

Boston Groundwater Trust

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

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July 25th, 2017

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

Subject: 252-264 Huntington Avenue Project Notification Form

Dear Mr. Czerwienski:

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

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

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

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

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

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

Very truly yours,



Christian Simonelli
Executive Director

CC: Kathleen Pederson, BPDA
Maura Zlody, BED



CITY OF BOSTON

THE ENVIRONMENT DEPARTMENT

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

October 3, 2017

BOSTON LANDMARKS COMMISSION

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

RE: 252-264 Huntington Avenue - Project Notification Form

Dear Mr. Czerwienski:

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

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

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

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

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

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

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

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

Sincerely,

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

Todd Satter
Staff Architect

**Boston Water and
Sewer Commission**



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

July 25, 2017

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

Re: 252-264 Huntington Avenue, PNF

Dear Mr. Czerwienski:

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

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

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

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

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

The Commission has the following comments regarding the proposed Project:

General

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

Sewage/Drainage

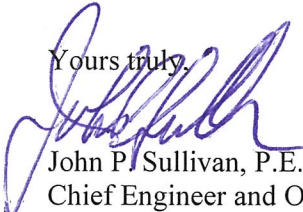
7. The Department of Environmental Protection (DEP), in cooperation with the Massachusetts Water Resources Authority (MWRA) and its member communities are implementing a coordinated approach to flow control in the MWRA regional wastewater system, particularly the removal of extraneous clean water (e.g.,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

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

Water

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

Thank you for the opportunity to comment on this Project.

Yours truly,

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

JPS/as

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



Tim Czerwienski <tim.czerwienski@boston.gov>

RE: Development news for Fenway Folks

Richard Giordano [REDACTED]

Mon, Jul 17, 2017 at 2:28 PM

To: [REDACTED]
Cc: "Tim Czerwienski (Tim.Czerwienski@Boston.gov)" <Tim.Czerwienski@boston.gov>

Thomas,

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

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

Richard Giordano

Director of Policy and Community Planning
Fenway Community Development Corporation
70 Burbank St., Lower Level
Boston MA 02115

P. [REDACTED]
F. [REDACTED]
E. [REDACTED]

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



From: [REDACTED] [mailto:[REDACTED]]
Sent: Saturday, July 15, 2017 9:54 AM

To: Richard Giordano

Subject: Re: Development news for Fenway Folks

Dear Richard,

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

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

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

Again, we submit these viewpoints with tremendous respect.

Most sincerely,

Thomas Jones and Robert Curtis

11 Park Drive, #33

Boston, MA 02215

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

From: Richard Giordano

To: Richard Giordano

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

Subject: Development news for Fenway Folks

Dear Urban Village and Fenway Folks,

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

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

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

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

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

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

=====

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

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

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

I am also including an attachment that has news on:

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

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

Richard Giordano

Director of Policy and Community Planning

Fenway Community Development Corporation

70 Burbank St., Lower Level

Boston MA 02115

P. [REDACTED]

F. [REDACTED]

E. [REDACTED]

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





Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

[Redacted] <[Redacted]>
to: tim.czerwienski@boston.gov, [Redacted]

Mon, Jul 31, 2017 at 4:59 PM

Subject: In support of 252-264 Huntington Avenue project

OpeningComments:

Body:

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

ClosingComments:

Signature:

FirstName: Elizabeth

LastName: MacLachlan

Email: [Redacted]

ZipCode: 02115



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

[REDACTED] <[REDACTED]>
To: tim.czerwienski@boston.gov [REDACTED]

Mon, Sep 18, 2017 at 12:56 PM

Subject In support of 252 264 Huntington Avenue project

OpeningComments:

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

Body:**ClosingComments:**

Signature Elizabeth Aragao
FirstName: Elizabeth
LastName: Aragao
Email: [REDACTED]
ZipCode 02135



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

[Redacted] <[Redacted]>
to: tim.czerwienski@boston.gov, [Redacted]

Fri, Aug 4, 2017 at 7:41 PM

Subject: In support of 252-264 Huntington Avenue project

OpeningComments:

Body:

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

ClosingComments:

Signature: Carol Arlauskas

FirstName: Carol

LastName: Arlauskas

Email: [Redacted]

ZipCode: 02127



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

Sun, Jul 30, 2017 at 10:45 AM

To: tim.czerwienski@boston.gov, [REDACTED]

Subject: In support of 252-264 Huntington Avenue project

OpeningComments:

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

ClosingComments:

Signature: Jennifer Armour

FirstName: Jennifer

LastName: Armour

Email: [REDACTED]

ZipCode: 55124



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

Wed, Sep 20, 2017 at 2:44 PM

To: tim.czerwienski@boston.gov, [REDACTED]

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



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

Wed, Sep 20, 2017 at 11:36 AM

To: tim.czerwienski@boston.gov, [REDACTED]

Subject In support of [252 264 Huntington Avenue](#) project

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

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

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

ClosingComments:

Signature: Janet Bailey

FirstName: Janet

LastName: Bailey

Email: [REDACTED]

ZipCode: 02118



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

Mon, Sep 18, 2017 at 5:57 PM

To: tim.czerwienski@boston.gov, [REDACTED]

Subject: In support of [252 264 Huntington Avenue](#) project

OpeningComments:

Body:

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

ClosingComments:

Signature: Sean C Baird

FirstName: Sean

LastName: Baird

Email: [REDACTED]

ZipCode: 02125



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

Tue, Sep 19, 2017 at 11:45 AM

To: tim.czerwienski@boston.gov [REDACTED]

Subject: In support of [252 264 Huntington Avenue](#) project

OpeningComments:

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

Body:

ClosingComments:

Signature: Annalise
FirstName: Annalise
LastName: Baird
Email: [REDACTED]
ZipCode: 02144



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

Tue, Sep 19, 2017 at 11:08 AM

To: tim.czerwienski@boston.gov, [REDACTED]

Subject: In support of [252 264 Huntington Avenue](#) project

OpeningComments: As a lifelong arts and culture consumer, and now as an active member of the arts community, I have long enjoyed the importance and quality of the productions that the Huntington Theatre Company bring to the Boston community. It is a vital piece of our city's life and economy.

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

ClosingComments:

Signature: Jim Ball, Director of Communications, Jewish Arts Collaborative

FirstName: Jim

La tName: Ball

Email: [REDACTED]

ZipCode: 02459



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

Fri, Jul 28, 2017 at 2:04 PM

To: tim.czerwienski@boston.gov, [REDACTED]

Subject: In support of 252-264 Huntington Avenue project

OpeningComments:

Body:

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

ClosingComments:

Signature: Julie Banks

FirstName: julie

LastName: banks

Email: [REDACTED]

ZipCode: 02118



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

Mon, Aug 7, 2017 at 8:40 PM

To: tim.czerwienski@boston.gov, [REDACTED]

Subject: In support of 252-264 Huntington Avenue project

OpeningComments:

Body:

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

ClosingComments:

Signature:

FirstName: Sara

LastName: Brookner

Email: [REDACTED]

ZipCode: 02145



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

Wed, Aug 23, 2017 at 3:35 PM

To: tim.czerwienski@boston.gov, [REDACTED]

Subject: In support of 252 264 Huntington Avenue project

OpeningComments:

Body:

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

ClosingComment:

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

Signature:

FirstName: Donna

LastName: Brooks

Email: [REDACTED]

ZipCode: 02116



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

Tue, Sep 19, 2017 at 9:06 AM

To: tim.czerwienski@boston.gov

Subject: In support of [252 264 Huntington Avenue](#) project

OpeningComments: As a member of Huntington Theatre Company's education staff, I see first hand the impact that Huntington Theatre has on the Boston community. The Huntington Avenue Project would provide the company with much needed space to host additional community programming.

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

ClosingComments:

Signature:

FirstName: Lauren

LastName: Brook

Email:

ZipCode: 02113



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

Mon, Sep 18, 2017 at 5:35 PM

To: tim.czerwienski@boston.gov, [REDACTED]

Subject: In support of [252 264 Huntington Avenue](#) project

OpeningComments: I attended Emerson College and the works were so at the Huntington were a HUGE part of the freshman year curriculum.

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

ClosingComment

Signature: Sam Buntich

FirstName: Samantha

LastName: Buntich

Email: [REDACTED]

ZipCode: 02134



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

Sun, Aug 13, 2017 at 10:05 PM

To: tim.czerwienski@boston.gov, [REDACTED]

Subject: In support of 252 264 Huntington Avenue project

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

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

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

Signature: Cinta Burgos and David Ring

FirstName: Cinta

LastName: Burgos

Email: [REDACTED]

ZipCode: 02114



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

Tue, Aug 1, 2017 at 7:35 AM

To: tim.czerwienski@boston.gov, [REDACTED]

Subject: In support of 252-264 Huntington Avenue project

OpeningComments: Thank you for considering the Huntington Avenue Project to build a long term home for the Huntington Theatre. The Company is important for helping to create a city that meets the needs of a diverse group of citizens, providing an important mainstay to the arts community in Boston.

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

ClosingComments:

Signature: Gordon M Burnes

FirstName: Gordon

LastName: Burnes

Email: [REDACTED]

ZipCode: 02018



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

Tue, Aug 1, 2017 at 7:48 AM

To: tim.czerwienski@boston.gov, [REDACTED]

Subject: In support of 252-264 Huntington Avenue project

OpeningComments:

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

Body:

ClosingComments:

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

Signature: Amy d'Ablemont Burnes

FirstName: Amy

LastName: d'Ablemont Burnes

Email: [REDACTED]

ZipCode: 02118



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

Tue, Sep 19, 2017 at 8:46 AM

To: tim.czerwienski@boston.gov, [REDACTED]

Subject: In support of [252 264 Huntington Avenue](#) project

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

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

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

ClosingComments: Help Boston keep its arts and culture legacy.

Signature: Samantha Burn

FirstName: Samantha

LastName: Burns

Email: [REDACTED]

ZipCode: 02135



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

Thu, Sep 14, 2017 at 9:21 PM

To: tim.czerwienski@boston.gov, [REDACTED]

Subject: In support of 252 264 Huntington Avenue project

OpeningComments:

Body:

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

ClosingComments:

Signature: Eric Butler

FirstName: Eric

LastName: Butler

Email: [REDACTED]

ZipCode: 01602



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

Wed, Aug 23, 2017 at 1:53 PM

To: tim.czerwienski@boston.gov, [REDACTED]

Subject: In support of 252 264 Huntington Avenue project

OpeningComments: More space for Huntington Theatre Boston should mean more accessible art for all.

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

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

Signature: Stacey M. Cannon

FirstName: Stacey

LastName: Cannon

Email: [REDACTED]

ZipCode: 02118



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

Mon, Sep 18, 2017 at 2:30 PM

To: tim.czerwienski@boston.gov, [REDACTED]

Subject: In support of 252 264 Huntington Avenue project

OpeningComments:

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

ClosingComments:

Signature:

First Name: Robert

Last Name: Caplis

Email: [REDACTED]

Zip Code: 02131



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

Thu, Sep 14, 2017 at 3:10 PM

To: tim.czerwienski@boston.gov, [REDACTED]

Subject: In support of 252 264 Huntington Avenue project

OpeningComments: I been enjoying going to the Huntington since I moved to Boston

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

ClosingComments: I hope the theater exist for years go come

Signature: Hsiu Chang

FirstName: Hsiu

LastName: Chang

Email: [REDACTED]

ZipCode: 03110



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

Mon, Aug 14, 2017 at 10:56 AM

To: tim.czerwienski@boston.gov, [REDACTED]

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



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

Wed, Sep 6, 2017 at 12:56 PM

To: tim.czerwienski@boston.gov

Subject: In support of 252 264 Huntington Avenue project

As the director of a Huntington Community Membership organization, the Clemente Course in the Humanities, I urge you to support this project, not just for myself, but for my students. The

OpeningComments: Huntington has done an amazing job in recent years of making the best quality theater available to low income residents of Boston. It has also been diversifying its audience through programs like these and its choice of programming. We need the Huntington to stay where it is.

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

ClosingComments:

Signature: Jack Cheng

FirstName: Jack

LastName: Cheng

Email:

ZipCode: 02468



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

Wed, Sep 20, 2017 at 2:16 PM

To: tim.czerwienski@boston.gov

Subject: In support of [252 264 Huntington Avenue](#) project

OpeningComment

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

Body:

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

ClosingComment

Signature:

FirstName: Sherry

LastName: Cohen

Email

ZipCode: 01702



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

Mon, Jul 31, 2017 at 8:55 PM

To: tim.czerwienski@boston.gov, [REDACTED]

Subject: In support of 252-264 Huntington Avenue project

OpeningComments:

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

Body:

ClosingComments:

Signature:

FirstName: Celeste

LastName: Day

Email: [REDACTED]

ZipCode: 02114-3275



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

Mon, Jul 31, 2017 at 3:12 PM

to: tim.czerwienski@boston.gov, [REDACTED]

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

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

ClosingComments: please also consider making spaces for small fringe companies to rent out!!!**Signature:****FirstName:** Lauren**LastName:** Elias**Email:** [REDACTED]**ZipCode:** 02446



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

October 3, 2017

Dear Tim,

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

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

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

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

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



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

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

Sincerely,

Kelly Brilliant, Executive Director
The Fenway Alliance, Inc.



The Fenway Alliance Board of Directors – FY2017

Boston Arts Academy

Anne Clark, Headmaster

***Bob Kollar, Director of Finance, Personnel & Operations**

Berklee College of Music

Roger H Brown, President

***William Whitney, Vice President for Real Estate & Campus**

Curtis Warner, Vice President for Community & Government Relations

Boston Conservatory @Berklee College

Richard Ortner, President

***Kim Haack, Director of External Relations**

Boston Symphony Orchestra

Mark Volpe, Managing Director

***Bob Barnes, Director of Facilities**

Kim Noltemy, Chief Operating and Communications Officer

Emmanuel College

Sr. Janet Eisner, President

***Sister Anne Donovan, VP of Operations**

Courtney Howard, Special Assistant to VP of Operations

Fenway Studios

***Melody Phaneuf**

Laura Allis Richardson, President, Fenway Studios

***Vcevy Strelakovsky, AIA, Chair, Friends of Fenway Studios**

Lynda McNally, Board Member, Friends of Fenway Studios

Mary Hughes, Fenway Studios

The First Church of Christ, Scientist

***Toni Gaspard, Community Relations Liaison**

Harvard School of Public Health

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

Huntington Theatre Company

Michael Maso, Managing Director

Sondra Katz, General Manager

Temple Gill, VP of Marketing

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



Isabella Stewart Gardner Museum

Peggy Fogelman, Director

***Cynthia Hallenbeck, Chief Operating Officer**

Peggy Burchenal, Director of Educational Programs

The Mary Baker Eddy Library for the Betterment of Humanity

***Michael Hamilton, Chief Executive Officer**

Massachusetts College of Art and Design

David Nelson, President

***Susana Segat, Chief of Staff, Office of the President**

Marjorie O'Malley, Vice President for Advancement

Massachusetts Historical Society

***Dennis Fiori, Executive Director**

Gavin Kleespies, Director of Programs

Museum of Fine Arts, Boston

Matthew Teitelbaum, Director

***Mark Kerwin, Deputy Director & CFO**

New England Conservatory

President TBA

***Kairyn Rainer, Chief of Staff**

Northeastern University

Joseph Aoun, President

***John Tobin, Vice President of City and Community Affairs**

School of the Museum of Fine Arts @Tufts

Nancy Bauer, Dean

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

Simmons College

Helen Drinan, President

Diane Hammer, Director, Institute for Leadership & Change

***Jeremy Solomon, Director of Communications**

The Winsor School

Sarah Pelmas, Head of School

***Rick Bernasco, Chief Financial Officer**



Wheelock College

***David Chard, President**

Anne Marie Martorana, Vice President & CFO

Linda Chin, Acting Operations Manager, Wheelock Family Theatre

YMCA of Greater Boston

James Morton, President

***Aaron Donahue, Executive Director**

October 3, 2017

To: Tim Czerwienski/BPDA Project Manager

Re: The Huntington 252-264 Huntington Avenue

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

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

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

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

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

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

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

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

for Friends of Historic Mission Hill
Ellen Moore and Alisha Putman



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

Tue, Sep 19, 2017 at 10:21 AM

To: tim.czerwienski@boston.gov, [REDACTED]

Subject: In support of [252 264 Huntington Avenue](#) project

OpeningComments: The Huntington Theater makes a vital contribution to th Boston community. Theater brings people from all backgrounds, ages and experience together to be entertained and inspired. The variety of performances include locally developed scripts and the classics - musicals and drama. It enlivens the community and i a ource of work e perience for tudent and job for profe ional

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

Clo ingComment: Huntington Avenue is considered the Avenue of the Arts-- and the Huntington is a vital part of that. The new Huntington will be a community resource that will also help fill restaurants and welcome vi itor taying at local hotel The be t i the Huntington i world cla Theater in a City that supports the arts and believes that the Arts Matter!

Signature: Debbie First

FirstName: Debbie

La tName: Fir t

Email: [REDACTED]

ZipCode: 02493



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

Mon, Jul 31, 2017 at 11:09 AM

To: tim.czerwienski@boston.gov, [REDACTED]

Subject: In support of 252-264 Huntington Avenue project

OpeningComments: Hello, As a former staff member of the Huntington, and enthusiastic Boston theatre-goer, BU alumni, this project is vital to the Back Bay/Fenway area, as well as the great arts landscape in Boston.

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

ClosingComments:

Signature: Hailey R Fuqua

FirstName: Hailey

LastName: Fuqua

Email: [REDACTED]

ZipCode: 02138



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

Mon, Sep 18, 2017 at 8:00 PM

To: tim.czerwienski@boston.gov, [REDACTED]

Subject: In support of [252 264 Huntington Avenue](#) project

OpeningComments: I would like to add my support for the Huntington Theatre Company.

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

ClosingComments:

Signature

FirstName: Grace

LastName: Geller

Email: [REDACTED]

ZipCode



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

Thu, Aug 3, 2017 at 4:41 PM

To: tim.czerwienski@boston.gov, [REDACTED]

Subject: In support of 252-264 Huntington Avenue project

OpeningComments:

Body:

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

ClosingComments:

Signature: Kelly Glew

FirstName: Kelly

LastName: Glew

Email: [REDACTED]

ZipCode: 02118



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

Tue, Sep 19, 2017 at 12:37 PM

To: tim.czerwienski@boston.gov, [REDACTED]

Subject: In support of [252 264 Huntington Avenue](#) project

OpeningComments:

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

Body:

ClosingComments:

Signature

FirstName: Rachael

LastName: Hasse

Email: [REDACTED]

ZipCode: 02130



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

Wed, Aug 23, 2017 at 6:23 PM

To: tim.czerwienski@boston.gov, [REDACTED]

Subject: In support of 252 264 Huntington Avenue project

OpeningComments: I fully support the proposal. I may not be able to attend, good luck

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

ClosingComments:

Signature: Chuck Hearne

FirstName: Charles E

LastName: Hearne III

Email: [REDACTED]

ZipCode: 02215



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

Tue, Sep 19, 2017 at 9:49 AM

To: tim.czerwienski@boston.gov, [REDACTED]

Subject: In support of [252 264 Huntington Avenue](#) project

OpeningComments:

Body:

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

ClosingComments:

Signature

FirstName: cassandra

LastName: henderson

Email:

ZipCode



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

Fri, Aug 4, 2017 at 7:32 PM

To: tim.czerwienski@boston.gov, [REDACTED]

Subject: In support of 252-264 Huntington Avenue project

OpeningComments: As the Executive Director of StageSource, the service organization for the New England theater community, I know first hand the importance the Huntington Theatre Company plays in the community. They support artists and small companies in addition to supporting their significant company.

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

ClosingComments: The Huntington Theatre Company is a linchpin in our community. It is vital the Huntington stays on Huntington.

Signature: Julie Hennrikus

FirstName: Julie

LastName: Hennrikus

Email: [REDACTED]

ZipCode: 02210



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

Fri, Jul 28, 2017 at 2:48 PM

To: tim.czerwienski@boston.gov [REDACTED]

Subject: In support of 252-264 Huntington Avenue project

OpeningComments:

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

Body:

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

ClosingComments:

Signature:

FirstName: Garrett

LastName: Herzig

Email: [REDACTED]

ZipCode: 02130



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

Mon, Jul 31, 2017 at 11:29 AM

To: tim.czerwienski@boston.gov, [REDACTED]

Subject: In support of 252-264 Huntington Avenue project

OpeningComments:

Body:

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

ClosingComments:

Signature: Kat Herzig

FirstName: Katherine

LastName: Herzig

Email: [REDACTED]

ZipCode: 02130



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

Tue, Sep 19, 2017 at 10:44 AM

To: tim.czerwienski@boston.gov

Subject: In support of [252 264 Huntington Avenue](#) project

OpeningComments: I want to send the strongest possible message to those who are responsible for approving the Huntington Theatre development proposal.

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

ClosingComment: Thank you for your wise deliberation and, we hope, your approval. Sincerely

Signature:

FirstName: Arthur C.

LastName: Hodges

Email:

ZipCode: 02116



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

Fri, Jul 28, 2017 at 2:07 PM

To: tim.czerwienski@boston.gov [REDACTED]

Subject: In support of 252-264 Huntington Avenue project

OpeningComments:

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

Body:

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

ClosingComments:

Signature:

FirstName: Danielle

LastName: Jacques

Email: [REDACTED]

ZipCode: 02150



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

Tue, Sep 19, 2017 at 3:13 PM

To: tim.czerwienski@boston.gov, [REDACTED]

Subject: In support of [252 264 Huntington Avenue](#) project

OpeningComments:

Body:

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

ClosingComments:

Signature: Danielle Jacque

FirstName: Danielle

LastName: Jacques

Email: [REDACTED]

ZipCode: 02150



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

Tue, Sep 19, 2017 at 10:18 AM

To: tim.czerwienski@boston.gov, [REDACTED]

Subject: In support of [252 264 Huntington Avenue](#) project

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

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

ClosingComments:

Signature

FirstName: Marisa

LastName: Jones

Email:

ZipCode: 01748



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

Tue, Sep 19, 2017 at 11:30 AM

To: tim.czerwienski@boston.gov, [REDACTED]

Subject: In support of [252 264 Huntington Avenue](#) project

OpeningComments:

Body:

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

ClosingComment

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

Signature: Linda Kanner

FirstName: Linda

LastName: Kanner

Email: [REDACTED]

ZipCode: 01773



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

Thu, Aug 24, 2017 at 10:44 AM

To: tim.czerwienski@boston.gov, [REDACTED]

Subject: In support of 252 264 Huntington Avenue project

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

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

ClosingComments:

Signature: John Michael Kennedy
Fir tName: John Michael
LastName: Kennedy
Email: [REDACTED]
ZipCode: 02176



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

Tue, Sep 5, 2017 at 1:45 PM

To: tim.czerwienski@boston.gov, [REDACTED]

Subject: In support of 252 264 Huntington Avenue project

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

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

ClosingComments:

Signature: Bernadette Kuan
First Name: Bernadette
Last Name: Kuan
Email: [REDACTED]
Zip Code: 02124



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

Mon, Sep 18, 2017 at 10:30 PM

To: tim.czerwienski@boston.gov, [REDACTED]

Subject: In support of [252 264 Huntington Avenue](#) project

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

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

ClosingComment: On behalf of the art community I appreciate your consideration

Signature: Shawn LaCount

FirstName: Shawn

LastName: LaCount

Email: [REDACTED]

ZipCode: 02116



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

Fri, Jul 28, 2017 at 5:35 PM

to: tim.czerwienski@boston.gov, [REDACTED]

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



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

Mon, Jul 31, 2017 at 10:34 PM

To: tim.czerwienski@boston.gov, [REDACTED]

Subject: In support of 252-264 Huntington Avenue project

OpeningComments:

Body:

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

ClosingComments:

Signature: Martha Laposata

FirstName: Martha

LastName: Laposata

Email: [REDACTED]

ZipCode: 02110



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

Mon, Jul 31, 2017 at 12:00 PM

To: tim.czerwienski@boston.gov, [REDACTED]

Subject: In support of 252-264 Huntington Avenue project

OpeningComments:

Body:

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

ClosingComments:

Signature: Nicole Leckie

FirstName: Nicole

LastName: Leckie

Email: [REDACTED]

ZipCode: 02114



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

Mon, Jul 31, 2017 at 9:13 AM

To: tim.czerwienski@boston.gov, [REDACTED]

Subject: In support of 252-264 Huntington Avenue project

OpeningComments:

Body:

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

ClosingComments:

Signature:

FirstName: Amanda

LastName: LePain

Email:

ZipCode:



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

Mon, Jul 31, 2017 at 7:28 PM

To: tim.czerwienski@boston.gov, [REDACTED]

Subject: In support of 252-264 Huntington Avenue project**OpeningComments:** As a long time Boston resident, the Huntington stands out as a venerable pillar of the theater community. Keeping that organization in its home keeps the lively theater arts in Boston front and center. Hard to quantify what good theater means to the livelihood of the city both in revenue, prestige and community cohesion.**Body:** I support the 252–264 Huntington Avenue development project as proposed by QMG Huntington LLC because it will allow the Huntington Theatre Company to remain in its home of 35 years and continue to provide services to the Boston community for generations to come, and to expand those services, and because this project is a great enhancement to the neighborhood. The Huntington serves over 200,000 people in the city of Boston each season on Huntington Avenue and at the Calderwood Pavilion, and will expand its programming and its services to the Boston community in a newly renovated theatre with larger spaces open to the public. Supporting this project helps the Huntington thrive, and in turn the Huntington helps the community. I urge you to approve their proposal. Thank you for your attention.**ClosingComments:** Office space can't hold a candle to vibrant theater space.**Signature:****FirstName:** Barbara**LastName:** Lindstrom**Email:****ZipCode:** 02118



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

Tue, Sep 19, 2017 at 2:38 PM

To: tim.czerwienski@boston.gov, [REDACTED]

Subject: In support of [252 264 Huntington Avenue](#) project

OpeningComments:

Body:

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

ClosingComments:

Signature: Clare Lockhart

FirstName: Clare

LastName: Lockhart

Email: [REDACTED]

ZipCode: 02134



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

Wed, Sep 20, 2017 at 7:21 AM

To: tim.czerwienski@boston.gov, [REDACTED]

Subject: In support of [252 264 Huntington Avenue](#) project

OpeningComments:

Body:

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

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

Signature: Barbara B Low

FirstName: Barbara

LastName: Low

Email: [REDACTED]

ZipCode: 01773



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

Fri, Jul 28, 2017 at 2:11 PM

To: tim.czerwienski@boston.gov, [REDACTED]

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



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

Tue, Sep 19, 2017 at 10:03 AM

To: tim.czerwienski@boston.gov, [REDACTED]

Subject: In support of [252 264 Huntington Avenue](#) project

OpeningComments:

Body:

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

ClosingComments:

Signature: Sarah L. Manoog

FirstName: Sarah

LastName: Manoog

Email: [REDACTED]

ZipCode: 02115



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

Wed, Sep 20, 2017 at 1:24 PM

To: tim.czerwienski@boston.gov, [REDACTED]

Subject: In support of [252 264 Huntington Avenue](#) project

OpeningComments:

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

Body:

ClosingComments:

Signature

FirstName: Christine

LastName: Marr

Email:

ZipCode: 01824



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

Tue, Aug 1, 2017 at 2:59 PM

To: tim.czerwienski@boston.gov, [REDACTED]

Subject: In support of 252-264 Huntington Avenue project

OpeningComments:

Body:

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

ClosingComments:

Signature: Brianna McDermott

FirstName: Brianna

LastName: McDermott

Email: [REDACTED]

ZipCode: 01832



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

Tue, Sep 19, 2017 at 11:24 AM

To: tim.czerwienski@boston.gov, [REDACTED]

Subject: In support of [252 264 Huntington Avenue](#) project

OpeningComments:

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

Body:

ClosingComments:

Signature

FirstName: Thalia

LastName: Meehan

Email:

ZipCode



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

Tue, Aug 1, 2017 at 8:13 AM

To: tim.czerwienski@boston.gov, [REDACTED]

Subject: In support of 252-264 Huntington Avenue project

OpeningComments: The Huntington Avenue Theatre is vital not only to the patrons of the greater Boston community, but also to all other artist in the city. The theatre, it's resources, and staff are shared with multiple arts organizations across Boston. This building is a home for many with the desire to create, and is vital to keeping the Arts alive and well in Boston.

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

ClosingComments:

Signature:

FirstName: Katie

LastName: Most

Email: [REDACTED]

ZipCode: 02130



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

Fri, Aug 4, 2017 at 11:34 AM

To: tim.czerwienski@boston.gov, [REDACTED]

Subject: In support of 252-264 Huntington Avenue project

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

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

ClosingComments:

Signature: Robert D. Murphy. MAI, SRA

FirstName: Robert

LastName: Murphy

Email: [REDACTED]

ZipCode: 01915

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

October 3, 2017

BY ELECTRONIC MAIL AND U.S. MAIL

Boston Planning and Development Agency

Attn: Tim Czerwienski

One City Hall Square, 9th Floor

Boston, MA 022011

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

Dear Mr. Czerwienski:

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

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

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

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

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

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

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

We have three basic concerns:

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

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

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

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

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

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

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

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

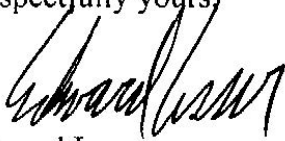
Attn: Tim Czerwienski
Boston Planning and Development Agency

- 5 -

October 3, 2017

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

Respectfully yours,



Edward Lesser
Senior Vice President
New England Conservatory of Music

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

August 17, 2017

Via Email and First Class Mail

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

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

Dear Mr. Czerwienski:

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

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

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

Construction Issues

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

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

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

Tim Czerwienski
Boston Planning & Development Agency
August 4, 2017
Page 2

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

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

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

Traffic and Access Issues

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

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

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

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

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

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

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

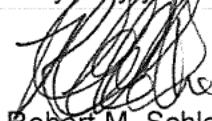
The Proponent should also be required to study alternative access to the garage and loading dock as well as any other possible mitigation for this dramatic increase in the volume of vehicular traffic in the alleys as well as noise on two sides of the Building. Such mitigation may require a redesign of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

Conclusion

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

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

Very truly yours,



Robert M. Schlein
Attorney for NET Realty Trust

Direct Dial: [REDACTED]
Email: [REDACTED]

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



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

Wed, Sep 20, 2017 at 4:08 PM

To: tim.czerwienski@boston.gov [REDACTED]

Subject: In support of [252 264 Huntington Avenue](#) project

OpeningComments:

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

Body:

ClosingComments:

Signature

FirstName: Nina

LastName: Nicolosi

Email: [REDACTED]

ZipCode: 02169



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

Thu, Aug 3, 2017 at 5:59 PM

To: tim.czerwienski@boston.gov, [REDACTED]

Subject: In support of 252-264 Huntington Avenue project

OpeningComments:

Body:

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

ClosingComments:

Signature: Ed Peed

FirstName: Ed & Charlotte

LastName: Peed

Email: [REDACTED]

ZipCode: 02189-2020



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

Tue, Aug 1, 2017 at 9:10 AM

To: tim.czerwienski@boston.gov [REDACTED]

Subject: In support of 252-264 Huntington Avenue project

OpeningComments:

Body:

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

ClosingComments:

Signature:

FirstName: Alexandria

LastName: Petteruti

Email: [REDACTED]

ZipCode: 02139



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

Wed, Aug 23, 2017 at 2:49 PM

To: tim.czerwienski@boston.gov

Subject: In support of 252 264 Huntington Avenue project

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

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

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

Signature: Sincerely,

FirstName: Gamalia

LastName: Pharm

Email:

ZipCode: 02115



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

Wed, Sep 20, 2017 at 2:14 PM

To: tim.czerwienski@boston.gov, [REDACTED]

Subject: In support of [252 264 Huntington Avenue](#) project

OpeningComments:

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

Body:

ClosingComments:

Signature

FirstName: Warren

LastName: Radtke

Email: [REDACTED]

ZipCode



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

Wed, Aug 23, 2017 at 7:20 PM

To: tim.czerwienski@boston.gov, [REDACTED]

Subject: In support of 252 264 Huntington Avenue project

OpeningComments: I am a senior citizen and grandparent to a 23 year old who has benefitted from the affordable theatre options that the Huntington provides. I support its expansion and the affordability expansion. Also that for a city that has schools that support the arts they need appropriate performance venue

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

ClosingComments: Thank you for creative solutions.

Signature:

FirstName: Marchelle

LastName: Raynor

Email: [REDACTED]

ZipCode: 02119



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

Wed, Sep 13, 2017 at 8:15 PM

To: tim.czerwienski@boston.gov, [REDACTED]

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



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

Tue, Sep 19, 2017 at 5:25 PM

To: tim.czerwienski@boston.gov, [REDACTED]

Subject: In support of [252 264 Huntington Avenue](#) project

OpeningComments:

Body:

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

ClosingComments:

Signature: Mitch Robert

FirstName: Mitchell

LastName: Roberts

Email: [REDACTED]

ZipCode: 02468



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

Tue, Sep 19, 2017 at 12:13 PM

To: tim.czerwienski@boston.gov, [REDACTED]

Subject: In support of [252 264 Huntington Avenue](#) project

OpeningComments: The Huntington is such an important piece of the cultural ecosystem of Boston, itself a vital component of what makes the city great.

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

ClosingComment

Signature: Eva Rosenberg

FirstName: Eva

LastName: Rosenberg

Email

ZipCode:



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

Tue, Sep 19, 2017 at 9:18 AM

To: tim.czerwienski@boston.gov, [REDACTED]

Subject: In support of [252 264 Huntington Avenue](#) project

OpeningComments:

Body:

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

ClosingComments:

Signature

FirstName: Ivy
LastName: Ryan
Email:
ZipCode: 02139



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

Sun, Aug 6, 2017 at 2:38 PM

To: tim.czerwienski@boston.gov, [REDACTED]

Subject: In support of 252-264 Huntington Avenue project

OpeningComments:

Body:

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

ClosingComments:

Signature:

FirstName: Adam

LastName: Sanders

Email: [REDACTED]

ZipCode: 02474



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

Wed, Aug 23, 2017 at 3:57 PM

To: tim.czerwienski@boston.gov, [REDACTED]

Subject: In support of 252 264 Huntington Avenue project

OpeningComments:

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

Body:

ClosingComments:

Signature: Leslie Sargent, David Roman

FirstName: Leslie

LastName: Sargent

Email: [REDACTED]

ZipCode: 02109



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

Mon, Sep 18, 2017 at 7:42 PM

To: tim.czerwienski@boston.gov, [REDACTED]

Subject: In support of [252 264 Huntington Avenue](#) project

OpeningComments:

Body:

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

ClosingComment

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

Signature: Toby Schine

FirstName: Toby

LastName: Schine

Email: [REDACTED]

ZipCode: 02117



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

Tue, Sep 19, 2017 at 5:49 PM

To: tim.czerwienski@boston.gov, [REDACTED]

Subject: In support of [252 264 Huntington Avenue](#) project

OpeningComments:

Body:

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

ClosingComments:

Signature

FirstName: Brittany

LastName: Schmitke

Email: [REDACTED]

ZipCode: 02113



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

Tue, Aug 1, 2017 at 11:14 AM

To: tim.czerwienski@boston.gov [REDACTED]

Subject: In support of 252-264 Huntington Avenue project

OpeningComments:

Body:

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

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

Signature:

FirstName: Kathryn

LastName: Schondek

Email: [REDACTED]

ZipCode:



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

Wed, Aug 23, 2017 at 4:09 PM

To: tim.czerwienski@boston.gov, [REDACTED]

Subject: In support of 252 264 Huntington Avenue project

OpeningComments:

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

Body:

ClosingComments:

Signature

FirstName: Dorothy

LastName: Share

Email: [REDACTED]

ZipCode: 02116



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

Fri, Sep 15, 2017 at 3:14 PM

to: tim.czerwienski@boston.gov, [REDACTED]

Subject: In support of 252 264 Huntington Avenue project

OpeningComments:

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

Body:

ClosingComments:

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

Signature: Valerie Shey

FirstName: Valerie

LastName: Shey

Email:

ZipCode: 02111



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

Mon, Jul 31, 2017 at 5:05 PM

To: tim.czerwienski@boston.gov, [REDACTED]

Subject: In support of 252-264 Huntington Avenue project

OpeningComments: As the General Manager of the American Repertory Theater and general strong arts advocate and supporter,

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

ClosingComments:

Signature: Steven Showalter

FirstName: Steve

LastName: Showalter

Email: [REDACTED]

ZipCode: 02474



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

Mon, Sep 18, 2017 at 5:54 PM

To: tim.czerwienski@boston.gov, [REDACTED]

Subject: In support of [252 264 Huntington Avenue](#) project

OpeningComments:

Body:

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

ClosingComments:

Signature

FirstName: Micaela

LastName: Slotin

Email: [REDACTED]

ZipCode: 02144



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

Mon, Jul 31, 2017 at 5:55 PM

To: tim.czerwienski@boston.gov, [REDACTED]

Subject: In support of 252-264 Huntington Avenue project

OpeningComments:

Body:

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

ClosingComments:

Signature:

FirstName: Victoria

LastName: Swindle

Email: [REDACTED]

ZipCode: 02169



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

Tue, Aug 1, 2017 at 10:42 AM

to: tim.czerwienski@boston.gov, [REDACTED]

Subject: In support of 252-264 Huntington Avenue project

OpeningComments:

Body:

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

ClosingComments:

Signature: Suzie Tapson

FirstName: Suzie

LastName: Tapson

Email: [REDACTED]

ZipCode: 02108



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

Thu, Aug 24, 2017 at 11:58 AM

To: tim.czerwienski@boston.gov

Subject: In support of 252 264 Huntington Avenue project

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

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

ClosingComments:

Signature:

FirstName: Karen

LastName: Toko

Email:

ZipCode: 02111



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

Fri, Jul 28, 2017 at 6:21 PM

to: tim.czerwienski@boston.gov, [REDACTED]

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

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

ClosingComments: FULL SUPPORT! The lobby is too small as it is; the theater of course needs a vibrant facelift!**Signature:****FirstName:** Mike**LastName:** Tormey**Email:** [REDACTED]**ZipCode:** 02120



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

Thu, Aug 3, 2017 at 3:49 PM

To: tim.czerwienski@boston.gov, [REDACTED]

Subject: In support of 252-264 Huntington Avenue project

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

OpeningComments:

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

Body:**ClosingComments:**

Signature: Michael Underhill
FirstName: Michael
LastName: Underhill
Email: [REDACTED]
ZipCode: 02130



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

Thu, Sep 14, 2017 at 9:12 AM

To: tim.czerwienski@boston.gov, [REDACTED]

Subject: In support of 252 264 Huntington Avenue project

OpeningComments:

Body:

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

ClosingComments:

Signature: Veronika Vaclavek

FirstName: Veronika

LastName: Vaclavek

Email: [REDACTED]

ZipCode: 02446



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

Fri, Sep 15, 2017 at 12:09 PM

To: tim.czerwienski@boston.gov, [REDACTED]

Subject: In support of 252 264 Huntington Avenue project

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

OpeningComments:

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

Body:

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

ClosingComments: I'm very much in favor of this project. Thank you.

Signature: M. Celina Valadao

First Name: M Celina

Last Name: Valadao

Email: [REDACTED]

Zip Code: 02118



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

Mon, Jul 31, 2017 at 2:47 PM

To: tim.czerwienski@boston.gov [REDACTED]

Subject: In support of 252-264 Huntington Avenue project

OpeningComments:

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

Body:

ClosingComments:

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

Signature: Celina Valadao

FirstName: Celina

LastName: Valadao

Email: [REDACTED]

ZipCode: 02118



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

Wed, Aug 23, 2017 at 4:35 PM

To: tim.czerwienski@boston.gov, [REDACTED]

Subject: In support of 252 264 Huntington Avenue project

OpeningComments: I am in full support. Theatres like the Huntington are key parts of the culture of the city and must remain as the city grows and changes. We must retain our arts and art spaces are crucial.

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

ClosingComment

Signature: Heather Ward, South Boston

FirstName: Heather

LastName: Watd

Email: [REDACTED]

ZipCode: 02127



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

Tue, Aug 1, 2017 at 9:42 AM

To: tim.czerwienski@boston.gov, [REDACTED]

Subject: In support of 252-264 Huntington Avenue project

OpeningComments:

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

ClosingComments:

Signature:

FirstName: Mark

LastName: Warhol

Email: [REDACTED]

ZipCode: 01930



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

Tue, Aug 1, 2017 at 1:39 PM

To: tim.czerwienski@boston.gov [REDACTED]

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



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

Mon, Jul 31, 2017 at 5:49 PM

To: tim.czerwienski@boston.gov, [REDACTED]

Subject: In support of 252-264 Huntington Avenue project

OpeningComments: The Huntington Theatre Company has a proven track record of successfully building a vibrant, diverse community around its thoughtful artistic productions.

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

ClosingComments:

Signature:

FirstName: Susan

LastName: Weiler

Email: [REDACTED]

ZipCode: 02114



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

Wed, Aug 23, 2017 at 5:44 PM

To: tim.czerwienski@boston.gov

Subject: In support of 252 264 Huntington Avenue project

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

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

ClosingComments: I urge you to approve their proposal. Thank you for your attention.

Signature:

FirstName: Todd

LastName: William

Email: [Redacted]

ZipCode: 02115



Tim Czerwienski <tim.czerwienski@boston.gov>

In support of 252-264 Huntington Avenue project

Thu, Sep 21, 2017 at 4:04 PM

to: tim.czerwienski@boston.gov [REDACTED]

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



The Commonwealth of Massachusetts
William Francis Galvin, Secretary of the Commonwealth
Massachusetts Historical Commission

June 31, 2017

Secretary Matthew A. Beaton
Executive Office of Energy and Environmental Affairs
100 Cambridge Street
Boston, MA 02114

ATTN: Purvi Patel, MEPA Office

RE: 252-264 Huntington Avenue Demolition and New Construction, 252 and 258 Huntington Avenue, Boston (Fenway), MA; MHC# RC.62676, **EEA# 15726**

Dear Secretary Beaton:

Staff of the Massachusetts Historical Commission (MHC) have received the Environmental Notification Form (ENF) submitted for the above referenced project. After review of the information submitted and site visit, MHC staff have the following comments.

The proposed project consists of the demolition of the existing building at 252-258 Huntington Avenue and new construction of a 32-story mixed-use building. The Huntington Theatre at 264 Huntington Avenue will be undisturbed as part of this project and gifted to the Huntington Theatre Company for \$1.

The property at 252-258 Huntington Avenue (BOS.7487) is included in MHC's *Inventory of Historic and Archaeological Assets of the Commonwealth*. However, review of MHC files indicates that this property is not listed in the State Register of Historic Places. It is the opinion of MHC staff that the building at 252-258 Huntington does not meet the criteria of eligibility for listing in the National Register of Historic Places. The interior of the building has been heavily modified and no architectural details or character defining features remain. The exterior of the building has also been heavily modified.

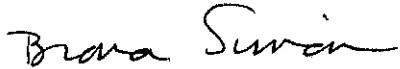
Review of the MHC's *Inventory of Historic and Archaeological Assets of the Commonwealth* indicates that the Huntington Theatre, historically known as the Jewett Repertory Theatre, at 264 Huntington Avenue is included in the Inventory (BOS.7488). It is the opinion of MHC staff that the Huntington Theatre meets the criteria of eligibility for individual listing in the National Register of Historic Places under criteria A and C at the local level of significance.

After review of MHC's files and the information submitted, MHC has determined that the proposed project will have "no adverse effect" (950 CMR 71.07(2)(b)(2)) on the Huntington Theatre.

The MHC understands that the Huntington Theatre Company will be undertaking a renovation of the Huntington Theatre in the near future. The MHC looks forward to reviewing the renovation project if it will require any state and/or federal licensing, permitting, or funding. The MHC would also review the renovation project if the Huntington Theatre Company will seek state and/or federal historic rehabilitation tax credits.

These comments are offered to assist in compliance with M.G.L. Chapter 9, sections 26-27C (950 CMR 71.00) and MEPA (301 CMR 11). Please do not hesitate to contact Elizabeth Sherva of my staff if you have any questions.

Sincerely,



Brona Simon
State Historic Preservation Officer
Executive Director
Massachusetts Historical Commission

xc: QMG Huntington, LLC
Cindy Schlessinger, Epsilon Associates
Walter Heller, MassDOT – District 6
Boston Landmarks Commission

252-264 Huntington Avenue Public Comments via website form 2017-10-06

Date	Name	Organization	Address	Opinion	Comments
10/3/2017	Ed Lesser	New England Conservatory of Music	290 Huntington Avenue Boston, MA 02115	Oppose	<p>New England Conservatory of Music has submitted a comment letter as of October 3rd, 2017 via electronic mail to Tim Czerwienski (tim.czerwienski@boston.gov) and via U.S. mail to the address below: Boston Planning and Development Agency Attn: Tim Czerwienski One City Hall Square, 9th Floor Boston, MA 02201</p> <p>Thank you, Ed Lesser Senior Vice President New England Conservatory of Music</p>
9/26/2017	Carolyn Daitch		235 Parsons St #2 Brighton, MA 02135	Support	<p>Preserving the Huntington Theater on Huntington Avenue is key to preserving the Huntington Avenue neighborhood as an avenue of the arts, where people ranging from university students nearby to residents of the Greater Boston area and beyond can come to spend time in a culturally immersive and exciting environment. Anyone with access to the MBTA can easily find their way to this cultural center of activity - with symphonies and concerts at a variety of nearby venues, a special events at museums just down the road, and almost daily shows at the theater. The Huntington Theater on Huntington Avenue provides a place where thought-provoking theatre can play upon a stage for a large audience - broadening people's perspectives and possibly bringing different communities together.</p> <p>This proposal for the mixed-use space, with newfound residential space and more publicly accessible theater space, will be a boon for the neighborhood. It will be a tall, but stylish</p>

					<p>building - which is not completely out of place given the tall concrete buildings on the corner of Mass Ave and Huntington Ave, almost next door; and it will be a project that gives people even more of a reason to spend time on Huntington Avenue. All in all, I support this proposal and the way I think it will benefit the Huntington Theatre Company by making more welcoming spaces on Huntington Avenue.</p>
9/26/2017	Sharon Malt	Home	20 W Cedar St Boston, MA 02108	Support	<p>As President of the Board of Directors of the Huntington Theatre Company, I am writing in support of this project. The Huntington Theatre has established an important partnership with the developer -- one that is built on trust and the desire to create a joint project that will benefit the City of Boston's cultural and residential needs for generations to come. Boston is in urgent need of more and affordable housing, especially in areas that to date have been dominated by institutions. The Avenue of the Arts houses Boston's premiere cultural institutions that have the support of the region at large. The building project proposed here promises to bring a vitality to the neighborhood that is unprecedented. Theatre and entertainment for young and old alike, a common space open to the community, a beautiful design, a modern residential apartment house less than half the height of the tower across Mass. Ave. and the benefit of the developer's attention to many quality of life issues with improvements to the street scape on both sides of the building that benefit locals and theater-goers alike. This project will be among Boston's best new developments of the 21st century.</p>
9/24/2017	Ben Federlin		235 Parsons St Apt #2 Boston, MA 02135	Support	<p>While this project will certainly be a change for the neighborhood the compromises that the theater company and developer have been able to come to are fantastic and frankly should serve as a model for community building and cultural enrichment for developers throughout the city. The Huntington provides an invaluable service to our city and its essential they have a presence on Huntington Ave.</p>

9/24/2017	Cecelia Levin	Claremont Neighborhood Association	791 Tremont Street, #E202 Boston MA 02118	Oppose	<p>The 252-264 Huntington Avenue Project represents a novel and creative partnering between a commercial residential development and a non-profit cultural institution. In tandem with a newly-announced project that will bring three theaters to the Seaport District, they bring the promise of an expansion of the performing arts throughout various neighborhoods of Boston and an ability to reach new audiences. Further, I also believe that the Huntington Avenue Project will bring a new vitality to the immediate area.</p> <p>However, as a local resident who lives only three blocks away, as well as a professional in the arts, I would like to express several concerns that I have about the Project:</p> <p>1) Most important is the fact there is only 55 units of affordable housing as part of the 426-unit Project. That is equivalent to only 13%, which is below the recognized standard for the City of Boston. Moreover, as this Project expresses a commitment to the arts, there should also be some units set aside specifically as ARTIST HOUSING. Not every artist needs a loft space—as in the case of actors, musicians, composers and authors— and there is a definite need for more artist housing in Boston.</p> <p>2) There is no guarantee that the Huntington Theater will be able to raise the \$50 Million to undertake and accomplish their contribution to the Project, including the costs of the renovation of the Theater’s interior and the construction of the West Building that will be used for production and administration. Moreover, once these goals are achieved, will the Theater be able to financially support their operational expansion in the years to come? I believe a greater understanding of the soundness of their plans and their strategies for achieving their financial goals needs to take place.</p> <p>3) Similarly, the Theater has expressed their desire to use their new facility to the east of the Theater (the Box Office</p>
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				<p>and Lounge) for “community purposes”. I believe that more specifics should be known, and perhaps this could include a discount ticket program for members of the immediate neighborhood.</p> <p>4) At the September 7th meeting, the developers explained why the horizontality of the original lot was replaced by a comparable verticality of their proposed residential building in order to save the Huntington Theater. While this may be an example of creative problem solving, it is not entirely pragmatic. The proposed 32-story building “towers” over every structure in the area, including the two senior housing units on the corners of Massachusetts and Huntington Avenues. At 16 stories, these are literally half the height. In addition to being over-scaled, the proposed building detracts from the significance of “The Avenue of the Arts” and dominates over four historically important (and in one instance landmarked) buildings that embody the meaning of this phrase: Boston Symphony Hall, Jordan Hall, The Horticultural Society, and the Church of Christian Science. In the last-mentioned example, it is regrettable that shadows over this property are most extensive after they have gone through their own major renovation.</p> <p>5) Lastly, despite a very professional presentation on the subject of changes to traffic patterns at the September 7th meeting, the analysis appears entirely theoretical. What happens when there are simultaneous performances at the Boston Symphony Hall, Jordan Hall, and the Huntington Theater while the Red Sox are playing a home game? It must also be considered that patrons of the Huntington Theater and building residents will be dropped off and picked up from the curb, blocking the flow of traffic on an already relatively narrow street.</p> <p>In conclusion, as it currently stands, I must oppose the Huntington Avenue Project. I believe that there are many aspects of the Project that must continue to be reviewed and</p>
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					modified, but I am optimistic that these will lead to a favorable conclusion.
9/20/2017	Bob Barney	Claremont Neighborhood Association	463 Mass Ave. #1 Boston, MA 02118	Oppose	<p>I oppose for the following reasons:</p> <ol style="list-style-type: none"> 1.) Too high and out of place with historic structures like Symphony Hall and Horticulture Hall. 2.) Shadow impacts will be too great. 3.) Impacts Skyline. 4.) Why is there not a greater percentage of affordable housing for Fenway, South End, and Roxbury resident? <p>Overall, I know this is an economic equation but it needs to be respectful to this area.</p> <p>Regards, Bob Barney President, Claremont Neighborhood Association</p>
7/19/2017	Robert Houle	Fenway Civic Assoc.	86 Jersey St., Apt 5 Boston, MA 02215	Support	<p>I believe this redevelopment proposal is perfect for this location. It will help to revitalize both the Huntington Theatre and the surrounding area. It will serve as a win/win project for the developer, the theatre, the Fenway cultural district, the neighborhood, and the entire city of Boston.</p>