

MEMORANDUM

OCTOBER 17, 2013

TO: BOSTON REDEVELOPMENT AUTHORITY AND
PETER MEADE, DIRECTOR

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

SUBJECT: SCHEDULING OF A PUBLIC HEARING TO CONSIDER THE BOSTON
UNIVERSITY MEDICAL CENTER 2013 INSTITUTIONAL MASTER
PLAN AMENDMENT

SUMMARY: This Memorandum requests authorization for the Secretary to schedule and advertise a Public Hearing at a time and date to be determined by the Director to consider the Boston University Medical Center 2013 Institutional Master Plan Amendment ("2013 IMP Amendment") that includes the following six projects: (a) the inclusion of a proposed addition to the existing Moakley Cancer Center; (b) the New Inpatient Building Phase 1; (c) relocation of the Energy Facility proposed in 2010; (d) replacement of the existing yellow utility tube across Albany Street with a new bridge for patient transport and materials handling; (e) the New Inpatient Building Phase 2; and (f) the Administration Clinical Building.

INTRODUCTION

The Boston University Medical Center ("BUMC") campus is located in Boston's historic South End neighborhood. The main campus includes 28 BUMC-owned or controlled buildings, a helipad, and development parcels that are individually-owned or controlled. The total of BUMC-owned or controlled and leased space is approximately 3 million square feet. BUMC is comprised of Boston Medical Center ("BMC") and Boston University Medical Campus ("BU Medical Campus"), which includes three of Boston University's health science schools – the School of Medicine, Goldman School of Dental Medicine, and the School of Public Health. BMC is committed to serving vulnerable urban populations and city residents whose needs are not met by existing healthcare services. Emphasizing community-based care, BMC is the largest hospital serving these populations in New England. The hospital is the primary teaching affiliate for Boston University School of Medicine.

BUMC INSTITUTIONAL MASTER PLAN HISTORY

The Boston Redevelopment Authority ("BRA") approved the Boston University Medical Center Institutional Master Plan Renewal ("2010 IMP Renewal") on June 22, 2010. The Boston Zoning Commission approved the 2010 IMP Renewal on August 4, 2010, which was further approved by the Mayor on August 5, 2010.

BUMC 2013 IMP AMENDMENT AND PROPOSED INSTITUTIONAL PROJECTS

On June 7, 2013, BUMC submitted an Institutional Master Plan Notification Form/Project Notification Form ("IMP/NF/PNF") to the BRA to amend the 2010 IMP Renewal, to include the following six (6) Proposed Institutional Projects: (a) the inclusion of a proposed addition to the existing Moakley Cancer Center of approximately 27,800 square feet; (b) the proposed New Inpatient Building Phase 1 totaling approximately 82,300 square feet; (c) relocation of the Energy Facility proposed in 2010 totaling approximately 38,500 square feet; (d) replacement of the existing yellow utility tube across Albany Street with a new bridge for patient transport and materials handling totaling approximately 7,800 square feet; (e) the proposed New Inpatient Building Phase 2 totaling approximately 323,000 square feet; and (f) the proposed Administration Clinical Building totaling approximately 160,000 square feet. The 2013 IMP Amendment ("2013 IMPA") will also include the recently acquired Perkin Elmer site, located at 100 East Canton Street, 123 East Dedham Street, and 575 Albany Street. The Proposed Institutional Projects listed in (a) through (d) above were reviewed under Article 80B/80E of the Code. The Proposed Institutional Projects listed in (e) and (f) above are proposed in the 2013 IMPA being reviewed under Article 80D of the Code and will be reviewed under Article 80B of the Code at a later date.

Notice of the receipt by the BRA of the IMP/NF/PNF was published in the Boston Herald on June 7, 2013 initiating a public comment period ending on July 8, 2013. The BUMC Institutional Master Plan Task Force ("Task Force"), consisting of members of the public, neighboring business owners and neighborhood leaders which was established to advise the BRA and BUMC of the impacts of the IMP/NF/PNF and to review the IMP/NF/PNF, was notified of the IMP/NF/PNF submittal. Pursuant to Section 80D-5.3(c) of the Code, a Scoping Session was held on June 20, 2013 with the City's public agencies and to which members of the Task Force were invited. A Public meeting was held on June 19, 2013. Based on the BRA's review of public comments and comments from the City's public agencies, the BRA issued a Scoping Determination for the IMP/NF/PNF on July 23, 2013.

On September 6, 2013, BUMC submitted the 2013 IMP Amendment and a Draft Project Impact Report ("2013 IMPA/DPIR") for the Proposed Institutional Projects. Notice of the receipt by the BRA of the IMPA/DPIR was published in the Boston Herald on September 6, 2013 initiating a public comment period that will end on November 5,

2013. A public meeting at which the 2013 IMPA/DPIR was discussed was held on October 2, 2013.

RECOMMENDATION

BRA staff recommends that the Secretary be authorized to schedule and advertise a Public Hearing to be held at a time and date to be determined by the Director to consider the Boston University Medical Center 2013 Institutional Master Plan Amendment ("2013 IMP Amendment") that includes the following six (6) proposed institutional projects: (a) the inclusion of a proposed addition to the existing Moakley Cancer Center; (b) the proposed New Inpatient Building Phase 1; (c) relocation of the Energy Facility proposed in 2010; (d) replacement of the existing yellow utility tube across Albany Street with a new bridge for patient transport and materials handling; (e) the proposed New Inpatient Building Phase 2; and (f) the proposed Administration Clinical Building.

An appropriate vote follows:

VOTED: That the Secretary be, and hereby is, authorized to advertise a Public Hearing before the Boston Redevelopment Authority to be held at a time and date to be determined by the Director to consider the Boston University Medical Center 2013 Institutional Master Plan Amendment ("2013 IMP Amendment") that includes the following six (6) proposed institutional projects: (a) the inclusion of a proposed addition to the existing Moakley Cancer Center; (b) the proposed New Inpatient Building Phase 1; (c) relocation of the Energy Facility proposed in 2010; (d) replacement of the existing yellow utility tube across Albany Street with a new bridge for patient transport and materials handling; (e) the proposed New Inpatient Building Phase 2; and (f) the proposed Administration Clinical Building.