



MASSACHUSETTS
GENERAL HOSPITAL

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Sally Mason Boemer

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January 23, 2019

BY HAND

Brian Golden, Director
Boston Redevelopment Authority
d/b/a Boston Planning & Development Agency (“BPDA”)
Boston City Hall, 9th Floor
Boston, MA 02201

Re: Massachusetts General Hospital (“MGH”)
Letter of Intent to File Project Notification Form

Dear Director Golden:

MGH is pleased to submit this Letter of Intent to file a Project Notification Form under Article 80B of the Zoning Code for two new buildings on the MGH main campus critical to MGH’s ability to continue to provide world-class medical care to its neighborhood, regional, national and international patient base.

Founded in 1811, MGH is the third oldest general hospital in the United States, one of the nation’s leading academic medical centers and largest private employer in the City of Boston. In recent years the need for the Hospital to rebuild and renovate its main campus has become increasingly pressing as demands for services have increased and facilities required to deliver the highest standard of care have evolved.

The decision to move forward with the proposed buildings – a clinical building and a campus services building – comes in the wake of a comprehensive planning process focused on what it would take to modernize the MGH campus and create a facility that would support the kind of transformative care that has long been a hallmark of this Boston teaching hospital. Currently, MGH delivers advanced care in several facilities that are outmoded and inefficient. While many leading academic medical centers across the country have built state-of-the-art clinical buildings with all single patient rooms to enhance the care experience, the MGH currently lags behind its national peer institutions in its ability to offer all patients accommodations with adequate space and privacy. Mindful of this, Mass General’s recent planning process has sought to identify ways to integrate rapidly expanding medical technologies; mitigate severe Emergency Department overcrowding; address a need for more single patient rooms; and respond to significant sustainability and resiliency challenges.

The proposed clinical building will include approximately 450 new beds all in single rooms (with the total number of new beds significantly offset by the decommissioning of principally two-bed patient rooms in existing buildings), operating/procedural rooms, ambulatory services, operational support and a café. In addition, the facility will feature retail space on Cambridge Street. This new patient care building is also expected to house two Centers of Excellence: a cancer center and heart center. It will include approximately 1,035,000 square feet of gross floor area with six stories of underground parking and a height of approximately 200 feet to the top of the last occupiable space. The building, contained within the perimeter of the MGH main campus, will be bounded by Cambridge Street, Blossom Street, Parkman Street and North Grove Street, and will partially span over a portion of North Anderson Street. The six levels of underground parking will contain approximately 1,100 spaces (327 net new spaces).

The Parkman Street Garage, the Professional Office Building and several other older structures will need to be removed in connection with the construction of this building.

MGH is particularly sensitive to the importance of the public realm and is using the demolition of the Parkman Street Garage and other buildings as an opportunity to further its efforts to improve the streetscape along Cambridge Street and activate one of the main entrances to the MGH campus along North Grove Street.

In addition to the proposed clinical building, a new Campus Services Building (CSB) to be located at 30 Blossom Street, replacing a utilities building currently on the site, is also proposed. The CSB will be approximately seven stories above grade, approximately 130 feet in height to the top of the last occupiable space and will have two stories below grade with approximately 81,000 square feet of gross floor area, including approximately 29,500 of administrative support. The CSB will significantly reduce the current vulnerability of the main campus utilities and services, provide future flexibility on campus and separate support services from public uses.

Under the Mayor's Executive Order Relative to the Provision of Mitigation by Development Projects in Boston, as amended, the BPDA is to submit to the Mayor a recommendation for the appointment of an Impact Advisory Group (IAG) to advise the BPDA with respect to mitigation for this building project.

We look forward to working with the Mayor's Office of Neighborhood Services, the BPDA, elected officials and neighborhood groups in forming the IAG and having a thoughtful community process as the review of this project moves forward.

Please do not hesitate to contact me if you have any questions or if any additional information would be helpful.

Sincerely,


Sally Mason Boemer

cc: Ms. Heather Campisano
Ms. Sara Myerson
Mr. Jonathan Greeley
Dr. Peter Slavin
Douglas Husid