

MEMORANDUM

SEPTEMBER 12, 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: (1) THE
BOSTON CHILDREN'S HOSPITAL 2013 INSTITUTIONAL MASTER
PLAN AMENDMENT; AND (2) THE BOSTON CHILDREN'S CLINICAL
BUILDING AND THE 819 BEACON STREET PROJECT AS
DEVELOPMENT IMPACT PROJECTS.

SUMMARY: This Memorandum requests authorization for the Secretary to schedule and advertise a Public Hearing to consider: (1) the Boston Children's Hospital 2013 Institutional Master Plan Amendment ("2013 IMP Amendment") for the inclusion of three Proposed Institutional Projects: a) an on-campus Project that includes an approximately 445,000 square foot Boston Children's Clinical Building ("BCCB"); b) an approximately 29,370 square foot Patient and Family Parking Garage Addition that includes 86 parking spaces; and c) an off-campus building at 819 Beacon Street that includes approximately 245,840 square feet of office and retail space and approximately 432 structured parking spaces in an eight story structure ("819 Beacon Street Project"); and (2) the BCCB and 819 Beacon Street Project as Development Impact Projects to be held at a time and date to be determined by the Director.

INTRODUCTION

Founded in 1869, the Boston Children's Hospital ("Children's") has grown from a 20-bed hospital to one of the nation's premier medical centers with a commitment to being a worldwide leader in the advancement of children's health. Children's main campus is located in the Longwood Medical and Academic Area ("LMA") and today consists of over 2.5 million square feet and 384 beds.

Over 580,000 children are served at Children's on an outpatient basis and over 25,000 children are inpatients annually. Children's emergency department serves over 58,000 patients annually, approximately 15% of whom are admitted as inpatients.

Children's is a significant employer in the City of Boston, currently employing 18,000 (direct employees and associated personnel) in the greater Boston area. Approximately 8900 employees are paid directly from Children's, and more than 9100 associated personnel work, study or volunteer at Children's. Approximately 31% of all Hospital personnel are Boston residents.

CHILDREN'S HOSPITAL BOSTON INSTITUTIONAL MASTER PLAN HISTORY

The Boston Redevelopment Authority ("BRA") approved the Children's Institutional Master Plan ("2008 IMP") and a Map Amendment creating the Children's Institutional Master Plan Overlay District in April 2008. The Boston Zoning Commission approved the 2008 IMP and said Map Amendment on May 28, 2008, which were further approved by the Mayor on May 29, 2008. The term of the 2008 IMP is 10 years, expiring in 2018.

On April 29, 2009, Children's submitted an Institutional Master Plan Amendment/Notice of Project Change (the "2009 IMPNF/NPC") for the Main Building Expansion on Binney Street. On November 17, 2009, Children's submitted a first amendment to the 2008 IMP ("2009 IMP Amendment"). The BRA approved the 2009 IMP Amendment and a proposed Map Amendment expanding the Institutional Master Plan Overlay District to include a portion of Binney Street for the Main Building Expansion. The 2009 IMP Amendment and said Map Amendment were approved by the Boston Zoning Commission on March 24, 2010 and further approved by the Mayor on March 30, 2010.

CHILDRENS HOSPITAL BOSTON 2013 IMP AMENDMENT AND PROPOSED INSTITUTIONAL PROJECTS

On October 12, 2012, Children's submitted an Institutional Master Plan Notification Form/Project Notification Form ("IMPNF/PNF") to the BRA to further amend the 2008 IMP, as amended by the 2009 IMP Amendment, by adding three (3) new Proposed Institutional Projects. Upon approval of the 2013 IMP Amendment, the term of the IMP will be extended to 2023.

Notice of the receipt by the BRA of the IMPNF/PNF was published in the Boston Herald on October 12, 2012 initiating a public comment period ending on November 13, 2012. Children's proposed three (3) Proposed Institutional Projects in the IMPNF/PNF: (1) an on-campus Project including an approximately 445,000 square foot BCCB (approximately 403,311 net new) with clinical and medical support space and co-generation facilities subject to Article 80B of the Boston Zoning Code ("Code"); (2) an approximately 29,370 square foot Patient and Family Parking Garage Addition including one new level of parking with approximately 86 parking spaces (76 net new), subject to Article 80E of the Code; and (3) an off-campus Project comprised of an office building at 819 Beacon Street in the Audubon Circle neighborhood including

approximately 212,430 square feet of office space and ground floor retail and approximately 496 parking spaces (199,974 square feet) within a new garage (247 net new), subject to Article 80B ("Proposed Projects").

The Children's Institutional Master Plan Task Force ("Task Force"), consisting of members of the public, neighboring institutions and neighborhood leaders which was established to advise the BRA and Children's of the impacts of the IMPNF/PNF and to review the IMPNF/PNF, was notified of the IMPNF/PNF submittal. Pursuant to Section 80D-5.3(c) of the Code, a Scoping Session was held on October 24, 2012 with the City's public agencies and to which members of the Task Force were invited. Public meetings were held in both the Fenway and Audubon Circle neighborhoods on October 24, 2012 and November 7, 2012, respectively. An additional Task Force meeting was held on October 30, 2012. Children's also presented its mission, strategic plan and need for additional space at the LMA Forum on October 22, 2012. Based on the BRA's review of public comments and comments from the City's public agencies, the BRA issued an IMP Scoping Determination and a Large Project Review Scoping Determination for the IMPNF/PNF on November 27, 2012. On June 17, 2013, Children's submitted the 2013 IMP Amendment and a Draft Project Impact Report ("DPIR") for the Proposed Institutional Projects. Notices of the receipt by the BRA of the 2013 IMP Amendment and of the DPIR were published in the Boston Herald on June 17, 2013 initiating public comment periods that ended on August 19, 2013. A public meeting at which the 2013 IMP Amendment and DPIR were discussed was held in the Audubon Circle neighborhood on June 26, 2013 and an additional meeting is being scheduled. Additional Task Force Meetings at which the 2013 IMP Amendment and the DPIR were discussed were held on June 24, 2013 and July 31, 2013, and an additional meeting will be held on September 18, 2013. Children's also presented its 2013 IMP Amendment and DPIR at the LMA Forum on June 24, 2013.

As a result of input received during the comment period, the proposal for the 819 Beacon Street Project comprised of an office building in the Audubon Circle neighborhood has been modified, so that it will now include approximately 245,840 square feet of office space and ground floor retail and approximately 432 parking spaces (177,255 square feet) within a new garage (183 net new), subject to Article 80B of the Code.

An Article 85 Demolition Delay Application to the Boston Landmarks Commission seeking approval to demolish the Wolbach Building at 55 Shattuck Street, which is necessary to enable the development of the BCCB, was filed by Children's on May 22, 2013. At a hearing on August 13, 2013, a 90 day Demolition Delay was imposed until November 11, 2013.

On September 3, 2013, the Boston Landmarks Commission issued a proposed Study Report on a petition for designation of 55 Shattuck Street as a landmark recommending that the building not be designated as a landmark. A hearing on the Study Report will

be held by the Boston Landmarks Commission on September 24, 2013, with a vote on the Study Report anticipated to follow on October 8, 2013, prior to the Public Hearing to be held by the BRA on October 17, 2013.

RECOMMENDATION

BRA staff recommends that the Secretary be authorized to schedule and advertise a Public Hearing to consider: (1) the 2013 IMP Amendment for the inclusion of three Proposed Institutional Projects: a) an on-campus BCCB Project that includes approximately 445,000 square feet; b) an approximately 29,370 square foot Patient and Family Parking Garage Addition that includes 86 parking spaces; and c) an the off-campus 819 Beacon Street Project that includes approximately 245,840 square feet of office and retail space and 432 parking spaces ("819 Beacon Street Project"); and (2) the BCCB and 819 Beacon Street Project as Development Impact Projects to be held at a time and date to be determined by the Director.

An appropriate vote follows:

VOTED: That the Secretary be, and hereby is, authorized to advertise a Public Hearing before the Boston Redevelopment Authority to consider: (1) the Boston Children's Hospital 2013 Institutional Master Plan Amendment for the inclusion of three Proposed Institutional Projects: a) an on-campus Project that includes an approximately 445,000 square foot Boston Children's Clinical Building ("BCCB"); b) an approximately 29,370 square foot Patient and Family Parking Garage Addition that includes 86 parking spaces; and c) an off-campus Project at 819 Beacon Street that includes approximately 245,840 square feet of office and retail space and 432 parking spaces ("819 Beacon Street Project"); and (2) the BCCB and 819 Beacon Street Project as Development Impact Projects to be held at a time and date to be determined by the Director.