, 1978, in accordance with notice and advertisement aforementioned, and at which hearing there was no one present in opposition to the petition, the Board finds as follows:

The appellant appeals to be relieved of complying with the aforementioned section of the Boston Zoning Code - all as per Application for Permit #2286, dated June 21, 1978, and plans submitted to the Board at its hearing and now on file in the Building Department.



CITY OF BOSTON
FILED
BOARD OF APPEAL

OCT 17 1 26 PM 1978

OFFICE OF THE BOARD OF APPEAL
BUILDING DEPARTMENT
CITY OF BOSTON

August 29, 1978
BZC-4238
Page 2

Decision of the Board of Appeal on the Appeal of

Decision of the Board of Appeal on the Appeal of the Trustees of P & G Investment Trust, as authorized agent for Bay Colony Property Company, to alter an existing hotel building at 14-15 Arlington Street and 1-5 Newbury Street to connect it, by a structure bridging Public Alley No. 437, with a proposed 18 story mixed use building to be erected at 2-10 Commonwealth Avenue, all in Ward 5, as the same would be in violation of the Boston Zoning Code, under Chapter 665, Acts of 1956, as amended, to wit:

1. Section 15-1 - Floor area ratio is excessive; and
2. Section 19-1 - Side yard is insufficient.

It appeared at the hearing held on August 29, 1978 and upon examination of the plans, models and the premises by the Board that the Appellant plans to erect a structure bridging Public Alley No. 437 (the "Bridging Structure") between the present Ritz-Carlton Hotel at 14-15 Arlington Street (the "Present Building") and a proposed eighteen story hotel and residential condominium structure at 2-10 Commonwealth Avenue (the "New Building") to provide pedestrian walkways between corresponding hotel floors and to permit expansion of the existing kitchen and housekeeping facilities of the Present Building. The hearing on this appeal was consolidated with hearings on appeals concerning the New Building and plans to erect a six story, 132-car parking garage at 4 and 6 Newbury Street (the "Garage") to serve the Ritz-Carlton Hotel. The Bridging Structure will be of type 1B steel frame construction. The New Building will complement the Present Building by reflecting in a modern architectural style the distinctive brick and stone facade of the Present Building. The design of the New Building and of the Bridging Structure reflects the requests and approvals of the Back Bay Architectural Commission and the Boston Redevelopment Authority.

The Applicant appeals for variances from the aforementioned sections of the Zoning Code pursuant to its application dated June 21, 1978 and the plans submitted therewith and as modified and submitted at the public hearing.

1. Section 15-1. The floor area ratio ("FAR") allowed for the Present Building is 8.0. Inclusion of the floor area of the Bridging Structure will technically increase the present FAR from 11.4 to 11.6. Applicant has requested a variance from Section 15-1 of the Zoning Code to allow the FAR to be increased beyond its current nonconformity.

2. Section 19-1. The Present Building's nonconformity to side yard requirement of Section 19-1 applicable to this lot will also be enlarged by the Bridging Structure.



CITY OF BOSTON

BOARD OF APPEAL

FILED
OCT 17 1 26 PM 1978
BUILDING DEPARTMENT
CITY OF BOSTON

OFFICE OF THE BOARD OF APPEAL

August 29, 1978
BZC-4238
Page 3

Decision of the Board of Appeal on the Appeal of

3. Grant of Variances for Present Building. With respect to both of the variances requested, the Board finds the following special conditions affecting the parcel: (1) its proximity to the Public Garden, (2) its adjacency, across a narrow Public Alley, to the 2-10 Commonwealth Avenue lot and (3) the extraordinary reputation for quality which the Ritz-Carlton Hotel has earned since it opened in 1927, as it relates to the hotel's unusually low number of hotel rooms and unusually small service areas. These conditions do not affect other land in the neighborhood or in the zoning district. This unique combination of conditions makes an expansion of the hotel highly desirable, requires that the expansion be located on the adjacent lot and mandates connection of the adjacent hotel-room floors and an expansion over the Alley of the hotel's kitchen and housekeeping facilities. The connection of corresponding hotel floors is itself essential to permit efficient housekeeping and room service.

Substantial hardship would be caused by a denial of the variances required to expand the Ritz-Carlton Hotel as requested, since inflation in operating costs makes it infeasible to maintain that hotel's high standards of quality with any smaller number of hotel rooms. The proposed expansion of these facilities is necessary to permit maintenance of the Ritz-Carlton Hotel's standards with respect to the proposed greater number of hotel rooms. The location of the kitchen and housekeeping areas in the Present Building adjacent to the Alley is a further special circumstance which particularly suits these facilities to the proposed expansion into the Bridging Structure.

The reasonable use by Applicant of the Present Building for an expansion of service facilities and for pedestrian passageways would be thwarted by any lesser variances, since the proposed size of each portion of the Bridging Structure is the minimum necessary to adequately serve the main hotel use as it is proposed to be expanded. And the proposed expansion of the hotel is, in turn, the minimum needed to avoid substantial hardship. Denial of the requested variances would, accordingly, cause substantial hardship to the owners of the Present Building. The requested variance will be in harmony with the general purpose and intent of the Zoning Code and will not be injurious or otherwise detrimental to the neighborhood or to the public welfare.

Accordingly, the Board grants the necessary variances from the provisions of Sections 15-1 and 19-1 of the Zoning Code.

Conclusion

The Board is of the opinion that all conditions required for the granting of Variances under Article 7, Section 7-3 of the



CITY OF BOSTON
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OFFICE OF THE BOARD OF APPEAL
 BUILDING DEPARTMENT
 CITY OF BOSTON

August 29, 1978
 BZC-4238

Page 4

Decision of the Board of Appeal on the Appeal of

substantial hardship to the owners of the Present Building. The requested variance will be in harmony with the general purpose and intent of the Zoning Code and will not be injurious or otherwise detrimental to the neighborhood or to the public welfare.

Accordingly, the Board grants the necessary variances from the provisions of Sections 15-1 and 19-1 of the Zoning Code.

Conclusion

The Board is of the opinion that all conditions required for the granting of Variances under Article 7, Section 7-3 of the Zoning Code have been met, and that the varying of the terms of the Zoning Code as outlined above will not conflict with the intent and spirit of the Zoning Code. Therefore, acting under its discretionary power, the Board (the members and the substitute member sitting on this appeal) unanimously voted to grant the requested Variances as described above, annuls the refusal of the Building Commissioner and orders him to grant permits in accordance with this decision, with the following proviso which, if not complied with, shall render this decision null and void:

PROVISO: That the exterior and site plans for the project are subject to design review by the Boston Redevelopment Authority.

Approved as to form:



 William J. Smith,
 Assistant Corporation Counsel

Signed October 17, 1978

John W. Priestley, Jr. Chairman
 Charles F. Spillane, Secretary
 Patrick F. Farrell
 Alfred Gross
 * Richard J. Dennis, Substitute

A True Copy
 Attest:

 ANNE G. HAGERTY
 Executive Secretary

* George W. Judkins, deceased



APPLICANT MUST USE TYPEWRITER IN FILLING IN THIS APPLICATION

JUN 21 1978 CITY OF BOSTON

2286

Certified Street Numbers

14-15
ARLINGTON ST E
1-5 NEWBURY ST
WDS
Street Numbering Inspector

Application to the Building Commissioner for Permit for Alterations, Repairs or Change of Occupancy

Description of Present Building

Location, 14-15 Arlington Street & District, 1st Ave. Ward 5
Name of owner is? Trustees of Bay Colony ~~Trust~~ Property Address, CC&F, 60 State St., Boston
Name of architect or engineer is? Skidmore, Owings & Merrill Lic. No. 3917
Material of building is? Brick Style of roof? flat Construction of roof? Tar & Gravel
Size of building, feet front? 90' ; feet rear? 90' ; feet deep? 34'-6" ; No. of stories? 18
No. of feet in height from sidewalk to highest point of roof? 219' Material of foundation? Concrete
Thickness of external walls? 12" Party walls? None

LEGAL OCCUPANCY OR USE (Applicant is not to fill in this box)

Hotel Doc #2088/78

Front stairs? 6-5' x 125' Back stairs? 8' x 11' Fire escape? None Con. balconies? None Any other? None
Is building equipped with automatic sprinkler system? No
Type of construction? IB Steel Frame Group occupancy? Hotel
Building to be occupied for Hotel and related activities after alteration

Description of Proposed Extension

IF EXTENDED ON ANY SIDE OR VERTICALLY
Size of extension, No. of feet long? 106'-6" on Flr. 2, 12' on Floor 3 ; No. of feet wide? 8' ; No. of feet high above sidewalk? 14'-6"
No. of stories high? 7 ; style of roof? Flat ; material of roofing? Tar and Gravel
Of what material will the extension be built? Steel & Concrete Foundation? None
How will the extension be occupied? Kitchen & corridors Type of Construction IB Steel

GENERAL DESCRIPTION OF THE PROPOSED WORK AND ITS LOCATION. (ALL STRUCTURAL, MECHANICAL, ELECTRICAL, ETC., SHALL BE INCLUDED)

Construction of a bridge structure between existing Ritz Carlton Hotel at 15, 15A Arlington and proposed new hotel condominium apartment building at 2-10 Commonwealth. Bridge to span the alley for 106'-6" deep at the 2nd level and 12' deep on levels 3 through 7. Second floor span to be used for expanded kitchen and housekeeping facilities. Floor 3 through 7 to provide corridor passage for hotel occupants.

Related applications Doc. # 2285 and Doc # 2287 being filed this date.

Permit issued for architectural and structural work only. The mechanical and electrical plans will be submitted later. The estimated costs contained on the application for permit reflect the total job costs.

\$150,000.00

Date JUNE 21 1978

Estimated cost, \$100,000
Phone 742-7600

The facts I have set forth above in this application and accompanying plans are a true statement to the best of my knowledge and belief.

Trustees of P&G Investment Trust
John Hines (Signature of Owner) Type Name of Person Signing John Hines, as Trustee
(Address) 60 State Street, Boston, Mass.

Joseph J. MacComiskey (Signature of Licensed Builder) Type Name of Person Signing Joseph J. MacComiskey
Aberthaw Construction Company
(Address) 99 Windsor Drive Whitman Mass. (Name of Contractor)
Lic. No. 378 Class ABC (Address) 60 State Street
My license expires 12-15-78 Boston, Massachusetts

THIS DATE CONNECTION AUTHORIZED PERMIT MUST BE OBTAINED BEFORE BEGINNING WORK

PIC. off

JUN 21 1978

EXAMINATION OF PLANS
DEC 28 1979

EXAMINATION OF PLANS

ZONING

Approved: *[Signature]*
Supervisor of Plans.

PERMIT NUMBERS

Electrical
Gas
Plumbing
Sprinklers

APPLICATION FOR

Permit for Alterations, Repairs or
Change of Occupancy

Location

No. 14-15 Arlington Street &
1-5 Newbury St.
Boston, Massachusetts.

Arch./Struc./Safety

APPROVED
as shown on plans

[Signature] 12/28/79

Electrical APPROVED as shown on plans

NA SEE DESCRIPTION

Egress APPROVED as shown on plans

Carroll M. Ad. 12/28/79

Ward 5
Zoning District
Conditions
300 sq ft
Min. use of 300 sq ft
pending application of Board of
Appeal
[Signature]

IN BOARD OF APPEAL
Refusal of 12/28/79 Permit ordered
granted with provisos.
Doc. B-36-4238

Granted by the Board of Appeal on
October 17, 1978, with one proviso
that the exterior and site plans for
the project are subject
to design review by the Boston
Development Authority.
Decision filed in the Building
Dept. on October 17,

RECEIVED
BUILDING DEPARTMENT
CITY OF BOSTON
FEB 18 5 55 PM 1979

Plan filed with application.
Date issued

DATE 19.....

INSPECTOR'S REPORT

This building is approved for satisfactory Egress.

Signature of Inspector.



APPLICANT MUST USE TYPEWRITER IN FILLING IN
THIS APPLICATION
CITY OF BOSTON
INSPECTIONAL SERVICES DEPARTMENT

Certified Street Numbers
150
Street Numbering Inspector.

Application to the Commissioner for Permit for Alterations, Repairs or Change of Occupancy

Location, 15 Arlington St. District. Ward 5
Name of owner is? Cabot, Cabot & Forbes Address, 60 State St., Boston, Ma.
Name of architect or engineer is? Lic. No.
Material of building is? Masonry Style of roof? flat Construction of roof? T & G
Size of building, feet front? 90 ; feet rear? 90 ; feet deep? 135 ; No. of stories? 15
No. of feet in height from sidewalk to highest point of roof? 155 Material of foundation? concrete
Thickness of external walls? Party walls?

LEGAL OCCUPANCY OR USE (Applicant is not to fill in this box)
Hotel Doc. #71/1981

Front stairs? yes Back stairs? yes Fire escape? Con. balconies? Any other?
Is building equipped with automatic sprinkler system? no
Type of construction? Group occupancy?
Building to be occupied for Hotel after alteration

IF EXTENDED ON ANY SIDE OR VERTICALLY

Size of extension, No. of feet long? No. of feet wide? No. of feet high above sidewalk?
No. of stories high? style of roof? material of roofing?
Of what material will the extension be built? Foundation?
How will the extension be occupied? Type of Construction

GENERAL DESCRIPTION OF THE PROPOSED WORK AND ITS LOCATION.
(ALL STRUCTURAL, MECHANICAL, ELECTRICAL, ETC., SHALL BE INCLUDED)

Erect roller awning at penthouse.

PERMIT MUST BE OBTAINED BEFORE BEGINNING WORK

SECTION 8 - Certificate of Appropriateness

Jean Ferguson 9/30/83
Secretary
Back Bay Architectural Commission

Date Sept. 30, 19 83 Estimated cost, \$3,300.00
Phone 396-0817

The facts I have set forth above in this application and accompanying plans are a true statement to the best of my knowledge and belief.

(Signature of Owner) Type Name of Person Signing Ann Stets for Julian Cohen
(Address) 15 Arlington St., Boston, Ma. 02144

(Signature of Licensed Builder) Type Name of Person Signing Ann Stets for David Yennago
(Name of Contractor) Morgan Awning Co.

(Address) 415 Mystic Ave., Medford, Ma. (Address) 415 Mystic Ave., Medford, Ma.
Lic. No. 3717 Class G-26 My license expires 1-4-84



CITY OF BOSTON — INSPECTIONAL SERVICES DEPARTMENT

1010 Massachusetts Avenue, Boston, MA 02118

SPECIAL FORM APPLICATION No. 0001697 for Per-

mit for Demolition, Ordinary Repairs & Minor Alterations Not Involving Vital Structural Changes.

This form NOT TO BE USED for DEMOLITIONS, CHANGES OF OCCUPANCY

The undersigned hereby applies to the Commissioner, Inspectional Services, for a permit to perform the work described herein:

DATE May 13, 1991

Street and No. 15 Arlington Street Historic District/Ward 5

Name of Owner Ritz Carlton Hotel Address

Zone Fire Limit

Material of Building F.P. Canvas Group Occupancy and Division

Size of building, feet front 90; feet rear 90; feet deep 13'-7" No. of stories 18

How is building NOW occupied? HOTEL (86/1988)

Check all means of egress from this building:

Main stairs Back stairs Fire escapes Con. balconies Any other

Is this work being done to remove Building Code Violations? Yes No X

Detail of proposed work — STATE EXACTLY WHAT IS TO BE DONE

Erect Temporary Awning 34'x13'-7" on Balcony of 17th Floor for use on May 19, 1991.

MASS. DEBRIS DISPOSAL LAW
 MGL c40, s 5A, 58A, s9, cill, 3150A

Will work result in any debris?
 Yes No Initials

Estimated Cost, \$ 1200-

The facts set forth in this application and in the accompanying plans (if any) are true statements made under penalty of perjury. The applicant also attests that he has read the statement printed on the reverse side and abides by its requirements.

Jesse G. Willis (Signature of Owner or Authorized Agent) Address 586 Pleasant St., Water. Phone 527-0037

Jesse G. Willis (Signature of Licensed Builder or Wrecker) Jesse G. Willis, Inc. (Name of Contractor)

Address 586 Pleasant St. Address 586 Pleasant St

Lic. No. 015623 Class Watertown, MA

My license expires 6/2/92 Phone 527-0037

Approved (date) 5/14/91 Permit granted

By [Signature] By

WORK INVOLVES REPAIRS TO:

A. Exterior Wall
 B. Foundation
 C. Basement Floor

27
 MAY 14 1991

631598

15 May 1992

BACK BAY ARCHITECTURAL COMMISSION

Ritz-Carlton Hotel
15 Arlington Street
Boston, MA 02116

CERTIFICATE OF APPROPRIATENESS

NOTICE OF DECISION
Application 92.730
15 Arlington Street



Dear Sir or Madam:

At a hearing held at Boston City Hall on 13 May 1992 the Back Bay Architectural Commission reviewed your application for a Certificate of Appropriateness for the installation of rooftop deck, awnings, and bandshell at 15 Arlington Street. This proposal will approximate the original appearance of the Ritz Roof Garden, an outdoor night club which operated at this location from 1938 to 1946. Prior to the hearing, commissioners and staff had an opportunity to view a mock-up of the proposed awning installation; inspection of this mock-up indicated that while the "Ritz" blue and white color scheme was acceptable, the width of the stripes should be reduced to eight to ten inches so as to reduce the awnings' visual mass. The commission further noted that while the annual season of this roof garden will be from approximately the beginning of March to the end of October, the awning frame will be stripped of its fabric cladding in the off-season. This action will increase the longevity of the awning and preclude the incongruous appearance of a roof garden in winter. The remainder of the proposal was approved as submitted, with the proviso that the front and rear paint colors of the bandshell be reviewed and approved by staff prior to execution.

This determination is based on documentation presented at the hearing. Statutory reviews by other agencies in conflict with this decision may invalidate this certificate, which is valid for a period of one year from date of issue. The applicant is responsible for notifying the commission of any changes to this proposal; failure to do so may affect the status of this certificate. Please present this letter at the Inspectional Services Department (1010 Massachusetts Avenue) when applying for permits. Photographs of the completed work must be submitted to confirm compliance with the terms of this certificate.

Thanking you for your cooperation with the commission,
Sincerely,

William S. Young
Historic District Administrator

RECORD OF VOTE ON APPLICATION 92.730

MOTION by Hoffman; SECOND by Prindle

AFFIRMATIVE: Gleason, Brayley, Hoffman, Luccio, Prindle, Summers

NEGATIVE: (None)

cc: Ann Gleason

2933/80

City of Boston
The Environment
Department
Raymond J. Flynn
Mayor
Lorraine M. Downey
Director
Boston City Hall/Room 805
Boston, Massachusetts 02201
617-725-4416 or 725-3850

PARCEL #



APPLICANT MUST USE TYPE WRITTEN IN FILLING IN

INSPECTIONAL SERVICES DEPARTMENT

CITY OF BOSTON

002978

525.00

Certified Street Numbers

15

Arlington St

Street Numbering Inspector.

Application to the Commissioner for Permit for Alterations, Repairs or Change of Occupancy

Location: 15 Arlington Street District, Boston Ward 5
Name of owner is? Fitz Carleton Address, Same

Name of architect or engineer is? Steel Lic. No. TC
Material of building is? Style of roof? Flat Construction of roof? TC
Size of building, feet front? 80 ; feet rear? 90 ; feet deep? 135 ; No. of stories? 15/17
No. of feet in height from sidewalk to highest point of roof? 154 Material of foundation? Concrete
Thickness of external walls? Party walls?

LEGAL OCCUPANCY OR USE (Applicant is not to fill in this box)
hotel 1878/1989

Front stairs? Back stairs? Fire escape? Con. balconies? Any other?
Is building equipped with automatic sprinkler system?
Type of construction? Hotel Group occupancy?
Building to be occupied for after alteration

IF EXTENDED ON ANY SIDE OR VERTICALLY

Size of extension, No. of feet long? ; No. of feet wide? ; No. of feet high above sidewalk?
No. of stories high? ; style of roof? ; material of roofing?
Of what material will the extension be built? Foundation?
How will the extension be occupied? Type of Construction

GENERAL DESCRIPTION OF THE PROPOSED WORK AND ITS LOCATION. (ALL STRUCTURAL, MECHANICAL, ELECTRICAL, ETC., SHALL BE INCLUDED)

Reconstruct former roof deck and canopy structure at 17 level
penthouse roof as per plan

PERMIT MUST BE OBTAINED BEFORE BEGINNING WORK

Date 4-24 1992

Estimated Cost, \$ 75,000
Owner's Phone 536-5700

The facts I have set forth above in this application and accompanying plans are a true statement to the best of my knowledge and belief.

Signature of Owner agent

Type Name of Person Signing Joseph Consalvo
(Address) See Below

Signature of Licensed Builder

Type Name of Person Signing Joseph Consalvo

(Address) 45 Woodley Ave West Roxbury
Lic. No. 9327 Class EC
My license expires 12/10/92

CONSALVO CONSTRUCTION
(Name of Contractor)
(Address) Same

Phone 469-3930

Phone

No 005036



CITY OF BOSTON - INSPECTIONAL SERVICES DEPARTMENT
1010 Massachusetts Avenue, Boston, MA 02118

SPECIAL FORM APPLICATION No. for Permit for
Demolition, Ordinary Repair and Minor Alterations Not Involving Vital
Structural Changes.

This form NOT TO BE USED for ADDITIONS or CHANGES OF OCCUPANCY

The undersigned hereby applies to the Commissioner, Inspectional Services,
for a permit to perform the work described herein:

DATE October 18, 1996

Street and No. 15 Arlington Street

Historic District/Ward

Name of Owner Ritz Carlton Hotel Address same

Zone

Fire Location

Material of Building Masonry

Group Occupancy and Division

Size of building, feet front 90, feet rear 90, feet deep 135

15

How is building NOW occupied? Hotel Doc # 1003/1980

Check all means of egress from this building:

Main stairs Back stairs Fire escapes Con. ladders Any other

Is this work being done to remove Building Code Violations? Yes No

Detail of proposed work - STATE EXACTLY WHAT IS TO BE DONE:

Do to roof leaks, the roof

Lounge have to be dismantle canvas roof glass aluminum frame

framing and deck will be stored at warehouse to be

reins NOT VISIBLE

I SWEAR THAT THIS APPLICATION AND PLANS

CONFORM TO THE ISSUED CERTIFICATE OF

APPROPRIATENESS/DESIGN APPROVAL Check

Estimated Cost \$52,300.00

The facts set forth in this application and in the accompanying plans (if any) are true statements made

under penalty of perjury. The applicant also attests that he has read the statement printed on the reverse

side and abides by its requirements.

(Signature of Owner or Authorized Agent) DATE 10-8-96 Address

Authorized ISO Witness Phone 268-0034

(Signature of Licensed Builder or Wrecker)

T.R.T. Construction (Name of Contractor)

Address same

Address 190 n. West Forst Street

Lic. No. 6346 Class B.C.

South Boston 02127

My license expires 9-15-97

Phone 617 268-0034

Approved (date) 10/18/96

Permit granted

By

By

OCT 22 1996

OCT 18 1996

530

2796

I SWEAR THAT THIS APPLICATION AND PLANS CONFORM TO THE ISSUED CERTIFICATE OF APPROPRIATENESS/DESIGN APPROVAL OR EXEMPTION FROM APPLICABILITY OR NO EXTERIOR WORK IS INVOLVED

PARCEL #



APPLICANT MUST USE TYPEWRITER IN FILLING IN THIS APPLICATION
CITY OF BOSTON
INSPECTIONAL SERVICES DEPARTMENT

APR 30 1997

Certified Street Numbers

15 ARLINGTON STREET

BOSTON W 5

Street Numbering Inspector.

Application to the Commissioner for Permit for Alterations, Repairs or Change of Occupancy

Location, 15 Arlington Street District, BOSTON Ward 5
Name of owner is, Ritz Carlton Hotel Address, 15 Arlington Street, Boston
Name of architect or engineer is, Elkus/Manfredi Lic. No.
Material of building is, Steel Style of roof, Flat Construction of roof, T&G
Size of building, feet front, 80 ; feet rear, 90 feet deep, 135 ; No. of stories, 17
No. of feet in height from sidewalk to highest point of roof, 154 Material of foundation, Concrete
Thickness of external walls? Party walls?

Present Building

LEGAL OCCUPANCY OR USE (Applicant is not to fill in this box)
HOTEL DOC 2978 / 92

Front stairs? X Back stairs? X Fire escape? X Con. balconies? Any other?
Is building equipped with automatic sprinkler system? Yes
Type of construction? Hotel Group occupancy?
Building to be occupied for Hotel after alteration

Description of proposed extension

IF EXTENDED ON ANY SIDE OR VERTICALLY

Size of extension, No. of feet long? ; No. of feet wide? ; No. of feet high above sidewalk?
No. of stories high? ; style of roof? ; material of roofing?
Of what material will the extension be built? Foundation?
How will the extension be occupied? Type of Construction

GENERAL DESCRIPTION OF THE PROPOSED WORK AND ITS LOCATION.
(ALL STRUCTURAL, MECHANICAL, ELECTRICAL, ETC., SHALL BE INCLUDED)

Roof construction of a three season type porch for dining. Renovations/construction includes mechanical, electrical, fire protection, glazing/ aluminum wall systems etc. (Sprinkler) and steel systems

MASS DEBRIS DISPOSAL LAW
MGL c40, s54, c584, s9, all s150A
Will work result in any debris?
Yes No Initials _____

APPROVED

APR 30 1997
Inspectional Services Department Health Division

Plans Filed with Application

*** Work Involves ***
Sprinkler
Electrical
Plumbing/Gas
Fire Alarm
Smoke Detector

GROUND WATER SURVEY
Repairs to: Exterior Wall: yes no , Foundation: yes no , Basement Area: yes no

Date, APRIL 30, 1997 Estimated Cost, \$ 600,000
Owner's Phone 536-5700
The facts I have set forth above in this application and accompanying plans are a true statement to the best of my knowledge and belief.

C. Martin Delano
(Signature of Owner) Type Name of Person Signing C. Martin Delano
(Address) 1792 Dorchester Avenue, Boston, MA

C. Martin Delano
(Signature of Licensed Builder) Type Name of Person Signing C. Martin Delano
(Name of Contractor) Lee Kennedy Co., Inc.

(Address) 1792 Dorchester Avenue
Lic. No. B008180 Class BC (Address) 1792 Dorchester Avenue
My license expires May 22, 1997 Boston, MA 02124
Phone 825-6930 Phone 825-6930

PERMIT MUST BE OBTAINED BEFORE BEGINNING WORK

APP. 9.0 1997

B-8

No. 4051

Sign

PERMITS
EXTRA FEE DUE

APPLICATION FOR

Permit for Alterations, Repairs or Change of Occupancy

Location

No. 15 Arlington Street
Boston, MA

Ward 5

CONDITIONS

PERMIT ISSUED

Plans Filed with Applicant

Permit granted

Date issued MAY 2 1997

EXAMINATION OF PLANS

Approved May 22, 1997
T. Whit
Superintendent of Plans.

Arch./Struc./Safety

APPROVED
as shown on plans

T. Whit
5/22/97

EXAMINATION OF PLANS

PERMIT NUMBERS

Electrical
Plumbing
Gas
Sprinklers

Electrical APPROVED

per Lot & Code.

Egress APPROVED as shown on plans

T. Whit
5/22/97

Plumbing

Gas

H.V.A.C. Sprinklers

Mechanical APPROVED

per Lot & Code.

ZONING

APPROVED
MAY 22 1997
6-8
T. Whit

ASSOCIATION OF BUILDERS
CITY OF BOSTON
ZONING DIVISION
APPROVED

DATE..... 19.....

INSPECTOR'S REPORT

This building is approved for satisfactory Egress



CITY OF BOSTON THE ENVIRONMENT DEPARTMENT

Boston City Hall, Room 805 • Boston, MA 02201 • 617/635-3850 • FAX: 617/635-3435

29 April 1997

BACK BAY ARCHITECTURAL COMMISSION

The Ritz-Carlton Hotel
15 Arlington Street
Boston, MA 02116
ATTN: Peter J. Underwood

CERTIFICATE OF APPROPRIATENESS

NOTICE OF DECISION
Application 97.1015 (BB)
15 Arlington Street

Dear Mr. Underwood:

At a public hearing held at Boston City Hall on 9 April 1997 the Back Bay Architectural Commission reviewed your application for a Certificate of Appropriateness for the reinstallation and enlargement of the awning at the roof terrace of 15 Arlington Street. The subject property is the Georgian Revival-style Ritz Carlton Hotel, completed to the designs of Strickland & Blodgett in 1927. This application is a modification of that previously reviewed by the commission in May of 1992.

The commission voted to approve your application, with the following provisos. The footprint of the previously existing awning enclosure may be enlarged as submitted. The roof of the awning changed to solid white canvas (rather than the previously existing eight-inch "Ritz" blue-and-white stripe), in matte-acrylic canvas ("Sunbrella" or the equivalent). The valance shall be striped, however, as before. The glass panels below valance level shall be of the same dimensions and appearance as previously approved. The bandstand, which has been the source of chronic maintenance problems, will be omitted from the installation. In approving this work the commission understood that the "Ritz Roof" enclosure is seasonal in nature, operating from March until the end of October, and that the awning frame will be stripped of its fabric cladding in the off-season. The seasonal nature of the installation will relieve concerns about the visibility of the awning in the winter months, when it could be more visible through a leafless tree canopy. Finally, the commission deferred the final review and approval of all details of the installation to staff prior to execution.

This determination is based on documentation presented at the hearing and submitted thereafter to staff. Statutory reviews by other agencies in conflict with this decision may affect the status of this certificate which is valid for one year from date of issue. The applicant is required to notify the commission of any changes to this proposal, and failure to do so may affect the status of this certificate. The applicant is also required to consult with commission staff regarding any application items deferred to the staff for further review and approval, as indicated above. Please present this letter at the Inspectional Services Department (1010 Massachusetts Avenue) when applying for permits. Photographs of the completed work must be submitted to this office to confirm compliance with the terms of this certificate.

Thanking you for your cooperation with the commission,

Very truly yours,

William S. Young
Preservation Planner

Post-It® brand fax transmittal memo 7671 # of pages 1	
To: Sam Verrill	From: W S Young
Co: Elkus Manfredi	Co: BBAC/Env Dept
Dept:	Phone # 635-2511
Fax # 426-7502	Fax # 635-3435

RECORD OF VOTE ON APPLICATION 97.1015

MOTION by Hoffman; SECOND by Summers

AFFIRMATIVE: Brown, Breyley, Gordon, Summers, Hoffman, Kelly, Amory, Morais

NEGATIVE: (None)

cc: A. Gordon, Chairman

Lorraine M. Downey, Director

Printed on recycled paper

Thomas M. Menino, Mayor



RITZ-CARLTON HOTEL
BOSTON, MASSACHUSETTS
Fifteen Arlington Street

Client
Millennium Partners
100 Beach
New York, NY 10019
Telephone: 212 565 1000
Facsimile: 212 565 1010

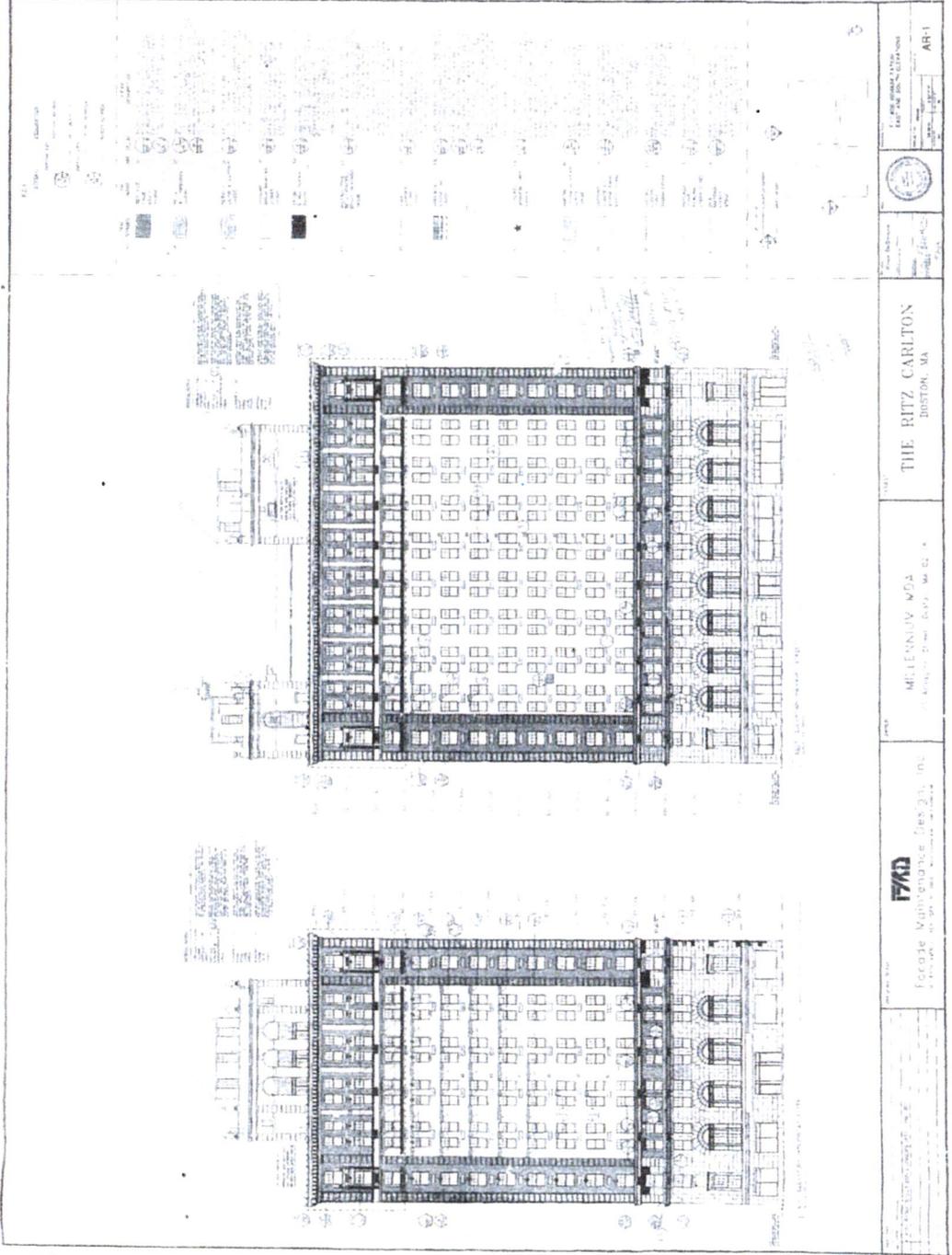
MDA
Marriott Development Group
75 Arlington Street
Boston, MA 02116
Telephone: 617 452 2000
Facsimile: 617 452 2001

The Ritz-Carlton Hotel Company LLC
100 Faneuil Hall, 14th Floor
Boston, MA 02111
Telephone: 617 452 2000
Facsimile: 617 452 2001

Archives of Record
cbt
• • •
c/o City of Boston
100 State Street
Boston, MA 02111
Tel: 617 262 4334
Fax: 617 262 0370

DATE	DESCRIPTION	AMOUNT
1/14/02	Room 1010	100.00

14 January, 2002 HOTEL GUESTROOM PACKAGE
ISSUED FOR PRICING

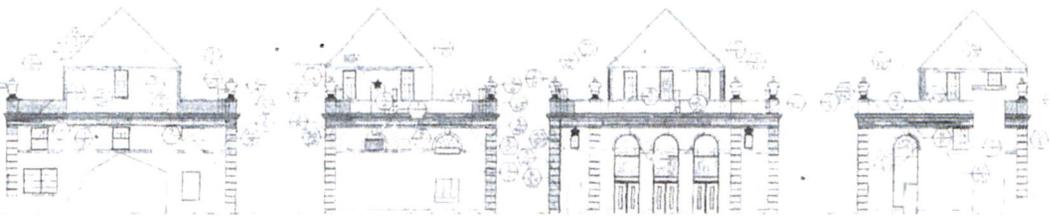


THE RITZ CARLTON
 BOSTON, MA
 AR-1

MILLIENIUM MDA
 1000 WASHINGTON STREET, BOSTON, MA 02108

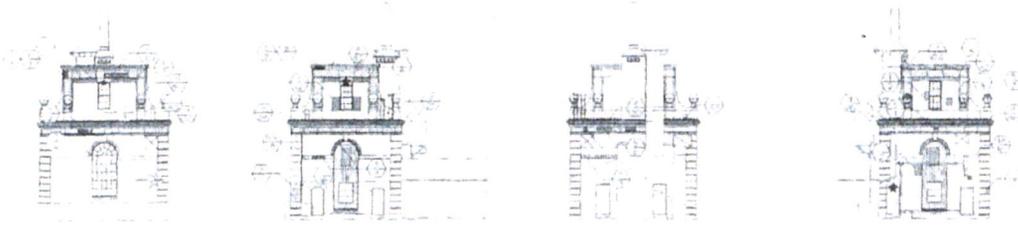
FWD
 Forate Architecture Design, Inc.
 1000 WASHINGTON STREET, BOSTON, MA 02108

EAST LENT-ROUPE



WEST ELEVATION WEST ELEVATION EAST ELEVATION WEST ELEVATION

WEST PENTHOUSE



WEST ELEVATION WEST ELEVATION WEST ELEVATION WEST ELEVATION



PROJECT NO. 100-1000
 DATE 10/10/00
 DRAWN BY [Signature]
 CHECKED BY [Signature]

FMD
 Facade Maintenance Design, Inc.
 200 N. STATE ST. SUITE 200
 BOSTON, MA 02111

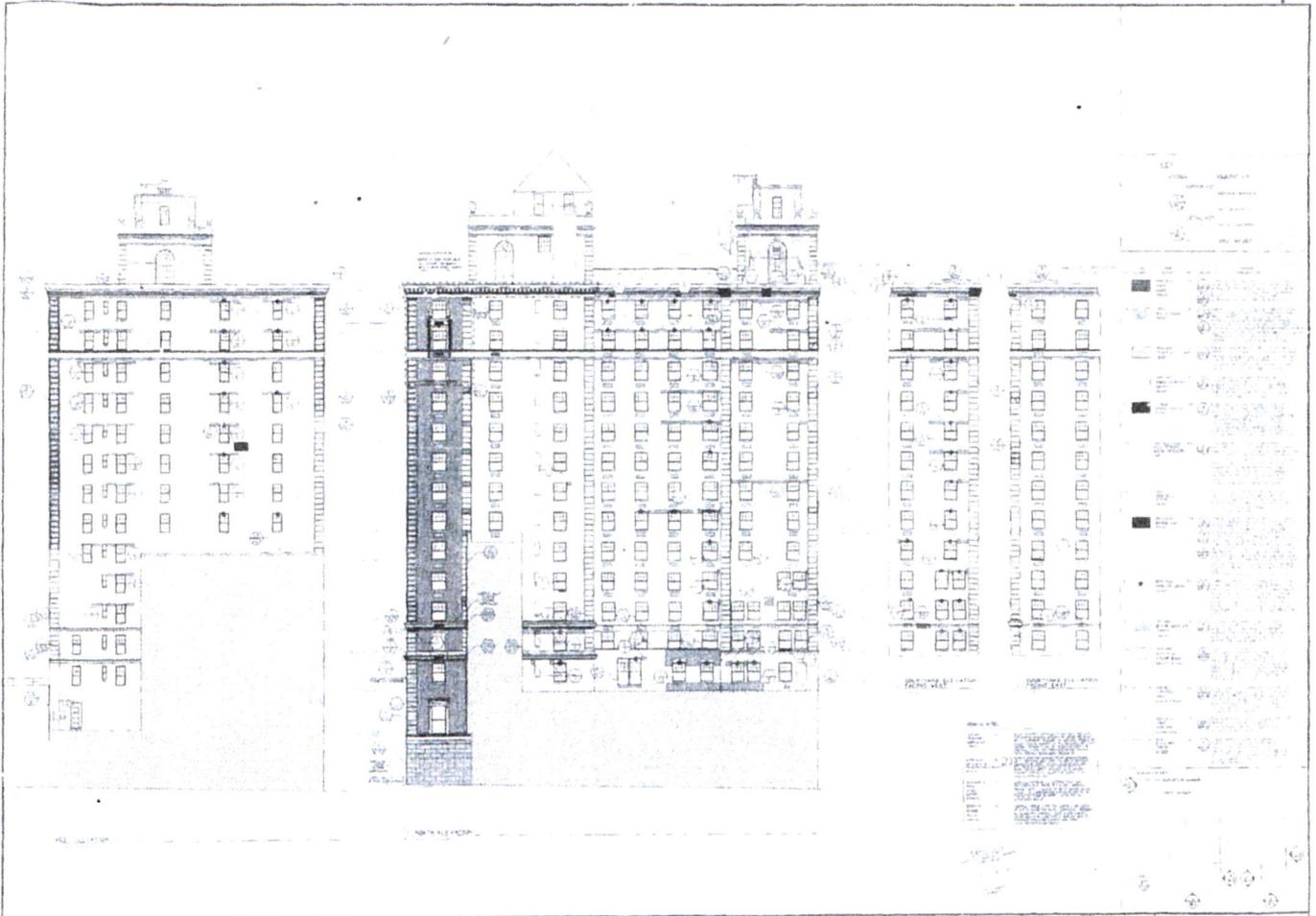
OWNER
 M'LENNIV, MCA
 11 BRIDGE STREET
 BOSTON, MA 02110

PROJECT
 THE RITZ CARLTON
 BOSTON, MA

DATE SUBMITTED
 10/10/00



ALIGNED DIMENSIONS
 AR-3



<p>Project Name: THE RITZ CARLTON Address: 15 STATE STREET, BOSTON, MA 02109 Date: 01/15/04</p>	<p>FVAD Facade Maintenance Design, Inc. 15 STATE STREET, BOSTON, MA 02109</p>	<p>MIL ENNIGH MPA 15 STATE STREET, BOSTON, MA 02109</p>	<p>THE RITZ CARLTON BOSTON, MA</p>	<p>Scale: 1/8" = 1'-0" Date: 01/15/04</p>		<p>STATE OF MASSACHUSETTS BOARD OF ARCHITECTURE License No. 10000 AR-2</p>
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Officers:

Martyn Roetter
Chairman
Susan Ashbrook
Vice Chairman
Paula Griswold
President
Vicki C. Smith
Vice President
Andrew McKay
Treasurer
Patricia Corrigan
Secretary

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Roseann Colot
Charlotte DeWitt
Peter Der Manuelian
Michael Ellmann
Michael Fenter
Andrew Friedland
Ann Gleason
Jack Gregg
Claire Hayman
Janet Hurwitz
H. Parker James
Jay Johnson
Warren Johnson
Howard Kassler
Rosanne Kumins
Paul LaCamera
Elliott Laffer
Mary Lou LeSaffre
Michael McCord
Tim Ian Mitchell
Charles Neckyfarow
Roberta Orlandino
Margaret Pokorny
Jason Post
Susan Prindle
Susan Richardson
Ellen Rooney
Jacqueline Royce
Steven Sayers
Charles Schuerhoff
Peter Sherin
Barry Solar
Elaine Sullivan
Anne Swanson
Lauren Thomas
Jack Wallace
Marvin Wool
Sheri Olans Wright
Jacquelin Yessian
Kathleen Young
Gerald Zukowski

April 5, 2019

Mr. Michael Sinatra
Boston Planning and Development Agency
One City Hall Square, 9th Floor
Boston, MA 02201

Re: 15 Arlington Street

Dear Mr. Sinatra:

The FAR analysis prepared for the 15 Arlington Street proposal contains serious flaws. While this letter is not intended to be an exhaustive response, I would like to point out some of them.

1. The proposal contemplates an increase in the current FAR through the addition of an enclosed rooftop restaurant and dining space of approximately 6,700 sq. ft. This area was not previously permitted as enclosed space and is not offset by reduction or elimination of FAR space elsewhere in the project.

Because the permitting for the existing rooftop structure was for non-enclosed space covered by a seasonal awning no zoning FAR relief was necessary. An awning at the penthouse level was granted in 1983, a reconstruction of a roof deck and canopy structure was permitted in 1992 and an enlargement of the seasonal awning and non-enclosed roof terrace was permitted in 1997. None of these applications required FAR zoning relief since the permitting did not involve additional enclosed space. Erection of the proposed glass enclosed structure does.

2. Unused FAR, if any, that might have existed or been a part of the grant of BZC 4238 in 1976 expired long ago, pursuant to Section 7-1. "Authorization for Variance" of the Zoning Code which provides in part:

"As provided for in Section 9 of Chapter 665 of the Acts of 1956, as now in force or hereafter amended, and subject to the provisions of Section 7-2, 7-3 and 7-4, the Board of Appeal may, in a specific case after public notice and hearing, grant a variance from the terms of this code; provided, however, **that such grant shall lapse and become null and void unless such variance is used within two years after the record of said Board's proceedings pertaining thereto is filed in the office of the Building Commissioner pursuant to Section 8 of said Chapter 665.** (*emphasis added*)

3. The proposal ignores the non-compliance with Section 16-6 "Height of Structures within One Hundred Feet of Certain Streets that Bound Boston Commonwealth Avenue or the Public Garden" which at subparagraph (c) requires a 20 foot set-back from the parapet line (i.e. building façade)

for the proposed enclosed rooftop restaurant and dining space facing on both Arlington Street and Newbury Street. Section 16-6 of the Zoning Code provides:

“c. Arlington Street from Newbury Street to Commonwealth Avenue: 155 feet maximum height at the parapet line; height to top of roof may be 185 feet provided that the portion of the building above 155 feet is **set back a minimum of 20 feet** from the parapet line facing a street more than 25 feet wide.” *(emphasis added)*

4. The FAR analysis that has now been presented materially understates the proposed FAR. Shafts bringing up mechanical and electrical services necessary to serve upper floors are obviously not “customarily located in the basement or cellar” and accordingly are by definition and the clear language of the Zoning Code not excludable from FAR. Further, service elevators and stairways have been miscategorized and excluded as mechanical shafts. No matter how they are labeled, these elements are not “customarily located in the basement or cellar,” and are not otherwise excludable from the FAR calculation. No provision of the Zoning Code excludes stairways and elevator shafts from FAR.

Upper floor storage facilities serving the individual floors such as coat rooms, linen and/or cleaning closets, upper floor restaurant storage are similarly not “customarily located in the basement or cellar” and accordingly are not excludable. Further, in some instances stairways have been mischaracterized as storage space.

There are lavatories and possibly other facilities in the basement space which, along with access stairways and hallways necessary to serve them, are not excludable.

It is hoped that a more accurate zoning analysis that better reflects the actual proposed FAR and consequently the impact of the proposed project on the neighborhood will be required.

Sincerely,



V B Castellani, Chair Zoning Committee
Neighborhood Association of the Back Bay

VBC/sb

cc: David Linhart, Goulston and Storrs
Alfred Wojenkowski, CBT Architects
Li Wang, CBT Architects
Joseph Cornish, Senior Preservation Planner, Back Bay Architectural Commission
Yissel Guerrero, Mayors Office of Neighborhood Services
Representative Jay Livingstone
District 8 City Councilor Josh Zakim

COMMONWEALTH HOMES ASSOCIATION

April 18, 2019

Mr. Michael Sinatra, MPA, Project Manager
Boston Planning & Development Agency
One City Hall Square, 9th Floor
Boston, MA 02201

Re: Taj Hotel Renovation Project

Dear Mr. Sinatra,

I am a long time resident of the Back Bay residing at 2 Commonwealth Avenue. For many years I have been a patron of the Ritz/Taj Hotel and feel fortunate to have such an establishment in my neighborhood.

Therefore I strongly support their proposed renovation project as an enhancement for all that our lovely neighborhood has to offer.

Sincerely,



Mr. Robert O'Block
Board President
The Carlton House
2 Commonwealth Avenue, Unit 15B/C
Boston, MA 02116

Michael Sinatra, Project Manager
Boston Planning and Development Agency
1 City Hall Square, Boston, MA 02201
email: Michael.A.Sinatra@Boston.gov
Re: 15 Arlington Street, Taj Hotel

April 17, 2019

Dear Mr. Sinatra,

As a resident of Beacon Street in the B-C block since 2005, I have become very familiar with the Taj Hotel and its environs, and the experiences of my neighbors and fellow members of the Neighborhood Association of the Back Bay (NABB) who are abutters to this building. I understand there are significant issues of transportation, architecture and aesthetics that have been raised regarding the renovation and reconfiguration of the hotel under its new management. I would like to focus in this comment on long standing issues associated with the use of **Public Alley 437**. This project provides a rare and perhaps a once in a generation opportunity to address and correct problems that have been allowed to fester for decades. They continue to create serious concerns for abutting residents and businesses, including about 100 families on Commonwealth Ave. and an equal number of businesses on Newbury Street.

Abutters Concerns – Abutters’ concerns over the past three decades about the use of Alley 437 are based on the absence of orderly passage, obstruction of access to their houses and businesses and risk of fire resulting from restrictions on clear and prompt access by emergency responders. Together these circumstances present an ongoing threat to life safety, which is not tolerable in any neighborhood. The problems arise largely due to ongoing obstruction of the alley by delivery and trash trucks servicing the Taj Hotel. While the new owners did not create this situation, their current renovation and expansion plan should and indeed must create a forum to resolve, or at least substantially and effectively ameliorate, these issues.

The hotel uses Alley 437 between Newbury Street and Commonwealth Avenue, a public way, for most of its trash pick-ups and deliveries. This alley is barely wide enough for a single truck, and the 36” wide sidewalks are usually blocked with hotel maintenance equipment stored there. As a result, public access to the alley, both vehicular and pedestrian, is frequently impossible. This situation would not occur if the hotel had retained the off-street loading area that was created as part of the 1980s hotel expansion into the Carlton House building. Here is the history as best I have been able to understand it.

The History

Off-street loading was, and still is, a zoning requirement for the hotel. This requirement was included in the 1978 Building Permit issued for the Carlton House, and a loading zone was indeed constructed. The hotel, then named Ritz Carlton, later demolished this loading zone around 1993, and began parking delivery trucks directly on the public right-of-way of the alley. It is unclear whether a Building Permit was obtained for this work.

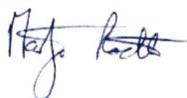
Obstruction of free public passage triggered a series of contentious interactions between the hotel and abutters as well as with authorities. The list of agreements, court orders, notices and letters from City agencies like the Public Improvements Commission, Housing Court, Director of Code Enforcement and the Building Department concerning the loading dock is voluminous. They have been for the most part ignored or forgotten by the hotel. In one example from about 10 years ago, the Taj sued the City of Boston to block enforcement of a zoning violation determination. Also forgotten have been the many promises made by a series of managers and owners not to operate the hotel in ways that harm the neighborhood.

The Way Forward

In the continuing absence of adequate hotel support facilities, the problems and hazards outlined above persist to the present day. They are not insoluble, given the will to do so, through re-planning and reconstruction of interior loading support spaces and service equipment so the hotel can in future conduct its business efficiently, profitably, and lawfully, as well as respectfully with regard to the neighborhood and especially abutters.

I know that NABB, Back Bay residents and others are willing and able to assist and work with the hotel to achieve this goal.

Sincerely,



Martyn Roetter

144 Beacon Street
Boston MA 02116

CC: Martin Walsh
Josh Zakim

Councilors-at-large
Annissa Essaibi-George
Michael Flaherty
Althea Garrison
Michelle Wu
State Officials
Jay Livingstone
William Brownsberger



Michael Sinatra <michael.a.sinatra@boston.gov>

Hope this is readable.. re-try : Letter re: 15 Arlington St - Taj Hotel

JACQUELINE ROYCE

Mon, Apr 22, 2019 at 10:11 AM

To: Michael.A.Sinatra@boston.gov

April 12, 2019

Michael Sinatra, Project Manager
Boston Planning and Development Agency
1 City Hall Square
Boston, MA 02201
email: Michael.A.Sinatra@boston.gov

RE: 15 Arlington Street, Taj Hotel

Dear Mr. Sinatra:

My main concerns about this project are the longstanding problem of the Taj blocking the PUBLIC alley, an issue long ignored by the City and requiring resolution as part of this project, as well as concerns about affordable housing and transportation congestion issues. I strongly support the letter sent to you by NABB.

Obstruction of Alley 437

- concerns over life safety, absence of orderly passage, and risk of fire from restrictions on clear access by emergency vehicles resulting from delivery and trash trucks servicing Taj
- fundamental re-planning and reconstruction of interior loading support spaces are necessary

Affordable Housing - The PNF did not include discussion regarding the proponent's linkage commitments. This information is usually prepared prior to BPDA Board vote.

As a member of the NABB Board of Directors and NABB Green Committee member, I strongly urge the BPDA to require Supplemental Documentation that truly reflects the impacts of the project, including complete floor plans and a more accurate FAR analysis, projected number of deliveries, how curbside spaces will be impacted, how TNC traffic will be accosted without adding to congestion, more detailed analysis of traffic patterns. A more complete PNF will enable the City and IAG to have a better understanding of the proposal's impact.

Sincerely,

Jacqueline Royce, PhD
NABB Board of Directors
and NABB Green Committee Member

April 8, 2019

Mr. Michael Sinatra, MPA, Project Manager
Boston Planning & Development Agency
One City Hall Square, 9th Floor
Boston, MA 02201

Re: Taj Hotel Renovation Project

Dear Mr. Sinatra,

I am a long time resident of the Back Bay residing at 50 Commonwealth Avenue. For many years I have been a patron of the Ritz/Taj Hotel and feel fortunate to have such an establishment in my neighborhood.

Therefore I strongly support their proposed renovation project as an enhancement for all that our lovely neighborhood has to offer.

Sincerely,

Solange P. Skinner

Dr. Solange P. Skinner
50 Commonwealth Avenue,
Boston, MA 02116

MEMORANDUM

TO: Michael Sinatra, Project Manager
FROM: John (Tad) Read, Senior Deputy Director for Transportation & Infrastructure Planning
Manuel Esquivel, Senior Infrastructure & Energy Planning Fellow
DATE: April 18, 2019
SUBJECT: 15 Arlington Street (Taj Hotel Boston) - **Smart Utilities Comments - PNF**

Summary:

In order to facilitate the review of integration of the Smart Utility Technologies (SUTs) and the Smart Utility Standards (SUS) into new Article 80 Developments, **the BPDA and the Smart Utilities Steering Committee has put together a [Smart Utilities Checklist](#) that can be filled out and updated during the project review process. Please fill out the parts of the Checklist that apply to your project (check the Policy and Policy Summary on our website). Make sure to review this [template](#) first, before submitting the Smart Utilities Checklist. Please include in your next filing with the BPDA a copy of the PDF document generated after submission of the Smart Utilities Checklist.**

Context:

On June 14, 2018 the BPDA Board adopted the [Smart Utilities Policy for Article 80 Development Review](#). The policy (attached) calls for the incorporation of five (5) Smart Utility Technologies (SUTs) into new Article 80 developments. Table 1 describes these five (5) SUTs. Table 2 summarizes the key provisions and requirements of the policy, including the development project size thresholds that would trigger the incorporation of each SUT.

In general, conversations about and review of the incorporation of the applicable SUTs into new Article 80 developments will be carried out by the BPDA and City staff during every stage (as applicable) of the review and permitting process, including a) prefile stage; b) initial filing; c) Article 80 development review prior to BPDA Board approval; d) prior to filing an application for a Building Permit; and e) prior to filing an application for a Certificate of Occupancy.

In conjunction with the SUTs contemplated in the *Smart Utilities Policy*, the BPDA and City staff will review the installation of SUTs and related infrastructure in right-of-ways in accordance with the *Smart Utility Standards* ("SUS"). The SUS set forth guidelines for planning and integration of SUTs with existing utility infrastructure in existing or new streets, including cross-section, lateral, and intersection diagrams. The *Smart Utility Standards* are intended to serve as guidelines for developers, architects, engineers, and utility providers for planning, designing, and locating utilities.

In order to facilitate the review of integration of the SUTs and the SUS, the BPDA and the Smart Utilities Steering Committee has put together a [Smart Utilities Checklist](#) that can be filled out and updated during the review process. Please fill out the parts of the *Checklist* that apply to your project. Make sure to review this [template](#) first, before submitting the *Smart Utilities Checklist*.

After submission, you will receive:

1. A confirmation email with a PDF of your completed checklist. Please include a copy of this document with your next filing with the BPDA.
2. A separate email with a link to update your initial submission. Please use ONLY this link for updating the Checklist associated with a specific project.

Note: Any documents submitted via email to Manuel.Esquivel@Boston.gov will not be attached to the PDF form generated after submission, but are available upon request.

The *Smart Utilities Policy for Article 80 Development Review*, the *Smart Utility Standards*, the *Smart Utilities Checklist*, and further information regarding the *Boston Smart Utilities Vision* project are available on the project's website: <http://www.bostonplans.org/smart-utilities>.

Manuel Esquivel, BPDA Senior Infrastructure and Energy Planning Fellow, will soon follow up to schedule a meeting with the proponent to discuss the *Smart Utilities Policy*. For any questions, you can contact Manuel Esquivel at manuel.esquivel@boston.gov or 617.918.4382.

Table 1 - Summary description of 5 Smart Utility Technologies (SUTs) included in the *Smart Utilities Policy for Article 80 Development Review*

Smart Utility Technology (SUTs)	Summary Description
District Energy Microgrid	Energy system for clusters of buildings. Produces electricity on development site and uses excess "heat" to serve heating/cooling needs. By combining these two energy loads, the energy efficiency of fuel consumed is increased. The system normally operates connected to main electric utility grid, but can disconnect ("island") during power outages and continue providing electric/heating/cooling needs to end-users.
Green Infrastructure	Infrastructure that allows rainwater to percolate into the ground. Can prevent storm runoff and excessive diversion of stormwater into the water and sewer system.
Adaptive Signal Technology	Smart traffic signals and sensors that communicate with each other to make multimodal travel safer and more efficient.
Smart Street Lights	Traditional light poles that are equipped with smart sensors, wifi, cameras, etc. for health, equity, safety, traffic management, and other benefits.
Telecom Utilidor	An underground duct bank used to consolidate the wires and fiber optics installed for cable, internet, and other telecom services. Access to the duct bank is available through manholes.

	Significantly reduces the need for street openings to install telecom services.
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Table 2 - Summary of size threshold and other specifications for the 5 SUTs advanced in the *Smart Utilities Policy for Article 80 Development Review* (**Note: This table is only for informational purposes. Please refer to the complete *Smart Utilities Policy for Article 80 Development Review* to review the details.**)

	Article 80 Size Threshold	Other specifications
District Energy Microgrid	>1.5 million SF	Feasibility Assessment; if feasible, then Master Plan & District Energy Microgrid-Ready design
Green Infrastructure	>100,000 SF	Install to retain 1.25" rainfall on impervious areas (Increase from 1" currently required by BWSC)
Adaptive Signal Technology	All projects requiring signal installation or improvements	Install AST & related components into the traffic signal system network
Smart Street Lights	All Projects requiring street light installation or improvements	Install additional electrical connection & fiber optics at pole
Telecom Utilidor	>1.5 million SF of development, or >0.5 miles of roadway	Install Telecom Utilidor



Michael Sinatra <michael.a.sinatra@boston.gov>

Re: Taj Hotel

1 message

Vicki Smith

To: Michael.A.Sinatra@boston.gov

Cc: Jackie

Thu, Apr 18, 2019 at 4:06 PM

Dear Mr. Sinatra,

As a forty year resident of the Back Bay, I know that the location and impact of the Taj Hotel are incredibly important to the quality of life of residents.

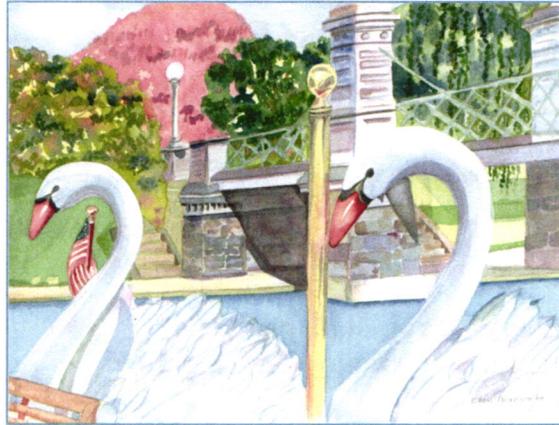
It's important that the renovations are welcome by the community and improve relations rather than fray them.

To that end, I urge you to address the Zoning issues, the obstruction of alley 437 and the additional transportation challenges as outlined in the NABB Letter.

Thank you for considering the long term implications and the chance that this project allows to resolve some major neighborhood issues rather than exacerbate them.

Sincerely,

Vicki C. Smith
[120 Beacon Street](#)



Swan Boats® of Boston

www.swanboats.com

March 17, 2019

Michael Sinatra, MPA
Project Manager
Boston Planning & Development Agency (BPDA)
One City Hall Square, 9th Floor
Boston, MA 02201

Dear Mr. Sinatra,

I am sending you this letter to express my support for the proposed renovation of the Taj Boston at 15 Arlington Street. As a neighboring business that provides the public with a unique opportunity to explore the Boston Public Garden, I know the significance of renovating this iconic hotel.

My family's business was established in 1877 and that provides me with a perspective on what it takes to maintain the historical integrity of an establishment. The Taj's wonderful history and beautiful exterior design is an amazing part of our Back Bay neighborhood. I understand that the proposed project will make significant improvements to the public area around the hotel, including relocating the main entrance to Newbury Street to decrease traffic as well as add an accessible entry, fix the sloped sidewalks and add new trees to shade a new terraced seating space for visitors and guests.

The Taj was established 50 years after the first Swan Boat was launched. The hotel has been an integral part of the fabric of the Back Bay for many years, and we look forward to their continuation as the newly transformed Taj heads into its future.

Thank you for accepting this letter in support of this project.

Sincerely,

A handwritten signature in black ink, appearing to read 'Lyn Paget'.

Lyn Paget
Owner
Swan Boats, Inc.

Boston Groundwater Trust

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

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Angie Liou
Ed Flynn
Christopher Cook

Executive Director

Christian Simonelli

April 8th, 2019

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

Subject: Taj Hotel (15 Arlington Street) Project Notification Form (PNF)
Comments

Dear Mr. Sinatra:

Thank you for the opportunity to comment on the Taj Hotel (15 Arlington Street) Project Notification Form (PNF) which is located in the Back Bay. The Boston Groundwater Trust (BGWT) 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. The document states that the Project will strive to comply with Article 32 and Article 80 by capturing within a suitably-designed system a volume of rainfall on the lot equivalent to no less than 1.25 inches across that portion of the surface area of the lot to be occupied by the Project. The Project will result in no negative impact on groundwater levels within the lot in question or adjacent lots, subject to the terms of any (i) dewatering permit or (ii) cooperation agreement entered into by the Proponent and the BPDA, to the extent that such agreement provides standards for groundwater protection during construction. The document also states that no below grade work is proposed other than in the current finished basement.

The proponent confirmed at the scoping session that the recharge system will be located on Hotel property, under the sidewalk, at the corner of Arlington and Newbury Street. In addition, the proponent confirmed that no work will be performed below El. 7' BCB and that no permanent or occupiable space will be created below El. 7' BCB.

Also at the scoping session the proponent confirmed that they will ensure Trust observation well #23J-1258, located in the sidewalk, adjacent to the Arlington Street Hotel entrance, will be preserved before, during, and following construction. In addition, the proponent committed to installing porous pavers along Arlington and Newbury Street sidewalks.

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,



Christian Simonelli
Executive Director

CC: Kathleen Pederson, BPDA
Maura Zlody, EEOS



Michael Sinatra <michael.a.sinatra@boston.gov>

Taj Hotel project - public alley use

1 message

Jolinda Taylor

To: Michael.A.Sinatra@boston.gov

Wed, Apr 17, 2019 at 11:24 AM

Michael Sinatra, Project Manager

Boston Planning and Development Agency

1 City Hall Square Boston, MA 02201

Re: 15 Arlington Street, Taj Hotel

Dear Mr. Sinatra:

While I like the idea of the Taj Hotel upgrading and taking care of this historical hotel in my neighborhood, I am concerned about the ongoing issue of the hotel's use of the narrow, public alley #437. Several problems result from the obstruction of the alley:

- Residents cannot drive to their homes due to long waits as trucks load or unload.
- Businesses located in that block also have access issues.
- Even the sidewalks in the alley are often blocked with hotel maintenance equipment.
- Emergency vehicles cannot be sure of ready access from the alley to residential and business buildings (including the Taj).

This situation has not always been so. In the early 1990s, there was a loading area off the alley. It was later removed for some reason. While the Taj did not remove it, they inherited the problem. Hotel management has not come up with a plan to remove the loading taking place daily on the public alley. Instead, they appear to have spent their energy and money on blocking efforts to change their use of the public alley.

While this latest renovation is taking place, the alley problem should be addressed (again) and remediated.

Thank you.

Jolinda Taylor

CC: Martin Walsh

Josh Zakim

Councilors-at-large

Annisssa Essaibi-George

Michael Flaherty

Althea Garrison

4/17/2019

City of Boston Mail - Taj Hotel project - public alley use

Michelle Wu

State Officials

Jay Livingstone

William Brownsberger

Tim Ian Mitchell
20 Commonwealth Ave.
Boston, MA 02116

April 17, 2019

Michael Sinatra, Project Manager
Boston Planning and Development Agency
1 City Hall Square
Boston, MA 02201
e-mail: Michael.A.Sinatra@Boston.gov

Re : 15 Arlington Street, TAJ Hotel
Project Notification Form

Dear Mr. Sinatra:

Following PNF review, this letter is to ask that further information be requested from the applicant because of several unresolved impacts on the Public Realm, as follow.

Obstruction of Public Alley 437

Residents and businesses abutting alley 437 have for the past 30 years lived with concerns over life safety, absence of orderly passage, obstruction of access to their houses and businesses and risk of fire resulting from restrictions on clear access by emergency responders. This includes about 100 families and an equal number of businesses. These problems largely are due to ongoing obstruction of the alley by delivery and trash trucks servicing the Taj Hotel and absence of adequate support facilities in the hotel building. While the problem was not created by the current owners, we are hopeful that the proposed renovation and expansion plan will create a forum to resolve, or at least ameliorate, this issue.

The hotel uses a public way (alley 437 between Newbury Street and Commonwealth Avenue) for most of their trash pick-ups and deliveries. This alley is barely wide enough for a single truck and the 36" wide sidewalks usually are blocked with hotel maintenance equipment permanently stored there. As a result, public access to the alley, both vehicular and pedestrian, often is prohibited. The situation is exacerbated when several trucks are unloading simultaneously at the hotel, or drivers are inside the building, away from their vehicles. This situation would not occur if the hotel had retained the off-street loading area that was created as part of the 1980s hotel expansion into the Carlton House building.

Off-street loading was, and is still, a zoning requirement for the hotel, and was included in the 1978 Building Permit issued for construction of the Carlton House. Around 1993 the hotel, then the Ritz Carlton demolished the loading dock and began parking delivery trucks directly on the alley travel way. That obstruction of free public passage prompted the beginning of a series of contentious interactions. Some were with abutters; some with authorities. The list of agreements, court orders, notices and letters from City agencies like the Public Improvements Commission, Housing Court, Director of Code Enforcement and the Building Department concerning loading dock operations is voluminous and mostly ignored or forgotten by the hotel. In one example from about 10 years ago, the TAJ sued the city of Boston to block enforcement of a zoning violation determination. Also forgotten

have been the many promises to not impact or harm the neighborhood made by a series of managers and owners.



In the continuing absence of adequate hotel support facilities, the above referenced problems persist to the present. We believe a fundamental re-planning and reconstruction of interior loading support spaces and service equipment are necessary for the hotel to conduct business efficiently, profitably, lawfully, respectfully and into the future. So far, that has not been forthcoming.

Traffic Obstruction on Arlington Street

The Arlington Street right travel lane between Commonwealth Avenue and Newbury Street is routinely blocked by double parked cars, taxis and delivery trucks at the TAJ Hotel. Through-traffic is forced to steer left into the adjoining travel lane to avoid these obstructions. Vehicles turning right onto Newbury Street must then immediately merge back, across the right "travel" lane. This automobile weave is an unnecessary nuisance and also is a safety endangerment for pedestrians crossing at the same intersection.



This double parking obstruction would not occur if the hotel made space available in the right parking lane for short-term drop offs, taxis and delivery trucks. However, it is customary for those curb-side spaces to be filled by the hotel and therefor to be unavailable. Although BTD signage limits those spaces to 10 minute duration, most cars appear to remain there for more than an hour, some for the entire work day.

It is worth noting that actual intensity of this obstruction in traffic study statistics is . camouflaged by a methodology that omits traffic "violations" from consideration.

Improvements should be required to eliminate this impact before the hotel fully re-opens, following renovation. Re-occurrence of a similar opportunity lost in 2004 would be regrettable. Please see the attached poem published in the Boston Globe at that time.

2/15/09

work is ne



Putting on the Ritz

This column is probably the most satisfying thing we've done journalistically in our varied career, mostly because of e-mails like this one from **Tom of North Reading**. As our 20-month-old would say, "I liliike it." The following poem refers to the **Ritz-Carlton Boston** at 15 Arlington St.

The doors of Boston's Back Bay Ritz are open once again. With that event has now returned a Hub commuters' pain.

For Arlington's right travel lane is now routinely blocked, by taxicabs and limousines and big delivery trucks.

While waiting for their fares to come, cabs idle in the flow. Because there is no taxi stand, they've no place else to go.

Spaces near the hotel's doors are no relief today. Those prized positions are reserved for parking by valet.

The doormen linger two lanes out, fetching cabs and guests. They further hinder passing cars to service Boston's Best.

Commuters must merge to the left to steer around the fray. This scramble is a common one on nearly every day.

Alas, we Boston drivers know what else should we expect. Why do you think most of our cars are dented, scratched, or wrecked?

With little choice but to comply we reach our destinations, proud that we have helped maintain a "Ritz-ey" reputation.

We sent this to Caron LeBrun, spokeswoman for the Ritz, and she responded thus: "For 76 years the Ritz-Carlton, Boston has been

GLOBE STAFF PHOTO/JOHN TILMACK

le the Ritz-Carlton Boston.

Top of Building Illumination

No evidence of lighting quantity, detail, specification or time management is provided for the green house restaurant proposed for the hotel roof. Because this element of the project is highly visible from the Boston Common and beyond, its impact on the night sky of the City will be significant, possibly detrimental and should be subject to review and approval.

I respectfully urge the BPDA to require additional documentation in order to verify that the above referenced impacts have been inventoried and approvable resolutions proposed.

Very truly yours,



Tim Ian Mitchell

cc:

Martin J. Walsh

Josh Zakim, District 8 City Councilor

Councilors at Large:

Annisssa Essaibi-George

Michael Flaherty

Althea Garrison

State Officials:

Jay livingstone

William Brownsberger



Michael Sinatra <michael.a.sinatra@boston.gov>

15 Arlington Street, Taj Hotel

1 message

Jacquelin Yessian

To: Michael Sinatra <Michael.A.Sinatra@boston.gov>

Cc: Mayor Martin Walsh

Josh Zakim

Wed, Apr 17, 2019 at 5:49 PM

Councilor Annissa Essaibi-George

Althea Garrison

"Michael.F.Flaherty"

"michelle.wu"

Will Brownsberger

"Livingstone, Jay -

Rep. (HOU)"

NABB

April 17, 2019

Michael Sinatra, Project Manager

Boston Planning and Development Agency

1 City Hall Square Boston, MA 02201

email: Michael.A.Sinatra@Boston.gov

Re: [15 Arlington Street, Taj Hotel](#)

Dear Mr. Sinatra:

I fully support the NABB's comprehensive comment letter regarding the PNF.

I am interested in seeing the BCDC comments, particularly those regarding Newbury street width and grading, incorporated into the project. The architects and landscape architects on the Commission offered excellent observations that will improve the project.

In addition, the current vehicular circulation generates congestion: notably a blocked alley and poor circulation on Newbury Street. Additional building occupants, drawn by the top floor restaurant and increased capacity on the second floor will surely add to the problems, perhaps create new issues. Such concerns can and should be resolved before a BPDA public hearing.

Sincerely,

Jacquelin Yessian

160 Commonwealth Avenue, Boston

CC: Martin Walsh
Josh Zakim
Annissa Essaibi-George
Michael Flaherty
Althea Garrison
Michelle Wu
Jay Livingstone
William Brownsberger



April 18, 2019

Michael Sinatra, MPA
Project Manager
Boston Planning & Development Agency (BPDA)
One City Hall Square, 9th Floor
Boston, MA 02201

Dear Michael,

I wanted to thank you for including me and the Back Bay Association on the Impact Advisory Group appointed to review the impacts of the proposed renovation for the Taj Boston and advise the BPDA about possible mitigation.

The Back Bay Association is in support of plans to update 15 Arlington Street. The former Ritz has needed updates to both the inside and outside of the building for many years. As new hotels have come "on-line," this hotel had lost its luster due to age and lack of investment by prior owners. The Back Bay Association lauds the current owners for "taking on" this magnificent building, and also the enormous and costly plan to restore this hotel, improve this hotel, to once again attain the highest caliber it was known for, and will be again.

The proposal is modest by all means. The property owner is containing most work to the interior of the building, and will be building a new entrance on Newbury Street (that will be handicapped accessible) and replacing a temporary canvas roof-top covering with a more permanent-glass structure. Far different from every CAC or IAG I have ever participated on, there is not an additional square foot being added to this historic site. Yet, as an historic site, it is essential to update the interior of the hotel to ensure the highest standard for one of Boston's oldest and most renowned hotels since 1927. The Back Bay Association welcomes updates to this historic hotel, which will also include the reconfiguring of internal space to accommodate 16 new hotel rooms, added to the existing hotel rooms totaling 211. The Back Bay Architectural Commission and the Public Improvement Commission have already weighed in on the project and the team amended the original plan in response.

Since, however, much of the public process has been fraught with issues that have nothing to do with physical improvements to the building. I have been most pleased with the responsiveness of the development and hotel ownership team in endeavoring to respond to every query and concern that is within the scope of the review. With numerous tours through the back alley, I have seen the hotel take care and concern toward moving recycling bins and garage containers, agreeing to limit some deliveries, and explaining the complication of sharing loading space with the adjacent condominiums. One must remember, as we examine plans for this historic site, that alleys were built to service buildings! More recent hotels have built large loading entries (such as the Mandarin), which has a large service drive and building opening. The Four Seasons has a garage and porte cochere to accommodate deliveries and valet. The Lenox, also an historic hotel, has a side alley and a back alley to service deliveries. The Loews Boston Hotel also loads

from a nearby alley they share with the post office (added because there are tremendous challenges with that alley due to mail trucks; far worse than any other).

The Taj has a unique history in Boston and the current building configuration predates most of us! We must continue to accommodate the important needs of loading for goods and services in the alley, and make some accommodation for that. What is the alternative? I do believe that the current management and owners of the Taj have demonstrated a strong willingness to work with their neighbors, time deliveries, stage people to wait for deliveries, and more.

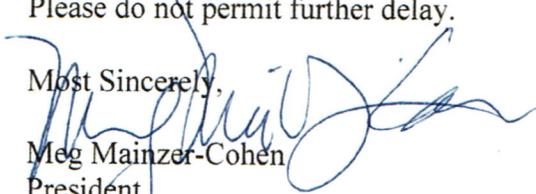
The focus of an Impact Advisory Group is to aim to assess the impacts a new development will have on the neighborhood. In this case, the impacts are negligible. The process has been extremely challenging as the Taj has been targeted as being responsible for all deliveries and services for the entire block. There have been numerous questions about the building "FAR," which is not changing in any way, requests for valet applications, and more. There has also been a long history of litigation between residential groups and individuals living near the hotel with prior owners of the hotel, which has made this particular public process much more challenging.

The Back Bay Association would like to thank the new owners of 15 Arlington Street for investing in this historic asset; a building that Bostonians have loved for generations. This is just the type of investment that should be occurring in the Back Bay Architectural District; the updating of properties to meet the needs of the future. The City of Boston is a business-friendly City, in spite of additional hurdles presented by the Back Bay Architectural Commission and Back Bay residents. Take heart, the ultimate result will enhance Back Bay and draw future generations to this well-known and well-loved hotel across the street from the Public Garden.

The Back Bay Association strongly encourages the BPDA to support this investment at 15 Arlington Street and approve it at the May 2019 Board meeting. We anticipate that in a timely fashion, construction can commence, construction can conclude, and every Taj union employee that has been furloughed can return to work as soon as possible.

Please do not permit further delay.

Most Sincerely,



Meg Mainzer-Cohen
President
Back Bay Association



Tammy Donovan <tammy.donovan@boston.gov>

15 Arlington Street, TAJ Hotel, Project Review

1 message

Tim Mitchell <tim@timianmitchell.com>

Thu, May 16, 2019 at 2:38 PM

To: timothy.burke@boston.gov, carol.downs@boston.gov, priscilla.rojas@boston.gov, bpdaboard@boston.gov

Cc: Michael Sinatra <michael.a.sinatra@boston.gov>, "Jay Livingstone@mahouse.gov" <jay.livingstone@mahouse.gov>, Josh Zakim <Josh.Zakim@boston.gov>

Dear Chairman Burke and Board Members:

Thank you for the opportunity to participate in the IAG review process for the above referenced project. Courtesy of project manager Michael Sinatra and the applicant team have been exemplary.

Residents and businesses abutting alley 437 have for the past 30 years lived with concerns for life safety, absence of orderly passage, obstruction of access to homes & businesses and risk of fire resulting from restrictions on entry by emergency responders. This includes about 100 families and an equal number of businesses. These problems largely have been due to obstruction of the alley by trucks servicing the TAJ Hotel and an absence of adequate support facilities in the hotel building. While all of the problems were not created by the current owner, we are hopeful that the outcome of this review and the resulting Cooperation Agreement with the BPDA will ameliorate many of the most critical issues.

Hotel activities in the loading dock area of the Public Way are complex and demanding, as attested by attached images of dumpster service on a recent May 3. Possible perils to the public and emergency forces from mechanical failure are multiple. The need for attentive management is particularly important because of the fire history both in the hotel kitchen directly above the dumpster and from a devastating fire a few years ago in Emmanuel Church, just a few doors away.

We are grateful for the "TAJ Boston Alley 22 Point Check List" drafted by the applicant for inclusion in the Cooperation Agreement and believe it can become a foundation for restoring cooperation and trust with neighboring property owners and users. Below we offer additional suggestions for consideration by the hotel team and the BPDA for the Agreement. We believe they are mutually beneficial, will contribute to improved delivery of services to the hotel and can help to establish respectful shared use of Public Alley 437.

Thank you for considering this information.

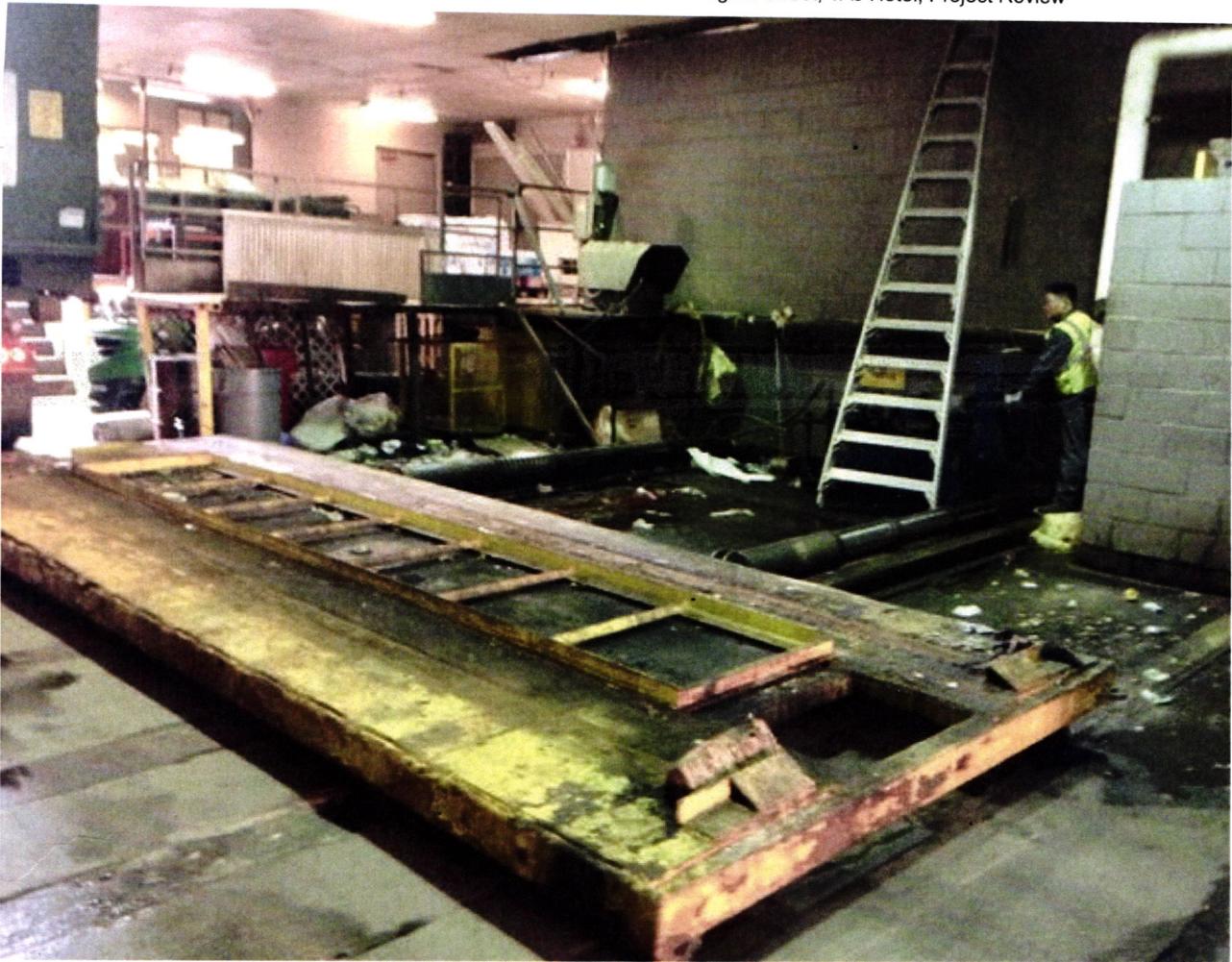
Very truly yours,
 Tim Ian Mitchell
 20 Commonwealth Ave.
 Boston, MA 02116

IMPROVING THE TAJ LOADING DOCK

1. Maintenance of TAJ tunnel area.
 1. Repair potholes and drainage fixtures at the dumpster.
 2. Remove unlabeled 50 gallon drum.
 3. Clean pavement under TAJ roof and around dumpster.
2. Reduce number of TAJ trucks in the alley.
 1. Try for 50% reduction.
 2. Consider partial curbside delivery area in TAJ valet parking for limited 2 hours in the morning.
 3. Consolidate small TAJ deliveries off-site.
 4. Make TAJ deliveries and pick-ups by managed appointment.
 5. Revise Receiver's job description to include being present and managing the delivery area as well as receiving goods.
 6. Communicate with vendors via truck logistic software.
3. Renovate area of Receiver's office.
 1. Establish direct visual contact with tunnel area.
 2. Add communications technology capacity to office.
4. Update signage at entry to tunnel. (see attached image of existing sign)
 1. Incorporate additional PIC operational conditions.
 2. Indicate the alley is a Public Way.

5. Prohibit double parking on Arlington St. for both trucks and automobiles.
6. Keep TAJ storage inside the hotel.
 1. Maintain clear sidewalks.
 2. Make interior refrigerated storage for food waste.
7. Establish regularly scheduled informal meetings among staff and interested neighbors.
 1. Make available staff contact information for resolving emergency issues expeditiously.









May 16, 2019

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Kathleen Young
Gerald Zukowski

Boston Planning and Development Agency
1 City Hall Square
Boston, MA 02201

Re: 15 Arlington Street, Taj Hotel

Dear Chairman Burke and Board Members,

In previous letters to the BPDA about this project the Neighborhood Association of the Back Bay and residents have emphasized the importance of addressing the safety risks and access problems caused as a result of the regular blockages of Alley 437 by trucks delivering to, or picking up from the hotel.

The new hotel owner's proposal for addressing those problems is contained in a 22 Point Alley Checklist, which is derived from a 1993 PIC (Public Improvement Commission) Agreement between the City and the Taj's predecessor. We agree that many of the steps and commitments included in the PIC/22 Point Alley Checklist would help ameliorate the problems and risks inherent in alley blockages. However, we are concerned that they were not honored by previous owners or enforced during the past quarter century.

NABB is appreciative of the attention given by the new hotel owner to consideration of these concerns. We also recognize that overall the proposed project will be a significant improvement to the hotel and an enhancement to the neighborhood. Nevertheless, NABB's position is that several commitments beyond those specified in the 1993 PIC Agreement are necessary to ensure that the adverse consequences and public safety risks of alley blockages will in practice be addressed satisfactorily, and that agreed operational commitments and remedies will be enforced in the future, not only by the current but also by any future owners. Items that have been discussed during meetings with the hotel include the following:

- In order to minimize the periods when the alley is blocked and to ensure that it is never occupied by more than one truck:

Neighborhood
Association of the
Back Bay



- Obtaining and requiring the use of modern truck logistics technology by vendors and the hotel to assist in scheduling deliveries, and
- Locating the receiver's office where the receiver has direct visibility of vehicles making deliveries;
- Providing 24/7 contact information for neighbors to report and enable the prompt resolution of alley blockage problems;
- Establishing regularly scheduled meetings between the hotel and neighbors to discuss use of the alley, and to find solutions for any problems that may have arisen.

In addition, as a last and hopefully unnecessary resort, the mechanism and procedure available to abutters to enable enforcement of the terms of Agreement(s) in the event of repeated violations should be specified.

Let me reiterate that NABB is appreciative of the developer's efforts and intent to resolve this difficult issue. Our goal is not to criticize their actions, but to reach a productive resolution to a longstanding problem, which we hope will benefit both the hotel and its neighbors over the long term. Thank you for your attention.

Sincerely,

Martyn Roetter
Chair

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