

FACT SHEET

Amendment to Development Plan for Planned Development Area No. 10
The Brigham and Women's Hospital, Inc.
Francis Street, Roxbury

ORIGINAL PLAN: Planned Development Area No. 10 encompassed the property along the northerly side of Francis Street between Binney Street and Huntington Avenue. It provided for the erection of a 16-story bed tower, a 2-story L-shaped laboratory and administration building raised one story above grade and a three-story ambulatory care building to the east of the tower. These buildings are now partially occupied and are at the western end of the property.

DEVELOPER: The Brigham and Women's Hospital, Inc. (BWH); formerly Affiliated Hospitals Center, Inc.

ARCHITECT: Bertrand Goldberg Associates, Chicago and Boston.

ESTIMATED COST, including furnishings and equipment: Ambulatory Service Building II (ASB II): \$14,500,000; Research Building: \$30,000,000 (if all 16 stories are constructed).

CONSTRUCTION TIME: About two years, commencing early in 1982.

SITE: 8.86 acres of land in the Roxbury District of the City of Boston as described above. Because of financing considerations, the parcel will be treated as though subdivided into four lots: "New Hospital Area", "ASB II Area", "Research Building Area" and "Remaining Old Peter Bent Area", as shown on the attached map. The entire area lies in an H-3-D zoning district.

DESCRIPTION OF BUILDINGS:

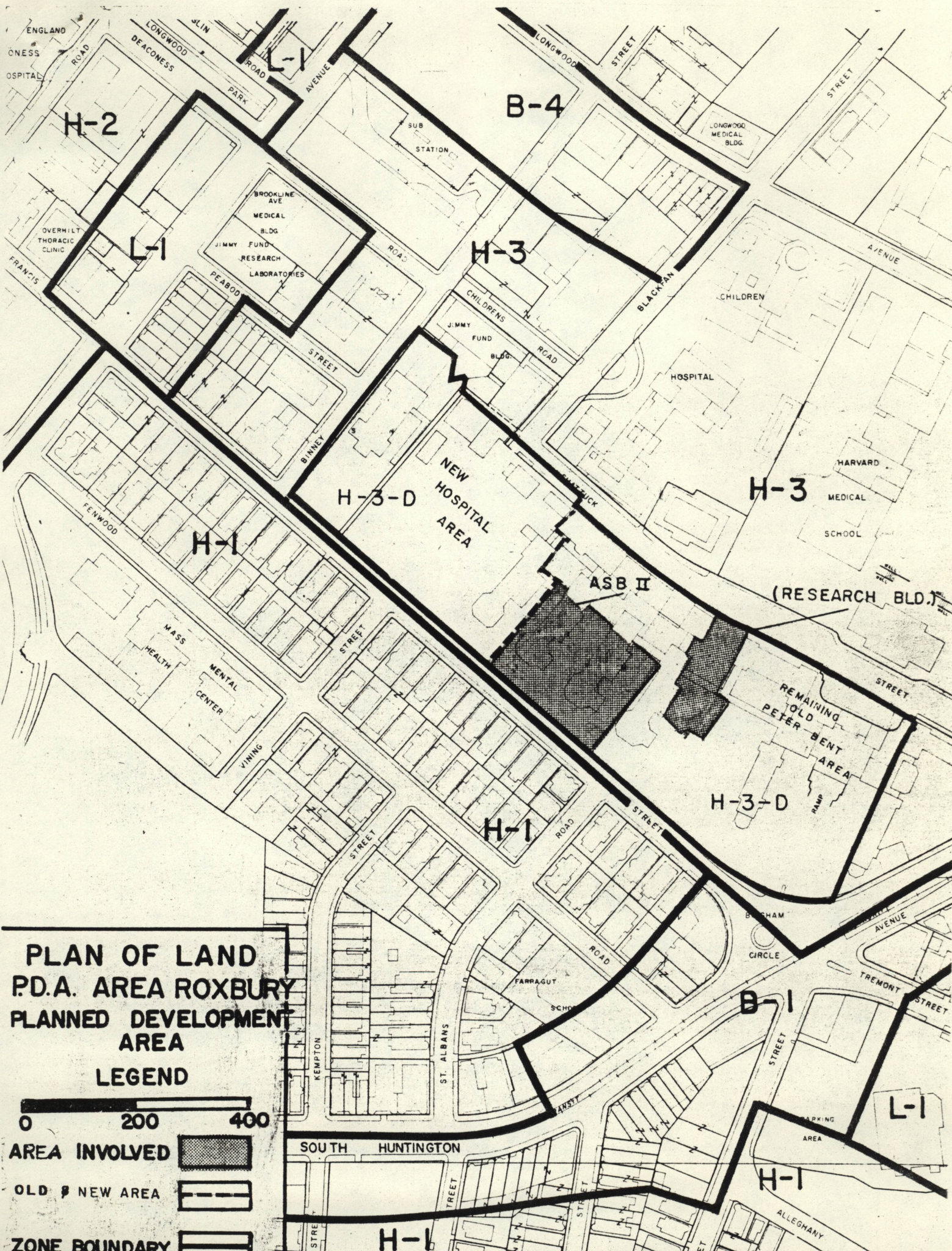
- a. Ambulatory Service Building II (ASB II), 4 stories, plus one level mostly below grade, of prefabricated reinforced stucco, facing Francis Street, will contain offices for doctors associated with BWH, hospital-based services and support services. Most of Wards D and E will be demolished for the construction of ASB II.
- b. Research Building, 16-stories, of pre-cast concrete, facing Shattuck Street, will contain laboratories for anesthesia, surgery, pathology, immunology, orthopedics, radiology, biophysics, genetics and other research, and areas for laboratory animals. Four stories are to be leased to the Harvard Medical School, and a bridge may be built over Shattuck Street connecting the new building to an existing Harvard Medical research building. Three stories are planned to be leased to Howard Hughes Medical Institute and seven stories to BWH medical groups. A metal building, a small metal shed and a portion of the "pike", an interconnecting passageway between and through buildings on the property, will be demolished for the construction of the Research Building.

FLOOR AREA RATIO -	Permitted: PDA as a whole, 3.0 New Hospital Area, 5.6
	Proposed, after construction of ASB II and Research Building: PDA as a whole, 3.5 New Hospital Area, 5.6 (as a result of reducing lot size by 862 sq. ft.)
FRONT YARDS -	Required: 15 ft. or modal depth
	Provided: Francis Street, ASB II, ± 6 ft. Research Building, ± 7 ft.
PARAPET SETBACK -	Northerly setback - Research Building: Required: 13 ft. Provided: 7.92 ft.
OFF-STREET LOADING-	Required: 4 bays. Provided: 2 bays.

The financing of the new buildings may require separate mortgages or ownership of the buildings and accordingly BWH has requested that separate lots be recognized for each building.

If separate lots are created for ASB II and the Research Building, the following additional deviations result, as more particularly described on Exhibit D of the proposed amendment.

F.A.R.	Research Building 9.4; also, if only ASB II is built, there is a violation for the PDA overall, 3.1, and likewise for the Research Building alone, 3.3.
FRONT YARDS	On both sides of boundaries between ASB II Area and Remaining Old Peter Bent Area and between Research Building Area and Remaining Old Peter Bent Area.
SIDE YARDS	Yard of existing building to the east of ASB II. Yards of existing buildings on both easterly and westerly boundaries of Research Building Area.
REAR YARDS	ASB II, Research Building and existing Medical Research Building.
PARAPET SETBACKS	On both sides of northerly line of ASB II Area. Easterly, southerly and westerly sides of Research Building and northerly side of existing Medical Research Building.



THE COMMONWEALTH OF MASSACHUSETTS

CITY OF BOSTON

IN ZONING COMMISSION

Amendment to Development Plan for

Planned Development Area No. 10

The Brigham and Women's Hospital, Inc.

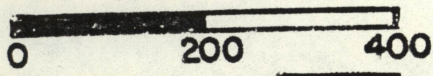
Francis Street, Roxbury

dated January 21, 1982

VOTED: That the Zoning Commission of the City of Boston, acting under the provisions of Chapter 665 of the Acts of 1956 as amended and under Section 3-1A of the Boston Zoning Code, after due report, notice and hearing, does hereby approve the "Amendment to the Development Plan for Planned Development Area No. 10, The Brigham and Women's Hospital, Inc., Francis Street, Roxbury", dated January 21, 1982, and approved by the Boston Redevelopment Authority on that date; said Development Plan having been originally approved by the Boston Redevelopment Authority on October 21, 1976, and said Planned Development Area having been designated on Map 6 - Roxbury - of the series of maps entitled "Zoning Districts - City of Boston" dated August 15, 1962, by the Zoning Commission in Map Amendment No. 145, effective on October 27, 1976.

PLAN OF LAND P.D.A. AREA ROXBURY PLANNED DEVELOPMENT AREA

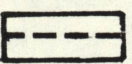
LEGEND



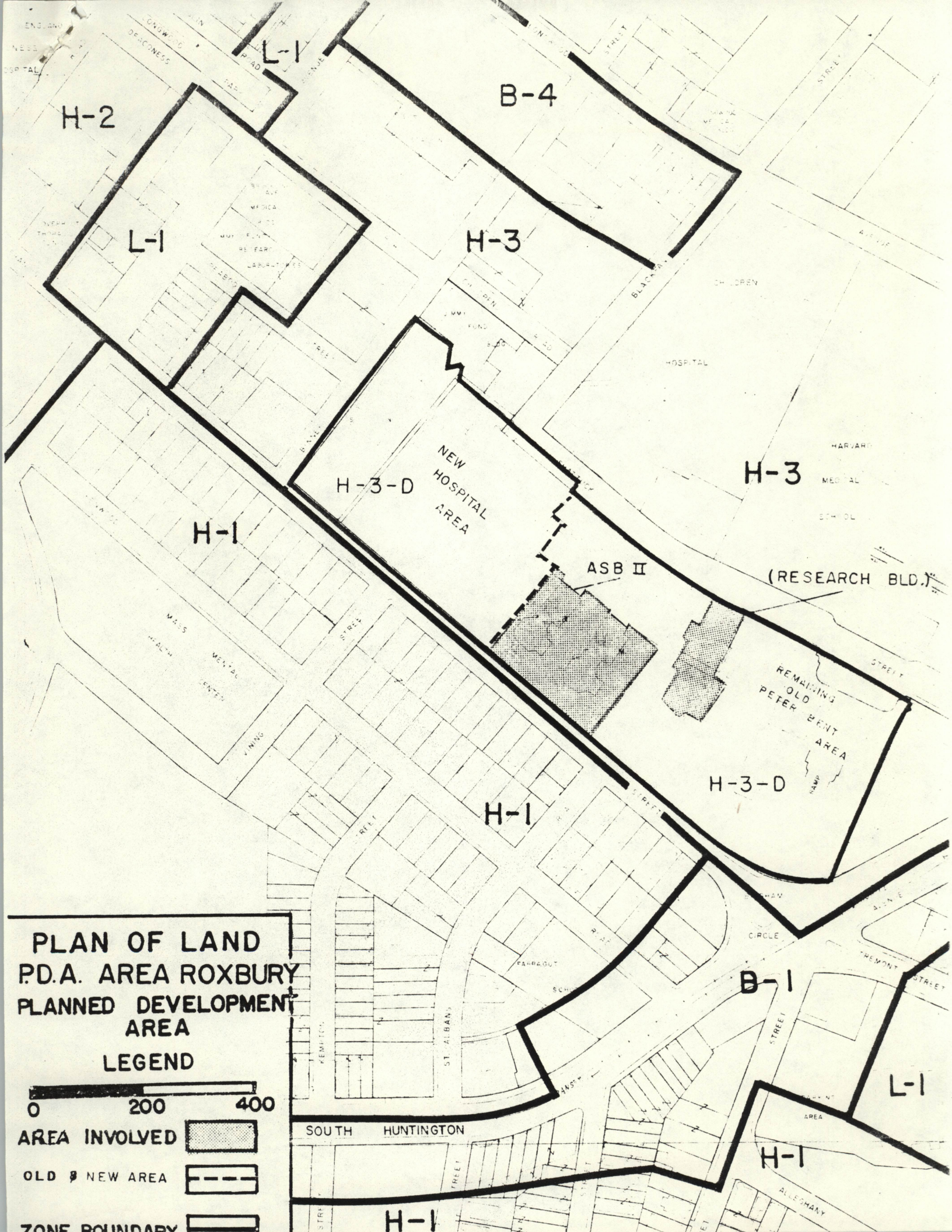
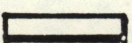
AREA INVOLVED



OLD & NEW AREA



ZONE BOUNDARY



January 21, 1982

BOSTON REDEVELOPMENT AUTHORITY

Adopted: January 21, 1982

AMENDMENT TO DEVELOPMENT PLAN FOR PLANNED DEVELOPMENT

AREA NO. 10

THE BRIGHAM AND WOMEN'S HOSPITAL, INC.

FRANCIS STREET, ROXBURY

The Development Plan for Planned Development Area No. 10, dated October 6, 1976, which was adopted by the BRA on October 21, 1976 and relates to a parcel of land in Roxbury, Massachusetts is hereby amended as follows:

Page 1:

Developer and Owner: A corporate name change from Affiliated Hospitals Center, Inc. to The Brigham and Women's Hospital, Inc. (BWH) was effective on October 1, 1980.

List of Plans: The following additional plans are incorporated herein by reference:

4. Set of plans entitled "Ambulatory Service Building II, BRA - PDA Drawings", prepared by Bertrand Goldberg Associates, as follows:

A-2 Site Plan, Scale: 1" = 50', dated 4/9/81;

A-1 Site Plan, Scale: 1/8" = 1', dated 5/12/81 (for landscaping and open space);

A-1 Site Plan, Scale: 1/8" = 1', dated 12/2/81;

A-5 Floor Plan Level +1, Scale: 1/8" = 1', dated 4/9/81;

A-8 Floor Plan Level +3, Scale: 1/8" = 1', dated 4/17/80, last revised 4/9/81;

A-9 Floor Plan Level +4, Scale: 1/8" = 1', dated 4/17/80, last revised 4/9/81;

A-10 Floor Plan Level +5, Scale: 1/8" = 1', dated 4/17/80, last revised 4/9/81;

A-10 South & West Elevations, Scale: 1/8" = 1', dated 12/15/81;

A-11 North & East Elevations, Scale: 1/8" = 1', dated 12/15/81;

A-12 Penthouse & Roof Plan, Scale: 1/8" = 1', dated 4/17/80, last revised 4/9/81;

A-12 Building Sections, Scale: 1/8" = 1', dated 12/15/81.

5. Set of plans entitled "BWH Research Bldg., BRA - PDA Drawings", prepared by Bertrand Goldberg Associates, as follows:

A-2 Site Plan, Scale: 1/8" = 1', dated 4/1/80, last revised, 4/9/81, as amended by A-3 Site Plan, Scale: 1/8" = 1', dated 8/25/81, last revised 12/2/81;

A-5 Ground Floor Plan, Scale: 1/8" = 1', dated 8/25/81;

A-7 First Floor Plan, Scale: 1/8" = 1', dated 4/1/80, last revised 4/9/81;

A-9 West Elevation, Scale: 1/16" = 1', dated 8/25/81;

A-10 East Elevation, Scale: 1/16" = 1', dated 8/25/81, last revised 10/20/81;

A-11 North & South Elevations, Scale: 1/16" = 1', dated 8/25/81 last revised 10/20/81;

A-12 Building Sections, Scale: 1/16" = 1', dated 8/25/81.

Page 2:

Site: The following changes have been made to the parcel.

1. An easement of (90) square feet as taken by eminent domain in 1979 from the Old Peter Bent Area for Huntington Avenue improvements.

2. The boundary between the New Hospital Area and the Old Peter Bent Area has been straightened, adding 862 square

feet to the Old Peter Bent Area and subtracting the same amount from the New Hospital Area.

3. Two new parcels are created in the Old Peter Bent Area, as shown on A-2, the Site Plan(s), for the Ambulatory Service Building and for the Research Building. One of these is called the "ASB II Area" and the other the "Research Building Area". The remainder of the Old Peter Bent Area is called the "Remaining Old Peter Bent Area".

Page 2:

A. Permitted Uses. The accessory uses of scientific research and teaching laboratories and the keeping of laboratory animals are to be accessory not only to the main hospital use but also to the Harvard Medical School, which is to lease or own space in the new Research Building.

Pages 2-3:

B. Proposed Location and Appearance of Structures

B3. Old Peter Bent Area: Two new buildings may be constructed in the Old Peter Bent Area as follows, as exceptions to paragraph B2.

(a) Ambulatory Service Building II (ASB II), a 4 story building (and another level mostly below grade) which faces Francis Street and will contain offices for doctors associated with BWH, hospital based services and support services. Most of Wards D and E shall be demolished for the construction of ASB II.

(b) Research Building, a 16 story building (looking from Shattuck Street), and one below grade level, which faces Shattuck

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Street and will contain laboratories for anesthesia, surgery, pathology, immunology, orthopedic, radiology, biophysics, genetics and other research, and areas for laboratory animals. The Metal Accounting Building, a metal shed and a portion of the pike will be demolished for the construction of the Research Building.

The location and appearance of the two buildings shall be as shown by the above listed plans (4 & 5).

BWH may omit the pedestrian bridge shown crossing Shattuck Street from the Research Building and shall be in compliance with this PDA Amendment to the Development Plan. Initially, BWH may construct one building whether or not it is ready to proceed with the other. The building that proceeds, in accordance with this Amendment, shall be deemed in compliance with this PDA Amendment to the Development Plan. However, if BWH proceeds with one building and not the other and does not commence construction of the other by two years from the date of this Amendment, construction of the second building shall not thereafter be commenced except with the approval of the Authority.

C. Open Spaces and Landscaping

Strike Paragraph C2 on page 3 and insert:

C2. In the ASB II Area and the Research Building Area, open spaces and landscaping shall be shown by plans A-1 Site Plan, dated May 12, 1981 (ASB II) listed in Paragraph 4 and A-2 Site Plan (Research Building) listed in Paragraph 5 with trees and other plantings to be maintained and replaced as necessary. In the Remaining Old Peter Bent Area, open spaces shall

be as shown on plan A-2 Site Plan listed in Paragraph 4 above, except that existing open space may be used for the possible widening of Francis Street.

D. Density

Strike Paragraph D1 and insert:

D1. The floor area ratio for and within the Planned Development Area shall not exceed the following limits:

PDA as a whole - 3.5

New Hospital Area - 5.6

ASB II Area - 2.2

Remaining Old Peter Bent Area - 1.9

Research Building Area - 9.4

BWH agrees to demolish Ward C no later than ten years from now and the Authority hereby consents to such demolition. BWH is pledged to a good faith effort to arrange its planning so that other future changes, if any, in the PDA will result in an overall F.A.R. for the entire PDA of not in excess of 3.0.

E. Proposed Traffic Circulation

Strike Paragraph E2 on page 3 and insert in place thereof:

E2. Vehicular access for dropping off passengers to ASB II shall be from Francis Street via a driveway as shown on A-2, the Site Plan. Vehicular access to the Research Building shall be from Shattuck Street. The main pedestrian and vehicular entrance for the Remaining Old Peter Bent Area shall be at the junction of Huntington Avenue and Francis Street, opposite Brigham Circle.

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Add the following sentence to Paragraph E3 on page 3:
In the ASB II area the design similarly allows for such widening.
Page 4:

Parking Facilities:

Strike the first two sentences of Paragraph F1 and insert in place thereof:

F1. Parking facilities for 38 cars are provided in the New Hospital Area. Parking in the Remaining Old Peter Bent Area and in BWH's half (the southerly half) of Shattuck Street (a private way) adjoining the Remaining Old Peter Bent Area and Research Building Area, totaling facilities for approximately 114 cars, will remain after construction of ASB II and the Research Building. Five temporary parking spaces will be provided in the plaza level of the ASB II Area.

Pages 4 and 5:

Strike the last two sentences of Paragraph F2 and insert in place thereof:

F2. BWH has leased the entire Mission Park Garage with 1005 of the 1274 parking spaces reserved for BWH use, subject to provisions regarding use of spaces by Mission Park residential and office building tenants. The lease will expire on December 31, 2002.

Delete Paragraph F3 and insert in place thereof:

F3. A service center and garage (hereinafter called the Servicenter) has been constructed at the westerly end of the block bounded by Brookline Avenue, Francis Street, Vining Street

January 21, 1982

and Binney Street (extended). The garage is leased by Medical Area Service Corporation (MASCO) and provides parking primarily for visitors and outpatients of the MASCO member institutions, and especially BWH, open to the public, with some spaces reserved for monthly parkers. After construction of ASB II and the Research Building, at least 400 parking spaces will be available in the Servicer, for turnover parking for the general public, and which MASCO has agreed to maintain on that basis for at least 5 years, (subject only to fire or other causes beyond MASCO's control).

Delete Paragraph F4 and insert in place thereof:

F4. MASCO has made 135 parking spaces in the Servicer available to BWH on an annual basis for employee parking. MASCO will renew this Agreement annually through 1989. After 1989, MASCO will review and renew this Agreement at five-year intervals to the year 2009, unless and to the extent MASCO devotes the 135 spaces to turnover parking.

Insert a new paragraph F6:

F6. The maximum occupancy of ASB II at any one time by physicians seeing patients shall be 110 (the identity of which 110 may vary at any given moment). The maximum number of persons working in the Research Building at any one time shall be 850. If the maximum occupancy of either building is proposed to be exceeded, BWH shall notify the Authority. The staff of the Authority shall review whether parking facilities are adequate to accommodate the increase in occupancy, and report to the Authority, which may authorize one or more increases in occupancy.

G. Off Street Loading

Strike Paragraph G1 and insert in place thereof:

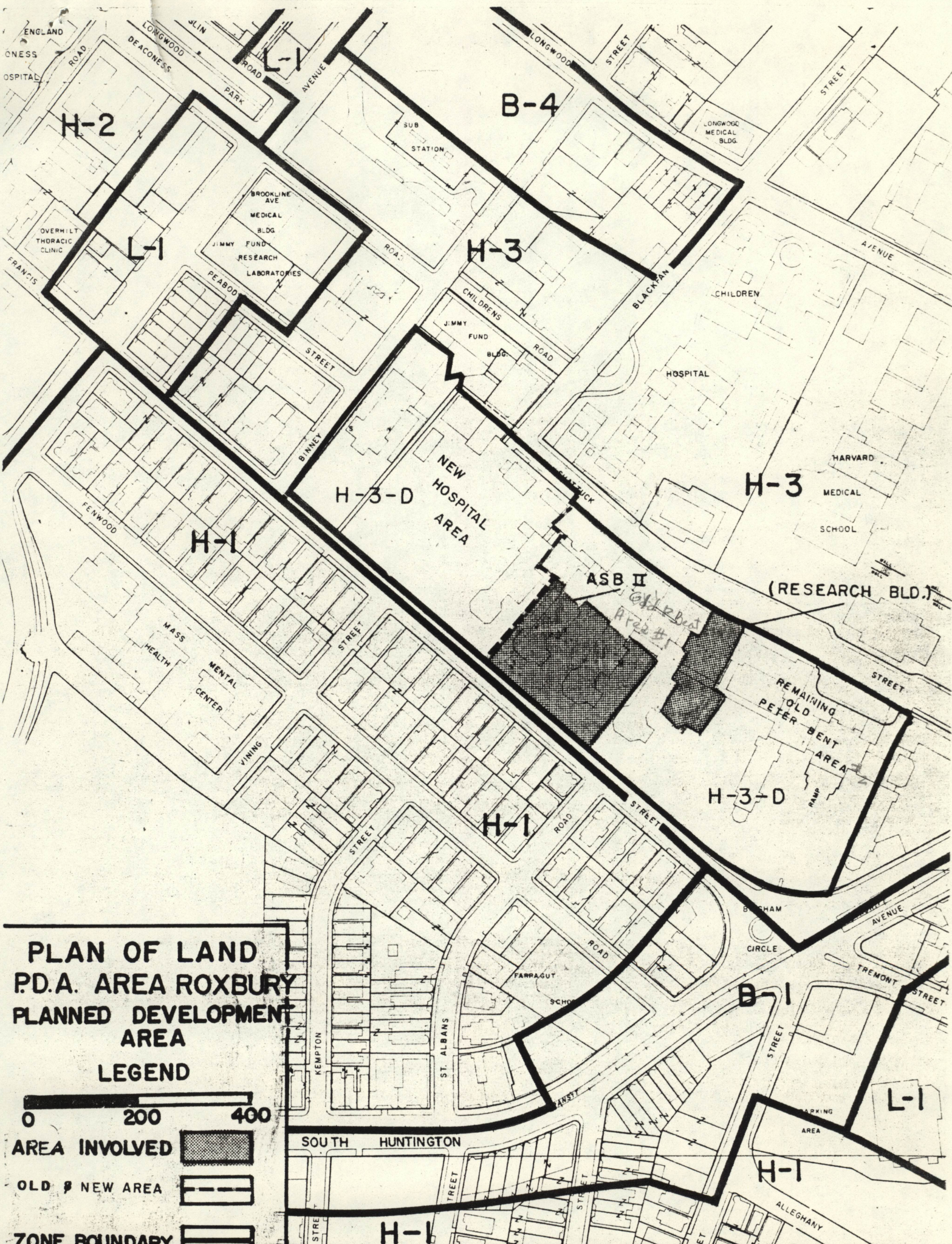
G1. The materials handling for the New Hospital and ASB II will be from the MASCO Servicenter. Materials handling for the Research Building will be provided both from the MASCO Servicenter and via Shattuck Street by the two off-street loading bays in the Research Building, which will replace the present Shattuck Street loading bays. The Servicenter will handle most of the materials supplied to the Research Building. The Shattuck Street loading bays will be used to handle the laboratory animals and related materials, research equipment and supplies and waste disposal.

Page 7:

I. Proposed Dimensions of Structures

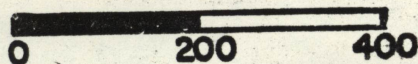
Strike the second sentence of Paragraph II and insert in place thereof:

Structures in the Research Building Area and the ASB II Area shall be as shown on the plans described in paragraphs 4 and 5 above. Structures in the Remaining Old Peter Bent Area shall remain, as to their dimensions, as they are now, subject to the provisions of paragraph B2.



**PLAN OF LAND
P.D.A. AREA ROXBURY
PLANNED DEVELOPMENT
AREA**

LEGEND



AREA INVOLVED

OLD & NEW AREA

ZONE BOUNDARY

MEMORANDUM

JANUARY 7, 1982 - public hearing;
taken under advisement
JANUARY 21, 1982 - revised

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT J. RYAN, DIRECTOR

SUBJECT: PROPOSED AMENDMENT TO DEVELOPMENT PLAN FOR
PLANNED DEVELOPMENT AREA NO. 10 - THE BRIGHAM
AND WOMEN'S HOSPITAL, INC., FRANCIS STREET
IN THE FENWAY

SUPPLEMENTAL INFORMATION:

In the attached letter dated January 12, 1982, from Mr. L. Edward Lashman, Director of External Projects of Harvard University to Dr. William Hassan of Brigham and Women's Hospital, Mr. Lashman reaffirms that the monitoring of down-wash data is an ongoing process that will be automatically recorded and reported to DEQE as it occurs both while the research building is being constructed and after it has been built. Mr. Lashman further assures Dr. Hassan that the MASCO plant will immediately cut back operation once the DEQE-approved levels are exceeded.

The Brigham and Women's Hospital, Inc. (BWH), successors to Affiliated Hospitals Center, Inc., requests that its Development Plan, adopted by this Board on October 21, 1976, be amended to permit the construction of two new buildings in the "Old Peter Bent Area" portion of the Planned Development Area, including an Ambulatory Service Building II (ASB II) to be erected adjacent to the ambulatory building portion of the new hospital now under construction on Francis Street, and a Research Building to be erected on Shattuck Street between the Peter Bent Brigham Hospital Surgical Building, Building B, and the existing Medical Research Building.

The original Development Plan anticipated future development on the part of the PDA parcel designated as the "Old Peter Bent Area". The land to be occupied by the new structures is shown on the attached plan.

The zoning exceptions that will be required for the construction of the two buildings are listed on the attached Fact Sheet.

The Urban Design Department's review of the dimensional deviations has found them acceptable in view of the relationship of the buildings to the overall medical area neighborhood. Some of the deviations may be corrected or reduced through future demolition. BWH has indicated that Ward C will be demolished within ten years.

The two buildings are the subject of a "Draft and Final Environmental Impact Report for Ambulatory Services Building II and AHC Research Building" prepared by HMM Associates, Inc., which was approved by the Massachusetts Executive Office of Environmental Affairs on March 5, 1980. Prior to this approval the Authority's staff reviewed this report and in general found that the report adequately assessed the environmental impact of the proposed buildings. It is recommended that the Authority find that the project will not cause significant environmental damage, and in particular that the Authority make the following findings:

Findings Concerning Environmental Impact

The Authority finds that the project will not adversely affect: recreational areas; areas of important aesthetic or scenic value; unique or man-made features; historical or archaeological structures or sites; potential use, extraction or conservation of scarce natural resources; rare or endangered wildlife, fishlife or plantlife; or fresh or salt water beaches or wetlands. The project is not in a flood plain and will not eliminate agricultural land. Any potentially hazardous materials, arising from hospital operations, will be disposed of off-site by approved procedures. Emissions to the air from the buildings, the location of the buildings, and the handling of sewerage, rubbish and other wastes will not be such as to cause harmful effects on air or water resources. The new buildings are not expected to create much new traffic, as the doctors' offices in ASB II will provide space for doctors who are now located in the "Remaining Old Peter Bent Aréa" or in the immediate neighborhood. Most of the future occupants of the Research Building are currently employed within the Planned Development Area or in the adjacent Harvard Medical School property. As shown on the Fact Sheet, about 1,700 parking spaces are available in the vicinity, most of which are reserved for BWH staff and employees, with 400 turnover parking spaces for patients and visitors. The project, in its institutional setting, will not generate excessive noise. Impacts during the construction phase will be such as flow necessarily from the construction of a facility of the size involved.

Determination of Need Applications were granted for the Research Building in May of 1980 and for ASB II in August of 1980.

Staff and Community Review

This application for an amendment to the Development Plan for Planned Development Area No. 10 has been reviewed by the Authority staff and the Neighborhood Development Agency, and five meetings have been held with community groups.

I recommend that the Authority approve the attached Amendment to the Development Plan for Planned Development Area No. 10, requested by The Brigham and Women's Hospital, Inc. Appropriate votes follow:

VOTED: That in connection with the Amendment to the Development Plan for Planned Development Area No. 10, requested by The Brigham and Women's Hospital, Inc. (formerly Affiliated Hospitals Center, Inc.), for the addition of two new structures on the portion of the map of said Plan originally designated as "Old Peter Bent Area", the Boston Redevelopment Authority finds that said Amendment

- (1) conforms to the General Plan of the City of Boston as a whole;
- (2) contains nothing that will be injurious to the neighborhood or otherwise detrimental to the public welfare; and
- (3) does adequately and sufficiently satisfy all other criteria and specifications for a Planned Development Area sub-district designation, as set forth by the Zoning Code of the City of Boston as amended;

and further

VOTED: That pursuant to the provisions of Article 3, Section 1A, of the Zoning Code of the City of Boston, as amended, the Boston Redevelopment Authority hereby approves the Amendment to the Development Plan for Planned Development Area No. 10, which Amendment consists of a written document dated January 21, 1982, entitled "Amendment to Development Plan for Planned Development Area No. 10, The Brigham and Women's Hospital, Inc., Francis Street, Roxbury" and of nineteen plans incorporated therein;

and further

VOTED: That the Boston Redevelopment Authority hereby makes and incorporates herein the "Findings Concerning Environmental Impact", set forth in the Director's memorandum to the Authority dated January 21, 1982, and further that it is hereby found and determined that the proposed project will not result in significant damage to, or impairment of the environment, and further that all practical and feasible measures have been taken and are being utilized to avoid or minimize damage to the environment;

and further

VOTED: That the Boston Redevelopment Authority hereby authorizes the Director to certify, in the name of the Authority, that plans submitted to the Building Commissioner in connection with this Amendment to the Development Plan are in conformity with the said Amendment, authorizes the Director to execute in the name and on behalf of the

Authority an amendment to the cooperation agreement to carry out said Amendment to the Development Plan, and authorizes the Director to petition the Zoning Commission of the City of Boston for approval of the "Amendment to Development Plan for Planned Development Area No. 10, The Brigham and Women's Hospital, Inc., Francis Street, Roxbury", dated January 21, 1982;

and further

VOTED: That in reference to Petitions Z- , to be brought by The Brigham and Women's Hospital, Inc., for exceptions under Article 6A for three conditional uses and for dimensional deviations for floor area ratio, front, side and rear yards, setback of parapet and off-street loading, in an H-3-D district, to accommodate the construction of a 16-story research building and an ambulatory services and doctors' offices building that is four stories with another story, partially below grade, the Boston Redevelopment Authority recommends that the Board of Appeal approve said exceptions provided that the Zoning Commission has approved the Amendment to the Development Plan for Planned Development Area No. 10 which is adopted by the Authority today and with the proviso that final plans be submitted to the Authority for design review to ensure that the plans are consistent with the plans previously approved by the Authority, and authorizes the Director to certify to the Board of Appeal that the exceptions requested are in conformity with the Development Plan for Planned Development Area No. 10 as amended by the said Amendment.