St. Elizabeth’s Medical Center

SEMC Neighborhood Task Force
Proposed Institutional Master Plan
and Proposed Parking Garage

October 2, 2019
St. Elizabeth’s Medical Center Proposed Projects

Task Force Meeting Agenda

- Team Introductions
- The IMP Process and Current Status
  - Submitted – August 20th
  - Public Meeting – October 15th
  - Comment Period Ends – October 25th
- SEMC Today: Success and Challenges
- Review of Proposed IMP Project
- Review of Parking Garage
- Traffic and Parking
- Community Benefits
St. Elizabeth’s Medical Center Proposed Project  
**Context Plan and Goals**

- Improve access for patients and visitors
- Improve open space on campus
- Improve patient, visitor, and staff parking
- Expand critical patient care programs
- Remove obsolete and inefficient buildings
- Renew and repurpose underutilized buildings
St. Elizabeth’s Medical Center Proposed Project

Site Plans

Existing

Proposed
St. Elizabeth’s Medical Center Proposed Project

Main Entry Site Work

Proposed Site Plan

Key Plan

Perspective View - Existing

New Healing Garden & New Main Entry
St. Elizabeth’s Medical Center Proposed Project

New Entry

Perspective View - Existing

Perspective View - Proposed
St. Elizabeth’s Medical Center Proposed Project

**CBR New Exterior**

*Key Plan*

*Perspective View - Existing*

*Perspective View - Proposed*
St. Elizabeth’s Medical Center Proposed Projects

Existing Site Images

POLICE LOT TO SITE

MARKET ST. TO SITE

SIDEWALK TO HOSPITAL

SITE TO NEIGHBORHOOD
St. Elizabeth’s Medical Center Proposed Projects

Existing Site Images

NW VIEW TO SITE

SW VIEW TO SITE

CAMBRIDGE ST. TO HOSPITAL

HOSPITAL TO NEIGHBORHOOD
St. Elizabeth’s Medical Center Proposed Projects

Former SEMC buildings on site - 2011
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**New Parking Structure**
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New Parking Structure – Previously Presented to Task Force

• 8 levels of parking at approx. 810 total spaces
• 123’ x 290’ floor plate
• Upper (L3) and lower (L1) level entries
St. Elizabeth’s Medical Center Proposed Project

**New Parking Structure**

- 6 levels of parking at approx. 610 total spaces
- 123’ x 290’ floor plate
- Upper (L4) and lower (L1) level entries
St. Elizabeth’s Medical Center Proposed Project

New Parking Structure
St. Elizabeth’s Medical Center Proposed Project
New Parking Structure – Elevation / Section

- 6 levels of parking at approx. 610 total spaces
- 123’ x 290’ floor plate
- Upper (L4) and lower (L1) level entries
- 11’-4” and 10’-6” floor to floor heights
St. Elizabeth’s Medical Center Proposed Project

New Parking Structure – Street View
St. Elizabeth’s Medical Center Proposed Project

Washington Street Corridor – Site Design
St. Elizabeth’s Medical Center Proposed Projects

Transportation Study Area
Accommodate growth of critical patient care services

Provide sufficient on-site parking supply for patients, visitors, and staff

Reduce Reliance on remote/neighborhood satellite lots
PARKING SUMMARY:

<table>
<thead>
<tr>
<th>Location</th>
<th>Marked Spaces</th>
<th>Valet Spaces</th>
<th>Total</th>
</tr>
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<tbody>
<tr>
<td>(1) Garage A</td>
<td>256</td>
<td>10</td>
<td>266</td>
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<tr>
<td>(2) Garage B</td>
<td>398</td>
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<td>(8) Main Entry</td>
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<td>18</td>
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<td>(9) Service Bldg</td>
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<tr>
<td>(10) 280 Washington St</td>
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<td>21</td>
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<tr>
<td>(11) 65 Grove St</td>
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<tr>
<td><strong>Total Supply</strong></td>
<td>1,108</td>
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<td>1,191</td>
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<tr>
<td><strong>Demand</strong></td>
<td>1,097</td>
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<tr>
<td><strong>Surplus Capacity</strong></td>
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St. Elizabeth’s Medical Center Proposed Projects

Parking Summary: During New Garage Construction

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<th>Location</th>
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<td>(8) Main Entry (Valet)</td>
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<td><strong>Surplus Capacity</strong></td>
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Note:
* Annex Lot anticipated to be available at least through 2019.
** RCAB Lot availability anticipated to run through 2019.
*** SEMC has executed a lease at the 65 Grove Street Lot with capacity for 100 vehicles; availability subject to month-to-month lease.
**** SEMC negotiating extensions on leases to run through 2026.
**Parking Summary : Construction Completed**

<table>
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<tr>
<td>(11) 65 Grove St</td>
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<tr>
<td>(12) Soldiers Field</td>
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<tr>
<td>(13) DLH Garage</td>
<td>610</td>
<td>25</td>
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**Total Supply**: 1,165 | **50** | **1,215**

**Demand**: 1,200

**Surplus Capacity**: 15
St. Elizabeth’s Medical Center Proposed Projects

TDM Actions

• **Allston Brighton TMA Membership**

• **On-Site Support Services/Amenities**

• **Employee Transit Subsidies**

• **Bicycle Racks & Bicycle Sharing Service**

• **Carpool/Vanpool Preferred Parking & Vehicle Sharing Services**

• **Electric Vehicle Charging Stations**
2018 Community Benefits Sponsorships

<table>
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<th>Project</th>
<th>Amount</th>
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<tr>
<td>Boston Alliance for Community Health</td>
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<td>Allston Brighton Substance Abuse Task Force</td>
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<td>PAATHS</td>
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<td>Other</td>
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<tr>
<td>Presentation School Foundation</td>
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<tr>
<td><strong>Total Community Benefits Sponsorships</strong></td>
<td><strong>$595,052</strong></td>
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St. Elizabeth’s Medical Center Proposed Projects

Team Members

- Harrison Bane
  President, Steward St. Elizabeth’s Medical Center

- Steve Van Ness, AIA
  Vice President Planning & Design, Steward Corporate Real Estate and Facilities

- Brandon Schrenker, PE
  Project Manager, Walker Consultants

- Deborah Myers
  Landscape Architect, Deborah Myers Landscape Architecture

- Robert Michaud, PE
  MDM Transportation Consultants, Inc.

- Paul Smith
  Chief Operating Officer, Steward St. Elizabeth’s Medical Center

- Keri Singer
  Community Relations Manager, Steward St. Elizabeth’s Medical Center

- Maureen Amaral
  Senior Marketing Director, Steward SEMC

- James H. Greene, Esq
  Rubin and Rudman LLP
Appendix
St. Elizabeth’s Medical Center Proposed Projects

Alternate Entry Options
St. Elizabeth’s Medical Center Proposed Projects
Alternate Entry Options
St. Elizabeth’s Medical Center Proposed Projects

**Sustainable initiatives**

- Naturally-ventilated garage
- Recycled materials
- Regional materials
- Local labor
- Bicycle parking
- Carshare parking
- Reduce vehicle idling
- Parking for low-E and FE vehicles
- Encourage other modes of transportation
- EV charging stations
- High-efficiency lighting
- Lighting controls and sensors
- Use native plant selections
- Efficient irrigation system
- Maintain structure