

December 4, 2007

Mr. Rodney Sinclair, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 0201-1007

Subject: 120 Kingston St.

Dear Mr. Sinclair:

Thank you for the opportunity on the Draft Project Impact Report for 120 Kingston 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 restricted to groundwater related items.

I was pleased to note the proponent's acknowledgement of the requirements of the Groundwater Conservation Overlay District as they apply to the project. I was further pleased by his effort, noted on page 4-12 of the DPIR, to evaluate whether the project might, in fact, exceed the recharge requirements of Article 32 by 50%.

I was also pleased with the statement, on page 5-63, that the underground parking will be designed and constructed to comply with the requirement to not negatively impact groundwater levels and will include full waterproofing and no perimeter drains. In a subsequent meeting with the Trust, the proponent committed to no underdrains as well.

As he committed to in the DPIR, the proponent has met with the Trust to discuss the potential location for a new groundwater monitoring well that is to be located near the corner of Kingston and Essex Streets in the public sidewalk. We discussed, as well, implementing a frequent monitoring program for this well as well as the Trust's nearest well on Edinboro Street. These wells should be monitored at least monthly during the four months prior to construction to establish a baseline condition and should be monitored weekly during underground construction to show that that the project is not causing a reduction in groundwater levels. Results should be reported to the Authority and the Trust.

Because the nearest buildings supported on wood pilings are to the west of the site in Chinatown, we agreed that recharge should take place on the side of the project that faces Kingston Street. This has the added benefit of directing it away from the underground Central Artery.

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

Very truly yours,

Elliott Laffer
Executive Director

Cc: Kathleen Pedersen, BRA
Maura Zlody, BED