

Date: 11.12.19

Boston Planning and Development Agency
Attn: Michael Sinatra, Project Manager
1 City Hall Square
Boston, MA 02201

Re: Onyx Hotel
155 Portland Street, Boston, MA 02134

Dear Mr. Sinatra:

I, the undersigned resident of the City of Boston, am in favor of the above referenced proposed development, which includes new restaurant/retail space and a 77-room expansion of the Onyx Hotel, located in the Bullfinch Triangle.

I have reviewed the proponent's plans that have been submitted to the Boston Planning and Development Agency as part of the Article 80 Large Project Review and believe that the project will enhance the neighborhood, and provide much-needed additional hotel rooms.

Sincerely,

Signature:	<i>David S Miller</i>
Name:	David S Miller
Street Address:	20 Allston St Unit 1
City / Zip:	Boston MA 02129

Date: 12/2/19

Boston Planning and Development Agency
Attn: Michael Sinatra, Project Manager
1 City Hall Square
Boston, MA 02201

Re: Onyx Hotel
155 Portland Street, Boston, MA 02134

Dear Mr. Sinatra:

I, the undersigned resident of the City of Boston, am in favor of the above referenced proposed development, which includes new restaurant/retail space and a 77-room expansion of the Onyx Hotel, located in the Bullfinch Triangle.

I have reviewed the proponent's plans that have been submitted to the Boston Planning and Development Agency as part of the Article 80 Large Project Review and believe that the project will enhance the neighborhood, and provide much-needed additional hotel rooms.

Sincerely,

Signature:	<i>George Howland</i>
Name:	<i>George Howland</i>
Street Address:	<i>325 Columbus Ave. #7</i>
City / Zip:	<i>Boston MA 02116</i>

Date: November 26, 2019

Boston Planning and Development Agency
Attn: Michael Sinatra, Project Manager
1 City Hall Square
Boston, MA 02201


Re: Onyx Hotel
155 Portland Street, Boston, MA 02134

Dear Mr. Sinatra:

As a representative of Equity Residential, a neighboring landlord, I have no objection to the above referenced development as currently proposed, which includes new restaurant/retail space and a 77-room expansion of the Onyx Hotel, located in the Bullfinch Triangle.

I have reviewed the proponent's plans that have been submitted to the Boston Planning and Development Agency as part of the Article 80 Large Project Review and believe that the project will enhance the neighborhood, and provide much-needed additional hotel rooms.

Sincerely,

Signature:	
Name:	Equity Residential c/o Carolyn Zern
Street Address:	3 Center Plaza
City / Zip:	Boston, MA 02108

Date: November 25, 2019

Boston Planning and Development Agency
Attn: Michael Sinatra, Project Manager
1 City Hall Square
Boston, MA 02201


Re: Onyx Hotel
155 Portland Street, Boston, MA 02134

Dear Mr. Sinatra:

I, the undersigned resident of the City of Boston, am in favor of the above referenced proposed development, which includes new restaurant/retail space and a 77-room expansion of the Onyx Hotel, located in the Bullfinch Triangle.

I have reviewed the proponent's plans that have been submitted to the Boston Planning and Development Agency as part of the Article 80 Large Project Review and believe that the project will enhance the neighborhood, and provide much-needed additional hotel rooms.

Sincerely,

Signature:	
Name:	Jacob Vande
Street Address:	88 Saint Botolph Street, Apt 2
City / Zip:	Boston, MA 02116

Date: 11/14/19

Boston Planning and Development Agency
Attn: Michael Sinatra, Project Manager
1 City Hall Square
Boston, MA 02201


Re: Onyx Hotel
155 Portland Street, Boston, MA 02134

Dear Mr. Sinatra:

I, the undersigned resident of the City of Boston, am in favor of the above referenced proposed development, which includes new restaurant/retail space and a 77-room expansion of the Onyx Hotel, located in the Bullfinch Triangle.

I have reviewed the proponent's plans that have been submitted to the Boston Planning and Development Agency as part of the Article 80 Large Project Review and believe that the project will enhance the neighborhood, and provide much-needed additional hotel rooms.

Sincerely,

Signature:	
Name:	Danny Moll
Street Address:	25 Fayette St
City / Zip:	Boston, MA 02116

Date: 11/14/19

Boston Planning and Development Agency
Attn: Michael Sinatra, Project Manager
1 City Hall Square
Boston, MA 02201

Re: Onyx Hotel
155 Portland Street, Boston, MA 02134

Dear Mr. Sinatra:

I, the undersigned resident of the City of Boston, am in favor of the above referenced proposed development, which includes new restaurant/retail space and a 77-room expansion of the Onyx Hotel, located in the Bullfinch Triangle.

I have reviewed the proponent's plans that have been submitted to the Boston Planning and Development Agency as part of the Article 80 Large Project Review and believe that the project will enhance the neighborhood, and provide much-needed additional hotel rooms.

Sincerely,

Signature:	<i>Benjie Moll</i>
Name:	Benjie Moll
Street Address:	25 Fayette St
City / Zip:	Boston, MA 02116

Date: 11-08-2019

Boston Planning and Development Agency
Attn: Michael Sinatra, Project Manager
1 City Hall Square
Boston, MA 02201

Re: Onyx Hotel
155 Portland Street, Boston, MA 02134

Dear Mr. Sinatra:

I, the undersigned resident of the City of Boston, am in favor of the above referenced proposed development, which includes new restaurant/retail space and a 77-room expansion of the Onyx Hotel, located in the Bullfinch Triangle.

I have reviewed the proponent's plans that have been submitted to the Boston Planning and Development Agency as part of the Article 80 Large Project Review and believe that the project will enhance the neighborhood, and provide much-needed additional hotel rooms.

Sincerely,

Signature:	<i>Tyler Aubrey</i>
Name:	Tyler Aubrey
Street Address:	2 Joy St. Apt 8
City / Zip:	Boston MA, 02108

Date: Nov. 8 2019

Boston Planning and Development Agency
Attn: Michael Sinatra, Project Manager
1 City Hall Square
Boston, MA 02201

Re: Onyx Hotel
155 Portland Street, Boston, MA 02134

Dear Mr. Sinatra:

I, the undersigned resident of the City of Boston, am in favor of the above referenced proposed development, which includes new restaurant/retail space and a 77-room expansion of the Onyx Hotel, located in the Bullfinch Triangle.

I have reviewed the proponent's plans that have been submitted to the Boston Planning and Development Agency as part of the Article 80 Large Project Review and believe that the project will enhance the neighborhood, and provide much-needed additional hotel rooms.

Sincerely,

Signature:	<i>Cheryl Katz</i>
Name:	<i>Cheryl Katz</i>
Street Address:	<i>19 Father Francis Filday St.</i>
City / Zip:	<i>Boston 02118</i>

Date: October 28, 2019

Boston Planning and Development Agency
Attn: Michael Sinatra, Project Manager
1 City Hall Square
Boston, MA 02201

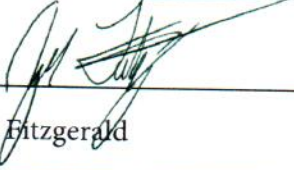
Re: Onyx Hotel
155 Portland Street, Boston, MA 02134

Dear Mr. Sinatra:

I, the undersigned resident of the City of Boston, am in favor of the above referenced proposed development, which includes new restaurant/retail space and a 77-room expansion of the Onyx Hotel, located in the Bullfinch Triangle.

I have reviewed the proponent's plans that have been submitted to the Boston Planning and Development Agency as part of the Article 80 Large Project Review and believe that the project will enhance the neighborhood, and provide much-needed additional hotel rooms.

Sincerely,

Signature:	
Name:	Zach Fitzgerald
Street Address:	4 Longfellow Place, Apt 3806
City / Zip:	Boston, MA 02114



Boston
Properties

Prudential Center
800 Boylston Street
Suite 1900
Boston, MA 02199-8103

www.bostonproperties.com Boston Properties, Inc.
(NYSE: BXP)

BRYAN J. KOOP

Executive Vice President, Boston Region

December 3, 2019

Boston Planning and Development Agency
Attn: Michael Sinatra, Project Manager
1 City Hall Square
Boston, MA 02201

Re: Onyx Hotel, 155 Portland Street, Boston, MA 02134

Boston

Dear Mr. Sinatra,

Los Angeles

On behalf of Boston Properties, headquartered here in the City of Boston, we are in favor of the above referenced proposed development, which includes new restaurant/retail space and a 77-room expansion of the Onyx Hotel, located in the Bullfinch Triangle.

New York

San Francisco

Washington, DC

We have reviewed the proponent's plans that have been submitted to the Boston Planning and Development Agency as part of the Article 80 Large Project Review and believe that the project will enhance the neighborhood, and provide much-needed additional hotel rooms.

Should you have any questions for me, please contact me at

Sincerely,

Bryan J. Koop

**Boston Water and
Sewer Commission**



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

January 9, 2020

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

Re: Onyx Hotel Expansion, Bullfinch Triangle
Project Notification Form

Dear Mr. Sinatra:

The Boston Water and Sewer Commission (Commission) has reviewed the Project Notification Form (PNF) for the proposed Onyx Hotel Expansion project located at 155 Portland Street in the Bullfinch Triangle neighborhood of Boston.

The proposed project is located on an approximately 5,478 square foot (sf) site currently occupied by surface parking. The proponent, Back Street Boston Holdings, LLC (Back Street), proposes to build a new, nine story, approximately 40,775 sf addition to the existing Onyx Hotel. The project will provide seventy-seven additional hotel rooms and ground floor restaurant/retail space. No additional parking will be provided. The site is bounded to the north by Friend Street, to the east by the existing Onyx Hotel, to the south by Portland Street and to the west by mixed use buildings.

According to the PNF, the proposed water demand is approximately 13,090 gallons per day (gpd). The Commission owns and maintains a 12-inch Southern Low DICL water main installed in 2009 and a 12-inch Southern High DICL water main installed in 2009 in both Portland Street and Friend Street.

According to the PNF, the proposed sewage generation is 11,900 gpd. For sewage and storm drainage service, the site is served by a 12-inch sanitary sewer and a 42-inch storm drain in Portland Street. There is a 15-inch sanitary sewer and a 24-inch storm drain in Friend Street.

The Commission has the following comments regarding the PNF:



General

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

The proponent estimates that daily sewage will be less than DEP's 15,000 gpd threshold. However, the proponent should be aware that if during the site plan permitting process it becomes apparent that wastewater flows will be 15,000 gpd or more, the Commission will invoke the requirement that the project participate in the 4 to 1 program.



4. The design of the project should comply with the City of Boston's Complete Streets Initiative, which requires incorporation of "green infrastructure" into street designs. Green infrastructure includes greenscapes, such as trees, shrubs, grasses and other landscape plantings, as well as rain gardens and vegetative swales, infiltration basins, and paving materials and permeable surfaces. The proponent must develop a maintenance plan for the proposed green infrastructure. For more information on the Complete Streets Initiative see the City's website at <http://bostoncompletestreets.org/>
5. Back Street should be aware that the US Environmental Protection Agency issued the Remediation General Permit (RGP) for Groundwater Remediation, Contaminated Construction Dewatering, and Miscellaneous Surface Water Discharges. If groundwater contaminated with petroleum products, for example, is encountered, Back Street will be required to apply for a RGP to cover these discharges.
6. The project site is located within Boston's Groundwater Conservation Overlay District (GCOD). The district is intended to promote the restoration of groundwater and reduce the impact of surface runoff. Projects constructed within the GCOD are required to include provisions for retaining stormwater and directing the stormwater to the groundwater table for recharge.
7. It is Back Street's responsibility to evaluate the capacity of the water, sewer and storm drain systems serving the project site to determine if the systems are adequate to meet future project demands. With the site plan, Back Street must include a detailed capacity analysis for the water, sewer and storm drain systems serving the project site, as well as an analysis of the impacts the proposed project will have on the Commission's water, sewer and storm drainage systems.

Water

1. Back Street must provide separate estimates of peak and continuous maximum water demand for residential, commercial, industrial, irrigation of landscaped areas, and air-conditioning make-up water for the project with the site plan. Estimates should be based on full-site build-out of the proposed project. Back Street should also provide the methodology used to estimate water demand for the proposed project.
2. Back Street should explore opportunities for implementing water conservation measures in addition to those required by the State Plumbing Code. In particular, Back Street should consider outdoor landscaping which requires minimal use of water to maintain. If Back Street plans to install in-ground sprinkler systems, the Commission recommends that timers, soil moisture indicators and rainfall sensors be installed. The use of sensor-operated faucets and toilets in common areas of buildings should be considered.



3. Back Street is required to obtain a Hydrant Permit for use of any hydrant during the construction phase of this project. The water used from the hydrant must be metered. Back Street should contact the Commission's Meter Department for information on and to obtain a Hydrant Permit.
4. The Commission is utilizing a Fixed Radio Meter Reading System to obtain water meter readings. For new water meters, the Commission will provide a Meter Transmitter Unit (MTU) and connect the device to the meter. For information regarding the installation of MTUs, Back Street should contact the Commission's Meter Department.

Sewage / Drainage

1. In conjunction with the Site Plan and the General Service Application Back Street will be required to submit a Stormwater Pollution Prevention Plan. The plan must:
 - Identify specific best management measures for controlling erosion and preventing the discharge of sediment, contaminated stormwater or construction debris to the Commission's drainage system when construction is underway.
 - Include a site map which shows, at a minimum, existing drainage patterns and areas used for storage or treatment of contaminated soils, groundwater or stormwater, and the location of major control structures or treatment structures to be utilized during the construction.
 - Specifically identify how the project will comply with the Department of Environmental Protection's Performance Standards for Stormwater Management both during construction and after construction is complete.
2. The Commission encourages Back Street to explore additional opportunities for protecting stormwater quality on site by minimizing sanding and the use of deicing chemicals, pesticides, and fertilizers.
3. The discharge of dewatering drainage to a sanitary sewer is prohibited by the Commission. Back Street is advised that the discharge of any dewatering drainage to the storm drainage system requires a Drainage Discharge Permit from the Commission. If the dewatering drainage is contaminated with petroleum products, Back Street will be required to obtain a Remediation General Permit from the Environmental Protection Agency (EPA) for the discharge.
4. Back Street must fully investigate methods for retaining stormwater on-site before the Commission will consider a request to discharge stormwater to the Commission's system. The site plan should indicate how storm drainage from roof drains will be



handled and the feasibility of retaining their stormwater discharge on-site. All projects at or above 100,000 square feet of floor area are to retain, on site, a volume of runoff equal to 1.25 inches of rainfall times the impervious area. Under no circumstances will stormwater be allowed to discharge to a sanitary sewer.

5. The Massachusetts Department of Environmental Protection (MassDEP) established Stormwater Management Standards. The standards address water quality, water quantity and recharge. In addition to Commission standards, Back Street will be required to meet MassDEP Stormwater Management Standards.
6. Sanitary sewage must be kept separate from stormwater and separate sanitary sewer and storm drain service connections must be provided. The Commission requires that existing stormwater and sanitary sewer service connections, which are to be re-used by the proposed project, be dye tested to confirm they are connected to the appropriate system.
7. The Commission requests that Back Street install a permanent casting stating “Don’t Dump: Drains to Boston Harbor” next to any catch basin created or modified as part of this project. Back Street should contact the Commission’s Operations Division for information regarding the purchase of the castings.
8. If a cafeteria or food service facility is built as part of this project, grease traps will be required in accordance with the Commission’s Sewer Use Regulations. Back Street is advised to consult with the Commission’s Operations Department with regards to grease traps.

Thank you for the opportunity to comment on this project.

Yours truly,

John P. Sullivan, P.E.
Chief Engineer

JPS/afh

cc: Andrew Copelotti, Back Street Boston Holdings, LLC
K. Ronan, MWRA via e-mail
M. Zlody, BED via e-mail
P. Larocque, BWSC via e-mail



Emily Wieja <emily.wieja@boston.gov>

Project Comment Submission: Onyx Hotel

1 message

kentico@boston.gov <kentico@boston.gov>

Thu, Dec 5, 2019 at 2:56 PM

To: BRAWebContent@cityofboston.gov, michael.a.sinatra@boston.gov, jeff.ng@boston.gov, comment_email_processor@o-2zlaqa64yog14nfnqlzmbbrpfox00q4is2vvlpd3irp6a8fovy.36-1heureao.na30.apex.salesforce.com

CommentsSubmissionFormID: 7463

Form inserted: 12/5/2019 2:55:37 PM

Form updated: 12/5/2019 2:55:37 PM

Document Name: Onyx Hotel

Document Name Path: /Development/Development Projects/Onyx Hotel

Origin Page Url: /projects/development-projects/onyx-hotel

First Name: Rachel

Last Name: Walters

Organization:

Street Address: [22 Cooper Street](#)

Address Line 2:

City: Boston

State: MA

Zip: 02113

Opinion: Support

Comments: I am excited by the recent updates and changes to the neighborhood around TD Garden that are more inviting and have more offerings for everyone. I am happy to see the area change from all sports bars and parking lots to a great range of dining and entertainment options. I don't believe in maintaining/keeping parking lots and am looking forward to this welcomed addition.

PMContact: michael.a.sinatra@boston.gov

Project ID: 3474

BRYAN J. KOOP
Executive Vice President, Boston Region

December 3, 2019

Boston Planning and Development Agency
Attn: Michael Sinatra, Project Manager
1 City Hall Square
Boston, MA 02201

Re: Onyx Hotel, 155 Portland Street, Boston, MA 02134

Boston

Dear Mr. Sinatra,

Los Angeles

On behalf of Boston Properties, headquartered here in the City of Boston, we are in favor of the above referenced proposed development, which includes new restaurant/retail space and a 77-room expansion of the Onyx Hotel, located in the Bullfinch Triangle.

New York

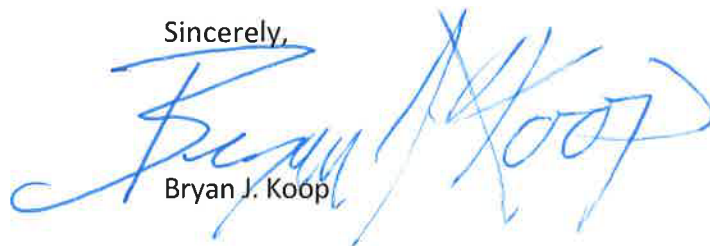
San Francisco

Washington, DC

We have reviewed the proponent's plans that have been submitted to the Boston Planning and Development Agency as part of the Article 80 Large Project Review and believe that the project will enhance the neighborhood, and provide much-needed additional hotel rooms.

Should you have any questions for me, please contact me at

Sincerely,



Bryan J. Koop

ZIP **The West End Museum** RICA
150 Staniford St. Suite 7 Boston MA 02114

FROM: West End Museum
159 Staniford Street Suite 7
Boston MA 02114

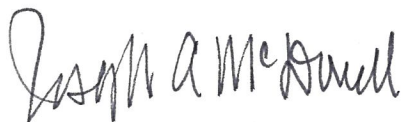
11 January 2020

TO: Onyx Hotel Expansion IAG
c/o Boston Planning & Development Agency
SUBJECT: Request for Mitigation

The West End Museum requests that better directional signage, both outside the enlarged Onyx Hotel and throughout the Bulfinch Triangle be part of the compensation paid to the neighborhood as mitigation for the inconvenience of its construction. The Museum has no objection to the expansion of the hotel.

Only eight years ago, any person on a Bulfinch Triangle street would have been knowledgeable about the geography of the neighborhood. He or she would have been either a sports devotee of the Bruins or Celtics, or a commuter walking to the North Station. All the skyscrapers in sight would have orientated an occasional visitor towards downtown Boston. But the recent expansion in the number of hotels, clubs and restaurants now attracts numerous strangers to the Bulfinch Triangle. Skyscrapers loom in both directions, offering no orientation. The sidewalks here are narrow and easily clogged by lost visitors.

The West End museum believes there should be several signs in the Bulfinch Triangle, but essentially one outside the new Onyx Hotel, orienting visitors' direction to the neighboring non-profit sights which they would wish to visit. We suggest signs with two arrows; one stating "to Museum of Science/West End Museum" and one stating "to Faneuil Hall/Old State House". One such sign near each hotel would be suitable compensation. Such signs could be free-standing or attached to buildings.



JOSEPH A McDONALD
President, West End Museum