

Supplemental Information

Massachusetts General Hospital 125 Nashua Street



Submitted to:
Boston Redevelopment Authority
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Submitted by:
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Thompson Consultants, Inc.
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December 12, 2014

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Response to Comments

SUPPLEMENTAL INFORMATION

This document provides a response to comments received on the Institutional Master Plan Notification Form/Project Notification Form (IMP/NF/PNF) submitted by the Massachusetts General Hospital (MGH) for the 125 Nashua Street project (the Project). The Scoping Determination issued by the Boston Redevelopment Authority (BRA) on December 11, 2014 is included as Attachment A.¹ Each comment is numbered and summarized to correspond with the comment letters. A copy of the complete comment can be found within the designated comment letter, followed by the responses to the specific letter. The table below provides a list of the comment letters.

Comment Letters on the IMP/NF/PNF

Commenter	Abbreviation
BRA Urban Design (David Grissino)	DG
BRA Planning	PL
Boston Transportation Department	BTD
Boston Water and Sewer Commission	BWSC
Beacon Hill Civic Association	BHCA
John Achatz, Task Force Member	JA

Comment Letters in Support of Project
Kevin McNamara, Task Force Member
Paula O’Keeffe, Task Force Member

¹ Comments included as part of the Scoping Determination are included throughout the document and are not repeated in Attachment A.

BRA MEMORANDUM

TO: Sonal Gandhi, Project Manager
FROM: David Grissino, Senior Architect/Urban Designer
DATE: December 3, 2014
SUBJECT: Massachusetts General Hospital
125 Nashua Street

URBAN DESIGN SCOPING COMMENTS

On November 10, 2014, Massachusetts General Hospital (MGH) filed an Institutional Master Plan Notification Form (IMPNF) and a Project Notification Form (PNF) which described the renovations to the approximately 200,000 square foot, 10-story existing building formerly occupied by the Spaulding Rehabilitation Hospital, located at 125 Nashua Street. The IMPNF/PNF included information regarding urban design, environmental impacts, and sustainability issues. This memorandum addresses both planning issues related to Article 80D and building design issues related to Article 80B.

Institutional Master Plan

Signage and Wayfinding

In a recent meeting regarding the project, MGH stated that no major institutional signage will be placed on the building in order to eliminate any potential confusion on the part of the general public as to the uses inside the building. Any other building signs or site directional signage or wayfinding systems to be used on the perimeter of the site near the publically accessible open spaces or in the parking areas should be described in more detail.

DG 01

Public Realm

The reuse of this site must take into account the near term and potential future improvements to the area. These include modifications to the Nashua Street “Orange Lot” and the construction of the South Bank Bridge by the Department of Conservation and Recreation. A detailed site/landscape plan should be provided which highlights the ability of the current site layout to incorporate or anticipate these items. An AutoTurn analysis should be created which shows the areas of impact created by the use of the loading docks for WB-40 trucks.

DG 02

DG 03

Relationship to Main Campus

Section 3.1 of the IMPNF/PNF provided information and diagrams regarding transit services and vehicular access to the site. A corresponding narrative description and diagram should be submitted which describes the major pedestrian routes to the project from MBTA stations, Partners Shuttle stops, and from the Main Campus buildings. Anticipated changes to pedestrian circulation within the Main Campus once employees are transferred to 125 Nashua Street should also be discussed.

DG 04

Large Project Review

Building Design

The BRA Urban Design staff has met with the project team to review the exterior changes to the project, which include the addition of significant new mechanical systems located on the roof of the building. Rooftop mechanical units are typically required to be appropriately screened if visible from the public ways or open spaces. A detailed roof plan should be provided which describes the location and exact dimensions of the new equipment which has been installed on the roof. The scaled drawing should also include dimensions and required clearances to other mechanical equipment and the distance from the new equipment to the edge of the roof or parapet.

DG 05

Parking

Figure 1-2, Site Plan, describes the proposed restriping of the main parking field and the single row along the western edge of the site. This plan should be modified to retain the four existing trees located in the center of the main parking lot in their current configuration. If compromised by construction activity, a new layout and plantings should approximate the condition shown on Sv-1 (see Appendix A).

DG 06

The reuse of the existing building will modify the previous vehicular circulation pattern along the front entrance. The westerly curb cut used for vehicle exiting is now shown as containing three parking spaces and a new gate and bollards. Details for these elements which lie directly adjacent to and unscreened from the sidewalk must be provided.

DG 07

Public Realm

Street trees along Nashua Street are either dead or in need of maintenance. A plan should be submitted which describes the proposal for new trees or improvements to the existing trees. New trees should be a minimum of 3.5-4 caliper.

DG 08

DG 01 **Signage and Wayfinding**

MGH will work with the BRA to discuss updated wayfinding signage to direct and inform the public regarding nearby publicly accessible open spaces.

DG 02 **Ability to Incorporate Potential Future Improvements**

There are no current plans for development of the Orange Lot. The Commonwealth has recently acquired approximately 25% of the Orange Lot for North Station track expansion and emergency egress. MGH has had preliminary discussions with the Department of Conservation and Recreation (DCR) to discuss the South Bank Bridge, but more advanced plans have not yet been received. The Project does not include exterior changes to the site conditions, and therefore would not preclude a proposed bridge, as shown on the site plan included as Figure 1 in Attachment B. MGH looks forward to working with DCR and other interested parties on the design of this proposed bridge.

DG 03 **AutoTurn Analysis**

Typical delivery vehicles to the site will be small box trucks. These vehicles will enter and exit the site at the main driveway by circulating behind the building. Larger trucks (WB-40 tractor trailers) may occasionally visit the site. These larger trucks will use the main driveway on Nashua Street to enter the site. However, due to constraints on the north side of the site, the trucks will need to use the gated driveway to exit as shown in Figure 2 in Attachment B. Figure 2 includes an AutoTurn analysis. All deliveries will be managed and overseen by the on-site Dock Manager.

DG 04 **Major Pedestrian Routes**

Nashua Street provides ample sidewalks adjacent to the site. Signalized pedestrian crosswalks are provided at the main driveway. The Massachusetts Bay Transportation Authority's (MBTA) North Station and Science Park Station are less than a quarter-mile from the site as shown in Figure 3 in Attachment B. Pedestrian connections to the MGH main campus can be made from 125 Nashua Street through the Charles River Park via the signalized crosswalk on Martha Road or by Partner's Shuttle Buses. No changes on the main campus are expected since MGH employees already traverse this route to the Nashua Street parking lots.

DG 05 **Roof Plan**

A roof plan is included as Figure 4 in Attachment B.

DG 06

Site Plan to Show Retention of Parking Lot Trees

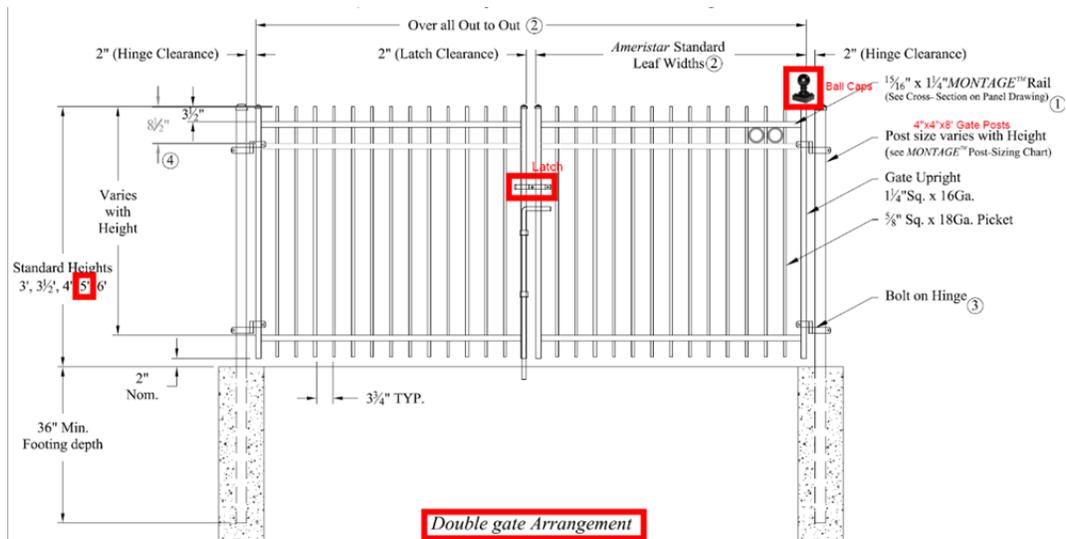
Figure 1 in Attachment B shows the location of four replacement trees. It is expected at this time that two of the trees will be Red Oak (*Quercus Rubra*) and two will be Red Maple (*Acer Rubrum*). It is also anticipated that they will be approximately 2.5 to 3-inch caliper trees.

DG 07

Details for Elements Adjacent to Sidewalk

At the westerly curb cut, the existing security gate and bollards will be removed. As this curb cut is going to be used infrequently, a fence and 18-foot wide swing gate will be placed along the property line. The gate will be operated on an as-needed basis to allow infrequent tractor-trailers to exit the loading area. During normal operations, cars will be parked behind the newly installed fence.

The fence and gate will be ornamental and are intended to complement the existing ornamental fencing along the Project frontage. The images below show the ornamental fence shop drawing and sample photograph.



DG 08**Nashua Street Trees**

As part of the Veolia project, street trees in the right-of-way were damaged. MGH commits to replacing and/or maintaining trees on the Project site adjacent to Nashua Street.

BRA MEMORANDUM

TO: Sonal Gandhi, Senior Project Manager
FROM: James Fitzgerald, Senior Transportation Manager
Chris Busch, Senior Waterfront Planner
Jonathan Greeley, Senior Infrastructure and Public Realm Planner
DATE: December 3, 2014
RE: Massachusetts General Hospital, 125 Nashua Street

PLANNING SCOPING COMMENTS

- The proponent should continue to coordinate and work with the Massachusetts Department of Conservation and Recreation (DCR) to facilitate the design and construction of the South Bank Bridge. The South Bank Bridge is a pedestrian and bicycle connection over the North Station rail tracks, linking Nashua Street Park and the project site to Paul Revere Park Landing South, adjacent to the south abutment of the Zakim Bridge. The Bridge is a remaining mitigation commitment of the Central Artery Tunnel Project's (CA/T) Charles River Crossing, and a required component of a related Chapter 91 Waterways Master License and a Memorandum of Agreement among state transportation agencies and the DCR. We understand that the DCR is close to completion of 25% design documents for the Bridge at this time. The proponent should ensure that adequate access is provided on the property to allow for the installation of infrastructure related to the bridge and an appropriate bridge landing location. The South Bank Bridge should also be included as part of future Institutional Master Plan updates. PL 01
- It is anticipated that the project proponent will continue to maintain, activate and support the public's use of the ramp and dock system associated with the property, in accordance with Waterways License No. 2107. PL 02
- The proponent should work to improve the public realm connections to both the MGH main campus and North Station. Particular attention should be paid to enhanced pedestrian crossings, ensuring fully accessible sidewalks with a smooth path of travel, and replacing damaged or missing street trees. The BRA would also like to indicate support for BTD's request to design and install a mechanism that will ensure a safe pedestrian crossing across Nashua Street from the MGH "Orange Lot" to the western side of the street. PL 03
- Given the reoccupation of 125 Nashua as well as the significant number of new residential development projects in the area, it should be anticipated that Nashua Street will develop into a well-traveled pedestrian connection from the Lower Charles River Basin to North Station, Bulfinch Triangle and the West End. As such, the proponent

should install wayfinding signage on the property to direct and inform the public of pedestrian and bicycle connections to Nashua Street Park and other open space resources in the Lower Charles River Basin.

BRA Planning

PL 01 South Bank Bridge

Please see Response to Comment DG 02. If adequate information is available prior to the submission of the IMP update in 2016, the bridge will be discussed in the Update.

PL 02 Public Use of Ramp and Dock System

The Project site includes certain existing passive recreational space open to the public and a publicly accessible dock. Consistent with Waterways License 2107, public access will remain unchanged after completion of the Project.

PL 03 Public Realm Connections

The Boston Transportation Department (BTD) has expressed concerns about pedestrians crossing Nashua Street at unmarked locations adjacent to the TD Garden. Persons accessing the Project at 125 Nashua Street are provided a signalized crossing at the 125 Nashua Street driveway.

Regarding pedestrians crossing near the “Orange Lot” driveway location at 99 Nashua Street, MGH will explore relocating the pedestrian gate to a location closer to the signalized crossing, as sufficient stopping sight distances do not exist at 99 Nashua Street to provide an additional crosswalk. MGH is committed to working with BTD to explore feasible actions as the area potentially realizes additional pedestrian activity resulting from nearby projects.

PL 04 Wayfinding Signage

MGH will work with the BRA to determine appropriate updated wayfinding signage to direct and inform the public regarding nearby publicly accessible open spaces.



BOSTON
TRANSPORTATION
DEPARTMENT

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December 3, 2014

Sonal Gandhi, Senior Project Manager
Boston Redevelopment Authority
Boston City Hall, 9th Floor
Boston, MA 02201

RE: 125 Nashua Street (Old Spaulding Hospital Site)

Dear Ms. Gandhi:

Thank you for the opportunity to comment on Massachusetts General Hospital's proposed Institutional Master Plan Project for 125 Nashua Street, (site of the Old Spaulding Hospital) dated November 10, 2014. The Institutional Master Plan Notification Form/ Large Project Review Application is initiating a review of the following proposed Project:

The Massachusetts General Hospital is proposing the interior renovation of the building located at 125 Nashua Street for a variety of administrative uses serving its medical and clinical operations. The renovation will result in a small decrease in the buildings gross floor area to approximately 198,080 sf. The Project will consist of 98 parking spaces and will provide bicycle storage for 22 bicycles as well as shower facilities.

Upon our review The Boston Transportation Department will like MGH to design and install a mechanism that will create a safe crossing for pedestrians as well as their employees crossing Nashua Street from the egress of their Nashua Street "Orange Lot" which consists of 480 parking spaces to the west side of the street . This crossing has a long history of safety concerns that have been voiced to both MGH and BTD.

BTD 01

BTD looks forward in working with MGH in developing a Mitigation Plan that will help minimize traffic impacts and improve transportation conditions in the area.

Sincerely,


William H. Conroy IV,
Senior Transportation Planner

BTD 01 Nashua Street Crossing

MGH will explore relocating the pedestrian gate at 99 Nashua Street to a location closer to the signalized crossing, as sufficient stopping sight distances do not exist at 99 Nashua Street (the Orange Lot) to provide an additional crosswalk. MGH is committed to working with BTD to explore feasible actions as the area potentially realizes additional pedestrian activity resulting from nearby projects.

**Boston Water and
Sewer Commission**



980 Harrison Avenue
Boston, MA 02119-2540
617-989-7000

November 26, 2014

Ms. Sonal Ghandi
Senior Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02210

Re: 125 Nashua Street, West End
Project Notification Form

Dear Ms. Ghandi:

The Boston Water and Sewer Commission (Commission) has reviewed the Project Notification Form (PNF) for the renovation proposed by Massachusetts General Hospital (MGH) to the former Spaulding Rehabilitation Hospital building located at 125 Nashua Street in the West End neighborhood of Boston. This letter provides the Commission's comments on the PNF.

The proposed project is located on a 2.075-acre parcel including an approximately 199,628 square foot (sf) 10-story building and ground-level surface parking. The property site is bounded by an MBTA right-of-way, Nashua Street, and the Charles River.

The project proponent MGH proposes to renovate the interior of the existing building, clean and repaint the exterior, and upgrade mechanical equipment on the roof. The renovated building will be used for administrative services and will have a decreased gross floor area of 198,080 sf. On-site parking will remain unchanged.

Commission owned and maintained services in Nashua Street include a 10-inch sanitary sewer and a 12-inch Southern Low water main.

The Commission has the following comments regarding the PNF:

General

1. The design of the project should comply with the City of Boston's Complete Streets Initiative, which requires incorporation of "green infrastructure" into street designs. Green infrastructure includes greenscapes, such as trees, shrubs, grasses and other landscape plantings, as well as rain gardens and vegetative swales, infiltration basins, and

BWSC 01



paving materials and permeable surfaces. The proponent must develop a maintenance plan for the proposed green infrastructure. For more information on the Complete Streets Initiative see the City's website at <http://bostoncompletestreets.org/>

2. For any proposed masonry repair and cleaning MGH will be required to obtain from the Boston Air Pollution Control Commission a permit for Abrasive Blasting or Chemical Cleaning. In accordance with this permit MGH will be required to provide a detailed description as to how chemical mist and run-off will be contained and either treated before discharge to the sewer or drainage system or collected and disposed of lawfully off site. A copy of the description and any related site plans must be provided to the Commission's Engineering Customer Service Department for review before masonry repair and cleaning commences. MGH is advised that the Commission may impose additional conditions and requirements before permitting the discharge of the treated wash water to enter the sewer or drainage system. BWSC 02

3. It is MGH's responsibility to evaluate the capacity of the water, sewer and storm drain systems serving the project site to determine if the systems are adequate to meet future project demands. With the site plan, MGH must include a detailed capacity analysis for the water, sewer and storm drain systems serving the project site, as well as an analysis of the impacts the proposed project will have on the Commission's water, sewer and storm drainage systems. BWSC 03

4. The Commission owns and maintains an outfall located at the Northwest corner of the project site. The Commission requests that MGH take appropriate measures to ensure that the outfall is not damaged during construction. BWSC 04

5. MGH is advised that the Commission will not allow buildings to be constructed over any of its water lines. Also, any plans to build over Commission sewer facilities are subject to review and approval by the Commission. The project must be designed so that access, including vehicular access, to the Commission's water and sewer lines for the purpose of operation and maintenance is not inhibited. BWSC 05

Water

1. MGH must provide separate estimates of peak and continuous maximum water demand for residential, commercial, industrial, irrigation of landscaped areas, and air-conditioning make-up water for the project with the site plan. Estimates should be based on full-site build-out of the proposed project. MGH should also provide the methodology used to estimate water demand for the proposed project. BWSC 06



2. MGH should explore opportunities for implementing water conservation measures in addition to those required by the State Plumbing Code. In particular, MGH should consider outdoor landscaping which requires minimal use of water to maintain. If MGH plans to install in-ground sprinkler systems, the Commission recommends that timers, soil moisture indicators and rainfall sensors be installed. The use of sensor-operated faucets and toilets in common areas of buildings should be considered. BWSC 07

3. MGH is required to obtain a Hydrant Permit for use of any hydrant during the construction phase of this project. The water used from the hydrant must be metered. MGH should contact the Commission's Meter Department for information on and to obtain a Hydrant Permit. BWSC 08

4. The Commission is utilizing a Fixed Radio Meter Reading System to obtain water meter readings. For new water meters, the Commission will provide a Meter Transmitter Unit (MTU) and connect the device to the meter. For information regarding the installation of MTUs, MGH's should contact the Commission's Meter Department. BWSC 09

Sewage / Drainage

1. In conjunction with the Site Plan and the General Service Application, MGH will be required to submit a Stormwater Pollution Prevention Plan. The plan must: BWSC 10
 - Identify best management practices for controlling erosion and for preventing the discharge of sediment and contaminated groundwater or stormwater runoff to the Commission's drainage system when the construction is underway.
 - Include a site map which shows, at a minimum, existing drainage patterns and areas used for storage or treatment of contaminated soils, groundwater or stormwater, and the location of major control or treatment structures to be utilized during construction.
 - Provide a stormwater management plan in compliance with the DEP standards mentioned above. The plan should include a description of the measures to control pollutants after construction is completed.

2. Developers of projects involving disturbances of land of one acre or more will be required to obtain an NPDES General Permit for Construction from the Environmental Protection Agency and the Massachusetts Department of Environmental Protection. MGH is responsible for determining if such a permit is required and for obtaining the permit. If such a permit is required, it is required that a copy of the permit and any pollution prevention plan prepared pursuant to the permit be provided to the BWSC 11



Commission's Engineering Services Department, prior to the commencement of construction. The pollution prevention plan submitted pursuant to a NPDES Permit may be submitted in place of the pollution prevention plan required by the Commission provided the Plan addresses the same components identified in item 1 above.

2. The Commission encourages MGH to explore additional opportunities for protecting stormwater quality on site by minimizing sanding and the use of deicing chemicals, pesticides, and fertilizers. BWSC 12

3. The discharge of dewatering drainage to a sanitary sewer is prohibited by the Commission. MGH is advised that the discharge of any dewatering drainage to the storm drainage system requires a Drainage Discharge Permit from the Commission. If the dewatering drainage is contaminated with petroleum products, MGH will be required to obtain a Remediation General Permit from the Environmental Protection Agency (EPA) for the discharge. BWSC 13

4. MGH must fully investigate methods for retaining stormwater on-site before the Commission will consider a request to discharge stormwater to the Commission's system. The site plan should indicate how storm drainage from roof drains will be handled and the feasibility of retaining their stormwater discharge on-site. Under no circumstances will stormwater be allowed to discharge to a sanitary sewer. BWSC 14

5. The Massachusetts Department of Environmental Protection (MassDEP) established Stormwater Management Standards. The standards address water quality water quantity and recharge. In addition to Commission standards, MGH will be required to meet MassDEP Stormwater Management Standards. BWSC 15

6. Sanitary sewage must be kept separate from stormwater and separate sanitary sewer and storm drain service connections must be provided. The Commission requires that existing stormwater and sanitary sewer service connections, which are to be re-used by the proposed project, be dye tested to confirm they are connected to the appropriate system. BWSC 16

7. The Commission requests that MGH install a permanent casting stating "Don't Dump: Drains to Boston Harbor" next to any catch basin created or modified as part of this project. MGH should contact the Commission's Operations Division for information regarding the purchase of the castings. BWSC 17

8. If a cafeteria or food service facility is built as part of this project, grease traps will be required in accordance with the Commission's Sewer Use Regulations. MGH is advised to consult with the Commission's Operations Department with regards to grease traps. BWSC 18



9. The Commission requires installation of particle separators on all new parking lots greater than 7,500 square feet in size. If it is determined that it is not possible to infiltrate all of the runoff from the new parking lot, the Commission will require the installation of a particle separator or a standard Type 5 catch basin with an outlet tee for the parking lot. Specifications for particle separators are provided in the Commission's requirements for Site Plans. BWSC 19

Thank you for the opportunity to comment on this project.

Yours truly,

John P. Sullivan, P.E.
Chief Engineer

JPS/afh

cc: J. Elrick, MGH
M. Zlody, BED
P. Larocque, BWSC

Boston Water and Sewer Commission

BWSC 01 Complete Streets Design

The proposed Project does not include site work or changes to the site with the exception of minor pavement repairs, installation of a steam condensate line, fencing upgrades and parking controls.

BWSC 02 Masonry Repair and Cleaning

No chemical or abrasive cleaning is proposed.

BWSC 03 Water, Sewer, and Storm Drain Capacity

Demands are expected to be reduced due to the changes from a more intense use to a less intense use, and MGH is not aware of any existing capacity concerns. Since the Project generally consists of interior renovations and no new water, sewer or drainage work is proposed, the Project will not require site plan review.

BWSC 04 Outfall Protection

This comment is noted, and MGH will instruct its construction manager to review any loads in the vicinity.

BWSC 05 Water and Sewer Line Access

No new buildings or ground level expansions of existing buildings are proposed. The Project consists generally of interior renovations.

BWSC 06 Peak and Continuous Maximum Water Demand

Water demand estimates were provided in the PNF. As noted, demand from previous building uses is expected to be reduced.

BWSC 07 Water Conservation Measures

MGH currently plans to meet code requirements. No changes to the existing irrigation system are proposed.

BWSC 08 Hydrant Permit

No use of any hydrant during construction is proposed.

BWSC 09 Meter Transmitter Unit

The renovation of the building includes a new water meter at the service entrance. A Fixed Radio Meter Transmitter Unit (MTU) will be connected to the meter.

BWSC 10 Stormwater Pollution Prevention Plan

Since the Project generally consists of interior renovations and since no new water, sewer or drainage work is proposed, the Project will not require site plan review.

BWSC 11 NPDES General Permit

The Project does not include disturbance of more than one acre of land.

BWSC 12 Protecting Stormwater Quality

MGH's Building's and Grounds Department will be asked to explore the described opportunities.

BWSC 13 Dewatering Drainage

No dewatering was required for the Project.

BWSC 14 Stormwater Retention

The Project generally consists of interior renovations and since no new water, sewer or drainage work is proposed, the Project will not require site plan review.

BWSC 15 MassDEP Stormwater Management Standards

The Project generally consists of interior renovations and since no new water, sewer or drainage work is proposed, the Project is not required to meet the standards.

BWSC 16 Sanitary Sewage

MGH will have the sanitary sewer and stormwater connections dye tested to confirm connectivity. Should improper connections exist, MGH will coordinate corrective work with BWSC.

BWSC 17 Catch Basin Castings

MGH will install "Don't Dump: Drains to Charles River" castings at catch basins directly adjacent to the site if one does not exist.

BWSC 18 Grease Traps

The building employs two grease traps used for grease removal. One is at the three pot sink and one is for general purposes for the kitchen prior to discharge. The cooking operations for the facility are minimal and the presence of grease is unlikely. The grease traps mentioned are additional measures over code mandated standards.

BWSC 19 Particle Separators

No new parking lots are proposed as part of the Project.



*Neighbors
Helping
Neighbors*

December 10, 2014

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**Re: Massachusetts General Hospital
Institutional Master Plan Notification Form / Project Notification Form
125 Nashua Street (former Spaulding Hospital)**

Dear Ms. Gandhi:

We appreciate the opportunity to comment on the Massachusetts General Hospital Institutional Master Plan Notification Form for 125 Nashua Street, which we understand proposes an amendment to its Institutional Master Plan of 2006.

Since 1922, the Beacon Hill Civic Association has strived to preserve and enhance the quality of residential life on Beacon Hill.

125 Nashua Street Project

We see many benefits to MGH's proposal to renovate the former Spaulding Rehabilitation Hospital for hospital office use:

- Consolidating offices now in leased premises around the city into an MGH-owned facility should add efficiencies and control hospital administration costs over the long term. Controlling health care costs is very important.
- The location of the building within walking distance of both the main hospital and North Station should reduce vehicular traffic.
- Retention of jobs in the city of Boston is appreciated.
- Renovation of the existing building without enlargement is consistent to sustainable development and will result in few adverse environmental impacts.
- MGH is a valued institution: it should have suitable facilities in order to continue its good work and prosper.

We support the Nashua Street project.

Board of Directors 2014-2015

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Relationship of project to IMP

We have concern about amending the IMP on a piecemeal basis.

In recent years, MGH or its affiliates has acquired several large or significant properties contiguous to its main campus and on Nashua Street for institutional use, but without including them in the scope of its Institutional Master Plan. The exclusion of properties from the IMP undermines the stated purpose of Institutional Master Plans, which provides "Institutional Master Plan Review examines the combined impacts of an institution's overall development program and affords the public an opportunity to review and comment."

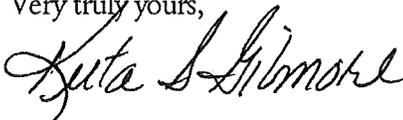
We prefer that as part of this amendment, all adjacent land used for institutional purposes be included in the boundaries of the IMP. If the Authority is not inclined to require it now, then it must certainly be part of the upcoming renewal of the IMP. BHCA 01

Matters of significant continuing interest to use are:

- Monitoring compliance with community commitments, including past commitments with respect to helicopter routing and parking for community residents.
- Attention to Cambridge Street urban design. The use of frontage on an important retail street for unsightly parking diminishes the vitality of that area.
- Comprehensive traffic study and mitigation in view of the extensive redevelopment of the entire area from Government Center through Downtown North and the West End.
- Coordination of MGH facilities with the Massachusetts Eye and Ear Infirmary master planning.

We look forward to working with the Boston Redevelopment Authority, the hospital and the IMP Task Force as the master plan is developed.

Very truly yours,



Keeta Gilmore
Chair

Beacon Hill Civic Association

BHCA 01 **Renewal of IMP**

MGH looks forward to working with the BRA and others on the renewal of its IMP in 2016.



Sonal Gandhi <sonal.gandhi@boston.gov>

Re: 125 Nashua Street - IMPNF and Task Force/Public Meeting

1 message

John Achatz <ja@johnachatz.com>

Mon, Nov 24, 2014 at 4:32 PM

To: Sonal Gandhi <sonal.gandhi@boston.gov>

Cc: Malek Khatib <malek_khatib@msn.com>, Babak Bina <babak@lalarokh.com>, Kevin McNamara <kevinmcn@bellatlantic.net>, Jane Forrestall <jane.forrestall@verizon.net>, Robert O'Brien <rbobrien@rbobrien.com>, Paula O'Keefe <pokeeffe42@comcast.net>, paul88@rcn.com, Belvere@mymailstation.com, atrombetta01@sprynet.com, Nicole Leo <nicole.leo@boston.gov>, James Fitzgerald <james.fitzgerald@boston.gov>, William Conroy <william.conroy@boston.gov>, Jonathan Greeley <jonathan.greeley@boston.gov>, "stephen.bushnell" <stephen.bushnell@masenate.gov>, "maria.puopolo" <maria.puopolo@mahouse.gov>, "karenvita.d'amico" <karenvita.d'amico@mahouse.gov>, Josh Zakim <josh.zakim@boston.gov>, "jay.livingstone" <jay.livingstone@mahouse.gov>, "Douglas M. Husid" <dhusid@goulstonstorrs.com>, Chris Regnier <cregnier@goulstonstorrs.com>, Michael Christopher <michael.christopher@boston.gov>, "Jean R. Elrick" <JELRICK@partners.org>

Sonal:

I have a few questions, that I pass along before today's meeting.

- How does this expansion relate to other downtown leases and the IMP provision that provides for 200,000 s.f. JA 01 of office spacing leasing during the term of the IMP?
- When does the present IMP expire? Does this amendment affect the expiration date? JA 02
- Are the Nashua Street and Registry parking lots open to the public? JA 03
- What is the basis for excluding the Nashua Street and Registry parking lots and also the Charles River Plaza JA 04 facilities -- all contiguous to existing or proposed IMP area -- excluded from the IMP boundaries?
- What is the plan for transportation between 125 Nashua and other MGH facilities? JA 05
- I would like to see an update of the entire IMP community commitments status before deciding that the proposed commitments are sufficient for the enlarged IMP. JA 06

John Achatz
61 Mount Vernon Street
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ja@johnachatz.com

On Thu, Nov 13, 2014 at 4:17 PM, Sonal Gandhi <sonal.gandhi@boston.gov> wrote:

The purpose of this email is to convey to you the Institutional Master Plan Project Notification Form/ Project Notification Form (the "IMPNF/PNF") submitted by Massachusetts General Hospital ("MGH") and to invite you to a Scoping Session and a Task Force/Public Meeting for a single project that consists of the renovation of the building located at 125 Nashua Street ("Proposed Project") for use by MGH for a variety of administrative uses serving its medical and clinical operations.

The Proposed Project is undergoing IMPNF/PNF review pursuant to Article 80 of the Boston Zoning Code. **The Scoping Session is scheduled for Monday, November 24, 2014 at 9:30 a.m. in Room 937a.**

9th Floor, City Hall at the Boston Redevelopment Authority (the "BRA"). The Scoping Session is attended by staff from City public agencies that choose to send a representative and MGH. MGH will briefly present the Proposed Project and then there will be an opportunity to clarify or explore issues of concern.

The Task Force/Public Meeting will be held on **Monday, November 24, 2014 from 5:30 p.m. - 7:00 p.m. in the O'Keefe Auditorium, located on the first floor of the Blake Building.** (see attached map - **enter at the main entrance in the White building and follow the main corridor (green), then take a left at the Blake Ellison corridor (blue). About a third of the way down the corridor on the right is a small hallway. The entrance to the auditorium is the located in that hallway).**

The BRA may issue a written Scoping Determination setting forth those elements of the Proposed Project described in the IMPNF/PNF that the Applicant must study, analyze and mitigate by filing a Draft Project Impact Report ("DPIR"), or find that the IMPNF/PNF is adequate and issue a Scoping Determination waiving further review. The BRA solicits comments from all City public agencies and the public in preparing the Scoping Determination. Written comments on the Proposed Project must be received by the BRA no later than **Wednesday, December 10, 2014.**

If you need clarification please contact Sonal Gandhi at (617) 918-4314 or Sonal.Gandhi@boston.gov.

The IMPNF/PNF and associated documents can be found here:<http://www.bostonredevelopmentauthority.org/projects/development-projects/125-nashua-st>

JA 01 Relation to other leases

MGH has leased approximately 156,468 square feet at the time of its last IMP update in 2012. The Project will result in the reduction of leased space during the remaining term of the IMP.

JA 02 IMP term

The present IMP expires in December 2016. The IMP Amendment does not propose to extend the IMP term.

JA 03 Nashua Street and Registry parking lots

The existing parking lots at 99 Nashua Street and 100 Nashua Street are not open to the public. They are used by employees of MGH and its affiliates.

JA 04 IMP area boundary

The 99 Nashua Street and 100 Nashua Street properties were described in the IMP. The IMP biannual updates have all stated that MGH does not expect to develop these parcels during the term of the current IMP. Charles River Plaza was permitted through an alternative zoning mechanism and MGH's ownership was described in a biannual IMP update.

JA 05 Transportation between IMP areas

Pedestrian connections to the MGH main campus can be made from 125 Nashua Street through the Charles River Park via the signalized crosswalk on Martha Road. An existing shuttle stop is also located on Nashua Street. See Figure 3 in Attachment B.

JA 06 Community commitments

The status of the community commitments will be included in the bi-annual update in December 2014.

Letters of Support



Sonal Gandhi <sonal.gandhi@boston.gov>

Re: 125 Nashua Street - IMPNF and Task Force/Public Meeting

1 message

Kevin McNamara <kevinmcn@bellatlantic.net>

Fri, Nov 14, 2014 at 10:21 AM

To: Sonal Gandhi <sonal.gandhi@boston.gov>

Cc: John Achatz <ja@johnachatz.com>, malek_khatib@msn.com, babak@lalarokh.com, Robert O'Brien <rbobrien@rbobrien.com>, pokeeffe42@comcast.net, paul88@rcn.com, Belvere@mymailstation.com, atrombeta01@sprynet.com, Nicole Leo <nicole.leo@boston.gov>, James Fitzgerald <james.fitzgerald@boston.gov>, William Conroy <william.conroy@boston.gov>, Jonathan Greeley <jonathan.greeley@boston.gov>, "stephen.bushnell" <stephen.bushnell@masenate.gov>, "maria.puopolo" <maria.puopolo@mahouse.gov>, "karenvita.d'amico" <karenvita.d'amico@mahouse.gov>, Josh Zakim <josh.zakim@boston.gov>, "Douglas M. Husid" <dhusid@goulstonstorr.com>, Chris Regnier <cregnier@goulstonstorr.com>, Michael Christopher <michael.christopher@boston.gov>, Jennifer Morris <morris811@hotmail.com>

Hello Sonal,

I will not be able to attend the meetings due to being on the West Coast during the last week in November and early December.

At this time, I support the interior renovation of the building at 125 Nashua Street for administrative use by MGH.

Kevin

Kevin J. McNamara, ASA, MAAA
Consultant & Actuary
Nine Hawthorne Place, Suite 14A
Boston, MA 02114-2329
617-367-6919

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<main_campus_map.pdf>



Sonal Gandhi <sonal.gandhi@boston.gov>

Re: 125 Nashua Street - IMPNF and Task Force/Public Meeting

1 message

O'Keefe Paula <pokeeffe42@comcast.net>

Tue, Nov 18, 2014 at 9:16 AM

To: Sonal Gandhi <sonal.gandhi@boston.gov>

Cc: John Achatz <ja@johnachatz.com>, "malek_khatib@msn.com" <malek_khatib@msn.com>, "babak@lalarokh.com" <babak@lalarokh.com>, "kevinmcn@bellatlantic.net" <kevinmcn@bellatlantic.net>, "jane.forrestall@verizon.net" <jane.forrestall@verizon.net>, Robert O'Brien <rbobrien@rbobrien.com>, "paul88@rcn.com" <paul88@rcn.com>, "Belvere@mymailstation.com" <Belvere@mymailstation.com>, "atrombeta01@sprynet.com" <atrombeta01@sprynet.com>, Nicole Leo <nicole.leo@boston.gov>, James Fitzgerald <james.fitzgerald@boston.gov>, William Conroy <william.conroy@boston.gov>, Jonathan Greeley <jonathan.greeley@boston.gov>, "stephen.bushnell" <stephen.bushnell@masenate.gov>, "maria.puopolo" <maria.puopolo@mahouse.gov>, "karenvita.d'amico" <karenvita.d'amico@mahouse.gov>, Josh Zakim <josh.zakim@boston.gov>

Good afternoon, Sonal...I will be out of town and will. It be able to attend the meeting...If MGH is going to just renovate the inside of the building, I have no problem with it, but will defer to my Beacon Hill members of the Task Force.

Paula O'Keefe

Sent from my iPad

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<main_campus_map.pdf>

Attachment A
Scoping Determination

December 11, 2014

Dr. Jean R. Elrick, M.D.
Senior Vice President, Administration
Massachusetts General Hospital
55 Fruit Street, Bulfinch 240G
Boston, MA 02114

Dear Dr. Elrick:

Re: Massachusetts General Hospital, 125 Nashua Street: Institutional Master Plan
Notification Form/Expanded Project Notification Form Scoping Determination

Please find enclosed the Scoping Determination for the Massachusetts General Hospital, 125 Nashua Street Institutional Master Plan Notification Form/Expanded Project Notification Form ("IMPNF/PNF"). The Scoping Determination describes information required by the Boston Redevelopment Authority ("BRA") in response to the IMPNF/PNF which was submitted under Article 80 of the Boston Zoning Code on November 10, 2014. Additional information may be required during the course of the review of the IMPNF/PNF.

Sincerely,



Sonal Gandhi

BOSTON REDEVELOPMENT AUTHORITY

SCOPING DETERMINATION

FOR

MASSACHUSETTS GENERAL HOSPITAL, 125 NASHUA STREET INSTITUTIONAL MASTER PLAN NOTIFICATION FORM/EXPANDED PROJECT NOTIFICATION FORM

The Boston Redevelopment Authority (“BRA”) is issuing this Scoping Determination pursuant to Section 80B-5.3 and Section 80D5.3 of the Boston Zoning Code (“Code”) in response to an Institutional Master Plan Notification Form/Expanded Project Notification Form (“IMP/NF/PNF”) submitted by Massachusetts General Hospital (“MGH”). MGH submitted the IMP/NF/PNF to the BRA on November 10, 2014 to amend its existing IMP pursuant to Article 80D of the Boston Zoning Code (“Code”) and to initiate Large Project Review pursuant to Article 80B of the Code for the existing building at 125 Nashua Street. The 125 Nashua Street building is being renovated for use as a 198,080 square foot administration building, allowing MGH to consolidate existing administration employees from other MGH-owned and leased locations into 125 Nashua Street (the “Proposed Project”).

Notice of the receipt by the BRA of the IMP/NF/PNF (“Notice”) was published in the Boston Herald on November 10, 2014 initiating a public comment period ending on December 10, 2014. The IMP/NF/PNF, pursuant to Section 80A-2 of the Code, was sent to all public agencies of the City and to the members of the MGH Task Force and posted on the BRA website. Pursuant to Section 80D-5.3(c) of the Code, a Scoping Session was held on November 24, 2014 with the City’s public agencies. A Public meeting was held on November 24, 2014 on the MGH main campus.

The BRA is reviewing the Proposed Projects pursuant to multiple sections of the Code: Section 80B, Large Project Review and Section 80D, Institutional Master Plan Review. Written comments in response to the Notice and the IMP/NF/PNF that were received by the BRA prior to the end of the public comment period are included in the Appendices of this Scoping Determination MGH is required to prepare and submit to the BRA an Institutional Master Plan Amendment (“IMPA”) and any other materials that address the comments received by the BRA in connection with the IMP/NF/PNF.

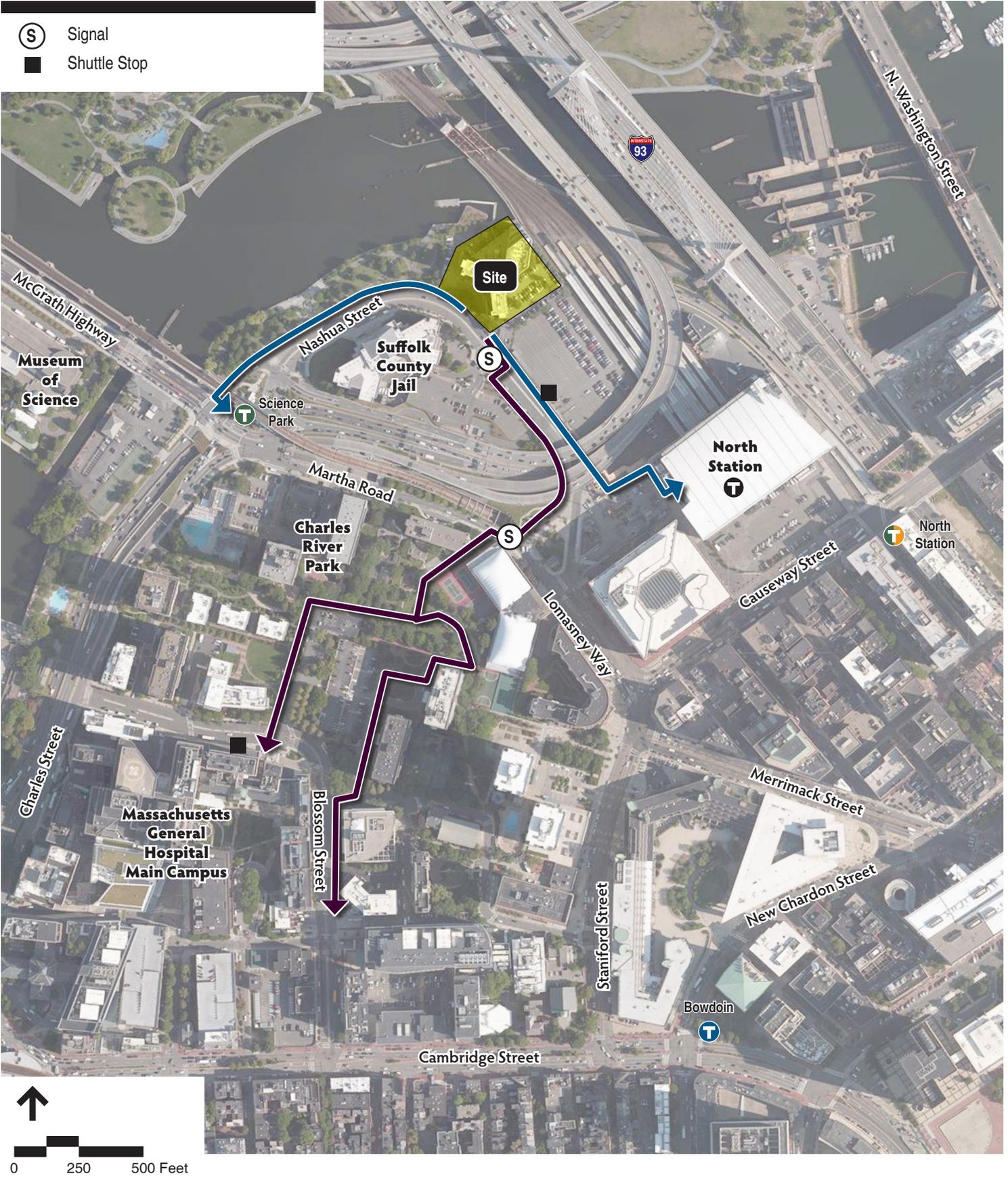
MGH will be responsible for preparing and publishing in one or more newspapers of general circulation in the City of Boston a Public Notice of the submission of the IMPA to the BRA as required by Section 80A-2. This Notice shall be published within five (5) days after the receipt of the IMPA and any other materials.

Attachment B
Figures



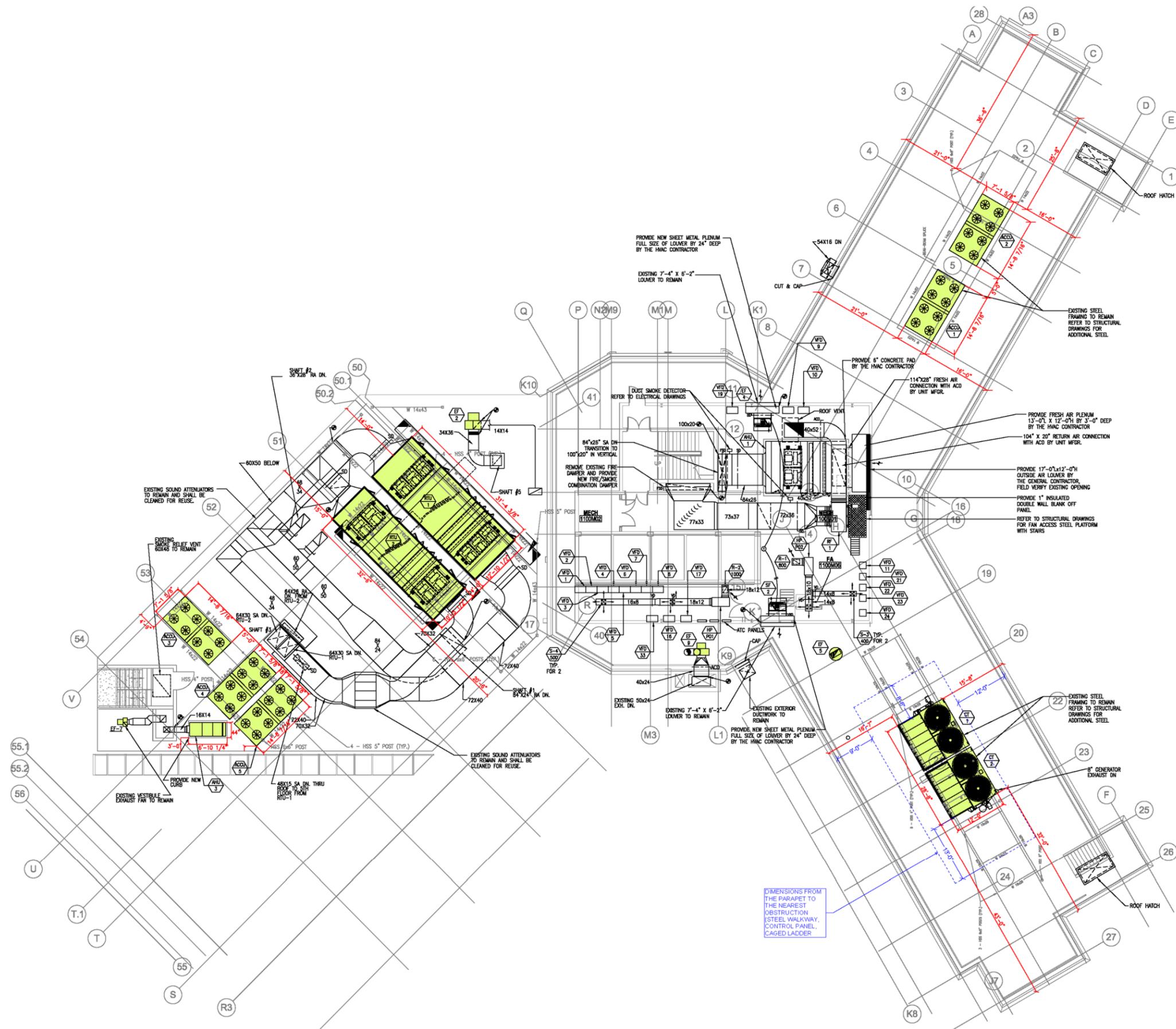
Note:
 MGH is not anticipating regularly scheduled tractor-trailer deliveries. Under normal circumstances, the gate at the westerly curb cut will remain closed. For those occasions for which tractor trailer access is required, MGH will temporarily vacate parking spaces impacted by tractor trailer maneuvering and will open the proposed gate.

125 Nashua Street Boston, MA



125 Nashua Street Boston, MA

Figure 3
Pedestrian Connectivity to Main Campus, MBTA, and Shuttle Buses



125 Nashua Street Boston, MA