

## Public Notice

The Boston Redevelopment Authority ("BRA"), pursuant to Sections 80D-9.2(a) and 80E of the Boston Zoning Code (the "Code"), hereby gives notice that an Institutional Master Plan Notification Form (IMP/NF)/Small Project Review Application was received by the BRA on October 9, 2013, from Beth Israel Deaconess Medical Center, Inc. ("BIDMC" or the "Proponent").

In the IMP/NF/Small Project Review Application the Proponent proposes the Bowdoin Street Health Center Addition Project (the "Project"), which includes interior renovations and an approximately 4,100 square foot addition, for expanded outpatient clinical space including a Wellness Center, to the Proponent's existing Bowdoin Street Health Center and the corresponding modification of BIDMC's IMP Overlay Area to include the site of the Bowdoin Street Health Center building at 230 Bowdoin Street and its two existing ancillary parking lots located at 3-5 Bowdoin Park and 133-137 Hamilton Street (230 Bowdoin Street, 3-5 Bowdoin Park and 133-137 Hamilton Street, collectively, "Project Site"). The Project Site is located in the Dorchester Neighborhood District of Boston. Other than the Project as described in the IMP/NF/Small Project Review Application, no other changes to the BIDMC Institutional Master Plan previously approved in 2004 and renewed in 2009 ("BIDMC IMP") are proposed. The IMP/NF/Small Project Review Application also includes an application for the design component of Small Project Review for the Project, which is required pursuant to Sections 80E-2.1 and 65.37.1(b) of the Code.

With the submission of its IMP/NF/Small Project Review Application, the Proponent is initiating an IMP Review and a Small Project Review and is requesting BRA approval under Articles 80D and 80E of the Code, which approval includes the issuance of an Adequacy Determination for the BIDMC IMP as amended by the IMP/NF/Small Project Review Application pursuant to Section 80D-5.4, the issuance from the BRA Director of a Certification of Consistency pursuant to Section 80D-10 and approval under Small Project Review pursuant to Section 80E-5.2, and certification thereof under Section 80E-6, as well as a petition by the BRA Director for further approval of the proposed amendment to the BIDMC IMP set forth in the IMP/NF by the Boston Zoning Commission.

The IMP/NF/Small Project Review Application may be viewed at the following location: Office of the Secretary of the BRA (Room 910), Boston City Hall, One City Hall Square, Boston, MA 02201 between 9 AM and 5 PM, Monday through Friday, except legal holidays. Public comments on the IMP/NF/Small Project Review Application should be transmitted to Ms. Sonal Gandhi, Senior Project Manager, BRA, at the address stated above or at [sonal.gandhi.bra@cityofboston.gov](mailto:sonal.gandhi.bra@cityofboston.gov) within 30 days of the receipt of the IMP/NF/Small Project Review Application by the BRA.

### **Boston Redevelopment Authority**

Brian P. Golden, Secretary



**Beth Israel Deaconess  
Medical Center**

**Institutional Master Plan Notification Form**

Amendment to

**Beth Israel Deaconess Medical Center  
Institutional Master Plan**

*Submitted to:*

**Boston Redevelopment Authority**

*Submitted by:*

**Beth Israel Deaconess Medical Center**

**October 9, 2013**

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## Chapter 1.0

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Introduction

## 1.0 INTRODUCTION/OVERVIEW

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### 1.1 Introduction

Beth Israel Deaconess Medical Center (BIDMC) is proposing an approximately 4,100 square foot (sf) addition to its Bowdoin Street Health Center at 230 Bowdoin Street, and corresponding modification of BIDMC's IMP Overlay Area to include the existing Bowdoin Street Health Center site and its two ancillary parking lots located at 3-5 Bowdoin Park and 133-137 Hamilton Street (the Bowdoin Street Health Center Addition Project or the Project). The Bowdoin Street Health Center is a community health center licensed under BIDMC that provides comprehensive, culturally-competent, individualized care of the highest quality to children, adolescents and their families, and also supports the health of the North Dorchester and South Dorchester communities. The Bowdoin Street Health Center Addition Project will significantly improve health services for patients of the Bowdoin Street Health Center by adding a Wellness Center focused on dietary education and exercise.

BIDMC is pleased to submit this Institutional Master Plan Notification Form (IMPNF) pursuant to Article 80D, Institutional Master Plan (IMP) Review, of the Boston Zoning Code (the Code). With this submission, BIDMC is initiating expedited IMP Amendment Review under Section 80D-9.2(a) of the Code. This IMPNF addresses BIDMC's mission and objectives; a description of the Bowdoin Street Health Center Addition Project and zoning. The Project proposes institutional uses that do not exceed 50,000 sf, the size threshold for Large Project Review, and the Project qualifies for the expedited amendment procedure as set forth in 80D-9.2(b)(i). Other than the Project as described in this IMPNF, no other changes to the BIDMC Institutional Master Plan are proposed. This filing also includes an application for the design component of Small Project Review for the Bowdoin Street Health Center Addition Project, which is required pursuant to Section 80E-2.1 and Section 65-37.1(b) of the Code.

BIDMC, a non-profit health care institution, was created in 1996 through the merger of Beth Israel Hospital and New England Deaconess Hospital – two highly respected institutions with long-standing presence in the community. BIDMC is renowned for excellence in patient care, biomedical research, teaching, and community service and serves more than half a million patients annually in the Boston area. BIDMC is a major teaching affiliate of Harvard Medical School, and it attracts the world's finest physicians, caregivers, researchers, and teachers who are united in providing patients with the highest quality care and services. BIDMC provides the highest caliber of patient care as indicated by the fact that it is ranked each year as a "Best Hospital" by the U.S. News and World Reports. The mission of BIDMC is "To Provide Extraordinary Care Where the Patient Comes First, Supported by World Class Education and Research." BIDMC is committed to serving its patients compassionately and effectively and to creating a healthy future for patients and their families through research and through teaching the next generation of physicians and healthcare professionals. BIDMC provides numerous economic benefits to the City of

Boston, is a large purchaser of goods and services, and is one of Boston's most significant employers. BIDMC employs approximately 2,965 Boston residents as part of a diverse workforce of over 9,250 full-time and part-time employees.

BIDMC has two main campuses, East and West, located within Boston's Longwood Medical and Academic Area (LMA), as described in detail in BIDMC's Institutional Master Plan which was approved by the Boston Redevelopment Authority (the BRA) in 2004 and renewed in 2009 for a five year term ending in August, 2014 (the BIDMC IMP). Additional information about BIDMC's facilities and activities is included in bi-annual IMP updates BIDMC has filed with the BRA, most recently in August, 2013.

Beth Israel Deaconess Medical Center is licensed for 649 beds and has a delivery rate of 5,000 births per year. Beth Israel Deaconess Medical Center provides a full range of emergency services including a Level 1 trauma center and roof-top helipad. Among independent teaching hospitals, BIDMC is currently the third largest recipient nationwide of biomedical research funding from the National Institutes of Health, and is also supported by grants from private foundations, such as the American Cancer Society and the American Heart Association, and government agencies. BIDMC shares important clinical and research programs with several LMA institutions such as Dana-Farber Cancer Institute, the Joslin Diabetes Center, and Boston Children's Hospital.

To promote its teaching mission, BIDMC has over 1,250 physicians on the medical staff, virtually all of whom hold faculty appointments at Harvard Medical School. BIDMC is home to a renowned academic research program and is a known national leader in "bench to bedside" research. In addition to training medical students and doctors, BIDMC provides clinical education to students in nursing, social work, medical and radiological technology, and physical, occupational, and respiratory therapy.

In an effort to improve health services and create healthy futures for patients and their families, BIDMC is proposing a small approximately 4,100 square foot addition to its Bowdoin Street Health Center located at 230 Bowdoin Street in Dorchester. The Bowdoin Street Health Center Addition Project will include a Wellness Center focused on dietary education and exercise, as well as added space for additional physicians to serve the busy outpatient clinic. The existing Bowdoin Street Health Center building is three stories along Bowdoin Street and two stories in the rear of the building. The Project includes expansion of the third floor and the interior renovations of a portion of the first floor. Figure 1-1 shows the Project Locus. Parcel A (approximately 15,874 sf) is the site of the existing Bowdoin Street Health Center where the proposed addition will be built. Parcel B (approximately 4,989 sf) is a 14 space ancillary parking lot located at 3-5 Bowdoin Park and Parcel C (approximately 4,876 sf) is a 10 space ancillary parking lot located at 133-137 Hamilton Street. As previously described, as part of the Project, the BIDMC IMP area will be expanded by the approval of this IMPNF for Amendment of the BIDMC IMP (and the adoption by the Boston Zoning Commission of a corresponding IMP map amendment as further described in Section 2.2.2) to include Parcels A, B and C, as shown on Figure 1-1, totaling land area of approximately 25,739 square feet.



LEGEND

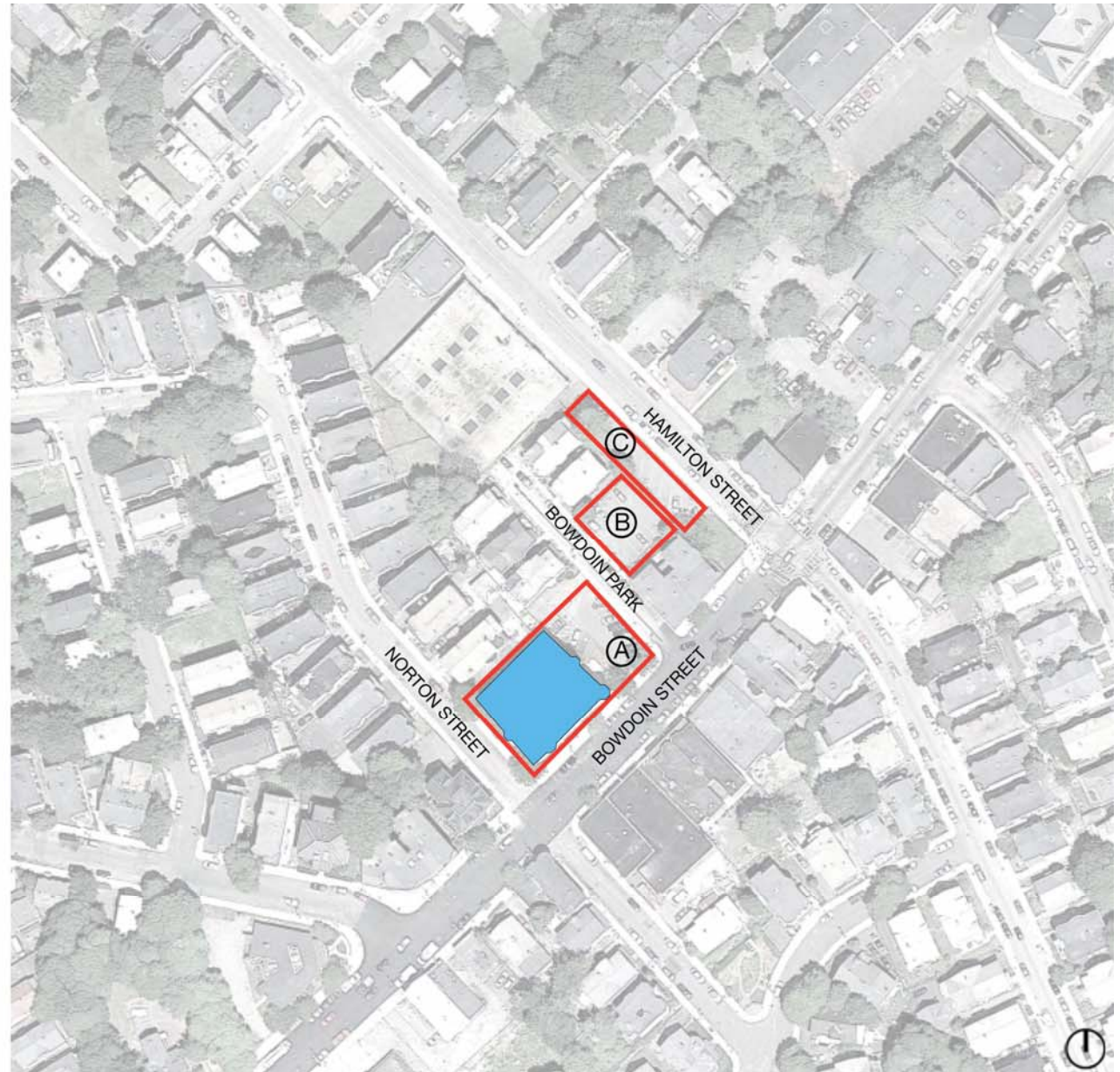
PARCEL (A) BOWDOIN STREET HEALTH CENTER SITE  
230 BOWDOIN ST.

PARCEL (B) ANCILLARY PARKING LOT  
3-5 BOWDOIN PARK

PARCEL (C) ANCILLARY PARKING LOT  
133-137 HAMILTON ST.

 NEW IMP OVERLAY AREA

 BOWDOIN STREET HEALTH CENTER BUILDING FOOTPRINT



Bowdoin Street Health Center, Beth Israel Deaconess Medical Center  
IMP/NF/Small Project Review

## 1.2 Project Team

<b>Proposed Project:</b>	Bowdoin Street Health Center Addition
<b>Address/Location:</b>	230 Bowdoin Street (f/k/a 224-238 Bowdoin Street) 3-5 Bowdoin Park 133-137 Hamilton Park Dorchester, MA 02122
<b>Proponent:</b>	Beth Israel Deaconess Medical Center, Inc. 330 Brookline Avenue Boston, MA 02215 (617) 667-7000 Dennis Monty, Director of Facilities Planning, Compliance and Special Projects Adela Margules, Executive Director, Bowdoin Street Health Center
<b>Architects:</b>	Isgenuity LLC 321 Summer Street, Suite 401 Boston, MA 02210 (617) 419-4660 George A. Takoudes, AIA LEED AP
<b>Environmental Consultants:</b>	Epsilon Associates, Inc. 3 Clock Tower Place, Suite 250 Maynard, MA 01754 (978) 897-7100 Cindy Schlessinger Geoff Starsiak
<b>Legal Counsel:</b>	Beth Israel Deaconess Medical Center, Inc. 330 Brookline Avenue Boston, MA 02215 (617) 667-7000 Elizabeth H. Gerlach, Deputy General Counsel and Director of Real Estate Development & Land Use Planning

### 1.3 Description of BIDMC

Patient care is at the heart of BIDMC's mission. For more than 100 years, BIDMC has provided top-quality health care. Its patients benefit from the most up-to-date treatments medicine has to offer, including the newest technologies. The mission of Beth Israel Deaconess Medical Center is "To Provide Extraordinary Care Where the Patient Comes First, Supported by World Class Education and Research." BIDMC is committed to providing personalized care to its patients compassionately and effectively and to creating a healthy future for them and their families through research and through teaching the next generation of physicians and healthcare professionals.

Decades before Beth Israel Hospital and New England Deaconess Hospital came together as BIDMC in 1996, each was a leader in health care with a long history of personalized patient care and community service. In 1896, as part of their missionary charter, Methodist deaconesses founded Deaconess Hospital to care for the city's residents. In 1916, Beth Israel Hospital was established by the Boston Jewish community to meet the needs of the growing immigrant population.

Services to community are at the core of the tradition of both of the founding hospitals, and an important part of BIDMC's mission. BIDMC has a covenant to care for the underserved and to work to change disparities in access to care. BIDMC annually incurs significant costs (more than \$57 million in 2012) for charity care, including payment to the Health Safety Net for care of people without means to pay, uncompensated care and bad debt expenses. Fundamental to BIDMC's commitment to care for the underserved is the belief that everyone is entitled to quality healthcare, regardless of ability to pay or insurance status.

BIDMC's service to the community is demonstrated by its work in partnership with several affiliated health centers in the City of Boston, including the Bowdoin Street Health Center, which is operated and licensed by BIDMC, The Dimock Center, Fenway Health and its affiliated Sidney Borum Jr. Health Services, Joseph M. Smith Community Health Center, and South Cove Community Health Center.

Critical to BIDMC's success is the partnership between BIDMC and its physicians. It is this partnership that allows BIDMC to carry out its mission of clinical care, teaching, and research. BIDMC's partnership with Harvard Medical School and its role as a major Harvard teaching hospital strengthen its ability to train, teach and create new knowledge.

#### **Patient Care**

BIDMC is committed to excellence in health care, and places the needs, convenience, and comfort of its patients ahead of all other considerations. BIDMC is a nonprofit health care institution that provides care for patients of any race, creed, color, or nationality. It features:

- ◆ State-of-the-art inpatient and outpatient clinical care;

- ◆ Care for approximately 51,000 hospitalized patients (including inpatient and observation discharges) and approximately 548,500 outpatient clinic encounters (in FY 2012);
- ◆ 649 licensed beds;
- ◆ A delivery rate of nearly 5,000 births a year;
- ◆ A full range of emergency services, including a Level 1 Trauma Center and roof-top heliport allowing BIDMC to care for more than 55,500 emergency and trauma patients annually; and
- ◆ The Beth Israel Deaconess Learning Center, offering patients and families up-to-date health information and access to current research on a wide range of medical conditions.
- ◆ BIDMC is recognized as a nationwide leader for its initiatives that enhance clinical quality and improve the patient experience. Examples of BIDMC's standard-setting care and clinical breakthroughs include:
  - BIDMC is committed to providing understandable, usable, and timely information on its quality and safety record. BIDMC was among the first in the nation to post quality and safety measures on its public web site and was recently honored with the American Hospital Association-McKesson Quest for Quality Prize, a prestigious award that recognizes leadership and innovation in quality and safety among the nation's hospitals.
  - BIDMC is among the first medical centers in the country, and the first in Massachusetts, to invite patients to participate in OpenNotes, a transparent approach to care in which doctors share their medical notes with patients. OpenNotes is available to all primary care, orthopedic and rehabilitation patients and will be rolled out to all specialties by the end of 2013.
  - The Cancer Center at BIDMC is one of the preeminent clinical and research cancer programs in the country, offering the best in early diagnosis and leading edge treatments. Multidisciplinary teams offer 18 specialty programs, such as those focusing on breast cancer, prostate cancer and biologic therapy. As a founding member of the Dana Farber/Harvard Cancer Center, BIDMC patients benefit from access to a broad range of clinical trials. BIDMC was the first hospital to offer CyberKnife, a non-invasive, radiosurgical alternative to open surgery.
  - The CardioVascular Center at BIDMC is a multidisciplinary center that combines cardiovascular medicine, cardiac surgery and vascular/endovascular surgery. The Center is recognized for excellence in clinical care, cardiovascular research

and educating the physicians of tomorrow. An extensive affiliate network extends across eastern Massachusetts and southern New Hampshire, providing high quality care in communities with seamless access to BIDMC.

- The Digestive Disease Center provides treatments for all digestive disorders ranging from irritable bowel syndrome to colon cancer. BIDMC performs more than 30,000 procedures annually, making its physicians among the most experienced in the nation.
- BIDMC's Spine Center is the only one of its kind in Boston, co-directed by a neurosurgeon and orthopedic surgeon, reflecting true integration of these specialties. This enables the Spine Center to work together with patients and their primary care physicians to find the best treatment, which often is not surgery.

Additional detail about clinical excellence and innovation and medical milestones at BIDMC is included in Section 1.3 of the BIDMC IMP.

### **Biomedical Research**

BIDMC is a world-class research institution where outstanding scientists work to develop new knowledge for the betterment of the health of the local and extended community. BIDMC is renowned for the "bench-to-bedside and back" model of translational research and for its collaboration with industry to transfer the fruits of research into products that improve the quality of life. BIDMC shares important clinical and research programs with institutions such as the Dana-Farber Cancer Institute, the Joslin Diabetes Center and Children's Hospital. BIDMC has research programs on a broad range of topics including: Alzheimer's Disease, Aspects of Normal Aging, Immune Response Mechanisms, Tumor Growth, Infectious Diseases, Cardiology and Molecular Biology, AIDS, Epilepsy, Psoriasis, Dyslexia, Asthma, Orthopedics, Drug Delivery Systems, and Blood Clot Filters. BIDMC consistently ranks among the top four recipients of biomedical research funding from National Institute of Health among independent teaching hospitals. Research funding currently totals over \$229.8 million annually. BIDMC researchers run more than 850 active sponsored projects and 500 clinical trials. BIDMC researchers hold national and international leadership positions in their fields of investigation, and are credited with discoveries of far-reaching influence.

The BIDMC research program and many of its achievements are described in detail in Section 1.3 of the BIDMC IMP.

## Education

As an academic medical center, teaching and its application at the bedside support BIDMC's provision of outstanding clinical care. BIDMC has nearly 1,250 physicians on the active medical staff. Most physicians hold faculty appointments at Harvard Medical School. BIDMC is a major teaching facility of Harvard Medical School. BIDMC operates numerous accredited residency and other training programs for approximately 650 interns and residents in a variety of areas including: Internal Medicine, Anesthesia, Dermatology, Emergency Medicine, Neurology, Obstetrics and Gynecology, Orthopedic Surgery, Pathology, Psychology, Radiation Therapy, Radiology and Surgery. These trainees move into practice in the Greater Boston community and into teaching positions in academic medical centers throughout the nation and the world.

In cooperation with area colleges, BIDMC also provides clinical training for other health professionals in nursing, respiratory therapy, laboratory technology, and social work.

### 1.4 Community Benefits

Chapter 7 of the BIDMC IMP includes a detailed description of the numerous community service programs, employment opportunities, work force development initiatives, and other benefits resulting from BIDMC's presence in Boston and the LMA.

Beth Israel Deaconess Medical Center is committed to serving its patients compassionately and effectively, and to creating a healthy future for them and their families. BIDMC's mission "To Provide Extraordinary Care Where the Patient Comes First, Supported by World Class Education and Research" includes a strong commitment to workforce development programs that enhance the skills of BIDMC's diverse employees and provide career advancement opportunities. BIDMC offers incumbent employees many "pipeline" programs to train for the following professions: Medical Coder, Nurse, Nurse RN to BSN, Research Administrator, Patient Care Technician, Pharmacy Technician, Medical Laboratory Technician, Registration Specialist, and Research Administrator. BIDMC's Employee Career Initiative (ECI) provides career and academic counseling, on-site academic assessment, and on-site pre-college and college-level science courses to employees at no charge. Tuition reimbursement and competitive scholarships as well as ESOL, GED prep, basic computer skills and citizenship classes are additional offerings. Additionally, each year, BIDMC sponsors two employees to participate in The Partnership, Inc's. year-long leadership program, designed to facilitate career growth and networking for professionals of color in greater Boston.

BIDMC is also committed to making employment opportunities available to qualified community residents through training internships conducted in partnership with community agencies such as St. Mary's Center for Women and Children and YMCA Training, Inc. BIDMC provides feedback to community organizations such as The Work Place and Crittenton Women's Union on adults applying to jobs at BIDMC. To support the student

population of the Boston area, BIDMC provides summer jobs and mid-year internships to introduce high school students and out-of-school youth to careers in the medical field. In partnership with the Boston Private Industry Council, BIDMC hosts Boston Public High School students in the annual Job Shadow Day.

In addition to serving its patients, BIDMC is committed to being active in its community. BIDMC has a covenant to care for the underserved and to work to address disparities in access to care. To help ensure that those who need care have access to appropriate services, BIDMC annually incurs significant costs (more than \$57 million in 2012) for charity care, including payment to the Health Safety Net for care of people without means to pay, uncompensated care and bad debt expenses.

Strongly committed to providing care for the underserved, BIDMC collaborates with and provides support for community health centers and community based practices. BIDMC works in partnership with Bowdoin Street Health Center (which is operated and licensed by BIDMC), The Dimock Center, Fenway Health and its affiliated Sidney Borum Jr. Health Services, Joseph M. Smith Community Health Center, and South Cove Community Health Center, to ensure that residents of Boston's urban neighborhoods have access to culturally appropriate health services. These community providers are uniquely positioned to offer accessible primary care to Boston's diverse urban communities. True to the legacies of its founding hospitals, Beth Israel Deaconess Medical Center today continues its covenant to provide exceptional, personalized, culturally and linguistically appropriate care to its diverse communities. BIDMC recognizes its responsibility to take an active role in collaborating with community based leaders and organizations to understand the needs of its communities and to partner together to develop programs and policies to ensure access to healthcare services and to improve health status, particularly for underserved communities. The BIDMC Community Benefits program is targeted to low income individuals in Boston who are medically underserved due to access barriers related to sexual orientation, gender identity, race, ethnicity and geographic distance.

Through the BIDMC Community Benefits program, BIDMC has helped to increase capacity of primary care and OB/GYN practices at its six affiliated health centers and increased community-based specialty care services, mammography, and Community Health Center-based pharmacies. Likewise, in the Bowdoin/Geneva neighborhood, BIDMC has expanded its Food Equity Project and continued violence prevention and intervention programs which resulted in a reduction in violent incidents. BIDMC has also continued efforts to provide care for diverse patients through Cancer Navigator, Interpreter Services, multilingual patient education and cultural competence initiatives.

Recognizing that many factors influence community health, Beth Israel Deaconess Medical Center's Community Benefits program focuses on four major priorities including: increasing access to care; obesity, fitness and nutrition; disease management and prevention; and behavioral health. BIDMC works on numerous initiatives with its affiliated community

health centers and community based practices on all four of these priorities. Highlighted below are descriptions of how each of these priorities are exemplified in Bowdoin Street Health Center's programming.

### **Increasing Access to Care**

There is an extensive body of research that has shown the importance of timely access to primary and specialty care services. Those without timely access to regular primary care and/or needed specialty care services have substantially poorer health status and are more likely to face disparities in health outcomes. There is also irrefutable evidence that shows that low income and uninsured or underinsured individuals struggle to access care compared to their middle income, upper income, and well insured counterparts. According to a highly respected series of reports developed by the Institute of Medicine (*Coverage Matters: Insurance and Health Care, 2001*), low income, uninsured people receive about half as much care as those who are more affluent and privately insured. Low income, uninsured/underinsured children and adults get fewer and less timely preventive and screening services, are less likely to have a regular source of care, less likely to have access to acute or chronic disease management services, and more likely to use hospital emergency rooms for non-emergent primary care treatable or avoidable care.

BIDMC continues to partner with its six affiliated health centers who serve over 100,000 low-income, uninsured and underinsured patients. BIDMC works with its community health centers to enhance primary care access and access to specialty care including lab, radiology, mammography, and many specialists on-site at the health centers.

Additionally, the BIDMC Emergency Department is undertaking a program to partner with four of its affiliated health centers to educate patients about the hours and services available at each health center. This is an effort to decrease inappropriate use of hospital emergency rooms and to improve continuity and coordination of care by providing preventive and acute care in a primary care setting – the health centers. BIDMC also continues to support its health centers in their quest, attainment and sustainment of patient centered medical home recognition.

Bowdoin Street Health Center is recognized by the National Center for Quality Assurance as a Level III Patient Center Medical Home. As such, Bowdoin Street Health Center provides accessible, high quality, effective, and cost-efficient care that is organized around patients' needs, learning styles and preferences. Bowdoin Street Health Center provided approximately 45,000 medical visits to its 11,000 patients in FY 2012.

### **Obesity, Fitness and Nutrition**

Regular physical activity combined with healthy eating are two of the most important things people of all ages can do to improve their health. Physical activity helps prevent many diseases (e.g. heart disease, diabetes and some cancers), strengthens bones and muscles,



reduces stress and depression and makes it easier for people to maintain a healthy body weight or reduce weight if they are overweight or obese. Eating a healthy diet can help lower people's risk for heart disease, high blood pressure, diabetes, osteoporosis and certain cancers, and help people maintain a healthy body weight. Healthy and safe eating is important throughout the lifespan.

In order to encourage healthy eating and active living, BIDMC is funding three grants to health centers, Joseph M. Smith Community Health Center, The Dimock Center and Bowdoin Street Health Center, under its Healthy Eating/Active Living initiative. Additionally, BIDMC is partnering with the Boston Food and Fitness Collaborative to increase education and awareness in the community and to make healthy food (i.e., fruits, vegetables, and fresh fish) available in its neighborhoods. BIDMC also continues to offer its Walking for Wellness program in several Boston communities and public schools.

Bowdoin Street Health Center has developed a bevy of coordinated approaches to address nutrition, fitness and the prevalence of obesity in their community. The Boston Public Health Commission found that 64% of adults living in Dorchester are overweight or obese, increasing the risk of diabetes, high blood pressure, heart disease, stroke, asthma, arthritis and certain cancers. Bowdoin Street Health Center's assessment of healthy, affordable food options revealed no full-service supermarkets in the neighborhood but rather small corner stores not equipped to store and sell fresh fruits and vegetables. Bowdoin Street Health Center's Health Food Equity plan articulated three strategies to provide access to healthier food choices: sustaining a weekly Farmer's Market during the spring-autumn months; launching a Healthy Corner Store Initiative to work with local vendors on profitably supporting different food choices; and implementing a community education campaign. Key to the Healthy Food Equity project are the Healthy Champions—a cadre of youth who created a community garden, sold their produce at the Farmer's Market, and who educated their peers and families about healthier eating habits. In 2013, staff from BIDMC continued to support Bowdoin Street Health Center's Farm to Family Program, a CSA (Community Supported Agriculture) project. CSA shares were purchased by BIDMC staff, resulting in a subsidy to underwrite weekly cartons of fresh fruits and vegetables for local families.

Additionally, the Fitness in the City program includes activities and measurements for all children who are obese or at-risk for obesity. Complementing this effort is The Optimal Weight for Life Programs (OWL on the Road) that offer a multidisciplinary team of pediatrician, nutritionist and wellness coach for those who are significantly overweight. The Bowdoin Street Health Center Addition Project will allow BIDMC to expand its efforts at Bowdoin Street Health Center to enhance patients' health by addressing obesity, fitness and nutrition.

## Disease Management and Prevention

Chronic diseases, such as heart disease, hypertension, diabetes, cancer, and stroke, are among the most common, costly, and preventable of all health problems in the U.S. As a nation, 75% of our health care dollars goes to treatment of chronic diseases. These persistent conditions leave in their wake deaths that could have been prevented, lifelong disability, compromised quality of life, and burgeoning health care costs. Seven out of 10 deaths among Americans each year are from chronic diseases. Heart disease, cancer and stroke account for more than 50% of all deaths each year. In 2005, 133 million Americans – almost one out of every two adults – had at least one chronic illness. Four modifiable health risk behaviors—lack of physical activity, poor nutrition, tobacco use, and excessive alcohol consumption—are responsible for much of the illness, suffering, and early death related to chronic diseases.

BIDMC works closely with its affiliated community health centers to address chronic conditions in the primary care setting. BIDMC has long supported programs in community care settings that educate and screen patients for diabetes, hypertension, and persistent asthma and that provide evidenced-based counseling/coaching and treatment. Through partnership, individuals needing specialty care can access care either on-site at the health centers via BIDMC specialists or at BIDMC's Longwood campus.

BIDMC also supports access to cancer screening and treatment for low income, uninsured adults (breast, prostate, and colon cancers). Three of its affiliated health centers offer on-site mammography and BIDMC participates in the free-colon screening program each year. BIDMC also supports and promotes the city-wide Cancer Navigators program and hosts quarterly meetings, as well as linking patients screened positive for cancer to Cancer Patient Navigators.

At Bowdoin Street Health Center, providers formed the Community Healthy Heart Partnership initially to address cardiovascular disease and later to include the co-morbid condition of diabetes. By reconfiguring its chronic disease management program to include a focus on diabetes, Bowdoin Street Health Center established a relationship with the Joslin Diabetes Center and was subsequently chosen as one of four health centers to receive \$1.2 million to develop “best practice” models of care for underserved patients with diabetes. The collaboration now includes input from community and specialty care providers as well as patients, community residents and a funding Foundation that is committed to bringing national resources to improving care for diabetes. Additional stakeholders' voices and resources have subsequently shaped the Bowdoin Street Health Center's development of a Healthy Food Equity Strategic Plan to sustain the Farmer's Market and implement a Corner Store Initiative.

The Bowdoin Street Health Center's Diabetes Initiative is a comprehensive care management program, caring for more than 600 adults diagnosed with diabetes through individual appointments, group medical visits, self-care management visits, exercise and

behavioral health programs. Bowdoin Street Health Center was Boston's first health center to earn recognition by the American Diabetes Association. BIDMC also supports Joseph M. Smith Community Health Center's *Live and Learn Diabetes Program*, including a collaboration with The Joslin Clinic for both Joseph M. Smith Community Health Center and Bowdoin Street Health Center patients.

## **Behavioral Health**

There is a growing appreciation of the impact that mental health and substance abuse problems have on the general public and on the health care system. Research has shown that roughly 33% of the population will experience some kind of mental health or substance abuse problem in any given year. The impact that these problems have on the primary care setting is startling. According to a Substance Abuse and Mental Health Administration publication published in 2003, 20% to 40% of all patients seen in the primary care settings have a diagnosable mental illness that could interfere with daily functioning. The Health Resources Service Administration's Bureau of Primary Health Care has documented that underlying mental health and substance problems may account for up to 70% of all primary care medical visits. Evidence-based screening tools and treatments for many mental health and substance abuse conditions exist, particularly for depression, anxiety, and alcohol abuse, yet most patients are never screened and less than 50% of those that are identified receive needed care.

BIDMC is partnering with The Dimock Center to stabilize their office-based Opioid Treatment program and increase its capacity. With the support of the BIDMC Community Benefits program, The Dimock Center will hire a part-time medical assistant, and train all their medical assistants in the basics of medication used to treat opioid dependence and in motivational interviewing, increase patient outreach efforts and expand hours to include Saturdays. Additionally, the BIDMC Community Benefits program will be working with the BIDMC Emergency Department to identify protocols and processes for screening for substance abuse, communicating these results to primary care providers, and referring individuals for treatment.

Bowdoin Street Health Center has provided comprehensive mental health services to children, adolescents and their families since its founding in 1972. Bowdoin Street Health Center mental health services include initial assessment; individual treatment for children and adolescents and family therapy, provided by five experienced social workers; psychopharmacology, provided by a child and adult psychiatrist; and individual treatment as needed for parents, provided by one additional adult therapist. Children and youth identified in primary care as needing services are assigned a social worker, who provides case management, coordinates care within the health center's medical home team and care provided outside the health center (e.g. schools, Community Service Providers). For clients with Mass Health, the social worker may also refer the client/family to Children Behavioral Health Initiative services such as In Home therapy and other wraparound services from a Community Service Provider. Bowdoin Street Health Center also has a dedicated pediatric

community resource specialist who works directly with families and serves as an additional resource for the pediatric medical home team members in locating resources for needy families with children, including but not limited to housing, food, childcare, employment and recreational resources.

As one of the first health centers in Massachusetts to have achieved designation as a Level 3 Patient-Centered Medical Home by the National Center for Quality Assurance, mental health services are an integral part of the child's medical care at Bowdoin Street Health Center and child and family social workers are part of the pediatric medical home team. This team approach provides a strong, responsive infrastructure for delivering coordinated, patient-centered care to children and families/caregivers whose mental health needs are often challenging and complex. In addition, since 2009, Bowdoin has successfully participated in MYCHILD, providing services to very young children, ages 0-5, with severe emotional disturbance and their families/caregivers. MYCHILD includes a child therapist working together with a family partner to deliver mental health and support services to children and families, including home visits. Additionally, for the last five years, the Bowdoin Street Health Center has partnered with Boston Children's Hospital to provide developmental assessments for school aged children through the ASK program.

Dorchester is one of Boston's most diverse neighborhoods and its residents have many health needs. By opening the new Bowdoin Street Health Center in 1996, BIDMC significantly increased Bowdoin Street Health Center's capacity to provide a full range of services. As mentioned previously, the Bowdoin Street Health Center now serves over 11,000 patients, offering a full continuum of services either on-site or at BIDMC. With the construction of the Wellness Center as part of the Bowdoin Street Health Center Addition Project, BIDMC will be able to promote exercise, healthy cooking and healthy eating for Bowdoin Street Health Center patients and their families as well.

In addition to the community benefits already provided by BIDMC, the Bowdoin Street Health Center Addition Project will benefit the City of Boston and the Dorchester community by providing additional healthcare facilities that will improve access to primary care and specialty clinic services, and will significantly improve health services by adding a Wellness Center focused on dietary education and exercise.

## Chapter 2.0

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IMP Project

## 2.0 PROPOSED IMP PROJECT

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### 2.1 Project Description

#### *2.1.1 Project Need and Objectives*

Licensed and operated by BIDMC, the Bowdoin Street Health Center has been an integral part of the Dorchester community since 1973. In 1997, BIDMC built the existing Bowdoin Street Health Center building on land it leases from its community partner, Bowdoin Street Health Center Inc., when the previous facility two blocks away grew too small to meet the health needs of the community. Bowdoin Street Health Center remains focused on providing outstanding medical care while maintaining a tradition of working with residents to identify and meet their unique health needs. Comprehensive primary and specialty care is offered, with specialized expertise in the careful management of chronic disease, especially diabetes. The Bowdoin Street Health Center actively engages with community organizations and government to improve public safety, access to affordable foods including fresh fruits and vegetables, and recreational opportunities for children and adults.

The goal of the Bowdoin Street Health Center Addition Project is to significantly improve health services by adding a Wellness Center focused on dietary education and exercise. Bowdoin Street Health Center will incorporate wellness activities into primary care delivery, enabling patients to get healthy and stay healthy. There is a tremendous need for these wellness and primary care services among Bowdoin Street Health Center patients. Large proportions of people residing with the neighborhoods served by the Bowdoin Street Health Center live in poverty, have limited formal education, are unemployed, and struggle to afford food and other essential household items. In North Dorchester, where the Bowdoin Street Health Center is located, there are high rates of obesity, limited physical exercise, and poor nutrition. The Boston Public Health Commission found that 64% of adults living in Dorchester are overweight or obese, increasing the risk of diabetes, high blood pressure, heart disease, stroke, asthma, arthritis and certain cancers. In a recent community health needs assessment conducted by BIDMC, over two-thirds (69%) of North Dorchester survey respondents reported limited access to healthy fruits and vegetables. Only half of survey respondents (one of the lowest in the neighborhoods surveyed) reported using parks and playgrounds in their neighborhood; with 47% (the highest of the surveyed neighborhoods) of respondents reporting that these places were unsafe. Nearly one-third (29%) of North Dorchester respondents reported not feeling safe in their neighborhood, which may hinder residents' ability to exercise. The percentages of residents who report that they engage in regular physical exercise is substantially lower in neighborhoods served by Bowdoin Street Health Center than in other surveyed Boston neighborhoods. The Bowdoin Street Health Center Addition Project will enable BIDMC to address these needs at the Bowdoin Street Health Center with the creation of a demonstration kitchen for healthy cooking classes for adults and children; a large exercise room to accommodate

exercise, dance and other group educational programming, and a gym with workout equipment. In addition, access to primary care and specialty services will be increased with the addition of four exam rooms.

### **2.1.2**        *Project Locus*

The Project Locus is shown on Figure 1-1. Parcel A (approximately 15,874 sf) is the site of the existing Bowdoin Street Health Center and the site of the proposed 4,100 sf addition. Parcel B (approximately 4,989 sf) is a 14 space ancillary parking lot located at 3-5 Bowdoin Park and Parcel C (approximately 4,876 sf) is a 10 space ancillary parking lot located at 133-137 Hamilton Street. As described in Sections 1.1 and 2.2.2, as part of the Project, the BIDMC IMP area will be expanded by the approval of this IMPNF for Amendment of the BIDMC IMP (and the adoption of a corresponding IMP map amendment) to include Parcels A, B and C, as shown in Figure 1-1, totaling land area of approximately 25,739 square feet.

### **2.1.3**        *Project Description*

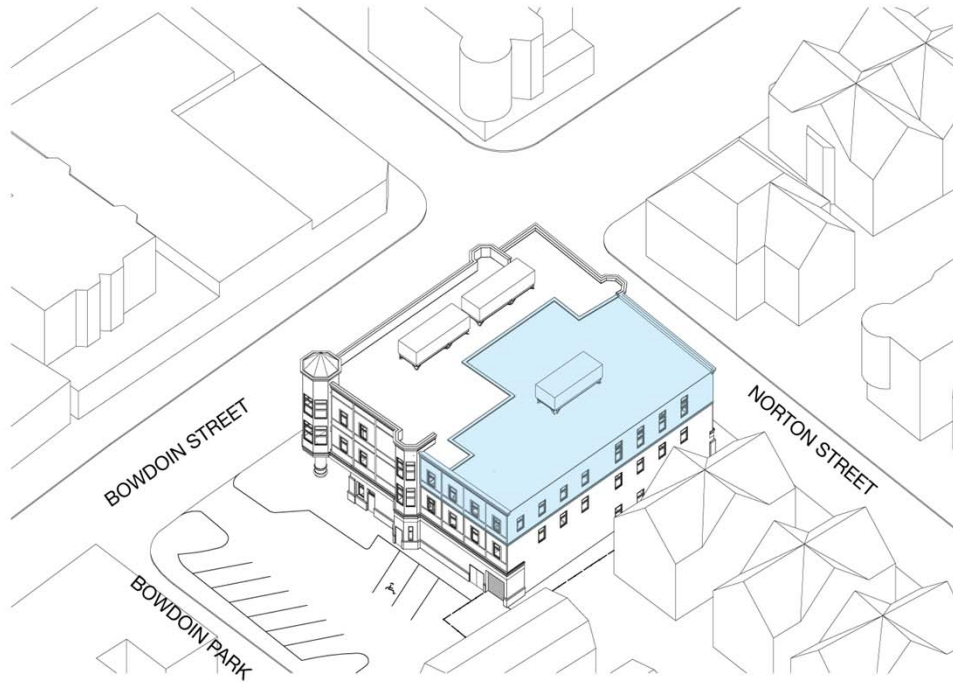
The Bowdoin Street Health Center Addition Project includes expansion of the third floor and the partial renovation of the first floor of the existing Bowdoin Street Health Center building to add a Wellness Center focused on dietary education and exercise and four new clinic exam rooms.

The Bowdoin Street Health Center Addition Project, including the interior renovations and the 4,100 square foot addition to the existing Bowdoin Street Health Center building on Parcel A, and the existing ancillary parking facilities on Parcels B and C are detailed in Table 2-1, and explained in detail below. Figures 2-1 to 2-4 provide a site plan, perspectives, roof plan and elevations of the Bowdoin Street Health Center Addition Project.

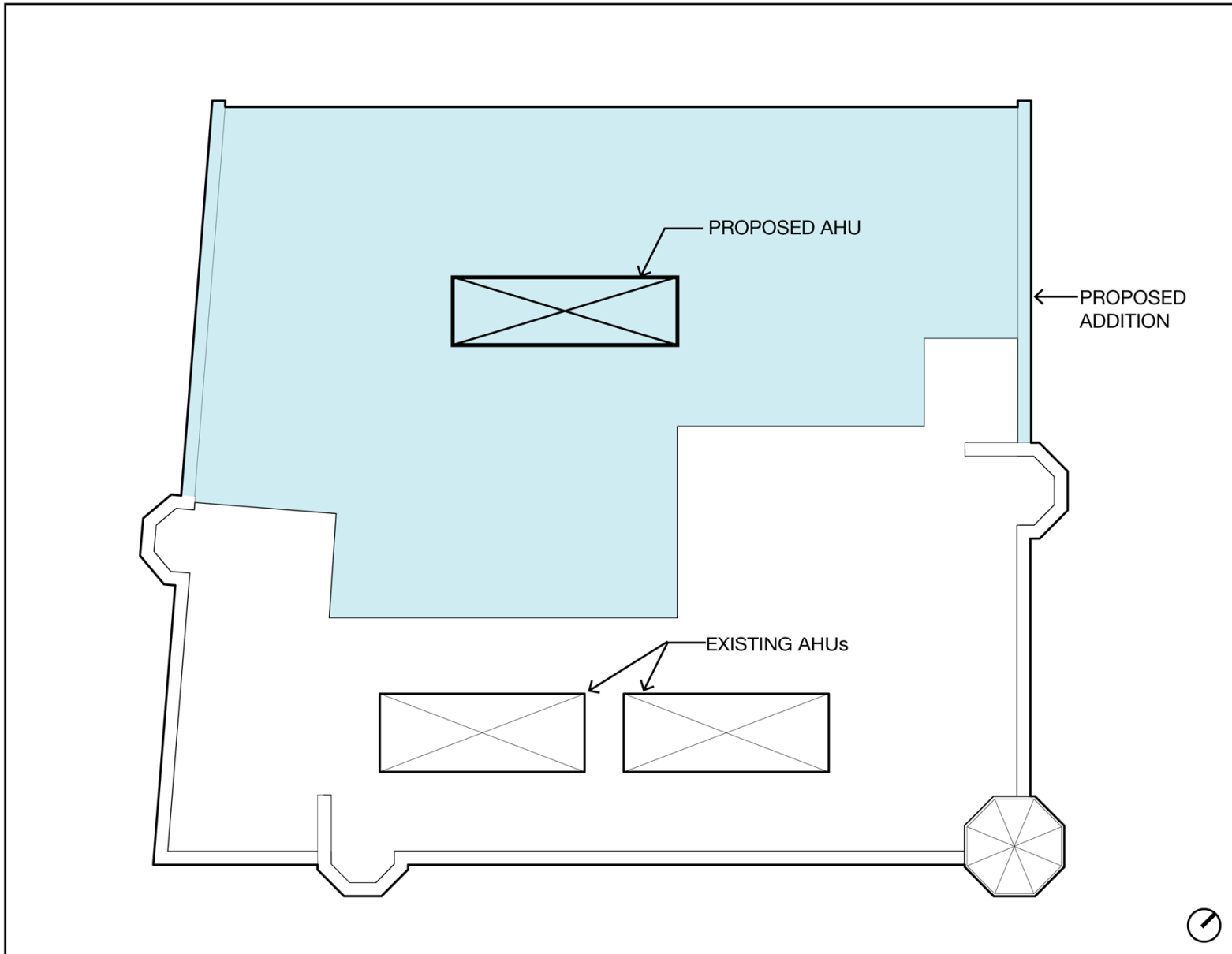


**Bowdoin Street Health Center, Beth Israel Deaconess Medical Center  
IMPNF/Small Project Review**





**Bowdoin Street Health Center, Beth Israel Deaconess Medical Center  
IMPNF/Small Project Review**



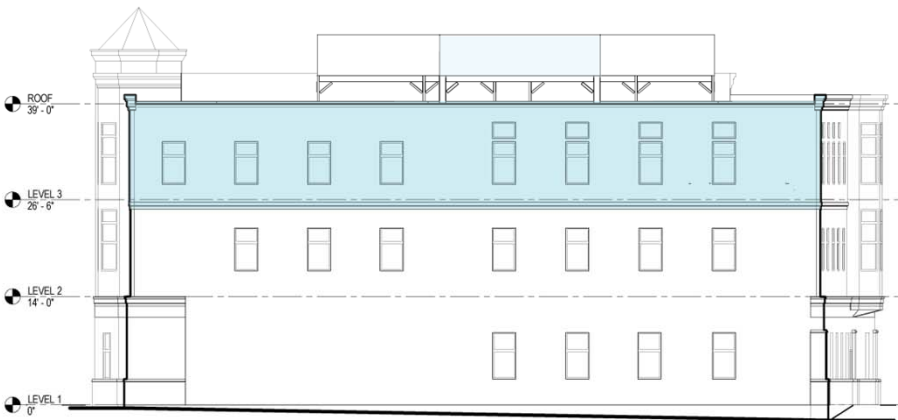
Bowdoin Street Health Center, Beth Israel Deaconess Medical Center  
IMPNF/Small Project Review



SOUTH EAST ELEVATION



NORTH EAST ELEVATION



NORTH WEST ELEVATION



SOUTH WEST ELEVATION

**Bowdoin Street Health Center, Beth Israel Deaconess Medical Center  
IMPNF/Small Project Review**

**Table 2-1 Bowdoin Street Health Center Addition Project**

<b>Project Element</b>	<b>Approximate Dimension</b>
<b>Bowdoin Street Health Center Site: 230 Bowdoin Street, Parcel A</b>	
Gross Floor Area of Addition (as determined by the Boston Zoning Code)	4,100 sf
Existing Building Area	18,747 sf
Floors (above grade)	Three floors; Addition to the existing third floor proposed
Height to top of highest occupiable floor as measured from grade as determined by the Boston Zoning Code (existing and after Addition)	40 feet, plus rooftop mechanicals, and an existing rooftop turret
Uses (existing and after Addition): Hospital ambulatory clinical; clinic, including: -Wellness Center (exercise facilities; demonstration kitchen; classroom/assembly space) -Administrative/support/service -Accessory parking (surface)	
Total Building Area (after Addition)	22,847 sf
Lot Area	15,874 sf
FAR (after Addition)	1.44
Loading Bay	1
Parking Spaces, existing (surface)	9
<b>Ancillary Parking Lot: 3-5 Bowdoin Park, Parcel B</b>	
Lot Area	4,989 sf
Use: Ancillary Parking for Bowdoin Street Health Center	
Parking Spaces, existing (surface)	14
<b>Ancillary Parking Lot: 133-137 Hamilton Street, Parcel C</b>	
Lot Area	4,876 sf
Uses: Ancillary Parking for Bowdoin Street Health Center and community (during off- hours on weekdays and weekends)	
Parking Spaces, existing (surface)	10

The renovation of the first floor includes adding four exam rooms and improving the overall flow and effectiveness of the already busy clinics. The additional exam rooms and support space are gained by relocating existing functions to the planned expansion of the third floor. The third floor addition also allows for the construction of the new Wellness Center which includes an Exercise Room, Activity Room, and Demonstration Kitchen, all of which are vital to supporting planned exercise, education and dietary programs.

The Exercise Room will be located on the third floor near the Physical Therapy clinic and will include light gym equipment and space for guided physical exercise. At least 80 patients per month are expected to utilize the exercise room as a part of their physical

therapy treatments. The Demonstration Kitchen will be used to educate patients about general nutrition and preparation of healthy foods. It is anticipated that two or three cooking classes per week for children and adults will be held in the Demonstration Kitchen. The Activity Room will be a large open area used for group exercise activities as well as community meetings. Although part of the Wellness Center program, the Activity Room will be located at the ground level to minimize acoustical and vibration disturbances to the clinical spaces. Exercise classes for all ages will be conducted daily from 9am to 9pm in the Activity Room and it is expected that approximately 200 patients per week will participate.

Currently, Bowdoin Street Health Center serves approximately 11,000 patients in about 45,000 visits annually. After construction of the Bowdoin Street Health Center Addition Project, Bowdoin Street Health Center expects patient visits to increase to approximately 50,000 visits. The additional exam room capacity will allow Bowdoin Street Health Center to add much needed specialty services such as cardiology, dermatology and endocrinology. The first floor renovations provide an updated Optometry Exam Room and expanded primary clinic space resulting in four new exam rooms and four renovated exam rooms for a total of eight exam rooms. Four of the first floor exam rooms will be designated as Pediatric Exam Rooms and four will be designated for OB/GYN Exam Rooms.

Approximately half of the third floor is existing staff space and will remain unchanged. The 4,100 sf addition will house the relocated Mental Health Clinic and the Physical Therapy Clinic as well as the new Wellness Center.

The existing public entrance will remain, connecting to the central reception area and accessible elevator. Existing parking facilities on the Bowdoin Street Health Center site, and the ancillary lots located nearby on Parcels B and C will remain available for patients, visitors and employees. There are a total of 33 parking spaces in these three parking areas. In addition, on-street parking is available for patients.

#### ***2.1.4 Transportation***

The majority of patients walk to the Bowdoin Street Health Center, however, the site is also accessible by public transit as well as by automobile. Bowdoin Street Health Center also operates a van available for patients with mobility problems such as seniors that is available to pick patients up at home and bring them to the Bowdoin Street Health Center. A summary of the transportation options and impacts are provided below.

#### ***Public Transit***

There are several public transit options in the vicinity of the Bowdoin Street Health Center. Within two blocks of the site there are bus stops for the Massachusetts Bay Transportation Authority (MBTA) bus route 15 which runs from Kane Square or Fields Corner Station to Ruggles Station via Uphams Corner, as well as route 17 which runs from Fields Corner

Station to Andrew Station via Uphams Corner and Edward Everett Square. Within a short walk from the site is the Fields Corner Station, which has access to the MBTA Red Line train.

### ***Traffic***

The Bowdoin Street Health Center Addition Project is anticipated to generate only a minimal number of new trips. In addition, the majority of the trips to the Bowdoin Street Health Center are walk trips or public transit trips and therefore the proposed 4,100 sf addition is not anticipated to impact vehicular traffic conditions around the Project site.

### ***Pedestrians***

The majority of patients walk to the Bowdoin Street Health Center. The streets adjacent to the site have sidewalks on both sides of the street, as do a majority of the surrounding streets in the neighborhood. There is a pedestrian crosswalk located at the corner of Bowdoin Street and Hamilton Street.

### ***Parking and Loading***

A dedicated nine space parking lot is available on the Bowdoin Street Health Center site (Parcel A) with the entrance located on Bowdoin Park, and the exit located on Bowdoin Street. The ancillary parking lots located on Parcels B (3-5 Bowdoin Park) and C (133-137 Hamilton Street) provide an additional 24 parking spaces and are also available for use by patients, visitors and employees. Parking spaces at the Hamilton Street Lot are available to the community during off hours on weekdays and on weekends. While no additional parking spaces will be created in connection with the construction of the 4,100 sf Bowdoin Street Health Center Addition Project, the 33 existing parking spaces dedicated for Bowdoin Street Health Center use on the three Parcels exceeds the current off-street parking requirement of 23 spaces (one space per 1,000 sf of GFA for Health Care Uses) for the construction of a health center containing 22,847 sf pursuant to current underlying zoning set forth in Article 65 of the Code in Section 65-41 and Table F. An existing loading bay for deliveries is internal to the site, located at the northwest corner of the parking lot.

### ***Transportation Demand Management***

BIDMC actively supports efforts to reduce auto use for people traveling to BIDMC facilities, particularly by employees. Section 5.2.2 of the BIDMC IMP describes the BIDMC Transportation Demand Management (TDM) Program in detail. Under this TDM Program, BIDMC offers its employees who work at the Bowdoin Street Health Center a 50 percent transit subsidy, up to the limit of \$115 per employee per month to encourage them to choose public transportation as their primary mode to work.

## *Summary*

The Bowdoin Street Health Center Addition Project is expected to generate a minimal increase in trips, many of which will be pedestrian and transit trips. The resulting negligible number of new trips is not anticipated to have a noticeable impact on the area transportation infrastructure.

### *2.1.5 Urban Design/Context including site plan and elevations*

The Bowdoin Street Health Center Addition Project does not increase the overall height of the existing building, which conforms to the maximum building height requirement of 40 feet set forth in the current underlying zoning for the building site. (See Code, Article 65, Table D, Local Convenience Subdistricts, Maximum Building Height). The Bowdoin Street Health Center building will continue to fit into the scale of the neighborhood. The existing building and proposed addition are designed to maintain visual continuity with the adjacent buildings. Figures 2-1 through 2-4 provide site plans and elevations. Chapter 3.0 of this IMPNF for Amendment includes a detailed discussion of the Urban Design Context.

## **2.2 Zoning**

### *2.2.1 Existing Zoning*

As noted above and shown on Figure 1-1, Bowdoin Street Health Center operations are located on three parcels of land which constitute the Project locus. Parcels A and B are currently located entirely within a Local Convenience Subdistrict (a type of Neighborhood Business District) within the Dorchester Neighborhood District, which is governed by Article 65 of the Code. Parcel C formerly consisted of two lots before it was consolidated, and the portion of the parcel that formerly comprised the 133 Hamilton Street lot is located within a 3F-5000 Subdistrict and the portion that formerly comprised the 137 Hamilton Street lot is located within a Local Convenience District. Article 65 which establishes the Dorchester Neighborhood District was adopted in 2002.

The existing development and use of the three Bowdoin Street Health Center parcels do not conform to all the current use and dimensional requirements of Article 65. However, these parcels were each developed and occupied pursuant to zoning relief obtained from the Boston Zoning Board of Appeal. The Bowdoin Street Health Center at 230 Bowdoin Street (Parcel A) and its ancillary parking lot located at 3-5 Bowdoin Park (Parcel B) were originally constructed by BIDMC in 1997 pursuant to two decisions of the Boston Zoning Board of Appeal that were issued simultaneously to Bowdoin Street Health Center, Inc, which leases the property to BIDMC. At that time Parcel A was entirely within an L-1 (Business District) while Parcel B was located in part in the L-1 District and in part in a R-8 (Residential) District. Zoning Board of Appeal Decision No. BZC-18487 (1996) for the Bowdoin Street Health Center site at 230 Bowdoin Street (Parcel A) granted zoning relief to allow use as a clinic, FAR (1.18), Height (maximum 39 feet and three stories along Bowdoin

Street, stepping down to two stories); insufficient side yards; and insufficient on-site parking. Zoning Decision No. BZC-18488, (1996) for 3-5 Bowdoin Park (Parcel B) granted zoning relief to allow its use as a parking lot ancillary to the Bowdoin Street Health Clinic at 230 Bowdoin Street. The ancillary parking lot at 133-137 Hamilton Street (Parcel C) was acquired by BIDMC from the City of Boston Department of Neighborhood Development in January, 2008 subject to the requirement that the land, which was vacant, be developed as a 10-space parking lot for use by the Bowdoin Street Health Center during business hours, and available to neighborhood residents for parking purposes after Bowdoin Street Health Center hours weekdays and on weekends. A conditional use permit was issued by Zoning Decision No. BZC-29281 (2008) to allow such parking use of Parcel C, since ancillary parking is a conditional use in both a 3F-5000 Subdistrict and a Local Convenience Subdistrict under Article 65.

The BIDMC IMP, which was originally approved in 2004, includes descriptions of Bowdoin Street Health Center uses and structures on Parcels A and B which were operational at that time. (See BIDMC IMP, Chapter 2, BIDMC Campus Description.) When the Bowdoin Street Health Center facilities were being developed in the late 1990s, the Code did not have city-wide Institutional Master Plan requirements for institutions, and the Bowdoin Street Health Center Parcels A, B and C are not included within the boundaries of the Beth Israel Deaconess Medical Center Institutional District East that is subject to Article 70 of the Code (which governs that portion of the BIDMC Institutional Master Plan Area located to the East of Longwood Avenue) or Beth Israel Deaconess Medical Center Institutional District West that is subject to Article 72 of the Code (which governs the portion of the BIDMC Institutional Master Plan Area located to the West of Longwood Avenue).<sup>1</sup>

### ***2.2.2 Proposed Zoning Controls***

The proposed Bowdoin Street Health Center Addition Project includes interior renovations to a portion of the first floor and the expansion of the third floor of the existing Bowdoin Street Health Center building, and the corresponding modification of BIDMC's IMP Area to include the existing Bowdoin Street Health Center site (230 Bowdoin Street, Parcel A) and its two ancillary parking lots located at 3-5 Bowdoin Park (Parcel B) and 133-137 Hamilton Street (Parcel C). The uses, dimensional and other elements of the Project are detailed in Table 2-1 and fully described in Section 2.1 above.

The approval of this IMPNF for Amendment of the BIDMC IMP by the BRA and the Boston Zoning Commission<sup>1</sup>, and the adoption by the Boston Zoning Commission of a corresponding map amendment to designate Parcels A, B and C as BIDMC Institutional

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<sup>1</sup> The BIDMC Institutional Districts were amended and renamed pursuant to Text Amendment No. 307 adopted in 2004.



Overlay Area on “Map 1 Boston Proper”<sup>2</sup>, will authorize the development and use of the Bowdoin Street Health Center Addition Project, including the existing uses and facilities on the parcels and the construction and use of the proposed 4,100 square foot addition, as described herein in accordance with the provisions of Article 80D and Article 80E of the Code. Consistent with the direction provided by the BRA it was agreed that a detailed summary of the deviations from the underlying zoning district requirements is not required, and it is acknowledged that the level of detail which is provided in this BIDMC IMPNF for Amendment as filed with the BRA is sufficient to explicate the relevant zoning controls for the structures and uses described herein for the Bowdoin Street Health Center Addition Project, including the existing uses and facilities on Parcels A, B and C and the construction and use of the proposed 4,100 square foot addition on Parcel A.

Following approval by the Boston Redevelopment Authority and adoption by the Boston Zoning Commission, such BIDMC Institutional Overlay Area and the BIDMC IMP, as amended pursuant to this approved IMPNF for Amendment, together will set forth the relevant dimensional, use and other regulations relevant to Parcels A, B, and C. Once the BIDMC IMP Amendment set forth in this IMPNF and the BIDMC Institutional Overlay Area boundaries are approved by the BRA and by the Boston Zoning Commission the BIDMC IMP Amendment will set forth the zoning for the specific components of the Bowdoin Street Health Center Addition Project on Parcels A, B and C with respect to the uses and structures described herein.

With this filing, BIDMC is initiating expedited IMP Amendment Review under Article 80D-9.2(a) of the Code. The Project proposes institutional uses that do not exceed 50,000 sf, the size threshold for Large Project Review. The Project qualifies for the expedited amendment procedure as set forth in 80D-9.2(b)(i) in that it is an exempt project, as provided in subsection 2 of Section 80D-2, that BIDMC is electing to make subject to the provisions of the BIDMC IMP. Other than the Project as described in this IMPNF, no other changes to the BIDMC IMP are proposed. This filing also includes an application for the design component of Small Project Review for the Project, which is required pursuant to Section 80E-2.1 and Section 65-37.1(b) of the Code. Pursuant to Section 80D-6 of the Code Boston Zoning Commission approval of this IMPNF for Amendment is required since land is being added to the approved BIDMC IMP.

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<sup>2</sup> Parcel A, B and C will be established as BIDMC Institutional Overlay Area on “Map1 Boston Proper” on an overlay basis. Such BIDMC Institutional Overlay Area will not become part of the BIDMC Institutional District East governed by Article 70 of the Code or the BIDMC Institutional District West governed by Article 72 of the Code, as amended by Text Amendment No. 307.

Upon the approval of this IMPNF for Amendment of the BIDMC IMP, BIDMC will prepare plans and specifications to be reviewed by the BRA pursuant to Section 80D-10 of the Code in order to obtain a Certification of Consistency, as well as a Certificate of Approval pursuant to Section 80E-6 of the Code, prior to obtaining a building permit or permits for the construction of the Bowdoin Street Health Center Addition Project.

### ***2.2.3 Effect of Approval of IMP Amendment***

Pursuant to Article 80D of the Code, upon approval of the BIDMC IMP Amendment pursuant to this IMPNF by the BRA and its adoption by the Boston Zoning Commission, existing uses or structures described in the BIDMC IMP as amended will be deemed to be in compliance with the use, dimensional, parking and loading requirements of underlying zoning (including special purpose overlay districts), notwithstanding any provision of underlying zoning to the contrary and without the requirement of further zoning relief. Approval and adoption of the BIDMC IMP Amendment will also constitute approval of the proposed Bowdoin Street Health Center Addition Project described herein, in addition to the projects described in the BIDMC IMP as previously approved. Upon approval of the BIDMC IMP Amendment, the uses and structures described herein, for such approved IMP Project, shall be permitted whether conducted or occupied by BIDMC or any other entity, whether for-profit or non-profit, notwithstanding any other requirement of the Code, including, without limitation, any requirement that any such entity undertake such uses or occupy such structures pursuant to an Institutional Master Plan or that such Institutional Master Plan subsequently be amended.

## **2.3 Schedule**

Although the final schedule and phasing of construction has not been definitively determined, construction of the Bowdoin Street Health Center Addition Project is expected to begin in the first quarter of 2014 with completion expected in the second quarter of 2015.

## Chapter 3.0

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### Small Project Review

## 3.0 SMALL PROJECT REVIEW

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### 3.1 Introduction

The Bowdoin Street Health Center Addition Project is subject to design review as part of the Small Project Review, pursuant to Article 80E-2.1 of the Code and Article 65-37.1(b). This Chapter includes the Small Project Review information for the proposed Project required by Section 80E-3.1 of the Code. Transportation information required by Small Project Review Section 80E-3.1(a) is provided in Chapter 2.0.

### 3.2 Existing Conditions

The location of the Project, Parcels A, B and C, are shown on the Locus Plan in Figure 1-1. Parcel A, 230 Bowdoin Street, contains approximately 15,874 square feet and is the site of the existing Bowdoin Street Health Center building that was built in 1996 and its associated nine-space on-site parking lot. Parcel A will be the site of the proposed 4,100 square foot addition to the existing Bowdoin Street Health Center building. The approximately 18,747 square foot existing Bowdoin Street Health Center building has three stories along the front of the building, which is on Bowdoin Street, and two stories along the rear half of the building. As indicated on the Site Plan in Figure 2-1, the paved nine-space parking lot, located on the northeastern portion of Parcel A, is currently landscaped with trees and ground cover, and the building has a covered main entrance.

In addition to the parking lot on Parcel A, there are two ancillary parking lots for the Bowdoin Street Health Center located on Parcels B and C as depicted on the Site Plan in Figure 2-1. Parcel B (approximately 4,989 sf) is located across Bowdoin Park from the Health Center at 3-5 Bowdoin Park. The Parcel B lot has a gated entrance and contains 14 parking spaces. The parking lot on Parcel B is improved with lighting and security cameras that also serve the parking lot on Parcel C. The Parcel C (approximately 4,876 sf) ancillary parking lot contains 10 spaces and is located at 133-137 Hamilton Road. Parcel C partially borders the Parcel B lot, but the lots are at different grades so there is no vehicular or pedestrian access between Parcel C and Parcel B. Parcel C is improved with a fence along Hamilton Street and is landscaped with some trees as depicted on Figure 2-1.

### 3.3 Small Project Review Design Component

#### *3.3.1 Project Location and Dimensions/Access and Traffic Impacts*

Parcel A, the site of the existing Bowdoin Street Health Center building and proposed 4,100 square foot addition is bounded on three sides by Bowdoin Street to the southeast, Bowdoin Park to the northeast, and Norton Street to the southwest and is approximately 15,874 square feet. The existing building has a footprint of approximately 7,400 square feet, with the remainder of the site occupied by a surface parking lot. The proposed third floor

addition is approximately 4,100 square feet and effectively ‘completes’ the design intent of the original building, creating a building of uniform height. The addition does not increase the overall building height.

The parking lot entrance on Parcel A is located on Bowdoin Park, and the exit is located on Bowdoin Street. An existing loading bay for deliveries is internal to the site, located at the northwest corner of the parking lot. Patients, staff and visitors to the Bowdoin Street Health Center Addition Project will be entering the building at the corner of Bowdoin Street and Bowdoin Park. Patients, staff and visitors have the ability to park in any of the three parking lots associated with the Bowdoin Street Health Center or arrive on foot or via local transit.

See Section 2.1.4 for additional information on transportation to the Project site.

### ***3.3.2 Relationships of Primary Buildings to Secondary Buildings***

The existing Bowdoin Street Health Center building fits into the scale of the neighborhood and reflects many of the nearby flat-roof, three-story structures articulated with bay windows. The proposed 4,100 square foot addition to the existing Bowdoin Street Health Center building maintains the scale and approach by extending the third floor of the building without adding any overall height. The overall architectural expression of the Bowdoin Street Health Center Addition Project reflects the spirit of the original design, effectively ‘completing’ the design intent of the building, complementing the well-maintained existing building, and conforming to the abutting neighborhood.

### ***3.3.3 Landscaping and Screening***

The Bowdoin Street Health Center building site includes small trees and shrubs along the boundaries of the paved pedestrian sidewalk. The existing loading bay is screened by a fence that continues along the northern property line from Bowdoin Park to Norton Street. Existing street trees along Bowdoin Street, Bowdoin Park, and Norton Street will be preserved to maintain the visual avenue along adjacent sidewalks.

### ***3.3.4 Roof Shapes, Cornice Lines, and Roof Structures***

The flat roof and cornice line of the existing Bowdoin Street Health Center building is designed to maintain visual continuity with the adjacent buildings. The Bowdoin Street Health Center Addition Project will extend the third floor, resulting in a building of uniform height that will continue to be consistent with the adjacent buildings. The southwest corner of the building is marked by an existing bay window topped by a shallow slope roof. Existing rooftop mechanical equipment is set back from Bowdoin Street to minimize visual impact on neighboring buildings and along Bowdoin Street. A proposed new rooftop mechanical unit on the addition is also set back from the edge of the building to reduce its visibility from street view. There are two existing air handling units (AHUs) on the roof and one new AHU will be located on the roof of the addition, as indicated in the roof plan and elevations (Figures 2-3 and 2-4). Additional smaller mechanical equipment is currently

located on the roof, and an equipment hatch will be added. An exhaust fan will be relocated from the existing low roof to the addition roof as part of the Bowdoin Street Health Center Addition Project. The equipment hatch and exhaust fan will be shorter than the existing and proposed AHUs on the roof.

### ***3.3.5 Exterior Wall Articulation, Fenestration and other Architectural Features***

The existing Bowdoin Street Health Center building fits well with the neighborhood. Projecting bays mimic the oriel windows of nearby buildings, and the cornice articulation is simple and appropriately scaled. The brick first floor of the building provides a durable and handsome base condition along a public sidewalk. The upper floors' exterior consists of vinyl siding with vinyl-clad windows. The proposed 4,100 square foot addition to the existing Bowdoin Street Health Center building maintains this architectural expression and is in keeping with adjacent buildings in the neighborhood. The overall architectural expression of the Bowdoin Street Health Center Addition Project reflects the spirit of the original design, complements the well-maintained existing building, and is consistent with the abutting neighborhood.

### ***3.3.6 Proposed Sign Locations***

There is very limited exterior signage on the existing Bowdoin Street Health Center building. The main sign along Bowdoin Street is clear, simple and a good visual neighbor. There are no proposed changes to the exterior signage.

## Chapter 4.0

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### Public Participation

## 4.0 PUBLIC PARTICIPATION

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BIDMC is committed to an open and inclusive public process. During the preparation of the IMPNF for Amendment of the IMP, BIDMC met with neighborhood groups, abutters and interested parties, and city and state agencies in order to present and discuss the proposed Project and the IMPNF for Amendment. Presentations were made to groups such as the Bowdoin Geneva Alliance, the Greater Bowdoin Geneva Neighborhood Association, and Meetinghouse Hill Civic Association. BIDMC will continue its public outreach efforts during the review process for the Project. BIDMC is committed to maintaining a positive relationship with its neighbors and improving its facilities in ways that are beneficial to BIDMC and the city.