

March 12, 2007

Mr. Geoff Lewis
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

Subject: 100 Beacon Street

Dear Mr. Lewis:

Thank you for the opportunity to comment on the Small Project Review Application for 100 Beacon Street. The Boston Groundwater Trust was established by the Boston City Council to monitor groundwater levels in sections of the City where building foundations are threatened by lowered groundwater levels and to make recommendations for solving the problem. As such, my comments are restricted to groundwater related issues.

The project is located in the Groundwater Conservation Overlay District and, because it involves substantial renovation of the property, is subject to the requirements imposed under Article 32 of the Zoning Code. Because there will be no construction below Elevation 7 BCB, and the parking garage will be contained on the existing lowest floor level, it would appear that the project cannot reduce groundwater levels on the property or on adjacent properties. I was very pleased to learn at the public meeting on the project that, although the building will be extended to the Back Street sidewalk, the required recharge system will still be installed on the proponent's property under the garage extension. I look forward to seeing the confirmation from the Boston Water and Sewer Commission that the recharge system will meet the GCOD requirements.

I am pleased to see the care with which the proponent is addressing the groundwater issue and look forward to continuing to work with them and with the Authority to make sure that the project will contribute to the solution of the groundwater problem in Boston.

Very truly yours,

Elliott Laffer
Executive Director
Cc: Maura Zlody, BED