

2007 LMA Forum

Date	Institution	Project Name
January 22, 2007	Dana-Farber Cancer Institute; Boston Children's Hospital	DFCI IMP & DPIR, overview of traffic mitigation plans for cancer care center; CHB update on progress of finalizing its IMP/PNF for vertical expansion to Main Bldg and demo of Enders Research Bldg.
March 26, 2007	Wheelock College	Overview of Colleges' Master Plan - 3 projects proposed: 1) Campus Ctr. & Student Residence, 2) East Wing, 3) West Wing (last two future projects)
April 23, 2007	Massachusetts College of Pharmacy and Health Sciences; Emmanuel College	MCPHS Institutional Master Plan Amendment including Phase II academic bldg on Huntington Ave. ; Emmanuel College NPC for science center and parking
November 26, 2007	Isabella Stewart Gardner Museum; Boston Children's Hospital	ISGM 60K sf proposed bldg.; BCH IMP/PNF modifications to the 11 th and 12 th Floor Inpatient Bed Expansion of the Main Building

LMA Forum Meeting Agenda
Monday, January 22, 2007
6:30 to 7:30 PM

NOTE NEW LOCATION:
Dana-Farber Cancer Institute
Dana Building
Smith Family Room, D1620
44 Binney Street
Boston, MA

Visitors should enter through the main doors in the Dana Building. Check in at the Security desk, then follow the directional arrows internal to the building.

1. Updates – BRA/BTD/MASCO (10 minutes)

- a. Sonal Gandhi will update the Forum on the status of projects being reviewed by the Boston Redevelopment Authority (BRA).
- b. The Boston Transportation Department will comment on the status of projects being reviewed by the BTD.

2. Dana-Farber Cancer Institute (15 minute presentation)
(15 minute Q & A)

The Dana-Farber team will present an overview of traffic mitigation plans related to the development of the proposed Center for Cancer Care at 450 Brookline Avenue. DFCI also intends to distribute copies of its Draft Project Impact Report and Institutional Master Plan.

3. Children's Hospital Boston (10 minute presentation)
(10 minute Q&A)

Children's Hospital will briefly update the LMA Forum members on the progress it has made with regard to finalizing its IMP/NF submittal, any proposed changes it is contemplating since its last LMA Forum presentation, and the likely timetable for delivery of that IMP/NF document to the BRA.

LMA Forum Meeting Agenda
Monday, March 26, 2007
6:30 to 7:30 PM

NOTE NEW LOCATION:

Wheelock College
Activities Building East
(same building as the Wheelock Family Theater, 3rd floor)
Room 321 ACE – this is a classroom
Boston, MA

1. Updates – BRA/BTD/MASCO (10 minutes)
 - a. Gerald Autler, will update the Forum on the status of projects being reviewed by the Boston Redevelopment Authority (BRA).
 - b. Sarah Hamilton, MASCO, The Gateway Program

2. Wheelock College - (30 minute presentation)
(30 minute Q & A)

Roy Schifilliti, Vice President of Administration and Student Life, and Erik Tellander, Associate with William Rawn Associates will present an overview of the Wheelock College Institutional Master Plan and highlight major components of the plan, including the Campus Center and Student Residence project.

LMA Forum Meeting Agenda
Monday, April 23, 2006
6:30 to 8:00 PM

NOTE NEW LOCATION:

Massachusetts College of Pharmacy and Health Sciences
Fennell/Iorio Building – Room 114
101 Palace Road, Boston, MA

Visitors should enter through the College's side entrance at 101 Palace Road
(Corner of Palace Rd. and Longwood Ave.).

Please check-in at the Security desk,
then follow the directional arrows to Room 114.
(See attached directions to MCPHS)

1. Introductions & Updates – BRA/BTD/MASCO (10 minutes)
 - a. Sonal Gandhi, will update the Forum on the status of projects being reviewed by the Boston Redevelopment Authority (BRA).
 - b. A representative of the Boston Transportation Department (BTD) will provide an update.

2. Massachusetts College of Pharmacy and Health Sciences - (40 minutes)

Richard Lessard, Vice President of Finance and Administration, George Humphrey, Associate Vice President for External Affairs, and Timothy L. Marsters, Principal at Perkins + Will, will present an overview of Phase II of the College's Institutional Master Plan, including details of the proposed Academic Building at 662-670 Huntington Avenue.

3. Emmanuel College - (40 minutes)

Sr. Anne M. Donovan, SND, Treasurer of Emmanuel College, and Bernard Dooley, Senior Associate of Goody Clancy (architects) will present Emmanuel's plans. Emmanuel College plans to file with the BRA a Notice of Project Change ("NPC") under Article 80 with respect to the construction of the proposed Academic Science building project, which had been included in the BRA-approved Emmanuel College Institutional Master Plan of August, 2000 as a 100,000 SF academic building. The proposed Academic Science building will replace St. James Hall, which is annexed to the rear of the Administration Building. The building will be 4 stories, contain approximately 47,487 SF of academic classrooms, labs & offices, and provide three levels of below-grade parking accessed from the existing below-grade parking garage at the Jean Yawkey Center. The former proposed location of the academic building was Marian Hall, which has since been incorporated into the new Jean Yawkey Center. The BRA review

will be in accordance with Article 80 and a public comment period of 30 days will commence upon the filing of the NPC.

LMA Forum Meeting Agenda
Monday, November 26, 2007
6:30 to 8:00 PM

NOTE NEW LOCATION:
Isabella Stewart Gardner Museum
The Tapestry Room
280 The Fenway, Boston, MA

Visitors should enter through the main doors at The Gardner Museum at 280 The Fenway.
Please check-in at the Security desk,
then follow the directional arrows internal to the building.

1. Introductions & Updates – BRA/BTD/MASCO (10 minutes)
 - a. Sonal Gandhi, will update the LMA Forum on the status of projects being reviewed by the Boston Redevelopment Authority (BRA).
 - b. A representative of the Boston Transportation Department (BTD) will provide an update.

2. Isabella Stewart Gardner Museum - (60 minutes with Q&A)

Jim Labeck and Lieza Dagher from the Gardner Museum with Paul Puciata of CBT Architects will present plans for the Museum's new building project. The proposed building has a target of 60,000 square feet of new construction including a new performance hall, working greenhouses, a naturally-lit exhibition gallery, education studios, two artist apartments, new office space, an expanded shop and café, and conservation labs.

3. Children's Hospital Boston - (30 minutes with Q&A)

Children's Hospital will provide an update regarding a modification of their proposed IMP/PNF. An anticipated change, proposed for early 2008, of the Massachusetts Building Code has accelerated CHB's desire to move forward with the "11th and 12th Floor Inpatient Bed Expansion of Main Building".

This will be presented by Charles Weinstein, Vice President for Real Estate, Planning and Development at Children's

Please note: Due to the historic nature of the Museum, food and beverages are not permitted in this space. Please make arrangements for sustenance prior to the meeting. Due to security concerns bags may be searched on entry or exit of the facility.

Summary of the LMA Forum Meeting January 22, 2007

1. Updates – BRA/BTD/MASCO

- Jan Henderson, MASCO, explained that the LMA Forum is co-hosted by the Boston Redevelopment Authority (BRA) and MASCO for the purposes of Article 80 project development review process. Participants introduced themselves and signed-in. She also asked residents, who are interested in riding the MASCO shuttles buses, to get a pass from her after the meeting. The free shuttles go to Ruggles, Yawkey and JFK UMass stations. The M2 to Harvard requires a Crimson Cash Card, and costs \$2.30 each way.
- Sonal Gandhi, BRA, listed the LMA Forum rules for conduct: The LMA Forum is being held in different locations as a way to familiarize participants with the different institutions and facilities. The meetings will begin and end on time. Questions will be limited to the agenda topics at hand. There will be equal time allotted to presenters and the Q&A session.
- Sonal Gandhi disseminated a Boston Redevelopment Authority (BRA) and Boston Transportation Department (BTD) flier regarding a public meeting scheduled for January 24th to discuss the scope for consultants for a Fenway/Kenmore/Longwood Study for implementation of items in the \$55 million Economic Stimulus Package.
- Current projects in the pipeline in the Longwood Medical and Academic Area (LMA) status report:
 - The Joslin Diabetes Center has withdrawn their Institutional Master Plan amendment to their Institutional Master Plan (IMP) and Boston Properties withdrew their Planned Development Area (PDA) application. Joslin suspended their agreement to sell to Boston Properties and are re-evaluating their plans relative to their future needs.
 - The Center for Life Science Boston I (CLSBI) is under construction. The steel work is nearly complete.
 - Children's Hospital will be filing its Institutional Master Plan soon. They now own the rights to CLSB II, now called the Longwood Research Institute (LRI). Their Task Force has been appointed, and members will receive a notice in a few weeks.
 - Brigham and Women's Hospital's 70 Francis Street project is under construction.
 - Dana-Farber Cancer Institute will be filing their IMP and Draft Project Impact Report (DPIR) tomorrow. The comment period on the DPIR would end on March 10th and the IMP comment period on March 25th. DFCI has opted to extend the DPIR comment period so that they are co-terminus on **March 25th, 2007**. The Task Force will meet, and these meetings are open to the public. DFCI will have a ribbon cutting event on Friday at 10 AM at 27 Dry Dock in the Marine Industrial Park attended by the Mayor and President Benz. Rick Shea noted that DFCI will have buses leaving the campus around 8:30 AM and returning around 10:30 AM if anyone would like a ride (call him at 617-632-6580).
 - The Scoping Determination for the Wheelock College Institutional Master Plan (IMP) and proposed Campus Center and Student Residence (CCSR) project was issued by the BRA in December. The Task Force met in January. The next Task Force meeting is February 7th, 2007 at 180 The Riverway at 6:30 PM. This meeting is open to the public. Please direct any questions to Gerald Autler, Project Manager for the BRA.

Question (Q): Is the Joslin plan that the BRA approved still viable?

Answer (A): Yes, the plans that were approved in 2003 still stand. The IMP amendment and Boston Properties' PDA application were withdrawn. This is a technical step, that the BRA asked

Joslin to take, which officially records the developer as the owner of the project and not the institution. Boston Properties is no longer the proposed developer.

A: Bob Calway, from Joslin, explained that the agreement to sell development rights to Boston Properties has been suspended. The evaluation of Joslin's future, for the moment, won't include Boston Properties.

Q: Is there a time limit on when they can develop this project?

A: There is no time limit on the development. After five years they need to renew their Institutional Master Plan, but this project is still approved as it was in 2003.

Q: If a new developer is involved, what is the process? Will the project come back to the LMA Forum?

A: They will need to file the appropriate documentation, and go through public review like Boston Properties did.

Q: Has there been a change in the tax status?

A: This project continues to be owned by the institution, so it remains non-taxable. If a project had been owned, built and developed by Boston Properties then it would have been for-profit and taxable.

C: The speaker is concerned about institutions buying back tax obligations.

A: These concerns are shared by the City.

Q: Is BTM here?

A: Yes, Frank Johnson is here today representing BTM. As you know there have been staffing changes. Vineet Gupta, Director of BTM, is working on the Fenway/Kenmore/Longwood transportation plans and asked Frank to take his place tonight. There are no updates by BTM tonight.

Q: The speaker raised concerns about vehicles on the parkways, noting that there are multiple jurisdictions but that she believes there are vehicles using the parkway illegally. Whether their use of the road has been sanctioned by BTM, or they are there of their own accord, in any case she feels it is unacceptable. She noted that the BRA and the public do not see the construction management plans before access is granted. She requested that the BRA, as a practice, review all Construction Management Plans (CMP) and Transportation Access Plan Agreements (TAPAs) prior to permits being granted.

A: There are a number of project proponents in the room. Please ask your truck drivers to not use the parkways. Your comment has been heard regarding coordination of BTM documents.

Q: Regarding last month's minutes, who is BioMed Realty Trust?

A: They are the new developers for the Center for Life Sciences Boston I. They are a private entity and the development will remain taxable.

2. Dana-Farber Cancer Institute (DFCI)

Rick Shea, Vice President for Facilities Management, noted that this was DFCI's fourth presentation to the LMA Forum; they plan to focus on transportation and traffic mitigation. He reminded people that DFCI has 3.3 acres and over one million square feet on the main campus. There are another 400,000 sf located off-site, mainly for administrative offices and research (both wet and dry labs). They have moved some of this space to the Harbor Campus, where space is less expensive (and more available) than in the Longwood Medical and Academic Area (LMA). They signed a lease for ten years, with two five-year options.

The proposed building is a 275,000 sf clinical care/clinical research facility, the first clinical building built since 1975. The new project will address the outpatient needs of the Dana-Farber Brigham and Women's Cancer Center, a joint venture with Brigham and Women's Hospital, and provide appropriate levels of clinical research space to support the growing number of clinical

trials. DFCI is projecting 12% growth per year for chemotherapy infusions and an 8% increase per year in exam room demand. These two figures are driving growth. The project will also provide DFCI with an appropriate entry to the campus, as it currently has no recognizable front door. Dana-Farber's Institutional Master Plan and Draft Project Impact Report/Environmental Impact Report are available to anyone who would like a copy. CDs of both documents are available as well. (Please note the special biodegradable cover.)

Sean Manning, traffic and civil engineer with VHB, explained there will be a patient drop-off area by the front door for three or four cars, particularly for first-time patients and chair cars, but the main patient drop-off area will be below grade in the P-1 level of the new garage in order to reduce queuing on the street level. Many patients are repeat patients as they come in regularly for treatments. There will be an elevator to take patients directly to the floor they need to go to. There will also be valet parking available. This has become very popular, with half of all patient vehicles anticipated to be valet parked in the future.

There will be seven levels of below grade parking (455 spaces, 217 net new). The existing parking at the Dana Building will be removed and turned into as-yet undetermined program space in the future, as described in the institutional master plan,

A new delivery system is also being proposed with the materials management department relocated to 27 Drydock Avenue in South Boston. Goods will be stored there, repackaged and delivered off-hours to the loading docks on Binney Street. This will reduce congestion on Binney Street. Two new docks are proposed, one for ambulances and one for goods. There will be no loading on Brookline Avenue.

In terms of mitigation, there will be many improvements to the Jimmy Fund Way/Brookline Avenue intersection including: a new left-turn lane on, and reconstruction of Jimmy Fund Way; signal improvements and installation of a traffic camera; and, continued emphasis on demand management and alternatives through T-pass subsidies of 50%. Sidewalk widths will be substantially increased from eight feet to 20-30' on Brookline Avenue to improve the pedestrian experience, and increase green space. DFCI commits to the .75 cars/1,000 sf, a parking standard set by the City, as well as zip car, hybrid vehicle and vanpool preferential spaces.

DFCI will also be converting more employee parking to patient parking on-site. Mr. Shea explained that there is a limited amount of parking on-site. The challenge is to balance the need for patient parking with key employee parking. In response to a question, he explained that they have already moved physicians to the 375 Longwood or ServiCenter garages. At this point only Associate Professors and above and Senior Vice Presidents are allowed to park on-site.

C: A participant commented that it is a grand idea to move some parkers off-site, but she is concerned about the ripple effect, and whether people will be displaced off-site to the Fenway.
A: Mr. Shea responded that that DFCI is encouraging more people to commute via the MBTA, or to park at Crosstown. Additionally DFCI is moving patients out of the LMA. There is a new facility at the Faulkner, which has been successful. There is a project in Milford under construction, and they are working on an arrangement for DFCI to provide care at the South Shore Community Hospital. DFCI was somewhat late to get started, but the network strategy is in full swing at this point. Many patients who come to the LMA are in clinical trials. DFCI is doing what it can to minimize impacts, and to locate services where they are wanted and needed. On-site it is critical to keep a balanced portfolio between research and patient care. In order to achieve the advantages of bench-to-bedside science, research and clinical care space must be balanced.

Q: In the traffic models, with intersection changes at Jimmy Fund Way, is Brookline Avenue traffic flow negatively impacted?

A: Currently the left-turn onto Jimmy Fund Way is illegal. It is hard to tell because there are only two small signals. The signal will help to clarify turning movements at this intersection. The left will

occur under the lead phase similar to how the Francis and Brookline intersection operates. The signals will be coordinated. In the future there will also be additional connections from Brookline Avenue to Blackfan, which will make the campuses parallel to Brookline Avenue more accessible, reduce volumes on Brookline Avenue, and reduce the pressure on the Brookline/Longwood intersection.

Please see the presentation boards on the MASCO FTP site, under Jan '07 for more information: <ftp://134.174.1.67/LMAforum>.

3. Children's Hospital Boston (CHB)

Charles Weinstein, Vice President for Real Estate Planning & Development, reminded the group that Children's Hospital has proposed two projects via a Letter of Intent sent to the BRA. One project includes a vertical expansion, adding an 11th and 12th floor to the Main Building. The other involves the demolition of the Enders Research Building and a construction of a new patient care building in that location some time over the next eight to ten years.

The Children's Hospital Institutional Master Plan (IMP) Project Notification Form (PNF) is currently being printed and will be available in the next couple of weeks. He directed people who were interested in receiving a copy (paper or PDF) to put their name on the sign-up sheet in the hall.

Q: Did Children's Hospital purchase 800 Huntington Avenue? This is the Center for Blood Research (CBR).

A: No. Mr. Weinstein added that Children's has closed on the acquisition of two properties: One Brookline Place (a medical office building) which they are holding as an investment property, and Five Brookline Place (currently a child care center). They are discussing acquisition of 2-4 Brookline Place, which is zoned for a 250,000 sf future facility. Any future uses are not known yet, but will be accessible by foot or shuttle bus.

Q: The speaker asked for an inventory of what's in the LMA and what is planned, including parking spaces and Level of Service (LOS) analysis. She asked why it takes five minutes to get from one end of Tremont Street to DFCI.

A: These comments and questions were acknowledged.

The meeting was adjourned.

Note: For people who would like to learn more about the Article 80 Large Project review process, and Institutional Master Plan review process please see the flow charts in this booklet:

<http://www.bostonbackstreets.org/bra/PDF/Documents/A%20Citizens%20Guide%20to%20Article%2080.pdf>

Summary prepared by:
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Summary of the LMA Forum Meeting April 23, 2007

1. Updates – BRA/BTD/MASCO

- Jan Henderson, MASCO, explained that the LMA Forum is co-hosted by the Boston Redevelopment Authority (BRA) and MASCO for the purposes of Article 80 project development review process. Participants introduced themselves and signed-in.
- Sonal Gandhi, BRA, listed the LMA Forum rules for conduct. The LMA Forum is being held in different locations as a way to familiarize participants with the different institutions and facilities. Questions will be limited to the agenda topics at hand. There will be equal time allotted to presenters and the Q&A session.
- Current projects in the pipeline in the Longwood Medical and Academic Area (LMA):
 - Dana-Farber Cancer Institute - The BRA Board will meet on the project on April 24, 2007 at 2 PM for approval of the Institutional Master Plan (IMP) and Draft Project Impact Report (DPIR).
 - Children's Hospital Boston (CHB) filed their Institutional Master Plan/Project Notification Form (IMP/PNF) on January 28, 2007. The Task Force met twice and the comment period has been extended to April 2, 2007. The BRA Scoping Document was issued on April 14, 2007.
 - Wheelock College submitted their DIMP on February 21, 2007, and DPIR on March 23, 2007. Comments are due today. May 31, 2007 the project will be presented to the BRA Board.
 - Joslin is taking some time to re-evaluate their strategy.
 - The Center for Life Sciences Boston had its topping off a few weeks ago. It will open in less than one year.
 - Brigham and Women's Hospital's 70 Francis Street (now the Shapiro Cardiovascular Center) is under construction.

In response to a question, Lyme Properties sold the Longwood North Research Center project, now called the Longwood Research Institute, to Children's Hospital Boston. This project is included as an approved project in the CHB Master Plan. The tax obligations are raised in the scoping document.

- Vineet Gupta, Director of Policy and Planning in the Boston Transportation Department (BTD), said that Frank Johnson will be the BTD point person for transportation review of LMA projects. In November 2006 the State Legislature passed the Economic Stimulus Bill including \$55 million in improvements in the Fenway/Longwood/Kenmore area. Mr. Gupta used power point slides to explain the distribution of these funds including: \$12 million for Yawkey Station; \$16 million for other MBTA stations; \$8 million for Park Street, Green Line improvements; \$5.5 million for traffic flow improvements on the main arterials (Beacon Street, Ruggles Street, Boylston Street, Melnea Cass Boulevard, and Commonwealth Avenue); and \$12.5 million for streets, sidewalks and bike paths. The public process has been initiated to determine how to spend these funds. The next public meeting will be held at the Arts Academy on May 8th at 6:30 PM, at 174 Ipswich Street. The purpose is to begin the transportation and action plan.

Please see the power point slides on the MASCO FTP site, under April '07 for more information:
<ftp://134.174.1.67/LMAforum>.

Discussion

Question (Q): Will the Museum of Fine Arts (MFA) MBTA stop be improved?

Answer (A): That station is not included in this legislation. The bill is very specific about the stations; most of the effort is going into the Yawkey commuter rail platform.

Q: Will some of these funds be used to place meters where they should be on the street? The speaker has locations in mind.

A: Yes. Not everyone wants these meters, but we will work with the community to identify locations. Please attend the public meeting.

C: The speaker requested that all presentations be printed and handed out, so that people can follow up.

A: These power point slides can be mailed, or can be included in the LMA Forum minutes.

Q: Has a consultant been chosen for the Fenway/Kenmore study?

A: The responses to the Request for Proposals were received on Friday, and consultants short listed. The selection will take place soon.

Announcement: Palavi Mande, with the Charles River Watershed Association, invited participants to attend the Blue Cities Forum on May 2nd, from 6-8:30 PM. She thanked Emmanuel College for hosting the meeting. They will be discussing environmental restoration given the redevelopment of the Longwood area and the implications for the Muddy River. Pamphlets, with more information, are available.

2. Massachusetts College of Pharmacy and Health Sciences

George Humphrey, Associate Vice President for External Affairs, explained that the Massachusetts College of Pharmacy and Health Sciences is the oldest college in City of Boston, founded in 1823. After occupying several different locations in the Back Bay and South End, the College built the George Robert White Building on Longwood Avenue in 1915-16. The college is one of the few institutions in the country focused entirely on the education of health professionals, including dental hygienists, nursing assistants, radiation technologists, pre-med, pharmacists and more. There are 2,800 students and 250 staff on the Boston campus. The Worcester and Manchester N.H. campuses host similar programs. In 1999 MCPHS created a master plan that focused on a fifteen story building for student housing and academic space on the Huntington Avenue site. After discussions with the neighbors MCPHS rethought this approach. In 2001 the plan was revised to put housing on the main campus along with a student center, classrooms and library in the Matricaria Building. Phase II of the plan includes an academic building on Huntington Avenue. In a Memorandum of Understanding made with residents in the Triangle Area, MCPHS agreed not to use the Huntington Avenue site for housing. Through a series of meetings beginning in the fall of 2006, the Triangle community has reached consensus with MCPHS that the height limit should not exceed 84'. This is the only exception to the 2001 approved Master Plan which had the building height at 60'. MCPHS has filed an amendment for the change, also excluding retail originally considered for the first floor.

Richard Lessard, Vice President of Finance and Administration, said that MCPHS has 3,500 students in total, with 2,800 on the Boston campus. The campus is only two acres, and is therefore quite dense and space challenged. Seventy percent of the students are in the pharmacy program the other thirty percent are physicians' assistants, nurses, dental hygienists, radiologists, etc. It is a demanding curriculum and so the students are focused and motivated in their studies without a lot of social time. Nationwide there is a health care crisis and shortage of practitioners. MCPHS has seen a surge in the applicant pool and high demand for educated future practitioners. To accommodate this surge, MCPHS has created accelerated nursing and pharmacy programs in New Hampshire and Worcester, and accelerated doctorate, nursing and physicians' assistant programs in Boston. The college is expecting modest growth over the next

five or six years in Boston and needs to maximize the campus in order to accommodate that growth. Accreditation is driving the space needs. There are fifteen accreditation groups that mandate particular program space requirements, student/faculty ratios, teaching lab, classroom, library, and student space square footages. MCPHS has a 95 sf/student ratio, which falls short of the desired 150 sf/student. The proposed 49,000 square foot building will enable MCPHS to meet these mandates and maintain the existing enrollment. MCPHS is deliberately selecting programs for the proposed building that will minimize the pedestrian traffic to the central campus. No parking is proposed for this facility; stackers will be added at the main campus as approved in the first phase of the Master Plan. Mr. Lessard asked for the community's support and introduced Dana Anderson.

Dana Anderson is a Principal and architect at Perkins & Will. The site is 7,500 square feet at the corner of Huntington Avenue and Worthington Street. Mr. Anderson explained the design elements of the building to make it blend in better with the neighborhood, including bay windows, a turned corner, the size of windows, cornice elevations, trees and brick façade. It is proposed to be six stories, with an auditorium on the lower-level and classrooms, offices and support space on the upper levels. The sixth floor will have multi-purpose space and a view of the city. The cornice of the building is made of a different material and the roof line is stepped down in the back, to make the building fit in with the scale of residential buildings near the site.

Discussion

Question (Q): Where is the entry and the stairway to the second floor?

Answer (A): The entry is off of Huntington, at the northeast corner. There are two sets of stairs and two elevators, in the corners.

Q: When will you begin construction?

A: We hope to begin in October. The construction should take fourteen months.

Q: What is the total height, including mechanical space?

A: The proposed building is 84' high, plus 15' of mechanical space stepped back on the Huntington Avenue side of the building, for 99' overall. The building across Worthington Street is 60' high.

Q: How many residential units will be displaced?

A: No residential units will be displaced. It was a gas station; it is a surface parking lot now.

Q: This building is 24' higher than the original anticipated height. Why is this necessary?

A: Initially the designer was looking at 10' floor-to-floor heights. However this doesn't work for academic buildings. Once the air handling systems and other duct work are added you end up with 6.5-7' ceiling heights. This was an oversight and it is impossible to build a usable academic building with these heights. The 84' height is needed to accommodate six floors of program space. This was deliberated extensively with the abutters until consensus was reached.

Q: Have you done a shadow study? Will there be impacts on abutters?

A: This study has been done; please see the IMP amendment.

C: Gerald Autler, Project Manager for the Boston Redevelopment Authority, explained that the building, as it was originally proposed and approved was 60' tall. The proposed building is the same square footage and the same usable space as the original proposal. The only difference is the height, where agreement has been reached with the Triangle area. The Article 80 provision allows an expedited amendment if there are de minimus (insignificant) changes. The BRA felt that this change was not insignificant, and therefore that that particular provision was not an option, but is looking at using other provisions of Article 80 to provide a streamlined review while also ensuring that the impact of the additional height is studied. This project is under 50,000 sf, which means it should go through the small project review process. However, in this case the BRA is

asking MCPHS to look at all the impacts that are a part of Large Project review (like a DPIR). This is not normally a part of the small project review process.

Q: What do the neighbors think?

A: Most of them are comfortable. You are welcome to submit comments.

Comment (C): This speaker expressed concern that she was not invited to the abutter meetings. She asked who was and what they think.

A: A small group of sixteen people came to the 60' agreement six years ago. They hired a lawyer to draft a Memorandum of Understanding (MOU). This same group worked with MCPHS and came to agreement on a number of mitigations due to the impacts of the additional height (including quality of life issues, litter, landscaping, lighting and security). They generally agree this is a reasonable compromise, and it's not a dorm. It is a little high, but none of the group is opposed.

C: The speaker suggested that this was not a representative group.

A: Gerald Autler agreed that the small group meetings do not replace the Article 80 process, which begins tonight.

A: MCPHS pointed out that they could not begin the Article 80 process without having the abutters meetings first.

C: This speaker's opinion was that if the sun comes mainly from the south, then shadows from the MCPHS project won't impact the residential units, and the height won't be an issue in terms of shadows.

A: Most of the shadows will fall on Huntington Avenue.

C: This speaker anticipated that MCPHS won't put an interactive museum in the proposed development and submitted a letter to Sonal Gandhi. He asked whether MCPHS will participate with full PILOT payment, not reduced with items like scholarships. He noted that City Councilors Steve Murphy and Mike Ross have put forward an ordinance, so it is not yet a legal obligation, but rather a civic and moral obligation to pay the City for such services as Police and Fire protection. He felt that if MCPHS did not offer full participation, there would be no support from the community.

A: Sonal Gandhi noted that these agreements have not been determined yet with the City. She noted that the comment period on this project ends on May 14, 2007.

Please see the presentation boards on the MASCO FTP site, under April '07 for more information: <ftp://134.174.1.67/LMAforum>

3. Emmanuel College

Sister Anne Donovan, SND, Treasurer of Emmanuel College, said that Emmanuel is a very different place since the last time she presented to the LMA Forum. The Administration Building is in need up upgrades, as it still has its original 1914 infrastructure. The college would like to demolish the 15,500 sf Saint James Hall that is attached to the Administration Building, and which has outlived its useful life. It was originally built as a convent, then student housing and is now used as offices for buildings and grounds. It would be replaced with a new 47,500 s.f. Academic Science Building. The college would move the science laboratories from Marian Hall, where they have outgrown the space.

The college's enrollment is now back to where it was in the late 1960's and early 1970s at 1,585 traditional students. There is a total of 2,300 students, including graduate and professional program students. There are 1,102 beds on campus all occupied by Emmanuel students. Some beds are even leased from Wentworth. A few years ago they never would have dreamed that they'd have to lease beds from others. Now they are anticipating student enrollment in the low 1600's. Over the next five years they do not plan to exceed 1,650 or 1,680. That is as much as the campus facilities can successfully handle.

Bernard Dooley, Senior Associate with Goody Clancy Architects, explained the building design. This new addition will be located in the same footprint as the existing Saint James Hall. The first floor will include administrative space and the upper floors include teaching labs (west) and classroom space (east). This building will help to further enclose the quadrangle and knit the campus together. There will be a glass connector for circulation to connect the new building to the Administration Building, and to create a view through to the quadrangle. The east façade will have smaller scale windows and cornice lines to match the adjacent Administration Building. It will have a modern character, including 'science on display' teaching labs on the west façade. It will be a sibling building to the Yawkey Center, designed with similar materials. In terms of sustainable design, they will use recycled materials and take advantage of day light, making the building as energy efficient as possible.

Discussion

Q: Isn't the project required to be LEED compliant?

A: This is a small project (under Small Project Review), encouraged to be compliant, but not required.

A: The project will be LEED certifiable; however with the additional costs for certification, the college is not yet sure if it will seek actual certification.

Q: The Emmanuel campus and quadrangle provide an important pedestrian corridor for the area, and for Simmons students in particular. Won't this building make that passage a lot narrower? Will there be good way-finding signage for pedestrians? Will the gate be open at Avenue Louis Pasteur? The gate was closed during the Merck construction.

A: The space will be narrower, but the views through the connector will help make the connections clear. The path will be open to Avenue Louis Pasteur, except during construction. This is an important connection for the Colleges of the Fenway.

C: This building could be a dramatic improvement; it is a beautiful design.

A: Thank you.

Q: Are there any plans for sale or lease?

A: Emmanuel currently leases Alumni Hall and the parking deck. The lease for the deck expires December 31, 2007, after which the property returns to Emmanuel.

Q: Is it possible that Emmanuel will use the property again?

A: Maybe. As the Treasurer, Sister Anne would prefer to use the lease income towards the cost of the new building.

Q: Is the expansion due to Emmanuel going co-educational?

A: Yes. The college went co-ed in 2000. At that time there were 550 undergraduate women. The student body has been consistently 26-28% men since it went co-ed, but the number of female applicants has also increased.

Q: What are the City's requirements for green buildings?

A: Article 37 is part of Large Project review for buildings greater than 50,000 sf. This Article was passed recently and requires that large projects meet a number of sustainability points and be LEED certified. This Article does not apply to the Emmanuel project.

Q: Is there a trend of more buildings being proposed that are less than 50,000 sf?

A: It is only coincidental that tonight we have two projects that are small projects.

Q: Are there different standards for science and laboratory buildings?

A: They all go through the Article 80 process, so generally there is no difference. They can still have similar standards for external massing, light, shadow, traffic, wind, etc. The exception is the Level 4 Lab in the South End where the inside has been reviewed extensively as well.

Q: There is a lot of glass in this building. Is there a solar connection with the design?

A: The architect is looking at glazing which lets the light in, but keeps the heat out.

Q: Why not capture the heat and use it?

A: There can be too much heat. You have to really analyze what you do with energy in a building. There are heat exchangers, heat wheels, energy recovery, and other methods of heating and cooling. Laboratories can't reuse the air, so the energy is used differently. Economics drive some of these solutions.

Q: Is there an opportunity for a green roof here?

A: Not really. There is not a lot of roof on this building, and it is a science building with lots of vents. We have done it on others where it is achievable and appropriate. It would be difficult to maintain here as well.

Q: How about solar collectors?

A: This is a similar issue.

Thank you all for coming.

Please see the presentation boards on the MASCO FTP site, under April '07 for more information: <ftp://134.174.1.67/LMAforum>.

The meeting was adjourned.

Note: For people who would like to learn more about the Article 80 Large Project review process, and Institutional Master Plan review process please see the flow charts in this booklet: <http://www.bostonbackstreets.org/bra/PDF/Documents/A%20Citizens%20Guide%20to%20Article%2080.pdf>

Summary prepared by:
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Summary of the LMA Forum Meeting March 26, 2007

1. Updates – BRA/BTD/MASCO

- Jan Henderson, MASCO, explained that the LMA Forum is co-hosted by the Boston Redevelopment Authority (BRA) and MASCO for the purposes of Article 80 project development review process. Participants introduced themselves and signed-in.
- Gerald Autler, BRA, listed the LMA Forum rules for conduct. The LMA Forum is being held in different locations as a way to familiarize participants with the different institutions and facilities. Questions will be limited to the agenda topics at hand. There will be equal time allotted to presenters and the Q&A session.
- Current projects in the pipeline in the Longwood Medical and Academic Area (LMA):
 - Dana-Farber Cancer Institute filed their Institutional Master Plan (IMP) and Draft Project Impact Report (DPIR). The comment period ended March 25th, 2007. The BRA Board will meet on the project on April 24, 2007 at 2 PM.
 - Children's Hospital filed their Institutional Master Plan/Project Notification Form (IMP/PNF) on January 28, 2007. The Task Force met twice and the comment period has been extended to March 30, 2007.
 - Wheelock College is presenting their Draft Project Impact Report (DPIR) tonight.
 - *Note: Emmanuel College will attend the April LMA Forum next month to present a proposed Small Project on their campus (< 50,000sf).*
- Sarah Hamilton, MASCO, announced that the Gateway Project was launched by the Mayor at a kick-off event last week. It is a partnership between the John D. O'Bryant School and the Longwood Medical and Academic Area. It is based on a very successful program from New York City, educating students who are focused on math and science to go to college, get advanced degrees, and work in scientific fields. The LMA institutions will provide mentoring, internships and job placement for these promising youth from Boston. This is a workforce development initiative to ensure that kids from Boston enter the LMA workforce pipeline. Please see the handout (Globe article) for more information. If you know of students in your neighborhood with an interest in math and sciences then please encourage them to attend the O'Bryant School to take advantage of this program.

2. Wheelock College

Gerald Autler began by addressing open space concerns that had surfaced recently. On height limits the Parks department interpreted their ordinance to say that this proposed Wheelock building is allowed to be taller than 70'. Wheelock was not responsible for this interpretation of the ordinance. The BRA included this information in the project scoping, and confirmed this interpretation recently with the Parks & Recreation Department.

On Parks Commission review there was a rumor that Wheelock College claimed that they were exempt from this review. This claim was never made. In fact they have scheduled to go through Parks Commission review shortly.

Roy Schifillitti, Vice President at Wheelock College, welcomed the LMA Forum participants. He explained that going through the strategic planning process has been transformative for Wheelock. Strategically their mission is focused on early childhood education, and a need to be financially healthy. Jackie Jenkins Scott, the new President of Wheelock, asked for an evaluation of what is needed in order to be academically healthy. The answer, in part, is to invest in the physical facilities, which are quite old. None of the dorms were built for their current use; they were apartments or rooming houses; and the cafeteria is located in a basement.

There is currently a growing national need for teachers and Wheelock wants to continue to provide these teachers. Wheelock has fewer undergraduate students now than it had at its peak enrollment, and an inefficient 8:1 student/faculty ratio. A ratio of 14:1 or 15:1 is healthier both economically for the school, and in terms of the vibrancy of the discourse in the classroom. For all these reasons Wheelock needs to grow its student enrollment. The challenge is how to do that on a very small campus of 2.8 acres without removing buildings that are currently used for housing or classroom space.

The Institutional Master Plan (IMP) proposed three projects for future development: the Campus Center and Student Residence (CCSR), the East Wing, and the West Wing. Wheelock has determined that it will only proceed with one proposed building, the Campus Center and Student Residence (CCSR). The other two buildings will be cited as future opportunities, but will not officially be part of the IMP. This is partly in response to concerns raised by abutters in the condominiums, and the need to reconsider various campus options.

Even though it is a small campus Wheelock College does a large amount of work in the community. Marjorie Hall, Associate Professor of Art History, highlighted some of the community services provided by Wheelock students and faculty including: Early Childhood Education, Education and Child Life (including work in medical settings), and Social Work and Juvenile Justice. Wheelock focuses on developing human service professionals to work in the community. Students go out on placements to serve the community and begin their studies soon after they arrive. Sixty percent of students are in an internship or placement every semester, for up to 400 hours per semester (equivalent to a full-time job). Fifty percent of these placements are in the City of Boston. This is important so that future teachers know how to function in an urban environment and diverse setting.

Jumpstart is one example where 300 kids from Roxbury are paired with Wheelock students for one-on-one reading time. Teacher Bound is another program focusing on early teacher education. There are also Professional Development programs for teachers including summer programs, policy talks, subject conferences, and teacher workshops. They hope that many of these students will continue their work in the community after graduation.

Erik Tellander, Architect with William Rawn Associates, described the proposed CCSR project. The IMP was filed on February 22, 2007, and the Draft Environmental Impact Report (DPIR) was filed at the end of last week (additional copies were distributed). The first two floors include a campus center and dining area with residence hall on the upper floors. The building shape has evolved over time with input from many people, including the community and city officials.

Key elements of the building include:

- A new vibrancy and energy at the core of the campus – there will be large windows to the student center and cafeteria on the first two floors of this building. This will be a beacon of student life in the evenings. The student center provides an official entry, but also creates security for the students living above. This area currently feels dark at night and the new building will create a presence on The Fenway, and a central homecoming for all the students returning late from their placements in the evening.
- New gateway - The lower portion of the building will have a visible presence and also re-enforce the edge of the campus, filling in the gapped tooth along the Riverway. The spacing is in keeping with the 20-25' rhythm of buildings along this parkway. It is designed to be engaging to pedestrians crossing from The Fenway. The upper corner of the building drops away from that angle to reduce the apparent massing, yet creates a new entryway to the campus.
- New courtyard – A new courtyard is connected to The Fenway via this entry to the campus. This will create a more open and inviting campus 'center' and central identity for the campus. This 70' wide new central green will catch the sun, while retaining the big red oak, as well as the Riverway trees.

- The public entry to the campus will be on the east end and resident entrance on the west end.
- A lot of time was spent on the placement of the building, assessing the view corridors from all angles. The building is carved back in some places and rounded to better fit the site.
- Energy sustainability – the building has also been evaluated in terms of energy efficiency so that there is maximum use of natural light, and a reduction in the need for heating and cooling. They are aiming for a LEED certified building that manages runoff (so as not to impact the Muddy River), has a green roof or terrace, and makes maximum use of day lighting for energy reduction.
- The exterior materials are still under discussion. The mechanicals will be consolidated and screened.

Discussion

Comment (C): This speaker prefers red brick to aluminum, and feels that the Wheelock Family Theater catches the eye in an aesthetically pleasing way. He said it is refreshing that it is not made of steel and glass.

Answer (A): One interesting thing about the Theater is that it is located on an inside bend in the road, which means it is fully visible at some point. The new building will be on an outside bend, which will make it not as visible for someone passing by in a vehicle. These buildings are viewed differently by pedestrians, but the first two floors are designed to be open and transparent like the theater.

C: For a Theater that is 40 years old, it has held up well.

Question (Q): What is the distance to the Fenway and Longwood stations?

A: It depends which end of the campus you are going to, but from the middle it is equidistant to the two stations. This assumes that you go up and over the Longwood Bridge, instead of through the park, and take into account that it is difficult to cross the roads to the Fenway station. People are encouraged not to go through the Park after dark. During the day it is shorter to cut through the park and over the Muddy River. During the winter most people go across the Longwood Bridge, because it is the only route that is plowed. There are a desire lines to the shops at the Landmark Center and Kenmore Square (not just the T station). There are also bus routes that stop there that take students to externships. The students are often gone all day returning between 4-5 PM. The proposed student center is anticipated to be most active between 5-9 PM.

C: This speaker is encouraged by the strategies for a green roof and storm water management. She asked why the pent house wouldn't have this treatment as well?

A: This can be looked at. The equipment needs to be easily accessible so that it can be maintained. There needs to be balance between the best measures one can take, and things that will work well now and in the future. Wheelock does not currently have the capacity to maintain a lot of green space. There is greater access on the lower levels, so there is more demand for maintenance in those locations.

C: This speaker believes that there are lots of opportunities for storm water management. The IMP has not addressed this issue as much as it can. Would Wheelock revisit sustainability ideas on campus?

A: Yes, Wheelock is a proponent of sustainability. There are additional opportunities with storm water management that could be specific to this building that the IMP hasn't focused on, please see the DPIR for more details.

Q: What does it mean that two projects have been taken out?

A: The CCSR is the only building for which Wheelock is now seeking regulatory approval. The other two buildings will only be mentioned as conceptual projects. In order to further develop these concepts, the Master Plan will have to be amended in the future, and go through public

review. Over the next five years new opportunities or ideas may arise that help define what options Wheelock has to accommodate future needs.

Q: Isn't this building subject to the new Article 37 for sustainability?

A: That Article is effective as of January 2007. This project was filed in October of 2006, so they are not subject to this article, however within the DPIR they will describe how this project would comply with the check list. Wheelock has hired a green engineer as a part of the team.

Q: There is no parking with this project?

A: Wheelock will lose 37 spaces and will deal with it through parking demand management, including 75% T-pass subsidies and other measures. Wheelock currently has 96 spaces in Boston.

Q: What is Wheelock's relationship with the condo association next door?

A: The condo association's main concern was the second building. Wheelock does not want to speak for the condo association, but is trying to be responsive to their concerns, by removing the second building from the Master Plan.

Q: How tall is the building?

A: The height is proposed to be 81' 4". This does not include the mechanical space. The front edge of the building is 70' and then the upper floors and mechanical space are set back (with the mechanical space closer to Pilgrim Road).

Q: Do you have drawings of the view of the building from the street?

A: Yes. Drawings were shown.

Q: How does the six-foot differential in grade from the street to the grassy area affect the building?

A: One end of the building has a floor that is half a grade higher than the other. There is also a 'twist' on top that pushes that mass back, away from the street, to the back of the building (the architect showed set backs and massing on the two models).

C: This speaker expressed concern that the new building should fit in with the palette along the Riverway and expressed a preference for brick.

A: The brick library is the oldest building on the campus. The front of it is from the early 1900s where the artist studios are. It is rumored that John Singer Sargent had one of these studios.

A: The BRA design staff doesn't think that there is a homogenous palette along the Riverway, and has encouraged Wheelock to bring in other materials.

C: If the glass part is done well, it could fit in well, like the Family Theater.

Q: The model is glowing. Is the intent that it be lit constantly (24 hours)?

A: The area is dark now. The idea is to make the campus more active. The cafeteria will be open until 8 PM. People feel safer when there are some lights.

The meeting was adjourned.

Please see the presentation boards on the MASCO FTP site, under March '07 for more information: <ftp://134.174.1.67/LMAforum>.

Note: For people who would like to learn more about the Article 80 Large Project review process, and Institutional Master Plan review process please see the flow charts in this booklet:

<http://www.bostonbackstreets.org/bra/PDF/Documents/A%20Citizens%20Guide%20to%20Article%2080.pdf>

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Summary of the LMA Forum Meeting November 26, 2007

1. Updates – BRA/BTD/MASCO

- Jan Henderson, MASCO, welcomed everyone. This is the first meeting since last April due to the fact that there have been no new development project proposals. She explained that the LMA Forum is co-hosted by the Boston Redevelopment Authority (BRA) and MASCO for the purposes of Article 80 project development review process. Participants introduced themselves and signed-in.
- Ms. Henderson invited participants to attend the Muddy River Restoration Project Maintenance and Management Oversight Committee Annual Meeting for the Public on December 6, 2007 (a flier was distributed).
- Sonal Gandhi, BRA, listed the LMA Forum rules for conduct. The LMA Forum is being held in different locations as a way to familiarize participants with the different institutions and facilities. Questions will be limited to the agenda topics at hand. There will be equal time allotted to presenters and the Q&A session.
- Ms. Gandhi reviewed the current projects in the pipeline in the Longwood Medical and Academic Area (LMA):
 - Simmons College – the Library project has been completed, and the School of Management is under construction
 - Wheelock College – the Campus Center and Student Residence was approved, and the ground-breaking was in October
 - Emmanuel College – the Academic Science Center began construction in September
 - The Center for Life Sciences Boston – is under construction and is nearly complete
 - Brigham and Women's Hospital's 70 Francis Street (now the Shapiro Cardiovascular Center) is under construction
 - Dana-Farber Cancer Institute – Yawkey Center for Cancer Care on Brookline Avenue is under construction
 - Joslin Diabetes Center – has a new development team on board who may present to the LMA Forum in January or February
 - Children's Hospital Boston (CHB) – is on the agenda today. They are rethinking their ten-year Institutional Master Plan.

2. Isabella Stewart Gardner Museum

Jim Labeck, Director of Operations, formerly a preservation expert with Historic Boston Inc., The Landmarks Commission and the National Park Service, has been with the Gardner Museum for ten years. In that time they have restored the entire exterior envelope of the building (repairing the roof, eliminating leaks, and saving the balconies), improved the interior climate control of the building and developed a strategic plan.

Isabella Stewart Gardner's Will requires that the museum maintain the facility for the enjoyment of the public *forever*, which is a very difficult task from a facilities perspective. There is wear and tear on the gallery and building that, over time, is unacceptable. They have documented unacceptable damage to the galleries which comes from overcrowding and heavy use over time. Programming the use of the space for the enjoyment of the public, while also trying to conserve the collection and the "Palace", is a huge challenge.

In 1998 the Gardner began a Strategic Plan and Needs Assessment which revealed that they need an assembly space, other than the Tapestry Room, for staff meetings, lectures, concerts, volunteer meetings, and teacher training. They also need a more appropriate entrance. The front entry is very narrow and cannot accommodate the now 200,000 people for ticket purchase,

coat check, and storage of their belongings, luggage and strollers. They currently have two small rooms in which to process people. Only a few people can be in the queue before they are outside exposed to the elements. Another requirement is additional office space. The offices are currently located in Isabella Stewart Gardner's living quarters on the fourth floor. The will stipulates that certain items cannot be moved, and so the staff works around them, with cubicles in the dining room and one office literally in a closet.

Between 1903-1924 the Museum had 10-24 staff; there now are over 100 full-time staff. In 1924 the museum had 1,000 visitors per year; it now has 200,000 visitors per year. Conservation has always been a priority of the Gardner. To remain viable, and provide programming to the public, as well as to preserve the Palace, requires additional space. After six years of study, identification of future needs, and careful evaluation, the Gardner Museum hired the Renzo Piano Building Workshop and CBT Architects to develop some design alternatives. Renzo Piano is a Pritzker Prize-winning architect from Italy who has extensive experience in preservation, and CBT is the executive local architect.

Lieza Dagher, Project Manager, explained the existing constraints of the Gardner site and the proposed plan. Constraints, such as 'no build zones' include the Monks Garden and the South Garden and a protective 50' buffer behind the Palace. Also included is a passageway between the Tetlow apartment building and the Gardner property which must remain open for fire department access. The greenhouses are needed on-site to service the Palace courtyard and the south-facing portion of the parcel is the only location where these can get adequate sunlight. Other constraints on the design are a need to keep the height lower than the Palace, and to stay low in height to Evans Way Park.

The Museum identified a need for 60,000 sf of new space. Given the constraints of the site, there is only one area left for building. This will require removal of a carriage house. This was a very difficult decision given the conservation interests of the Gardner, but in order to preserve Isabella Gardner's most important cultural resources, her historic collection and Palace, they must build a new facility and do this project. The Gardner has presented the proposed project to the Boston Landmarks Commission and completed the Article 85 Demolition Delay and is working with the Massachusetts Historical Commission to develop a Memorandum of Agreement. Both these city and state agencies are in support of the proposal due to its future preservation impacts.

The proposed plan includes a new entrance, off of Evans Way, for the introduction and orientation of guests, coat check, and ticketing. It also includes on-site greenhouses, a café, a museum shop, education studios, a performance hall, an exhibit gallery, offices, two artists' residences, a loading dock, and 17 parking spaces (all are replacement spaces).

Paul Puciata, of CBT Architects, explained that the design opens up the site and makes the gardens more visible to the public. He described the proposed project as a series of pavilions within the larger garden. The new entrance and greenhouse would face Evans Way Park, and would serve as an 'interim garden' where plants are staged before they come into the courtyard atrium and garden. In addition to the greenhouses the first floor includes orientation space, a museum shop, a café and education studios. The café can open out to the garden for outside seating and events in the summer and seat between 75-110 people. The upper levels include exhibit space, offices, a performance hall which can seat 290 people, and two artists' residences. The current Tapestry Room can seat 250 people. The new performance hall would be unique and would accommodate performance groups that have fewer than 30 members (e.g., a baroque or chamber orchestra). The new hall would have three levels which could accommodate 60 people per balcony in wrap-around balconies, and 110 seats at the orchestra level. The building envelope could have a green wall system with trellises and ivy growing on them to create living walls.

Niall Cooper, the mechanical engineer on the project from Buro Happold, explained that they have done a lot of work to create systems to block heat gain in the summer and optimize heat

gain in the winter. They are planning for a ground source heat pump (a geothermal well system) to provide heating in the winter and cooling in the summer, and are committed to 40% savings of energy and carbon dioxide emissions reductions equivalent to 160 acres of woodland.

Due to time constraints, the audience and presenters agreed to postpone the rest of the presentation materials (including sustainable design and transportation).

Public comments on the project are due in 30 days, but the deadline has been extended for this project to **January 14th, 2008**. Comments should be submitted to Kristin Kara, Project Manager, at the BRA. The Isabella Stewart Gardner Museum Project Notification Form may be found on the BRA website at this address:

http://www.cityofboston.gov/bra/DevelopmentProjects/PipeDocs/Isabella%20Stewart%20Gardner%20Museum/PNF/Isabella%20Stewart%20Gardner%20Museum_PNF.pdf

Discussion

Comment (C): This speaker expressed her opinion that the Gardner Museum is trying to commercialize the historic museum into a Disney-type development to increase revenues. She suggested that raising tourist dollars would be done for 'specious and contrived' reasons. She suggested that the Gardner purchase the apartment complex next door for artist residences.

Answer (A): The number of people allowed in the building is built into the documents governing the Palace. The building, physically, can only accommodate 400-450 people at a time. The apartment building next door is not for sale.

Comment (C): This speaker thought that if the Palace is more of a closed, cloistered building, why would the new one be its opposite, more open and 'diaphanous'? He suggested that a new project should be more in keeping with the old structure.

Q: This speaker rejected the museum's need to develop the greenhouses on-site at the cost of the Carriage house. He suggested that people do not want to live where they work and the apartments should be located off-site.

A: Jim Labeck explained that the site has evolved over time. In 1924 there was a road to access the carriage house, but it was never meant to be a main entrance. In 1933 this access way was closed and the adjacent school was acquired. In 1970 the school was demolished and the greenhouses were built. The greenhouses provide the plantings for the courtyard. The courtyard and the horticultural history of this facility are an integral part of the programming for the Museum, and the Museum's interpretation of Mrs. Gardner's legacy. The Museum did a lot of analysis of the Carriage house, trying to find ways to keep or move the building. There is only 1,200 square feet of viable space in the Carriage house and to keep it would result in unacceptable heights of even to nine stories near the Palace or along the park. Jim Labeck offered to share the materials that were presented to the Boston Landmarks Commission and the models that were created for the Massachusetts Historical Commission. Two or three options were presented including options that retain the Carriage house.

Q: How big is one floor of the Carriage house?

A: It's approximately 20' x 40' or 800 square feet. Mr. Labeck explained that if the Carriage house is retained then the footprint of the proposed building becomes smaller, but the overall height and size of the proposed building would be larger than what is presented today. It is currently proposed to be four stories on the Evans Way Park side and five stories (above ground) on the Palace Road side. If the Carriage house is included inside the new building then it still requires a fair amount of space around it.

C: This speaker believes that the greenhouses, apartments and parking do not need to be on-site; they could be near-site.

A: Mr. Labeck respectfully disagreed.

Q: Was this analysis a part of the public process? The commenter's opinion is that the community did not hear about this.

A: Yes, there was an extensive public process and public hearings (one held at the Gardner and two held at City Hall) that were published in the Herald, the Boston Globe, and the community newspapers. The Gardner is hosting another meeting this Friday, November 30th at 9:30 AM for anyone who would like to walk the site and discuss the proposal.

Q: How does the proposed building connect to the Palace? Will it be breached on one level or two? Will the beautiful fountain be destroyed?

A: The new building will be connected to the Palace through an 8' x 8' glass one-story connector. It would require cutting into the building where there is currently a sculpture that would have to be moved. It would bring people straight into the courtyard, maintaining the 'surprise' as it is currently experienced. There is a fountain in the yard whose disposition is undetermined.

C: This speaker felt that the Carriage house was meant to look like an Italianate gate, like the grand entrance of a gated city. She believes that it only takes up a small footprint and to discard is crazy. It would be better to put the 17 parking spaces elsewhere. Can't Gardner people park at Simmons College?

A: Simmons was approached, there are no extra spaces.

C: How did Landmarks think that the Carriage house wasn't a part of the context and the eccentricity of Mrs. Gardner herself? The Carriage house is history; no one would build it today. Ten parking spaces equal 800 square feet of space.

C: The Gardner is constrained serving a quarter of a million people and yet the proposal is to open things up. Aren't you making a visit more enticing? When are you serving current clients better versus making new space for new people? To make an open hall in the manner of Paul Klee, is out of character with the site. How do you distinguish the current client space vs. future client space? This speaker also believes that the artists don't need to live in a residence on-site.

Q: There are four or five green houses on-site now. How many square feet of green houses will there be in the future? How much impervious surface is there now versus ground and trees, and how does this change in the new proposal? How much more will be used for parking? This speaker also wants to preserve the 'Coach House', and pointed out that it was an integral part of the experience for the Fenway Palace.

A: There are approximately 4,500 square feet in the greenhouses. In the future there would be 1,500 square feet because some of this work will take place off-site. The 1970 greenhouse structures are inefficient and so now they can do more in a smaller space.

Q: In the 2004 article in the Boston Globe the Gardner said the proposed building would be 45,000 square feet, now it is 60,000. What changed?

A: It has changed a number of times over the years. The Gardner is trying to make the project as small as it can be, while still meeting program needs.

Q: This speaker commended the Gardner on using the 'neglected' space adjacent to the alley and the apartments where there is a lot of debris. According to a BRA publication about Altamura, which was the inspiration of the carriage house, it was Mrs. Jack's intent to establish the feeling of an Italianate landscaped entry, helping to prepare one for the tranquility of the Palace. Why not maintain at least the 'splendid' façade, the exquisite marble and inset marble sculptures, and the fountain? Mrs. Jack was devoted to her garden, dog and treasures. Would you really dispose of the wrought iron? Will you be auctioning these items?

A: There used to be a street across the back area, with the Palace adjacent to the road (Street #202). Mrs. Gardner purchased the lots opposite the street. She died before doing anything with this land. The gates on Palace Road and Evans Way were entrances for Gardner and her

visitors (not the public). Visitors entered from the side of the carriage and not from the front. In the 1940's and 1950's the fountain and the garden were created.

Q: What is the footprint of the new building, the number of square feet that will be subsurface, and the constraints on subsurface expansion?

A: There is no basement to the greenhouse but there are two levels below grade under the building. The building footprint is 10,000 s.f., and the basement footprint is approximately 10,000 s.f. The bottom levels are for mechanical internal uses, public restrooms and service areas.

Q: In terms of massing, what are the constraints on the subsurface use?

A: It is inefficient on the south side and too expensive to go further down due to ground water levels.

Q: What are the subsurface conditions?

A: Water. The Gardner needs the depth on the site for geothermal wells, as well as some breadth around the wells. The Project Notification Form will have more details about this work.

Q: Would you consider using the archway from the Carriage house?

A: There is some embedded artwork that will be salvaged. The remainder of the structure is cast concrete. Mass. Historical asked them to look into whether some of it could be salvaged, but reuse is tricky.

Q: Would Gardner or the BRA entertain changes to the design?

A: Yes. The building is under design review right now.

Q: Why is parking needed on-site?

A: Parking is needed to serve the building. The parking area also serves as loading access and a driveway. The overall amount of asphalt will be reduced over existing conditions.

3. Children's Hospital Boston

Charles Weinstein, Vice President for Real Estate, Planning and Development, said that Children's mission is to make sick kids healthy. In the spring of 2007 he presented the hospital's Institutional Master Plan Notification Form to the LMA Forum at the Karp Building. There are no changes in the Institutional Master Plan concepts except for the timing.

Children's will be leasing three floors (100 K s.f.) in the Center for Life Sciences Building; this is not a proposed project in the Master Plan. Two projects are included: the addition of 56 intensive care beds to the Main Building (two stories plus the mechanicals in the penthouse), and the demolition of Enders for a new patient care center. This is described in the IMPNF.

What has changed is the State of Massachusetts 6th edition of the National Building Code, which will become the 7th edition in February. The main concern is the seismic code changes. Under the 6th edition Children's can build the two additional floors while everything below remains in place. Under the 7th edition they would have to empty the whole building while this construction takes place, which would render the project infeasible. Children's will file the Institutional Master Plan in a couple of months and ask for a building permit for the 11th and 12th floors, in hopes of being grandfathered under the 6th edition. In 2009 Children's will come back to the Forum with the patient care building detailed proposal.

Discussion

Q: Has the Boston Civic Design Commission or BRA designers given approval?

A: No, they will be reviewing it in the future.

Q: What will the vertical expansion look like?

A: It will be light-weight glass construction.

Q: This speaker asked for a commitment from Children's on PILOT payments based on the 'full value'. It is his contention that the Assessors Department will determine the value and then it is chopped down with community benefits.

A: The IMP can't be approved without a value being determined by the city assessor. Children's will voluntarily enter into an agreement, like other institutions, but they are not required to pay. Institutions do not pay full value due to the wide variety of scholarships and services that these institutions also provide to the City.

Q: Is there a public process to this negotiation?

A: No, this is not a public process. The commenter can discuss this with the Assessing Department.

Q: Will the main entrance be relocated?

A: Ultimately, yes, but it's not a part of the first project. After the Enders reconstruction then the lobby will be moved to the new front door with an underground entrance ten or more years from now.

Q: Is a Determination of Need filing required?

A: Yes, for the patient beds.

Q: Did Children's file for an increase in the parking capacity at the 819 Beacon Street lot in the Institutional Master Plan? Will there be a zoning hearing as a part of the approvals process?

A: This is not a part of the IMP. The zoning hearing would reconcile the actual number of spaces with the spaces on the permit.

A: There are 235 spaces there now. 249 cars can fit, but they are permitted for 202. Children's will be removing spaces for the shuttle bus.

C: The permit needs to be reconciled for the number that park there. This has not gone through the process required by the LMA overlay district.

A: The site is not in the LMA. Any future building project there would be beyond the ten-year time horizon of the Master Plan. Enders is a vision project and 819 Beacon is a vision site and will be referenced in the IMP when it is filed.

Q: The commenter said this is rewarding Children's for parking above their limit. Simmons will be hosting parking for Children's. How much more will there be in the future?

A: We will request 350 spaces in eight to ten years related to the Enders clinical facility site.

C: This commenter's opinion was that there should be no increase.

A: The Audubon Circle neighborhood received notification today of a zoning hearing in December. Parcel 7 is a driver in that area. The Audubon Circle Neighborhood Association (ACNA) has requested a complete parking inventory of the Fenway area, including 819 Beacon Street, and is looking at this area globally.

C: The commenter's opinion is that this is non-sanctioned 'capacity creep'.

A: Concern has been expressed to the City departments and the conversation will continue over the next week.

The meeting was adjourned.

Note: For people who would like to learn more about the Article 80 Large Project review process, and Institutional Master Plan review process please see the flow charts in this booklet:

<http://www.bostonbackstreets.org/bra/PDF/Documents/A%20Citizens%20Guide%20to%20Article%2080.pdf>

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