

2012 LMA Forum

| Date | Institution | Project Name |
|--------------------|---|---|
| January 23, 2012 | Brigham and Women's Hospital | Proposal to enter into a ground lease with Emmanuel College for Parcel C of their Endowment Campus |
| March 26, 2012 | Emmanuel College; Brigham and Women's Hospital; Merck Research Laboratories. Wheelock College | EC - IMP changes BWH – IMP/DPIR Merck – PDA Alumnae Hall and Deck Parking Garage Article 85 community mtg.; Proposal to enter into a ground lease with Emmanuel College for Parcel C of their Endowment Campus. WC IMP Amendment for Resource Center Project |
| September 24, 2012 | Boston Children's Hospital | "101 Presentation" for (2 nd) Amendment to Boston Children's Hospital's Institutional Master Plan |
| October 22, 2012 | Boston Children's Hospital | IMP/NF/PNF for 3 projects: 1) one level of parking, 2) new inpatient bldg, 3) 819 Beacon office bldg. |

LMA Forum Meeting Agenda
Monday, January 23, 2012
6:30 to 7:45 PM

NOTE NEW LOCATION:

Brigham & Women's Hospital
One Brigham Circle
1620 Tremont Street
Ledge Conference Room 4-002B, 4th 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. Brigham & Women's Hospital - (30 minute presentation)
(30 minute Q & A)

The Brigham and Women's Hospital (BWH), a member of Partners HealthCare System, is proposing to enter into a long-term ground lease with Emmanuel College for Parcel C of their Endowment Campus. BWH currently leases a 50,000-square-foot building on Parcel C for research and office space as well as on-site parking. BWH proposes to redevelop the parcel with an approximately 360,000-square-foot building dedicated to hospital uses, including laboratory, research and support spaces. Below-grade parking for 355 replacement parking spaces will also be provided. An Institutional Master Plan Notification Form/Project Notification Form was filed with the BRA on January 3, 2012 to initiate Article 80 review of this proposed IMP Amendment Project. Arthur Mombourquette, Vice President of Support Services, Brigham and Women's Hospital, will provide a brief summary of the Hospital's need for additional research space and a description of the proposed project.

LMA Forum Meeting Agenda
Monday, March 26, 2012
6:30 to 8:30 PM

NOTE NEW LOCATION:

Brigham & Women's Hospital
One Brigham Circle
1620 Tremont Street
Ledge Conference Room 4-002B, 4th Floor
Boston, MA

1. Updates – BRA/BTD/MASCO (5 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. Emmanuel College – IMP (20 minute presentation)
(20 minute Q & A)

On March 5, 2012 Emmanuel College filed a renewal of its Institutional Master Plan (IMP) with the Boston Redevelopment Authority pursuant to Article 80D. Sister Anne Mary Donovan, Treasurer of Emmanuel, and Ben Carlson from Goody Clancy will provide an overview of the College's plans for the next decade.

3. Brigham & Women's Hospital – IMP/DPIR (15 minute presentation)
(15 minute Q & A)

The Brigham and Women's Hospital (BWH), a member of Partners HealthCare System, is proposing to enter into a long-term ground lease with Emmanuel College for Parcel C of their Endowment Campus. BWH currently leases a 50,000-square-foot building on Parcel C for research and office space as well as on-site parking. BWH proposes to redevelop the parcel with an approximately 360,000-square-foot building dedicated to hospital uses, including laboratory, research and support spaces. Below-grade parking for 355 replacement parking spaces will also be provided.

An Institutional Master Plan (IMP) Amendment and a Draft Project Impact Report (DPIR) were filed with the BRA on March 6, 2012 as part of Article 80 review of this Project. Arthur Mombourquette, Vice President of Support Services, Brigham and Women's Hospital, will provide an overview of the Project, and Tom

Sieniewicz of Chan Krieger NBBJ will describe the Project. Members of the BWH project team will be on hand to answer questions.

4. Alumnae Hall and Parking Garage, Emmanuel College
Article 85 Community Meeting (10 minute presentation)
(10 minute Q & A)

This community meeting is being held as part of an Article 85 Demolition Delay application to demolish the existing Alumnae Hall building and Parking Garage on Parcel C of Emmanuel College's Endowment Campus in connection with BWH's IMP/DPIR. The purpose of the meeting is to inform the community about the proposed demolition and to present alternatives to the demolition. All interested parties are welcome to attend and will have the opportunity to comment and ask questions.

Emmanuel College and BWH representatives will review alternatives to demolition that have been considered. Members of their project teams will be on hand to answer questions.

This community meeting DOES NOT take the place of the Boston Landmarks Commission (BLC) public hearing, which is scheduled for March 27. All interested parties are encouraged to attend the BLC public hearing to express their views on the proposed demolition or to submit written comments to the BLC if they are unable to attend. Please submit written comments by the hearing date to: Boston Landmarks Commission, Boston City Hall, Room 805, One City Hall Square, Boston, MA 02201, or fax to 617-635-3435, or email a PDF with signature to gary.russell@cityofboston.gov. If you have any questions regarding the Article 85 process or the BLC public hearing, please contact Gary Russell at 617-635-3850.

5. Merck Research Laboratories – PDA (5 minute presentation)
(5 minute Q & A)

In connection with the 2000 Institutional Master Plan for Emmanuel College (the "Emmanuel 2000 IMP"), Merck obtained approvals for an approximately 300,000 square foot research and development building with below grade parking for up to 249 cars (the "MRL Building") on Parcel B of the Emmanuel Endowment Campus. The MRL Building was completed and occupied in 2004. The zoning for the MRL Building was established pursuant to the Emmanuel 2000 IMP, which expired in 2010. Merck is now seeking Planned Development Area ("PDA") approval as a technical means of ratifying the zoning for the MRL Building obtained through the Emmanuel 2000 IMP. Merck does not propose any changes to the permitted uses or dimensions of the existing MRL Building.

Attorney Johanna Schneider, outside permitting counsel for Merck, will discuss Merck's PDA application. A representative of Merck will be on hand to answer any questions about the MRL Building.

6. Wheelock College – Resource Center Project

(10 minute presentation)

(10 minute Q & A)

Wheelock College wishes to amend its 2007 Boston Campus Institutional Master Plan to add the Resource Center Project to the Plan. This project calls for renovation of 2,295 SF within the existing Activities Center East (ACE) Building and for an addition to the AEC of about 6,545 SF on a small footprint, about 3,000 SF, in a three-story, 38' high building with one façade on Pilgrim Road. The new portion of the building will be built on top of existing below-grade parking with a patio above which is in poor condition. The building will house institutional uses including a conference room, faculty offices relocated from basement space elsewhere on campus, an academic resource center and a state-of-the-art technology center in a 38 foot high three-story structure.

LMA Forum Meeting Agenda
Monday, September 24, 2012
6:30 to 7:30 PM

NOTE NEW LOCATION:

Boston Children's Hospital
Enders Building – Corner of Longwood Avenue & Binney Street
Folkman Auditorium – First Floor
Boston, MA 02115

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. Boston Children's Hospital – "101 Presentation"
(20 minute presentation)
(20 minute Q & A)

Charles Weinstein, Vice President for Real Estate, Planning & Development will give a '101 presentation' outlining an Institutional Master Plan proposal for future submittal to the BRA.

This submittal would be a (2nd) Amendment to BCH's Institutional Master Plan, and seeks approval for three (3) real estate elements of its IMP: (i) adding eight-six (86) parking spaces on one additional level of the existing Patient and Family Garage (located at the corner of Longwood and Blackfan Streets); and (ii) construction of a new clinical building to continue the Hospital's effort to create an all-private room inpatient environment; and (iii) development of a mixed-use administrative office building and above ground parking facility to replace its surface parking lot located at 819 Beacon Street (in The Fenway/Audubon Circle neighborhood).

The IMP/PNF may also include ongoing study to possibly construct a Combined Heat and Power facility (also referred to as 'Co-Generation'), in the below-grade areas of its proposed, new clinical building, in an effort to attain greater energy efficiency and a 'green' LMA campus.

Directions to Boston Children's Hospital via Transit

Subway ("T")

- **Green Line "D" train:** to the Longwood stop. Turn left out of the station and walk up the Chapel Street hill to Longwood Ave. Walk across the Riverway and follow Longwood Avenue four blocks to the hospital, which will be on your right. The Enders Building will be the first entry after Binney Street (before the main hospital entrance)
- **Green Line "E" train:** to the Longwood Medical Area stop. Walk down Longwood Avenue two blocks to the hospital, which will be on your left. The Enders Building will be the first entry on your left after the main hospital entrance at Blackfan Street.

Bus

The following buses stop at or near Children's:

- #8
- #8A
- #39
- #47
- #60
- #65
- #CT2
- #CT3

Click here for bus schedules and maps:

http://mbta.com/schedules_and_maps/bus/

See the LMA map link below and click on MBTA bus stop to see where the stops are located on Longwood Avenue (one is at the corner with Brookline Ave, one at the corner with Binney Street, and one on the corner with Blackfan Street).

<http://map.masco.org>

LMA Forum Meeting Agenda
Monday, October 22, 2012
6:30 to 7:30 PM

NOTE NEW LOCATION:

Boston Children's Hospital
1 Autumn Street, Auditorium "B"
Boston, MA 02115

The auditorium is downstairs from the Autumn Street entry.
Please follow the directional arrows

1. Updates – BRA/MASCO (10 minutes)
 - a. Sonal Gandhi, will update the Forum on the status of projects being reviewed by the Boston Redevelopment Authority (BRA)
2. Boston Children's Hospital – Institutional Master Plan Amendment
(25 minute presentation)
(25 minute Q & A)

Charles Weinstein, Vice President for Real Estate, Planning & Development, for Boston Children's Hospital, will present the Institutional Master Plan Notification Form/Project Notification Form ("IMPNF/PNF") which includes three proposed projects: 1) an on-campus Project that includes an approximately 445,000 square foot Children's Clinical Building with clinical and medical support space with co-generation facilities, subject to Large Project Review; 2) an approximately 29,370 square foot Patient and Family Parking Garage Addition which will include one new level of parking with approximately 86 parking spaces (76 net new due to the elimination of 10 parking spaces in connection with the Children's Clinical Building), subject to Small Project Review; and 3) an off-campus Project comprised of an office building at 819 Beacon Street located in the Audubon Circle neighborhood which will include approximately 211,170 square feet of office space, ground floor retail space and approximately 526 parking spaces within a new garage, subject to Large Project Review (including 249 replacement spaces and 277 net new spaces of which 158 spaces will support the office space within 819 Beacon Street and 119 spaces will be available to support the needs of Children's employees working in the Longwood Medical Area).

The IMPNF/PNF was submitted to the BRA on October 12, 2012. This document may be found at either of the links below:

http://www.bostonredevelopmentauthority.org/DevelopmentProjects/PipeDocs/Childrens%20Hospital%20IMPNF%202012/Childrens%20Hospital%20IMPNF%202012_IMPNF.pdf

<http://childrenshospital.org/about/Site1394/mainpageS1394P53.html>

The public comment period on the IMPNF/PNF ends on November 13, 2012.

Directions to Boston Children's Hospital via Transit

Subway ("T")

- **Green Line "D" train:** to the Longwood stop. Turn left out of the station and walk up the Chapel Street hill to Longwood Ave. Walk across the bridge to the Riverway. Cross the Riverway/Longwood Ave intersection, staying on Longwood Ave., and take your first right onto Autumn Street. The #1 Autumn Street building will be the first entry on your right (a brick building).
- **Green Line "E" train:** to the Longwood Medical Area stop. Walk down Longwood Avenue approximately four blocks. Cross the Brookline Ave./Longwood Ave. intersection and continue on Longwood Ave., past Pilgrim Road to Autumn Street. Turn left on Autumn Street (if you come to the Riverway you have gone too far). The #1 Autumn Street building will be the first entry on your right (a brick building).

Bus

The following buses stop at or near Children's:

- #8
- #8A
- #39
- #47
- #60
- #65
- #CT2
- #CT3

Click here for bus schedules and maps: http://mbta.com/schedules_and_maps/bus/

See the LMA map link below and click on MBTA bus stop to see where the stops are located on Longwood Avenue (one is at the corner with Brookline Ave, one at the corner with Binney Street, and one on the corner with Blackfan Street).

<http://map.masco.org>

Summary of the LMA Forum Meeting January 23, 2012

1) Updates BRA/BTD/MASCO

Jan Henderson, Senior Planner (MASCO), welcomed participants to the LMA Forum and thanked Brigham & Women's Hospital for hosting. The Longwood Medical and Academic Area (LMA) Forum is co-sponsored by the Boston Redevelopment Authority (BRA) and MASCO for the purpose of the Article 80 large project development review process. Participants introduced themselves.

Sonal Gandhi (BRA) reviewed the LMA Forum rules for conduct. The meetings are held in different locations to give the community a chance to see the inside of these institutions and to see them in operation. There will be equal time allotted to presentations and the Question & Answer session, and efforts will be made to ensure that the meeting starts and ends on time.

Ms. Gandhi reviewed LMA Forum projects in the pipeline:

- The Longwood Center "Joslin 3.0" project will start construction mid-February. The BRA Board approved this project in April 2008.
- The Winsor School Planned Development Area (PDA) was approved by the BRA Board in September 2011. They are working to finalize the Cooperation Agreement. They are expected to begin construction of the Wellness Center and Interim Lot in mid-summer.
- The Massachusetts Eye and Ear Infirmary's LMA Campus, located at 800 Huntington Avenue, held a groundbreaking in October, and will occupy the expanded facility in 2012.
- The Children's Hospital 'Skinny Binney Building' is under construction and will open in May 2013.
- The Mass Mental Health Center's Fenwood Inn and Binney Buildings are now completed and occupied. They will hold a ribbon cutting on January 31, 2012 at 75 Fenwood Road, 2-4:00 PM and everyone is invited to attend.
- The Brigham Building for the Future is under design, and the Roxbury Tenants of Harvard are working to secure funding before commencing their building design.
- Emmanuel College submitted its Institutional Master Plan Notification Form in June of 2011. The BRA issued a Scoping Determination in December of 2011. We anticipate the Institutional Master Plan to be submitted in March of 2012.
- A joint Emmanuel College/Brigham and Women's Hospital Task Force meeting was held last week.
- Art Mombourquette (BWH) will present information today on the Brigham Green project as well as the 2012 Brigham and Women's Hospital Institutional Master Plan amendment which will include a project on Emmanuel College's "endowment campus" (Parcel C).

Charlotte Fleetwood from the Boston Transportation Department (BTD) commented on the status of projects being reviewed:

- The Brigham & Women's Hospital proposal for a building on the Emmanuel College Alumnae Hall site is the only active project in the LMA for BTD currently under review.

NOTE: Please see the power point presentation from tonight's meeting on-line at:

https://library.masco.org/APD/apd_library.asp

- Click on 'Public', and open the '2012 – LMA Forum January' folder

2) Brigham & Women's Hospital (BWH)

Art Mombourquette, Vice President for Support Services at BWH, reminded the group of what was included in the 2010 BWH Institutional Master Plan (see presentation materials 'BWH Parcel

C LMA Forum' for details). The Binney Building and Fenwood Inn buildings (58,000sf and 21,000sf respectively) were built by the Brigham for the Mass Mental Health Center as a part of the agreement which would then allow the Brigham to build on the development site. These two buildings are now occupied and have been well received by the state and patients.

The 'Brigham Green' project has been longed for, for a long time. The name was originally coined in 1991 by Bob Kroin, Chief Architect at the BRA. This project includes the development of a green landscaped entry to the Peter Bent Brigham Building, similar to the historic images, with a 400-space garage created below-grade. Construction will begin this spring with demolition and excavation in March, 2012. It will be completed by the winter of 2013 with landscaping installed in the spring of 2014.

The 'Brigham Building for the Future' is a 360,000sf building, which has been permitted by the BRA. Chan Kreiger NBBJ is the architect, and they are starting design work on it now. It has an anticipated move-in date of the fall or winter of 2016.

BWH has been leasing Emmanuel College's 50,000sf Alumnae Hall since early 2010 for dry research and administrative space, as well as the adjacent parking deck as a part of a ten-year lease. Emmanuel College offered a long-term ground lease of Parcel C and BWH agreed.

The 2000 Emmanuel College Institutional Master Plan envisioned three parcels for future development, including this lot. Through an agreement between Emmanuel and Merck, Parcel A would return to the academic campus. Merck would have a PDA to confirm their current development in the spring of 2012 because the Emmanuel College ten-year Master Plan expired last year. This would become a PDA because Parcel B is occupied by a private developer, but the ground is still owned by Emmanuel. Brigham would also enter into a ground lease with Emmanuel. .

In response to a question, Mr. Mombourquette explained that Emmanuel would reclaim or purchase back the development rights from Merck to Parcel A.

The Brigham had hoped to find a place in the LMA where they can consolidate their research space. They already invested capital in this building and are currently operating in this location. As one of the top (non-academic) recipients of funding in the country from the National Institutes of Health (NIH), they foresee a need to expand and consolidate their research facilities. As facilities age and the need for state-of-the-art equipment increases, there are corresponding infrastructure needs. The way research is done has also changed. It's not the "lone cowboy" at a bench anymore; research requires collaboration. The Brigham currently leases over 700,000sf of wet laboratory space and would like to consolidate these in the 'Brigham Building for the Future' and the proposed 360,000sf research building on Emmanuel's campus. This new facility would be an eight-minute walk to the main campus. The new building would include 355 parking spaces below-grade, which is a one-for-one replacement of the existing spaces located at the Emmanuel Deck garage.

Tom Sieniewicz, Partner at Chan Krieger NBBJ, described the proposed design for the '2012 IMP Amendment Project' which would include a 75' height on Avenue Louis Pasteur and 150' height at the rear of the site, consistent with the LMA Design Guidelines. A mechanical penthouse on top would be shielded and could add another 55' to the height. There currently is no sidewalk on Blackfan Street adjacent to the Deck. This project will include sidewalks and complete the street. The landscaping will be inspired by the Emmanuel College campus with similar patterns and detailing around the building.

Sean Manning, traffic consultant with VHB, explained that the detailed traffic impacts and improvements will be described in the Draft Project Impact Report (DPIR). There are 355 parking spaces there now, which will be replaced one-for-one in the new facility, to be used only by LMA employees. As the number of cars and use will not change, there shouldn't be a change in

impacts. This is a bigger building and more people will work there, so there may be impacts to the number of shuttle bus and transit trips. The Brigham is an active member of CommuteWorks (the local Transportation Management Association run by MASCO), provides a 50% transit pass subsidy to employees, and offers covered bicycle parking on-campus. Loading for this building will likely occur off of Blackfan Street.

In terms of community benefits, Mr. Mombourquette explained that the Brigham employs almost 15,000 people, one-third of whom are Boston residents. The Human Resources center located at One Brigham Circle has created an easier “front door” for applicants. This center focuses on Boston residents and helps to match them with training programs if they need help filling any needs. The Brigham has had 200 new Boston employee hires in 2011. They are also the number one employer for Mayor Menino’s summer jobs program, with 100 young people hired each summer; 15 of them became permanent employees this year. They achieved LEED Silver with their Shapiro Cardiovascular Center. Their goal is LEED Gold for the proposed hospital research building. The Brigham was also chosen by Jewish Vocational Services for its Employer of the Year award for their work in helping entry level employees move up through the workforce. The Brigham built and runs the two Jamaica Plain community health centers which had 110-115,000 visits this year.

The Institutional Master Plan Notification Form (IMPNF) was submitted on January 3rd, 2012. It will go through a series of reviews. The timing will be important. They do not foresee serious architectural programming until 2016 (once the Brigham Building for the Future is occupied). They anticipate the IMP Amendment Project to be under construction in the 2019-2020 timeframe.

The BRA scoping session is scheduled for January 25th. **Public comments are due to Sonal Gandhi by February 3, 2012.** (Note: e-mail her at sonal.gandhi.BRA@ci.boston.ma.us or mail to Boston Redevelopment Authority, One City Hall Plaza, Boston, MA 02201-1007, Attention: Sonal Gandhi).

3) Questions & Answers

Question (Q): This speaker, from Fenway Civic, asked to formally request incorporation of the new LEED credits for a bird-friendly building into this project. The number of daytime strikes, especially on lower floors and night strikes (due to illumination) are high. Up to one billion birds die per year. She would like to see a new attitude toward building materials, similar to those in San Francisco, incorporating these new building standards, which are based on a number of studies. There is a decline in a number bird species now, and it is time to incorporate these best practices. In some cities they are retrofitting buildings. Boston is a lights-out city, turning lights out at night during migration to reduce bird strikes and save energy. These new standards should be incorporated as well.

Answer (A): Thank you for bringing this to our attention, could you send us information?

Q: Who is using the parking now versus in the future? Will this become Red Sox parking?

A: Brigham employees park there now and will in the future. Researchers work odd hours; this will not become a profit center. The spaces are meant to serve the building and BWH employees.

Q: How many on-street parking spaces are there on Ave Louis Pasteur? What are the policies on idling shuttle buses there?

A: VHB will count parking spaces as a part of the Draft Environmental Impact Report (DEIR). BTD noted that long term idling is illegal.

Q: Will there be bike lanes?

A: The City is working on a bike network plan and is reviewing plans for the Longwood Area. Plans will come out in a few months.

Q: Does the Brigham pay linkage? How much will you pay for this project? Will you file an expanded DPIR?

A: Yes, the Brigham pays linkage. We won't know what we will be paying on this project until it is estimated in the DPIR. We will file a regular DPIR.

Comment (C): The Planning Director in Brookline commented recently on the service cuts that the MBTA is proposing. We hope that Boston is equally outraged. As hospitals, this must impact your employees, affect their budget, quality of life, and the environment.

A: Yes, we supply over 5000 employees with subsidized MBTA passes per month. Many of our employees have no other way to get to work, and we can't have people drive.

A: The City will be sending people to each meeting.

Q: Will there be another entrance on Ave. Louis Pasteur? How does the proposed setback compare to what is existing?

A: The design is still preliminary. Yes, an entrance is proposed on Ave Louis Pasteur. The setback is the same as the existing building and continues the streetwall set by adjacent buildings.

Q: Do you currently lease from the Center for Life Sciences Boston (CLSB)?

A: No, but we are in the Children's Karp Building, Harvard's New Research Building (NRB) and Harvard Institutes of Medicine (HIM).

Q: Will you get out of your leases with Harvard when you build this? How many square feet?

A: Yes, but this is still years away; we don't yet know the square feet.

Q: If NIH "tanks" what is your Plan B?

A: We do not predict a reduced need for research space because we have 700,000sf to consolidate. Our new President, Elizabeth Nabel, used to work at NIH and explained that when funding dwindles those who have done well in the past are often best positioned to continue receiving support. We hope and anticipate that our scientists will remain successful.

Ms. Gandhi adjourned the meeting thanking everyone for their time and attention and reminding them that the comment period ends February 3rd, 2012.

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 March 26, 2012

1) Updates BRA/BTD/MASCO

Jan Henderson, Senior Planner (MASCO), welcomed participants to the LMA Forum. The Longwood Medical and Academic Area (LMA) Forum is co-sponsored by the Boston Redevelopment Authority (BRA) and MASCO for the purpose of the Article 80 large project development review process. Participants introduced themselves.

Sonal Gandhi (BRA) reviewed the LMA Forum rules for conduct. The meetings are held in different locations to give the community a chance to see the inside of these institutions and to see them in operation. There will be equal time allotted to presentations and the Question & Answer session, and efforts will be made to ensure that the meeting starts and ends on time.

Ms. Gandhi reviewed LMA Forum projects in the pipeline:

- The Longwood Center (the old Joslin site), has begun construction
- The Brigham Green project has begun construction

Today several projects will be presenting, the deadlines for public comment are:

- Emanuel College (EC) IMP - **May 6, 2012**, to Katelyn Sullivan
- Brigham & Women's Hospital (BWH) IMP/DPIR – **May 4, 2012**, to Sonal Gandhi
- Merck Research Laboratories (MRL) PDA – **April 21, 2012**, to Sonal Gandhi
- Wheelock College (WC) IMP Amendment – **April 19, 2012**, to Katelyn Sullivan

Note: **Please send public comments to the appropriate BRA Project Manager** via email or snail mail to the Boston Redevelopment Authority, One City Hall Plaza, Boston, MA 02201-1007.

NOTE: Please see the power point presentations from tonight's meeting on-line at:

https://library.masco.org/APD/apd_library.asp

- Click on 'Public', and open the '2012 – LMA Forum March' folder

Charlotte Fleetwood from the Boston Transportation Department (BTD) said that they are reviewing the project filings. They are also looking at bike access to the LMA with the hope of installing some improvements this summer (2012).

2) Emmanuel College (EC) – IMP

Sarah Welsh, Vice President for Government & Community Relations at EC, explained that the Task Force has met five times since last summer. She said that based on these discussions, and discussions with the City, there are a few changes between the new Institutional Master Plan (IMP) and Institutional Master Plan Notification Form (IMPNF) that came out in June:

- Parcels A, B and C were designated as a part of the endowment campus. Merck is built on Parcel B. Development of Parcel C, by a developer (BWH), would be the catalyst that Emmanuel needs in order to reacquire Parcel A and re-establish this as a part of the academic campus. There is no change to this proposal.
- The IMPNF includes an addition to the Cushing Library. There are no changes to this proposal.
- Only the Julie Hall proposal has changed. The college originally asked for an addition to the existing building. In December the BRA asked them to reexamine their proposal particularly as it relates to Brookline Avenue, to make it a more attractive and interactive space. Emmanuel College held two meetings with the BRA and two meetings with the Boston Civic Design Commission (BCDC) to discuss what this could look like. The new plan results in a dormitory replacement, not a renovation and addition.

Ben Carlson, Architect and Urban Designer with Good Clancy, explained the future goals in the Institutional Master Plan including growing the student population from 1,750 to 2,200, housing 76% of the student body on campus, remedying academic and student life space shortfalls, increasing the usability of campus green space and leveraging the endowment campus for future campus improvements (see presentation for data and graphic images).

He showed existing view corridors and renderings of the proposed future condition. 79 existing surface parking spaces are proposed to be relocated under the new dormitory, and the traffic circle would also be removed. The new Julie Hall would be comprised of 720 beds (500 net new) designed in suites and apartments which are more attractive to upper classmen. The building would also house student life offices, the expanded dining hall, and academic classrooms. The top floor would include a larger room to be used for special events. The proposed building would be 275,000 gsf including 220,000 sf of residence hall, 21,000 sf of classroom and meeting space, and 34,000 sf of dining and student life. The proposed height is 75' along Brookline Avenue to match the existing street wall, a stepback of 75', and 190' high building interior to the campus. The proposed building would include approximately 200 spaces below grade (or 129 net new), for a new campus parking ratio of .55 spaces per 1,000 sf, which is well under the design guidelines of .75 spaces per 1,000 sf.

In the images Mr. Carlson showed how the new building would be glazed on the first two stories, making the building more transparent and wrapping around the face on Brookline Avenue, creating a more welcoming, inviting and interactive space. This should improve safety with more "eyes on the street" and activity at all hours of the day. The lower portion is a similar scale to the adjacent St. Joseph Hall (5-6 stories). The upper portion is tall and slender from various perspectives to limit the apparent scale (16 stories), minimize shadow impacts, and create a transition between the Fenway and Brookline Avenue edges up to the taller, interior LMA medical core. They are also mixing the use of materials proposed in the new building to transition from the mostly masonry and stone lower facades with the glass towers in the distance.

The Cushing Library would be expanded to include additional space for classrooms and lecture hall space, but not change the scale along The Fenway. The addition would be 75' high on Avenue Louis Pasteur, the typical height along this street, completing one of the grandest boulevards in the City of Boston, while maintaining the existing scale along the Fenway. The glazing on the building would replace the existing brick walls.

Mr. Carlson showed the LMA Design Guidelines for heights on the campus which include a limited street wall height along the perimeter of the campus and a center area of 150', with the ability to go to 205'. The projects in the IMP fit within the existing design guidelines.

Questions (Q) & Answers (A)

Q: What is the proposed percent increase in number of students?

A: 400-450 over 10 years, or a little under 20 percent.

Q: This is an attractive design. If all of the college's needs were met on campus, it would be fine. In the speaker's opinion there is a problem with the students spilling into the Fenway, particularly along the Muddy River. There are a lot of students whose behavior needs to be addressed before there is anymore development and additional students. The speaker feels the problems are quite serious.

A: Sister Anne Donovan would be happy to meet to discuss any issues.

3) Brigham & Women's Hospital (BWH) - IMP/DPIR

Art Mombourquette, Vice President for Support Services at BWH, welcomed everyone to One Brigham Circle and apologized to the Task Force for any redundant information. They have met twice since the last LMA Forum in January. He explained that BWH is currently leasing Alumnae Hall on Parcel C from Emmanuel College, and that they are in current negotiations regarding a long term lease of this site. No work is intended to take place on this parcel over the next 7-10 years. The Brigham is about to embark on another large development project, which will take 18 months before they break ground, with occupancy not anticipated until 2017. They would not start the Alumnae Hall project until that one is complete. Alumnae Hall is mixed use right now including dry lab research which is similar to office use. This is a very attractive site for BWH, in part because it is an easy walk to campus, and because they are very interested in consolidating their leased research space.

BWH, EC and Merck are working collaborative on these changes and talking regularly.

Why would BWH do this? As one of the top recipients of NIH funding nationally (#2), with aging facilities and lots of leased laboratory space, they are unable to keep up with the needs of basic and translational science. They need to house new technology, provide researchers with collaborative work spaces and allow for decompression. This new proposal would include another 360,000 sf for wet lab and associated support space. The existing Alumnae Hall and parking garage include 50,000 sf with 328 parking spaces and an additional 27 at-grade parking spaces. The proposal has no net new parking, and replaces the 355 parking spaces in a below-grade parking garage.

Tom Sieniewicz, Partner at Chan Krieger NBBJ, said that they have received great input from the Task Force and BCDC; and, as a result, the ground floor will be better designed, creating a better gateway to the 'innovation economy' research area on Blackfan Street. The proposed design includes a 75' height on Avenue Louis Pasteur and 150' height at the rear of the site, consistent with the LMA Design Guidelines. A mechanical penthouse on top would be shielded and could add another 40' to the height. The height would be similar to the New Research Building (150') next door, but not as tall as Merck. (Please see presentation for sketches and perspectives.) They have modeled the building for shadow, wind, light, air quality, noise, and groundwater impacts with the new Julie Hall included in the background conditions. The results of the wind modeling of the proposed Parcel C project were favorable; the proposed building did not create unfavorable wind conditions.

Sean Manning, traffic consultant with VHB, said that there would be no increase to on-site parking. The existing 355 parking spaces that are used by LMA employees would be located below grade and would continue to be used by these employees. Given that, the traffic impacts will not change much. BWH will continue to offer commuting incentives to their employees with transit subsidies and MASCO's CommuteWorks programs (the local Transportation Management Association). The loading dock for the building will be located off Blackfan Street, which will help to take trucks off of the street. There is an existing curb cut for the driveway to the parking deck off of Avenue Louis Pasteur. This will be maintained and will create a new pedestrian oriented plaza and drop-off area for the building. Research does not generate a lot of drop-off activity, but such activities may include Fed Express trucks or other similar vehicles which would then be able to deliver off-street.

Mr. Mombourquette said that BWH is proud of their role in creating Community Benefits, including creating 350 construction jobs, contributing generously to the City via Payment In Lieu of Taxes (PILOT) payments, their workforce development programs, and the two community health centers that they support in Jamaica Plain. He noted there would be a Landmarks Commission meeting the following night.

Questions (Q) & Answers (A)

Q: Mr. Mombourquette raised the first question: Why get approvals now when you don't plan to build anything for several years?

A: BWH is currently in long-term ground lease negotiations with Emmanuel College. In order to set a price the value of the site needs to be determined, which is based on its future development potential. BWH needs to be clear on what this site can become in the future.

Q: At the January meeting was the timeframe shorter? Has it always been this long?

A: The timeframe is the same. BWH will not begin design of this project until the Building of the Future construction is completed in 2017.

4) Merck Research Laboratories - PDA

Johanna Schneider, a lawyer with Rackemann, Sawyer & Brewster representing Merck, explained that the 2000 Emmanuel College IMP included a three-parcel endowment campus. The Merck Research Laboratories (MRL) building was approved pursuant to the 2000 Emmanuel IMP and was built on Parcel B in 2004. The IMP expired in 2010. Instead of having its underlying zoning tied to the Emmanuel IMP, MRL is asking for the BRA to approve Parcel B as a separate zoning designation, a Planned Development Area (PDA), to be consistent with the zoning code and as a technical ratification of the prior approval. There are no changes to the current uses or dimensions of the building. The PDA Plan was filed on March 27th, 2012. Public comments are due on April 21, 2012.

Questions (Q) & Answers (A)

Q: Could you check your mechanicals for noise? There is a drone, and it's not clear where it's coming from, whether it's Merck, Harvard, or Emmanuel's Science Building. Depending on the wind direction this speaker hears it in the Fenway. Can you oil the mechanicals and check on them periodically?

A: Ms. Schneider will take this request back to Merck.

Q: Does this zoning change mean that Merck is no longer a part of the Emmanuel Institutional District?

A: It will not be part of the campus.

Q: How can we access the PDA application?

A: The plan may found on the BRA website: www.bostonredevelopmentauthority.org. Ms. Gandhi also offered to send a hard copy.

5) Alumnae Hall and Parking Garage, Emmanuel College, Article 85 Community Meeting

Doug Kelleher, Senior Consultant with Epsilon Associates explained that this part of the meeting will fulfill the community meeting requirements of the Article 85 Demolition Delay process for Alumnae Hall and the Garage Deck structures. A community meeting is required to be held in advance of the Boston Landmarks Commission (BLC) hearing on the project. The BLC meeting will be held tomorrow, Tuesday, March 27th, 2012 at 5:45 PM at Boston City Hall, on the 9th floor.

As a part of this process it is required that the Community Meeting Statement related to the proposed building demolition be read into the records. Mr. Kelleher read the Community Meeting Statement in its entirety (see presentation for language). Written comments should be submitted by the hearing date.

As a part of this process proponents are required to consider alternatives to demolition, and to present these alternatives. Mr. Kelleher began by describing the existing buildings:

- Alumnae Hall was built between 1947-1949 by McGuinness, Walsh and Kennedy. It is a four-story building in the English Gothic architecture style, with a flat roof. It is steel frame with a brick and stone veneer. Until 1985 it was used for classrooms by Emmanuel College. Then for approximately 20 years it was leased to Beth Israel Deaconess Medical Center, who used it for dry lab space. In 2006 it was returned to Emmanuel College briefly and used for classrooms. In 2010 it was leased to BWH for dry lab space.
- The parking garage deck was built in 1989. It consists of three levels of parking and 328 parking spaces.

Tom Sieniewicz explained that adaptive reuse of this building did not work well for scientific research uses. The building was designed in 1949 for college educational purposes, which include 9'6" floor-to-floor heights. Buildings designed for advanced research now typically have 15' floor heights mostly because of the need for lab ventilation ducts. They also evaluated the floor plate against the typical bench lengths and space requirements for wet lab support space and found the structural grid was too small (would need to increase by 50%). The existing building would not meet current code requirements for earthquakes and would need to be reinforced. In looking to see if the façade could be retained it was determined that there would be a significant misalignment of windows between the floor-to-floor height requirements. In addition, retention of the façade would also likely require dismantling and reconstructing the façade. .

Mr. Mombourquette clarified that the existing garage Deck has 328 parking spaces, but there are an additional 27 spaces at-grade, on-site. This brings the total on-site parking spaces to 355.

Questions (Q) & Answers (A)

Q: Why is the building called Alumnae Hall?

A: Sister Anne Donovan explained that in 1947, when the building was to be built, Cardinal Cushing would give funds to the project if the sisters and alumnae could raise funds as well. The alumni were unable to match these funds and the building was released from debt in 1954.

Q: So this building was named after the alumnae who didn't contribute enough?

A: Yes

Q: What is the timing related to building demolition? Will the buildings be used fruitfully until then?

A: The buildings would not be demolished until they are ready to start construction. Yes, the buildings would be used/occupied between now and then. It is mostly dry lab and administration so these uses are easier to juggle than wetlab.

6) Wheelock College (WC) – Resource Center Project – IMP Amendment

Roy Schifilliti, V.P. for Campus Life and Information Services, introduced plans for a 8,840 sf addition to the Activities Building. The campus occupies 2.8 acres between The Riverway and Pilgrim Road. The Wheelock Family Theater faces on The Riverway and has east and west wings. The proposed building site location would include renovation of part of the east wing (2,295 sf) and build on the patio space that is currently located over the garage that faces on Pilgrim Road (6,545 sf of new space on three floors).

Due to the spacing of columns in the parking garage this proposal could result in the loss of two parking spaces, which they would like to keep somewhere on campus because their parking ratio is .16 spaces per 1,000 sf, well below the .75 spaces per 1,000 sf required by the LMA Design Guidelines.

He explained that there is a need for better space for the Resource Center and for students and faculty. Several faculty members (15-16) currently have offices in the basement that are inaccessible to students. The Resource Center is also located in the basement. They would like to make this more visible and accessible for teachers to use. This proposal would also improve Pilgrim Road, which can be quite dark. Since the Campus Center was built and Wheelock now has a central green space (the Quad) students no longer use the brick patio over the parking garage. The proposed building would be light, airy and active until 10-10:30 PM. It would have offices above the Resource Center and a new Alumni Room, for larger meetings.

Erik Tellander, Architect with William Rawn Associates, explained the proposed design in more detail (please see presentation for renderings). The Resource Center is a place where students (teachers in training) learn to teach small children. This area is full of props, which are increasingly technological, for group study and testing. These may include everything from stuffed Elmo dolls to computers. That is why the space needs to be an open floor plan, with storage. Above this space would be offices, to get faculty out of the basement, and a 3rd floor Alumni Room. The patio is approximately 4' above grade and 40' above the Pilgrim Road sidewalk.

The existing floors would align with the floors in the adjacent building (12' floor heights) leading to a consistent facade. The materials used will reference those used in the surrounding buildings. The renderings show an open glass façade shedding light on Pilgrim Road, as well as a stair into the building off of the 'internal spine' of the campus.

This is a very tight site. During construction they would need to rent parking elsewhere and would likely lose some parking spaces on the street. They will work with the neighbors to find parking solutions. At this point the plans are only preliminary.

Questions & Answers

- Q: This speaker felt it was a shame to lose any more outdoor space. She noted that students are seeking more outdoor space and are often in the Muddy River parks.
- A: Mr. Schifilliti said that the quad is now the center of the campus and gets a lot of activity by the students. He said that since that has gone in the students don't use the patio anymore. They have tried to get the students to use it and to program events there. They would have liked to have seen them use it. The proposed building will have a rooftop garden on it and they hope that will be used instead.
- Q: What is the status of the Army Corps Muddy River day lighting project?
- A: Jan Henderson confirmed that Mike Keegan, the Corps Project Manager, estimated work would not begin until June at the earliest and maybe not until fall.
- Q: What is your estimated timeframe for the Wheelock project?
- A: Ideally the project would begin construction in the summer of 2012
- Q: What is Wheelock College's relationship to the Muddy River Parks?
- A: The students traverse across the river and through the parks when they go between the Brookline and Boston campuses. The building will not impact the park in terms of shadow. Environmental Studies students study that area and take part in the Muddy River Symposium each spring (which is hosted by Wheelock on the Brookline campus). Students also participate in the park clean-up days through the Emerald Necklace Conservancy.
- A: Jan noted that approximately 70 Colleges of the Fenway students participate in the clean-up.

Ms. Gandhi adjourned the meeting ahead of schedule.

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 September 24, 2012

1) Updates BRA/BTD/MASCO

Jan Henderson, Senior Planner (MASCO), welcomed participants to the LMA Forum. The Longwood Medical and Academic Area (LMA) Forum is co-sponsored by the Boston Redevelopment Authority (BRA) and MASCO for the purpose of the Article 80 large project development review process. Participants introduced themselves.

Sonal Gandhi (BRA) explained that the LMA Forum is scheduled for the fourth Monday of each month, but only held when there are development projects to review. She reviewed the LMA Forum rules for conduct. We try to ensure that meetings start and end on time. There will be equal time allotted to presentations and the Question & Answer session. She asked participants to limit themselves to two questions. Meetings are held in different locations to give the community a chance to visit these institutions and to see them in operation.

Ms. Gandhi reviewed LMA Forum projects in the pipeline:

- The Longwood Center (the old Joslin site), is under construction
- The Brigham Green parking garage project has begun construction
- Brigham & Women's Hospital IMP/DPIR, Merck's PDA, and Emmanuel College's IMP have been approved by the BRA Board
- Wheelock College's IMP Amendment was approved by the BRA Board, and the Campus Resource Center is under construction
- The Dana-Farber Cancer Institute Dana Building garage is being converted into office space

Today Boston Children's Hospital will be presenting their "101 Introduction" giving an overview of their institution and describing the projects they are thinking about. Institutional Master Plan (IMP) Amendment Project Notification Form (PNF) has not been filed yet. Once it is filed (anticipated some time in October) we will hold another LMA Forum meeting as well as Fenway Neighborhood meetings. This is unusual but due to the 819 Beacon Street property in the Fenway, we will be holding meetings in both places. All of these meetings will be open to the public.

Charlotte Fleetwood from the Boston Transportation Department (BTD) said that they are reviewing the Wentworth 525 Huntington project proposal. This project will have a minimal transportation impact; it does not include any parking, and will house more students on campus which could reduce traffic. BTD is looking at the bus stop location and Hubway station locations.

On October 4th, 2012 there will be a public meeting to discuss bike access and facilities in the LMA. Kris Carter, the Interim Director of Boston Bikes, will be there. The plan includes new bike access on Brookline Ave. and Palace Road. The meeting will be at the Dana-Farber Yawkey Center, at 6 PM, in room 306.

In response to a question about the Muddy River Restoration Project, Jan Henderson explained that contractors responded to the Request For Proposals, and the Army Corps was about to award the bid when it was protested. They need to resolve the bid protest before the contract can be awarded and the project can move forward. (Note: post-meeting, the groundbreaking ceremony took place on Oct. 10, 2010).

Note: Please see images from tonight's meeting on-line at:

https://library.masco.org/APD/apd_library.asp

- Click on 'Public', and open the '2012 – LMA Forum September' folder

2) Boston Children's Hospital (BCH) – "101 Introduction Presentation"

Charles Weinstein, Vice President for Real Estate, Planning and Development, reiterated that the IMP amendment has not been filed yet and that this presentation will give a cursory sense of what they have in mind. He provided an update of projects reviewed at previous meetings:

- The 'Skinny Binney' building is 70% complete and they anticipate occupancy permits in March or April at which point they need to submit materials to the Department of Public Health for licensure. They anticipate patients will receive care in the building by July or August 2013.
- They are adding three new elevators to the Fagen outpatient building, including a new ambulatory lobby, and enhancements to each floor, for example, upgrades to exam rooms, patient areas and waiting areas. This work will be completed at the end of 2013.
- They are also looking to upgrade the main lobby in 2013-2014 with interior improvements to update the look as well as remedy undersized bathrooms that are not ADA compliant.

Boston Children's Hospital currently has approximately 400 beds; growth is a little slower than in the previous decade due to the upheaval in the healthcare world, including shifting reimbursements from the state, insurers, and payers. There is less patient growth due to the recession. However outpatient visits have increased into the double digits at facilities in Waltham, Peabody, and Lexington. They now have 160,000 outpatient visits to satellite facilities that did not exist five or six years ago. A number of follow-up visits happen there now, closer to where patients live, reducing the burden on the LMA's road system.

BCH has physical plant issues that need to be resolved including removing double bed rooms, which are no longer the standard of care in pediatrics, and an old NICU unit.

Future development may include:

- A new Inpatient building that would be 11-stories tall plus the mechanical penthouse, on a 41,000 sf footprint which would allow for 30-Bed units on each floor. This would require removal of the Wolbach Building, Library, and a two-story addition of the Bader Building. This is the optimal floor plate for medical purposes, and the height is the same as other existing buildings.
- Below grade they are considering a central utility plant for the building. They are also exploring, with the HMC consortium, a co-generation heat and power plant for the area to be completely or partially located in the basement of this building or under a surface parking lot further down the road. The hospitals all get services from the MATEP power plant, but the contract expires in six or seven years.
- A new floor at the Patient Family Parking Garage, adding another 86 spaces. They would give up the ten spaces on Meadow Lane, resulting in 76 spaces. This would enable the dedication of one floor to outpatient discharges. It is time intensive for families check out and gather belongings and get to their cars, resulting in congestion in the drop-off loop at the Main Entrance. If this process could take place on the new floor of the garage instead, it would help to streamline things.
- The Hospital owns 70,000 sf of property at 819 Beacon Street near Audubon Circle that is currently used for surface parking. The lot is licensed for 249 spaces which are used for satellite employee parking. There are a number of constraints around development of this site including: 1) the MBTA Green Line runs under the site, the roof of which is six feet below the surface of the property; 2) MassDOT and BTD would like to straighten Maitland Street for the future Urban Ring buses which would require right-of-way from this site; and 3) the City's multi-use path and the state's future Urban Ring buses would require right-of-way from CHB along the existing abandoned CSX path. They have been asked to reserve additional space for these uses. Because these requests diminish the size of their property BCH would like to establish the building envelope. BCH would like

to build an administrative building with above-grade parking (hidden in the back), in this location. The scoping session will help to identify any additional issues.

Questions (Q) & Answers (A)

Q: Are there any easements on the borders of the property now?

A: No, the train easements were discontinued. Children's is totally in support of all of these public works projects; they could fix a lot of problems and be beneficial to the neighborhood in terms of transportation, pedestrian access, and economic development. They do not want to be adversarial with the public agencies; they just need to point out that these encroachments reduce the dimensions of the site area by 15%. CSX is not on this property, but the City's multi-use path may require widening that right-of-way.

Q: This speaker has been involved in Audubon Circle for 30 years and is a veteran of many development project reviews. In looking at the schedule of meetings coming up for the LMA, why is this project schedule compacted to two months?

A: Sonal Gandhi (BRA) responded that it is not compacted; it is the same as for other projects. We are still in the very beginning. First Children's had to submit a ten-year IMP to the BRA, which went through a significant review process. The IMP on file with the BRA will require an 'IMP Amendment'. They have not filed this yet, but when they do it will trigger the standard comment period, during which time they will present to the LMA Forum one, two or three times. As this proposal will include a building in the Fenway there will also be a Fenway neighborhood process with meetings there too. There will also be Task Force meetings; these are made up of neighbors (including the person who asked the question), abutters, institutional leaders and business leaders. All institutional projects have Task Forces; their role is to advise the BRA on the impacts of the project and appropriate mitigations. All of these meetings are open to the public, and the goal is to make them efficient and productive. The scoping meetings will be attended by all city agencies and the design review process is significant. This will take months.

Q: Will the IMP be followed by the Project Notification Form (PNF)?

A: No. First comes the IMP PNF, then comes the scoping determination, which identifies what needs to be studied further. The proponent then conducts studies for as long as they need to answer the questions and responds to all submitted comments in writing.

Q: Why so fast?

A: It's not. The average review process takes between six months and two to three years depending on the complexity of the proposal and the comments received. There are several 45-day public comment periods required.

Q: This is not completed two months?

A: No, this is only the first step. Sonal Gandhi offered to send the group the flow charts showing the process.

A: Charles Weinstein noted that BCH met with the Audubon Circle Neighborhood Association on February 21, 2012 and provided information on the soon to be proposed 819 Beacon Street project. They are not trying to rush anything through the process. They want it to take the right amount of time, and want the plans to work for the neighbors too.

Ms. Gandhi adjourned the meeting.

For people who would like to learn more about the Article 80 Planned Development Area (PDA) review, Large Project review and/or Institutional Master Plan review process please go to this link: <http://www.bostonredevelopmentauthority.org/pdf/documents/A%20Citizens%20Guide%20to%20Article%2080.pdf>

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

Summary of the LMA Forum Meeting October 22, 2012

1) Updates BRA/BTD/MASCO

Sonal Gandhi (BRA), welcomed participants to the LMA Forum. The Longwood Medical and Academic Area (LMA) Forum is co-sponsored by the Boston Redevelopment Authority (BRA) and MASCO for the purpose of the Article 80 large project development review process. Participants introduced themselves.

Ms. Gandhi explained that the LMA Forum is scheduled for the fourth Monday of each month, but only held when there are development projects to review. She reviewed the LMA Forum rules for conduct. We try to ensure that meetings start and end on time. There will be equal time allotted to presentations and the Question & Answer session. She asked participants to limit themselves to two questions. Meetings are held in different locations to give the community a chance to visit these institutions and to see them in operation.

Ms. Gandhi reviewed LMA Forum projects in the pipeline:

- The Longwood Center (the old Joslin site), is under construction
- The Brigham Green parking garage project has begun construction
- Brigham & Women's Hospital IMP/DPIR, Merck's PDA, and Emmanuel College's IMP have been approved by the BRA Board
- Wheelock College's IMP Amendment was approved by the BRA Board, and the Campus Resource Center is under construction
- The Dana-Farber Cancer Institute Dana Building garage is being converted into office space
- The Wentworth Institute of Technology Draft Project Impact Report (DPIR) for a new residence hall at 525 Huntington is available for review. Public comments are due to the BRA by November 12, 2012

Today Boston Children's Hospital will be presenting an overview of projects in their Institutional Master Plan Notification Form/ Project Notification Form (IMP/NF/PNF). The IMP/NF/PNF was filed on October 12th; this triggers a 30-day review period for public comments, which are **due November 13, 2012**. The proposal includes three projects under two separate Article 80 reviews, for small and large projects. Two of these projects are in the LMA. In addition to the LMA Forum there will be a neighborhood meeting at 1340 Boylston at 6:30 PM October, 24, 2012. Notices were in the Courant, Fenway On-Line, and BRA website. The BCH Task Force met earlier this evening. In response to a comment about additional community meetings Sonal said there can certainly be additional meetings; they can be held in the Children's Board Room or in the neighborhood. There was a strong preference for Audubon Circle neighbors to meet in that neighborhood on October 30th if they can find space. Charles Weinstein (BCH) explained that they would use boards and a power point this evening, which showed the same information.

Ms. Gandhi had copies available of the Article 80 process flow chart for anyone who wanted them. Please also find a link to this information at the end of the minutes.

Note: Please see images from tonight's meeting on-line at:

https://library.masco.org/APD/apd_library.asp

- Click on 'Public', and open the '2012 – LMA Forum October' folder

2) Boston Children's Hospital (BCH) – Institutional Master Plan Notification Form/ Project Notification Form

Charles Weinstein, Vice President for Real Estate, Planning and Development, updated the group on the current IMP projects including:

- The 'Skinny Binney Building' is now 75% complete. The colorful panel lights (Panelite) will be installed at the beginning of next week. They anticipate completion in March. After they get their license from the Department of Public Health (DPH), they anticipate opening for patients in the summer.
- They are adding three new elevators to the Fagen outpatient building and will upgrade exam rooms. Additionally in the Main Inpatient Building they will renovate the inpatient entrance, the first floor lobby, and a second floor skylight ('sky lobby'). This work will be completed at the end of 2013. These projects do not require IMP project review.

The IMPNF/PNF filing includes updated 2012 hospital statistics including 557,620 inpatients (see presentation). 160,000 of these visits are to their suburban facilities in Peabody, Jamaica Plain, Waltham and Lexington. Lower acuity visits go there because it is more convenient for patients, less costly, and it helps to cut down on traffic in the Longwood Medical and Academic Area (LMA).

The future development proposal includes three projects: 1) one level of parking; 2) a new Inpatient Building (possibly including a Combined Heat and Power plant; also known as CHP, or "Co-Generation"); and, 3) an office building at 819 Beacon Street. The one more level of parking at the Patient Family Parking Garage, would add another 86 spaces. They would give up ten spaces on Meadow Lane, resulting in 76 net new spaces. This would enable the dedication of one floor to outpatient discharges and help to alleviate vehicles circulating to find a space in the garage, auto-court, or the Main drop-off area.

The purpose of the new Inpatient Building is to complete replacement of undersized and double rooms, begun with the new Skinny Binney Building. The Department of Public Health (DPH) no longer allows semi-private rooms. Ideally there would 30-beds per cohort as this gives the nursing staff the greatest efficiency.

They would also like to improve adjacencies for "centers of excellence" (mid floors) and leave space for additional build-out on the top floors. The proposed Inpatient Building will be 11-stories plus the mechanical penthouse and garden, and four floors below grade. Below grade they are considering a central utility plant (Combined Heat and Power plant) to serve BCH and other medical institutions connected to MATEP, or an individual plant (a Central Utility Plant) only for BCH campus power. The new building will greatly improve the circulation within the facility, creating new connections for inpatient activities place in the back of the complex, and outpatient care out front.

819 Beacon Street: This is the other large project in the IMPNF/PNF. The parcel has been owned by Children's Hospital for 17 years and is currently occupied by 249 surface parking spaces. Children's has a shuttle bus that circulates between this lot, 1295 Boylston Street and the LMA campus. There are a number of public works projects proposed by MassDOT and the BRA that would affect the property including: 1) the need to straighten Maitland Street so that it lines up with Montfort Street which would require taking a piece of Children's property; 2) Phase 1 of the Urban Ring includes a dedicated bus lane (bus rapid transit) that is 10' wide, which would also require a portion of the Children's property. No foundations would be allowed in this area; and, 3) the City's Multi-Use Path which would run from Fenway to Park Drive to Kenmore Square. Children's Hospital would like to define the remaining buildable parts of the parcel now, as well as entitlements, so they don't find they have even less space to work with in the future. The proposed office building would be for Children's use, plus an elevated garage to serve this building and spillover demands from the LMA. The dotted line on the map shows the MBTA Green Line tunnel, which runs under the site, the roof of which is six feet below grade. They will

need to be very careful with design and installation of the footings. The proposed 211,000 sf office building would have retail on the ground floor, and a 524-car parking facility at grade.

Mr. Weinstein pointed out that the height of the building, shown on the street elevation view, was not very high relative to the adjacent Rosenthal development which has already been approved by the BRA, with support by the Fenway and Audubon Circle communities and includes a 29-story building. The Children's building fits well within the scale of the Audubon Circle neighborhood. There will be a green buffer between the Children's building and those on Munson and Miner Streets.

BCH currently holds a lease for 111,000 sf of office space in the Landmark Center; this is a seven-year contract ending in 2019. BCH would prefer to move into 819 Beacon Street once that lease is up, as well as consolidate some other leased space from Simmons and others into this new one.

There will be many more meetings for state, city and neighborhood review of these projects. Please see the hand-out for more information on the Article 80 review process.

Questions (Q) & Answers (A)

Q: What about the Combined Heat and Power (CHP) plant?

A: A number of institutions contract with MATEP for chilled water, electricity and steam. The contract ends in 2020 which is an opportunity to re-enlist with MATEP for 20-30 years or become self-sufficient. The proposed co-generation plant would be in the sub-basement with back-piping across Longwood Avenue. This is one of many options being studied with Brigham & Women's Hospital, Harvard Medical School and others about what makes sense collaboratively. The cost of utilities is very expensive; but at this point they are not committed to any one thing.

Q: Does Children's own their own shuttles in addition to the MASCO shuttles? Where do they go?

A: Yes. The routes keep changing; they are not set in stone. We looked at reducing the number of shuttles with the community last year. Each year we look at consolidating trips with the MASCO Shuttle.

Comment (C): This speaker said that it was unfortunate that Children's pulled out of the agreement to be a part of the LMA shuttle consolidation. These are redundant and parallel routes. This was promised as a commitment to the last building. Brookline Avenue is getting overburdened. Children's should join the group effort. She said that people are outraged over the prospect of the removal of Prouty Garden. The Garden was endowed in the 1950's by a famous author and Brookline resident and patterned after the garden at MOMA. The benefactor had financed two wards at the Farley Building and she intervened against creation of a parking lot in the 1950's. The speaker called it 'a spiritual hidden gem', designed by the Olmsted Brothers; it is not shown on the graphic. It is self-supporting for children and staff as a place for healing, rest and relaxation. There is no place outside, or area under glass, that will replace this healing garden. This speaker was offended that this issue was 'brushed over'.

A: Mr. Weinstein acknowledged that this is an extremely sensitive issue and they know how much patients, families and staff love the Garden which is entirely on private property. This was not a light decision. He mentioned at the September meeting that the garden would need to be removed. They met with the Prouty family and the benefactor's grandson, who is very supportive of Children's and would want to see the hospital continue with its mission. They spent two years looking for a way to create a new NICU and single beds. The new building would expand the usable space by 35,000 sf per floor. Prouty Garden is only useful four to five months out of the year due to weather conditions. There is no other space for a building, and the Prouty family supports this decision.

Q: What are the legalities of reversing 'naming' of property?

A: There are no prohibitions against ending the endowment. The Prouty Board has not asked for the money back, which they could do under certain circumstances. To fulfill its mission BCH needs to build and grow. Compared to its five biggest competitors including Texas and Atlanta we have the oldest physical plant, and we don't want to move everything to the suburbs.

Q: Were you here when MATEP was installed? There was a lot of opposition. The speaker noted that people on Mission Hill were not happy and the Police Department had to escort the diesel turbines down the streets. Aren't you concerned about awakening a sleeping giant?

A: The hospital runs 24x7 operations and needs all utilities. A CHP plant will be cleaner and much more energy efficient; it will also help to control high healthcare costs. We are looking at other options including renewal with MATEP. We think we can do it less costly than MATEP.

Q: That was the philosophy of Harvard at the time when they tore down the old coal plant at Binney and Shattuck, and now there are questions about it. They sold it a few times over.

A: We have had the best minds look at this and know we can save money with fewer emissions by doing this. There will be a lot of agency review regarding permits, analysis and approvals.

Q: If you receive BRA approval of your IMP will there be more approvals required? What is the number of organizations involved in the power plant? If you pull out what happens?

A: Yes, more approvals would be required, including many permits. There are six entities involved in MATEP currently. Children's makes up about 25% of the demand. We would create new power options, and would anticipate fewer outages. In addition to a new central plant we are also looking at smaller options with our neighbors such as BWH.

Q: Will zoning variances be required for 819 Beacon Street? What is the current zoning?

A: Ms. Gandhi explained that the IMPNF/PNF proposes the zoning. There will be months of discussion and then the proposal goes to the Zoning Commission for approval.

Q: Isn't 819 Beacon currently part of a Planned Development Area (PDA) for the site?

A: The proponent wasn't sure.

C: We like Elkus Manfredi's plan. This speaker noted that losing 17% of the acreage was an understandable concern for BCH. However the speaker debated BCH's assertion that the project is squeezed and doesn't encroach on the neighbors.

C: If you look at Article 60 zoning, the 819 Beacon parcel is in there, covered by the PDA.

Q: Are the two slides showing the Rosenthal project and the 819 Beacon Street Building available to show neighbors?

A: Mr. Weinstein noted that these images will be in the minutes.

Q: The speaker was excited to see they want approval in 2013. You don't plan to speed it up to be over by December 2012?

A: No

C: That is very reassuring.

Q: Regarding the power plant and the Children's IMP, will 819 Beacon have its own separate process from the LMA?

A: Ms. Gandhi explained that there will be both large and small project review processes. The IMPNF/PNF, including the Clinical Building and 819 Beacon, will go through 'Large Project Review', including a 30-day public comment period, which will be followed by the BRA's scoping determination. After that Children's takes the time they need to do studies and provide written responses to comments. This process will go into 2013. If that is not clear please ask again.

Q: If the IMP and 819 Beacon go to the zoning commission and are approved, then they can build? Is the only way to stop the building to stop the IMPNF/PNF?

A: The BRA Board will be asked to approve the Projects and 'recommend' approval of the IMP and Projects, and then the Zoning Commission would be asked to 'approve' the IMP and Projects.

Q: How will be the power plant be fueled?

A: With natural gas; it is a very clean fuel compared to coal.

Ms. Gandhi adjourned the meeting and reminded the participants that there will be a Fenway neighborhood meeting at 6:30 PM at the Fenway Neighborhood Health Center, at 1340 Boylston Street on the 10th Floor on October 24th.

For people who would like to learn more about the Article 80 Planned Development Area (PDA), Large Project, and/or Institutional Master Plan review process please go to this link:
<http://www.bostonredevelopmentauthority.org/pdf/documents/A%20Citizens%20Guide%20to%20Article%2080.pdf>

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