

2009 LMA Forum

Date	Institution	Project Name
February 23, 2009	MASCO/MMOC special mtg with Army Corps of Engineers	Muddy River Restoration Project
March 23, 2009	Boston Children's Hospital	IMP Amendment – Binney Bldg to replace Main Bldg Expansion Project (vertical addition)
June 22, 2009	Brigham and Women's Hospital, Roxbury Tenants of Harvard, MMHC, DCAM	Proposal to redevelop the MMHC complex and the parcel of land adjacent to the Service Center Garage into a phased mixed use development
October 26, 2009	Brigham and Women's Hospital, RTH, MMHC	Mass Mental Health Center Redevelopment Project: 1) Partial Hospital/Fenwood Inn, 2) Binney Bldg, 3) RTH residential bldg, 4) BWH clinical/office/ research bldg.
November 16, 2009	Boston Children's Hospital	Proposal for additional clinical space: Skinny Binney Bldg IMP Amendment and Supplemental Information

## **MASCO/MMOC Meeting Agenda**

Monday, February 23, 2009

6:30 to 7:30 PM

Wheelock College  
Multi-purpose Room – 1<sup>st</sup> floor  
in the new Campus Center and Student Residence  
150 Riverway, Boston, MA

Visitors should enter through the main doors adjacent to the Library,  
and follow the directional signs.

This is a special meeting sponsored by the Muddy River Restoration Project Maintenance Management and Oversight Committee (MMOC) and MASCO to keep the public and the LMA institutional neighbors informed about the work that is planned to take place in and along the Muddy River in the coming years.

The Muddy River Restoration Project is designed to improve flood control and water quality, enhance the aquatic riparian habitat, and restore the landscape and historic resources, including the implementation of best management practices.

### **1. Introduction & History (20 minutes)**

Jan Henderson, a Senior Planner at MASCO, will welcome participants and briefly review the purpose of the meeting. Margaret Dyson, Director of Historic Parks for Boston, will explain the history of the Muddy River Project. Fran Gershwin, Chair of the MMOC, will describe the public's involvement in this Project.

### **2. Muddy River Project - (20 minute presentation followed by Q & A)**

Mike Keegan, Project Manager with the Army Corps of Engineers, will present information on the Muddy River Restoration Project. The first phase has now been designed to 90% complete plans. Information will include revised roadway alignments, general construction phasing, and estimated timeframes for the project.

LMA Forum Meeting Agenda  
Monday, March 23, 2009  
6:30 to 7:30 PM

**NOTE NEW LOCATION:**

Children's Hospital Boston  
One Autumn Street (on corner of Longwood Avenue, near the Riverway)  
Auditorium B, Ground Level  
Boston, MA

Visitors should enter through the main doors,  
entering on the first floor of One Autumn Street.  
Staff and signs will be there to direct attendees to the Auditorium  
then follow the directional arrows internal to the building.

1. Updates (10 minutes)
  - a. Sonal Gandhi, will update the LMA Forum on the status of projects being reviewed by the Boston Redevelopment Authority (BRA).
  - b. MassArt will describe a State approved 2,000 square foot addition to the Kennedy Building adjacent to Longwood Avenue, that will be under construction shortly.
2. Children's Hospital Boston - (20 minute presentation)  
(20 minute Q & A)

Eileen Sporing, Senior V.P. of Patient Care Operations, and Charles Weinstein, V.P. of Real Estate, Planning and Development, will present an overview of Children's Hospital Boston's filing of an amendment to its Institutional Master Plan (IMP). The proposed project is an expansion to the existing Main Building on Binney Street, containing approximately 110,000 square feet of Gross Floor Area to replace a current temporary 7,000 square foot structure. This Main Building Expansion, which will provide critical clinical space, will replace the Main Building Expansion Project (11<sup>th</sup> and 12<sup>th</sup> floor vertical addition) described in the approved IMP and Draft Project Impact Report.

Directions to Children's Hospital, One Autumn Street building:

From the Longwood and Brookline Avenue intersection walk towards the Riverway. Pass Pilgrim Road. Autumn Street will be on the left-hand side. One Autumn Street will be the first building on the right-hand side.

From the Longwood, Green Line, MBTA stop walk up Longwood Avenue towards the Riverway. Cross the Riverway. Autumn Street will be on your right-hand side. One Autumn Street will be the first building on the right-hand side.

LMA Forum Meeting Agenda  
Monday, June 22, 2009  
6:30 to 7:30 PM

**NOTE NEW LOCATION:**  
Brigham & Women's Hospital  
Shapiro Breakout Room, # 1010  
Shapiro Cardiovascular Center  
70 Francis Street  
Boston, MA

Visitors should enter through the main doors at 70 Francis Street.  
There will be signage and extra security to direct you to the conference room.

1. Updates – BRA/BTD/MASCO (10 minutes)
  - Sonal Gandhi, will update the Forum on the status of projects being reviewed by the Boston Redevelopment Authority (BRA).
2. Brigham & Women's Hospital (20 minute presentation)  
(20 minute Q & A)

The Brigham and Women's Hospital, Inc. and Partners HealthCare System Inc., in association with the Roxbury Tenants of Harvard Association, Inc. are proposing to redevelop the Massachusetts Mental Health Center (MMHC) complex and the parcel of land adjacent to the Servicenter Garage into a phased mixed use development. The MMHC parcel will be redeveloped under a 95 year ground lease with the Commonwealth which requires the development of replacement space for MMHC at no cost to the state. The Project is predicated on the demolition of the existing buildings and will include residential, parking, clinical, inpatient, research and office uses, and may include a community center. The first phase will include the demolition work and the construction of two buildings for DMH totaling 77,540 sf of space that will return their client services to the site.

LMA Forum Meeting Agenda  
Monday, October 26, 2009  
6:30 to 7:30 PM

**NOTE NEW LOCATION:**  
Brigham & Women's Hospital  
Breakout Room# 1010  
Shapiro Cardiovascular Center  
70 Francis Street  
Boston, MA

Visitors should enter through the main doors at 70 Francis Street.  
There will be signage and extra security to direct you to the conference room.

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. Charlotte Fleetwood, will comment on the status of projects being reviewed by the Boston Transportation Department (BTD).
2. Massachusetts Mental Health Center Renovation (20 minute presentation)  
(20 minute Q & A)

The Brigham and Women's Hospital (BWH), Inc. and Partners HealthCare System Inc. in association with the Roxbury Tenants of Harvard Association (RTH), Inc. are proposing to redevelop three parcels with mixed uses in four buildings (the Massachusetts Mental Health Center Redevelopment Project - MMHC). A Draft Environmental Impact Report/Project Impact Report (EIR/PIR) was filed with the BRA on October 15, 2009. The Institutional Master Plan from the BWH and Planned Development Area from RTH were also submitted during the week of October 19<sup>th</sup>, 2009.

The proponent will be presenting more details on the first phase of the Project, which includes new state-of-art facilities for MMHC. The Partial Hospital/Fenwood Inn Building will include 30 residential rooms, 8,260 sf outpatient clinic, and 21,000 sf partial hospital with 47 beds. The Binney Street Building will comprise 56,540 sf of clinical and office space, first to be used by MMHC, and ultimately to be used by BWH.

Later phases of the project include development of a 197,750 +/- sf residential building which will be developed, operated, and controlled by RTH, including approximately 136 units (66 affordable rental and 70 condos), and possibly 10,000 sf of community space. The later phases will also include a 358,670 sf building containing research, clinical and offices uses for BWH and the MMHC. It includes 406 space parking garage, and a bridge and tunnel connection to the Shapiro Building.

LMA Forum Meeting Agenda  
Monday, November 16, 2009  
6:30 to 7:30 PM

**NOTE NEW LOCATION:**

Beth Israel Deaconess Medical Center  
Shapiro Clinical Center  
Rabkin Board Room, 10<sup>th</sup> Floor

Visitors should enter through the main doors at the Shaprio Plaza.  
then follow the directional arrows internal to the building.  
Take the elevator to the 10<sup>th</sup> floor.

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. Charlotte Fleetwood, will comment on the status of projects being reviewed by the Boston Transportation Department (BTD).
  
2. Children's Hospital Boston - (20 minute presentation)  
(20 minute Q & A)

Charles Weinstein, Vice President, Real Estate, Planning and Development will provide a brief summary of the Hospital's need for additional clinical space within the LMA and how this proposed project will meet that need. Kevin Sullivan, a Principal at Payette Architects, will explain the exterior massing, height, probable exterior materials and relationship to surrounding area. Children's will be filing an Institutional Master Plan amendment on November 17<sup>th</sup>, 2009 and will take names for anyone who wants a hard or electronic copy.

## **Summary of the LMA Forum Meeting March 23, 2009**

### **1) Updates BRA/MASCO**

- Jan Henderson, Senior Planner with MASCO, welcomed everyone to the LMA Forum. She explained that the LMA Forum is co-sponsored by the Boston Redevelopment Authority (BRA) and MASCO for the purposes of the Article 80 project development review process. Participants introduced themselves and signed in.
- Sonal Gandhi, Senior Project Manager with the BRA, reviewed 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.
- Sonal Gandhi reviewed LMA Forum projects in the pipeline:
  - The Center for Life Sciences Boston (CLSB) has been completed, with a ribbon-cutting event for the Community Workforce Training Center held on March 3<sup>rd</sup>, 2009. The event was held with Mayor Menino in the new community space in the facility. Please see attached Press Release.
  - The Dana-Farber Cancer Institute (DFCI) 'Yawkey Center' is under construction, with steel going up now. There will be a beam signing on April 14<sup>th</sup>, 2009, at 1:30 PM, at which the Mayor and Dana-Farber representatives will be speaking.
  - National Development's "Longwood Center" is currently on-hold. The project was approved in May of last year. The demolition work is complete, and we hope to see the project proceed soon.
  - The Isabella Stewart Gardner Museum project was approved by the BRA Board in April of 2008, so all of the BRA-related Article 80 documents have been executed. Any development related questions should be directed to the Landmark Commission whose review is still on-going.
  - MassArt has a small project that they will present briefly tonight.
  - Children's Hospital's ten-year Institutional Master Plan (IMP) was approved by the BRA Board in April, 2008 and the Zoning Commission in May, 2008. They will be filing an amendment to the IMP, and will present those plans tonight.
  - Sister Anne Donovan, Treasurer of Emmanuel College, shared with the group that it is time for Emmanuel to update its ten-year Institutional Master Plan. They are currently working with Goody Clancy and will be back to the LMA Forum with plans at a later date.

### **2) MassArt**

Kurt Steinberg, Vice President for Administration and Finance at MassArt, explained that they are about to undertake a campus renovation and renewal project. Most of this work will take place internally to the existing campus, with the exception of a small addition to the Kennedy Building, adjacent to Longwood Avenue. The 2,000 square foot addition will occur in the basement and on two floors above grade, with glass curtain wall construction. The intent of the addition is to beautify the campus, expand the Art Store and expand the dining facilities. The store will be expanded to sell artwork created by faculty, alumni and students to the public. There will also be



a coffeehouse there (brand yet to be determined). This space will be open to the public and the college community. The extended dining space can be closed off for functions and will be available to the community for evening functions. The current dining space is very popular and cramped, so expanding it will help to relieve the congestion. The reorganized internal space will also include a health center and counseling space.

#### Discussion

Question (Q): Will the green space, along Longwood Avenue, be used for the project?

Answer (A): Yes

Q: There are three trees in that space. Will MassArt plant three trees someplace else to replace them?

A: MassArt did this already, last summer, on Palace Road.

Q: There is a parking lot on Huntington Ave owned by MassArt, could you put some green there?

A: We are discussing putting a residence hall there, and plan to make it greener. We will be holding a community meeting soon and will send out an announcement with that information.

Q: What impact will the addition have on the bus service? The CT buses currently have trouble making the turn from Huntington Avenue onto Longwood Avenue. The speaker has asked the MBTA to add a stop on Longwood Avenue. This is a very congested corner for pedestrians.

A: We are working with the Boston Transportation Department (BTD) now to determine the impacts on the sidewalk along Longwood Avenue. The pedestrian walk will be impacted very little, if at all. The bus service will be maintained at the corner.

Q: When will this begin?

A: Construction will start in April. We have opened bids and need to sign contracts with subcontractors.

Q: Are you still proceeding with the Design Center on Tetlow?

A: Yes, we have restarted the study phase, which should be finished in three to four months. We will look for design and construction estimates based on that study. This is all tied to the state bonding authority so, as with everyone, development will depend on what happens economically.

### **3) Children's Hospital Boston**

Charles Weinstein, Vice President of Real Estate, Planning and Development at Children's Hospital Boston, said that the Institutional Master Plan was approved last spring, this would be the 1<sup>st</sup> Amendment to the approved IMP. He reminded participants of the project that was presented at that time, which was a two-story vertical expansion to the Main Building. The floor below the proposed 11<sup>th</sup> and 12 floors, now contains 52 beds and they would have to be vacated for one year. It was determined that it would be impossible to remove that much of the bed inventory at one time for such a long time period so the plan was abandoned.

Instead of that proposed project, CHB is proposing a lateral expansion on Binney Street. Shepley Bullfinch has created these schematics, but the architect for this project has not yet been selected. In order to develop this site the existing 'temporary' two-story building would be demolished. In its place a slender, vertical building would be built to tie into the side of the Main Building.

This proposal includes a utility plant below grade to help power the building, an emergency room expansion on the first floor (10,000 s.f.), a new MRI and radiology expansion on the second floor, and approximately twenty recovery, short-stay beds to expand the surgical flow area on the third floor. These are not licensed patient beds, but short-stay beds. Floors four and five are mechanical equipment floors, and floors six through ten are all patient floors. All of the patient floors, with the exception of the seventh floor would have new patient rooms. The seventh floor

would house a new MRI unit and internal pharmacy. Even a small increment of beds is worthwhile for the hospital. The upper floors (floors 11-14) may not be built, or if built, not immediately fit out, depending on cost. Children's is proposing a fourteen story building with 30 'net new' Department of Public Health licensed beds, after the loss of inpatient beds which must be removed at the 'connector' locations.

One design note: the Department of Public Health requires windows in each bedroom, so the building will likely have a 'slot' between the addition and the Main Building to let light into the rooms. There will be construction management issues to resolve given the lack of lay-down area. Children's might use the loading dock for staging or build it from the inside out, as is done in New York City.

The hospital plans to file this amendment by the end of April, begin construction by the end of 2009 and complete construction in 24 months. The facility could be open by the end of 2011 or early 2012.

Eileen Sporing, Senior Vice President of Patient Care Operations, noted that Children's completed the new clinical center in July of 2005. At that time the 11<sup>th</sup> floor was shell space. That now holds 21 beds and a new ICU. That facility is now running at over 80% occupancy despite efforts to manage space. They are learning how to care for some populations differently. With short-stay beds, like the ones that would be added with the proposed Main Building Expansion, the patients can go home more quickly.

Children's hospitals across the country are preparing for market consolidation. For example, as smaller community hospitals become unable to keep cardiology surgeons at their own settings, they want to send tertiary and quaternary care patients to Boston. The cardiovascular center and ICU at Children's Hospital Boston are running at greater than 96% occupancy, which is almost unheard of. Team based care has proven to help children, and more beds and Emergency Room space are critical.

#### Discussion

Question (Q): How long will these new beds accommodate your needs before you need more?

Answer (A): Even if we can begin construction on-schedule, these beds won't be on-line until 2012. We are learning more about patient demand now, and are working with community hospitals to reduce travel to the LMA for routine care. It is difficult to predict the future environment right now, so the answer is unknown now.

Q: Have you considered moving out of Boston as other hospitals have done (i.e. Lahey moving to Burlington)?

A: The Board routinely asks about locations for care. The adjacency of institutions in the Longwood Area is enormously important to the advancement of science. Our doctors also perform research in the laboratories here, and adults related to our patients may be placed in a hospital across the street if they are involved in a living related donor programs. Our pediatric patients also receive care at Dana-Farber. Everything is interconnected. Children's considers how suburban siting decisions relate to its mission of physician education, health care, research and community benefits. We are committed to staying in Boston.

A: We currently have 300,000 s.f. in Waltham with 75-80,000 visits annually. We have 5,500 s.f. in Peabody that we must vacate by 2011, but we hope to move down the street to a 45,000 s.f. building where we would build an ambulatory clinic. We are trying to make it more convenient for patients and families in the suburbs to find primary and secondary care closer to home.

Q: How much will this project cost?

A: We hope to select an architect next month, then shortlist contractors. We expect it will be greater than \$100 million but hope it will be under \$200 million. The market conditions are tough and financing will come from the hospital's capital budget, not bond proceeds.

Q: Will you need variances for height or setbacks?

A: We are not expecting to need any variances; that all depends on the final design. The building footprint is 10,000 s.f., which only works because it is tied back into the existing building, created a larger floor plate. If the upper floors of the building were to cantilever over the sidewalk then it might need a variance. There would be no entrance on Binney Street.

Q: The speaker questioned a reference in the approved Institutional Master Plan and a letter that Mr. Weinstein sent to John Fitzgerald at the BRA. The letter says "Children's has a desire for parking at 819 Beacon Street" in furtherance of City policy to decant employees from the LMA. Do you plan to move parking into the neighborhoods? What are Children's intentions in the Master Plan update for this parcel?

A: Sonal Gandhi responded that it is not City policy to move parking into the neighborhoods.

A: Charles Weinstein said there are 249 spaces there now, but Children's does not see this as the ultimate development potential of the parcel. The highest and best use of the parcel may be a mix of uses including office, residential, retail. There have been no decisions, and that parcel will not be included in this IMP amendment; but it might be included in a second amendment. Right now this is only a 'vision' project, yet to be defined.

Q: The speaker is still confused because there is no Institutional Overlay and the current use is a forbidden use. Isn't there a 4,000 parking space limit set for the West Fenway area? If 800 spaces are built over the Turnpike on parcel 7, wouldn't those spaces be taken out of the total, which could preclude building structured parking on the Children's parcel? The speaker finds the parking overlay confusing and parking objectionable. He would like to see anything on the site developed as per the zoning.

A: Sonal Gandhi responded that it is BRA policy that institutions submit ten-year Master Plans. We encourage them to tell us their visions for the future, so that we and the community are not surprised. It allows any issues to come out early in the process. The Rosenthal project has been approved, but not built yet. Because this is a 'vision project' we will continue to discuss it as Children's plans evolve. This was not meant to confuse anyone, but rather to increase transparency and get all ideas out in the open early on.

Comment C: Audubon Circle President, Jack Creighton, has been heartened by the Institutional Master Plan discussion for the 819 Beacon Street parcel. Children's understands the need to engage the Audubon and Fenway community. This parcel will be developed some day and has to fit into the Parcel 7 design that has been started. It is a healthy discussion.

C: The Children's Hospital Institutional Master Plan Notification Form/ Notice of Project Change (IMP/NF/NPC) will be available in late April. Please note on the sign-in sheet if you want a digital or paper copy. We strongly encourage you to get the digital file and save trees. Once filed, the documents will also be posted online at <http://www.childrenshospital.org/expansionplans>

There are a number of Children's Hospital Task Force members in the audience. You will all be invited to a future Task Force meeting to discuss the project.

The meeting was adjourned.

Note: For people who would like to learn more about the Article 80 Planned Development Area (PDA) review, Large Project review process and/or Institutional Master Plan review process please see: <http://www.bostonredevelopmentauthority.org/zoning/zoning.asp>

Summary prepared by: MASCO, Area Planning & Development: J. Henderson

## Summary of the LMA Forum Meeting June 22, 2009

### 1) Updates BRA/MASCO

1. Jan Henderson, Senior Planner with MASCO, explained that the LMA Forum is co-sponsored by the Boston Redevelopment Authority (BRA) and MASCO for the purposes of the Article 80 project/development review process. Participants introduced themselves and signed in.
2. Sonal Gandhi, Senior Project Manager with the BRA, reviewed the LMA Forum rules for conduct. The LMA Forum is being held in different locations as a way to familiarize the community and open doors to 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, and efforts will be made to ensure that the meeting starts and ends on time.
3. Sonal Gandhi reviewed LMA Forum projects in the pipeline:
  - Children's Hospital Boston (CHB) filed an amendment to their Institutional Master Plan (IMP) and presented their plan at the LMA Forum in March of 2009, for a new building on Binney Street. The CHB Task Force met on May 20, 2009; the purpose of a Task Force is to identify project impacts and mitigation. The public comment period ended on June 1, 2009; with most comments related to construction phasing and mitigation. The BRA scoping document will be coming out soon.
  - Beth Israel Deaconess Medical Center (BIDMC) filed an Institutional Master Plan Notification Form (IMPNF) today, to cover the next five years. There are no new projects proposed, and no changes to their existing Master Plan. **The deadline for public comments is July 24, 2009.** (Note: the filing was disseminated digitally to LMA Forum participants).
  - Brigham and Women's Hospital (BWH) filed an Institutional Master Plan Notification Form and Project Notification Form (IMPNF/PNF) for the Mass Mental Health Center (MMHC) redevelopment site on June 17, 2009. Hard copies and CDs were available at the meeting. An electronic link to this document was sent to the participants prior to the meeting. **The public comment period will end on July 17, 2009; this was extended a week to July 27, 2009, due to the July 4<sup>th</sup> holiday. There is another community meeting scheduled for July 14, 2009 to be held at the Tobin Community Center at 1481 Tremont Street from 6:30 PM – 7:30 PM.** The BWH Task Force will meet on June 30, 2009 at 6:30 PM at MASCO, 375 Longwood.

Question (Q): Who are the members of the Brigham and Women's and BIDMC Task Forces and how were they selected?

Answer (A): Sonal Gandhi said she could send the list of names to the questioner. The BWH Task Force is made up of the same individuals who were on the 2001 Task Force plus a few new people who were nominated by public officials. The public is welcome to attend Task Force meetings.

### 2) Brigham & Women's Hospital/ Mass Mental Health Center/ Roxbury Tenants of Harvard

Arthur Mombourquette, Vice President of Support Services at Brigham and Women's Hospital (BWH), introduced the project proponents including Girma Belay from the Roxbury Tenants of Harvard (RTH), Cliff Robertson from the Massachusetts Mental Health Center (MMHC), and Peter Nordstrom from the State Department of Capital Asset Management (DCAM).

The goals of this project are to: 1) meet the needs of the Mass Mental Health Center by bringing them back to the LMA; 2) be respectful of adjacent residential needs and create affordable housing; and, 3) continue to build on the BWH mission to provide health care.

As a part of the 2005 DCAM process it was determined that the old MMHC building no longer suited the operational needs of the Center. Through a competitive Request for Proposal (RFP) process there were three requirements:

1. To repatriate MMHC clients to this site, the winning bidder must build a 70,000 SF facility for MMHC as well as 50 parking spaces, at the developer's cost.
2. Return MMHC to these facilities at no rental cost for the duration of a 95-year land lease.
3. The proponent can develop to suit their needs.

In this case BWH will pay for the two new MMHC buildings, RTH will pay for the residential tower, and BWH will pay for the new research/clinical building.

There are four proposed buildings; only the first two are proposed for the first phase. The purpose of these two buildings is to bring MMHC back to the LMA as soon as possible.

1. The Binney Building is on a piece of land adjacent to the ServiCenter Garage, often referred to as the 'sliver site'. This proposed building is 56,000 SF, six stories tall, and designed for the clinical and administrative needs of the MMHC. It will have a main entrance off of Fenwood Road and a small entrance on the Francis Street side with a display to commemorate the 100-year history of the MMHC.
2. The 'Fenwood Inn' would move into a 21,000 SF building on Vining Street with transitional and crisis beds for DMH clients. This facility is proposed to be the same scale as the three-story community structures that surround it.
3. RTH Residential: 136 units (197,000 SF): 66 rental units and 70 mixed-income and affordable condo units, with 10,000 SF for community use.
4. BWH Building: for clinical and research uses, 358,000 SF with 406 parking spaces including 50,000 SF for the MMHC final home.

Phase One requires demolition of the existing MMHC building to provide construction lay-down space (for construction staging). Once construction is complete this area is proposed to be used for the 50 parking spaces required by the MMHC plus 136 parking spaces to replace what is currently on the site including 20 for use by the RTH community, while Phase Two is being designed.

Q: When would this take place? Will you be building 24-hours per day?

A: Assuming the best case scenario the team would receive approval for Phase I by February 2010 with construction beginning immediately and completed within 15-18 months. We will need a construction management plan that works for the developer and the community.

Q: The Binney Street Building was never a part of the MMHC site. Can you confirm that these two sites are for the MMHC or will the Binney Street site go back to BWH?

A: Originally the MMHC programs were designed to go into the new building on the MMHC site, but then last fall the collapse of the financial markets created a situation where BWH could not finance the clinical/research building and RTH could not finance the residential tower. However the development team was committed to bring the MMHC patients back to the LMA in a timely manner. Ideally MMHC would like to be on the original site, but given the situation and the length of time it will take to develop a new building on Fenwood Road, they agreed to this new plan. The clinical/research building could take seven to ten years before it can be built; at that point MMHC will move back to the original site and BWH would take back the Binney Street Building.

Q: So the 'sliver site' was not originally a part of the development?

A: That is correct.

Phase Two is proposed to include the residential building developed by RTH and a clinical/research building developed by BWH. The timing depends on the financial markets. It may be seven to ten years before we can break ground. BWH will lease the entire site, but once RTH begins their project then they will take control of the ground lease for that portion of the property.

Q: What uses will go in these buildings?

A: The proposed residential building will have 136 units, 66 will be affordable housing and 70 will be mixed-income condos. The building will be 15 stories tall. Per the terms of the development agreement with the state the BWH Building has to be developed within ten years. It is proposed to be 358,000 SF in 13 stories with 406 parking spaces for clinical and research uses. This building will connect via bridge and tunnel to the Shapiro Cardiovascular Center. The 'sliver site' will house administration and clinical uses.

Comment (C): I have lived in the community for 30 years and would love to have the MMHC back; we never wanted to see it go. This development proposal is overwhelming. Last June the speaker heard that the development would not happen for six to eight years, and then was disheartened to read about it in the Globe.

A: The RTH Board of Directors has seen the plans. Phase I is a small development which honors the commitment to bring MMHC back to the LMA in the short term. Phase II will not be constructed for six to eight years.

A: Cliff Robertson noted that six years ago the MMHC moved to the Shattuck Hospital. They never expected to be there that long. The Shattuck is not built to provide the services that the MMHC needs for its clients. They are grateful for the temporary space and but anxious to come back. They have been involved in the specifications and support this proposal.

Q: Six months ago RTH residents were told that prospects were dim that this development would happen, and then only recently were told it would move forward. What happened?

A: Peter Nordstrom explained that six months ago the financial markets had plummeted and prospects for the project were dim. The agreement with the state about valuation decisions was only recently resolved in March.

A: Girma Belay said that they didn't know when the financial markets would recover and that the dates proposed were 'true'.

Q: When will the old MMHC come down and will it be 'enveloped'? The speaker is concerned about what is in the building, including asbestos.

A: It will come down as soon as approvals are received. This is the most expedient route to build the two buildings for the MMHC. Joe O'Farrell (BWH) explained that the old building will be fully remediated before it comes down. This is a highly regulated process through the Department of Environmental Protection (DEP). Sections of the building will be closed off and the air will be filtered through fine particle Hepafilters.

Q: Will the front façade of the building be saved?

A: No, that is not a part of this plan.

Q: How many beds will there be in the new Fenwood Inn? How many in- and out-patient?

A: There will be three programs:

1. Partial-hospital which is highly clinical, for people who need a hospital environment, but not overnight, designed for 20-26 patients per day.
2. Crisis stabilization will be on the second floor, for people who need 24/7 care one to two days at a time before they go back home or back to a residential group home.
3. The homeless transitional program is on the third floor, for people who are both mentally ill and homeless, with 40 beds (down from 50), and five crisis stabilization beds.

Q: Will the Department of Mental Health building on the corner of Fenwood and Vining (58 Fenwood) move?

A: That state owned facility has been there since 1978, is not included in the development plans, and will remain. The state has invested in it over time to ensure that it meets all code requirements and is safe.

Q: What happens to the MMHC site after the two MMHC buildings are built, does it become parking?

A: Yes, this would include 136 parking spaces to replace the existing on-site spaces, plus 50 spaces for the MMHC. The parking would be on the site and not on side streets, with the number of valet spaces uncertain at this time.

C: Commenter attended 98% of the community meetings and expressed her disappointment about the lack of a cross walk (on Francis Street). If something is going to be taken away it should be spelled out and the community should know.

A: The message has been heard and BWH is coming back to the neighbors shortly with proposals for this area.

Q: How many parking spaces will we lose on-street on Fenwood Road? How many will be replaced? There was a discussion years ago about a parking lot at 15 Francis. What are the plans now?

A: We don't anticipate any loss of residential parking on Fenwood Road but it is very early in the planning, if any spaces were to be lost they will be replaced. The community spaces closest to Neville House will be replicated in an accessible manner. BWH received approval for 400 spaces at 15 Francis Street, but discovered rock 27 feet below the surface, which means that we may only be able to develop 250-270 spaces without impacting the community by construction. BWH is still dedicated to the project but can't afford to do it now.

Q: So 406 parking spaces are proposed in the MMHC project, plus 250 at 15 Francis? Are they all necessary?

A: Yes. The 250 were previously approved at 15 Francis and there was no parking built as a part of the new Shapiro Cardiovascular Center, so these spaces are desperately needed (50 of the 406 are for MMHC).

Q: Is there anyone here from the Boston Transportation Department (BTD)?

A: No, Charlotte Fleetwood was unable to attend, but will come to the next meeting. BTD is looking at this proposal very carefully.

C: This speaker expressed her opinion that the area building impacts on the surrounding streets are atrocious. Police Details are not there all of the time, and she wants impacts to be looked at.

A: Art Mombourquette, speaking for the development proponents, believes there are compelling upsides to the plan. There will be ample green space along the Riverway, and a new right-hand turn lane onto Brookline Avenue to reduce the traffic queuing at the Riverway and Brookline Avenue intersection. It was heartwarming to hear members of the MMHC community speak about how special the services at MMHC were for them and how much the site meant to them. We will not only bring them back, but will also create up to 600 construction jobs and 5-700 permanent jobs depending on the final building uses. The residential community will have a new community center for the RTH Board to provide services desired by the RTH community.

Q: BWH is tax-exempt; will these new buildings pay taxes or Payment In Lieu of Taxes (PILOT) and if so how much will be paid?

A: We assume RTH will pay taxes, and BWH will pay PILOT. You could estimate \$100K per year for the housing development, but the PILOT is negotiated with the Assessor's Office. BWH paid PILOTs for the Shapiro Cardiovascular Center and the ServiCenter.

Q: This speaker said that she did research on PILOTs and 25% is paid by BWH. She said that BWH pays more than any other hospital in the city. She asked if the hospital will be going through the Department of Need (DoN) process.

A: This process is not anticipated for the research or clinical space. The program is not yet that well defined.

Q: What level labs will be built (Level 3 or 4 biolab)?

A: We have no idea yet. Research funding opportunities, priorities, and clinical needs change daily. With this phase of the development still six to seven years away, there is more time for this to be figured out.

Q: This speaker expressed her opinion that it is great that there will be green space facing the Emerald Necklace, but we need it around the parking and construction staging area and between the new lab building and Neville House. It would be good to plant large trees early on so that once the building is put up they will help to dampen the effects of the building on Neville House's windows.

A: This is a big building we will have to think about the design, window placement and window treatments.

Q: Are comments expected on the entire IMPNF/PNF or just the proposed projects?

A: All concerns should be raised about the proposed projects and the Master Plan.

Q: Will there be additional opportunities to ask questions?

A: Yes, on July 14<sup>th</sup> there will be a Mission Hill community meeting. The location has not been identified yet, but it will be advertised in the Mission Hill Gazette and Bay State Banner. William Onuoha, from Boston Neighborhood Services, agreed to help disseminate information about this meeting. The RTH community is planning a meeting, possibly for July 9<sup>th</sup>, with the RTH Board. BWH is available to meet any time.

Q: Will there be any surprises for the community relative to the MATEP power plant?

A: MATEP is privately owned by NStar and is always doing upgrade projects. They produce steam, chilled water and electricity using gas and diesel turbines.

Q: Do they still supply the hospitals?

A: Yes, but not exclusively anymore. They have no additional capacity. The Shapiro Center had to buy electricity from NStar.

A: So after Phase Two is built then MMHC can move into it? How much space will they occupy?

A: Yes, we will build a six-story building on the sliver site for MMHC in Phase One. When the new BWH Building is built on the original MMHC site, then MMHC can move into it and would occupy 1.5 floors in the new BWH Building and the six-story Binney Street Building would revert to BWH use.

The meeting was adjourned.

Note: For people who would like to learn more about the Article 80 Planned Development Area (PDA) review, Large Project review process and/or Institutional Master Plan review process please see: <http://www.bostonredevelopmentauthority.org/zoning/zoning.asp>

Summary prepared by: MASCO, Area Planning & Development: J. Henderson



## Summary of the LMA Forum Meeting October 26, 2009

### **1) Updates BRA/MASCO**

Jan Henderson, Senior Planner with MASCO, explained that the LMA Forum is co-sponsored by the Boston Redevelopment Authority (BRA) and MASCO for the purposes of the Article 80 project/development review process. Participants introduced themselves and signed in.

Sonal Gandhi, Senior Project Manager with the BRA, reviewed the LMA Forum rules for conduct. Questions will be limited to the agenda topics at hand. There will be equal time allotted to presenters and the Q&A session, and efforts will be made to ensure that the meeting starts and ends on time.

Sonal Gandhi reviewed LMA Forum projects in the pipeline:

- Beth Israel Deaconess Medical Center (BIDMC) filed an Institutional Master Plan Notification Form for Renewal (IMPNF for Renewal) on June 22<sup>nd</sup>, 2009. There are no new projects proposed for the next five years, and no changes to their existing Master Plan. The IMP for Renewal was approved by the BRA Board on August 15<sup>th</sup>, 2009. It will expire on August 15<sup>th</sup>, 2014.
- Children's Hospital Boston (CHB) is expected to file an Institutional Master Plan Amendment (IMPA) and a Supplemental Materials document shortly for their expansion project on Binney Street. They will be on an LMA Forum agenda soon.
- Brigham and Women's Hospital (BWH) will present tonight. Three documents were filed related to the Mass Mental Health Center Redevelopment Plan:
  - BWH filed an Institutional Master Plan for Brigham and Women's Hospital on October 15<sup>th</sup>, 2009. The public comment period will end on December 22<sup>nd</sup>, 2009.
  - The proponents filed a Draft Project Impact Report (DPIR) for the proposed project, including all four buildings. The public comment period for the DPIR will end on December 31<sup>st</sup>, 2009.
  - Roxbury Tenants of Harvard (RTH) filed for a Planned Development Area (PDA) plan related to future zoning of the housing parcel. The public comment periods ends on December 7<sup>th</sup>, 2009 for that filing.
- There will be another public meeting on this project on November 9<sup>th</sup>, 2009 at 6:30 PM at the Tobin Community Center. The MMHC Task Force will meet on November 4<sup>th</sup>, 2009.
- Please send written comments to Sonal Gandhi at the Boston Redevelopment Authority, One City Hall Square, Boston, MA 02201 or email to: [sonal.gandhi.BRA@ci.boston.ma.us](mailto:sonal.gandhi.BRA@ci.boston.ma.us)

Question (Q): How were abutters notified of this meeting? The speaker knows people who did not receive information.

Answer (A): Most were notified via the LMA Forum email list. Anyone who is interested is invited to attend the November 9<sup>th</sup> meeting that will be advertised in the local papers. Please inform your neighbors and encourage them to attend.

Q: How can abutters get involved?

A: The BRA encourages everyone to send in written comments in relation to the proposed projects. The proponents are required to respond to written comments. Thank you for your interest.

**Note:** Please see the power point presentation and RTH PDA filing posted on-line at:  
[https://library.masco.org/APD/apd\\_library.asp](https://library.masco.org/APD/apd_library.asp)

- Click on 'Public', and
- Open the '2009 – LMA Forum October' folder.

## **2) Brigham & Women's Hospital/ Mass Mental Health Center/ Roxbury Tenants of Harvard**

Arthur Mombourquette, Vice President of Support Services at Brigham and Women's Hospital (BWH), introduced the plan on behalf of the three proponents. This presentation focuses on changes since the June meeting.

In exchange for development of the site and rebuilt facilities for the Massachusetts Mental Health Center (MMHC), including 70,000 sf of space and 50 parking spaces, MMHC will grant a 95-year lease for use of the land. The Department of Mental Health staff is currently refining their program elements. The BRA and the Boston Civic Design Commission (BCDC) are currently reviewing the plan as a whole including the overall massing of the four proposed buildings. Only zoning and massing approval are being sought now for the BWH and RTH buildings. Article 80 Master Plan, BRA Board, BCDC and Design Review approval are being sought for two Phase I Buildings. Michael Liu, Architect with The Architectural Team (TAT), described the project:

There are four proposed buildings, two in the first phase and two to be built at a later date, within the next ten years, depending on financing:

1. Phase One: The 'Partial Hospital/Fenwood Inn' would occupy a 21,000 SF building on Vining Street with transitional and crisis beds for Department of Mental Health (DMH) clients. Its size will be similar to the building that is there now at 40' tall and three stories (there are four stories there currently). There will be 30 rooms including 13 single occupancy and 17 double occupancy for a total of 47 beds. 8,260 square feet of outpatient space are proposed for crisis stabilization and transition housing for outpatient mental health services. The Partial Hospital/Fenwood Inn is designed to provide massing transition between the larger institutional buildings and the neighborhood. It is an institutional building, but its scale is more in keeping with the residential buildings in the area.
2. Phase One: The Binney Building is on BWH land adjacent to the ServiCenter Garage, often referred to as the 'sliver site'. This proposed building is 56,540 SF. It is proposed to be five stories tall facing Francis Street, and six stories tall on Fenwood Road due to the grade change between these two roads. This building is designed for the clinical and administrative needs of the MMHC, although ultimately it will be used by BWH, after the MMHC moves into the BWH Building.
3. Phase Two/Phase Three: The main development site will be divided into two parcels, one to be developed by Roxbury Tenants of Harvard (RTH) and the second to be developed by BWH. The block is currently covered with one connected group of buildings. The proposed site design breaks this into two separate buildings with a landscaped pedestrian walkway between them, providing a physical green connection through the site. This includes a patio, play space for kids, and extended green space.
4. Phase Two: Roxbury Tenants of Harvard (RTH) residential building will be developed by RTH. It will include 136 housing units (197,000 SF) of which 66 will be affordable rental units and 70 will be homeowner condo units, with the majority of them being affordable. Another 10,000 sf may be developed for community use (unless this use is developed in another part of the Mission Park complex, in which case all or a portion of the 10,000 sf will become housing units). This building is designed so that it occupies less than one quarter of the portion of the site allocated to it with the remainder designed as open space. The BWH Building is designed for clinical, office and research uses. It will be 358,000 SF, including 50,000 SF for the MMHC final home, with 406 parking spaces.

Mr. Liu reviewed the proposed massing and shadow impacts which move from west to east as the sun crosses this area. By mid-morning there will be no shadows on the Riverway, but rather shadows will be on the ServiCenter Garage and Shapiro Center.

In terms of Sustainable design, Art Mombourquette said that the Shapiro Center is the second largest healthcare building in the country to receive LEED Silver certification and the first in New England. This is a major accomplishment and showcases Brigham's commitment to sustainable design. They will aim to achieve at least a silver rating for the proposed BWH Building and the Binney Building. The Partial Hospital/Fenwood Inn aims to be LEED certifiable and will strive for Silver within budget constraints. The RTH building will be required to be LEED certifiable under Boston Zoning.

Rebecca Lee, Attorney with Edwards Angell Palmer & Dodge, explained the zoning for these four buildings.

- The existing Mass Mental Health Center site is an institutional subdistrict of Mission Hill that was codified in the rezoning of 1995. The Partial Hospital/Fenwood Inn site is owned by the state and is not subject to local, Boston zoning. These parcels are not in the area defined by the Longwood Interim Design Guidelines.
- The proposed RTH Residential Building has filed a Planned Development Area (PDA) Plan under Boston zoning for that portion of the existing MMHC parcel. This building must be completed and occupied within ten years according to the MMHC agreement. This proposed building will be in the Mission Hill Zoning District (Article 59).
- The new BWH Building, which occupies the rest of this site, is included in the BWH ten-year Institutional Master Plan under Boston Zoning.
- The Binney Street parcel was part of a 121 A project, and is currently owned by BWH. This site falls within the Longwood Interim Design Guidelines. Moving forward BWH has filed an Institutional Master Plan to include the Binney Building in their zoning overlay.

Zoning approval would be sought for the physical envelope of the buildings. Currently height and massing of the building are under review as a part of the Article 80 design discussion. The specific design of each building would go through further design review before they could be approved

Sean Manning, Project Manager with Vanesse Hangen Brustlin (VHB), described the traffic and access elements of the plan. Phase One includes demolition of the existing MMHC buildings, which will reduce parking capacity from 147 spaces currently being leased by BWH to 82 spaces, which means there will be less traffic in the area after Phase One is completed. The Department of Mental Health will get 50 of these spaces, 16 spaces will be dedicated to RTH, and the remaining 16 spaces will be used by BWH contractors. These are contractors who work on the MRIs and other medical equipment, not construction contractors.

Under total build-out of the plan 406 parking spaces are proposed. This would result in a very low ratio of .62 parking spaces/1,000 square feet. The LMA Interim Guidelines calls for .75 spaces/1,000 square feet. Very few BWH employees will be able to park on-site. Parking spaces will be reshuffled so that RTH residents of the housing component will park in the Mission Park Garage and BWH valet operations in the Mission Park Garage will use the ServiCenter Garage. This will reduce some of the traffic on Fenwood Road. The new daily vehicle trips in the Full Build condition will be 2,818 (net new 2,418), representing about 182 and 191 net new morning and evening peak hour vehicle trips.

Mitigation measures for the plan will include covered bicycle parking, showers, pedestrian amenities and innovative Transit Demand Management programs will be offered to employees. More self-parking for patients will be promoted and 240 spaces in ASB II will become valet spaces.

Q: Do city agencies watch the car valets? This speaker's opinion was that a one lane exit from ASB II is now being used as a two-lane exit crowding Francis Street with too many cars and unpleasant gases, and making the 45 Francis Street left-turn lane ineffective.

A: VHB asked to hear more of the details after the meeting. We will do what we can to mitigate this. BWH has moved 260 employees off-site out of the ServiCenter Garage which will create more self-park spaces for those people who are unfamiliar with the area and are circling looking for parking.

Q: This speaker's opinion was that it is premature to approve this massing and scale because Phases two and three are not anticipated to be built until some time in the future, possibly ten years, and regular zoning is only in effect for a three year timeframe.

A: BWH will be investing quite a bit into the MMHC development in the first phase and needs some assurance that it can build the mass that is required to support those buildings over the longer term. The RTH Building is planned for construction in 2011, depending on the financial markets, which is not that far out. RTH wants to encourage home ownership opportunities and wants to build as soon as they can.

A: The lapse of time is defined under MEPA, not BRA regulations. Normal zoning covers a two year span, not three, however the RTH Building would barely finish the required approvals and permitting within that two year timeframe.

Q: The Department of Capital Asset Management (DCAM) and MMHC are driving the timing. The speaker's opinion is that by not putting any money into the development the residents bear the brunt of this massive construction effort for the MMHC. The speaker would rather keep the facilities small and focused.

A: Peter Nordstrom responded that DCAM would not have the capital to be able to build this type of facility. They had to leverage the value of the property to build something that is badly needed. Suburban state hospital sites have all been redeveloped with private funding. They are very excited to return to the LMA and to the site they have occupied since 1912. They have been impressed with the creativity put into the new state-of-the-art facility for their clients.

Q: Why was this facility closed?

A: The facility was unfit for human habitation due to asbestos, broken utilities, and other issues.

Q: Will mentally ill people be in the RTH Building?

A: DMH clients will occupy the Fenwood Inn/Partial Hospital on Vining Street where there are to be 47 beds. Also, of course, DMH clients will be eligible on the same basis as other citizens for the housing units, but there will not be a favorable preference or set-aside.

Q: Have you considered other alternatives to this massing? What if you were to swap the location of the residential building with the BWH Building, so that the residential building can be closer to the neighborhood and be lower scale with a larger footprint?

A: We did look at that, but it didn't work well in terms of massing. A lower scale residential building on the easterly end of the site would have taller buildings on three sides of it, so it would feel hemmed in. If it were swapped the residential building would not have the views or open space opportunities that it has on the site closer to the Riverway. The current design also allows the two hospital buildings to have adjacency so that they can connect via bridge and/or tunnel. Finally, the new BWH building cannot be efficiently designed with a triangular floor plate and would be a bigger, closer imposition on the Riverway.

A: Girma Belay, from RTH, also explained that the community is really looking forward to the benefits of this building including home ownership and rental units. There are currently 2,000 people on the waiting list for Mission Park showing that there is a huge demand and need. This will be an attractive building, with 70% of the site set aside for green space, also providing continuity with Mission Park's setback. It will cost \$30 million to build; BWH will assist with \$3 million towards building it, another \$2.5 million to build the Community Center, or \$1.7 million to rebuild the Community Center in an existing Mission Park building.

Q: How are we going to deal with another 400 cars than are not there now? At 7 AM, 3 PM or 7 PM there is a constant stream of cars with people on Fenwood Road going the wrong way up the street to

Huntington to avoid the congestion. The speaker requested a change in egress to avoid Francis Street or Fenwood Road.

A: We will be meeting with the BTM and other agencies over the next several days, reviewing the IMP and traffic volumes. They will make recommendations on how to mitigate traffic issues.

Q: Is this project in Mission Hill or the LMA? The allowable height along the parkway is 75 feet high and the proposed buildings are higher. This is not the LMA, but it is becoming the LMA. If you give approvals now for height and massing, even though PDAs are not allowed in Mission Hill zoning, then our only chance to discuss it is now.

A: The Binney Building is covered by the LMA Guidelines, the rest of the site is not. It is in the Mission Hill subdistrict (Article 59). It is correct that PDAs were not contemplated in Article 59, for example Article 59 was amended by the Zoning Commission to allow approval of a PDA for Parcel 25 to support neighborhood development. This was also the case in One Brigham Circle. So there is a precedent of mixed use and community developments being approved in Mission Hill. The PDA parameters are very clear; it only allows X square feet for residential, and Y square feet for landscaping, etc. The architectural fenestration and design have not yet been established. We will come back to the community to discuss specific architectural design issues.

Q: What provisions are being made to recall the history of the MMHC site once Phase One is complete?

A: An architectural salvage plan is underway. We will incorporate aspects of the original building into the Binney Building including the Commonwealth seal, five fireplaces, bookcases, lead glass lights, fence replication, etc. Wrought iron fence will be replicated around the MMHC site, as will as many mature trees as is feasible to retain.

Q: Will these features stay in place, in the Binney Building, when MMHC moves to the new BWH Building?

A: Yes, and there will also be a historic photographic display in the windows near the ServiceCenter Garage entrance, commemorating the site. We are excited to have access to some glass slides with historic images.

Sonal Gandhi introduced Charlotte Fleetwood, from the Boston Transportation Department (BTD) and asked her to say a few words about BTD's work in the LMA. Ms. Fleetwood was very interested to hear the traffic concerns that were raised tonight. She noted that the City is working on Complete Street Guidelines that will take into account all modes of transportation, and will be more creative in solving problems. She noted BWH and other MASCO members' aggressive Transportation Demand Management (TDM) programs that are pushing parking ratios even lower than guidelines. The Fenway/Kenmore/Longwood Transportation Action Plan was recently finished. She has copies available on CD for anyone who is interested. In response to a question Ms. Fleetwood will be the main BTD contact on this project until the construction phase, when someone else will be dedicated to it.

In closing Ms. Gandhi reminded the group of the November 9<sup>th</sup>, 2009 meeting on this project and noted that we covered a lot of material this evening, but will have time for more discussion going forward. The meeting was adjourned.

Note: For people who would like to learn more about the Article 80 Planned Development Area (PDA) review, Large Project review process and/or Institutional Master Plan review process please see: <http://www.bostonredevelopmentauthority.org/zoning/zoning.asp>

Summary prepared by: MASCO, Area Planning & Development: J. Henderson, S. Hamilton

## **Summary of the LMA Forum Meeting November 16, 2009**

### **1) Updates BRA/MASCO**

Jan Henderson, Senior Planner with MASCO, explained that the LMA Forum is co-sponsored by the Boston Redevelopment Authority (BRA) and MASCO for the purposes of the Article 80 project/development review process. She thanked Beth Israel Deaconess Medical Center for hosting the event. Participants introduced themselves and signed in.

Sonal Gandhi, Senior Project Manager with the BRA, explained that Charlotte Fleetwood, with the Boston Transportation Department is on the agenda but can not join us this evening due to the flu. She will be attending in the future. Ms. Gandhi reviewed LMA Forum projects in the pipeline:

- Three documents have been filed related to the Mass Mental Health Center Redevelopment Plan, each one with a different comment period:
  - Brigham and Women's Hospital filed an Institutional Master Plan on October 15<sup>th</sup>, 2009. The public comment period will end on December 22<sup>nd</sup>, 2009.
  - BWH filed a Draft Project Impact Report (DPIR) for the proposed project, including all four buildings. The public comment period for the DPIR will end on December 31<sup>st</sup>, 2009.
  - Roxbury Tenants of Harvard (RTH) filed a Planned Development Area (PDA) plan related to future zoning of the housing parcel. The public comment period ends on December 7<sup>th</sup>, 2009 for that filing.
- A public meeting was held on this project on November 9<sup>th</sup>, 2009 at 6:30 PM at the Tobin Community Center. It was well attended. Another one is being planned for December 14, 2009 and will probably be held at the Brigham & Women's Hospital. This meeting will be announced in the three neighborhood and local papers and an email notification will be sent to those who have signed up to receive email notification for public meetings in Mission Hill on the BRA website.
- The Beth Israel Deaconess Medical Center (BIDMC) IMP was approved by the BRA Board in August. There are no new projects proposed for the next five years, and no changes to their existing Master Plan, which will expire on August 15<sup>th</sup>, 2014.
- Children's Hospital Boston (CHB) is expected to file an IMP Amendment and Supplemental Information for their expansion project on Binney Street on Wednesday or Thursday. They are working on the urban design elements of the proposal. Copies of this filing will be available on-line, on CD or paper. We encourage you to use a digital version to reduce paper consumption.
- Please send written comments to Sonal Gandhi at the Boston Redevelopment Authority, One City Hall Square, Boston, MA 02201 or email to: [sonal.gandhi.BRA@ci.boston.ma.us](mailto:sonal.gandhi.BRA@ci.boston.ma.us)

### **2) Children's Hospital Boston**

Charles Weinstein, Vice President of Real Estate, Planning and Development at Children's Hospital, said that the proposed building will be located at 57 Binney Street where there is currently a two-story 'temporary' building. This existing building will be removed; its footprint is approximately 10,000 square feet (s.f.). Children's proposes to build a 10-story building in this

location, across from the steps to the Galleria and adjacent to CHB's ambulance entrance and exit.

There are two loading docks in the vicinity, one at Dana-Farber and one serving the Galleria. Children's has spent the past six months in weekly meetings with abutters to work out a construction management plan that will accommodate the operational needs of the abutters.

The proposed new building will mainly include a lateral expansion of clinical uses. Emergency room visits have increased by five to seven percent per year. At grade level, this expansion will enlarge the existing Emergency Department and add eight (8) short-stay rooms. To explain a short-stay room, Mr. Weinstein used the example of a child who gets hit in the head with a soccer ball and may be experiencing a slight concussion. Instead of moving that child upstairs to an inpatient bed, s/he can stay, for up to 23-hours in a short-stay bed for observation.

In the sub-basement the development will include mechanical space. The Radiology Department on the second floor, will include MRI, ultrasound and x-ray areas. The third floor will be an expansion of the existing Surgical suite with a dozen (12) short-stay beds. Among the first, second and third floors a total of twenty new 'short-stay' beds may be added. There will be two floors of mechanical space for heating and ventilation equipment on the fourth and fifth floors. On floors six through ten, there will be inpatient beds specifically for Hematology/Oncology and Cardiovascular patients. Floor seven will also include a hospital pharmacy expansion and Neurology suite.

Mr. Weinstein showed floor plans for the proposed inpatient floors which include patient rooms around the periphery with windows looking out and an inner core for the nursing station, supplies, medical equipment, etc. Some of these areas overlook a courtyard. It is required that all patient rooms have windows. This courtyard opens up to the sky and below to landscaping. He showed an image of the courtyard including colored panels which will help to add interest.

He displayed a rendering of the building frontage on Binney Street. The new building footprint (on the upper floors) is approximately 12,000 square feet. This includes the 7' 6" cantilever over the sidewalk, beginning at the third floor level. There will be no public entrance to the building off of Binney Street. Instead of a blank concrete wall, there will be a decorative light panel system, which will add coloration and interest to the wall and improve the lighting along the sidewalk in the evening.

At the corner of Children's Way there are currently underground diesel fuel tanks for the Hospital's emergency generators, which means that they can't build on top of this area. Instead, a small park is proposed including a continuation of the green lighting panels, plantings, and seating areas. Part of the purpose of these walls is to visually screen the loading dock area behind to this area. The plaza floor area of this small park will be comprised of a panel paver system which can be removed if it is necessary to access the fuel tanks.

He said that Children's is currently going through the BRA process. They have been to the Boston Civic Design Commission (BCDC), are meeting with the Public Improvement Commission (PIC) and hope to meet with the BRA Board and Zoning Commission after the first of the year. They hope to begin utility work in the street around March or April, after the construction management plan is complete. By the fall of 2010 there should be excavation and steel with building occupancy anticipated by late summer or early fall 2013.

#### Discussion

Question (Q): Is this project construction being coordinated with the Mass Mental Health Center Redevelopment?

Answer (A): There are two smaller buildings to be built over by Brigham & Women's as a part of that development. This should not be a problem. (Note: MASCO convenes Construction Coordination meetings with institutions and contractors to review area-wide coordination needs).

Q: The speaker's opinion is that Binney Street is an unpleasant walk now, with a dangerous slope to it and asked if railings could be added on the building.

A: That's not a bad idea. The cantilevered building will protect the sidewalk it from rain and snow, and will improve the lighting. It will make the walk more pleasant between Children's Way and Longwood Avenue. The cover will extend to Longwood Avenue, constructed over the sidewalk; no other improvements are planned for Enders Building.

Q: Will we still be able to access the Galleria steps?

A: Yes, however the 'breezeway' through Children's will be closed during construction. Children's employees will have to go out the front or back door and around the building to get to the Galleria. As a part of the new building, the street and sidewalks will be regraded and crosswalks will be better demarcated.

Q: Who will be the construction company?

A: Walsh Brothers. They have been assisting with the pre-construction activities and meetings for the past five to six months.

Comment (C): This is a pre-emptive comment to remind you that trucks, including sub-contractor trucks, are not allowed on the parkways including The Fenway and Park Drive. We have had this problem come up with other institutions recently and want to know who to contact if there is a problem.

A: We will have a sign up; and Bill Ivey, Children's Director of Major Capital Projects, will be the person to contact.

Q: The speaker's opinion is that Binney Street is congested with traffic. Will your project do anything to improve this? This speaker lives across the street at the Galleria.

A: We are working with abutters to develop a comprehensive construction plan including safe pedestrian walk zone and attention to traffic flow. We will have police details at both ends of the street to monitor it. Occasionally Children's or Dana-Farber may need to get a tractor trailer in there for deliveries. When this happens, we will have to stop construction to get it through.

Q: Will the work take place in the daytime only?

A: There will be occasional evening activity when it is safer to work off-hours. The City restricts when you can work. Certainly we don't want to bother the 150 children who are in our hospital right there near the construction site. We will be making an effort not to work off-hours.

Q: When you build the overhang over the sidewalk as well as the wall of light this raises concerns about a lack of eyes-on-the-street for safety. Can anyone see this stretch of sidewalk?

A: There will not be glass to see out, but there will be unobtrusive security cameras there, as there are all around the campus currently. With the lighting visibility will be better than it is now.

Q: Where is the fill spout for the oil tanks?

A: Near the truck delivery area. There are two 20,000 gallon tanks underground.

Q: How old are the tanks?

A: We will be putting in new oil tanks, as well as a 45,000 gallon water tank. The water tank will be located in the new building. Children's Hospital used to own the Galleria. When we owned it, we put electrical switch gear in there; we have proposed to relocate that switch gear from the Galleria back across the road into the new building.

Q: Will you be digging up the street to move the switchgear?



A: We will shut off the existing electrical switchgear, now located within The Galleria, and turn on the new one immediately after as we transition over. We will only add one new manhole on the Children's Hospital side.

Q: I can see two indentations on the building, what are these?

A: These are the 'in' and 'out' bays for the ambulance entrance.

Q: What is that area in Children's Way? Isn't that also an ambulance entrance?

A: That is meant for big ambulance transport only; it is not an ambulance entrance per se. That area is actually on a different grade level and could not be used for that purpose. Due to the slope of the site, the existing Emergency Department is located underground compared with the transport area storage on Shattuck Street.

Q: What about the shuttle bus stops on Binney Street and Children's Way?

A: They will move to other locations on Binney Street, Children's Way and Shattuck Street. We are working with MASCO and other members on a shuttle consolidation plan. We will be able to consolidate and eliminate 150 trips daily which will also reduce the cost of gas and reduce congestion. It is still in the works and will take two to three weeks to complete paperwork so this may not happen until after the first of the year.

C: A number of community members were very pleased to hear this.

Q: Will we be able to ride on them?

A: Anyone with a badge can get on.

(Please note: While LMA shuttles are intended for hospital employee use, if there are people from Mission Hill and the Fenway who have business in the LMA and have a need to access the shuttles, they can acquire a special pass from MASCO for this purpose by contacting David Eppstein at [DEppstein@masco.harvard.edu](mailto:DEppstein@masco.harvard.edu).

C: A speaker suggested that any new shuttles after this should have to get a permit from MASCO. It makes MASCO the police, but you wouldn't want to undo all of the good that will be done by this consolidation.

Note: For people who would like to learn more about the Article 80 Planned Development Area (PDA) review, Large Project review process and/or Institutional Master Plan review process please see: <http://www.bostonredevelopmentauthority.org/zoning/zoning.asp>

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