

**BOARD APPROVED****MEMORANDUM****OCTOBER 12, 2017**

**TO:** **BOSTON REDEVELOPMENT AUTHORITY**  
**D/B/A BOSTON PLANNING & DEVELOPMENT AGENCY (BPDA)\***  
AND BRIAN P. GOLDEN, DIRECTOR

**FROM:** JONATHAN GREELEY, DIRECTOR OF DEVELOPMENT REVIEW  
MICHAEL CHRISTOPHER, DEPUTY DIRECTOR FOR DEVELOPMENT  
REVIEW AND GOVERNMENT AFFAIRS  
MICHAEL ROONEY, PROJECT MANAGER

**SUBJECT:** PUBLIC HEARING TO CONSIDER THE SECOND AMENDMENT TO THE  
BOSTON UNIVERSITY MEDICAL CENTER INSTITUTIONAL MASTER PLAN,  
LOCATED AT 100 EAST NEWTON STREET IN THE SOUTH END, AND TO  
CONSIDER THE PROJECT AS A DEVELOPMENT IMPACT PROJECT

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**SUMMARY:** This Memorandum requests that the Boston Redevelopment Authority (the "BRA") d/b/a Boston Planning & Development Agency ("BPDA") authorize the Director to: (1) issue an Adequacy Determination pursuant to Section 80D-5(4) of the Boston Zoning Code (the "Code") approving the Boston University Medical Center ("BUMC") Institutional Master Plan Amendment ("Second IMP Amendment"), consisting of the renovation and expansion of the BUMC Goldman School of Dental Medicine (the "Proposed Project"), located at 100 East Newton in the South End; (2) petition the Boston Zoning Commission for approval of the Second IMP Amendment in substantial accord with the Second IMP Amendment presented to the BRA at its hearing on October 12, 2017; (3) approve the Proposed Project as a Development Impact Project within the meaning of Section 80B-7 of the Code; (4) issue a Scoping Determination Waiving Further Review of the Project pursuant to Section 80B-5(3) of the Code based on a finding that the Project Notification Form, together with the Supplemental Information adequately addresses the impacts of the Proposed Project; (5) issue a Certification of Consistency for the Proposed Project pursuant to Section 80D-10 of the Code; (6) issue a Certification of Compliance for

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\* Effective October 20, 2016, the BRA commenced doing business as BPDA.

the Proposed Project pursuant to Section 80B-6 of the Code; and (7) to take any and all action and execute any and all documents in connection with the foregoing deemed necessary and appropriate by the Director, including, without limitation, executing and delivering, if necessary, a Development Impact Project Agreement, a Boston Residents Construction Employment Plan, and a Cooperation Agreement.

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**PROJECT SITE**

The project is located at 100 East Newton Street at the intersection of Newton Street and Albany Street (the “Project Site”). The Project Site is surrounded by Boston Medical Center’s Newton Pavilion property. The Project Site is approximately 0.58 acres.

**DEVELOPMENT TEAM**

The development team includes:

Proponent: Trustees of Boston University  
Gary M. Nicksa  
Michael Donovan

Architect: Smith Group JJR  
Mark Potter

Permitting Consultant: Fort Point Associates, Inc.  
Judith T. Kohn

Legal Counsel: Rubin and Rudman, LLP  
James H. Greene

**DESCRIPTION AND PROGRAM**

The Henry M. Goldman School of Dental Medicine (“GSDM”) Project includes the substantial rehabilitation of approximately 53,100 gross floor area (“GFA”) of the existing 84,200 GFA building and a new addition of approximately 41,900 GFA to the existing building (the “Proposed Project”). After substantial rehabilitation and new

construction, the Proposed Project will contain approximately 126,100 GFA. The existing building footprint of approximately 13,000 GFA will expand by approximately 5,000 GFA to approximately 18,000 GFA. The Proposed Project will continue to be used as an academic/clinical building. The Proposed Project will consist of seven (7) levels above grade at a height of 94 feet above grade. The rooftop penthouse will contain air handling equipment and machine rooms within a corrugated metal panel shell at a height of 105 feet above grade. A full basement contains mechanical/electrical and support spaces.

The renovated and expanded building will be classified as a high-rise building. The program includes office, instructional, clinical, and student collaborative spaces on seven existing levels. The Proposed Project will also include support spaces, including mechanical, electrical, telecomm, and storage areas. The building systems associated with clinical function will be scheduled for 8 a.m. – 6 p.m. occupancy. Offices, classrooms, and student spaces will be available 24 hours per day, 7 days per week.

The interior renovation of the existing structure will reconfigure the layout of the patient and student/faculty entry, the clinical space, and also classroom and student spaces. The existing style of the interior will be upgraded to reflect Boston University's modern vision as well as provide upgrades to the building's accessibility. The exterior will also receive a full modernization. The existing building will receive a cladding of terracotta to cover the exterior concrete face, with a large expanse of glass added to activate the entry level. The addition will tie seamlessly to the existing structure with similar color tone brick and a glass curtain wall.

### **ARTICLE 80 REVIEW PROCESS**

The Proposed Project is subject to the Boston University Medical Center Institutional Master Plan ("2010 BUMC IMP") which was approved by the BRA on June 22, 2010, by the Boston Zoning Commission on August 4, 2010, and by the Mayor of Boston on August 5, 2010, for a ten (10) year term until August 5, 2020. Subsequent to such approval, Boston Medical Center ("BMC") submitted an amendment on June 7, 2013 to the 2010 BUMC IMP ("First Amendment") for the following Projects: The Moakley Cancer Center addition of approximately 27,800 GFA, a new in-patient building with Phase I of 78,000 GFA and Phase II of 323,000 GFA on the site of the Dowling Tower, a new energy facility of 38,500 GFA, a new patient transport bridge across Albany Street, and a central loading dock facility within the existing power plant. The First Amendment was approved by the BRA on

November 13, 2013. Pursuant to the First Amendment, BMC utilized the remaining unallocated exclusion of 95,000 GFA for the calculation of Housing Exaction and Jobs Exaction. Therefore, as noted herein, the Proposed Project is not entitled to an exclusion in the calculation of Housing or Jobs Exactions.

On May 15, 2017, the Trustees of Boston University (the "Proponent"), submitted an Institutional Master Plan Notification Form ("IMPINF") along with a Project Notification Form ("PNF") for the Proposed Project.

The BPDA sponsored a Task Force and public meeting to discuss the IMPINF/PNF on June 8, 2017 in a classroom at the GSDM. The Task Force and public meeting were advertised in the local paper, posted on the BPDA's calendar, and a notification was sent out to the South End neighborhood distribution list. The required 30-day public comment period ended on June 15, 2017.

The BPDA issued a Scoping Determination on the IMPINF on July 5, 2017 setting forth the requirements for the Second IMP Amendment and asking the Proponent to respond to feedback from BPDA staff, city agencies and the public.

On August 7, 2017 the Proponent filed the Second Amendment to the Boston University Medical Center Institutional Master Plan (the "Second IMP Amendment").

The BPDA sponsored another Task Force and public meeting to discuss the Second IMP Amendment on September 12, 2017. The Task Force and public meeting were advertised in the local paper, posted on the BPDA's calendar, and a notification was sent out to the South End neighborhood distribution list. The required 60-day public comment period ended on October 6, 2017.

## **MITIGATION AND PUBLIC BENEFITS**

In addition to the community benefits as described in the Second IMP Amendment, The Proposed Project will result in a number of public benefits to the South End neighborhood and the City of Boston as a whole, these include:

### ***MITIGATION***

- Landscape and site improvements such as enhanced lighting and increased security will provide a safe and secure experience in and around the Project Site.

### **COMMUNITY BENEFITS**

- In addition to the aforementioned mitigation, the Proponent has agreed to contribute \$60,000 towards multimodal improvements throughout the Albany Street corridor. Moving forward, the proponent will work in close coordination with the BPDA and BTDA as the vision for the Albany Street corridor continues to evolve and take shape.

### **DEVELOPMENT IMPACT PROJECT ("DIP") EXACTIONS**

Due to the square footage and types of uses anticipated in the Proposed Project, the Proposed Project constitutes a DIP under Article 80, Section 80B-7 of the Code.

The area of substantial rehabilitation consists of approximately 53,100 GFA and the area for the new addition consists of approximately 41,900 GFA (total area 95,000 GFA). Such areas are subject to the payment of a Housing Exaction and a Jobs Exaction under Article 80, Section 80B-7 of the Code. Although in the calculation of both exactions, a project is allowed one (1) 100,000 GFA exclusion, the Proposed Project is subject to the 2010 BUMC IMP, as amended by the First Amendment. In accordance with the provisions of the 2010 BUMC IMP, as amended, IMP Projects are allowed only one (1) 100,000 GFA exclusion. As noted herein, the 100,000 GFA exclusion had been allocated to the BMC projects referenced in the First Amendment and approved by the Authority on November 13, 2013. Therefore, the 100,000 GFA exclusion is not applicable to or provided to the Proposed Project, and the Proposed Project will be required to pay a Housing Exaction and a Jobs Exaction based upon the total area of new construction and substantial rehabilitation of 95,000 GFA without an exclusion.

Pursuant to the provisions of Article 80, Section 80B-7 of the Code, the Proposed Project will provide estimated linkage funds of \$792,300.00 for the Housing Exaction, which will go to the Neighborhood Housing Trust, and \$158,650.00 for the Jobs Exaction, which will go to the Neighborhood Jobs Trust. The estimated linkage payments are calculated as follows:

Housing Linkage:

DIP Uses: 95,000 GFA

Exclusion: 0 GFA

95,000 GFA

          X \$8.34

\$792,300.00

Jobs Linkage:

DIP Uses: 95,000 GFA

Exclusion: 0 GFA

95,000 GFA

          X \$1.67

\$158,650.00

The DIP gross floor area for the Proposed Project is subject to final calculation based on the final design plans and applicable provisions of the Development Impact Project Agreement.

**RECOMMENDATIONS**

Based on the foregoing, BPDA staff recommends that the BPDA authorize the Director to: (1) issue an Adequacy Determination pursuant to Section 80D-5(4) of the Code approving the BUMC Second IMP Amendment; (2) petition the Boston Zoning Commission for approval of the Second IMP Amendment in substantial accord with the Second IMP Amendment presented to the BRA at its hearing on October 12, 2017; (3) approve the Proposed Project as a Development Impact Project within the meaning of Section 80B-7 of the Code; (4) issue a Scoping Determination Waiving Further Review of the Project pursuant to Section 80B-5(3) of the Code based on a finding that the Project Notification Form, together with the Supplemental Information adequately addresses the impacts of the Proposed Project; (5) issue a Certification of Consistency for the Proposed Project pursuant to Section 80D-10 of the Code; (6) issue a Certification of Compliance for the Proposed Project pursuant to Section 80B-6 of the Code; and (7) to take any and all action and execute any and all documents in connection with the foregoing deemed necessary and appropriate by the Director, including, without limitation, executing and delivering, if necessary, a Development Impact Project Agreement, a Boston Residents Construction Employment Plan, and a Cooperation Agreement.

An appropriate vote follows:

**VOTED:** That the Boston Redevelopment Authority (“BRA”) hereby finds and determines that the renovation and expansion of the Boston University Medical Center Goldman School of Dental Medicine (the “Proposed Project”) as described in the Institutional Master Plan Notification Form/Project Notification Form (“IMPNF”/“PNF”) and Supplemental Information, conforms to the general plan for the City of Boston as a whole, and that nothing in such Proposed Project will be injurious to the neighborhood or otherwise detrimental to the public welfare, weighing all the benefits and burdens; and

**FURTHER**

**VOTED:** That the Director be, and hereby is, authorized to execute a Development Impact Project Agreement for the Proposed Project in accordance with Article 80B-7 of the Boston Zoning Code (the “Code”); and

**FURTHER**

**VOTED:** That the Director be, and hereby is, authorized to issue a Scoping Determination Waiving Further Review of the Proposed Project pursuant to Section 80B-5(3) of the Code based on a finding that the PNF, together with the Supplemental Information, adequately addresses the impacts of the Proposed Project; and

**FURTHER**

**VOTED:** That the Director be, and hereby is, authorized to issue one or more Certifications of Compliance for the Proposed Project pursuant to Section 80B-6 of the Code after the Director has determined that the Proposed Project complies with: (a) the conditions of the Scoping Determination Waiving Further Review; and (b) to the extent applicable, the following provisions of the Code: (i) Section 80B-7: Development Impact Project Exactions; (ii) Section 80B-8: Disclosure of Beneficial Interests; and (iii) Section 80D-10: Institutional Master Plan Review: Certifications; and

**FURTHER**

**VOTED:** That in connection with the Second Amendment to the BUMC Institutional Master Plan (the “Second IMP Amendment”) filed by Trustee of Boston University dated August 2, 2017 to be considered as an amendment to Boston University Medical Center Institutional Master Plan presented at a public hearing held pursuant to Section 80D-5.4(c) and 80D-9.2 of the Code at the offices of the BRA on October 12, 2017, and after consideration of evidence presented at, and in connection with, the proposed Second IMP Amendment, the BRA finds that: (a) the Second IMP Amendment conforms to the provisions of Article 80D of the Code; (b) the Second IMP Amendment conforms to the general plan for the City of Boston as a whole; and (c) on balance, nothing in the Second IMP Amendment will be injurious to the neighborhoods or otherwise detrimental to the public welfare, weighing all the benefits and burdens; and

**FURTHER**

**VOTED:** That, the Director be, and hereby is, authorized to issue an Adequacy Determination pursuant to Article 80D-5.4(c) of the Code approving the Second IMP Amendment and accompanying map amendment upon successful completion of the Article 80D process; and

**FURTHER**

**VOTED:** That, pursuant to Article 80D of the Code, the BRA hereby authorizes the Director to petition the Boston Zoning Commission for approval of the Second IMP Amendment, all in substantial accord with the Second IMP Amendment associated therewith presented to the BRA at its hearing on October 12, 2017.



**FURTHER**

**VOTED:**

That the Director be, and hereby is, authorized to issue one or more Certifications of Consistency pursuant to Article 80D-10 of the Code when the Director finds that: (a) the Proposed Project is described adequately in the Second IMP Amendment and is consistent with the Second IMP Amendment; and (b) the Second IMP Amendment has been approved by the BRA and the Boston Zoning Commission in accordance with the applicable provisions of Article 80D Institutional Master Plan Review and is in compliance with the update requirements of Sections 80D-7 of the Code and the renewal requirements of Section 80D-8 of the Code; and

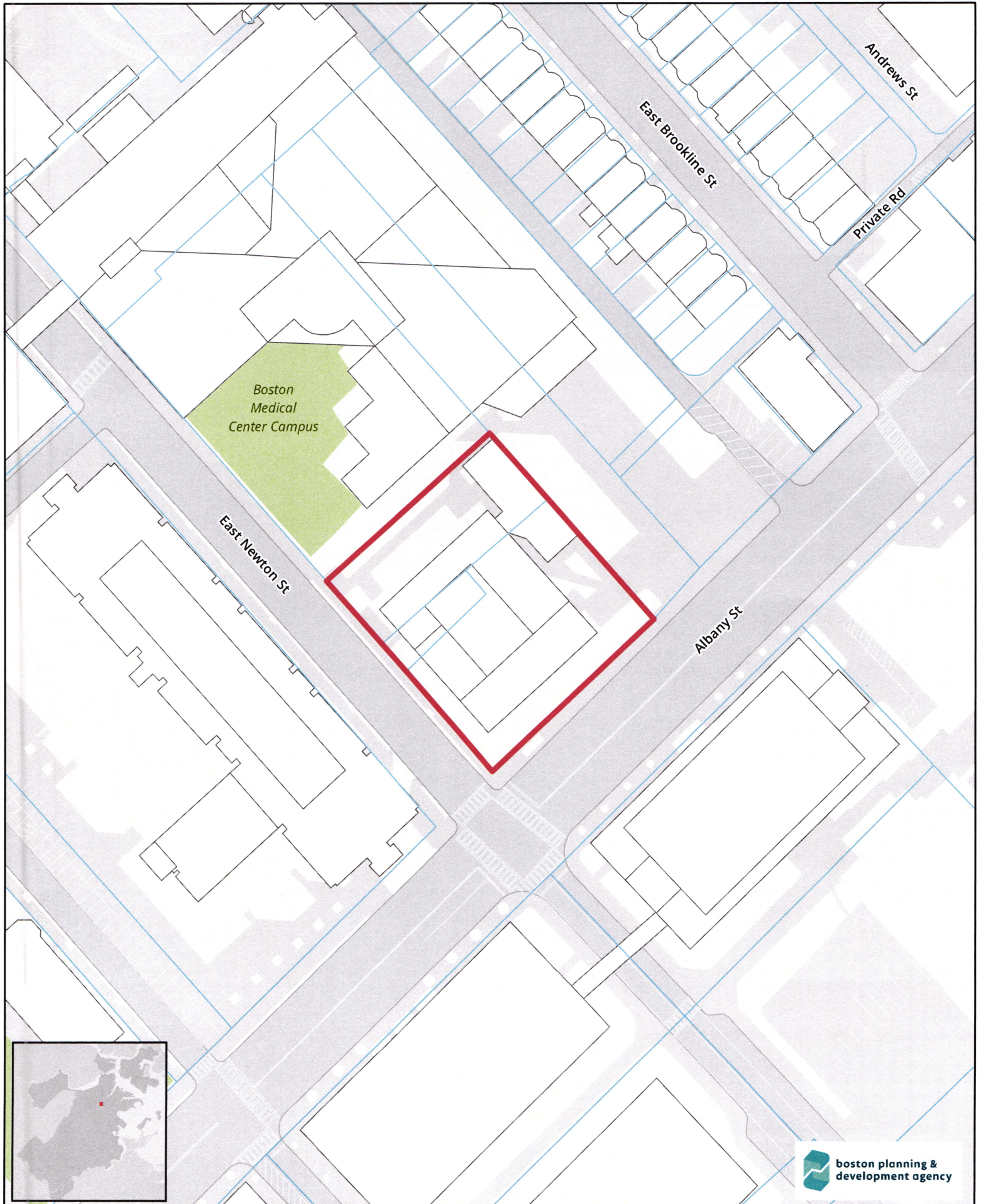
**FURTHER**

**VOTED:**

That the Director be, and hereby is, authorized to take any and all actions and execute any and all documents in connection with the foregoing deemed necessary and appropriate by the Director, including, without limitation, executing and delivering, if necessary, a Boston Residents Construction Employment Plan, and a Cooperation Agreement.

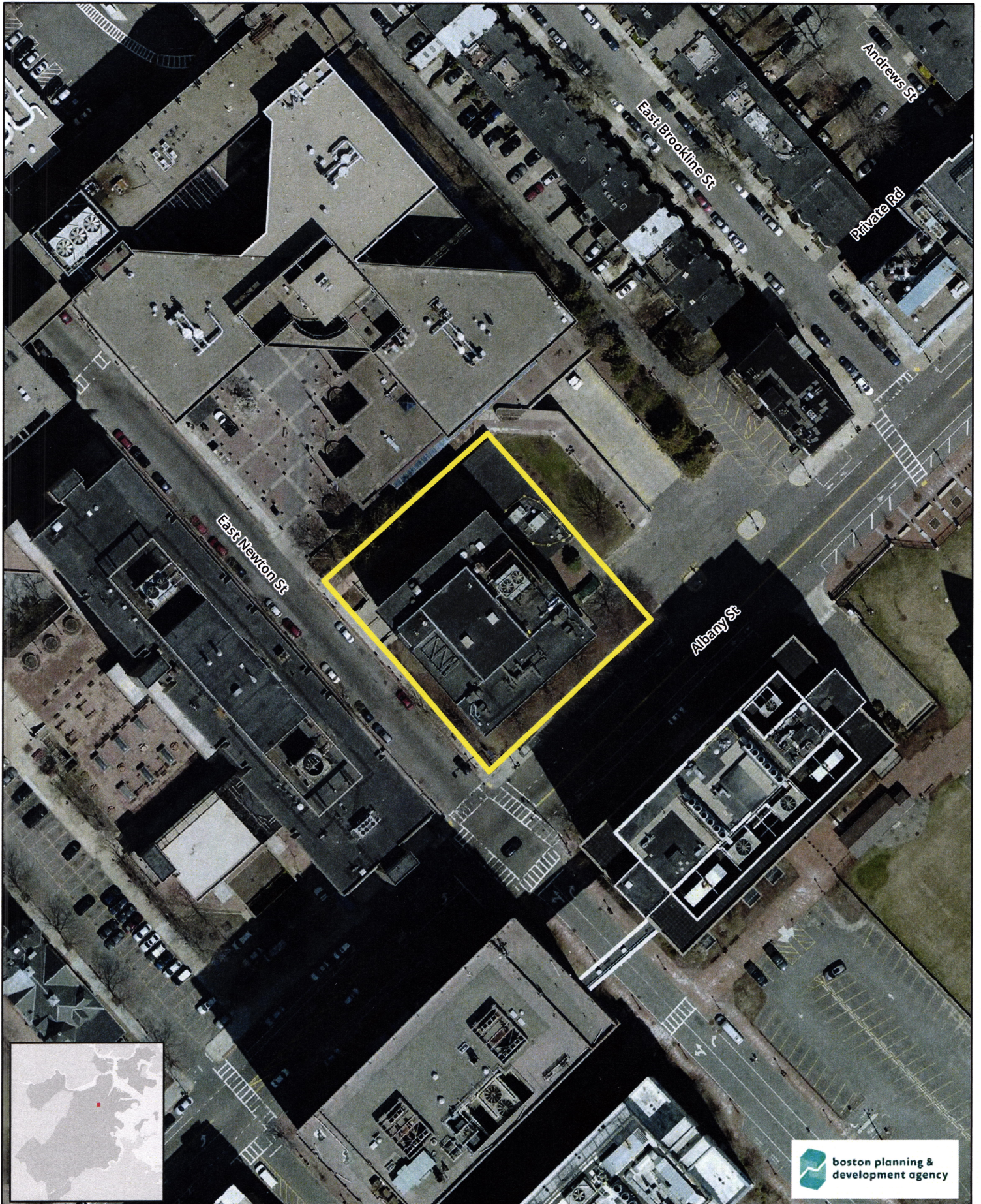
# BUMC Dental School - 100 E Newton Street, South End

1:1,000



# BUMC Dental School - 100 E Newton Street, South End

1:1,000



Michael Rooney  
Boston Planning and Development Agency  
One City Hall Square  
Boston, MA 02201

October 6, 2017

Re: Renovation and Expansion to the Henry M. Goldman School of  
Dental Medicine, Boston University Medical Center, 100 E. Newton Street, South End

Dear Mr. Rooney and Boston Planning and Development Agency,

As a resident of the South End and member of Community Task Force for the Renovation and Expansion of the Henry M. Goldman School of Dental Medicine at Boston University Medical Center, I am writing in support of this proposed project and to offer the following comments after my attendance at meetings and review of materials:

- The proponent has made a clear case that this project will positively impact the Dental School & University, its mission, and the community by expanding and upgrading the existing facility both on the interior and exterior.
- The proponent has clarified that by enhancing the usability of the space and upgrading the technology and resources for the Dental School, BUMC will be better equipped to educate for dentistry of the future and thus better serve the community and its' patients. And, through the mission of the school thus improve the care for those most in need in Boston.
- The proponent has shown that they have worked with the architects, developers, landscape architects and transportation consultants to improve the exterior of the building (curb appeal); the entrances for staff, students, clients and shipments; enhance the integration of the building into the campus and neighborhood; and improve public space accessible to the building.
- The proponent has addressed concerns regarding potential negative impacts of traffic and parking by addressing public transport improvements (moving a bus stop to a data-validated better location) and enhancing parking and drop-off options, and also elucidating that the plan does not increase number of clinicians or students. And, the proponent has also stated they will work with the City and other projects in area to lessen potential negative traffic and parking impacts on community during construction.
- The proponent and engineering consultants have acknowledged the concerns of neighborhood residents regarding the potential negative impact the construction could have on abutting buildings. To address the concerns, during the foundation phase of the project the proponent has opted to use a more expensive type of foundation installation than pile driving to lessen vibrations and potential negative impact on abutting homes and buildings.
- The proponent has acknowledged that they cannot forecast any impact on abutting buildings and has offered to examine any neighborhood homes or buildings to verify the current state and their condition, and then monitor during construction to address any negative impacts directly related to the project.

I have been impressed with BUMC, BU and their project team. They seem genuinely open to suggestions, and want to be good neighbors and help to take care of the South End. I think we all know that construction has its challenges, especially in urban locations, but for all the reasons mentioned above, I support the approval of this project and thank the team for their thoughtfulness.

Sincerely,

Caroline K. Foscato  
128 Union Park St., #1

**Boston Water and  
Sewer Commission**



980 Harrison Avenue  
Boston, MA 02119-2540  
617-989-7000

June 13, 2017

Mr. Michael Rooney  
Boston Planning & Development  
One City Hall Square  
Boston, MA 02201

Re: Boston University Goldman School of Dental Medicine, PNF

Dear Mr. Rooney:

The Boston Water and Sewer Commission (the "Commission") has reviewed the Expanded Project Notification Form ("PNF") for the proposed renovation and expansion of the Boston University Goldman School of Dental Medicine (the "Project"). The Project site is located at 100 East Newton Street at the intersection of Newton and Albany Streets in Boston's South End neighborhood. The Project includes a new addition of approximately 41,900 Gross Floor Area ("GFA") to the existing 84,200 GFA facility, and the renovation of approximately 53,100 GFA of the existing facility, with 31,100 GFA of existing space to remain. The renovated and expanded building will include office, instructional, clinical, and student collaborative spaces. It will also include support spaces, including mechanical, electrical, telecomm, and storage spaces.

Water, sewer, and storm drain service for the site is provided by the Boston Water and Sewer Commission. There is a 12-inch southern low main on the western side of Albany Street and a 12-inch southern high main on the eastern side of Albany Street. There is a 12-inch southern high main on East Newton Street that connects to the 12-inch southern high main on Albany Street. It is anticipated that the Project will connect to the existing water main in Albany Street for domestic water and fire protection service. Water demand for the Project is estimated at 128,161 gallons per day (gpd).

For sanitary sewer service the Project site is served by a 66-inch x 68-inch combined sewer on Albany Street; a 12-inch sewer main located on East Newton Street which connects to the 66-inch x 68-inch combined sewer on Albany Street; and a 24-inch privately owned combined sewer located northeast of the Project site, which connects to the 66-inch x 68-inch combined sewer on Albany Street. Sewage generation for the Project is estimated at 116,510 gpd, which correlates to a net addition of 1,200 gpd from the existing building. According to the PNF, it is anticipated that the existing sewer services to the existing building will be demolished and a new 12-inch sewer service for the Project will connect to the existing 66-inch x 68-inch combined sewer main on Albany Street.

For drainage the Project site is currently served by a 30-inch x 52-inch storm drain on Albany Street. Also, on East Newton Street there is a 15-inch storm drain that increases to 18-inch storm drain and connects to the 30-inch x 52-inch storm drain on Albany Street.

The Commission has the following comments regarding the proposed Project:

### **General**

1. The Proponent must submit a site plan and General Service Application to the Commission for the proposed Project. The site plan must show the location of the water mains, sewers and drains serving the Project site, as well as the locations of existing and proposed service connections. To assure compliance with the Commission's requirements, the Proponent should submit the site plan and General Service Application to the Commission's Engineering Customer Service Department for review when the design for the Project is at 50 percent complete.
2. Any new or relocated water mains, sewers and storm drains must be designed and constructed at the Proponent's expense. They must be designed and constructed in conformance with the Commission's design standards, Water Distribution System and Sewer Use Regulations, and Requirements for Site Plans.
3. With the site plan the Proponent must provide detailed estimates for water demand (including water required for landscaping), wastewater generation, and stormwater runoff for the Project.
4. It is the Proponent's responsibility to evaluate the capacity of the water and sewer system serving the Project site to determine if the systems are adequate to meet future Project demands. With the site plan, the Proponent must include a detailed capacity analysis for the water and sewer systems serving the Project site, as well as an analysis of the impact the Project will have on the Commission's systems and the MWRA's systems overall. The analysis should identify specific measures that will be implemented to offset the impacts of the anticipated flows on the Commission and MWRA sewer systems.
5. Developers of projects involving disturbances of land of one acre or more are required to obtain an NPDES General Permit for Construction from the Environmental Protection Agency. The Proponent is responsible for determining if such a permit is required and for obtaining the permit. If such a permit is required for the proposed Project, a copy of the Notice of Intent and any pollution prevention plan submitted to EPA pursuant to the permit must be provided to the Commission's Engineering Services Department prior to the commencement of construction.
6. Existing water and drain connections that won't be re-used must be cut and capped in accordance with Commission standards.

### **Sewage/Drainage**

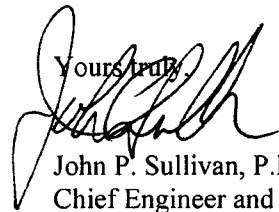
7. The Department of Environmental Protection (DEP), in cooperation with the Massachusetts Water Resources Authority (MWRA) and its member communities are implementing a coordinated approach to flow control in the MWRA regional wastewater system, particularly the removal of extraneous clean water (e.g., infiltration/ inflow ("I/I")) in the system. Pursuant to the policy new developments with design flow exceeding 15,000 gpd of wastewater are subject to the Department of Environmental Protection's regulation 314 CMR 12.00, section 12.04(2)(d). This regulation requires all new sewer connections with design flows exceeding 15,000 gpd to mitigate the impacts of the development by removing four gallons of infiltration and inflow (I/I) for each new gallon of wastewater flow added. The Commission will require the Proponent to develop an inflow reduction plan consistent with the regulation. The 4:1 reduction should be addressed at least 90 days prior to activation of water service, and will be based on the estimated sewage generation provided with the Project site plan.

8. The discharge of dewatering drainage to a sanitary sewer is prohibited by the Commission and the MWRA. The discharge of any dewatering drainage to the storm drainage system requires a Drainage Discharge Permit from the Commission. If the dewatering drainage is contaminated with petroleum products for example, the Proponent will be required to obtain a Remediation General Permit from the EPA for the discharge.
9. The site plan must show in detail how drainage from the building's roof top and from other impervious areas will be managed. Roof runoff and other stormwater runoff must be conveyed separately from sanitary waste at all times.
10. The Project is located within Boston's Groundwater Conservation Overlay District (GCOD). The district is intended to promote the restoration of groundwater levels and reduce the impact of surface runoff. Projects constructed within the GCOD are required to include provisions for retaining stormwater and directing the stormwater towards the groundwater table for recharge. The Proponent must fully investigate methods for infiltrating stormwater on-site before the Commission will consider a request to discharge stormwater to the Commission's system. A feasibility assessment for infiltrating stormwater on-site must be submitted with the site plan for the Project.
11. The Massachusetts Department of Environmental Protection (MassDEP) has established Performance Standards for Stormwater Management. The Standards address stormwater quality, quantity and recharge. In addition to Commission standards, the proposed Project will be required to meet MassDEP's Stormwater Management Standards.
12. In conjunction with the site plan and General Service Application the Proponent will be required to submit a Stormwater Pollution Prevention Plan. The plan must:
  - Specifically identify how the Project will comply with the Department of Environmental Protection's Performance Standards for Stormwater Management both during construction and after construction is complete.
  - Identify specific best management measures for controlling erosion and preventing the discharge of sediment, contaminated stormwater or construction debris to the Commission's drainage system when construction is underway.
  - Include a site map which shows, at a minimum, existing drainage patterns and areas used for storage or treatment of contaminated soils, groundwater or stormwater, and the location of major control or treatment structures to be utilized during construction.
13. The Commission requests that the Proponent install a permanent casting stating: "Don't Dump: Drains to Boston Harbor" next to any new catch basin installed as part of the Project. The Proponent may contact the Commission's Operations Division for information regarding the purchase of the castings.
14. The Commission encourages the Proponent to explore additional opportunities for protecting stormwater quality by minimizing sanding and the use of deicing chemicals, pesticides and fertilizers.

**Water**

15. The Proponent is required to obtain a Hydrant Permit for use of any hydrant during construction of the Project. The water used from the hydrant must be metered. The Proponent should contact the Commission's Operations Department for information on obtaining a Hydrant Permit.
16. The Commission utilizes a Fixed Radio Meter Reading System to obtain water meter readings. Where a new water meter is needed, the Commission will provide a Meter Transmitter Unit (MTU) and connect the device to the meter. For information regarding the installation of MTUs, the Proponent should contact the Commission's Meter Installation Department.
17. The Proponent should explore opportunities for implementing water conservation measures in addition to those required by the State Plumbing Code. In particular the Proponent should consider indoor and outdoor landscaping which requires minimal use of water to maintain. If the Proponent plans to install in-ground sprinkler systems, the Commission recommends that timers, soil moisture indicators and rainfall sensors be installed. The use of sensor-operated faucets and toilets in common areas of buildings should also be considered.

Thank you for the opportunity to comment on this Project.

Yours truly,  


John P. Sullivan, P.E.  
Chief Engineer and Operations Officer

JPS/as

cc: Gary Nicksa, Boston University  
Marianne Connolly, Mass. Water Resources Authority  
Maura Zlody, Boston Environment Department  
Phil Larocque, Boston Water and Sewer Commission



**Boston University Medical Center - Dental School Public Comments via website form 2017-06-16**

Date	Name	Address	Organization	Opinion	Comments
6/11/2017	Ken ODonoghue	108 E. Brookline St. #2, Boston, MA 02118		Neutral	I live very close to this project and my concern is with building the foundation system. BUMC said they plan on using a metal sheathing to pour the foundation walls. This process requires a pile driver which will shake the ground. The bow front brick housing on E. Brookline St was built in the late 1800's and their foundations and brick walls could receive some structural damage with the vibrations from driving the piles. In a public meeting they brought up the possibility of using screw piles which are installed like a huge auger and wouldn't have any vibration. The Harrison Albany project is using a slurry system that would be even better here. BUMC tried to give us some assurance saying they were aware and concerned with vibrations to their own buildings HOWEVER their buildings were built in modern times and have a substantially more significant foundation than than the brick bow fronts. I am not against the development of this site but I am worried about the construction process and not taking the neighbors concern into account.
6/12/2017	Kit Pyne	108 E. Brookline St. #2, Boston, MA 02118		Neutral	I live a blocvk away on E. Brookline St. I'm concerned about cracking plaster and damage to the foundation. I have been told there are less obtrusive ways to pour the foundation, Harrison /Albany is using a slurry method just for this reason. I used to live on Union Park Street and we could feel the ground shake when they drove piles about 15 years ago.

6/14/2017	Valia Santaniello	108 East Brookline St, Apt 3, Boston, MA 02118		Oppose	I am concerned about the impact of the foundation extension for the dental building, specifically the metal sheathing. The surrounding residential buildings are very old, dating into the early 1900s and the vibrations that will be created could easily cause significant damage to these historical structures. I own and live on E. Brookline Street and am worried about the risk to our building. BU Dental should propose a less invasive and damaging foundation solution.
6/14/2017	Gregory Winter	85 E Brookline Street, Unit 4, Boston, MA 02118		Oppose	Driving metal sheathing for foundation may have an adverse impact on the structure of my home. I am concerned about the ground vibrations that will be created which may have an adverse effect on my building. These have been shown to produce cracks/damage to older buildings like ours. I would like BU Dental to propose less obtrusive foundation solutions.
6/14/2017	Cinda Stoner	107 East Brookline St., Boston, MA 02118		Support	I am the closest abutter to this project and am extremely concerned about the potential impact that the construction of the dental school extension could have my building's foundation and the building itself. Although I do support the project, I oppose the dental school's foundation construction method---driving metal sheathing around the extended perimeter and any additional method within the foundation area that would require pounding into the soil. In order to avoid as much lateral pressure on our East Brookline St. buildings, the use of slurry walls for the perimeter and the use of screw piles within the foundation area would mitigate this potential hazard. I would like the project to be done with

					the best interests of all of us.
6/15/2017	Cinda Stoner	107 East Brookline St., Boston, MA 02118		Support	I sent in my comments on 6/14/2017. Please include section of STAY CONNECTED-GET UPDATES. I missed filling in that section on 6/14. Thank you.
6/15/2017	Jason Loder	85 e Brookline st, unit 1, Boston, MA 02118	85 E Brookline st Condo Association	Neutral	I am concerned with the vibrations caused by laying the foundation walls in the new Dental building. We have had several very expensive repairs and rebuilds over the last 20 years due to BU Medical infrastructure projects. I would like BU Dental to propose less intrusive foundation solutions. This is my home and was built in 1872. Please respect the neighbors, thank you
6/15/2017	Joel Cirkot	85 E. Brookline St. #1, Boston, MA 02118	homeowner	Oppose	I have severe concerns about the approach for this project. The driving of metal sheathing into the ground as a means of building a foundation has the potential to adversely affect the structure of my home, which sits within in a historic district. I strongly request that other, less damaging and vibrational methods of construction be explored.
6/15/2017	Joshua Lakin	108 East Brookline St, Boston, MA 02118	Resident	Oppose	I chose oppose, because although I support many aspects of this project, I don't support the method of driving metal sheathing to extend the foundation. Having lived through the construction of 601 Albany and the Bioresearch facility at the end of East Brookline Street, I can attest to the disruption driving metal sheathing causes to the surrounding buildings. Many buildings on the street adjacent to the construction area are OLD and the vibrations this will cause will

					<p>have an impact on exterior walls and foundations that haven't been fortified in recent years. I would like this project to propose a less obtrusive foundation solution such as the slurry wall method which will be used at the Albany/Harrison Block project on the other side of our street.</p>
6/15/2017	David Meguerdichian	103 E Brookline St, Apt 4, Boston, MA 02118	103 E Brookline Condo Association	Oppose	<p>To Whom it May Concern,</p> <p>My name is David Meguerdichian. I am a graduate of Boston University School of Medicine. I also am a Trustee and own a condo at 103 E Brookline St, adjacent to the site of the proposed expansion of BU Dental.</p> <p>I am writing a comment to the BPDA to stress the importance of ensuring the integrity of many of the old, historic row homes near this proposed construction site. As you know, many of these homes, including the one our condo is in, sit on very soft soil, filled in over prior marsh lands/water. As a result, heavy pounding from construction nearby can cause dramatic shifts and alterations to the foundation and structural integrity of these buildings. My neighbors and I worry that this expansion will severely damage our homes if not done properly and directed with care by the BPDA.</p> <p>I am thus requesting on behalf of the owners at 103 E Brookline St that the BPDA direct the project managers of the BU Dental School expansion to refrain from using metal sheathing or piles pounded into the soil in order to prevent lateral stress on our foundations/buildings. From discussing this</p>

				<p>with my engineering friends, I have come to understand and am advocating for the use of slurry walls (retainer walls) and screw piles as means for creating and developing the foundation for this addition. These techniques will result in far less lateral stress and help preserve our fragile foundations/buildings during this time of construction.</p> <p>Thank you for your time and consideration of our request. We really appreciate your help in preserving the beautiful older buildings in Boston's South End that add so much to the architectural uniqueness of our great city. Please feel free to contact me if I can be of any assistance in reviewing this matter.</p> <p>Sincerely,</p> <p>David Meguerdichian Trustee, 103 E Brookline St Condo Association Owner, Unit #4</p>
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BOSTON REDEVELOPMENT AUTHORITY  
CHARIMAN'S STATEMENT



October 12, 2017

This is a public hearing before the Boston Redevelopment Authority d/b/a the Boston Planning & Development Agency, being held in conformance with Article 80 of the Boston Zoning Code, to consider the Second Amendment to Boston University Medical Center Institutional Master Plan, consisting of the renovation and expansion of the BUMC Goldman School of Dental Medicine, located at 100 East Newton in the South End.

The hearing was duly advertised on September 28, 2017 in the Boston Herald.

In a Boston Planning & Development Agency hearing on a proposed petition by the Agency, staff members will first present their case and are subject to questioning by members of the Authority. Thereafter, others who wish to speak in favor of the proposed petition are afforded an opportunity to do so under the same rules of questioning. Following that, those who wish to speak in opposition may do so, again under the same rules of questioning. Finally, the proponents are allowed a period of five to ten minutes for rebuttal if they so desire.

In an effort to accommodate all who would like to speak about this proposal, each person will be given up to two minutes to comment. BPDA staff will indicate when thirty seconds remain. At that time, please conclude your remarks so that the hearing may continue and others may be heard.

**Mr. Rooney will present.**