

April 5, 2007

Mr. Rodney Sinclair, Economic Development
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

Subject: 120 Kingston Street

Dear Mr. Sinclair:

Thank you for the opportunity to comment on the Project Notification Form for 120 Kingston Street. The Boston Groundwater Trust was established by the Boston City Council to monitor groundwater levels in areas of the City where the integrity of building foundations is threatened by lowered groundwater levels and to make recommendations for solving the problem. As such, my comments are limited to groundwater related issues.

As noted in the PNF, the project is located in the Groundwater Conservation Overlay District and subject to the requirements of Article 32. I was pleased that the proponent states in the PNF and repeated during the scoping session that he plans to comply with those requirements. Because the project includes a below ground parking garage that is likely to extend below the groundwater level, the proponent should be required to show in the DPIR how it will be constructed without causing a reduction in groundwater levels either on site or adjoining lots. Given the period when it was constructed, it is not unlikely that the Dainty Dot building, a portion of which is to be retained as part of the project, is supported on wood pilings, making maintenance of adequate groundwater levels important to the project as well.

Because of the location along the Greenway adjacent to the I-93 tunnel, the proponent has indicated that he is unsure where the recharge system will be installed. He should be required as part of the DPIR to confirm the size of the system required by zoning and investigate likely locations.

The proponent should also be required to install groundwater monitoring wells on public property near the site and monitor groundwater levels before, during, and after construction to make sure they are not lowered. The readings should be turned over to the Authority and to the Trust shortly after they are taken. The wells should be turned over to the Trust

for incorporation into our monitoring network after completion of the project.

I look forward to working with the Authority and the proponent to make sure that this project can have only positive impacts on groundwater levels within the area.

Very truly yours,

Elliott Laffer
Executive Director

Cc: Kathleen Pederson, BRA
Maura Zlody, BED