



January 8, 2020

Mr. Robert Biggio  
Senior Vice President, Facilities and Support Services  
Boston Medical Center  
750 Albany Street  
Boston, MA 02118

Re: **Scoping Determination for the proposed Boston Medical Center Institutional Master Plan**

Dear Mr. Biggio:

Please find enclosed the Scoping Determination for the proposed Boston Medical Center ("BMC") Institutional Master Plan. The Scoping Determination describes information required by the Boston Planning & Development Agency in response to the Institutional Master Plan Notification Form ("IMPNF"), which was submitted under Article 80D of the Boston Zoning Code on November 20, 2019 by BMC. Additional information may be required during the course of the review of the proposals.

If you have any questions regarding the Scoping Determination or the review process, please contact me at (617) 918-4422.

Sincerely,

A handwritten signature in blue ink, appearing to read "Edward Carmody".

Edward Carmody  
Institutional Planner & Project Manager

CC: Jonathan Greeley, BPDA  
Jerome Smith, Mayor's Office of Neighborhood Services



**BOSTON REDEVELOPMENT AUTHORITY  
D/B/A BOSTON PLANNING & DEVELOPMENT AGENCY**

**SCOPING DETERMINATION**

**FOR**

**BOSTON MEDICAL CENTER  
INSTITUTIONAL MASTER PLAN**

**PREAMBLE**

On November 20, 2019, Boston Medical Center (“BMC”) submitted to the Boston Planning & Development Agency (“BPDA”) an Institutional Master Plan Notification Form (“IMPNF”) seeking approval of a BMC Institutional Master Plan (“IMP”) for its Campus at 1 Boston Medical Center Place in the South End, a site generally bound by Harrison Avenue, East Brookline Street, the Massachusetts Avenue Connector, and Massachusetts Avenue. The Campus also includes several buildings south of Massachusetts Avenue, including 801 Massachusetts Avenue, 801 Albany Street, and the Crosstown Parking Garage. The proposed future IMP projects include: Yawkey Building 6<sup>th</sup> Floor Addition, Menino & Yawkey Building Lobby Addition, Menino 9<sup>th</sup> Floor Addition, Collamore/Old Evans Renovation of Existing Administration, 10 Stoughton Street Administrative Building, New Administration/Clinical Building on the Ramp Parcel, New Inpatient Building Phase II, and New Administration/Clinical Building on the Power Plant site (“Proposed IMP Projects”). **The proposed IMP includes several future projects that will be subject to Article 80B Large Project Review should the IMP be approved and should BMC decide to move forward with these projects within the term of the IMP.**

The BPDA will review the proposed IMP pursuant to Section 80D of the Boston Zoning Code (“Code”). As part of the BPDA’s Article 80 review, BMC is required to prepare and submit to the BPDA a proposed IMP pursuant to Section 80D. The documents must set forth in sufficient detail the planning framework of the institution and the cumulative impacts of the Proposed Future Projects included in the IMP to allow the

BPDA to make a determination about the merits of the proposed IMP. **The proposed IMP shall contain the information necessary to meet the specifications of Article 80 as well as any additional information requested below.**

Copies of the IMPNF were made available to the public in both electronic and hard copy format. A Task Force Meeting was held on November 18, 2019, and a Public Meeting was held on December 11, 2019 at which the Proposed IMP was presented, and a Scoping Session was held on December 6, 2019 with public agencies. The comment deadline for the IMPNF was December 20, 2019.

Based on review of the IMPNF, related comments, as well as a Scoping Session and both Public and Task Force Meetings, the BPDA hereby issues its written Scoping Determination ("Scope") pursuant to Section 80D of the Code. BMC is requested to respond to the specific elements outlined in this Scope. Written comments constitute an integral part of the Scoping Determination and should be responded to in the IMP or in another appropriate manner over the course of the review process. At other points during the public review of the IMP, the BPDA and other City agencies may require additional information to assist in the review of the Proposed IMP.

To facilitate the preparation and review of the document referenced above, the Scope sets forth the submission requirements for the IMP.

In addition to the specific submission requirements outlined in the sections below, the following general issues should be noted:

- All development projects have construction impacts. As with any urban development there needs to be a balance of construction related inconveniences with the daily activities that will continue to occur adjacent to the project site. A detailed approach to the construction management must be included in the IMP.
- To that point, considerable community concern has been raised regarding proposed plans for the Ramp Parcel (colloquially referred to as "Building H"). These concerns surround the proposed building's potential for significant construction-related and other (i.e. shadow) impacts on abutting East Brookline Street residential properties and resident quality of life. These concerns should be addressed and mitigated.

- Throughout this initial phase of review, the Proponent has taken steps to meet with local residents, elected officials, abutters, and City and State agencies. These conversations must continue, ensuring that what is presented in the IMP is beneficial to the adjacent neighborhoods and the City of Boston as a whole.
- The BPDA encourages the Proponent to continue to work closely with City agencies, including the Boston Transportation Department (“BTD”). In particular, collaboration with the Transportation Demand Management (TDM) program and coordinator is strongly encouraged to enhance BMC’s current transit, parking management, and other TDM measures.
- While no additional parking is proposed in the IMP, the BPDA and BTD encourage BMC to consider how additional vehicular trips generated by campus growth over the course of the IMP can be mitigated via transit and design solutions. This will be expected in reviewing the IMP.
- A detailed signage and wayfinding plan should be developed as part of the strategy for improving patient and visitor wayfinding and campus circulation. Please see BPDA Urban Design comment letter.
- Please note: the New Inpatient Building Phase II, as well as the Administration/Clinical Building on the Power Plant site, are previously approved IMP Projects under the 2010 Boston Medical Center IMP. They are being carried forward as potential future projects under the proposed IMP. While these projects have received approval to be included in the IMP, each building will still be subject to Article 80B Large Project Review should BMC intend to move forward with them at any point over the lifetime of the proposed IMP.

## **SUBMISSION REQUIREMENTS**

### **FOR THE**

### **BOSTON MEDICAL CENTER IMP**

The Scope requests information required by the BPDA for its review of the proposed IMP in connection with the following:

1. Approval of the BMC IMP pursuant to Article 80D and other applicable sections of the Code.
2. Recommendation to the Zoning Commission for approval of the BMC IMP.

The BMC IMP should be documented in a report of appropriate dimensions and in presentation materials which support the review and discussion of the IMP at public meetings. Ten (10) hard copies of the full report should be submitted to the BPDA, in addition to an electronic version in .pdf format. Hard copies of the document should also be available for distribution to the BMC Task Force, community groups, and other interested parties in support of the public review process. The IMP should include a copy of this Scoping Determination. The IMP should include the following elements:

### **MISSION AND OBJECTIVES**

- **Organizational Mission and Objectives.** Define BMC's institutional mission and objectives, and describe how the development contemplated or proposed in the IMP advances the stated mission and objectives.
- **Major Programs and Initiatives.** Update any major programs or initiatives that will drive physical planning in the future. Included in the description should be current and future trends that are impacting BMC and shaping program objectives, employment numbers, number of beds, etc. Provide any updates to BMC's current employee population, disaggregated by faculty/staff, full-time/part-time, Boston residents/non-residents, as well as projected employment over the term of the new IMP.

## EXISTING PROPERTY AND USES

The IMP should present applicable updated maps, tables, narratives, and site plans clearly providing the following information:

- **Owned and Leased Properties.** Provide an updated inventory of land, buildings, and other structures in the City of Boston owned or leased by BMC as of the date of submission of the IMP, with the following information for each property.
  - Illustrative site plans showing the footprints of each building and structure, together with roads, sidewalks, parking, and other significant improvements.
  - Land and building uses.
  - Building gross square footage and, when appropriate, number of dormitory beds or parking spaces.
  - Building height in stories and, approximately, in feet, including mechanical penthouses.
  - Tenure (owned or leased by BMC).

## PROPOSED FUTURE PROJECTS

**Article 80D Requirements.** Pursuant to Article 80D, the IMP should provide the following information for the Proposed Projects:

- Site location and approximate building footprint.
- Uses (specifying the principal sub-uses of each land area, building, or structure, such as classroom, laboratory, parking facility).
- Square feet of gross floor area.
- Square feet of gross floor area eliminated from existing buildings through demolition of existing facilities.
- Floor area ratio.
- Building height in stories and feet, including mechanical penthouses.
- Parking areas or facilities to be provided in connection with Proposed IMP Projects;
- Any applicable urban renewal plans, land disposition agreements, or the like.
- Current zoning of site.
- Total project cost estimates.
- Estimated development impact payments.

- Approximate timetable for development of proposed institutional projects, with the estimated month and year of construction start and construction completion for each.

**Rationale for Proposed Project.** Discuss the rationale for the program and location of proposed buildings in light of discussions on mission, facilities needs, and campus planning objectives. Discuss the rationale for the scale of the proposed buildings.

## **PLANNING FRAMEWORK**

This section should discuss, at a minimum, the following:

- **Existing Context.** Describe BMC's place in the broader context of adjacent land uses, and the surrounding neighborhoods. Reference any City policies or plans that shape the planning context for the area and for BMC.
- **Factors Driving Facilities Needs.** Provide any update of current facilities utilization rates and BMC's ability to accommodate patient number growth with existing facilities, by type of facility.
- **Campus Vision and Identity.** Describe any updates to BMC's vision of its desired physical identity and, in general terms, strategies for achieving that identity.
- **Overview of Urban Design Guidelines and Objectives.** Discuss any current or new urban design guidelines and objectives that have emerged and strategies for implementing them in conjunction with the Proposed IMP Projects or in the future.
- **Public Realm.** Discuss any updates to the existing public realm conditions (i.e. parks, plazas, streetscapes) in the vicinity of BMC facilities, regardless of ownership. Discuss key urban design and public realm goals and objectives proposed by BMC for the campus, with a focus on creating a high-quality interface between the campus and the surrounding neighborhoods and transit stations.
- **Pedestrian Circulation Goals and Guidelines.** Provide a statement of goals and guidelines for pedestrian circulation both within and through BMC's campus and in relation to the Proposed IMP Projects.

## **TRANSPORTATION AND PARKING MANAGEMENT / MITIGATION PLAN**

The following submission requirements relate to the proposed IMP. In addition to the submissions detailed in this Scope, BMC should continue to work closely with the



Boston Transportation Department (“BTD”) to outline an appropriate scope for studying and mitigating any transportation impact of the Proposed IMP Projects.

- **Existing Conditions.** Provide any updates to BMC’s existing transportation and parking characteristics, including data on mode share for employees, parking spaces owned and operated by BMC, and policies regarding patient, visitor and employee parking, transportation demand management measures in place, etc.
- **Impact of New Project.** Discuss the impact of the Proposed IMP Projects on parking demand and supply.

## **ECONOMIC DEVELOPMENT**

The IMP should address the following topics:

- **Employment and Workforce Development.** Provide any updates to existing and proposed programs to train and hire Boston residents for BMC jobs.

## **COMMUNITY BENEFITS PLAN**

The IMP should describe BMC’s Community Benefits Plan in general and in relation to the Proposed IMP Projects.

## **ENVIRONMENTAL SUSTAINABILITY**

The City of Boston expects a high level of commitment to principles of sustainable development from all developers and institutions. BMC’s Proposed IMP Projects provide exciting opportunities for innovation and excellence. BMC will be expected to work with the BPDA, the City of Boston Environment Department, and others to set and meet ambitious environmental sustainability goals in the design of the Proposed IMP Projects. The IMP should present as much information as possible on the topics below, with the understanding that not all of them may be relevant at this current time.

- **Existing Sustainability Measures.** Update if applicable BMC’s existing sustainability measures at the building and campus-wide level, including but not limited to energy, stormwater, solid waste, transportation, and infrastructure and utilities. Explain the administrative structure for making decisions about and

promoting innovation in the area of building a sustainable campus. Describe any formal goals or principles that BMC has adopted in the area of sustainability.

- **Green Building.** New campus buildings should achieve a superior level of performance in the areas of materials and resources (recycled content, construction waste management, local/regional materials), energy (energy performance, renewable energy), water management (water efficiency, stormwater management, graywater and stormwater recycling, etc.), indoor environmental quality, and other standard performance areas of high-performance or “green” buildings. Whenever possible, buildings should achieve a high level of certification through LEED or another appropriate system.
- **Energy Use.** Future campus development should consider the impact of new buildings on the existing heating and cooling infrastructure. Reducing the current energy use of existing buildings should be addressed prior to expanding or building new power plants. Planning should consider the possible benefits of localized heating and cooling systems within a section of the campus or within an individual building, allowing for alternative energy sources to be easily explored.
- **Water Use.** Future campus development should incorporate water use, conservation, and rainwater harvesting strategies at a campus level. New construction allows opportunities for storage systems to be installed for use by the new and adjacent buildings. Collected water can be used for flushing, HVAC make-up water, and irrigation.
- **Stormwater Retention/Treatment/Reuse and Groundwater Recharge.** BMC’s development should go beyond the minimum requirements related to stormwater runoff. In particular, the new developments proposed as part of this IMP should set a goal of reducing stormwater discharge from the sites into the storm sewers, not simply avoiding any additional runoff. This goal should be considered in conjunction with strategies for reuse of retained stormwater and strategies for groundwater recharge. Individual building design, site design, and street-level interventions should all maximize the opportunities for stormwater retention, treatment, and reuse, as well as groundwater recharge, through innovative approaches. To the extent possible, the systems put in place should strive to work with the natural hydrology of the area.
- **Solid Waste.** Campus master planning should set the goal of reducing the level of solid waste generation in both the construction and operation of buildings.

## **OTHER**

- **Public Notice.** BMC will be responsible for preparing and publishing in one or more newspapers of general circulation in the city of Boston a Public Notice of

the submission of the IMP to the BPDA as required by Section 80A-2. This Notice shall be published within five (5) days after the receipt of the IMP by the BPDA. In accordance with Article 80, public comments on the IMP shall be transmitted to the BPDA within sixty (60) days of the publication of this notice. A sample form of the Public Notice is attached as Appendix 3. Following publication of the Public Notice, BMC shall submit to the BPDA a copy of the published Notice together with the date of publication.

APPENDIX 1  
BPDA STAFF COMMENTS

## **MEMORANDUM**

**TO:** Edward Carmody, Institutional Planner & Project Manager  
**FROM:** Elizabeth A. Stifel, Senior Architect/Urban Designer, BPDA  
James Fitzgerald, Senior Transportation Management Planner, BPDA  
**DATE:** December 20, 2019  
**SUBJECT:** Boston Medical Center  
Institutional Master Plan Notification Form

## **SCOPING DETERMINATION**

The Boston Medical Center (BMC) filed their Institutional Master Plan Notification Form (IMPINF) November 20, 2019. The IMPINF does not include any large projects but does look to have the volume and FAR for two new large projects approved for future Article 80B filings. While this scoping document primarily addresses those two future projects. Following the incorporation of this memo into the Scoping Determination, we anticipate an on-going dialogue with BMC regarding responses to these questions and requested submissions.

The Projects outlined in the IMPINF are seeking Article 80D approval at this time, and they are discussed individually in this memo. The following materials should be submitted as part of the Institutional Master Plan (IMP). Visual, rather than written, responses are expected. Provide detailed phasing diagrams to explain how the Article 80 projects will be constructed. These items are in addition to those described in the typical submission requirements outlined in the BPDA Development Review Guidelines (subject to BPDA Design Review Staff discussions). Note that the majority of the BMC campus is within the South End Landmark District Protection Area so close coordination with that body and its preservation planner will be required.

Provide a campus signage master plan, which may trail the IMP. This should include both a catalogue of the existing signage and proposed standards for building signage, wayfinding, and donor signage.

Boston Civic Design Commission comments will be provided after the IMP has been reviewed by that Commission.

## **COMMENTS**

### **10 Stoughton**

Embedding the project in the center of a block seems like a good way to mitigate the impact of the volume, but more information is needed. Provide larger scale plans showing this part of the campus in existing and the proposed new footprint. Provide multiple renderings from 5'-0" showing how visible (or not) this proposed 10-story massing will be

from either side on Harrison Avenue and any other views important views, for example from nearby open spaces.

### **Ramp Parcel**

Creating a clear street edge and hiding the existing loading conditions are potential improvements to the Albany Street corridor provided by this project. Provide larger scale plans showing this part of the campus in existing and the proposed new footprint. Incorporate the recently renovated Boston University Goldman School of Dental Medicine. Provide further studies of the context, including shadow. Is 10 stories the most appropriate height at this location? Could the building step down from the GSDM to the existing building at the corner of Albany and East Brookline.

### **Public Realm and Open Space**

As a campus embedded in a city neighborhood BMC should continue to make the best effort to provide clear wayfinding for patients and visitors while providing well maintained and, wherever possible, planted edges to soften the institutional edge.

### **Materials**

Submit larger scale plans (partial campus plans are likely to be most useful) with legible labeling in the IMP showing the campus contexts and particularly the projects newly proposed in this IMP.

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### **Transportation**

In addition to the standard traffic capacity analysis discussed with the BMC team, the Proponent must:

- Conduct a transit network impact analysis that includes assigning their transit trips by route and time of day. These transit trips need to be assigned to specific MBTA bus or shuttle runs and the latest ridership load data needs to be presented.
- Provide an analysis of the existing pedestrian network and potential safety and operational (pedestrian signal timings, etc.) deficiencies
- Provide an analysis of the existing bike network and potential safety and connectivity deficiencies

While specific mitigation and TDM efforts will be determined through the TAPA process and following the review of the Proponent's impact analysis, broad mitigation efforts already discussed would include:

- Contributing towards advancing the City's Albany Street/South Bay Harbor Trail project which has secured 25% design
- Contributing towards the City's multi-modal improvements for Mass Ave
- A robust TDM program including increased transit pass subsidies and fair market pricing for employee parking

APPENDIX 2  
OTHER AGENCY AND PUBLIC COMMENTS



# Boston Groundwater Trust

229 Berkeley St, Fourth Floor, Boston, MA 02116

617.859.8439

[www.bostongroundwater.org](http://www.bostongroundwater.org)

December 11<sup>th</sup>, 2019

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## Executive Director

Christian Simonelli

Edward Carmody, Institutional Planner & Project Manager  
Boston Planning & Development Agency  
One City Hall Square  
Boston, MA 02201-1007

Subject: Boston Medical Center (BMC) Institutional Master Plan Notification Form (IMP NF) Comments

Dear Mr. Carmody:

Thank you for the opportunity to comment on the Boston Medical Center (BMC) Institutional Master Plan Notification Form (IMP NF) which is located in the South End. The Boston Groundwater Trust (BGWT) was established by the Boston City Council to monitor groundwater levels in sections of Boston where the integrity of building foundations is threatened by low groundwater levels and to make recommendations for solving the problem. Therefore my comments are limited to groundwater related issues.

As stated in the document and confirmed at the scoping session the proposed IMP Projects are located within the Groundwater Conservation Overlay District (GCOD). BMC will incorporate systems into the proposed IMP projects designs that meet the groundwater conservation standards set forth in Article 32 of the Boston Zoning Code. BMC will obtain a written determination from the Boston Water and Sewer Commission as to whether said standards are met and will provide a copy of this letter to the BPDA and the Boston Groundwater Trust (BGWT) prior to the issuance of a Certificate of Consistency. Accordingly, BMC will comply with the requirements of Article 32 and so will not be required to obtain a conditional use permit from the Board of Appeals for its proposed IMP Projects.

The designs for each project will comply with Article 32 and City standards by establishing design and construction methodology which protects groundwater. The Projects will demonstrate that the permanent construction results in no negative impacts to groundwater levels through engineering evaluations.



The engineering evaluations must be submitted, in a letter, to the BGwT and BPDA demonstrating that the standards have been met and stamped by a professional engineer registered in Massachusetts. The document also states that methods to assure these standards include use of fully waterproofed basement (walls and lowest level floor slabs) for the portion of the structure that extends below groundwater levels which will be designed to resist hydrostatic uplift pressures. Design criteria for the Projects will include the provision that no long-term groundwater pumping will be allowed. BMC will conduct the appropriate studies as part of the BPDA's Article 80 Large Project Review process.

As stated at the scoping session foundation data for older, wood pile supported structures in the City is an important piece of information but is limited since most of the original buildings permits do not exist. I was pleased that the proponent committed to providing the BGwT with copies of any available foundation data they have in their records.

I look forward to working with the proponent and the Agency to assure that this project can have only positive impacts on area groundwater levels.

Very truly yours,



Christian Simonelli  
Executive Director

CC: Kathleen Pederson, BPDA  
Maura Zlody, EEOS



COMMENTS ON THE BMC INSTITUTIONAL MASTER PLAN NOTIFICATION FORM DATED NOVEMBER 20, 2019

Boston December 5, 2019

To: Edward Carmody – BPDA

From: L. Fernando Requena, Task Force Member



Dear Edward:

I reviewed the BMC IMP Notification Form and I am presenting below my most important comments for the Scoping Session.

1. The IMP is predicated on the idea that the BMC has to continue to grow indefinitely based on the population of the City of Boston. This argument does not have a logical foundation. Boston has other resources that should be used such as the Neighborhood Health Centers, instead of concentrating more and more services in the South End. The South End has been already greatly impacted by the existing services and instead some of the services should be transferred elsewhere.
2. Any additional Building and Renovations should be away from the existing residential areas of East Brookline Street and Harrison Avenue. The planned Building H should be relocated to the area of the Power Plant in Albany street, as part of Building G. This will avoid future impacts on East Brookline Street.
3. The justification for the new Inpatient Building Phase II (F) is the need to provide all private beds. This was indicated to be needed for increased inpatient volume. This implies additional beds and services in the campus with the consequent impacts to the area. The growth of this facility will continue without stop if not checked. The neighborhood should not have to suffer additional impacts.
4. Public Benefits are mentioned for the City of Boston. This benefits for the City at large are obtained at the expense of the immediate neighborhood. Other locations should be sought for any additional required services. The South End already supports a myriad of services and should not be further impacted.
5. The addition of almost 2 million square feet of buildings to the campus should be reduced drastically.

Friday, December 20<sup>th</sup>, 2019  
Edward Carmody, BPDA

Dear Eddie,

Thank you for the opportunity to provide feedback on the Boston Medical Center (BMC) Institutional Master Plan (IMP) filing for the 2020 to 2030 period. In this document you will find the following: 1. Context for my feedback. 2. My Feedback and 3. Information that I request in writing from the BPDA.

## **1. Context for my feedback**

- a. I provide feedback as a community member, East Springfield Street resident, Pharmacist by education, civic association member, and task force member.
- b. Additionally, given my full time employment over the past 3 years, I have visited over 50 rural, urban, and suburban hospitals in New England, the tri-state, Appalachia, Midwest, mid-Atlantic, Canada, and Carolinas. Given my extensive exposure to hospitals and my proximity to BMC when I am working at home, I provide the following feedback.

## **2. Feedback**

### **a. Summary**

- i. I am encouraged by BMC's willingness to look for ways to positively and compassionately activate the street, specifically the proposed Colamore building ground floor retail space and Dowling replacement with potential ground floor retail.
- ii. I strongly encourage BMC to re-panel the Yawkey building with either a brick façade or terra cotta paneling like several Albany street buildings
- iii. I need a better understanding of the square footage changes from now to 2030.
- iv. Neighbors are concerned about the overall medical facility square footage growth
- v. I cannot support building H.
- vi. I am very concerned about the entire Harrison Albany corridor's traffic for the 2020 to 2030 period.
- vii. Safety and security need to be a discussion topic
- viii. No to LED sign

### **b. Medical Facility Square footage growth to 2030 – nearly 1M square footage increasing – neighbors are concerned about overall medical facility growth**

- i. BMC grows 670,000 square feet from now to 2030 (excluding renovations and excluding Newton Pavillion); State of MA renovates 257,000 square foot newton pavilion
- ii. The neighborhood therefore has a net increase of 927,000 square feet of medical space without factoring BU's plans

### **c. BMC's assumptions for why growth is necessary – request written confirmation that I understand their assumptions**

- i. Hospital growth occurring due to population growth, homelessness challenges such as complex co-morbidities, and the need for private rooms, not need for increased SUD capacity.
  - ii. Residents have expressed concerns about the overall growth of substance use disorder treatment in the 02118 zip code (our math says that 02118 has 2 of Boston's 5 methadone clinics, 1 acute detox, nearly 30% of suboxone prescribers), however, at a task force meeting in December, a BMC representative stated that the above factors (pop growth, private beds, complex comorbidities) are driving growth, not increased substance use disorder services.
    - 1. Comment provided with the context that the City of Boston's Long Island campus comes online before 2025, State of MA repurposes Shattuck Campus in JP for addiction/recovery services by 2025 (new buildings completed by this date), State of MA encourages PCPs to become more active in treating substance use disorder (SUD) from now to 2030, State of MA restricts initial opioid prescription duration (this impacts incident rather than prevalent population), and that BMC was awarded a massive grant to tailor SUD treatment in local cities and towns that have been hit hard by the opioid crisis.
    - 2. Given the numerous SUD efforts outside of the 02118 zip code that directly address the opioid crisis, I want to ensure that I have a full understanding of the assumptions for BMC's growth, which I believe are contained above.
- d. Safety/security**
- i. IMP filing and/or subsequent presentation referenced BMC's security force. We routinely hear complaints from patients, employees, people experiencing homelessness, or indirectly via business owners that there are a lot of concerns about safety. We should elevate this topic as it is on everyone's mind even if they do not state it in public.
- e. Buildings – comments and ideas**
- i. Building H – strong opposition
    - 1. Given the neighborhood's opposition to Building H, I cannot support this project. Given BMC's previously stated desire to shrink their footprint, by selling the Newton Pavilion, but then stating that the Building H is necessary to support the State's use of the Newton Pavilion, I am struggling to support this specific building, even if it is moved to another location. If forced, I would encourage BMC to explore building on land closer to the Mass. Ave. connector or outside of Boston's downtown area since it's for administrative non-clinical use (per Worcester Square civic association meeting in late November).
    - 2. Assuming that BMC terminates the Building H plans, I recognize that this will lead to an uncertain future for the land, which may include selling it to a for profit outside investor who builds under "as of right" zoning. I hope my neighbors are aware of this possibility.
  - ii. Vose/Beta Tron demolition and new building in their place (10 Stoughton) - support
    - 1. Given the building's somewhat hidden location, lack of historical significance beyond the buildings themselves (from what I understand), and that I can not envision a scenario where another developer would purchase the buildings for

- an alternative non-hospital use, I support BMC's desire to demolish the buildings and rebuild on the land
2. I provide this feedback under the assumption that the South End Landmarks committee agrees with the demolition and rebuild. Landmarks committee members are in the best position to determine the building's historical significance or insignificance.
  3. 10 Stoughton: though I support BMC's desire to demolish the two sitting buildings, I cannot support a building larger than 5 stories without seeing a shadow study and without understanding the massing of this building relative to those next to it. Sunlight is at a premium in the South End and I want to ensure that neighbors have all information before deciding to support a larger building.
- iii. Dowling renovation – support at a lower height and with retail or entrances
1. Assuming that BMC either A) places entrances on Mass ave and on Albany street or B) places a major retail shop in the ground floor with doors on both Mass Ave and Albany, I strongly support BMC renovating the Dowling building. I would not support this building without the entrances or retail space
  2. Height: I read with great interest BMC's note that states that shadows will only be cast on the BMC property. I cannot support 14 stories without being confident that shadows truly stay within BMC's property.
  3. I encourage BMC to prioritize the replacement for the first 5 years rather than the latter years of the IMP, given the positive impact that this could have on the area (and that it would potentially add ground floor retail which would benefit BMC patients and employees)
- iv. 615 Albany Street Naval Blood building (BU and BMC jointly owned)
1. Neighbors report concerns about brick façade maintenance, specifically with falling bricks and a masonry tarp for safety purposes. I am not an engineer nor a mason. I am therefore unable to assess this feedback, however, as a task force member, I urge BMC to address this feedback, specifically with a maintenance plan.
- v. **Yawkey Building – PLEASE CHANGE THE FAÇADE**
1. The Yawkey building is nearing 50 years old, so please change this prior to hitting age 50 (historical significance). Given the street level challenges along Mass. Ave., I believe the area would benefit from a face lift, similar to Albany street's beautiful changes. In my opinion, Albany Street is now one of the most beautiful hospital streets in the city, if not the entire Eastern US with its mix of historical buildings and brand new buildings with a terra cotta colored paneling.
  2. Given that BMC is proposing to demolish 2 historical brick façade buildings (Beta Tron and Vose), I would hope that BMC would be willing to make improvements to the Yawkey building and lower levels to make up for losing two historical buildings between now and 2030.
- vi. Please coordinate with and encourage BU to add ground floor entrances or ground floor retail on Harrison Ave.

1. Conte (BU owned), Housman (BU owned), Robinson (BU owned), Preston (BU owned), and currently Colamore (BMC owned) do not have Harrison Ave. entrances, which deactivates the area along nearly 3 blocks. While I am strongly encouraged by BMC's willingness to add ground floor retail to Colamore, I hope that BU would do the same. I encourage BMC to encourage BU to do the same, since that ultimately benefits BU and BMC patients and employees in addition to the neighborhood.
- f. **Buildings for future exploration/expansion – need an understanding here**
  - i. The document includes a reference to the Miranda Cramer building and 2 story retail locations as future expansion locations. Does the 2 story retail location refer to Miranda Cramer's two stories or to brick row houses on Mass ave zoned for retail?
  - ii. I encourage BMC to purchase or lease the Miranda Cramer building, specifically to have a single entity control that corridor of Mass Ave. A single owner would have greater control over compassionate street level activation, which will ultimately benefit BMC's patients and employees (both desiring increased safety) and also benefiting the neighbors
- g. **Expiring leases – what are the plans for these buildings?**
  - i. 801 Albany Street (2029 expiration)
  - ii. 7-11 Melnea Cass (2027 expiration)
  - iii. Carter Fuller building – annual lease - what is the plan?
- h. **Signage – want to discuss this at a task force meeting**
  - i. I read the signage section and request a detailed discussion on signage, however, in general, I agree that BMC campus needs improved signage and I appreciate BMC's recognition of this fact.
  - ii. I am concerned about the existing pylon sign at Mass & Harrison ave. Every day, IV drug use and drug sales occur behind that sign, which creates a challenging situation for patients arriving at BMC's campus via the number 1 bus stop near that corner.
    1. Relocation or an alternative sign would be strongly preferred.
- i. **LED Sign – I oppose this concept**
  - i. While I believe that public health messaging about vaccinations would lead to net benefits for society, I am concerned about setting a precedence for LED/billboard signs in this area.
  - ii. There are gas stations and fast food chains, both with marketing and capital budgets that could fund billboards or LED signs. I do not want to set a precedence that would then permit hamburger advertisements, especially with the upcoming Newmarket Planning Process.
- j. **Traffic – very concerned and want to discuss this at an upcoming task force meeting**
  - i. Given the flower exchange project (4000 jobs), Commonwealth use of the Newton Pavilion, BMC expansions, anticipated changes in Newmarket over the 2020 to 2030 period, BU's plans (which I have not seen), and BMC's projections for increasing patient growth, I am very concerned about the increase in traffic.

- ii. Traffic adjustments in front of Harrison ave/Moakley/Menino - can we see these plans? I appreciate BMC's willingness to address traffic concerns on Harrison
- iii. Has BMC explored opening the Mass. Ave. connector to Stoughton Street? I see this as helping those using exit 18 from route 93 while the Biosquare connection behind flower exchange requires a different exit (Albany street via route 90 exit), both of which would potentially divert traffic off of Mass Ave
- k. **Pedestrians crossing Mass ave without signal or cross walk - idea**
  - i. On Massachusetts avenue, between Harrison and Albany street, many people (patients, residents, neighbors, employees, contractors, guest, intoxicated people, etc.) cross the street when traffic is flowing on Mass ave, ignoring lights and cross walks to run to a bus stop. I encourage BMC and city of Boston to explore ways to prevent this, including placing a raised divider on Mass ave, which would encourage people to use cross walks.
- l. **Community benefits program - suggestion**
  - i. I recognize that BMC targeted the current funding towards people in need but we in the neighborhood would like to see more money spent on the people who are living on the streets near BMC (e.g. patients in Southampton Shelter, people living on the connector, on the corner of Mass and Harrison and Mass and Albany, etc.)

### **3. Information that I request from the BPDA**

- a. During the discussion about the Dowling building replacement and the other building carried forward from the previous IMP, BMC's representative from Stantec stated that buildings that are grandfathered from a previously approved IMP cannot be modified in this current IMP process (such as lowering the height) but could be impacted by the article 80 large project process. I request that BPDA either confirm or refute this in writing given my above concerns about the Dowling replacement building's height and strong desire for a commitment to retail or ground floor entrances.

**Thank you again for the opportunity to provide feedback.**

**Sincerely,**

**Desmond Murphy**



Mr. Edward Carmody, Boston Planning and Development Agency  
One City Hall Square, Boston, MA 02201

Re: Opposition to Boston Medical Center Institutional Master Proposed Building H

Mr. Carmody,

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In conclusion, we support all the good work BMC provides for a large community of people. Our opposition is strictly to the proposed Building H.

Signed: 

PRINT NAME: George Pissimisis

12/18/19

86 East Brookline Street, # 4

Boston, MA 02118

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One City Hall Square, Boston, MA 02201

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Signed: Peter L. Houston 12-18-2019

PRINT NAME: Peter L. Houston

90 East Brookline Street, # 1

Boston, MA 02118

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One City Hall Square, Boston, MA 02201

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12-16-19

Signed: \_\_\_\_\_



PRINT NAME: \_\_\_\_\_

Stephanie Shapiro Berkson

70

East Brookline Street, #

3

Boston, MA 02118

Mr. Edward Carmody, Boston Planning and Development Agency  
One City Hall Square, Boston, MA 02201

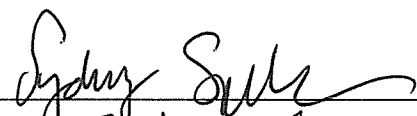
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In conclusion, we support all the good work BMC provides for a large community of people. Our opposition is strictly to the proposed Building H.

Signed: 

PRINT NAME: Sydney Sperber

74 East Brookline Street, # 3

Boston, MA 02118

12/16/19

Mr. Edward Carmody, Boston Planning and Development Agency  
One City Hall Square, Boston, MA 02201

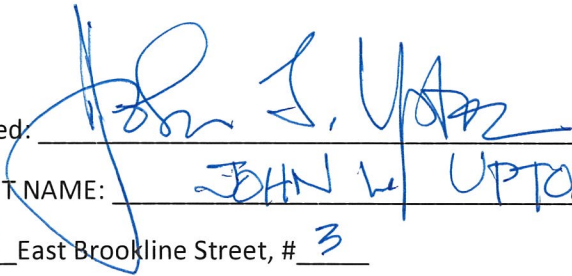
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Signed:   
PRINT NAME: JOHN W. UPTON  
78 East Brookline Street, # 3

Boston, MA 02118

12-16-19

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One City Hall Square, Boston, MA 02201

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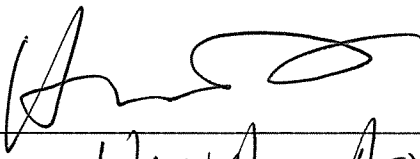
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PRINT NAME: \_\_\_\_\_

88 East Brookline Street, # 4

Boston, MA 02118



Howard Axinn

12/16/2019

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One City Hall Square, Boston, MA 02201

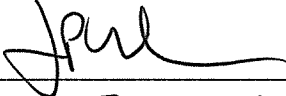
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Signed:  12-16-19  
PRINT NAME: Joseph Lillo  
86 East Brookline Street, # 600 Bldg

Boston, MA 02118

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One City Hall Square, Boston, MA 02201

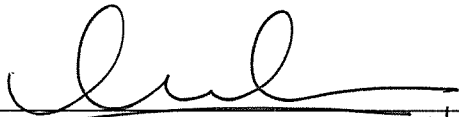
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Signed:  12-18-19  
PRINT NAME: Amanda Lillis  
86 East Brookline Street, # H2

Boston, MA 02118



Mr. Edward Carmody, Boston Planning and Development Agency  
One City Hall Square, Boston, MA 02201

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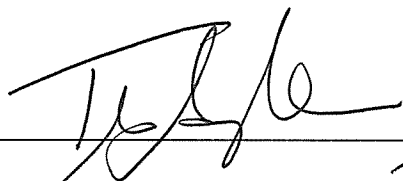
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Signed: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

90 East Brookline Street, # \_\_\_\_\_

Boston, MA 02118



TRICIA AZEVEDO

12/16/2019

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PRINT NAME: PATRICK DEVERY

90 East Brookline Street, # 2.

12/18/2019.

Boston, MA 02118

Mr. Edward Carmody, Boston Planning and Development Agency  
One City Hall Square, Boston, MA 02201

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In conclusion, we support all the good work BMC provides for a large community of people. Our opposition is strictly to the proposed Building H.

Signed: 

PRINT NAME: Samuel Dailey

90 East Brookline Street, # 3

Boston, MA 02118 12/16/19

Mr. Edward Carmody, Boston Planning and Development Agency  
One City Hall Square, Boston, MA 02201

Re: Opposition to Boston Medical Center Institutional Master Proposed Building H

Mr. Carmody,

As a resident of Boston's South End, I am writing you today in opposition to the proposed Building H in BMC's current IMP and that it should NOT be part of the BMC-IMP for the following reasons:

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In conclusion, we support all the good work BMC provides for a large community of people. Our opposition is strictly to the proposed Building H.

Signed: Kelsey Gottschall

PRINT NAME: KELSEY GOTTSCHALL

98 East Brookline Street, # 2

Boston, MA 02118 12/19/19

Mr. Edward Carmody, Boston Planning and Development Agency  
One City Hall Square, Boston, MA 02201


Re: Opposition to Boston Medical Center Institutional Master Proposed Building H

Mr. Carmody,

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In conclusion, we support all the good work BMC provides for a large community of people. Our opposition is strictly to the proposed Building H.

Signed:   
PRINT NAME: Jessica M. Haverkamp, PhD

170 East Brookline Street, # 61

Boston, MA 02118

12.16.19

Mr. Edward Carmody, Boston Planning and Development Agency  
One City Hall Square, Boston, MA 02201

Re: Opposition to Boston Medical Center Institutional Master Proposed Building H

Mr. Carmody,

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In conclusion, we support all the good work BMC provides for a large community of people. Our opposition is strictly to the proposed Building H.

Signed: 

PRINT NAME: BAD MAMMARA 12-10-19

106 East Brookline Street, # 1

Boston, MA 02118

Mr. Edward Carmody, Boston Planning and Development Agency  
One City Hall Square, Boston, MA 02201

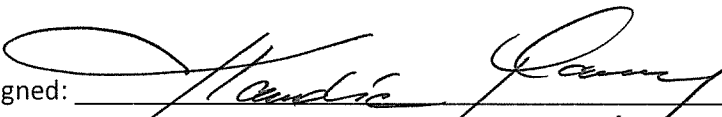
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In conclusion, we support all the good work BMC provides for a large community of people. Our opposition is strictly to the proposed Building H.

Signed:   
PRINT NAME:  Claudia Mally

106 East Brookline Street, # 4 and 3  
Boston, MA 02118      c. 12.18.19

Mr. Edward Carmody, Boston Planning and Development Agency  
One City Hall Square, Boston, MA 02201

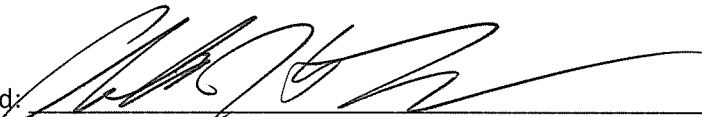
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In conclusion, we support all the good work BMC provides for a large community of people. Our opposition is strictly to the proposed Building H.

Signed:  \_\_\_\_\_

PRINT NAME: Anthony Forlan \_\_\_\_\_

108 East Brookline Street, # 1 12/18/19

Boston, MA 02118



Mr. Edward Carmody, Boston Planning and Development Agency  
One City Hall Square, Boston, MA 02201

Re: Opposition to Boston Medical Center Institutional Master Proposed Building H

Mr. Carmody,

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Signed:  \_\_\_\_\_

PRINT NAME: ANNAAL BEHL \_\_\_\_\_

108 East Brookline Street, # 3      12.16.19

Boston, MA 02118

Mr. Edward Carmody, Boston Planning and Development Agency  
One City Hall Square, Boston, MA 02201

Re: Opposition to Boston Medical Center Institutional Master Proposed Building H

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Signed:  12/16/19

PRINT NAME: ANGELA WRIGHT

167 East Brookline Street, # 3

Boston, MA 02118

Mr. Edward Carmody, Boston Planning and Development Agency  
One City Hall Square, Boston, MA 02201

Re: Opposition to Boston Medical Center Institutional Master Proposed Building H

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Signed: 

PRINT NAME: Sammy DeKaidek - HMDA, Inc - owner

105 East Brookline Street, # 1-2-34

Boston, MA 02118 12-19-2019

Mr. Edward Carmody, Boston Planning and Development Agency  
One City Hall Square, Boston, MA 02201

Re: Opposition to Boston Medical Center Institutional Master Proposed Building H

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Signed: 

PRINT NAME: Gemma McFarland

103 East Brookline Street, # 2

Boston, MA 02118

12/16/19

Mr. Edward Carmody, Boston Planning and Development Agency  
One City Hall Square, Boston, MA 02201

Re: Opposition to Boston Medical Center Institutional Master Proposed Building H

Mr. Carmody,

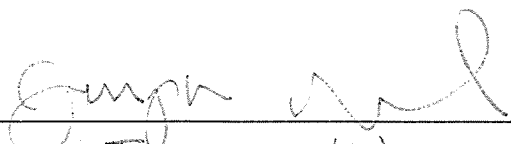
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Signed: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

  
Jayme Woogjer

103 East Brookline Street, # 3

Boston, MA 02118

Mr. Edward Carmody, Boston Planning and Development Agency  
One City Hall Square, Boston, MA 02201

Re: Opposition to Boston Medical Center Institutional Master Proposed Building H

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Signed: 

PRINT NAME: Andres Butler 12/15/19

101 East Brookline Street, # 1

Boston, MA 02118

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One City Hall Square, Boston, MA 02201

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Signed: 

PRINT NAME: Neal F. Gaffney

101 East Brookline Street, # 2      12/16/19

Boston, MA 02118

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One City Hall Square, Boston, MA 02201

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In conclusion, we support all the good work BMC provides for a large community of people. Our opposition is strictly to the proposed Building H.

Signed: Elyse Hanson

PRINT NAME: Elyse Hanson

99 East Brookline Street, # 1

Boston, MA 02118



Mr. Edward Carmody, Boston Planning and Development Agency  
One City Hall Square, Boston, MA 02201

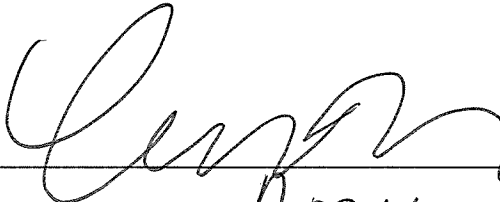
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Mr. Carmody,

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Signed:   
PRINT NAME: Amy Lambroukas  
99 East Brookline Street, # 3  
Boston, MA 02118  
12/19/19

Mr. Edward Carmody, Boston Planning and Development Agency  
One City Hall Square, Boston, MA 02201

Re: Opposition to Boston Medical Center Institutional Master Proposed Building H

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In conclusion, we support all the good work BMC provides for a large community of people. Our opposition is strictly to the proposed Building H.

Signed: Michael Warburton 12/16/19

PRINT NAME: Michael Warburton

97 East Brookline Street, # 1

Boston, MA 02118

Mr. Edward Carmody, Boston Planning and Development Agency  
One City Hall Square, Boston, MA 02201


Re: Opposition to Boston Medical Center Institutional Master Proposed Building H

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Signed:  12/16/19

PRINT NAME: Daniel Rivielto

97 East Brookline Street, # 1

Boston, MA 02118

Mr. Edward Carmody, Boston Planning and Development Agency  
One City Hall Square, Boston, MA 02201


Re: Opposition to Boston Medical Center Institutional Master Proposed Building H

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Signed: 

PRINT NAME: Nick Chappel

97 East Brookline Street, # 3

Boston, MA 02118

12/16/19

Mr. Edward Carmody, Boston Planning and Development Agency  
One City Hall Square, Boston, MA 02201

Re: Opposition to Boston Medical Center Institutional Master Proposed Building H

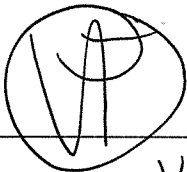
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Signed: \_\_\_\_\_



PRINT NAME: \_\_\_\_\_

Valentina Fedorenko

95 East Brookline Street, # 4

Boston, MA 02118

12/18/19

Mr. Edward Carmody, Boston Planning and Development Agency  
One City Hall Square, Boston, MA 02201

Re: Opposition to Boston Medical Center Institutional Master Proposed Building H

Mr. Carmody,

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Signed: \_\_\_\_\_

PRINT NAME: Chongjia Chen

91 East Brookline Street, # 2

Boston, MA 02118

12/16/2019

Mr. Edward Carmody, Boston Planning and Development Agency  
One City Hall Square, Boston, MA 02201

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Signed: \_\_\_\_\_



PRINT NAME: \_\_\_\_\_

S.E. Sarah Shields

81 East Brookline Street, # 2

Boston, MA 02118

12/16/19

Mr. Edward Carmody, Boston Planning and Development Agency  
One City Hall Square, Boston, MA 02201

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PRINT NAME: \_\_\_\_\_

74 East Brookline Street, # 2

Boston, MA 02118

12/16/2017



Mr. Edward Carmody, Boston Planning and Development Agency  
One City Hall Square, Boston, MA 02201

Re: Opposition to Boston Medical Center Institutional Master Proposed Building H

Mr. Carmody,

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Signed: Alison Freed

PRINT NAME: Alison Freed

103 East Brookline Street, # 3

Boston, MA 02118

Mr. Edward Carmody, Boston Planning and Development Agency  
One City Hall Square, Boston, MA 02201

Re: Opposition to Boston Medical Center Institutional Master Proposed Building H

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Signed: Elaine Goldberg for South End Real Estate LLC

PRINT NAME: Elaine Goldberg South End RE LLC

103 East Brookline Street, # 3 and 97 E Brookline # 3

Boston, MA 02118



Edward Carmody &lt;edward.carmody@boston.gov&gt;

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## Opposition to Building H in BMC IMP

1 message

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**nadia huancahuari**

Fri, Dec 20, 2019 at 9:16 PM

To: Edward.Carmody@boston.gov

Dear Mr. Carmody,

I am writing to you to **express my opposition to the proposed H building** in the BMC IMP. As a resident and owner on East Brookline St, a South End Historic Landmark District, I have witnessed the impact of years of construction by BU and BMC. These prior initiatives have resulted in structural damage to our condo and endless disruption to our quality of life in our homes.

As a former resident physician at BMC , I am proud of the work this institution does for the community. I am also aware that BMC consolidated their clinical and administrative buildings and resources to the Menino campus in order to be more efficient and stay viable. Construction of this isolated "administrative" building is in stark contrast to the hospitals other projects and goals over the last decade. These offices could be built elsewhere on the campus or remotely and not have the terrible impact to our buildings and quality of life of the residents on East Brookline Street.

Our homes and the street of [103 E Brookline St](#) has suffered enough from the years of construction by BU and BMC. I ask you kindly to please advocate to your colleagues at the Boston Planning and Development Agency to reject the H building proposal in the BMC IMP.

Thank you for your time in reading this and your efforts to voice our concerns from E Brookline St.

Sincerely,  
Nadia Huancahuari, MD  
[103 E Brookline St, #4](#)

**Opposition Letter H Building\_Huancahuari.pdf**

457K

Mr. Edward Carmody, Boston Planning and Development Agency  
One City Hall Square, Boston, MA 02201

Re: Opposition to Boston Medical Center Institutional Master Proposed Building H

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In conclusion, we support all the good work BMC provides for a large community of people. Our opposition is strictly to the proposed Building H.

Signed:

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PRINT NAME:

Nadia Huancahuari

103 East Brookline Street, #4

Boston, MA 02118

Mr. Edward Carmody, Boston Planning and Development Agency  
One City Hall Square, Boston, MA 02201

Re: Opposition to Boston Medical Center Institutional Master Proposed Building H

Mr. Carmody,

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- Construction of Building H, regardless of the number of stories, would weaken the structural integrity of the foundation and building of the historical South End rowhouses on East Brookline St. due to its close proximity; 50 feet. It would also further degrade the quality of life for the residents of my street.
- The rowhouses on East Brookline St., built in the mid-1800's, are built on landfill with just a dirt crawl space under the garden level units and party walls constructed of just two layers of soft brick.
- Continued construction activities have had a continued physical impact in buildings on East Brookline St. (Pictures available upon request).
- Regarding the installation of metal sheet piles and subsequent removal of the same metal sheet piles, an agreement between BU Dental School and BMC was not revealed at a public pre-construction meeting regarding 100 East Newton St. construction site. The three-week installation time of these piles (instead of using the less disruptive slurry method) proved to have a severe visual impact on the buildings (shaking and the resulting aftermath) on East Brookline St. due to its close proximity; 350 feet. The three-week removal time of these piles had an even more severe impact than the installation.
- The project engineer for the 100 East Newton St. construction site, when asked if he knew the condition of the foundations of the buildings on East Brookline St., answered "no."
- In the definition of the Urban Fabric of the neighborhood (section 3.1), East Brookline Street is denoted as an industrial region (same with the west edge of the BMC campus), when in fact it is part of the South End Historic Landmark District, and as such the visual impact (height and shadow) of Building H will have a negative impact on residents' quality of life.
- Administrative use buildings can be placed anywhere on the BMC campus, or in other parts of the city.
- Timing of initial public meeting to introduce Building H in the BMC-IMP was disingenuous and close enough to the December holidays that residents of the neighborhood would not be able to attend and not know about the close timing of the comment period.

In conclusion, we support all the good work BMC provides for a large community of people. Our opposition is strictly to the proposed Building H.

Signed: \_\_\_\_\_

*Ida Jones*

PRINT NAME: \_\_\_\_\_

*Ida Jones*

85 East Brookline Street, #2

Boston, MA 02118



Edward Carmody &lt;edward.carmody@boston.gov&gt;

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**East Brookline condo**

1 message

**Ida Jones**

Fri, Dec 20, 2019 at 12:30 AM

To: edward.carmody@boston.gov

Mr. Edward,

I am a condo owner on [85 East Brookline](#). I currently have a tenet in the condo. Three walls have cracks that were not there when she moved in 2 year ago. When I heard of the shaking and loud booming noises, I asked her to check the place. She sent pictures. My concern is that we have not received any comments about what will be done to ensure our lovely homes will be repaired and not further destroyed. I was planning on selling my condo next year. I worry this won't be possible as we don't know what, if any, structural damage has been done to our building. The expansion of the Boston Medical Center is an asset to our neighborhood; but not at the cost of destroying our homes.

Thank you for reading my concerns,

Ida Jones  
East Brookline owner





Edward Carmody &lt;edward.carmody@boston.gov&gt;

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**Re: Opposition to Boston Medical Center Institutional Master Proposed Building H**

1 message

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**Joshua Lakin**

Fri, Dec 20, 2019 at 4:44 PM

To: "edward.carmody@boston.gov" &lt;edward.carmody@boston.gov&gt;

Mr. Carmody,

As a resident of Boston's South End, I am writing you today in opposition to the proposed Building H in BMC's current IMP and that it should NOT be part of the BMC-IMP for the following reasons:

- Construction of Building H, regardless of the number of stories, would weaken the structural integrity of the foundation and building of the historical South End rowhouses on East Brookline St. due to its close proximity; 50 feet. It would also further degrade the quality of life for the residents of my street.
- The rowhouses on East Brookline St., built in the mid-1800's, are built on landfill with just a dirt crawl space under the garden level units and party walls constructed of just two layers of soft brick. Continued construction activities have had a continued physical impact in buildings on East Brookline St.
- The impact that the construction at the [100 East Newton St.](#) which is 350 feet from the properties of East Brookline St. had significant visual damage, and any structural damage has yet to be determined. The proposed Building H will be only 50 feet from these same properties and would have significantly more potential for damage than the construction further away that already has caused damage.
- In the definition of the Urban Fabric of the neighborhood (section 3.1), East Brookline Street is denoted as an industrial region (same with the west edge of the BMC campus), when in fact it is part of the South End Historic Landmark District, and as such the visual impact (height and shadow) of Building H will have a negative impact on residents' quality of life.
- Administrative use buildings can be placed anywhere on the BMC campus, or in other parts of the city.

In conclusion, I support all the good work BMC provides for a large community of people. Our opposition is strictly to the proposed Building H.

Thank You,

Joshua Lakin

[108 East Brookline Street.](#)



Edward Carmody &lt;edward.carmody@boston.gov&gt;

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## Opposition to BMC Master Plan Proposed H Building

1 message

**David Meguerdichian**

Thu, Dec 19, 2019 at 5:27 AM

To: Edward.Carmody@boston.gov

Dear Mr. Carmody,

My name is David Meguerdichian and I had the pleasure of speaking with you at the public hearing last week at BMC regarding their proposed institutional master plan. I have been a resident and owner at [103 E Brookline St, Boston, Ma 02118](#) for 11 years and have felt/saw significant impact to my home from numerous construction projects nearby. The most recent impact has been from the BU Dental School addition.

As I discussed with you and the group, I am in opposition to the construction of Building H as part of the BMC IMP. As a graduate of the BU School of Medicine and a former chief resident at Boston Medical Center, I am keenly aware of the great work that BMC does for the community of Boston (specifically the South End, Roxbury, Mattapan, and South Boston). I am also keenly aware of the dramatic changes to their campus structure, much of which has been driven by a need to cut cost, be more efficient and stay viable. Construction of this building, a proclaimed administrative building by the team leading the IMP, is inconsistent with the other changes BMC has made (most notably, consolidating medical care to the Menino Campus and selling off the E Newton campus to the state). This isolated administrative building can be built elsewhere on their campus or located off site and prevent the destructive impact it's construction will have on my home and others located just 50 feet away.

The homes on E Brookline Street have endured enough construction over the years and this part of the IMP cannot be green lighted. Our homes are part of the South End Historic Landmark District and I hope you and the Boston Planning and Development Agency can deny this portion of the BMC IMP to prevent any further negative impact to the structural integrity of our historic buildings and the quality of life of E Brookline St's residents. I have attached a signed opposition letter to this email as well. Thank you for your consideration and action on this matter and please feel free to reach out to me if I can be of any further assistance with your decision process going forward.

Sincerely,

David Meguerdichian, MD  
[103 E Brookline St, #4](#)  
[Boston, MA 02118](#)

c:

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 **Opposition to BMC Master Plan Building H\_Meguerdichian.pdf**  
324K



Mr. Edward Carmody, Boston Planning and Development Agency  
One City Hall Square, Boston, MA 02201

Re: Opposition to Boston Medical Center Institutional Master Proposed Building H

Mr. Carmody,

As a resident of Boston's South End, I am writing you today in opposition to the proposed Building H in BMC's current IMP and that it should NOT be part of the BMC-IMP for the following reasons:

- Construction of Building H, regardless of the number of stories, would weaken the structural integrity of the foundation and building of the historical South End rowhouses on East Brookline St. due to its close proximity; 50 feet. It would also further degrade the quality of life for the residents of my street.
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- Regarding the installation of metal sheet piles and subsequent removal of the same metal sheet piles, an agreement between BU Dental School and BMC was not revealed at a public pre-construction meeting regarding 100 East Newton St. construction site. The three-week installation time of these piles (instead of using the less disruptive slurry method) proved to have a severe visual impact on the buildings (shaking and the resulting aftermath) on East Brookline St. due to its close proximity; 350 feet. The three-week removal time of these piles had an even more severe impact than the installation.
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- Administrative use buildings can be placed anywhere on the BMC campus, or in other parts of the city.
- Timing of initial public meeting to introduce Building H in the BMC-IMP was disingenuous and close enough to the December holidays that residents of the neighborhood would not be able to attend and not know about the close timing of the comment period.

In conclusion, we support all the good work BMC provides for a large community of people. Our opposition is strictly to the proposed Building H.

Signed:

PRINT NAME:

David Meguerdichian  
103 East Brookline Street, #4  
Boston, MA 02118

Mr. Edward Carmody, Boston Planning and Development Agency  
One City Hall Square, Boston, MA 02201

Re: Opposition to Boston Medical Center Institutional Master Proposed Building H

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In conclusion, we support all the good work BMC provides for a large community of people. Our opposition is strictly to the proposed Building H.

Signed: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

97 East Brookline Street, # 4

12/20/19

Boston, MA 02118

Mr. Edward Carmody, Boston Planning and Development Agency  
One City Hall Square, Boston, MA 02201

Re: Opposition to Boston Medical Center Institutional Master Proposed Building H

Mr. Carmody,

As a resident of Boston's South End, I am writing you today in opposition to the proposed Building H in BMC's current IMP and that it should NOT be part of the BMC-IMP for the following reasons:

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In conclusion, we support all the good work BMC provides for a large community of people. Our opposition is strictly to the proposed Building H.

Signed: 

PRINT NAME: Patrick Cannon

917 East Brookline Street, #2

Boston, MA 02118

12/20/19



Edward Carmody &lt;edward.carmody@boston.gov&gt;

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**Boston Medical Center IMP H Building**

1 message

**Ken ODonoghue**

Tue, Dec 17, 2019 at 9:13 AM

To: edward.carmody@boston.gov

Mr. Carmody,

I was at your public task force meeting on December 11th and briefly spoke to after the meeting expressing my thoughts and concerns of the developers being disingenuous on their proposal to develop the site that the H build would occupy.

This a letter against allowing the H building to be located so close to the historic brick row houses on East Brookline St. These row houses were built in the mid 1800's on filled land and do not have foundations up to current standards This filled land is not stable and the weight and construction of the H building will shift the East Brookline buildings and damage there integrity. We have had other construction projects further from our street and regardless of the engineering reports and empty promises of noninvasive construction techniques our building have developed cracked interior walls, windows that no longer close tightly and pronounced cracks in the exterior brick masonry and exterior granite window sills. Our particular building has had all of those problems along with doors that no longer shut tight and need to be recut. We have also had to find exterior cracks that let water in and stain the interior walls and floors.

We are always told these construction projects are a community benefit and the engineers have means to keep our buildings safe but the buildings go up the construction crews leave and the owners ask us to prove our structural problems were caused by their building. We are small individuals and do not have the means to go through the courts so once again big money wins and regular citizens have to live with the after effects. The meeting showed there might be alternative sites for this administration building and I see no reason to give this particular H building clearance to build sometime in the next ten years when can so adversely affect East Brookline Street's historic row houses. These houses were important enough to be included in the historic committees list. I see no reason to rush this particular building zoning clearance at this point in time and would ask the city to request the developer to study alternative sites for their H building.

Thank you your time and allowing us to voice our opinions.

Ken O'Donoghue  
[108 East Brookline Street](#)



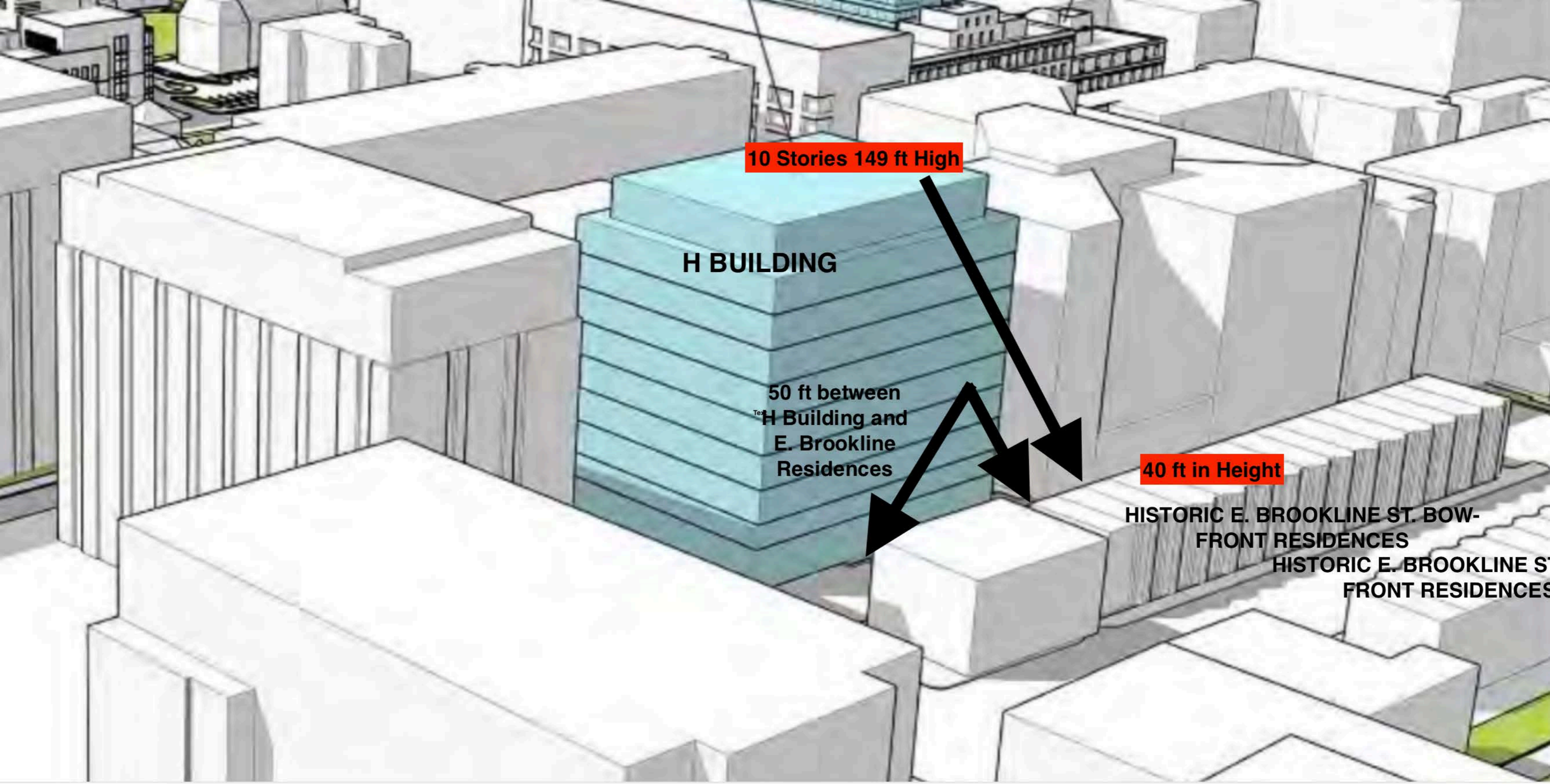
**10 Stories 149 ft High**

**H BUILDING**

50 ft between  
H Building and  
E. Brookline  
Residences

**40 ft in Height**

**HISTORIC E. BROOKLINE ST. BOW-  
FRONT RESIDENCES**  
**HISTORIC E. BROOKLINE S  
FRONT RESIDENCES**



Marie O'Shea  
103 E. Brookline St. #5  
Boston, MA 02118

December 16, 2019

Edward Carmody  
Boston Planning and Development Agency  
One City Hall Square, Boston, MA 02201

**Re: Opposition to Boston Medical Center Institutional Master Proposed Building H**

Dear Mr. Carmody,

I am writing you in opposition to the proposed Building H in BMC's current IMP and that it should NOT be part of the BMC-IMP for the following reasons:

- Construction of Building H, regardless of the number of stories, would weaken the structural integrity of the foundation and building of the historical South End row houses on East Brookline St. due to its close proximity; 50 feet. It would also further degrade the quality of life for the residents of my street.
- The row houses on East Brookline St., built in the mid-1800's, are built on landfill with just a dirt crawl space under the garden level units and party walls constructed of just two layers of soft brick.
- Continued construction activities have had a continued physical impact in buildings on East Brookline St. (Pictures available upon request).
- Regarding the installation of metal sheet piles and subsequent removal of the same metal sheet piles, an agreement between BU Dental School and BMC was not revealed at a public pre-construction meeting regarding 100 East Newton St. construction site. The three-week installation time of these piles (instead of using the less disruptive slurry method) proved to have a severe visual and physical impact on the buildings (shaking and the resulting aftermath) on East Brookline St. due to its close proximity; 350 feet. The three-week removal time of these piles had an even more severe impact than the installation.
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- In the description of the Urban Fabric of the neighborhood (section 3.1), East Brookline Street is denoted as an industrial region (same with the west edge of the BMC campus), when in fact it is part of the South End Historic Landmark District, and as such the visual impact (height and shadow) of Building H will have a negative impact on residents' quality of life.
- Administrative use buildings can be placed anywhere on the BMC campus, or in other parts of the city.
- Timing of initial public meeting to introduce Building H in the BMC-IMP was disingenuous and close enough to the December holidays that residents of the neighborhood would not be able to attend and not know about the close timing of the comment period. In conclusion, I support all the good work BMC provides for a large community of people. My opposition is strictly to the proposed Building H.

Thank you, Edward, for your thoughtful consideration of this very important matter.

Sincerely,

Marie O'Shea

Dear Mr. Edward Carmody,

My name is Kathryn (Kit) Pyne. I have had the pleasure of talking to you at the last 3 meetings for the BMC's IMP. I am very much opposed to the building H part of their plan. I have been a resident and owner of 108 E Brookline St Boston, MA. for 7 years. This is a neighborhood of beautiful, historic, brick row houses built in the 1800's. They are built on landfill so I am very fearful that a huge construction project as the proposed Building H would cause significant damage and disruption to our homes.

Our E Brookline St neighborhood has been surrounded by enormous construction projects for the last 10 years. The controversial NEIDL building, the South End Smith Residences, the BU Dental School extension - all only a block away on each side of us. Now, we are threatened by the proposal of an administration building for BMC 50 feet away, towering 149 ft over our tiny homes. Boston's rezoning of the Harrison and Albany area gave no consideration of our fine historic neighborhood what so ever. All these projects have caused cracks in the interior walls and exterior brick masonry and granite window sills. Most of our windows and doors are out of kilter. This project will have an even more destructive impact, being so close (50 ft) to us.

The owners of these construction projects are always touting how great an addition they will be for our community. I do not see any benefit of Building H what so ever. An administration building can go any where on the BMC Campus or outside the city limits because this service is all computerized now. I appreciate BMC's efforts to consolidate their medical care to the Menino Campus. This makes good sense: the proposed H building makes no sense especially after selling off their E Newton St Campus.

During the scoping meeting, BMC's project designer mentioned that Worcester Sq was the front door area, the main entrance to the BMC and that E Brookline / Albany St was the back door area. He said that is why they made sure to have a large, beautiful, green area at the front entrance. How about the BMC show some respect and not refer to us as their "back door" area and take this oversized monster of a building out of our back yard and off their IMP. Instead, they could put in a nice, small, green area on this ramp parcel.

E Brookline St has endured enough grief and pain over these last 10 years of construction projects. I sincerely hope that you and the Boston Planning and Development Agency will consider our grievances over the proposed H building and deny this portion of the BMC's IMP. We need to prevent any further negative impact to the structural integrity of our historic buildings and the quality of life of the E Brookline St residents. Thank you for your kind consideration and action on this matter.

Sincerely yours,

Kathryn Pyne

108 E Brookline St #2  
Boston. MA 02118





Edward Carmody &lt;edward.carmody@boston.gov&gt;

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## Boston Medical Center Institutional Master Plan

1 message

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**Helaine**

Fri, Dec 20, 2019 at 2:59 PM

To: edward.carmody@boston.gov

I am writing in opposition to proposed Building H in this plan. I have been a resident of the South End for almost 40 years and am very familiar with BMC and East Brookline St., living just a few blocks away. I support BMC in its mission to care for the most vulnerable of us. Indeed, I was born at the old Boston City Hospital to immigrant parents and I have family members who still access the facilities there.

However I am also familiar with the development trauma that has been visited upon East Brookline St. and other streets in that area over the years. Enough is enough! To propose building a 10 story building 50 feet away from the nearest buildings shows a callous disregard, in my opinion, by BMC to the residents of East Brookline St. and probably other nearby streets. To me, this disregard is contrary to the regard with which BMC treats its patients and is inexplicable to me. These residents and their houses are vulnerable to this construction, but BMC seems not to care about the history and foundations of these buildings. It seems as if this street was not considered at all. I attended both public meetings and was particularly shocked to hear that East Brookline St. was not even considered in their Plan with regard to loss of sunlight. It as if it did not even exist.

I thought that the suggestion put forth by Fernando Requena, a member of the task force, that there was room on the land where the Power plant will be demolished has ample space for this proposed building and is far enough away from residents. Another suggestion by a neighbor was that instead of building H, additional stories could be added to other proposed new buildings or existing buildings in order to spare the residents and buildings of East Brookline St. and perhaps of other streets nearby.

I think this was a big blunder on the part of BMC and they should not be allowed to so negatively affect the buildings and quality of life of these residents.

I think I also read in one of the community newspapers that BMC knew about their plans in August of this year. Why they chose not to publicize them until mid November and into the holiday season was never explained. I hope it was not done this way in an attempt to minimize the opposition.

As I said above, enough is enough! This building must be stopped. These residents have as much right to live in peace in secure houses as those patients that BMC so greatly helps.

Thank you,

Helaine Simmonds  
49 East Springfield St.  
Boston, MA 02118

| Date       | Name         | Organization | Address                                    | Comments   |
|------------|--------------|--------------|--|--|
| 12/15/2019 | Cinda Stoner | WSANA        | 107 East Brookline St.<br>Boston, MA 02118 | <p>Re: Opposition to Boston Medical Center Institutional Master Plan Proposed Building H</p> <p>Edward Carmody.</p> <p>As a resident of Boston's South End and the closest abutter to proposed Building H, I am writing you today in opposition to the proposed Building H in BMC's current IMP and that it should NOT be part of the BMC-IMP for the following reasons:</p> <ul style="list-style-type: none"> <li>- Construction of Building H, 10 stories, 149 ft. high and 50 feet away from properties on East Brookline Street (regardless of the number of stories), would weaken the structural integrity of the foundations and buildings of the historical South End rowhouses on East Brookline Street and would also further degrade the quality of life for the residents of my street.</li> <li>-The rowhouses on East Brookline St., built in the mid-1800s, are built on landfill with just a dirt crawl space under the garden level units and party walls constructed of just two layers of soft brick.</li> <li>- Continued construction activities have had a continued physical impact in buildings on East Brookline St. (Pictures available upon request).</li> <li>- Regarding the installation of metal sheet piles and subsequent removal of the same metal sheet piles, an agreement between BU Dental School and BMC was not revealed at pre-construction meetings regarding the East Newton St. construction site , approximately 350 feet away.</li> <li>- The three-week installation time of these sheet piles (instead of using the less disruptive slurry method) proved to have a severe visual impact on the buildings (shaking and resulting aftermath) on East Brookline St. The three-week removal time of these sheet piles had an ever more severe impact than the installation. <i>continued on next page</i></li> </ul> |

|            |                |  |                                      |   |
|------------|----------------|--|--------------------------------------|---|
|            |                |  |                                      | <ul style="list-style-type: none"> <li>- The project engineer for the 100 East Newton St. construction site, when asked if he knew the condition of the foundations of the buildings on East Brookline St., answered "no."</li> <li>- In the definition of the Urban Fabric of the neighborhood (section 3.1), East Brookline is denoted as an industrial region (same as the west edge of the BMC campus), when in fact it is part of the South End Historic Landmark District, and as such the visual impact (height and shadow) of Building H will have a negative impact on residents' quality of life.</li> <li>- Administrative use buildings can be placed anywhere on the BMC campus, or in other parts of the city.</li> <li>- Timing of initial public meeting to introduce Building H in the BMC-IMP was disingenuous and close enough to the December holidays that residents of the neighborhood would not be able to attend and not know about the close timing of the comment period.</li> </ul> <p>In conclusion, we support all the good work BMC provides for a large community of people. Our opposition is strictly to the proposed Building H.</p> |
| 12/16/2019 | Michael Cahill |  | 51 Dwight Street<br>Boston, MA 02118 | <p>I am writing to provide my full support of BMC's IMP. Being a non profit institution - I understand how they need to capitalize on their real estate to support their growth and care for their patients.</p> <p>Michael Cahill</p>  |

APPENDIX 3  
SAMPLE PUBLIC NOTICE

SAMPLE

**PUBLIC NOTICE**

The Boston Planning & Development Agency (BPDA), acting pursuant to Article 80 of the Boston Zoning Code, hereby gives notice that an Institutional Master Plan (IMP) has been received from \_\_\_\_\_

\_\_\_\_\_  
(Name of Applicant)

for \_\_\_\_\_

(Brief Description of Project)

proposed at \_\_\_\_\_.

(Location of Project)

The IMP may be reviewed or obtained at the Office of the Secretary of the BPDA Boston City Hall, Room 910, between 9:00 A.M. and 5:00 P.M., Monday through Friday, except legal holidays. Public comments on the IMP, including the comments of public agencies, should be transmitted to Edward Carmody, Institutional Planner & Project Manager, Boston Planning & Development Agency, Boston City Hall, Boston, MA 02201, within sixty (60) days of this notice or by \_\_\_\_\_. Approvals are requested of the BPDA pursuant to Article 80 for \_\_\_\_\_.

The BPDA shall issue an Adequacy Determination approving, conditionally approving, or disapproving the IMP pursuant to Section 80B-5.4(c)(iv) of the Boston Zoning Code.

**BOSTON REDEVELOPMENT AUTHORITY**

Teresa Polhemus, Executive Director/Secretary