

Boston Groundwater Trust

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May 5th, 2015

Christopher Tracy, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

Subject: AC Hotel South End 237 Albany Street

Dear Mr. Tracy:

Thank you for the opportunity to comment on the expanded project notification form (EPNF) AC Hotel South End project. The Boston Groundwater Trust was established by the Boston City Council to monitor groundwater levels in sections of Boston where the integrity of building foundations is threatened by low groundwater levels and to make recommendations for solving the problem. Therefore my comments are limited to groundwater related issues.

As stated in the EPNF, the project is located in the Groundwater Conservation Overlay District established in Article 32 of the Boston Zoning Code. In the EPNF, and confirmed at the scoping session the proponent has committed to meeting the recharge requirements of the GCOD. As stated in the EPNF the project will not have a basement and is not expected to impact or lower groundwater levels. As I stated at the April 29th, 2015 scoping session, the proponent also needs to provide a certification, in a letter stamped by a professional engineer registered in Massachusetts, showing why the project will cause no harm to groundwater levels on site or on adjacent lots. This certification along with the BWSC approved recharge system is to be provided before the completion of the Article 80 review process.

The EPNF states that the project site consists of two lots, each of which is developed with a 2-story brick building that will be demolished to clear the site for the new hotel. I was pleased that the proponent agreed to share any relevant information discovered during their geotechnical exploration and engineering investigations through additional communications. In addition, if the proponent decides to install an observation well in the vicinity, on public property we would appreciate the effort.

I look forward to continuing to work with the proponent and the Authority to assure that this project can have only positive impacts on area groundwater levels.

Very truly yours,



Christian Simonelli
Executive Director

CC: Kathleen Pederson, BRA
Maura Zlody, BED