



COPLEY SQUARE CHIROPRACTIC

04/14/2017

Michael.Rooney@boston.gov

Michael Rooney, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

Dear Mr. Rooney,

As a nearby business owner, I write in support of the Back Bay South End Gateway Project. The development provides a unique opportunity to update and rehabilitate the Back Bay Station area, a benefit to the local communities and one that will be felt across the City of Boston and beyond. The heights and massing of the proposed buildings are consistent with Stuart Street Zoning and this project represents true transit-oriented development, which our City needs.

The proposal also includes a number of extraordinary public benefits that will positively impact local businesses and residents alike.

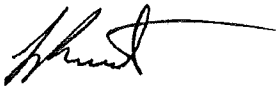
Key improvements will include:

- Significant upgrades to the Back Bay Station and to the surrounding streetscape. The Station is one of Boston's primary front doors. Employees, visitors and customers interact with it on a daily basis, including our entire staff and also the majority of our patients. From larger, more accessible and welcoming station entries on Dartmouth, Clarendon, and Stuart Streets, to a redesigned interior floorplan, to new retail opportunities, the project will provide a much more pleasant and efficient experience for station users.
- The redesign and reconstruction of the sidewalks around the perimeter of the project. The existing pedestrian conditions are really poor and this project will improve them dramatically. The doubling of the sidewalk width along Stuart Street as well as the removal of the garage speed ramps will greatly improve the street level experience.
- Streetscape improvements. The addition of new street trees and bike parking, as well as the regrading of steep areas and the creation of new or improved crosswalks will make the pedestrian experience safer and more enjoyable.
- New Stuart Street station entrance. This new entrance will help to activate the Stuart Street corridor and create a more convenient and pleasant connection to Copley Place and Boylston and Stuart Streets toward the east.
- New Clarendon Street station entrance. This new entrance with a public plaza will create a more convenient and pleasant connection to Berkeley Street, Bay Village and the eastern portions of the South End neighborhoods.
- A high-quality, well-designed, transit-oriented development. This is the perfect location for increased density in the City, and better utilizes the site to bring new housing, jobs and economic activity to the area.
- Open space. We are excited about the public plaza proposed on the Clarendon Street side of the Station. Any opportunity to add public open space to the area is welcomed.

- World-class Architecture. The proposed project is one of the most creative and exciting designs that we have seen in the City. Boston needs more buildings like this!
- Job creation. The proposed new office space offers an important opportunity to entice new firms to the Boston region, create new jobs and grow our local economy.
- Housing creation. Boston needs to create new housing stock and this project offers the opportunity to create a significant number of units in very close proximity to transit and local job centers. This is critical for the City's long term growth and viability.
- New retail opportunities. The additional retail on top of Back Bay Station and on the ground floor along Dartmouth, Stuart and Clarendon Streets will provide a range of new options and generate activity in the neighborhood.
- Wind and shadow affects. We are pleased to see that the project will actually improve existing windy conditions at the street level, particularly along Stuart and Clarendon Streets. In addition, we appreciate the project's approach to minimizing shadow and that throughout most of the year it will cast almost no new shadow on open spaces like Copley Square and the historic buildings surrounding it.
- Improved accessibility. The new accessible Station entrance from Stuart Street as well as the addition of a second elevator to the Orange Line will greatly improve the experience of many passengers, particularly those with disabilities.
- LEED certification for all of the project components. Climate change is a reality and the commitment to meet green standards with environmentally friendly design is essential for all new buildings. In addition, I appreciate that the project is not proposing new parking as it will greatly encourage the use of alternative means of transportation.

The Back Bay South End Gateway project is a unique and exciting opportunity to connect the neighborhoods, improve transportation infrastructure and the public realm, and enhance our local economy. As a local business owner it would not just improve our clients experience, but it would also increase the amount of clients we serve. The safety and ease of the new project would only work to increase our foot traffic and our sidewalk appeal, which helps any small business. I ask you to approve this project. Thank you for your attention to this matter.

Sincerely,



Peter L. Piretti
President/Owner
Copley Square Chiropractic
304 Columbus ave
Boston, MA 02116



eliminating racism
empowering women



April 13, 2017

Michael Rooney
Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

Dear Mr. Rooney,

I write in support of the Back Bay South End Gateway Project, as the President & CEO of YWCA Boston, the owner of abutting property. This development provides a special opportunity to update and rehabilitate the Back Bay Station area, a benefit to the local community and one that will be felt across the City of Boston and beyond. The heights and massing of the proposed buildings are consistent with Stuart Street Zoning and this project represents true transit-oriented development, which our City needs.

The proposed project also includes a number of public benefits that will positively impact local businesses and residents alike.

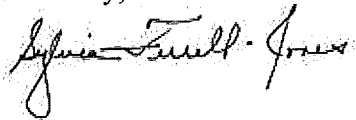
Key improvements will include:

- Significant upgrades to the Back Bay Station and to the surrounding streetscape. The Station is one of Boston's primary front doors. Employees, visitors and customers interact with it on a daily basis, including many of our own employees who commute through the station every day. From larger, more accessible and welcoming station entries on Dartmouth, Clarendon, and Stuart Streets, to a redesigned interior floorplan, to new retail opportunities, the project will provide a much more pleasant and efficient experience for station users.
- The redesign and reconstruction of the sidewalks around the perimeter of the project. The existing pedestrian conditions are really poor and this project will improve them dramatically. The doubling of the sidewalk width along Stuart Street as well as the removal of the garage speed ramps will greatly improve the street level experience.
- New Stuart Street station entrance. This new entrance will help to activate the Stuart Street corridor and create a more convenient and pleasant connection to Copley Place and Boylston and Stuart Streets toward the east. It will also prove convenient to my building.
- New Clarendon Street station entrance. This new entrance with a public plaza will create a more convenient and pleasant connection to Berkeley Street, Bay Village and the eastern portions of the South End neighborhoods. In addition to the new entrance on Stuart Street, this new entrance will prove very convenient for employees in and visitors to our building at 140 Clarendon. Among the numerous visitors to our property are patrons of the Lyric Stage Company and guests at Hotel 140.

- A high-quality, well-designed, transit-oriented development. This is the perfect location for increased density in the City, and better utilizes the site to bring new housing, jobs and economic activity to the area.
- Open space. We are excited about the public plaza proposed on the Clarendon Street side of the Station. Any opportunity to add public open space to the area is welcomed.
- World-class Architecture. The proposed project is one of the most creative and exciting designs that we have seen in the City. Boston needs more buildings like this!
- Job creation. The proposed new office space offers an important opportunity to entice new firms to the Boston region, create new jobs and grow our local economy.
- Housing creation. Boston needs to create new housing stock and this project offers the opportunity to create a significant number of units in very close proximity to transit and local job centers. This is critical for the City's long term growth and viability.
- Wind and shadow affects. We are pleased to learn that the project will actually improve existing windy conditions at the street level, particularly along Stuart and Clarendon Streets. In addition, we appreciate the project's approach to minimizing shadow and that throughout most of the year it will cast almost no new shadow on open spaces like Copley Square and the historic buildings surrounding it.
- Improved accessibility. The new accessible Station entrance from Stuart Street as well as the addition of a second elevator to the Orange Line will greatly improve the experience of many passengers, particularly those with disabilities.
- LEED certification for all of the project components. Climate change is a reality and the commitment to meet green standards with environmentally friendly design is essential for all new buildings. In addition, I appreciate that the project is not proposing new parking as it will greatly encourage the use of alternative means of transportation.

The Back Bay South End Gateway project is a unique and exciting opportunity to connect the neighborhoods, improve transportation infrastructure and the public realm, and enhance our local economy. As a local business director, I ask you to approve this project. Thank you for your attention to this matter.

Sincerely,



Sylvia Ferrell-Jones
President & CEO



**GREATER BOSTON
CONVENTION & VISITORS BUREAU**

Michael.Rooney@boston.gov

April 13, 2017

Mr. Michael Rooney
Project Manager
Boston Planning and Development Agency
One City Hall Square
Boston, MA 02201

Dear Mr. Rooney,

I am writing on behalf of the Greater Boston Convention & Visitors Bureau and its 1,200 member companies to support the Back Bay South End Gateway Project. This project will update and modernize Back Bay station which will benefit our visitor industry and the visitor economy. The project also provides extraordinary transit benefits for local businesses, residents and visitors and is truly a great example of how to do transit oriented development.

From a visitor industry perspective, the project upgrades Back Bay station in a significant way and provides finally a very welcome experience for our visitors who enter our city by AMTRAK and by transit.

I hope you will approve this project for all these reasons as well as for all the significant benefits it will bring to the Back Bay and South End community.

Sincerely,

A handwritten signature in black ink, appearing to read "Patrick B. Moscaritolo".

Patrick B. Moscaritolo
President & CEO

Kasia Hollins | 142 Edgemere Road #7 | West Roxbury, Ma 02132

Thursday, April 13, 2017

Michael.Rooney@boston.gov

Michael Rooney, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

Dear Mr. Rooney,

As a born and raised Boston resident and daily commuter who uses Back Bay Station, I am writing in support of the Back Bay South End Gateway Project. The project includes several concrete public benefits that will positively impact the Back Bay, South End, and Bay Village neighborhoods. Further, this project provides a unique opportunity to update and rehabilitate Back Bay Station, which is a benefit that will not only greatly improve the commuter experience, but will also be felt across the City of Boston and beyond.

Key improvement include:

- Plans to work with the City of Boston to redesign and improve the sidewalks and streetscapes will bring a welcome change to the site. Installing new street trees, new sidewalks, and creating a 60 foot wide crosswalk at Dartmouth Street to better connect the station to the Southwest Corridor Park will make the pedestrian experience more enjoyable for residents and visitors alike. The doubling of the sidewalk width along Stuart Street as well as the removal of the ugly garage ramps will activate the Stuart Street corridor and beautify the area.
- The heights and massing of the buildings are consistent with Stuart Street Zoning and this project represents true transit oriented development. I'm encouraged that there will be no new parking built as part of the development as existing garages can meet any new demand. And an improved Back Bay Station, biking and walking opportunities, and ride sharing services will encourage a majority of residents and businesses to use other modes of transportation.
- The project provides significant improvements within Back Bay Station and to the surrounding sidewalks and streetscapes. These include larger, more accessible and welcoming entries to the Station on Dartmouth, Clarendon, and Stuart Streets and a redesigned station floorplan to allow for a more comfortable and efficient experience. The revamped T station is an exciting piece of this development.
- The new Stuart Street station entrance will create a more convenient and pleasant connection for people traveling to Trinity Church and to the north and east side of Copley Place.
- The new Clarendon Street station entrance has a beautiful new public plaza and will create a more convenient and pleasant connection to the neighborhoods of Bay Village and the South End.
- This project looks amazing. The City of Boston needs more experimental architecture and this is one of the most exciting designs we have see in recent memory. It will be such an improvement over that hideous garage!
- I really like the retail addition on top of Back Bay Station. Our country is way behind places like Europe in how we use our train stations. This is going to make the whole area feel much more lively!
- I am encouraged that Boston Properties is working to meet LEED certifications for all of the new buildings. Climate change is happening and the plans to meet these green standards through energy use reductions and environmentally friendly components like green roofs and rain water basins are essential for all new buildings.
- The site is well suited for density and the proposed 600 units of housing will help to meet the city's high demand for housing.

Michael J. McDermott
48 Waltham Street
Boston, MA 02111

April 13, 2017

Michael Rooney, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201
Michael.Rooney@boston.gov

Re: Neighborhood Support for the Back Bay South End Gateway Project

Dear Mr. Rooney,

As a South End resident who has a view towards Back Bay station, walks by the property regularly, and utilizes the stores and public transit at the station, I write to support the Back Bay South End Gateway Project. The project provides public benefits that will positively impact the surrounding neighborhoods, as well as impact housing, transportation, and development goals of the Greater Boston area. Further, this project provides a unique opportunity to update and rehabilitate Back Bay Station.

First, the current station and garages are relatively low, concrete buildings in a neighborhood that now supports taller, glass and brick mixed-use buildings. The project, as designed, offers heights and massing consistent with the surrounding neighborhood. In a City short on developable land, the City needs to productively and creatively utilize its available air rights, especially that area over the Mass. Pike and rail lines.

Second, the City of Boston desperately needs diverse housing options, including affordable housing, transit-oriented housing, and family-oriented housing. This project proposes 600 units of housing, with stated affordable housing goals.

Third, this project has been designed to meet transit oriented development goals that the City, including in its most recent Imagine Boston 2030 report, desires. The project will not increase the number of parking spaces; additional parking is not only unnecessary, but additional parking would impede the City's obligations under the Federal Clean Air Act. An improved Back Bay Station will encourage residents and businesses to use other modes of transportation as the project facilitates and promotes biking, walking, and public transportation.

Finally, this project will provide resources to complete important streetscape improvements. For example, there is a need to redesign and improve the sidewalks and public space in this neighborhood, and this project proposes the installation of new street trees, new sidewalks, and a safer, wider crosswalk at Dartmouth Street.

None of this is to say that some neighborhood residents may have more temporary concerns about impacts of adjusting to increased residential and office populations, temporary traffic and transportation scheduling changes, and a new Back Bay skyline. But, the City, its planners, and its political leaders, are tasked with balancing the history of the City with a vision and strategy for long-term growth. The Back Bay South End Gateway project is an exciting opportunity for the improvement of one city block to have broad positive impacts throughout the surrounding neighborhoods and region. I ask that City's planning and development authorities, including the BDPA and the Board of Appeal, support this project.

Sincerely,

Michael J. McDermott

Alan M. Snow
287 Beacon Street, Unit BR
Boston, MA 02116

April 12, 2017

Michael Rooney, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

Dear Mr. Rooney,

As a Boston resident, I am writing in support of the Back Bay South End Gateway Project. The project includes several concrete public benefits that will positively impact the Back Bay, South End, and Bay Village neighborhoods. Further, this project provides a unique opportunity to update and rehabilitate Back Bay Station, which is a benefit that will not only greatly improve the commuter experience, but will also be felt across the City of Boston and beyond.

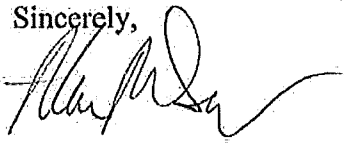
Key improvement include:

- Plans to work with the City of Boston to redesign and improve the sidewalks and streetscapes will bring a welcome change to the site. Installing new street trees, new sidewalks, and creating a 60 foot wide crosswalk at Dartmouth Street to better connect the station to the Southwest Corridor Park will make the pedestrian experience more enjoyable for residents and visitors alike. The doubling of the sidewalk width along Stuart Street as well as the removal of the ugly garage ramps will activate the Stuart Street corridor and beautify the area.
- The heights and massing of the buildings are consistent with Stuart Street Zoning and this project represents true transit oriented development. I'm encouraged that there will be no new parking built as part of the development as existing garages can meet any new demand. And an improved Back Bay Station, biking and walking opportunities, and ride sharing services will encourage a majority of residents and businesses to use other modes of transportation.
- The project provides significant improvements within Back Bay Station and to the surrounding sidewalks and streetscapes. These include larger, more accessible and welcoming entries to the Station on Dartmouth, Clarendon, and Stuart Streets and a redesigned station floorplan to allow for a more comfortable and efficient experience. The revamped T station is an exciting piece of this development.
- The new Stuart Street station entrance will create a more convenient and pleasant connection for people traveling to Trinity Church and to the north and east side of Copley Place.
- The new Clarendon Street station entrance has a beautiful new public plaza and will create a more convenient and pleasant connection to the neighborhoods of Bay Village and the South End.
- This project looks amazing. The City of Boston needs more experimental architecture and this is one of the most exciting designs we have seen in recent memory. It will be such an improvement over that hideous garage!
- I really like the retail addition on top of Back Bay Station. Our country is way behind places like Europe in how we use our train stations. This is going to make the whole area feel much more lively!
- I am encouraged that Boston Properties is working to meet LEED certifications for all of the new buildings. Climate change is happening and the plans to meet these green standards through energy use reductions and environmentally friendly components like green roofs and rain water basins are essential for all new buildings.

- The site is well suited for density and the proposed 600 units of housing will help to meet the city's high demand for housing.
- I am excited about the 11,000 square foot public plaza proposed on the Clarendon Street side of the Station. Any opportunity to add usable open space in the area is welcomed. The potential of programming on the plaza is also a valuable cultural benefit.
- It is great to see that the project will actually reduce wind speeds at the street level, especially along Stuart and Clarendon Streets, which will make walking around this area much more enjoyable.
- I was very interested to learn that the project casts almost no new shadow on Copley Square and the historic buildings surrounding it during most of the year. I'm not sure how they did that, but I really appreciate it!

The Back Bay South End Gateway project is an exciting opportunity to improve the block around the area with high quality mixed use buildings, and the enhance the entire station. I ask that you advance the project. Thank you for your attention to this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Alan M. Snow", with a long, sweeping flourish extending to the right.

Alan M. Snow

Patrick Bowler

10 Emerson PL – 23k Boston, MA 02114

April 11, 2017

Michael.Rooney@boston.gov

Michael Rooney, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

Re: Back Bay South End Gateway Project

Dear Mr. Rooney,

The intent of this letter is to voice my support for the proposed 'Back Bay South End Gateway Project.' Having commuted through and passed through Back Bay Station at all hours of the day, it is apparent that the area is indignant and in need of modernization and vast improvement.

The first, and most important concern of mine stems from the safety factor of Back Bay station. The dark and dingy atmosphere of the station and surrounding area seems to encourage an unwelcoming crowd to use the area as their local hangout. I know it is difficult to control these groups of people as this is a public area, but aesthetic improvements to the station and surrounding area can only help promote a safer vibe and decrease the unwanted foot traffic from people that have no business being in the area.

Next, the addition of housing units would have a large impact on the neighboring area where supply of available places to live is dwindling. This, along with the addition of the extremely unique office tower can only help revitalize the area around the station. After viewing the proposed renderings of the office tower, I am delighted to see such an exceptional design that so greatly captures the diversity yet groomed intellect of the people that live/work in the city. Boston does such a great job of encouraging developers to challenge ordinary building designs which ultimately is reflected in the cities citizens who are so proud to call this city home.

In conclusion, I am very excited for the future developments around Back Bay Station, and am looking forward to their highly anticipated beginning. It is a no-brainer that the area needs a very big change and based off the renderings and your careful judgement, it is starting to come together.

Thank you for your consideration.

Sincerely,



Patrick Bowler



Michael Rooney <michael.rooney@boston.gov>

Back Bay South End Gateway APPROVAL

1 message

Pam Frechette [REDACTED]

Wed, Apr 12, 2017 at 3:49 PM

To: "Michael.rooney@boston.gov" <Michael.rooney@boston.gov>

Cc: "megmc@bostonbackbay.com!" <megmc@bostonbackbay.com!>

**GREATER BOSTON
CONVENTION & VISITORS BUREAU**

Michael Rooney, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

Dear Mr. Rooney,

I am writing this letter in support of the Back Bay South End Gateway Project. The development provides a unique opportunity to update and rehabilitate Back Bay Station, a benefit that will be felt across the City of Boston and beyond. Additionally, the proposal includes a number of extraordinary public benefits that will positively impact local businesses, residents and visitors.

Given that the Station is one of Boston's main front doors, larger, more accessible and welcoming entries on Dartmouth, Clarendon and Stuart Streets, a redesigned floorplan of the public space and retail opportunities will provide a more comfortable and efficient experience for all who pass through.

I heartily support the proposed 600 units of housing which will help address the city's high demand for housing and I believe the 11,000-square foot public plaza proposed on the Clarendon Street side of the

Station will be a much welcomed opportunity for all types of cultural programming.

The Back Bay South End Gateway project is an exciting opportunity to connect the neighborhoods, improve transportation and the public realm, and enhance our economy. As a "commuter", I eagerly await the transformation.

In closing, I ask that in the not too distant future, the developers consider locating a Visitor Information Concierge in the renovated station which would provide information, answer questions and give directions the old fashion way ...maybe even a few Insider tips.

As a commuter and one who works in the hospitality industry, I ask and hope that you approve the Back Bay South End Gateway Project.

Sincerely,

Pamela Frechette
Director, Visitor Marketing/GBCVB

Pamela Frechette
Director of Visitor Marketing
Greater Boston Convention & Visitors Bureau
Two Copley Place, Suite 105
Boston, MA 02116

Direct: [REDACTED] Fax: [REDACTED] | [REDACTED]



**GREATER BOSTON
CONVENTION & VISITORS BUREAU**





Michael Rooney <michael.rooney@boston.gov>

Back Bay/South End Gateway Project

1 message

Ben Jen [REDACTED]

Wed, Apr 12, 2017 at 3:17 PM

To: michael.rooney@boston.gov

Cc: [REDACTED] Andrew Miller [REDACTED]

Michael Rooney, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

Hello Mr. Rooney,

As an entrepreneur, business owner, and resident of Back Bay, I write in support of the Back Bay South End Gateway Project. The development provides a unique opportunity to update and rehabilitate Back Bay Station, a benefit that will be felt across the local community, throughout the City of Boston and beyond. The heights and massing of the buildings are consistent with Stuart Street Zoning and this project represents true transit oriented development. The proposal includes a number of extraordinary public benefits that will positively impact local businesses and residents alike.

Key improvements will include:

- Significant upgrades within Back Bay Station and to the surrounding sidewalks and streetscapes. Residents, employees, visitors, and customers interact with the station on a daily basis. The Station is one of Boston's main front doors, especially for those traveling via Amtrak or Commuter Rail. From larger, more accessible and welcoming entries on Dartmouth, Clarendon, and Stuart Streets, to a redesigned floorplan of the public space, to retail opportunities, the project will provide a more comfortable and efficient experience.
- Work with the City of Boston to redesign and build out the sidewalks and streetscapes. Adding street trees, regrading and replacing the sidewalks, and creating new, modern crosswalks will make the pedestrian experience more enjoyable.
- A high quality, well designed transit oriented development. This is a perfect location for density in the City, and better utilizes the site to bring new housing and economic activity to the area.
- Boston Properties is working to meet LEED qualifications for all 3 of the towers. Climate change is a reality and the plans to meet these green standards with environmentally friendly designs, components, green roofs and rain water basins are essential for all new buildings.
- New retail opportunities will provide a range of options in the neighborhood.
- I am excited about the 11,000 foot public plaza proposed on the Clarendon Street side of the Station. Any opportunity to add usable open space to the area is welcomed. The potential of programming on the plaza is also a valuable cultural benefit.

The Back Bay South End Gateway project is an exciting opportunity to connect the neighborhoods, improve transportation and the public realm, and enhance our economy. As a local business owner and resident, I ask you to approve this project.

Thank you for your attention to this matter.

Ben

Ben Jen
Chief Executive Officer
Principal Consultant

Ben Jen Holdings LLC 

4/12/2017

Michael.Rooney@boston.gov

Michael Rooney, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

Dear Mr. Rooney,

As a nearby business owner, I write in support of the Back Bay South End Gateway Project. The development provides a unique opportunity to update and rehabilitate Back Bay Station, a benefit that will be felt across the City of Boston and beyond. The heights and massing of the buildings are consistent with Stuart Street Zoning and this project represents true transit oriented development. The proposal includes a number of extraordinary public benefits that will positively impact local businesses and residents alike.

Key improvements will include:

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- Work with the City of Boston to redesign and build out the sidewalks and streetscapes. Adding street trees, regrading and replacing the sidewalks, and creating new, modern crosswalks will make the pedestrian experience more enjoyable.
- A high quality, well designed transit oriented development. This is a perfect location for density in the City, and better utilizes the site to bring new housing and economic activity to the area.
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- New retail opportunities will provide a range of options in the neighborhood.
- I am excited about the 11,000 foot public plaza proposed on the Clarendon Street side of the Station. Any opportunity to add usable open space to the area is welcomed. The potential of programming on the plaza is also a valuable cultural benefit.

The Back Bay South End Gateway project is an exciting opportunity to connect the neighborhoods, improve transportation and the public realm, and enhance our economy. As a local business owner, I ask you to approve this project.

Thank you for your attention to this matter.

Sincerely,

Alexander J Saunders

Saunders Hotel Group, LLC
40 Trinity Place | Boston, MA. 02116

M [REDACTED] | F [REDACTED]

www.saundershotelgroup.net

The Saunders Hotel Group, known for its commitment to gracious hospitality, innovation, and environmental leadership, operates four distinctive properties: The Lenox Hotel (Boston, MA), Beacon Hill Hotel & Bistro (Boston, MA), Boston Common Hotel & Conference Center (Boston, MA), and Comfort Inn & Suites (Boston/Logan Airport). See our portfolio at www.saundershotelgroup.net



Martin's News Shops
66 New York Avenue
Halesite, NY 11743

T
F

www.newsshops.net

April 12, 2017

Sent Via Email

Michael Rooney, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

Dear Mr. Rooney,

As a business owner with several stores in the Back Bay area, I write in support of the South End Gateway Project. The transit-oriented development will provide much needed revitalization of the Back Bay Station area, a benefit which will be felt throughout the greater Boston area.

The proposal includes a number of extraordinary public benefits that will positively impact local businesses and residents alike. Key improvements will include:

- Significant upgrades to the Back Bay Station and to the surrounding streetscape. Many of our own employees commute through the station every day and would definitely appreciate a larger, more accessible and welcoming station. The project will provide a much more pleasant and efficient experience for station users.
- New Stuart Street and Clarendon Street station entrances. These new entrances will help to create a more convenient and pleasant connection to Copley Place, Boylston and Stuart Streets toward the east and to Berkeley Street, Bay Village and the eastern portions of the South End neighborhoods.
- A high-quality, well-designed, transit-oriented development. This is the perfect location for increased density in the City, and better utilizes the site to bring new housing, jobs and economic activity to the area.
- Open space. We are excited about the public plaza proposed on the Clarendon Street side of the Station. Any opportunity to add public open space to the area is welcomed.
- World-class Architecture. The proposed project is one of the most creative and exciting designs that we have seen in the City. Boston needs more buildings like this!
- Improved accessibility. The new accessible Station entrance from Stuart Street as well as the addition of a second elevator to the Orange Line will greatly improve the experience of many passengers, particularly those with disabilities.

The Back Bay South End Gateway project is an opportunity to connect the neighborhoods, improve transportation infrastructure, and enhance our local economy. As a local business owner, I ask you to please approve this project.

Thank you for your time and attention to this matter.

Sincerely,

A handwritten signature in cursive script that reads "Martin Green".

Martin Green
President



Michael Rooney <michael.rooney@boston.gov>

Project Comment Submission: Back Bay/South End Gateway Project

1 message

no-reply@boston.gov <no-reply@boston.gov>

Wed, Apr 12, 2017 at 12:16 PM

To: BRAWebContent@cityofboston.gov, michael.rooney@boston.gov

CommentsSubmissionFormID: 1732

Form inserted: 4/12/2017 12:15:41 PM

Form updated: 4/12/2017 12:15:41 PM

Document Name: Back Bay/South End Gateway Project

Document Name Path: /Development/Development Projects/Back Bay-South End Gateway Project

Origin Page Url: /projects/development-projects/back-bay-south-end-gateway-project

First Name: Tad

Last Name: Blake-Weber

Organization: The First Church of Christ, Scientist, Boston

Email: [REDACTED]

Street Address: 210 Massachusetts Ave

Address Line 2: P02-10

City: Bostonq

State: MA

Phone: [REDACTED]

Zip: 02115

Comments: To whom it may concern: As an employee of a local Boston organization, and as an MBTA commuter rail commuter who comes into the Back Bay station regularly, I think this project is greatly needed and important! I really think its exciting, useful and critical to the Back Bay and South End neighborhoods. I really hope it moves forward soon! Thank you for listening and considering my comments. All the best, Tad Blake-Weber

PMContact: michael.rooney@boston.gov



Michael Rooney <michael.rooney@boston.gov>

Back Bay Gateway Project

1 message

Casey Barrett [REDACTED]

Wed, Apr 12, 2017 at 12:09 PM

To: Michael.rooney@boston.gov

Cc: megmc@bostonbackbay.com

Michael Rooney, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

Dear Mr. Rooney,

As a nearby business manager, I write in support of the Back Bay/South End Gateway Project. The development provides a unique opportunity to update and rehabilitate Back Bay Station, a benefit that will be felt across the City of Boston and beyond. The heights and massing of the buildings are consistent with Stuart Street Zoning and this project represents true transit-oriented development. The proposal includes a number of extraordinary public benefits that will positively impact local businesses and residents alike.

Key improvements will include significant upgrades within Back Bay Station and to the surrounding sidewalks and streetscapes. Employees, visitors, and customers interact with the station on a daily basis. The Station is one of Boston's main front doors. From larger, more accessible and welcoming entries on Dartmouth, Clarendon, and Stuart Streets, to a redesigned floor plan of the public space, to retail opportunities, the project will provide a more comfortable and efficient experience.

The Back Bay South End Gateway project is an exciting opportunity to connect the neighborhoods, improve transportation and the public realm, and enhance our economy. As a local business manager, I ask you to approve this project.

Thank you for your attention to this matter.

Best,
Casey

WeWork | Casey Barrett
Community Manager | St. James
[REDACTED]
wework.com

Create Your Life's Work

Get rewarded for good ideas and good people!
Apply for grants at creatorawards.wework.com or
help grow the community at refer.wework.com.



Michael Rooney <michael.rooney@boston.gov>

Support letter on behalf of the Back Bay/South End Gateway Project

1 message

Kathryn Puleo [REDACTED]
To: Michael.Rooney@boston.gov

Wed, Apr 12, 2017 at 1:07 PM

Dear Mr. Rooney,

As a Boston resident employed in Back Bay, I am writing in support of the Back Bay South End Gateway Project. The project includes several concrete public benefits that will positively impact the Back Bay, South End, and Bay Village neighborhoods. Further, this project provides a unique opportunity to update and rehabilitate Back Bay Station, which is a benefit that will not only greatly improve the commuter experience, but will also be felt across the City of Boston and beyond.

Key improvement include:

- Plans to work with the City of Boston to redesign and improve the sidewalks and streetscapes will bring a welcome change to the site. Installing new street trees, new sidewalks, and creating a 60 foot wide crosswalk at Dartmouth Street to better connect the station to the Southwest Corridor Park will make the pedestrian experience more enjoyable for residents and visitors alike. The doubling of the sidewalk width along Stuart Street as well as the removal of the ugly garage ramps will activate the Stuart Street corridor and beautify the area.
- The heights and massing of the buildings are consistent with Stuart Street Zoning and this project represents true transit oriented development. I'm encouraged that there will be no new parking built as part of the development as existing garages can meet any new demand. And an improved Back Bay Station, biking and walking opportunities, and ride sharing services will encourage a majority of residents and businesses to use other modes of transportation.
- The project provides significant improvements within Back Bay Station and to the surrounding sidewalks and streetscapes. These include larger, more accessible and welcoming entries to the Station on Dartmouth, Clarendon, and Stuart Streets and a redesigned station floorplan to allow for a more comfortable and efficient experience. The revamped T station is an exciting piece of this development.
- The new Stuart Street station entrance will create a more convenient and pleasant connection for people traveling to Trinity Church and to the north and east side of Copley Place.
- The new Clarendon Street station entrance has a beautiful new public plaza and will create a more convenient and pleasant connection to the neighborhoods of Bay Village and the South End.
- This project looks amazing. The City of Boston needs more experimental architecture and this is one of the most exciting designs we have see in recent memory. It will be such an improvement over that hideous garage!
- I really like the retail addition on top of Back Bay Station. Our country is way behind places like Europe in how we use our train stations. This is going to make the whole area feel much more lively!

- I am encouraged that Boston Properties is working to meet LEED certifications for all of the new buildings. Climate change is happening and the plans to meet these green standards through energy use reductions and environmentally friendly components like green roofs and rain water basins are essential for all new buildings.
- The site is well suited for density and the proposed 600 units of housing will help to meet the city's high demand for housing.
- I am excited about the 11,000 square foot public plaza proposed on the Clarendon Street side of the Station. Any opportunity to add usable open space in the area is welcomed. The potential of programming on the plaza is also a valuable cultural benefit.
- It is great to see that the project will actually reduce wind speeds at the street level, especially along Stuart and Clarendon Streets, which will make walking around this area much more enjoyable.
- I was very interested to learn that the project casts almost no new shadow on Copley Square and the historic buildings surrounding it during most of the year. I'm not sure how they did that, but I really appreciate it!
- The new elevators at the Orange Line and the Stuart Street entrance will make using the station much easier for me.

The Back Bay South End Gateway project is an exciting opportunity to improve the block around the area with high quality mixed use buildings, and the enhance the entire station. I ask that you advance the project. Thank you for your attention to this matter.

Sincerely,

Kathryn Puleo



Boston Resident comment letter.docx

17K

K O R T E N H A U S

COMMUNICATIONS

April 12, 2017

Michael.Rooney@boston.gov

Michael Rooney, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

Dear Mr. Rooney,

As a nearby business owner, I write in support of the Back Bay South End Gateway Project. The development provides a unique opportunity to update and rehabilitate Back Bay Station, a benefit that will be felt across the City of Boston and beyond. The heights and massing of the buildings are consistent with Stuart Street Zoning and this project represents true transit oriented development. The proposal includes a number of extraordinary public benefits that will positively impact local businesses and residents alike.


Key improvements will include:

- Significant upgrades within Back Bay Station and to the surrounding sidewalks and streetscapes. Employees, visitors and customers interact with the station on a daily basis. The Station is one of Boston's main front doors. From larger, more accessible and welcoming entries on Dartmouth, Clarendon, and Stuart Streets, to a redesigned floorplan of the public space, to retail opportunities, the project will provide a more comfortable and efficient experience.
- Work with the City of Boston to redesign and build out the sidewalks and streetscapes. Adding street trees, regrading and replacing the sidewalks, and creating new, modern crosswalks will make the pedestrian experience more enjoyable.
- A high quality, well designed transit oriented development. This is a perfect location for density in the City, and better utilizes the site to bring new housing and economic activity to the area.
- Boston Properties is working to meet LEED qualifications for all 3 of the towers. Climate change is a reality and the plans to meet these green standards with environmentally friendly designs, components, green roofs and rain water basins are essential for all new buildings.
- New retail opportunities will provide a range of options in the neighborhood.
- I am excited about the 11,000 foot public plaza proposed on the Clarendon Street side of the Station. Any opportunity to add usable open space to the area is welcomed. The potential of programming on the plaza is also a valuable cultural benefit.

The Back Bay South End Gateway project is an exciting opportunity to connect the neighborhoods, improve transportation and the public realm, and enhance our economy. As a local business owner, I ask you to approve this project.

Thank you for your attention to this matter.

Sincerely,


Lynne Kortenhaus, President and CEO



Riverside Center
275 Grove Street, Suite 3-300
Newton, MA 02466-2275

tel
fax

www.atrusheralth.org

April 11, 2017

Michael.Rooney@boston.gov

Michael Rooney, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

Dear Mr. Rooney,

On behalf of Atrius Health, I am writing in support of the Back Bay South End Gateway Project. The development provides a unique opportunity to update and rehabilitate the Back Bay Station area, a benefit to the local communities and one that will be felt across the City of Boston and beyond. The heights and massing of the proposed buildings are consistent with Stuart Street Zoning and this project represents true transit-oriented development, which our City needs.

Atrius Health, an innovative nonprofit healthcare leader, delivers an effective system of connected care for more than 700,000 adult and pediatric patients in eastern and central Massachusetts. Atrius Health's 30 medical practices, with more than 50 specialties and 875 physicians, work together with the home health and hospice services of its VNA Care subsidiary and in close collaboration with hospital partners, community specialists and skilled nursing facilities. Atrius Health provides high-quality, patient-centered, coordinated care to every patient it serves. By establishing a solid foundation of knowledge, understanding and trust with each of its patients, Atrius Health enhances their health and enriches their lives. Learn more about Atrius Health at www.atrusheralth.org

As a tenant of Boston Properties, Harvard Vanguard Medical Associates – Copley currently serves approximately 23,000 patients and has a total of 106 employees, many of whom live in the City of Boston.

The proposal also includes a number of extraordinary public benefits that will positively impact local businesses and residents alike.

We believe the proposed project offers a number of enhancements that will benefit our patients, employees and the surrounding community, most especially the following:

- The Station is one of Boston's primary front doors. Our employees, patients and other visitors utilize the station to travel to work or to come to our practice for medical appointments on a daily basis. From larger, more accessible and welcoming station entries on Dartmouth, Clarendon, and Stuart Streets, to a redesigned interior floorplan, to new retail opportunities, the project will provide a much more pleasant and efficient experience for station users.
- The existing pedestrian conditions are poor and this project will improve them dramatically. The doubling of the sidewalk width along Stuart Street as well as the removal of the garage speed ramps will significantly improve the street level experience.

- The addition of new street trees and bike parking, as well as the regrading of steep areas and the creation of new or improved crosswalks will make the pedestrian experience safer and more enjoyable.
- The proposed new entrance will help to activate the Stuart Street corridor and create a more convenient and pleasant connection to Copley Place and Boylston and Stuart Streets toward the east.
- This new station entrance on New Clarendon Street with a public plaza will create a more convenient and pleasant connection to Berkeley Street, Bay Village and the eastern portions of the South End neighborhoods.
- This is the ideal location for increased density in the City, and better utilizes the site to bring new housing (increase access to medical care at our practice) as well as jobs and economic activity to the area.
- We are excited about the public plaza proposed on the Clarendon Street side of the Station that will provide additional open space for our employees and patients alike.
- The proposed new office space offers an important opportunity to entice new firms to the Boston region, create new jobs and grow our local economy, and is especially important to Atrius Health and Harvard Vanguard Medical Associates – Copley, where we hope to increase the number of patients (and thus, the total number of employees, many of whom live in the City of Boston).
- We support the creation of new housing stock and believe this project offers the opportunity to create a significant number of units in very close proximity to transit and local job centers. This is critical for the City's long term growth and viability.
- The additional retail on top of Back Bay Station and on the ground floor along Dartmouth, Stuart and Clarendon Streets will provide a range of new options and generate activity in the neighborhood and would offer an opportunity for our employees and patients to shop in the area.
- We are delighted to see that the project will actually improve existing windy conditions at the street level, particularly along Stuart and Clarendon Streets. In addition, we appreciate the project's approach to minimizing shadow and that throughout most of the year it will cast almost no new shadow on open spaces like Copley Square and the historic buildings surrounding it.
- The new accessible Station entrance from Stuart Street as well as the addition of a second elevator to the Orange Line will greatly improve access to our employees as well as the patients we care for, especially those with disabilities.
- Finally, we appreciate that the project is not proposing new parking as it will greatly encourage the use of alternative means of transportation.

The Back Bay South End Gateway project is a unique and exciting opportunity to connect the neighborhoods, improve transportation infrastructure and the public realm, and enhance our local economy. As a long-time business in the Back Bay area, I respectfully ask that you approve this project. Thank you for your attention to this matter.

Sincerely,



Marci Sindell
Chief Strategy Officer and Senior Vice President, External Affairs

April 11, 2017

Michael Rooney, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

Dear Mr. Rooney,

As the General Manager of the Loews Boston Hotel, I write in support of the Back Bay South End Gateway Project. Back Bay Station and the immediate surrounding area is in dire need of a significant upgrade and this unique project provides the necessary improvements and enhancements that will provide a significant benefit to thousands of people daily. The heights and massing of the buildings are consistent with Stuart Street Zoning and this project represents a much needed true transit oriented development. The proposal includes a number of extraordinary public benefits that will positively impact local businesses and residents alike.

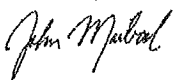
Key improvements will include:

- Long overdue and significant upgrades within Back Bay Station and to the surrounding sidewalks and streetscapes. Employees, visitors and customers utilize this station on a daily basis. The Station is a 'first impression' to many out of town visitors and is such a poor representation of such a great and dynamic city. From larger, more accessible and welcoming entries on Dartmouth, Clarendon, and Stuart Streets, to a redesigned floorplan of the public space, to retail opportunities, the project will provide a more comfortable, welcoming and efficient experience.
- The much needed redesign and build of sidewalks and streetscapes. Adding street trees, regrading and replacing the sidewalks, and creating new, modern crosswalks will make the pedestrian experience more enjoyable.
- A high quality, well designed transit oriented development. This is a perfect location for density in the City, and better utilizes the site to bring new housing and economic activity to the area.
- Boston Properties is working to meet LEED qualifications for all 3 of the towers. Climate change is a reality and the plans to meet these green standards with environmentally friendly designs, components, green roofs and rain water basins are essential for all new buildings.
- New retail opportunities will provide a range of options in the neighborhood.
- I am excited about the 11,000 foot public plaza proposed on the Clarendon Street side of the Station. Any opportunity to add usable open space to the area is welcomed. The potential of programming on the plaza is also a valuable cultural benefit.

The Back Bay South End Gateway project is an exciting opportunity to connect the neighborhoods, improve transportation and the public realm, and enhance our economy. As a Manager of a local business, I ask you to approve this project.

Thank you for your attention to this matter.

Sincerely,



John Maibach
General Manager

Baron M. Hartley
12 Commonwealth Avenue, Apartment 601
Boston, Massachusetts 02116

April 11, 2017

Michael.Rooney@boston.gov

Michael Rooney, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

Dear Mr. Rooney,

As a Boston resident/commuter who uses Back Bay Station, I am writing in support of the Back Bay South End Gateway Project. The project includes several concrete public benefits that will positively impact the Back Bay, South End, and Bay Village neighborhoods. Further, this project provides a unique opportunity to update and rehabilitate Back Bay Station, which is a benefit that will not only greatly improve the commuter experience, but will also be felt across the City of Boston and beyond.

Key improvement include:

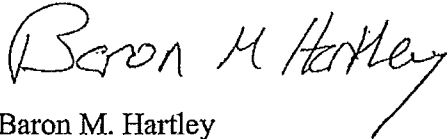
- Plans to work with the City of Boston to redesign and improve the sidewalks and streetscapes will bring a welcome change to the site. Installing new street trees, new sidewalks, and creating a 60 foot wide crosswalk at Dartmouth Street to better connect the station to the Southwest Corridor Park will make the pedestrian experience more enjoyable for residents and visitors alike. The doubling of the sidewalk width along Stuart Street as well as the removal of the ugly garage ramps will activate the Stuart Street corridor and beautify the area.
- The heights and massing of the buildings are consistent with Stuart Street Zoning and this project represents true transit oriented development. I'm encouraged that there will be no new parking built as part of the development as existing garages can meet any new demand. And an improved Back Bay Station, biking and walking opportunities, and ride sharing services will encourage a majority of residents and businesses to use other modes of transportation.
- The project provides significant improvements within Back Bay Station and to the surrounding sidewalks and streetscapes. These include larger, more accessible and welcoming entries to the Station on Dartmouth, Clarendon, and Stuart Streets and a redesigned station floorplan to allow for a more comfortable and efficient experience. The revamped T station is an exciting piece of this development.
- The new Stuart Street station entrance will create a more convenient and pleasant connection for people traveling to Trinity Church and to the north and east side of Copley Place.
- The new Clarendon Street station entrance has a beautiful new public plaza and will create a more convenient and pleasant connection to the neighborhoods of Bay Village and the South End.
- This project looks amazing. The City of Boston needs more experimental architecture and this is one of the most exciting designs we have seen in recent memory. It will be such an improvement over that hideous garage!
- I really like the retail addition on top of Back Bay Station. Our country is way behind places like Europe in how we use our train stations. This is going to make the whole area feel much livelier!

Michael Rooney, Project Manager
April 11, 2017
Page 2

- I am encouraged that Boston Properties is working to meet LEED certifications for all of the new buildings. Climate change is happening and the plans to meet these green standards through energy use reductions and environmentally friendly components like green roofs and rain water basins are essential for all new buildings.
- The site is well suited for density and the proposed 600 units of housing will help to meet the city's high demand for housing.
- I am excited about the 11,000 square foot public plaza proposed on the Clarendon Street side of the Station. Any opportunity to add usable open space in the area is welcomed. The potential of programming on the plaza is also a valuable cultural benefit.
- It is great to see that the project will actually reduce wind speeds at the street level, especially along Stuart and Clarendon Streets, which will make walking around this area much more enjoyable.
- I was very interested to learn that the project casts almost no new shadow on Copley Square and the historic buildings surrounding it during most of the year. I'm not sure how they did that, but I really appreciate it!

The Back Bay South End Gateway project is an exciting opportunity to improve the block around the area with high quality mixed use buildings, and will enhance the entire station. I ask that you advance the project. Thank you for your attention to this matter.

Sincerely,



Baron M. Hartley



Michael Rooney <michael.rooney@boston.gov>

Back Bay South End Gateway Project

2 messages

Ron Druker [REDACTED]
To: "michael.rooney@boston.gov" <michael.rooney@boston.gov>

Tue, Apr 11, 2017 at 2:20 PM

Dear Mr. Rooney,

As a longstanding property owner and developer in both the Back Bay and South End whose properties include The Heritage On The Garden, The Colonnade Hotel and Residences and Atelier|505, I am writing to support Boston Properties' proposal to renovate and upgrade Back Bay Station and to develop a mixed use complex of office, retail and residential uses.

Currently, the edges on the perimeter of the site are uninviting, either turning their back on the street or offering no active edge at all by being void of buildings. By adding the above mentioned program and renovating the station, the project will reinvigorate an important, heretofore uninspiring super block which will contribute to the vitality of the two neighborhoods involved.

Believing in all of the above, I strongly support the project.

Should you wish to discuss my position, I trust you will not hesitate to contact me.

Sincerely,

Ronald Druker

Ronald M. Druker

President

The Druker Company, LTD.

Sent from my iPad

Ron Druker [REDACTED]
To: "Michael.Rooney@boston.gov" <Michael.Rooney@boston.gov>

Tue, Apr 11, 2017 at 2:55 PM

1273_001.pdf
297K



April 11, 2017

Michael Rooney, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

Re: Back Bay South End Gateway Project

Via Email

Michael.Rooney@boston.gov

Dear Mr. Rooney,

As a nearby business owner, I write in support of the above reference Project. The development provides a unique opportunity to update and rehabilitate Back Bay Station, a benefit that will be felt across the City of Boston and beyond. The heights and massing of the buildings are consistent with Stuart Street Zoning and this project represents true transit oriented development. The proposal includes a number of extraordinary public benefits that will positively impact local businesses and residents alike.

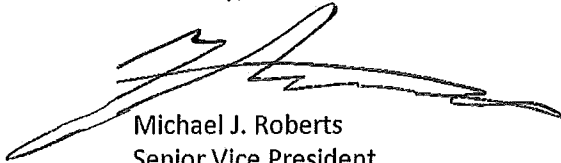
Key improvements will include:

- Significant upgrades within Back Bay Station and to the surrounding sidewalks and streetscapes. Employees, visitors and customers interact with the station on a daily basis. The Station is one of Boston's main front doors. From larger, more accessible and welcoming entries on Dartmouth, Clarendon, and Stuart Streets, to a redesigned floor plan of the public space, to retail opportunities, the project will provide a more comfortable and efficient experience.
- Work with the City of Boston to redesign and build out the sidewalks and streetscapes. Adding street trees, re-grading and replacing the sidewalks, and creating new, modern crosswalks will make the pedestrian experience more enjoyable.
- A high quality, well designed transit oriented development. This is a perfect location for density in the City, and better utilizes the site to bring new housing and economic activity to the area.
- Boston Properties is working to meet LEED qualifications for all 3 of the towers. Climate change is a reality and the plans to meet these green standards with environmentally friendly designs, components, green roofs and rain water basins are essential for all new buildings.
- New retail opportunities will provide a range of options in the neighborhood.
- I am excited about the 11,000 foot public plaza proposed on the Clarendon Street side of the Station. Any opportunity to add usable open space to the area is welcomed. The potential of programming on the plaza is also a valuable cultural benefit.

The Back Bay South End Gateway project is an exciting opportunity to connect the neighborhoods, improve transportation and the public realm, and enhance our economy. As a local business owner, I ask you to approve this project.

Thank you for your attention to this matter.

Sincerely,

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

Michael J. Roberts
Senior Vice President
AvalonBay Communities, Inc.



Michael Rooney <michael.rooney@boston.gov>

Back Bay South End Gateway Project

1 message

Blue Glass Manager [REDACTED]

To: michael.rooney@boston.gov

Tue, Apr 11, 2017 at 12:34 PM

Dear Mr. Rooney,

As the general manager of a nearby restaurant I want to write in support of the Back Bay South End Gateway Project. This project is a chance to update and rehabilitate the Back Bay Station area, become a benefit to the local communities and will continue to upgrade the City of Boston in the Tourism World's eyes. The heights and massing of the proposed buildings work within Stuart Street Zoning and represents true transit-oriented development, which our City needs.

The proposal also includes a number of public benefits that will impact local businesses and residents alike.

I look forward to this project providing significant upgrades to the Back Bay Station and to the surrounding streetscape. The Station is one of Boston's primary front doors. Employees, visitors and customers interact with it on a daily basis, including many of my own employees who commute through the station every day. From larger, more accessible and welcoming station entries on Dartmouth, Clarendon, and Stuart Streets, to a redesigned interior floorplan, to new retail opportunities, the project will provide a much more pleasant and efficient experience for station users.

- The redesign and reconstruction of the sidewalks around the perimeter of the project. The existing pedestrian conditions are really poor and this project will improve them dramatically. The doubling of the sidewalk width along Stuart Street as well as the removal of the garage speed ramps will greatly improve the street level experience.

- Streetscapes will improve. The addition of new street trees and bike parking, as well as the regrading of steep areas and the creation of new or improved crosswalks will make the pedestrian experience safer and more enjoyable.

New Stuart Street station new entrance will help to activate the Stuart Street corridor and create a more convenient and pleasant connection to Copley Place and Boylston and Stuart Streets toward the east.

New Clarendon Street station new entrance with a public plaza will create a more convenient and pleasant connection to Berkeley Street, Bay Village and the eastern portions of the South End neighborhoods.

We'll get a high-quality, well-designed, transit-oriented development. This is the perfect location for increased density in the City, and better utilizes the site to bring new housing, jobs and economic activity to the area.

We'll get more open space. We are excited about the public plaza proposed on the Clarendon Street side of the Station. Any opportunity to add public open space to the area is welcomed.

The proposed project is pretty cool! Boston needs more buildings like this!

The proposed new office space offers an important opportunity to entice new firms to the Boston region, create new jobs and grow our local economy.

Boston needs to create new housing stock and this project offers the opportunity to create a significant number of units in very close proximity to transit and local job centers. This is critical for the City's long term growth and viability.

The Back Bay South End Gateway project is a unique and exciting opportunity to connect the neighborhoods, improve transportation infrastructure and the public realm, and enhance our local economy. As a local business manager I ask you to approve this project. Thank you for your attention to this matter.

Sincerely,

Tony Sosa
General Manager

The Blue Glass Café

The John Hancock Tower 200 Clarendon Street Boston, MA 02116


www.blueglasscafe.com



Michael Rooney <michael.rooney@boston.gov>

Boston Properties Back Bay/South End Gateway project

1 message

Julia Arsenault

Tue, Apr 11, 2017 at 10:54 AM

To: Michael.Rooney@boston.gov

Dear Mr. Rooney,

As a Boston resident living and working in close proximity to the Back Bay Station, I am writing in support of the Back Bay South End Gateway Project. The project includes several concrete public benefits that will positively impact the Back Bay, South End, and Bay Village neighborhoods. Further, this project provides a unique opportunity to update and rehabilitate Back Bay Station, which is a benefit that will not only greatly improve the commuter experience, but will also be felt across the City of Boston and beyond.

I am excited about the following key improvements that the project will include:

- The project provides significant improvements within Back Bay Station and to the surrounding sidewalks and streetscapes. These include larger, more accessible and welcoming entries to the Station on Dartmouth, Clarendon, and Stuart Streets and a redesigned station floorplan to allow for a more comfortable and efficient experience. The revamped T station is an exciting piece of this development.
- The new Stuart Street station entrance will create a more convenient and pleasant connection for people traveling to Trinity Church and to the north and east side of Copley Place.
- The new Clarendon Street station entrance has a beautiful new public plaza and will create a more convenient and pleasant connection to the neighborhoods of Bay Village and the South End.
- This project looks amazing. The City of Boston needs more experimental architecture and this is one of the most exciting designs we have seen in recent memory. It will be such an improvement over that hideous garage!
- I am encouraged that Boston Properties is working to meet LEED certifications for all of the new buildings. Climate change is happening and the plans to meet these green standards through energy use reductions and environmentally friendly components like green roofs and rainwater basins are essential for all new buildings.
- It is great to see that the project will actually reduce wind speeds at the street level, especially along Stuart and Clarendon Streets, which will make walking around this area much more enjoyable.

The Back Bay South End Gateway project is an exciting opportunity to improve the block around the area with high quality mixed use buildings, and to enhance the entire station. I ask that you advance the project. Thank you for your attention to this matter.

Sincerely,

Julia Arsenault

12 Commonwealth Ave, #707
Boston, MA 02116

Peter V See
145 Pinckney Street
Boston, MA 02114

April 10, 2017

Michael.Rooney@boston.gov

Michael Rooney, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

Dear Mr. Rooney,

As a Boston resident who uses Back Bay Station, I am writing in support of the Back Bay South End Gateway Project. The project includes several concrete public benefits that will positively impact the Back Bay, South End, and Bay Village neighborhoods. Further, this project provides a unique opportunity to update and rehabilitate Back Bay Station, which is a benefit that will not only greatly improve the commuter experience, but will also be felt across the City of Boston and beyond.

Key improvements include:

- The project provides significant improvements within Back Bay Station and to the surrounding sidewalks and streetscapes. These include larger, more accessible and welcoming entries to the Station on Dartmouth, Clarendon, and Stuart Streets and a redesigned station floorplan to allow for a more comfortable and efficient experience. The revamped T station is an exciting piece of this development.
- The completed project will significantly increase tax revenue for the City through real estate taxes.
- The new Clarendon Street station entrance has a beautiful new public plaza and will create a more convenient and pleasant connection to the neighborhoods of Bay Village and the South End. Any opportunity to add usable open space in the area is welcomed. The potential of programming on the plaza is also a valuable cultural benefit.
- This architectural design of the project looks amazing. The City of Boston needs more experimental architecture and this is one of the most exciting designs we have seen in recent memory. It will be such an improvement over that unsightly garage and deteriorated existing Back Bay Station!
- The site is well suited for density and the proposed 600 units of housing will help to meet the city's high demand for housing.
- I was very interested to learn that the project casts almost no new shadow on Copley Square and the historic buildings surrounding it during most of the year. I'm not sure how they did that, but I really appreciate it!

The Back Bay South End Gateway project is an exciting opportunity to improve the block around the area with high quality mixed use buildings, and the enhance the entire station. I ask that you advance the project. Thank you for your attention to this matter.

Sincerely,


Peter V See



BACK BAY / SOUTH END GATEWAY PROJECT

Open House Public Meeting

Boston Common Hotel & Conference Center, 40 Trinity Place

April 4, 2017 | 6:00PM - 8:00PM

PUBLIC COMMENT

This project cannot come soon enough. As a neighborhood resident and frequent user of Back Bay station, I am very excited for the station redevelopment and the beautification/densification of the area that will result from these projects. I love the unique design of the new towers, and the beautiful renderings of the station interior. I can't wait to see this move forward!

CONTACT INFORMATION

NAME: Alex Cox

ADDRESS: Dartmouth Place

EMAIL ADDRESS: [REDACTED]



BACK BAY / SOUTH END GATEWAY PROJECT

Open House Public Meeting

Boston Common Hotel & Conference Center, 40 Trinity Place

April 4, 2017 | 6:00PM – 8:00PM

PUBLIC COMMENT

This project will be a innovative use of space
to help meet the demands of the growing popularity
of the city. Increasing parking as well as
creating more living space to help mitigate the
increasing demand

CONTACT INFORMATION

NAME: Timothy Harkin
ADDRESS: Dorchester
EMAIL ADDRESS: [REDACTED]



BACK BAY / SOUTH END GATEWAY PROJECT

Open House Public Meeting

Boston Common Hotel & Conference Center, 40 Trinity Place

April 4, 2017 | 6:00PM – 8:00PM

PUBLIC COMMENT

This is going to be a great change to the city, and to the Boston Sky Line.

This ~~building~~ Project has lots of unique architecture, and designs, it will be a stand out. This project provides ~~the~~ room for residence for the ever growing city of Boston.

CONTACT INFORMATION

NAME: *Debsen Dargilus*

ADDRESS:

EMAIL ADDRESS:





Michael Rooney <michael.rooney@boston.gov>

Project Comment Submission: Back Bay/South End Gateway Project

1 message

no-reply@boston.gov <no-reply@boston.gov>

Wed, Apr 5, 2017 at 12:37 PM

To: BRAWebContent@cityofboston.gov, michael.rooney@boston.gov

CommentsSubmissionFormID: 1725

Form inserted: 4/5/2017 12:36:37 PM

Form updated: 4/5/2017 12:36:37 PM

Document Name: Back Bay/South End Gateway Project

Document Name Path: /Development/Development Projects/Back Bay-South End Gateway Project

Origin Page Url: /projects/development-projects/back-bay-south-end-gateway-project

First Name: Alex

Last Name: Langston

Organization:

Email: [REDACTED]

Street Address: 177 Northampton St, Unit 4

Address Line 2:

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02118

Comments: I just wanted to say that I'm very excited about this project! It looks like it will go a long way to improving Bay Bay station not only as a transit hub, but improving the local area too. The plans to improve connectivity and sidewalks will make being a pedestrian in the area much easier and better. Adding much needed housing in the area will help with the ever increasing housing costs. This project will be an important step in improving Boston as a whole. The concerns about a small amount more shadow on Copley square during certain parts of the year are a small price to pay for getting the much needed housing this project provides.

PMContact: michael.rooney@boston.gov



Michael Rooney <michael.rooney@boston.gov>

Letter in support of Back Bay/South End Gateway Project

1 message

Mary Fagan [REDACTED]
To: "Michael.Rooney@boston.gov" <Michael.Rooney@boston.gov>

Mon, Apr 10, 2017 at 10:08 AM

Dear Mr. Rooney,

My name is Mary Fagan, I live in Scituate Massachusetts, and as a commuter who uses Back Bay Station on a daily basis, I am writing in support of the Back Bay South End Gateway Project. The project includes several concrete public benefits that will positively impact the Back Bay, South End, and Bay Village neighborhoods. Further, this project provides a unique opportunity to update and rehabilitate Back Bay Station, which is a benefit that will not only greatly improve the commuter experience, but will also be felt across the City of Boston and beyond.

Key improvement include:

- Plans to work with the City of Boston to redesign and improve the sidewalks and streetscapes will bring a welcome change to the site. Installing new street trees, new sidewalks, and creating a 60 foot wide crosswalk at Dartmouth Street to better connect the station to the Southwest Corridor Park will make the pedestrian experience more enjoyable for residents and visitors alike. I use this crosswalk everyday, and it needs these improvements for my safety and those of my fellow commuters, in addition to the residents and business owners.
- The heights and massing of the buildings are consistent with Stuart Street Zoning and this project represents true transit oriented development. I'm encouraged that there will be no new parking built as part of the development as existing garages can meet any new demand. And an improved Back Bay Station, biking and walking opportunities, and ride sharing services will encourage a majority of residents and businesses to use other modes of transportation.
- The revamped T station is an exciting piece of this development. I am in/out of this station at least 2 times per day – sometimes more. Boston as a City must support our transportation hubs – it encourages mass transit vs. parking and it brings talent to the area, encouraging successful businesses.
- This project looks amazing. The City of Boston needs more experimental architecture and this is one of the most exciting designs we have see in recent memory. It will be such an improvement over that hideous garage!
- I really like the retail addition on top of Back Bay Station. Our country is way behind places like Europe in how we use our train stations, and we must continue to learn and grow here in the States in how we capture and use space properly, and make our transportation hubs effective.
- I am encouraged that Boston Properties is working to meet LEED certifications for all of the new buildings. Climate change is happening and the plans to meet these green standards through energy use reductions and environmentally friendly components like green roofs and rain water basins are essential for all new buildings.

- It is great to see that the project will actually reduce wind speeds at the street level, especially along Stuart and Clarendon Streets, which will make walking around this area much more enjoyable. I have myself been caught in horrible winds, and have seen young moms and their kids and elderly be pummeled by this issue. I love that this project has so many benefits coming out of it.

The Back Bay South End Gateway project is an exciting opportunity to improve the block around the area with high quality mixed use buildings, and the enhance the entire station. I ask that you advance the project. Thank you for your attention to this matter.

Sincerely,

Mary Fagan



Michael Rooney <michael.rooney@boston.gov>

Back Bay Station Project: Support & Comments

1 message

Linda Edelblut [REDACTED]
To: Michael.Rooney@boston.gov

Mon, Apr 10, 2017 at 8:51 AM

*Michael Rooney, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201*

Dear Mr. Rooney,

As an orange-line commuter who uses Back Bay Station, I am writing in support of the Back Bay South End Gateway Project. Back Bay is a wonderful station with untapped potential. It has great vaulted indoor space but the surrounding area is quite ugly. From what I understand, this project will beautify not just inside Back Bay but the surrounding walkways, cross-walks, tunnels, etc., and will make the entire block a vibrant center.

Some of the most notable improvements include: the arresting new architecture planned (much in keeping with the old-meets-new Boston style), the LEED certifications which Boston Properties is committed to, the proposed new housing (which Boston is in desperate need of—conveniently located near office and commuter spaces), the accommodations to be made for bikers and share-a-ride, and the 11,000 square foot public plaza proposed on the Clarendon Street side of the Station. (Any opportunity to add usable open space in Boston is a long-term and cultural benefit!) Also, I hear that there has been special care taken regarding new shadows over Boston—as a former New Yorker, I can laud the city and Boston Properties for caring about keeping the city sunny!

My only concern with the project is in regard to the amount of retail planned for Back Bay—I'd hate it to see it become like a mall (particularly at the expense of escalators/easy flow of commuter passage). I think South Station and Grand Central should be used as examples of great and beautiful spaces that incorporate boutique and unique industry (I'm imagining one-of-a-kind bakeries and such) in a classic way. I know that in Europe, they incorporate retail into their train stations seamlessly and not gaudily (I recall a beautiful, modern station in Provence, France which was made almost entirely of glass—with one Paul bakery, that was it).

One last note: Boston is growing by leaps and bounds, and we need updated infrastructure to keep up with it! Back Bay needs improvements, however if the languishing Back Bay Tunnel is any example—this project

4/10/2017

City of Boston Mail - Back Bay Station Project: Support & Comments

really needs to be done by a non-government entity. I hope you will consider the great benefits to the city and people of Boston which these improvements anticipate. In conclusion, I ask that you advance the project. Thank you for your care and attention to this matter.

Sincerely,

Linda Edelblut

29 Pine St.

Stoneham, MA 02180

Jillian Langton
118 S. High St.
Foxboro, MA 02035

April 10, 2017

Michael Rooney, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

Dear Mr. Rooney,

As a commuter who uses Back Bay Station on a daily basis and works in the Back Bay, I am writing in support of the Back Bay South End Gateway Project. The project includes several public benefits that will positively impact the Back Bay, South End, and Bay Village neighborhoods. Further, this project provides a unique opportunity to update and rehabilitate Back Bay Station, which is a benefit that will not only greatly improve the commuter experience, but will also be felt across the City of Boston and beyond.

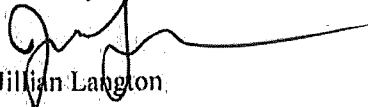
I am most excited that this development will positively affect the indoor and outdoor environment of Back Bay station. The station is currently in need of a major renovation and does not provide a feeling of safety and/or cleanliness to those passing through.

For many taking the Amtrak trains into Boston from New York or Washington DC, this station is the first thing they see as they enter the city. I do not think the station, in it's current condition, is the kind of first impression we want to give those coming to visit this beautiful city. Other key improvements that I think would be greatly beneficial to commuters, residents, local employers, and visitors include:

- Significant improvements within Back Bay Station and to the surrounding sidewalks and streetscapes. These include larger, more accessible and welcoming entries to the Station on Dartmouth, Clarendon, and Stuart Streets and a redesigned station floorplan to allow for a more comfortable and efficient experience. The revamped T station is an exciting piece of this development.
- The new Clarendon Street station entrance has a beautiful new public plaza and will create a more convenient and pleasant connection to the neighborhoods of Bay Village and the South End.
- This project looks amazing. It will be such an improvement over that hideous garage!
- I really like the retail addition on top of Back Bay Station. Our country is way behind places like Europe in how we use our train stations. This is going to make the whole area feel much more lively!
- I am encouraged that Boston Properties is working to meet LEED certifications for all of the new buildings. Climate change is happening and the plans to meet these green standards through energy use reductions and environmentally friendly components like green roofs and rain water basins are essential for all new buildings.
- I am excited about the 11,000 square foot public plaza proposed on the Clarendon Street side of the Station. Any opportunity to add usable open space in the area is welcomed. The potential of programming on the plaza is also a valuable cultural benefit.

The Back Bay South End Gateway project is an exciting opportunity to improve the block around the area with high quality mixed use buildings, and the enhance the entire station. I ask that you advance the project. Thank you for your attention to this matter.

Sincerely,



Jillian Langton

***Kaitlin Ownes
55 I Street, Apartment 2
Boston, MA 02127***

April 10, 2017

Michael.Rooney@boston.gov

Michael Rooney, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

Dear Mr. Rooney,

As a Boston resident, I am writing in support of the Back Bay South End Gateway Project. The project will provide a positive impact to the neighborhood and surrounding area. It would be great to update Back Bay Station for the residents, commuters, and tourists for the area. The project will provide a great mix of new buildings to the area as well.

The Back Bay South End Gateway project is neighborhood changing opportunity to improve the area with much needed upgrades to the station and additional mixed use buildings. I ask that you please advance the project. Thank you very much.

Sincerely,

Kaitlin Ownes



Michael Rooney <michael.rooney@boston.gov>

Back Bay Station

1 message

Mike Moran [REDACTED]

Mon, Apr 10, 2017 at 3:00 PM

To: michael.rooney@boston.gov

4/10/17

Michael.Rooney@boston.gov

Michael Rooney, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

Dear Mr. Rooney,

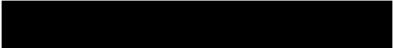
As a commuter who uses Back Bay Station, I am writing in support of the Back Bay South End Gateway Project. The project includes several concrete public benefits that will positively impact the Back Bay, South End, and Bay Village neighborhoods. Further, this project provides a unique opportunity to update and rehabilitate Back Bay Station, which is a benefit that will not only greatly improve the commuter experience, but will also be felt across the City of Boston and beyond.

I believe this project will improve the overall area by:

- Adding more pedestrian traffic will bring a heightened sense of security and safety.
- The project provides significant improvements within Back Bay Station and to the surrounding sidewalks and streetscapes. These include larger, more accessible and welcoming entries to the Station on Dartmouth, Clarendon, and Stuart Streets and a redesigned station floorplan to allow for a more comfortable and efficient experience. The revamped T station is an exciting piece of this development.
- The new Stuart Street station entrance will create a more convenient and pleasant connection for people traveling to Trinity Church and to the north and east side of Copley Place.
- The new Clarendon Street station entrance has a beautiful new public plaza and will create a more convenient and pleasant connection to the neighborhoods of Bay Village and the South End.
- This project looks amazing. The City of Boston needs more experimental architecture and this is one of the most exciting designs we have seen in recent memory. It will be such an improvement over that hideous garage!
- I really like the retail addition on top of Back Bay Station. Our country is way behind places like Europe in how we use our train stations. This is going to make the whole area feel much more lively!
- I am encouraged that Boston Properties is working to meet LEED certifications for all of the new buildings. Climate change is happening and the plans to meet these green standards through energy use reductions and environmentally friendly components like green roofs and rain water basins are essential for all new buildings.
- The site is well suited for density and the proposed 600 units of housing will help to meet the city's high demand for housing.
- I am excited about the 11,000 square foot public plaza proposed on the Clarendon Street side of the Station. Any opportunity to add usable open space in the area is welcomed. The potential of programming on the plaza is also a valuable cultural benefit.

The Back Bay South End Gateway project is an exciting opportunity to improve the block around the area with high quality mixed use buildings, and the enhance the entire station. I ask that you advance the project. Thank you for your attention to this matter.

Sincerely,

Mike Moran — 

TRINITY STUART LLC

April 18, 2017

Via electronic mail: Michael.Rooney@boston.gov

Michael Rooney, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

Re: Boston Properties' Back Bay South End Gateway Project

Dear Mr. Rooney,

Trinity Stuart LLC is the owner of the Boston Common Hotel and Conference Center, directly adjacent to the site of Boston Properties' Back Bay South End Gateway Project.

The Copley Square area of the Back Bay is in many ways the heart of the City of Boston. Not only is it centrally situated in the Back Bay adjacent to Newbury Street, Copley Place and the Pru, but it is only a short walk from many of Boston's most dynamic neighborhoods, including the South End, Beacon Hill, Theatre District, Fenway, Midtown and the Financial District. The neighborhood is full of energy, life and 24 hour uses. Back Bay Station is a hub of activity.

But the block of Stuart Street where our and Boston Properties' sites are located is an exception to this rule. For decades, this block has been among the – if not the – most lifeless street in the Back Bay, notwithstanding its immediate proximity to Back Bay Station and the City's largest office tower.

Improvements have taken place in the past few years – the opening of the Blue Glass Café to the street, the addition of Viga to the YW Boston building...but the south side of Stuart Street from BP's property through ours remains more like a concrete fortress than a vibrant urban block.

Similarly, the corner of Stuart and Dartmouth – one of the most visible and pedestrian-trafficked corners of the City – is marred by the urban design of the existing structure, with its retail set far back from the corner under the overhang of a concrete parking garage. And it goes without saying that Back Bay Station is not among the more hospitable major transit station experiences.

BP's new project will help dramatically change all of this. When one looks at a rendering of the south side of Stuart Street several years from now, when the 40 Trinity hotel and residences and the new BP office building are both completed, one can imagine the complete

Mr. Michael Rooney
April 18, 2017
Page 2

transformation of this block from one of the neighborhood's most lifeless to one of its most lively, with the street animated by retail, office, hotel and residential storefronts.

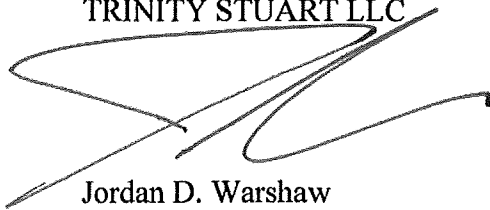
What makes the Back Bay great is that it is one of the country's true 24 hour neighborhoods, and BP's project will contribute to that energy. We love the synergy of their project with ours – we are adding a hotel and for-sale residential; they are adding retail, office, for-rent residential and a reinvigorated transit station. You can't get a more 24 hour mix of uses than that.

On top of all of the neighborhood and urban design enhancements this project brings to the community, Pelli Clarke Pelli's design, particularly for the signature office building at the corner of Stuart and Dartmouth Streets, will give this important corner the world-class design it deserves – a far cry from the utilitarian concrete structure that graces this corner today.

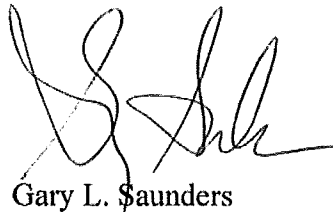
Finally, it is important to remember that this project is being created by a Boston-founded and Boston-based firm whose offices are just a few blocks from the project site. BP has developed and/or owns many of the signature buildings in the Back Bay, and is heavily invested in its future. As a local development team who is also building for the future of the city we call home, knowing that a local institution with the reputation and experience of BP will be building next-door to our project gives us great confidence it will be done right.

In summary, we hope that the BPDA and the community will enthusiastically support the Back Bay South End Gateway Project.

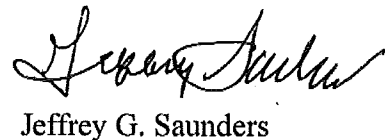
TRINITY STUART LLC



Jordan D. Warshaw



Gary L. Saunders



Jeffrey G. Saunders

Robert D Stewart
377 Cherry Street
Newton, MA 02465

April 18, 2017

Delivered by email: Michael.Rooney@boston.gov

Michael Rooney, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

Dear Mr. Rooney,

As a Boston commuter who regularly uses Back Bay Station, I am writing in support of the Back Bay South End Gateway Project. The project includes several concrete public benefits that will positively impact the Back Bay, South End, and Bay Village neighborhoods. Further, this project provides a unique opportunity to update and rehabilitate Back Bay Station, which is a benefit that will not only greatly improve the commuter experience, but will also be felt across the City of Boston and beyond.

Key improvement include:

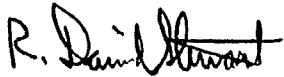
- Plans to work with the City of Boston to redesign and improve the sidewalks and streetscapes will bring a welcome change to the site. Installing new street trees, new sidewalks, and creating a 60-foot-wide crosswalk at Dartmouth Street to better connect the station to the Southwest Corridor Park will make the pedestrian experience more enjoyable for residents and visitors alike. The doubling of the sidewalk width along Stuart Street as well as the removal of the ugly garage ramps will activate the Stuart Street corridor and beautify the area.
- The heights and massing of the buildings are consistent with Stuart Street Zoning and this project represents true transit oriented development. I'm encouraged that there will be no new parking built as part of the development as existing garages can meet any new demand. And an improved Back Bay Station, biking and walking opportunities, and ride sharing services will encourage a majority of residents and businesses to use other modes of transportation.
- The project provides significant improvements within Back Bay Station and to the surrounding sidewalks and streetscapes. These include larger, more accessible and welcoming entries to the Station on Dartmouth, Clarendon, and Stuart Streets and a redesigned station floorplan to allow for a more comfortable and efficient experience. The revamped T-station is an exciting piece of this development.
- The new Stuart Street station entrance will create a more convenient and pleasant connection for people traveling to Trinity Church and to the north and east side of Copley Place.
- The new Clarendon Street station entrance has a beautiful new public plaza and will create a more convenient and pleasant connection to the neighborhoods of Bay Village and the South End.
- I really like the retail addition on top of Back Bay Station. Our country is way behind places like Europe in how we use our train stations. This is going to make the whole area feel much more lively.
- I am encouraged that Boston Properties is working to meet LEED certifications for all of the new buildings. Climate change is happening and the plans to meet these green standards through energy use reductions and environmentally friendly components like green roofs and rain water basins are essential for all new buildings.
- The site is well suited for density and the proposed 600 units of housing will help to meet the city's high demand for housing.

- I am excited about the 11,000 square foot public plaza proposed on the Clarendon Street side of the Station. Any opportunity to add usable open space in the area is welcomed. The potential of programming on the plaza is also a valuable cultural benefit.
- It is great to see that the project will reduce wind speeds at the street level, especially along Stuart and Clarendon Streets, which will make walking around this area much more enjoyable.

The Back Bay South End Gateway project is an exciting opportunity to improve the block around the area with high quality mixed use buildings, and the enhance the entire station. I ask that you advance the project as quickly as possible.

Thank you for your attention to this matter.

Sincerely,

A handwritten signature in black ink that reads "R. David Stewart". The signature is written in a cursive style with a large, prominent "R" and "S".

Robert D. Stewart



WEINER VENTURES
REAL ESTATE DEVELOPMENT & INVESTMENT

April 18, 2017

Michael Rooney, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201
Michael.Rooney@boston.gov

Dear Mr. Rooney,

As a nearby business owner, I write in support of the Back Bay South End Gateway Project. The development provides a unique opportunity to update and rehabilitate the Back Bay Station area, a benefit to the local communities and one that will be felt across the City of Boston and beyond. The heights and massing of the proposed buildings are consistent with Stuart Street Zoning.

The proposal includes a number of extraordinary public benefits for residents and businesses.

Key project components / improvements to existing conditions include:

- Significant upgrades to Back Bay Station and surrounding streetscape, including sidewalks
- Open space
- Top-notch architecture
- Jobs creation
- Housing creation
- New retail opportunities
- Wind and shadow effects thoughtfully considered
- Improved accessibility
- LEED certification
- Pedestrian-safe bridge.

The Back Bay South End Gateway project is a wonderful opportunity to connect neighborhoods, improve transportation and the public realm, and enhance our local economy. Please approve this project.

With sincere thanks,

Adam J. Weiner
Managing Partner
Weiner Ventures LLC

Michael Tilford
529 Columbus Avenue – 10
Boston, MA 02118

April 17, 2017

Sent Via Email

Michael Rooney, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

Dear Mr. Rooney,

As a South End resident, I am writing in support of the Back Bay South End Gateway Project. I walk past or through this station on an almost daily basis. The Back Bay Station is the first impression for many tourists and business travelers arriving via Amtrak and Commuter Rail as well as a major day to day hub for residents. The station has suffered from years of neglect and the surrounding block and bus loading area are lifeless places that divide the South End, Bay Village and Back Bay. The Back Bay South End gateway project will connect the neighborhoods, add vibrancy and interesting architecture and provide desperately needed housing for a City who's potential is increasingly limited by increasingly narrow minded opinions about growth.

I would welcome this addition to the neighborhood.

Sincerely,

A handwritten signature in black ink, appearing to read 'MT', followed by a long horizontal flourish line extending to the right.

Mike Tilford



Michael Rooney <michael.rooney@boston.gov>

Boston Resident Comment Letter

1 message

Molly Hogue [REDACTED]
To: michael.rooney@boston.gov

Mon, Apr 17, 2017 at 10:38 AM

Molly Hogue, 4 Schrepel Place, Unit #3, Boston, MA 02127

4/17/17

Michael.Rooney@boston.gov

Michael Rooney, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

Dear Mr. Rooney,

As a Boston resident who uses Back Bay Station, I am writing in support of the Back Bay South End Gateway Project. The project includes several concrete public benefits that will positively impact the Back Bay, South End, and Bay Village neighborhoods. Further, this project provides a unique opportunity to update and rehabilitate Back Bay Station, which is a benefit that will not only greatly improve the commuter experience, but will also be felt across the City of Boston and beyond.

Key improvement include:

- Plans to work with the City of Boston to redesign and improve the sidewalks and streetscapes will bring a welcome change to the site. Installing new street trees, new sidewalks, and creating a 60 foot wide crosswalk at Dartmouth Street to better connect the station to the Southwest Corridor Park will make the pedestrian experience more enjoyable for residents and visitors alike. The doubling of the sidewalk width along Stuart Street as well as the removal of the ugly garage ramps will activate the Stuart Street corridor and beautify the area.
- The project provides significant improvements within Back Bay Station and to the surrounding sidewalks and streetscapes. These include larger, more accessible and welcoming entries to the Station on Dartmouth,

Clarendon, and Stuart Streets and a redesigned station floorplan to allow for a more comfortable and efficient experience. The revamped T station is an exciting piece of this development.

- The new Stuart Street station entrance will create a more convenient and pleasant connection for people traveling to Trinity Church (which is currently my home church that I attend every Sunday) and to the north and east side of Copley Place.
- The new Clarendon Street station entrance has a beautiful new public plaza and will create a more convenient and pleasant connection to the neighborhoods of Bay Village and the South End.
- This project looks amazing. The City of Boston needs more experimental architecture and this is one of the most exciting designs we have seen in recent memory. It will be such an improvement over that hideous garage!
- I really like the retail addition on top of Back Bay Station. Our country is way behind places like Europe in how we use our train stations. This is going to make the whole area feel much more lively!
- I am encouraged that Boston Properties is working to meet LEED certifications for all of the new buildings. Climate change is happening and the plans to meet these green standards through energy use reductions and environmentally friendly components like green roofs and rain water basins are essential for all new buildings.
- The site is well suited for density and the proposed 600 units of housing will help to meet the city's high demand for housing. A true problem for a city that is constantly growing.
- I am excited about the 11,000 square foot public plaza proposed on the Clarendon Street side of the Station. Any opportunity to add usable open space in the area is welcomed. The potential of programming on the plaza is also a valuable cultural benefit.
- It is great to see that the project will actually reduce wind speeds at the street level, especially along Stuart and Clarendon Streets, which will make walking around this area much more enjoyable.
- I was very interested to learn that the project casts almost no new shadow on Copley Square and the historic buildings surrounding it during most of the year. I'm not sure how they did that, but I really appreciate it!

The Back Bay South End Gateway project is an exciting opportunity to improve the block around the area with high quality mixed use buildings, and to enhance the entire station. I ask that you advance the project. Thank you for your attention to this matter.

Sincerely,

Molly Hogue

April 17, 2017

Michael.Rooney@boston.gov

Mr. Michael Rooney
Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

Dear Mr. Rooney,

As a nearby business manager, I write in support of the Back Bay South End Gateway Project. The development provides a unique opportunity to update and rehabilitate Back Bay Station, a benefit that will be felt across the City of Boston and beyond. The heights and massing of the buildings are consistent with Stuart Street Zoning and this project represents true transit oriented development. The proposal includes a number of extraordinary public benefits that will positively impact local businesses and residents alike.

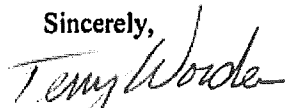
Key improvements will include:

- Significant upgrades within Back Bay Station and to the surrounding sidewalks and streetscapes. Employees, visitors and customers interact with the station on a daily basis. The Station is one of Boston's main front doors. From larger, more accessible and welcoming entries on Dartmouth, Clarendon, and Stuart Streets, to a redesigned floorplan of the public space, to retail opportunities, the project will provide a more comfortable and efficient experience.
- Work with the City of Boston to redesign and build out the sidewalks and streetscapes. Adding street trees, regrading and replacing the sidewalks, and creating new, modern crosswalks will make the pedestrian experience more enjoyable.
- A high quality, well designed transit oriented development. This is a perfect location for density in the City, and better utilizes the site to bring new housing and economic activity to the area.
- Boston Properties is working to meet LEED qualifications for all 3 of the towers. Climate change is a reality and the plans to meet these green standards with environmentally friendly designs, components, green roofs and rain water basins are essential for all new buildings.
- New retail opportunities will provide a range of options in the neighborhood.
- I am excited about the 11,000 foot public plaza proposed on the Clarendon Street side of the Station. Any opportunity to add usable open space to the area is welcomed. The potential of programming on the plaza is also a valuable cultural benefit.

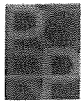
The Back Bay South End Gateway project is an exciting opportunity to connect the neighborhoods, improve transportation and the public realm, and enhance our economy. As a local business owner, I ask you to approve this project.

Thank you for your attention to this matter.

Sincerely,



Terry Worden
General Manager



PALLADIN
CONSUMER RETAIL PARTNERS

April 18, 2017

Michael.Rooney@boston.gov

Michael Rooney, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

Dear Mr. Rooney,

As a nearby business owner, I write in support of the Back Bay South End Gateway Project. The development provides a unique opportunity to update and rehabilitate the Back Bay Station area, a benefit to the local communities and one that will be felt across the City of Boston and beyond. The heights and massing of the proposed buildings are consistent with Stuart Street Zoning and this project represents true transit-oriented development, which our City needs.

The proposal also includes a number of extraordinary public benefits that will positively impact local businesses and residents alike. Key improvements will include:

- Significant upgrades to the Back Bay Station and to the surrounding streetscape. The Station is one of Boston's primary front doors. Employees, visitors and customers interact with it on a daily basis, including some of our own employees who commute through the station every day. From larger, more accessible and welcoming station entries on Dartmouth, Clarendon, and Stuart Streets, to a redesigned interior floorplan, to new retail opportunities, the project will provide a much more pleasant and efficient experience for station users. Frankly, every time I take Amtrak to New York, I am turned off by the waiting areas and the quality of the current retail offerings.
- The redesign and reconstruction of the sidewalks around the perimeter of the project. The existing pedestrian conditions are really poor and this project will improve them dramatically. The doubling of the sidewalk width along Stuart Street as well as the removal of the garage speed ramps will greatly improve the street level experience.
- Streetscape improvements. The addition of new street trees and bike parking, as well as the regrading of steep areas and the creation of new or improved crosswalks will make the pedestrian experience safer and more enjoyable.
- New Stuart Street station entrance. This new entrance will help to activate the Stuart Street corridor and create a more convenient and pleasant connection to Copley Place and Boylston and Stuart Streets toward the east.
- New Clarendon Street station entrance. This new entrance with a public plaza will create a more convenient and pleasant connection to Berkeley Street, Bay Village and the eastern portions of the South End neighborhoods.

- A high-quality, well-designed, transit-oriented development. This is the perfect location for increased density in the City, and better utilizes the site to bring new housing, jobs and economic activity to the area.
- Open space. We are excited about the public plaza proposed on the Clarendon Street side of the Station. Any opportunity to add public open space to the area is welcomed.
- World-class Architecture. The proposed project is one of the most creative and exciting designs that we have seen in the City. Boston needs more buildings like this!
- Job creation. The proposed new office space offers an important opportunity to entice new firms to the Boston region, create new jobs and grow our local economy.
- Housing creation. Boston needs to create new housing stock and this project offers the opportunity to create a significant number of units in very close proximity to transit and local job centers. This is critical for the City's long term growth and viability.
- New retail opportunities. The additional retail on top of Back Bay Station and on the ground floor along Dartmouth, Stuart and Clarendon Streets will provide a range of new options and generate activity in the neighborhood.
- Wind and shadow affects. We are pleased to see that the project will actually improve existing windy conditions at the street level, particularly along Stuart and Clarendon Streets. In addition, we appreciate the project's approach to minimizing shadow and that throughout most of the year it will cast almost no new shadow on open spaces like Copley Square and the historic buildings surrounding it.
- Improved accessibility. The new accessible Station entrance from Stuart Street as well as the addition of a second elevator to the Orange Line will greatly improve the experience of many passengers, particularly those with disabilities.
- LEED certification for all of the project components. Climate change is a reality and the commitment to meet green standards with environmentally friendly design is essential for all new buildings. In addition, I appreciate that the project is not proposing new parking as it will greatly encourage the use of alternative means of transportation.

The Back Bay South End Gateway project is a unique and exciting opportunity to connect the neighborhoods, improve transportation infrastructure and the public realm, and enhance our local economy. As a local business owner, I ask you to approve this project. Thank you for your attention to this matter.

Sincerely,



Mark J. Schwartz
Chief Executive Officer

April 18, 2017

Michael Rooney, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

RE: Support for the Back Bay South End Gateway Project

Dear Mr. Rooney:

As long-time residents of the South End, we appreciate thoughtful proposals for transit-oriented development projects that will add to the sustainable economic growth of the City of Boston. As such, after review, we **support** Boston Properties' Back Bay South End Gateway Project proposal.

In our opinion, the project has many benefits, the most important of which are listed below:

- With only Berkeley, Clarendon and Dartmouth Streets connecting the South End to the Back Bay, this project will repair the large gaps in street level activity on Clarendon and Dartmouth providing a seamless connection between the two neighborhoods.
- The project provides for improvements to Back Bay Station including addressing deferred maintenance, providing a new entrance to the station from Stuart Street and the addition of much need convenience retail; all of which benefit the neighbors, those commuting from/to Back Bay Station and future local business that will be positioned to serve the increased demand from the additional housing and office offerings the project will create as well as from the increased utilization of the Orange Line and Commuter Rail lines.
- Public realm improvements including improved sidewalks along Dartmouth Street, widened sidewalks along Stuart Street, a more attractive and safer crosswalk at Dartmouth Street, an improved connection with the Southwest Corridor Park, and most importantly the transformation of the existing bus court along Clarendon Street into a new 11,000 square foot public plaza.
- The project will provide an attractive façade to the existing parking garage and collectively add approximately 500 lineal feet of active ground level uses along Dartmouth, Stuart and Clarendon Streets. That said, however, we would like to see the Proponent screen the façade of the existing parking garage between the proposed residential buildings on Clarendon Street.
- The project's design is adventurous and is an improvement over many of the projects built in Boston in recent years.

The Back Bay South End Gateway Project is an exciting opportunity to improve the connection between two great neighborhoods through the addition of high quality mixed-use buildings that directly benefit Boston and add to the continued economic growth of the region. In light of this, we ask that you advance the project.

Sincerely,



Neal Howard
50 Malden Street
Boston, MA 02118



Christine Wahr
50 Malden Street
Boston, MA 02118



Michael Rooney <michael.rooney@boston.gov>

Backbay South End Gateway Project

1 message

John Fahnhorst <[REDACTED]>
To: Michael.Rooney@boston.gov

Tue, Apr 18, 2017 at 5:43 PM

Dear Michael Rooney,

It has come to my attention that the Back Bay Station project is under review. As a Boston resident and member of the architectural community, I am very excited to see Boston grow and evolve its architectural vocabulary. The Backbay South End Gateway Project not only develops an underutilized part of town, but it captures the excitement of Boston.

As a frequent user of the Back Bay T-Stop, I'm very excited for this project. The station has such potential and the area can easily be another node or landmark in town. It's access to the orange line and commuter rail make it the perfect location for added development.

I support the approval of this project because it presents something different to the city. I currently work in the Seaport area, and I must admit that every time I see a new high-rise office building go up, I think of a missed opportunity. The architecture of the Seaport has become as generic as can be. Boston feels like it's falling behind other cities architecturally. From what I've seen of the renderings, the Gateway project is dynamic and just interesting. It seems to take into consideration how it affects the cityscape and engage the pedestrian. Please do your part in keeping this project going forward.

Sincerely,

John Fahnhorst



April 18, 2017

Michael.Rooney@boston.gov

Michael Rooney, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

Dear Mr. Rooney,

As a local representative of a major stakeholder adjacent to the site, I write in support of the Back Bay South End Gateway Project.

Primary for us among the many project benefits are the upgrades planned within Back Bay Station and to the surrounding sidewalks and streetscapes. We view improvements to the public transportation experience in Boston as essential to the appeal and economic viability of the City.

We welcome the enlargement of the signalized crosswalk connecting the East and West sides of Dartmouth Street at the station entrance.

We are supportive of improvements to the pedestrian street experience and our hope is that this project will realize that.

The Back Bay South End Gateway project is an exciting opportunity to connect the neighborhoods, improve transportation and the public realm, and enhance our economy. I ask you to approve this project.

Thank you for your attention to this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "W. Kenney". The signature is fluid and cursive, with a long horizontal stroke at the end.

William J. Kenney
General Manager
Copley Place, Simon Malls

Matthew Murray
338 W 3rd Street, #1
Boston, MA 02127

4/18/2017

Michael.Rooney@boston.gov

Michael Rooney, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

Dear Mr. Rooney,

As a resident of Boston and employee located on the border of the Back Bay and South End neighborhoods, I am writing to offer my full support of the Back Bay South End Gateway Project. I feel strongly that the proposed scope and project will offer residents, employees and visitors of the Back Bay, South End and Bay Village neighborhoods a dramatically improved experience. Through the revitalization of a tired and neglected transit hub, this projects offers us an opportunity to provide residents with the improvements needed to make their daily lives better while providing a new entrance/front door to an extremely important commuter rail station for employees and visitors. Other key factors that have influenced my opinion are:

- 600 units of housing to keep up with high demand within the city.
- Added retail and improved “commuter experience”
- No parking is required for this development given that is located at a transit hub

The City of Boston deserves better than the existing station and I would like to voice my support for this project to move forward.

Sincerely,
Matthew Murray



HIGHFIELDS CAPITAL MANAGEMENT LP

April 18, 2017

Michael Rooney, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201
Via Email: Michael.Rooney@boston.gov

Dear Mr. Rooney,

As a nearby business, Highfields Capital Management, I write in support of the Back Bay South End Gateway Project. The development provides a unique opportunity to update and rehabilitate the Back Bay Station area, a benefit to the local communities and one that will be felt across the City of Boston and beyond. The heights and massing of the proposed buildings are consistent with Stuart Street Zoning and this project represents true transit-oriented development, which our City needs. The proposal also includes a number of extraordinary public benefits that will positively impact local businesses and residents alike.

Key improvements will include:

- Significant upgrades to the Back Bay Station and to the surrounding streetscape. The Station is one of Boston's primary front doors. Employees, visitors and customers interact with it on a daily basis, including many of our own employees who commute through the station every day. From larger, more accessible and welcoming station entries on Dartmouth, Clarendon, and Stuart Streets, to a redesigned interior floorplan, to new retail opportunities, the project will provide a much more pleasant and efficient experience for station users.
- The redesign and reconstruction of the sidewalks around the perimeter of the project. The existing pedestrian conditions are really poor and this project will improve them dramatically. The doubling of the sidewalk width along Stuart Street as well as the removal of the garage speed ramps will greatly improve the street level experience.
- Streetscape improvements. The addition of new street trees and bike parking, as well as the regrading of steep areas and the creation of new or improved crosswalks will make the pedestrian experience safer and more enjoyable.
- New Stuart Street station entrance. This new entrance will help to activate the Stuart Street corridor and create a more convenient and pleasant connection to Copley Place and Boylston and Stuart Streets toward the east.
- New Clarendon Street station entrance. This new entrance with a public plaza will create a more convenient and pleasant connection to Berkeley Street, Bay Village and the eastern portions of the South End neighborhoods.
- A high-quality, well-designed, transit-oriented development. This is the perfect location for increased density in the City, and better utilizes the site to bring new housing, jobs and economic activity to the area.

- New retail opportunities. The additional retail on top of Back Bay Station and on the ground floor along Dartmouth, Stuart and Clarendon Streets will provide a range of new options and generate activity in the neighborhood.
- Wind and shadow affects. We are pleased to see that the project will actually improve existing windy conditions at the street level, particularly along Stuart and Clarendon Streets. In addition, we appreciate the project's approach to minimizing shadow and that throughout most of the year it will cast almost no new shadow on open spaces like Copley Square and the historic buildings surrounding it.
- LEED certification for all of the project components. Climate change is a reality and the commitment to meet green standards with environmentally friendly design is essential for all new buildings. In addition, I appreciate that the project is not proposing new parking as it will greatly encourage the use of alternative means of transportation.

The Back Bay South End Gateway project is a unique and exciting opportunity to connect the neighborhoods, improve transportation infrastructure and the public realm, and enhance our local economy. As a local business leader, I ask you to approve this project. Thank you for your attention to this matter.

Sincerely,



Jennifer L. Stier
Chief Operating Officer
Highfields Capital Management LP

Sushma Handicrafts LLC
HA 01, 800 Boylston Street
Boston, MA 02199

DATE : 4/16/2017

To,
Michael Rooney
Boston Planning and Development Agency

Dear Michael Rooney,

As a nearby business owner I write in support of the Back Bay South End Gateway Project. The development provides a unique opportunity to update and rehabilitate the Back Bay Station area, a benefit to the local communities and one that will be felt across the City of Boston and beyond. The heights and massing of the proposed buildings are consistent with Stuart Street Zoning and this project represents true transit-oriented development, which our City needs.

The proposal also includes a number of extraordinary public benefits that will positively impact local businesses and residents alike.

The Back Bay South End Gateway project is a unique and exciting opportunity to connect the neighborhoods, improve transportation infrastructure and the public realm, and enhance our local economy. As a local business owner, I ask you to approve this project. Thank you for your attention to this matter.

Sincerely,



Bhairab Prasad Dahal

Office phone: [REDACTED]

email: [REDACTED]



Michael Rooney <michael.rooney@boston.gov>

Support Letter for Back Bay South End Gateway Project

1 message

Giuliana Di Mambro [REDACTED]
To: Michael.Rooney@boston.gov

Fri, Apr 21, 2017 at 3:50 PM

Michael Rooney, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

Dear Mr. Rooney,

I am writing to voice my support for the Back Bay South End Gateway Project. I have lived in the South End for the past two years (and in the Leather District for 7 years before that) and have worked in the Back Bay for the past four years. As someone who grew up in and around the City of Boston I have also been a frequent visitor to Back Bay Station for over 20 years. This project, along with the station renovation, will make Back Bay Station the worthy gateway to our great city, and it will vastly improve the daily lives of people like me who live and work around the station and pass by/through it on a regular basis.

The benefits of this project are too many to list, but I have outlined some below:

- This project will vastly improve the streetscape and public realm in front of and around the station. The new sidewalks, street trees, and wider crosswalks will make a more pleasant and safer pedestrian experience.
- The replacement of the garage with ground floor retail and lobbies will add vibrancy to the street level which it currently lacks. It will also make the area feel safer and better lit in the evenings.
- The design of the office building at the corner of Dartmouth and Stuart will be welcome addition to the Boston skyline. The architecture is new and fresh, and hopefully will encourage other developers to push the envelop in their own designs.
- The project will modernize and expand Back Bay Station while still maintaining the iconic wood arches. This station is in dire need of a renovation – but I'm happy to see that Boston Properties has respected and celebrated historic elements in its new design.
- The new plaza along Clarendon Street will create a vibrancy and sense of safety that the area currently lacks – especially at night. It will also create a stronger connection between the Bay Village, South End, and Back Bay neighborhoods.
- As a transit oriented development, the site is the ideal location for substantial office and residential density. The more the merrier!

- The reduction of wind along Stuart and Clarendon streets is a nice bonus benefit (especially on a cold winter day!)

In summary, I am fully in support of this project. The innovative design and increased density will be a welcome benefit to the city and these neighborhoods in specific. And the station renovations will be a benefit to the entire region! I sincerely hope this project is approved and implemented quickly.

Thank you and best regards,

Giuliana Di Mambro

73 Worcester St. #5

Boston, MA 02118

The Druker Company, Ltd., Suite 1000, 50 Federal Street, Boston, Massachusetts 02110-2585

April 11, 2017

Michael Rooney, Project Manager
Boston Planning and Development Agency
One City Hall Square, 9th Floor
Boston, MA 02201

Re: Back Bay South End Gateway Project

Dear Mr. Rooney:

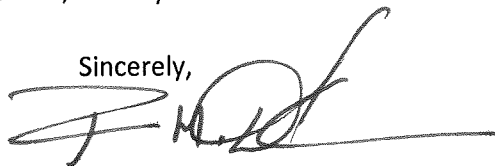
As a longstanding property owner and developer in both the Back Bay and South End, whose properties include The Heritage On The Garden, The Colonnade Hotel and Residences and Atelier|505, I am writing to support Boston Properties' proposal to renovate and upgrade Back Bay Station and to develop a mixed use complex of office, retail and residential uses.

Currently, the edges on the perimeter of the site are uninviting, either turning their back on the street or offering no active edge at all by being void of buildings. By adding the above mentioned program and renovating the station, the project will reinvigorate an important, heretofore uninspiring super block which will contribute to the vitality of the two neighborhoods involved.

Believing in all of the above, I strongly support the project.

Should you wish to discuss my position, I trust you will not hesitate to contact me.

Sincerely,

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

Ronald Druker
President
The Druker Company, LTD.

RMD/deb

Susan Koop
100 Pier 4 Boulevard
Apt. 716
Boston, MA 02210

April 10, 2017

Michael Rooney, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

Dear Mr. Rooney,

As a Boston resident, I am writing in support of the Back Bay South End Gateway Project. The project includes several concrete public benefits that will positively impact the Back Bay, South End, and Bay Village neighborhoods. Further, this project provides a unique opportunity to update and rehabilitate Back Bay Station, which is a benefit that will not only greatly improve the commuter experience, but will also be felt across the City of Boston and beyond.

Key improvement include:

- Plans to work with the City of Boston to redesign and improve the sidewalks and streetscapes will bring a welcome change to the site. Installing new street trees, new sidewalks, and creating a 60 foot wide crosswalk at Dartmouth Street to better connect the station to the Southwest Corridor Park will make the pedestrian experience more enjoyable for residents and visitors alike. The doubling of the sidewalk width along Stuart Street as well as the removal of the ugly garage ramps will activate the Stuart Street corridor and beautify the area.
- The heights and massing of the buildings are consistent with Stuart Street Zoning and this project represents true transit oriented development. I'm encouraged that there will be no new parking built as part of the development as existing garages can meet any new demand. And an improved Back Bay Station, biking and walking opportunities, and ride sharing services will encourage a majority of residents and businesses to use other modes of transportation.
- The project provides significant improvements within Back Bay Station and to the surrounding sidewalks and streetscapes. These include larger, more accessible and welcoming entries to the Station on Dartmouth, Clarendon, and Stuart Streets and a redesigned station floorplan to allow for a more comfortable and efficient experience. The revamped T station is an exciting piece of this development.
- The new Stuart Street station entrance will create a more convenient and pleasant connection for people traveling to Trinity Church and to the north and east side of Copley Place.
- The new Clarendon Street station entrance has a beautiful new public plaza and will create a more convenient and pleasant connection to the neighborhoods of Bay Village and the South End.
- This project looks amazing. The City of Boston needs more experimental architecture and this is one of the most exciting designs we have see in recent memory. It will be such an improvement over that hideous garage!
- I really like the retail addition on top of Back Bay Station. Our country is way behind places like Europe in how we use our train stations. This is going to make the whole area feel much more lively!
- I am encouraged that Boston Properties is working to meet LEED certifications for all of the new buildings. Climate change is happening and the plans to meet these green standards through energy use

reductions and environmentally friendly components like green roofs and rain water basins are essential for all new buildings.

- The site is well suited for density and the proposed 600 units of housing will help to meet the city's high demand for housing.
- I am excited about the 11,000 square foot public plaza proposed on the Clarendon Street side of the Station. Any opportunity to add usable open space in the area is welcomed. The potential of programming on the plaza is also a valuable cultural benefit.
- It is great to see that the project will actually reduce wind speeds at the street level, especially along Stuart and Clarendon Streets, which will make walking around this area much more enjoyable.
- I was very interested to learn that the project casts almost no new shadow on Copley Square and the historic buildings surrounding it during most of the year. I'm not sure how they did that, but I really appreciate it!

The Back Bay South End Gateway project is an exciting opportunity to improve the block around the area with high quality mixed use buildings, and the enhance the entire station. I ask that you advance the project. Thank you for your attention to this matter.

Sincerely,

A handwritten signature in cursive script that reads "Susan K. Koop". The signature is written in black ink and is positioned above the printed name.

Susan Koop

Christopher Donato
108 Richmond Street
Unit 7
Boston, MA 02109

April 10, 2017

Michael Rooney, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

Dear Mr. Rooney,

As a Boston resident, I am writing in support of the Back Bay South End Gateway Project. The project includes several concrete public benefits that will positively impact the Back Bay, South End, and Bay Village neighborhoods. Further, this project provides a unique opportunity to update and rehabilitate Back Bay Station, which is a benefit that will not only greatly improve the commuter experience, but will also be felt across the City of Boston and beyond.

Key improvement include:

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- The project provides significant improvements within Back Bay Station and to the surrounding sidewalks and streetscapes. These include larger, more accessible and welcoming entries to the Station on Dartmouth, Clarendon, and Stuart Streets and a redesigned station floorplan to allow for a more comfortable and efficient experience. The revamped T station is an exciting piece of this development.
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- I really like the retail addition on top of Back Bay Station. Our country is way behind places like Europe in how we use our train stations. This is going to make the whole area feel much more lively!

- I am encouraged that Boston Properties is working to meet LEED certifications for all of the new buildings. Climate change is happening and the plans to meet these green standards through energy use reductions and environmentally friendly components like green roofs and rain water basins are essential for all new buildings.
- The site is well suited for density and the proposed 600 units of housing will help to meet the city's high demand for housing.
- I am excited about the 11,000 square foot public plaza proposed on the Clarendon Street side of the Station. Any opportunity to add usable open space in the area is welcomed. The potential of programming on the plaza is also a valuable cultural benefit.
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- I was very interested to learn that the project casts almost no new shadow on Copley Square and the historic buildings surrounding it during most of the year. I'm not sure how they did that, but I really appreciate it!

The Back Bay South End Gateway project is an exciting opportunity to improve the block around the area with high quality mixed use buildings, and the enhance the entire station. I ask that you advance the project. Thank you for your attention to this matter.

Sincerely,



Christopher Donato

Kendra Donato
108 Richmond Street
Unit 7
Boston, MA 02109

April 10, 2017

Michael Rooney, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

Dear Mr. Rooney,

As a Boston resident, I am writing in support of the Back Bay South End Gateway Project. The project includes several concrete public benefits that will positively impact the Back Bay, South End, and Bay Village neighborhoods. Further, this project provides a unique opportunity to update and rehabilitate Back Bay Station, which is a benefit that will not only greatly improve the commuter experience, but will also be felt across the City of Boston and beyond.

Key improvement include:

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- I was very interested to learn that the project casts almost no new shadow on Copley Square and the historic buildings surrounding it during most of the year. I'm not sure how they did that, but I really appreciate it!

The Back Bay South End Gateway project is an exciting opportunity to improve the block around the area with high quality mixed use buildings, and the enhance the entire station. I ask that you advance the project. Thank you for your attention to this matter.

Sincerely,



Kendra Donato

Prudential Center Merchant Association
800 Boylston Street
Boston, Massachusetts 02199

April 13, 2017

Michael Rooney, Project Manager
Boston Planning and Development Agency
One City Hall Square
9th Floor
Boston, MA 02201

Re: Back Bay South End Gateway Project

Dear Mr. Rooney,

On behalf of the Prudential Center Merchant Association, I am writing in support of the Back Bay South End Gateway Project.

The Prudential Center Merchant Association is comprised of 70 individual retailers, restaurants and service providers. Together we represent over 2000 jobs and over \$600,000,000 in gross sales revenue.

The project includes several concrete public benefits that will positively impact the Back Bay neighborhoods. Further this project provides a unique opportunity to update and rehabilitate Back Bay Station, which is a benefit that will not only greatly improve the commuter and tourist experience, but will also be felt across the City of Boston and beyond.

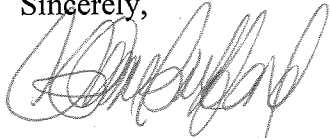
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- The heights and massing of the buildings are consistent with Stuart Street Zoning and this project represents true transit oriented development
- The revamped T station is an exciting piece of this development. Boston as a City must support our transportation hubs – it encourages mass transit vs. parking and it brings talent to the area, encouraging successful businesses.
- This project looks amazing. The City of Boston needs more experimental architecture and this is one of the most exciting designs we have see in recent memory. It will be such an improvement over that hideous garage!

- It is great to see that the project will actually reduce wind speeds at the street level, especially along Stuart and Clarendon Streets, which will make walking around this area much more enjoyable.

The Back Bay South End Gateway project is an exciting opportunity to improve the block around the area with high quality mixed use buildings, and the enhance the entire station. We ask that you advance the project. Thank you for your attention to this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Christine Bouffard', written in a cursive style.

Christine Bouffard

Bryan J. Koop
100 Pier 4 Boulevard
Apt. 716
Boston, MA 02210

April 10, 2017

Michael Rooney, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

Dear Mr. Rooney,

As a Boston resident, I am writing in support of the Back Bay South End Gateway Project. The project includes several concrete public benefits that will positively impact the Back Bay, South End, and Bay Village neighborhoods. Further, this project provides a unique opportunity to update and rehabilitate Back Bay Station, which is a benefit that will not only greatly improve the commuter experience, but will also be felt across the City of Boston and beyond.

Key improvement include:

- Plans to work with the City of Boston to redesign and improve the sidewalks and streetscapes will bring a welcome change to the site. Installing new street trees, new sidewalks, and creating a 60 foot wide crosswalk at Dartmouth Street to better connect the station to the Southwest Corridor Park will make the pedestrian experience more enjoyable for residents and visitors alike. The doubling of the sidewalk width along Stuart Street as well as the removal of the ugly garage ramps will activate the Stuart Street corridor and beautify the area.
- The heights and massing of the buildings are consistent with Stuart Street Zoning and this project represents true transit oriented development. I'm encouraged that there will be no new parking built as part of the development as existing garages can meet any new demand. And an improved Back Bay Station, biking and walking opportunities, and ride sharing services will encourage a majority of residents and businesses to use other modes of transportation.
- The project provides significant improvements within Back Bay Station and to the surrounding sidewalks and streetscapes. These include larger, more accessible and welcoming entries to the Station on Dartmouth, Clarendon, and Stuart Streets and a redesigned station floorplan to allow for a more comfortable and efficient experience. The revamped T station is an exciting piece of this development.
- The new Stuart Street station entrance will create a more convenient and pleasant connection for people traveling to Trinity Church and to the north and east side of Copley Place.
- The new Clarendon Street station entrance has a beautiful new public plaza and will create a more convenient and pleasant connection to the neighborhoods of Bay Village and the South End.
- This project looks amazing. The City of Boston needs more experimental architecture and this is one of the most exciting designs we have see in recent memory. It will be such an improvement over that hideous garage!
- I really like the retail addition on top of Back Bay Station. Our country is way behind places like Europe in how we use our train stations. This is going to make the whole area feel much more lively!
- I am encouraged that Boston Properties is working to meet LEED certifications for all of the new buildings. Climate change is happening and the plans to meet these green standards through energy use

reductions and environmentally friendly components like green roofs and rain water basins are essential for all new buildings.

- The site is well suited for density and the proposed 600 units of housing will help to meet the city's high demand for housing.
- I am excited about the 11,000 square foot public plaza proposed on the Clarendon Street side of the Station. Any opportunity to add usable open space in the area is welcomed. The potential of programming on the plaza is also a valuable cultural benefit.
- It is great to see that the project will actually reduce wind speeds at the street level, especially along Stuart and Clarendon Streets, which will make walking around this area much more enjoyable.
- I was very interested to learn that the project casts almost no new shadow on Copley Square and the historic buildings surrounding it during most of the year. I'm not sure how they did that, but I really appreciate it!

The Back Bay South End Gateway project is an exciting opportunity to improve the block around the area with high quality mixed use buildings, and the enhance the entire station. I ask that you advance the project. Thank you for your attention to this matter.

Sincerely,


Bryan J. Koop

Alexandra Koop
48 N. Bennet Street
Apt. 2F
Boston, MA 02113

April 10, 2017

Michael Rooney, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

Dear Mr. Rooney,

As a Boston resident, I am writing in support of the Back Bay South End Gateway Project. The project includes several concrete public benefits that will positively impact the Back Bay, South End, and Bay Village neighborhoods. Further, this project provides a unique opportunity to update and rehabilitate Back Bay Station, which is a benefit that will not only greatly improve the commuter experience, but will also be felt across the City of Boston and beyond.

Key improvement include:


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Sincerely,



Alexandra Koop

April 24, 2017

Eric Mo
67 Saint Germain Street #3
Boston, MA 02115

Michael.Rooney@boston.gov

Michael Rooney, Project Manager
Boston Planning and Development Agency
One City Hall Square, 9th Floor
Boston, MA 02201

Dear Mr. Rooney,

I'm a Boston resident who frequently uses Back Bay Station to visit friends and family in New York City and to commute to my girlfriend's home near the Wellington T Station. Today, I'm writing in support of the Back Bay South End Gateway Project because I think Boston deserves an improved and well-run entry into the Back Bay/South End neighborhoods that is on par with world-class train stations more commonly found in Europe and Asia. Back Bay Station could benefit immensely from a full-scale renovation and redesign and I believe the City of Boston has a special opportunity to partner with a developer that has proven its expertise in operating public spaces. The public benefits are immense as well; I'm most excited about the following:

- Plans to work with the City of Boston to redesign and improve the sidewalks and streetscapes will bring a welcome change to the site. Installing new street trees, new sidewalks, and creating a 60 foot wide crosswalk at Dartmouth Street to better connect the station to the Southwest Corridor Park will make the pedestrian experience more enjoyable for residents and visitors alike. The doubling of the sidewalk width along Stuart Street as well as the removal of the ugly garage ramps will activate the Stuart Street corridor and beautify the area.
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The Back Bay South End Gateway project is an exciting opportunity to improve the block around the area with high quality mixed use buildings and to enhance the entire station. I ask that you advance the project. Thank you for your attention to this matter.

Sincerely,

Eric Mo