

July 17, 2007

Mr. Jay Rourke, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

Subject: 368 Summer Street

Dear Mr. Rourke:

Thank you for the opportunity to comment on the Project Notification Form for 368 Summer Street. The Boston Groundwater Trust was established by the Boston City Council to monitor groundwater levels in sections 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.

The proponent makes an excellent presentation about groundwater issues in the PNF. I am pleased with their commitment that no perimeter drainage or subslab drainage systems will be used and that any pits extending below grade will be constructed with full waterproofing of the walls and base slab. I am pleased as well with their commitment to continued instrumentation monitoring of groundwater levels. Their commitment to working on the issue has also included an agreement that allows the Trust to monitor existing wells on their property to allow us to have a more complete picture of groundwater levels in the Fort Point area.

However, there is one misstatement in the PNF that must be corrected. The proponent states that the Groundwater Conservation Overlay District requirements of Article 32 apply only to the erection or extension of structures. It applies as well to any construction below Elevation 7 Boston City Base. It is not clear from the description whether the planned elevator pit will extend below this level. While the proponent appears to be taking the necessary steps to assure that construction will not cause any lowering of groundwater levels and so states on page 2-20 of the PNF, an extension below Elevation 7, in our opinion, would still trigger the need for a conditional use permit under the zoning.

I look forward to continuing to work with the Authority and project proponents to assure that all of the projects built within the affected areas can only have positive impacts on groundwater levels.

Very truly yours,

Elliott Laffer
Executive Director

Cc: Kathleen Pederson, BRA
Maura Zlody, BED