

MEMORANDUM

NOVEMBER 14, 2013

TO: BOSTON REDEVELOPMENT AUTHORITY AND
PETER MEADE, DIRECTOR

FROM: LINDA KOWALCKY, DEPUTY DIRECTOR FOR INSTITUTIONAL
SECTOR DEVELOPMENT
SONAL GANDHI, SENIOR PROJECT MANAGER

SUBJECT: PUBLIC HEARING TO CONSIDER: (1) THE BETH ISRAEL DEACONESS
MEDICAL CENTER 2013 INSTITUTIONAL MASTER PLAN PROJECT
NOTIFICATION FORM/SMALL PROJECT REVIEW APPLICATION

SUMMARY: This Memorandum requests that the Boston Redevelopment Authority (“BRA” or “Authority”) authorize the Director to: (1) issue an Adequacy Determination approving the Beth Israel Deaconess Medical Center Institutional Master Plan (“BIDMC IMP”) as amended by the Institutional Master Plan Notification Form/Small Project Review Application (“BIDMC 2013 IMPNF/SPR”) pursuant to Article 80D-5.4(c) of the Boston Zoning Code (the “Code”); (2) issue a Certification of Consistency under Institutional Master Plan Review pursuant to Article 80D-10 of the Code; (3) issue a Certification of Approval under Small Project Review pursuant to Article 80E-5.2 and Article 80E-6 of the Code; and (4) petition the Zoning Commission to approve the proposed amendment to the BIDMC IMP, and the accompanying map amendment to Map 5C, Dorchester Neighborhood District.

BIDMC 2013 IMPNF/SPR AND PROPOSED PROJECT

On October 9, 2013 Beth Israel Deaconess Medical Center (“BIDMC” or “Proponent”) submitted an Institutional Master Plan Notification Form and Small Project Review Application (“BIDMC 2013 IMPNF/SPR”) to the BRA. The BIDMC 2013 IMPNF/SPR proposes the Bowdoin Street Health Center Addition Project (the “Project”) that includes interior renovations and an approximately 4,100 square foot addition, for expanded outpatient clinical space including a Wellness Center, to the Proponent’s existing Bowdoin Street Health Center and the corresponding modification of BIDMC’s IMP Overlay Area to include the site of the Bowdoin Street Health Center building at 230 Bowdoin Street and its two existing ancillary parking lots located at 3-5 Bowdoin Park and 133-137 Hamilton Street (230 Bowdoin Street, 3-5 Bowdoin Park and 133-137 Hamilton Street, collectively, “Project Site”). The Project Site is located in the Dorchester Neighborhood District of Boston. The Project is subject to expedited IMP Amendment

Review for Certain Small Projects under Article 80D-9.2 of the Code. Other than the Project as described in the BIDMC 2013 IMPNF/SPR, no other changes to the BIDMC Institutional Master Plan previously approved in 2004 and renewed in 2009 ("BIDMC IMP") are proposed. The BIDMC 2013 IMPNF/SPR also includes an application for the design component of Small Project Review for the Project, which is required pursuant to Sections 80E-2.1 and 65-37.1(b) of the Code.

Notice of the receipt by the BRA of the BIDMC 2013 IMPNF/SPR was published in the Boston Herald on October 10, 2013 initiating a public comment period ending on November 9, 2012. Pursuant to Section 80E-5.1 of the Code, notice of the receipt of the BIDMC 2013 IMPNF/SPR along with information on the Project was distributed to the Dorchester community.

The Proponent is seeking an Adequacy Determination approving the BIDMC IMP as amended by the BIDMC 2013 IMPNF/SPR pursuant to Article 80D-5.4(c) of the Code, a Certification of Consistency under Institutional Master Plan Review pursuant to Article 80D-10 of the Code and a Certification of Approval under Small Project Review pursuant to Article 80E-5.2 and Article 80E-6 of the Code. Approval would also authorize the Director of the BRA to petition the Zoning Commission to approve the proposed amendment to the BIDMC IMP set forth in the BIDMC 2013 IMPNF/SPR, and to amend Map 5C, Dorchester Neighborhood District.

RECOMMENDATION

BRA staff recommends that the Director be authorized to: (1) issue an Adequacy Determination approving the Beth Israel Deaconess Medical Center Institutional Master Plan ("BIDMC IMP") as amended by the Institutional Master Plan Notification Form/Small Project Review ("BIDMC 2013 IMPNF/SPR") pursuant to Article 80D-5.4(c) of the Code; (2) issue a Certification of Consistency under Institutional Master Plan Review pursuant to Article 80D-10 of the Code; (3) issue a Certification of Approval under Small Project Review pursuant to Article 80E-5.2 and Article 80E-6 of the Code; and (3) petition the Zoning Commission to approve the proposed amendment to the BIDMC IMP set forth in the BIDMC 2013 IMPNF/SPR, and the accompanying map amendment to Map 5C, Dorchester Neighborhood District.

Appropriate votes follow:

VOTED: That, in connection with the Beth Israel Deaconess Medical Center Institutional Master Plan previously approved in 2004 and renewed in 2009 ("BIDMC IMP") as amended by the Institutional Master Plan Notification Form/Small Project Review Application ("BIDMC 2013 IMPNF/SPR"), presented at a public hearing held pursuant to Article 80D-5.4(c)(ii) of the Boston Zoning Code ("Code") at the offices of the Boston Redevelopment Authority ("BRA") on November 14, 2013, and

after consideration of the evidence presented at, and in connection with the BIDMC 2013 IMPNF/SPR, the BRA hereby finds that (a) the proposed Bowdoin Street Health Center Addition Project as described in the BIDMC 2013 IMPNF/SPR meets the requirements of subsection 2 of Section 80D-9 of the Code (Expedited Review for Certain Small Projects) pursuant to which the BRA waives the requirement of a Scoping Determination as provided in Section 80D-5.3(e) of the Code; (b) the proposed amendment to the BIDMC IMP conforms to the provisions of Article 80D of the Code; (c) the proposed amendment to the BIDMC IMP conforms to the general plan for the City as a whole; and (d) on balance, nothing in the proposed amendment to the BIDMC IMP will be injurious to the neighborhood or otherwise detrimental to the public welfare, weighing all the benefits and burdens; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to issue an Adequacy Determination approving the Beth Israel Deaconess Medical Center Institutional Master Plan ("BIDMC IMP") as amended by the Institutional Master Plan Notification Form/Small Project Review Application ("BIDMC 2013 IMPNF/SPR") pursuant to Article 80D-5.4(c) of the Boston Zoning Code ("Code"); and

FURTHER

VOTED: That, the Director be, and hereby is, authorized to issue a Certification of Consistency under Institutional Master Plan Review pursuant to Article 80D-10 of the Code; and

FURTHER

VOTED: That, the Director be, and hereby is, authorized to issue a Certification of Approval under Small Project Review pursuant to Article 80E-5.2 and Article 80E-6 of the Code; and

FURTHER

VOTED: That, pursuant to Article 80D of the Code, the BRA hereby authorizes the Director to petition the Boston Zoning Commission for approval of the BIDMC 2013 IMPNF/SPR and the accompanying map amendment to Map 5C, Dorchester Neighborhood District, all in substantial accord with the BIDMC 2013 IMPNF/SPR and map amendment presented to the BRA at its hearing on November 14, 2013; and

FURTHER

VOTED: That, the Director be, and hereby is, authorized to execute and deliver any and all documents deemed necessary and appropriate by the Director in connection with the foregoing.