

Boston Groundwater Trust

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April 15th, 2016

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

Subject: The Cosmopolitan at 771 Harrison Avenue Project Notification Form

Dear Mr. Tracy:

Thank you for the opportunity to comment on the project notification form (PNF) for The Cosmopolitan at 771 Harrison Avenue. 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 PNF and confirmed in a meeting with the proponent's Civil Engineering consultant the project is located in the Groundwater Conservation Overlay District (GCOD) established under Article 32 of the Zoning Code. The Civil Engineering consultant is currently developing a plan and system to meet Article 32 zoning requirement and will meet with Boston Water and Sewer to review the system.

As confirmed in a meeting with the proponent's Civil Engineering consultant the GCOD requires both the installation of a recharge system and a demonstration that the project cannot cause a reduction in groundwater levels on site or on adjoining lots. As stated in the PNF, a garage entrance will be added on the East Concord Street side near Father Francis Gilday Way and that no excavation will be required for the creation on the basement level parking. Before the GCOD zoning approval can be put in place, the proponent must provide the BRA and the Trust a letter stamped by a professional engineer registered in Massachusetts that details how it will accomplish what is stated in the PNF and meets the GCOD requirement for no reduction in groundwater levels on site or on adjoining lots.

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