

CHAIRMAN STATEMENT

October 11, 2018

This is a public hearing before the Boston Redevelopment Authority, doing business as the Boston Planning & Development Agency, being held in conformance with Article 80 of the Boston Zoning Code, to consider an amendment to Beth Israel Deaconess Medical Center's Institutional Master Plan and to consider the New Inpatient Building project as a Development Impact Project.

This hearing was duly advertised on September 26, 2018 in the Boston Herald.

In a BPDA hearing on a proposed petition by the Agency, staff members will first present their case and are subject to the questioning by members of the Agency. 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 brief period for rebuttal if they so desire. In an effort to accommodate all who would like to speak about the 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.

Tim will now begin the presentation.

BOARD APPROVED

MEMORANDUM

OCTOBER 11, 2018

**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/GOVERNMENT AFFAIRS  
KATELYN SULLIVAN, SENIOR PROJECT MANAGER  
TIM CZERWIENSKI, PROJECT MANAGER

**SUBJECT:** PUBLIC HEARING TO CONSIDER: (1) BETH ISRAEL DEACONESS  
MEDICAL CENTER'S 2018 INSTITUTIONAL MASTER PLAN AMENDMENT;  
AND (2) THE NEW INPATIENT BUILDING PROJECT AS A DEVELOPMENT  
IMPACT PROJECT

**SUMMARY:** This Memorandum requests that the Boston Redevelopment Authority ("BRA") d/b/a Boston Planning & Development Agency ("BPDA") authorize the Director to: (1) issue an Adequacy Determination, pursuant to Section 80D-5.4(c) of the Boston Zoning Code (the "Code"), approving the Beth Israel Deaconess Medical Center ("BIDMC") Institutional Master Plan Amendment dated July 20, 2018 (the "2018 IMP Amendment"); (2) petition the Boston Zoning Commission for approval of the 2018 IMP Amendment; (3) issue one or more Certifications of Consistency pursuant to Section 80D-10 of the Code in connection with the New Inpatient Building project (the "Proposed Project"); (4) issue a Preliminary Adequacy Determination Waiving Further Review regarding the Proposed Project, pursuant to Section 80B-5.4(c)(iv) of the Code, approving the Draft Project Impact Report dated July 20, 2018, and waiving the requirement for the filing and review of a Final Project Impact Report, subject to BRA design review; (5) issue one or more Certifications of Compliance for the Proposed Project pursuant to Section 80B-6 of the Code; and (6) take any and all

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

actions and execute a Cooperation Agreement, a Development Impact Project Agreement, a Boston Residents Construction Employment Plan, and any and all documents deemed necessary and appropriate by the Director, in connection with the Proposed Project and the 2018 IMP Amendment.

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## **INTRODUCTION**

Beth Israel Deaconess Medical Center (“BIDMC”) is a premier non-profit academic medical center and a major teaching affiliate of Harvard Medical School that is renowned for excellence in patient care, biomedical research, teaching, and community service. Located in the heart of Boston’s Longwood Medical and Academic Area (LMA), it serves more than half a million patient encounters annually. BIDMC is a major employer within the LMA and the City of Boston with a total of approximately 9,000 employees, including approximately 2,800 Boston residents, working within its facilities in and around the LMA.

Due to the increasingly acute, complex needs of its patients, BIDMC needs more single-bedded patient rooms, more intensive care beds and expanded surgery and clinical support spaces that can support patient and family oriented, team-based care and improved technology. To address these needs and improve BIDMC’s ability to fulfill its mission to provide the highest quality affordable patient care, BIDMC is proposing a new inpatient building on its West Campus as described in more detail below.

## **INSTITUTIONAL MASTER PLAN HISTORY**

The BIDMC Institutional Master Plan (“BIDMC IMP”) was originally approved by the Boston Redevelopment Authority (“BRA”) Board on April 1, 2004 and by the Boston Zoning Commission on June 23, 2004, with an effective date of June 28, 2004. The BIDMC IMP was renewed pursuant to the Institutional Master Plan Notification Form for Renewal (with no changed plans) filed on June 22, 2009, approved by the BRA on August 13, 2009, for an additional term of five years. The BIDMC IMP, as renewed, was subsequently amended pursuant to the BIDMC Institutional Master Plan Notification Form for Amendment of the IMP and Small Project Review Application for the Bowdoin Street Health Center Addition Project which was filed on October 9, 2013, was approved by the BRA on November 14, 2013 and became effective on December 20, 2013. The BIDMC IMP was renewed, for a second time,

pursuant to the Institutional Master Plan Notification Form for Renewal (with no changed plans) filed on August 12, 2014, approved by the BRA Board on September 18, 2014, for an additional term of five years.

**PROJECT SITE**

BIDMC proposes that the New Inpatient Building (the “Proposed Project”) be located on BIDMC’s West Campus in the Longwood Medical and Academic Area on a site bounded by Brookline Avenue, Francis Street, a discontinued portion of Pilgrim Road owned by BIDMC, and the Rosenberg Building. The site currently includes the Emergency Department patient drop-off, ambulance entrance, main West Campus loading facility (“Main Loading Facility”) and West Campus oxygen tanks; the Emergency Department ambulance entrance and Main Loading Facility will be incorporated into the lower levels of the Proposed Project.

**DEVELOPMENT TEAM**

The development team consists of:

Proponent: Beth Israel Deaconess Medical Center, Inc.  
Walter Armstrong: Senior Vice President,  
Capital Facilities and Engineering  
David Flanagan: Director of Engineering,  
Infrastructure and Research Facilities  
Elizabeth Gerlach: Deputy General Counsel  
and Director of Real Estate  
Development & Land Use Planning

Development Consultant: Leggat McCall Properties  
Robert Foster

Architect: Payette  
George Marsh  
Kevin Sullivan  
Stuart Baur

Permitting Consultant: Epsilon Associates  
Cindy Schlessinger  
Geoff Starsiak



Legal Counsel:

Goulston & Storrs  
Adam Hundley

Transportation Consultant:

VHB  
Sean Manning  
Howard Moshier

## **DESCRIPTION AND PROGRAM**

The Proposed Project is a ten-story clinical building which will include up to 325,000 square feet of gross floor area of hospital uses, including one hundred fifty-eight (158) single-bedded inpatient rooms (up to 128 medical/surgical and 30 intensive care beds) within the proposed new building, and a rooftop helipad (which will be relocated from an immediately adjacent building). BIDMC anticipates closing some existing West Campus beds at the opening of the Proposed Project, resulting in sixty-nine (69) net new beds added to BIDMC's West Campus bed count. BIDMC also anticipates reopening 20 West Campus beds about 24 months after the Proposed Project opens, for a total of eighty-nine (89) net new beds to be added to BIDMC's West Campus in connection with the Proposed Project during the term of the BIDMC IMP. The Proposed Project will be up to 178 feet tall and will not include new parking.

## **ARTICLE 80 REVIEW PROCESS**

On January 11, 2018, BIDMC submitted to the BPDA an Institutional Master Plan Notification Form / Project Notification Form ("IMP/NF/PNF") (i) seeking an amendment to the BIDMC Institutional Master Plan by adding the Proposed Project as a Proposed Institutional Project under Article 80D of the Code, and (ii) initiating design review of the Proposed Project under Article 80B of the Code. The comment deadline for the IMP/NF/PNF was February 12, 2018. A Scoping Session was held on January 23, 2018 with public agencies, and Task Force/Longwood Medical Area Forum meetings were held on January 22, 2018, July 11, 2018, July 23, 2018 and September 6, 2018. A Scoping Determination was issued to BIDMC on February 22, 2018. On July 20, 2018, BIDMC submitted a Draft Project Impact Report ("DPIR") and Institutional Master Plan Amendment ("2018 IMP Amendment"). Comments were due on the DPIR and 2018 IMP Amendment on September 20, 2018.

## **ZONING**

BIDMC has two (2) main campuses located in the Longwood Medical and Academic Area on opposite sides of Longwood Avenue. The East Campus, located to the east of Longwood Avenue, is located in the Beth Israel Deaconess Medical Center Institutional District East governed by Article 70 of the Code. The West Campus, located to the west of Brookline Avenue, is located in the Beth Israel Deaconess Medical Center Institutional District West governed by Article 72 of the Code. As part of the 2018 IMP Amendment, BIDMC is seeking a five-year extension of the term of the BIDMC IMP. Additionally, the 2018 IMP Amendment describes the Proposed Project as being generally consistent with the LMA Guidelines.

## **MITIGATION & COMMUNITY BENEFITS**

In addition to community benefits described in the 2018 IMP Amendment, BIDMC has also committed to numerous specific public benefits as a result of this approval process for the 2018 IMP Amendment and the Proposed Project. These commitments are listed below.

### *MITIGATION*

#### **Parks Mitigation**

1. Recipient: Boston Parks and Recreation Department (“BPRD”)
2. Use: Design or implementation of new pathways on the Emerald Necklace/Riverway in the vicinity of the Proposed Project
3. Amount: \$40,000
4. Timeline: The contribution will be due at the issuance of a full Building Permit by the Boston Inspectional Services Department (“ISD”).

In addition to the monetary contribution described above, BIDMC commits to the following:

- BIDMC will provide additional understory plantings on its own property and on BPRD-owned property at the intersection of the Riverway and Pilgrim/Francis (the “Francis Gateway”) pursuant to a Gateway landscape plan to be submitted by BIDMC for BPRD and BPDA approval during Design Review (which Gateway landscape plan will be generally consistent with the Payette concept plan entitled “Site/Landscape Design/Enhanced Francis St Gateway” transmitted to

BPDA Urban Design on September 14, 2018), and enter into a long-term maintenance agreement with BPRD. BIDMC will integrate existing site furnishings into the Gateway landscape plan it submits for approval, or will remove such site furnishings.

- BIDMC currently maintains Joslin Park, a BPRD-owned park. BIDMC will work with BPRD to update the existing memorandum of understanding for care of Joslin Park.
- BIDMC will remove signage currently located on BPRD property and relocate such signage to its own property.

### **Transportation Mitigation**

1. Recipient: Boston Planning & Development Agency
2. Use: Pedestrian and cyclist improvements in the vicinity of the Riverway and Brookline Avenue
3. Amount: \$300,000
4. Timeline: The contribution will be due in two installments: \$150,000 at the issuance of a full Building Permit for the Project by ISD, and \$150,000 at the issuance of the permanent certificate of occupancy for the Project by ISD.

In addition to the monetary contribution described above, BIDMC commits to the following:

- BIDMC will widen Pilgrim Road to allow for two-way traffic, improving circulation around the West Campus.
- BIDMC will make curbside improvements along Francis Street, including access ramps and drop-off zones.
- BIDMC will provide enhanced valet operations by offering valet operations at the New Inpatient Building to augment existing valet operations at the Rosenberg Building on the West Campus.
- The Proposed Project will maintain the location of the existing loading dock on Brookline Avenue. The Proposed Project will improve the configuration of that dock area, supporting efficient access by larger trucks.
- BIDMC is a member of the Medical Academic and Scientific Community Organization's (MASCO) CommuteWorks Transportation Management Association and provides an active transportation demand management program. Employees in the Proposed Project will have access to subsidized transit passes, carpool assistance, Park-and-Ride service, and shuttle buses.

- The Proposed Project enables proposed MASCO initiatives for bicycle accommodations along Brookline Avenue.
- BIDMC will provide new bicycle racks, a public bicycle repair station, and will host a new BlueBike station on BIDMC land.

### *COMMUNITY BENEFITS*

**Community Health Benefits:** BIDMC will invest more than \$21 million in community-based health initiatives, and an additional \$7.4 million for state-wide initiatives. The Proposed Project will provide new and enhanced inpatient clinical facilities to serve seriously ill Boston area residents.

**Workforce Development:** The Proposed Project will create 80 to 100 permanent jobs, as well as approximately 400 construction jobs. BIDMC provides worker training programs, pre-college courses, ESOL and computer skills classes, a financial wellness program, and a citizenship program.

**Public Realm Benefits:** The Proposed Project will represent a well-designed building at the gateway of the Longwood Medical and Academic Area from the Riverway. The Proposed Project will provide an enhanced pedestrian experience along Brookline Avenue, Francis Street, and Pilgrim Road through widened sidewalks, additional street trees, and expanded landscaping.

### **DEVELOPMENT IMPACT PROJECT EXACTIONS**

BIDMC will pay Development Impact Project Exactions in connection with the Proposed Project. The estimated Development Impact Project (“DIP”) square footage of the Proposed Project is 325,000 square feet, as defined by the Code. BIDMC has used 4,100 square feet of its 100,000 square foot exemption on an addition to the Bowdoin Street Health Center. Based upon current plans, BIDMC will provide an estimated \$1,910,694.00 in housing linkage funds and an estimated \$ 382,597.00 in jobs linkage funds pursuant to the provisions of Section 80B-7 of the Code. These estimated linkage payments are calculated on a preliminary basis as follows:

Housing Linkage:

DIP Uses	325,000 square feet
Minus Exemption	<u>95,900</u> square feet
	229,100 square feet
Housing DIP Rate	x <u>\$8.34</u> per square foot
	\$1,910,694.00

Jobs Linkage:

DIP Uses	325,000 square feet
Minus Exemption	<u>95,900</u> square feet
	229,100 square feet
Jobs DIP Rate	x <u>\$1.67</u> per square foot
	\$382,597.00

**RECOMMENDATION**

It is recommended that the BPDA authorize the Director to: (1) issue an Adequacy Determination, pursuant to Section 80D-5.4(c) of the Code, approving the 2018 IMP Amendment; (2) petition the Boston Zoning Commission for approval of the 2018 IMP Amendment; (3) issue one or more Certifications of Consistency pursuant to Section 80D-10 of the Code in connection with the Proposed Project; (4) issue a Preliminary Adequacy Determination Waiving Further Review regarding the Proposed Project pursuant to Section 80B-5.4(c)(iv) of the Code approving the Draft Project Impact Report dated July 20, 2018, and waiving the requirement for the filing and review of a Final Project Impact Report, subject to BRA design review; (5) issue one or more Certifications of Compliance for the Proposed Project pursuant to Section 80B-6 of the Code; and (6) take any and all actions and execute any and all documents deemed necessary and appropriate relative to the Proposed Project and 2018 IMP Amendment, including, but not limited to, execution of a Boston Residents Construction Employment Plan, a Development Impact Project Agreement, and a Cooperation Agreement.

Appropriate votes follow:

**VOTED:** That in connection with the Institutional Master Plan Amendment to the Beth Israel Deaconess Medical Center Institutional Master Plan and New Inpatient Building project (the "Proposed Project") presented at a public hearing held pursuant to Section 80D-5.4(c)(ii) of the Boston Zoning Code (the "Code") at the offices of the Boston Redevelopment Authority ("BRA") on October 11, 2018, and after consideration of evidence presented at, and in connection with, the 2018 IMP Amendment and Proposed Project, the BRA hereby finds that: (a) the IMP Amendment dated July 20, 2018 (the "2018 IMP Amendment") complies with the Scoping Determination issued in connection with the Institutional Master Plan Notification Form ("IMPNF") submitted on January 11, 2018; (b) the 2018 IMP Amendment conforms to the provisions of Article 80D of the Code; (c) the 2018 IMP Amendment conforms to the general plan for the City as a whole; and (d) on balance, nothing in the 2018 IMP Amendment 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 issue an Adequacy Determination pursuant to Article 80D-5.4(c) of the Code approving the 2018 IMP Amendment; and

**FURTHER**

**VOTED:** That pursuant to Article 80D of the Code, the Director be authorized to petition the Boston Zoning Commission for approval of the 2018 IMP Amendment in substantial accord with that presented to the BRA Board at a public hearing on October 11, 2018; and

**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 BIDMC's 2018 IMP Amendment and is consistent with BIDMC's 2018 IMP Amendment, and (b) the 2018 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

**FURTHER  
VOTED:**

That following a presentation of the Proposed Project at a public hearing held pursuant to Section 80B-5.4(c)(iv) of the Code at the offices of the BRA on October 11, 2018, the BRA hereby finds that the Proposed Project, as described in the Draft Project Impact Report dated July 20, 2018, conforms to the general plan for the City of Boston as a whole and that nothing in the Proposed Project will be injurious to the neighborhood or otherwise detrimental to the public welfare; and

**FURTHER  
VOTED:**

That the Director be, and hereby is, authorized to issue a Preliminary Adequacy Determination Waiving Further Review regarding the Proposed Project pursuant to Section 80B-5.4(c)(iv) of the Code approving the Draft Project Impact Report dated July 20, 2018, and waiving the requirement for the filing and review of a Final Project Impact Report, subject to BRA design review; 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 Section 80B-7 of the Code; and

**FURTHER  
VOTED:**

That the Director be, and hereby is, authorized, pursuant to the provisions of Section 80B-6 of the Code, to issue one or more Certifications of Compliance for the Proposed Project upon the successful completion of all Article 80 processes for the Proposed Project; and

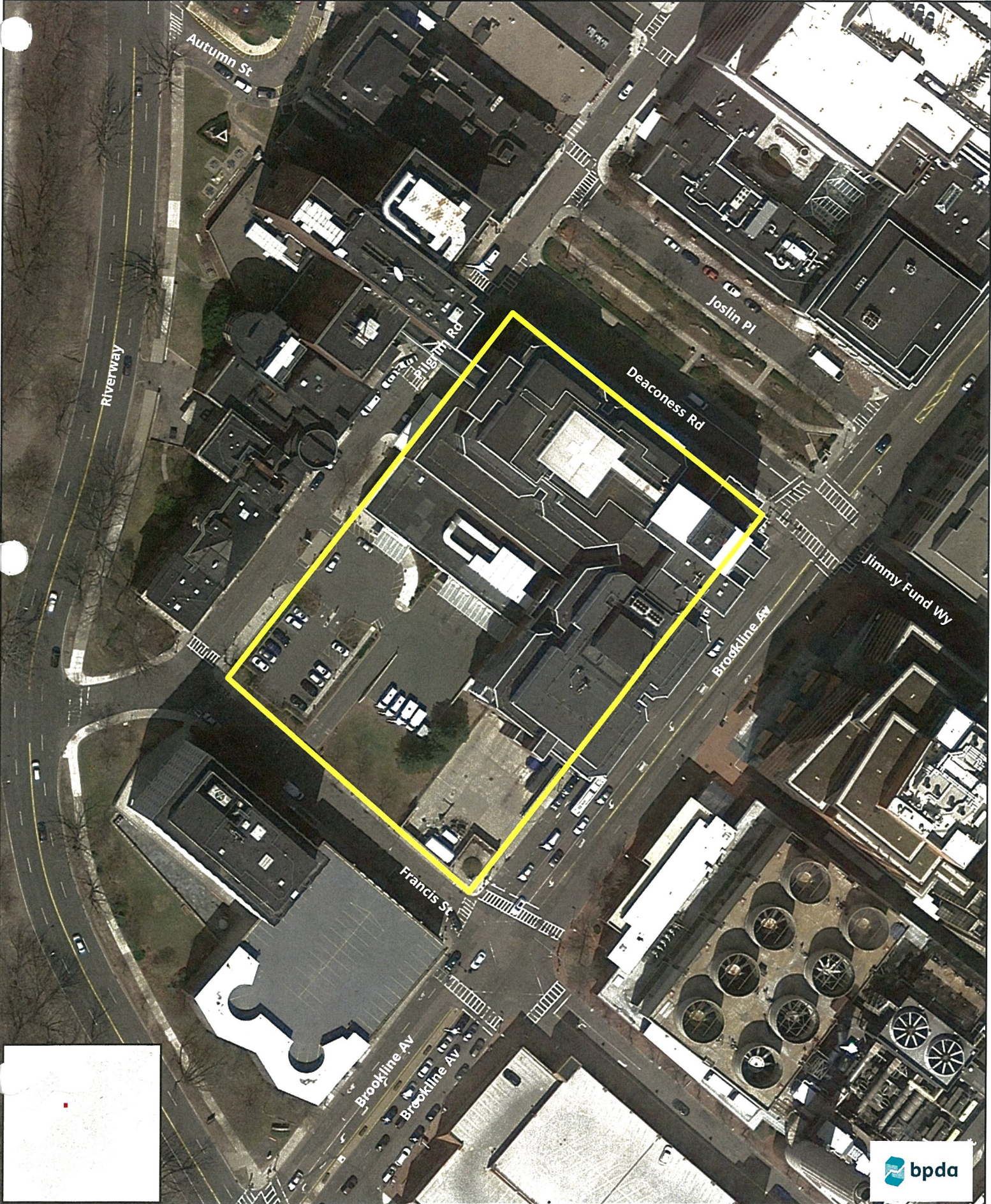


**FURTHER  
VOTED:**

That the Director be, and hereby is, authorized to execute and deliver any and all documents deemed necessary and appropriate by the Director in connection with the foregoing, including, without limitation, Boston Residents and Construction Employment Plan and a Cooperation Agreement, on such terms and conditions as the Director deems necessary and appropriate.

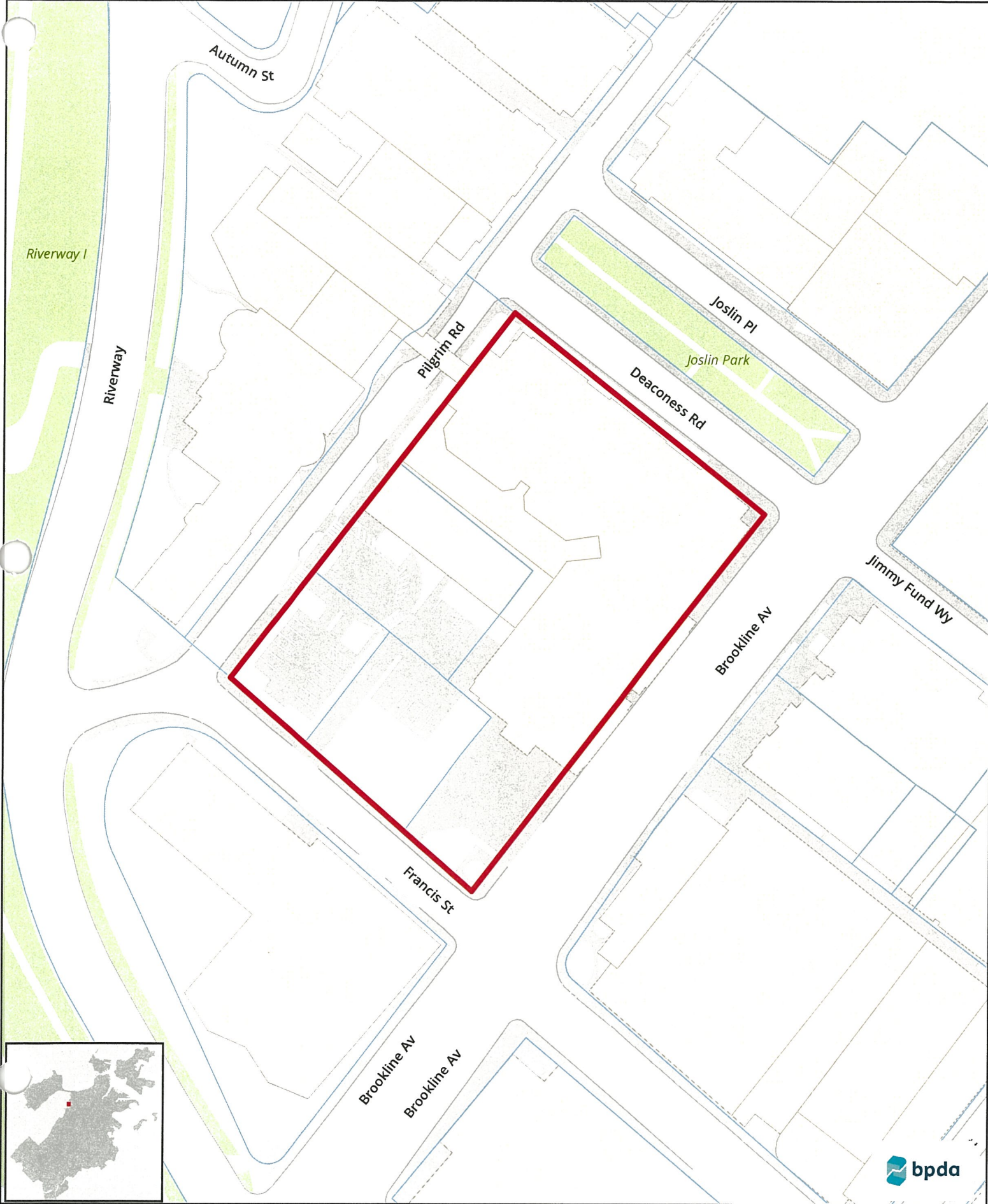


# BIDMC New Inpatient Building





# BIDMC New Inpatient Building



# BOSTON

Martin J. Walsh, Mayor

August 27, 2018

Ms. Teresa Polhemus  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201

RE: Beth Israel Deaconess Inpatient Building, adjacent to the Riverway

Dear Ms. Polhemus;

This letter is submitted during the Article 80 review of the proposed Beth Israel Deaconess Medical Center's (BIDMC) Inpatient Building, to be located at 111 Francis at Pilgrim Road and Brookline Avenue. The building will be up to 200' to the top of the highest occupied floor.

The BIDMC project is adjacent to the Riverway which is an integral part of the Emerald Necklace, a Boston Landmark that is listed on the National Register of Historic Places. BPRD acquired the properties that comprise the Riverway in 1890. The Metropolitan District Commission (now the Department of Conservation and Recreation) took over the care, control and maintenance of the Riverway in 1956, though BPRD retained custody. This open space provides significant amenity to the employees, visitors, and patients at BID and in Longwood.

## **Boston Parks and Recreation Review**

This project is not subject to *Municipal Code Section 7-4.10 Restrictions on Park Frontages* which restricts the height of buildings within 100' of the Riverway to 70', as it does not abut.

This project is subject to *Municipal Code Section 7-4.11 Permission for Construction Near Parks or Parkways*. This review will take place after all other approvals are in place.

This project is subject to *Municipal Code Section 7-4.12 Setback Requirements* which requires a 20' setback from the Riverway.

## **BPDA Article 80 Review**

The Article 80 review should consider mitigation of height and consequential shadow impacts on the Emerald Necklace; design of the building from the perspective of the Riverway; improvements to public open space; maintenance of public open space; and a signage plan.

## **Height and Shadows**

The building will be 10 stories tall and will measure up to 200 feet in height to the top of the highest occupied floor. The PNF notes that the mechanical penthouse and equipment may be located on the roof, as will the helipad and other roof structures – in addition to the 200' height.



**Boston Parks and Recreation Department**

1010 Massachusetts Ave., Boston, MA 02118 / Tel.: 617-635-4505 / Fax: 617-635-3173



BPRD is concerned about the potential visual impact of the building's height from the Riverway. BPRD requested renderings of the building from the perspective of the Emerald Necklace and the Riverway, particularly from the street and sidewalk level.

The proponent provided a shadow impact analysis which indicates that the building will cast new shadow on the Riverway year round until mid or late morning. It is not clear if the shadow analysis included rooftop appurtenances. This will be a significant impact on this historic park. Mitigation of shadow impacts should be considered during Article 80.

### **Gateway Area**

The gateway area from the Riverway at Francis Street includes a small triangle of public open space. This site is the terminus of the view from Francis Street. It currently has a brick wall sign for the hospital, a standing sign for the hospital, and street furnishings. It is not clear if utilities were recently run through this public space, as markings could be seen on Google Earth in 2017.

As mitigation, BPRD requests that the proponent consider landscape improvements to this open space, and a long term maintenance agreement. Additionally, the BID property at 110 Francis and the Riverway should also be considered for improvements that will enhance this gateway area. All signage and private street furnishings should be relocated to private property.

### **Joslin Park**

Joslin Park is a public park which is maintained by BID. The need for improvements to this site should be evaluated at this time, and considered as potential mitigation for this project. Further, the memorandum of understanding for the care of Joslin Park should be updated as needed.

### **Signage**

The BIDMC will be a prominent building from the Riverway, along an ambulance route. The anticipated need for visible signage should be balanced with the context and aesthetic of the Riverway. All signage should be removed from public property and located on private property.

Sincerely,



Carrie Marsh, Executive Secretary  
Boston Parks and Recreation Commission

cc: Christopher Cook, Cabinet Chief, Office of Environment, Energy and Open Space  
Liza Meyer, Chief Landscape Architect, BPRD  
Jill Zick, Landscape Architect, BPDA  
Jonathan Greeley, Director of Development Review, BPDA  
Katelyn Sullivan, Project Manager, BPDA



MEDICAL ACADEMIC AND SCIENTIFIC COMMUNITY ORGANIZATION, INC.

PEOPLE | PLACES | PLANS | FUTURE

**Member Institutions**

- Beith Israel Deaconess Medical Center
- Boston Children's Hospital
- Brigham and Women's Hospital
- Dana-Farber Cancer Institute
- Emmanuel College
- Harvard University
  - Harvard Medical School
  - Harvard School of Dental Medicine
  - Harvard T.H. Chan School of Public Health
- Isabella Stewart Gardner Museum
- Jasha Diabetes Center
- Judge Baker Children's Center
- Massachusetts College of Art and Design
- Massachusetts College of Pharmacy and Health Sciences University
- Massachusetts Department of Mental Health
- Simmons University
- Temple Israel
- Wentworth Institute of Technology
- The Winsor School

September 20, 2018

**BY EMAIL**

Mr. Brian Golden, Director  
Boston Planning & Development Agency  
One City Hall Square  
Boston, MA 02201

Attention: Ms. Katelyn Sullivan and Mr. Tim Czerwienski

RE: BIDMC DPIR/IMP Amendment

Dear Director Golden,

As a member of the Task Force, and abutter to BIDMC's West Campus, MASCO is pleased to support the proposed New Inpatient Building (NIB), a 10 story inpatient clinical building on BIDMC's West Campus which will contain up to 325,000 square feet of hospital uses. The new facility will allow for a long overdue modernization to convert outdated facilities into 158 single-bedded inpatient rooms resulting in a net addition of 89 beds. This will be achieved through a combination of new construction in the NIB and reopening of 20 beds elsewhere on West Campus within 24 months of the NIB occupancy.

BIDMC is one of the premier hospitals in the Commonwealth. It serves increasingly acute and medically complex patient cases from underserved neighborhoods as well as from a network of regional community providers. In addition to more single-bedded patient rooms, the NIB will allow patients access to more intensive care beds, new surgery and clinical support facilities all of which allow for better patient and family oriented, team-based care and the use of improved technology in the patient care environment.

**Associate Members**

- Boston University
- Wheelock College of Education & Human Development
- Fenway Community Health Center
- Massachusetts Eye and Ear Infirmary
- Merck Research Laboratories

These project-related enhancements to the medical care of the community will be joined by an over \$21 million investment in addition to their already significant contributions to public health. Existing benefits are provided through a robust set of mission-based programs that promote healthy living and improved community-based health education and services, employment and workforce development.

BIDMC has been very responsive throughout the project review process, making changes to its site plans and building designs to encompass additional positive urban design, landscape, and transportation components. They include:

- The creation of new drop-off and pick-up areas for patients using off-street space on their own property on Francis St., Pilgrim Rd. and Deaconess Rd. These added circulation areas and a widened Pilgrim Rd., which will allow two-way operation west of Deaconess Rd., will be helpful in accommodating patient, family and valet operations while reducing traffic impacts on nearby streets.
- A more fully developed façade design to reduce the bulk of the building, provide human scale and interest, and provide distinctive 'gateway' treatment at their more public-facing Brookline Ave. and Pilgrim Rd. corners. The loading dock doors are a work of art; additional pedestrian friendly audio or tactile warnings are being considered.
- The addition of street tree plantings and planting strips along both Brookline Ave. and Francis St., as well as other landscaping on and around the NIB site such as rooftop and mid-block gardens, terrariums and green walls that will improve and soften the built environment.
- Additional consideration of design elements as strategies to address uncomfortable winds projected within the BIDMC campus in the build condition between Deaconess Rd. and Francis St. on Pilgrim Rd.

As project planning proceeds and new signage needs are identified, we are prepared to work with the hospital on upgrades to the area-wide system to match their needs. We also appreciate their commitment to sharing their construction management plan with MASCO in advance of its submission to the city for approval.

Thank you for the opportunity to comment.

Sincerely,

  
Sarah J. Hamilton  
Vice President, Area Planning and Development





September 18, 2018

Mr. Brian Golden, Director  
Boston Planning & Development Agency  
One City Hall Square  
Boston, MA 02201

Attention: Ms. Katelyn Sullivan ([katelyn.sullivan@boston.gov](mailto:katelyn.sullivan@boston.gov)) & Mr. Tim Czerwienski  
([Tim.Czerwienski@boston.gov](mailto:Tim.Czerwienski@boston.gov))

Re: BIDMC Institutional Master Plan Amendment and New Inpatient Building Project

Dear Mr. Golden:

On behalf of Sociedad Latina, I am pleased to submit this letter in support of the Beth Israel Deaconess Medical Center (BIDMC) Institutional Master Plan Amendment and of the proposed New Inpatient Building as a Development Impact Project. The proposed New Inpatient Building is a 10 story inpatient clinical building on the BIDMC West Campus which will contain up to 325,000 square feet of hospital uses including 158 single-bedded inpatient rooms (up to 128 medical/surgical rooms and 30 intensive care unit rooms), operating and procedure rooms, medical education and conference space, and a rooftop helipad (which will be relocated from its existing location at the adjacent Rosenberg Building). BIDMC anticipates closing 89 existing West Campus beds at the opening of the New Inpatient Building Project, resulting in 69 net new beds added to BIDMC's West Campus bed count. BIDMC also anticipates reopening 20 West Campus beds about 24 months after the Proposed Project opens, for a total of 89 net new beds to be added to BIDMC's West Campus in connection with the Proposed Project during the term of the amended BIDMC IMP.

This project will be BIDMC's first new clinical facility in over 20 years and will provide new and enhanced in-patient clinical facilities. These new facilities are needed for BIDMC to meet the increasingly acute, complex needs of the seriously ill patients referred by its network of community providers, and continue caring for local Boston residents, including patients from underserved neighborhoods. The New Inpatient Building has been carefully planned by BIDMC and the resulting Project will be good for BIDMC and its patients and for the LMA and environs. The Project will create a well-designed, energy efficient building at the gateway to the LMA from the south and to BIDMC's campuses on Brookline Avenue. The Project will provide numerous public benefits to the area such as enhancing the pedestrian experience on Brookline Avenue, Francis Street and Pilgrim Road by improvements including the addition of numerous street trees, expanded landscaped areas and widened sidewalks, as well as improving access, mobility and safety in the LMA by roadway improvements and enhanced valet parking operations management, including the widening of Pilgrim Road to accommodate two-way traffic access. In addition to such area improvements, the New Inpatient Building will offer an array of


other public benefits including investing over \$21 million in community-based health initiatives, linkage funds, and construction and permanent employment opportunities and workforce development.

Sociedad Latina is a non-profit organization that since 1968 has been working in the Mission Hill neighborhood in partnership with Latino youth and families to end the destructive cycle of poverty, inequality to access of health services, and lack of educational and professional opportunities in our community. Each year we serve 5000 young people and adults. We have worked successfully with BIDMC over many years on youth employment and workforce development initiatives and we value BIDMC as an excellent community partner. We welcome the expanded and updated facilities that this Project will provide that will enhance access to inpatient hospital care for members of our community.

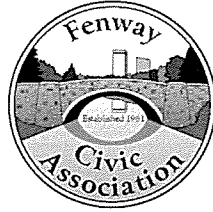
In sum, Sociedad Latina supports the BIDMC IMP Amendment and the New Inpatient Building as a Development Impact Project.

Thank you for your consideration and opportunity to comment on these matters.

Sincerely,



**Alexandra Oliver-Davila**  
Executive Director



September 20th, 2018

Tim Czerwienski  
Katelyn Sullivan  
Project Managers  
Boston Planning & Development Agency (BPDA)  
One City Hall Square  
Boston, MA 02201

Re: BIDMC New Inpatient Building  
Beth Israel Deaconess Medical Center (BIDMC)

Dear Mr. Czerwienski & Mrs. Sullivan,

The Fenway Civic Association (FCA) is the Fenway neighborhood's oldest all-volunteer neighborhood group that accepts no public or developer funds. Founded in 1961, our mission is to promote a safe and vital neighborhood that serves the interest of its residents.

Upon review of Beth Israel Deaconess Medical Center's (BIDMC, the Proponent) Draft Project Impact Report (DPIR) for a New Inpatient Building (the Project) submitted on July 20th, 2018, the Fenway Civic Association is overall supportive of this project and has a few comments and suggestions:

**Transportation**

FCA appreciates BIDMC's continued commitment to participating in the Medical Academic and Scientific Community Organization (MASCO) shuttle program and transportation initiatives and the decision to not construct additional parking for this project. This will have a positive impact on the Fenway by not increasing and potentially reducing commuter traffic. We support the reconfiguration of Pilgrim Road from one-way to two-way to improve internal (to BIDMC's campus) circulation for back of house operations and prevent diversion of traffic onto surrounding thoroughfares. We also support the project's strategy of separating the pick-up and drop-off zones between Deaconess Road and Francis Street to help address potential traffic queuing issues.

It is our understanding that the proponent is in discussions with BTB and the BPDA regarding a redesigned signal and other improvements to the intersection of the Riverway and Brookline Avenue that will enhance both pedestrian and bike connectivity. We support this and hope it includes improvements to the park pathway system to tie into the regional bicycle and pedestrian network infrastructure to the benefit of employees, visitors, and area residents.

**Design, Shadows, and the Public Realm**

We appreciate that the Project stays within the campus footprint and will replace an underutilized loading and storage area with a building that contributes to the urban fabric. The pedestrian

improvements proposed around the Project area will enliven otherwise bleak streetscapes and vastly improve the experience of all passersby.

We are pleased the design of this project considered Task Force comments and concerns by beneficial revisions to ground-level pedestrian interactions and adjustments to height and massing, in response to Longwood Medical Area Interim design guidelines, reducing the impact of shadows on the abutting Riverway portion of the Emerald Necklace park system.

**The Emerald Necklace**

While I was unable to attend the last Task Force meeting, it is my understanding at that meeting the Proponent shared other ideas for enhancing the Francis Street & Riverway “gateway area” including adding suitable plantings on the public land adjacent to the BIDMC Palmer building.

We understand that BIDMC is in discussions with the BPDA and the Boston Parks Department about effecting a contribution to the City for parks improvements as mitigation for shadows in the impacted areas identified in the DPIR. Fenway Civic suggests consideration of the contribution of mitigation funds to the Boston Parks Department in partnership with the *Emerald Necklace Conservancy* (ENC) specifically for improvements in the area of parkland near the Netherlands Road, Riverway, and Pilgrim Road intersection (on the Boston side adjacent BIDMC's campus) where erosion issues and failed plantings have left ground exposed.

We believe BIDMC recognizes the value of beautified open space in people's health. By supporting the existing public/private partnership of the Boston Parks Department & the ENC, we think the best result may be achieved for the financial resources committed.

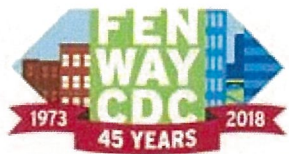
FCA hopes these comments & suggestions will be addressed and have been constructive as part of the review process.

Sincerely,

Matthew Brooks  
BIDMC Task Force Member &  
Vice President, Fenway Civic Association

CC: Josh Zakim, Boston City Council  
Yissel Guerrero, Mayor's Office of Neighborhood Services





Improving Lives and Building Community  
Fenway Community Development Corporation

September 20, 2018

Tim Czerwinski, Project Manager  
Boston Planning and Development Agency  
One City Hall Square, 9<sup>th</sup> floor  
Boston, MA 02201

**Re: Fenway CDC comments in support of the Beth Israel Deaconess Medical Center New Inpatient Building proposal.**

Fenway Community Development Corporation (Fenway CDC) is a 45 year old community based non-profit organization that builds and preserves affordable housing and promotes projects that engage our full community in enhancing the neighborhood's diversity and vitality. We are submitting this letter in strong support of the proposal by Beth Israel Deaconess Medical Center to build a new facility on their current Emergency Room parking lot.

Beth Israel Deaconess Medical Center (BIDMC) is proposing to build a New Inpatient Building on its West Campus, on a site bounded by Brookline Avenue, Francis Street, a discontinued portion of Pilgrim Road owned by BIDMC and BIDMC's Rosenberg Building (the New Inpatient Building, or Proposed Project). The Proposed Project will include up to 325,000 square feet of hospital uses, including 158 inpatient beds (up to 128 medical/surgical and 30 intensive care beds) within the proposed new building, and a rooftop medical helipad (which will be relocated from the immediately adjacent Rosenberg Building). The Proposed Project has been reduced in height from its initial filing and is now at 178' and will not include new parking.

BIDMC has filed all of the appropriate documents with the Boston Planning and Development Agency (BPDA) and has been proceeding through an Article 80 Large Project Review and an Institutional Master Plan review for the Proposed Project. BIDMC has held numerous public and Task Force meetings, undergone a BPDA scoping determination and has consequently modified and improved the designs from its initial filing.

The Project will be designed for the evolving needs of the patients BIDMC serves, with the flexibility to adapt in the future. The Project will include family-friendly, single-bedded patient rooms able to accommodate the sophisticated technology needed to best treat critically ill patients. New, state-of-the-art operating and procedure rooms will be large enough to support the latest imaging and other surgical equipment. BIDMC's design goal for the overall Project is to incorporate sustainable and evidence-based concepts to improve clinical outcomes, cost-efficiencies and decrease environmental impacts.

The Project will connect to the Farr Bridge and the Rosenberg Building in multiple locations in order to provide convenient access and circulation for patients, families and staff. No demolition of existing buildings will be required for the Project. Construction of the Project will result in the elimination of 14 existing parking spaces currently accessed from Pilgrim Road, and 12 parking spaces in the Clicker Lot (26 total spaces eliminated); no new parking is proposed as part of the Project.

The Project will comply with the Longwood Medical Area (LMA) Interim Guidelines that establish a principle of protecting the physical assets of the LMA and include guidelines regarding new shadows on City of Boston parks and boulevards. There will be no new shadows on the Emerald Necklace open space most of the day (March 21). In addition, there will be no new shadows for more than an hour on any one area on the Emerald Necklace after 10:30 AM.

Impacts to transportation will be minimal as about 53% of all project trips will occur via alternative transportation modes (transit –walk –bike). The resultant vehicles' trip generation is low with the AM peak = 37 entering / 21 exiting and the PM peak = 21 entering / 38 exiting. Consequently there will be minimal impacts to the surrounding traffic network. There will be no level of service (LOS) change from the No-Build to the Build Condition.

The access scheme minimizes patient valet activity on Brookline Ave. by adding a new in-patient drop off area on Francis Street to match the one on the opposite side of the building on Deaconess Road. The ambulance entrance has been improved by widening Pilgrim Road to accommodate two-way traffic. The loading dock and maneuvering space have been improved to support head in direct access by larger trucks thereby eliminating the need for most of them to back into Brookline Ave. In addition, pedestrian conditions have been substantially improved adjacent to Project site along Brookline Ave., Francis St. and Pilgrim Rd.

Since the scoping session, the architectural design has been significantly improved. The building materials have been carefully selected to enrich pedestrian experience, visually connect BIDMC East and West campus, and sit harmoniously within the LMA neighborhood. The design has become even more environmentally sustainable. The façade orientation and shading calibration will reduce solar heat gains. The low energy heating/cooling systems have been separated from ventilation for increased efficiency and thermal comfort. The design includes heat recovery on air handlers, rainwater harvesting, green roofs and a high performance envelope.

The Project will have significant economic impacts. The BIDMC will make Development Impact Project (DIP) contributions to Housing Linkage and Job Linkage/Workforce Development. The Project will create 80 to 100 permanent jobs and approximately 400 construction jobs. The hospital offers an innovative pipeline program that trains incumbent workers into key positions, providing career growth and higher wages. It also provides pre-college courses, ESOL classes, computer skills classes, financial wellness program and a citizenship program and paid summer jobs for over 40 young Boston residents each year, and hosts interns during the school year from Sociedad Latina and other Boston area community organizations.

The new facility will help to meet the increasingly acute and complex needs of the seriously ill patients referred to BIDMC from its network of community providers, and will enhance BIDMC's capacity to continue caring for local Boston residents, including patients from underserved neighborhoods.

In conclusion, Fenway CDC strongly supports the Beth Israel Deaconess Medical Center New Inpatient Building proposal and urges the BPDA to approve the application.

Sincerely yours,

*Richard Giordano*

Richard Giordano  
Director of Policy and Community Planning  
Fenway Community Development Corporation  
70 Burbank St., Lower Level  
Boston MA 02115  
P. 617 267 4637 x19  
F. 617 267 8591  
E. [rgiordano@fenwaycdc.org](mailto:rgiordano@fenwaycdc.org)  
W. <http://www.fenwaycdc.org>





# MATEP

***BY EMAIL***

September 19, 2018

Mr. Brian Golden, Director  
Boston Planning & Development Agency  
One City Hall Square  
Boston, MA 02201

Attention: Ms. Katelyn Sullivan ([katelyn.sullivan@boston.gov](mailto:katelyn.sullivan@boston.gov)) & Mr. Tim Czerwienski ([Tim.Czerwienski@boston.gov](mailto:Tim.Czerwienski@boston.gov))

Re: Beth Israel Deaconess Medical Center (BIDMC) Institutional Master Plan (IMP)  
Amendment and New Inpatient Building (NIB) Project

Dear Mr. Golden:

On behalf of the Medical Area Total Energy Plant (MATEP), LLC I am pleased to submit this letter in support of the Beth Israel Deaconess Medical Center (BIDMC) Institutional Master Plan (IMP) Amendment and of the proposed New Inpatient Building (NIB) as a Development Impact Project. The proposed New Inpatient Building is a 10-story inpatient clinical building on the BIDMC West Campus which will contain up to 325,000 square feet of hospital uses including 158 single-bedded inpatient rooms (up to 128 medical/surgical rooms and 30 intensive care unit rooms), operating and procedure rooms, medical education and conference space, and a rooftop helipad (which will be relocated from its existing location at the adjacent Rosenberg Building). BIDMC anticipates closing 89 existing West Campus beds at the opening of the New Inpatient Building Project, resulting in 69 net new beds added to BIDMC's West Campus bed count. BIDMC also anticipates reopening 20 West Campus beds about 24 months after the Proposed Project opens, for a total of 89 net new beds to be added to BIDMC's West Campus in connection with the Proposed Project during the term of the amended BIDMC IMP.

This project will be BIDMC's first new clinical facility in over 20 years and will provide new and enhanced in-patient clinical facilities. These new facilities are needed for BIDMC to meet the increasingly acute, complex needs of the seriously ill patients referred by its network of community providers, and continue caring for local Boston residents, including patients from underserved neighborhoods. The New Inpatient Building has been carefully planned by BIDMC and the resulting Project will be good for BIDMC and its patients and for the Longwood Medical Area (LMA) and environs. The Project will create a well-designed, energy efficient building at the gateway to the LMA from the south and to BIDMC's campuses on Brookline Avenue. The Project will provide numerous public benefits to the area such as enhancing the pedestrian experience on Brookline Avenue, Francis Street and Pilgrim Road by improvements including the addition of numerous street trees, expanded landscaped areas and widened sidewalks, as well as improving access, mobility and safety in the LMA by roadway improvements and enhanced valet

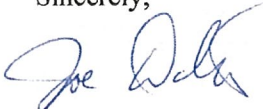
parking operations management, including the widening of Pilgrim Road to accommodate two-way traffic access.

As an abutter located on Brookline Avenue, MATEP appreciates that by making Pilgrim Road two-way, BIDMC will be minimizing valet trips on Brookline Avenue. MATEP also applauds BIDMC for improving the loading dock design as part of the Project to allow larger vehicles more efficient access to the West Campus loading dock. In addition to such area improvements, the New Inpatient Building will offer an array of other public benefits including investing over \$21 million in community-based health initiatives, linkage funds, and construction and permanent employment opportunities and workforce development.

In sum, MATEP supports the BIDMC IMP Amendment and the New Inpatient Building as a Development Impact Project.

Thank you for your consideration and opportunity to comment on these matters.

Sincerely,



**Joe Dalton**  
**President and CEO**

cc: Walter Armstrong, BIDMC  
Elizabeth H. Gerlach, BIDMC



September 19, 2018

Tim Czerwienski, Project Manager  
Boston Planning and Development Agency  
One City Hall Square  
Boston, MA 02201

RE: BIDMC New Inpatient Building DPIR and Institutional Master Plan Amendment dated 7.20.18

Dear Mr. Czerwienski:

Mission Hill Neighborhood Housing Services (MHNHS) has been represented on the Beth Israel Deaconess Medical Center's (BIDMC) Task Force and has attended meetings and reviewed both the New Inpatient Building DPIR and the BIDMC Institutional Master Plan Amendment, both dated 7.20.18. The MHNHS Board of Directors voted at its September Board Meeting to go on record in support of the IMPA and the Proposed Project which will include approximately 325,000 sf of hospital use including private rooms for 128 medical/surgical and 30 intensive critical care beds to meet the increasingly acute and complex needs of the seriously ill patients that come to the BIDMC Boston Campus as well as a relocated rooftop helipad.

Mission Hill Neighborhood Housing Services (MHNHS) has the following additional comments:

- This is the BIDMC first new building on the Boston Campus in over 20 years. The patient population being served at this location has changed and require single-occupancy rooms and modernized clinical support facilities, operating rooms, and procedure rooms.
- According to its transportation studies, the traffic and parking impacts of this project are expected to be minimal.
- MHNHS urges BIDMC to follow the lead of other local hospitals (Children's, BU Medical) and recognize the need for stable and affordable housing as community health need and social determinant of health. This should be included in their Community Benefits analysis and their Determination of Need process.
- There will be significant linkage to the City of Boston from this project. MHNHS urges the BIDMC and the BPDA to advance this linkage as "Housing Creation Linkage" to be utilized in the impacted neighborhoods of Mission Hill and Fenway.
- Concern has been raised about the helipad. We understand that the helipad is being moved as part of this Proposed Project and the existing helipad will be put out of service. However, Mission Hill residents have experienced increased noise and vibration from the number of helicopters flying over the Hill. Given the topography and the queuing that often occurs, especially at night, the impact can be disruptive. Previously (about 18 years ago) there were discussions with FAA and area institutions in community meetings about agreed upon flight

paths that were successful and mitigated the noise and vibration on residences on the Hill for many years. We ask that BIDMC working with the City of Boston and our elected officials lead a new series of community meetings with the FAA to discuss possible solutions. We understand the critical importance of medical flights and that this is not a BIDMC issue alone, but we ask that the institution take the initiative.

We thank you in advance for your consideration.

Sincerely,



Patricia S. Flaherty  
Executive Director  
MHNHS

Cc: Representative Jeffrey Sanchez  
Councilor Josh Zakim



September 17, 2018

Mr. Brian Golden, Director  
Boston Planning & Development Agency  
One City Hall Square  
Boston, MA 02201  
Attention: Ms. Katelyn Sullivan ([katelyn.sullivan@boston.gov](mailto:katelyn.sullivan@boston.gov)), Mr. Tim Czerwienski  
([Tim.Czerwienski@boston.gov](mailto:Tim.Czerwienski@boston.gov))

Re: BIDMC 2018 IMP Amendment

Dear Mr. Golden,

On behalf of the entire Boston Children's Hospital community, I am writing to provide our strongest support of BIDMC's request for new inpatient building. As a clinical affiliate of BIDMC, a member of the BIDMC Task Force and an abutter of the proposed site, we share and recognize many of the shortcomings associated with their current facilities, limited number of private beds, and existing layout of programs and services. The proposed inpatient building is critical to confronting the challenges of its capacity and aging facilities in order to provide the timely, highest quality health care to our City and beyond.

After carefully reviewing the submitted IMP Amendment and DPIR, we appreciate the extensive efforts and thoughtfulness that were put into the proposed inpatient building, especially the emphasis on improving the pedestrian experience around the proposed site. We believe that the proposed inpatient building is necessary to allow for BIDMC to maintain its commitment of providing world-class, extraordinary care and to meet the growing needs of taking care of the most vulnerable patients in Boston and from around the world.

Sincerely,

**Sandra L. Fenwick**  
Chief Executive Officer  
Boston Children's Hospital

Phone: 617.355.8555

Email: [sandra.fenwick@childrens.harvard.edu](mailto:sandra.fenwick@childrens.harvard.edu)

Cc: Walter Armstrong, Beth Israel Deaconess Medical Center  
Elizabeth Gerlach, Beth Israel Deaconess Medical Center  
Lisa Hogarty, Boston Children's Hospital  
Alvin Hung, Boston Children's Hospital





## EMMANUEL COLLEGE

Office of the Treasurer

400 The Fenway  
Boston, Massachusetts  
02115

[www.emmanuel.edu](http://www.emmanuel.edu)

September 19, 2018

Mr. Brian Golden, Director  
Boston Planning & Development Agency  
One City Hall Square  
Boston, MA 02201

Re: BIDMC Institutional Master Plan Amendment and New Inpatient Building Project

Dear Mr. Golden:

On behalf of Emmanuel College, I am pleased to submit this letter in support of the Beth Israel Deaconess Medical Center (BIDMC) Institutional Master Plan Amendment and of the proposed New Inpatient Building as a Development Impact Project. The proposed New Inpatient Building is a 10 story inpatient clinical building on the BIDMC West Campus which will contain up to 325,000 square feet of hospital uses including 158 single-bedded inpatient rooms (up to 128 medical/surgical rooms and 30 intensive care unit rooms), operating and procedure rooms, medical education and conference space, and a rooftop helipad (which will be relocated from its existing location at the adjacent Rosenberg Building). BIDMC anticipates closing 89 existing West Campus beds at the opening of the New Inpatient Building Project, resulting in 69 net new beds added to BIDMC's West Campus bed count. BIDMC also anticipates reopening 20 West Campus beds about 24 months after the Proposed Project opens, for a total of 89 net new beds to be added to BIDMC's West Campus in connection with the Proposed Project during the term of the amended BIDMC IMP.

This project will be BIDMC's first new clinical facility in over 20 years and will provide new and enhanced in-patient clinical facilities. These new facilities are needed for BIDMC to meet the increasingly acute, complex needs of the seriously ill patients referred by its network of community providers, and continue caring for local Boston residents, including patients from underserved neighborhoods. The New Inpatient Building has been carefully planned by BIDMC and the resulting Project will be good for BIDMC and its patients and for the LMA and environs. The Project will create a well-designed, energy efficient building at the gateway to the LMA from the south and to BIDMC's campuses on Brookline Avenue. The Project will provide numerous public benefits to the area such as enhancing the pedestrian experience on Brookline Avenue, Francis Street and Pilgrim Road by improvements including the addition of numerous street trees, expanded landscaped areas and widened sidewalks, as well as improving access, mobility and safety in the LMA by roadway improvements and enhanced valet parking operations management, including the widening of Pilgrim Road to accommodate two-way traffic access. In addition to such area improvements, the New Inpatient Building will offer an array of other public benefits including investing over \$21 million in community-based health initiatives, linkage funds, and construction and permanent employment opportunities and workforce development.

In sum, Emmanuel College supports the BIDMC IMP Amendment and the New Inpatient Building as a Development Impact Project.

Thank you for your consideration and opportunity to comment on these matters.

Sincerely,

*Sr. Anne M. Donovan, SND*

**Sr. Anne M. Donovan, SND**  
**Treasurer, CFO**

cc: Walter Armstrong, BIDMC  
Elizabeth H. Gerlach, BIDMC



**BY EMAIL**

September 19, 2018

Mr. Brian Golden, Director  
Boston Planning & Development Agency  
One City Hall Square  
Boston, MA 02201  
Attention: Ms. Katelyn Sullivan & Tim Czerwienski

Re: BIDMC New Inpatient Building Project & IMP Amendment - Letter of Support

Dear Mr. Golden,

On behalf of Dana-Farber Cancer Institute, I am pleased to submit this letter in support of the Beth Israel Deaconess Medical Center (BIDMC) Institutional Master Plan Amendment and of the proposed New Inpatient Building as a Development Impact Project. The proposed New Inpatient Building is a 10-story inpatient clinical building on the BIDMC West Campus which will contain up to 325,000 square feet of hospital uses.

This project will be BIDMC's first new clinical facility in over 20 years and will provide new and enhanced in-patient clinical facilities. The New Inpatient Building has been carefully planned by BIDMC. These plans have been shared with me and the resulting Project will be good for BIDMC and its patients and for the LMA. The Project will create a well-designed, energy efficient building at the gateway to the LMA from the south and to BIDMC's campuses on Brookline Avenue. The Project will provide numerous public benefits to the area such as enhancing the pedestrian experience on Brookline Avenue, Francis Street and Pilgrim Road by improvements including the addition of numerous street trees, expanded landscaped areas and widened sidewalks, as well as improving access, mobility and safety in the LMA by roadway improvements and enhanced valet parking operations management, including the widening of Pilgrim Road to accommodate two-way traffic access. In addition to such area improvements, the New Inpatient Building will offer an array of other public benefits including investing over \$21 million in community-based health initiatives, linkage funds, and construction and permanent employment opportunities and workforce development.

In sum, Dana-Farber Cancer Institute supports the BIDMC IMP Amendment and the New Inpatient Building as a Development Impact Project.

Thank you for your consideration and opportunity to comment on these matters.

Sincerely,

**Wendy W. Gettleman**  
**Vice President, Facilities Management & Real Estate**  
**Dana-Farber Cancer Institute**

cc: Walter Armstrong, BIDMC  
Elizabeth H. Gerlach, BIDMC  
Maria Megdal, DFCI  
Krietta Jones, DFCI



Connecting People and Parks and Conserving the Emerald Necklace

BACK BAY FENS • RIVERWAY • OLMSTED PARK • JAMAICA POND • ARNOLD ARBORETUM • FRANKLIN PARK

Karen Mauney-Brodek, *President*

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Jamaica Pond Association  
MASCO  
Museum of Fine Arts, Boston

Katelyn Sullivan  
Project Manager  
Boston Planning & Development Agency (BPDA)  
One City Hall Square,  
Boston, MA 02201

Re: New Inpatient Center at Beth Israel Deaconess Medical Center (BIDMC)

September 20, 2018

Dear Katelyn:

The Emerald Necklace Conservancy is a non-profit organization with a mission to restore, protect and improve the Emerald Necklace Parks and we are writing to submit our comments on the above project, which is adjacent to the Riverway section of the Necklace. Our Project Review Committee met with the development team on September 12th, 2018 to review the current proposal.

We are pleased that the team is addressing the proximity of the project to the Necklace parks and appreciate that the hospital has been responsive to our concerns. We hope that the location, close to such a beautiful and historic landscape will benefit the proposed project and result in support and collaboration with the park, the work of Conservancy and our programs.

The Project Review Committee of the Conservancy uses four criteria to evaluate projects that abut the Emerald Necklace park system for potential impacts and benefits to the park. The criteria consider a) historic character, b) the visitor experience, c) potential environmental effects of adjacent development and d) benefits to the park system. Using these criteria we submit the following comments for your review:

**Historic character:**

While the bulk of the new building will be hidden from the Riverway by existing buildings, we appreciate that the team has focused on the entry point to the site and the heritage Riverway trees located at Pilgrim Road and Riverway. We request that while new plantings are added, the project also invests in care for the mature trees there. We are concerned about the care and maintenance of these historic trees and would be happy to provide contact information to the proponent for Norm Helie who is the consulting arborist we use for advice about long-term care of our heritage trees. Moreover, the addition of new trees at this important intersection with the parkway is encouraged.

**Visitor experience:**

The closest Park entry for hospital users and their visitors will be at the Brookline Avenue and Riverway intersection, a short walk from the Francis Street building entrance. We are aware that a safety study of that intersection is being done by MASCO and outside consultants. We suggest that a good way to help improve pedestrian access to the parks would be for the project sponsor to contribute to the study and perhaps include analysis of the park-to-park connections from Riverway to Netherlands Road.

We are happy to see the proposed new tree planting along Brookline Avenue. However, we would like to understand more about the species chosen for that location and how they will grow with the adjacent building overhang, specifically questions about irrigation and how the trees will receive the water they require under these conditions.

**Environmental effects:**

**Shadows:** We understand that the hospital has reduced the overall building height and that has reduced the shadows cast on the Riverway. We would welcome anything that could be done to further reduce shadows.

**Lighting:** We ask that any night lighting, especially high up on the building, and at the Riverway entry point be kept to a minimum to retain night-sky darkness; this would include consideration of building signage where possible.

**Water quality:** In addition to dealing with stormwater on site, we ask that the project, where possible, use permeable street surfaces on streets and sidewalks that are under the control of the hospital and to the greatest degree possible keep all water on site.

**Proposed Benefits:**

In addition to the mature tree care at the street entrance from the Riverway and an expanded access study, the Conservancy requests support for physical public park improvements and for our stewardship and management of volunteer cleanups in these areas. Physical improvements are needed in the areas expected to receive the new shadow cast by this building at the end of the day and the morning hours. This include the regrading and repair of pathways, erosion control and additional plantings along the river bank as well as on the slopes between the Riverway and the park path.

As the main area of impact on the park is additional shadow cast in areas of the park, we are interested in how these areas can be supported. One aspect of more

shade is that it can curtail growth and this unfortunately often leads to more erosion. Examples of this can already be seen in this area of the park as shown on the photos below.



Again, we encourage the hospital's support of the Brookline/Riverway study to include pedestrian and bicycle access to and from the parks as outlined above.

Finally, we note that any exterior amenities included in the amenities you install around your building could benefit park users and your hospital staff and visitors. One example would be to include a bicycle fixing station and water fountain adjacent to your planned bicycle parking.

Thank you for the opportunity to submit our comments on this important project.

Sincerely Yours,

A handwritten signature in green ink, appearing to read "Karen Mauney-Brodek". The signature is written in a cursive style and is followed by a horizontal line.

Karen Mauney-Brodek  
President  
Emerald Necklace Conservancy





Healing and caring for the  
community for over 150 years.

Myechia Minter-Jordan, M.D., MBA  
President & CEO

***BY EMAIL***

September 18, 2018

Mr. Brian Golden, Director  
Boston Planning & Development Agency  
One City Hall Square  
Boston, MA 02201

Attention: Ms. Katelyn Sullivan ([katelyn.sullivan@boston.gov](mailto:katelyn.sullivan@boston.gov)) & Mr. Tim Czerwienski  
([Tim.Czerwienski@boston.gov](mailto:Tim.Czerwienski@boston.gov))

Re: BIDMC Institutional Master Plan Amendment and New Inpatient Building Project

Dear Mr. Golden:

On behalf of The Dimock Center, I am pleased to submit this letter in support of the Beth Israel Deaconess Medical Center (BIDMC) Institutional Master Plan Amendment and of the proposed New Inpatient Building as a Development Impact Project. The proposed New Inpatient Building is a 10 story inpatient clinical building on the BIDMC West Campus which will contain up to 325,000 square feet of hospital uses including 158 single-bedded inpatient rooms (up to 128 medical/surgical rooms and 30 intensive care unit rooms), operating and procedure rooms, medical education and conference space, and a rooftop helipad (which will be relocated from its existing location at the adjacent Rosenberg Building). BIDMC anticipates closing 89 existing West Campus beds at the opening of the New Inpatient Building Project, resulting in 69 net new beds added to BIDMC's West Campus bed count. BIDMC also anticipates reopening 20 West Campus beds about 24 months after the Proposed Project opens, for a total of 89 net new beds to be added to BIDMC's West Campus in connection with the Proposed Project during the term of the amended BIDMC IMP.

This project will be BIDMC's first new clinical facility in over 20 years and will provide new and enhanced in-patient clinical facilities. These new facilities are needed for BIDMC to meet the increasingly acute, complex needs of the seriously ill patients referred by its network of community providers, and continue caring for local Boston residents, including patients from underserved neighborhoods. The New Inpatient Building has been carefully planned by BIDMC and the resulting Project will be good for BIDMC and its patients and for the LMA and environs. The Project will create a well-designed, energy efficient building at the gateway to the LMA from the south and to BIDMC's campuses on Brookline Avenue. The Project will provide numerous public benefits to the area such as enhancing the pedestrian experience on Brookline Avenue, Francis Street and Pilgrim Road by improvements including the addition of numerous street trees, expanded landscaped areas and widened sidewalks, as well as improving access, mobility and safety in the LMA by roadway improvements and enhanced valet parking operations management, including the widening of Pilgrim Road to accommodate two-way traffic access. In addition to such area improvements, the New Inpatient Building will offer an array of other public benefits including investing over \$21 million in community-based health initiatives, linkage funds, and construction and permanent employment opportunities and workforce development.

The Dimock Center is a community health center located in Roxbury that provides the residents of Boston with convenient access to high quality, low cost health care and human services that might not otherwise be available to the communities we serve. We have worked successfully with BIDMC over many years on various initiatives and we value BIDMC as an excellent community partner. We welcome the expanded and updated facilities that this Project will provide that will enhance access to inpatient hospital care for our patients when they need the high acuity services that will be provided in the New Inpatient Building.

In sum, The Dimock Center supports the BIDMC IMP Amendment and the New Inpatient Building as a Development Impact Project.

Thank you for your consideration and opportunity to comment on these matters.

Sincerely,



Myechia Minter-Jordan, MD, MBA  
President and CEO  
The Dimock Center

cc: Walter Armstrong, BIDMC  
Elizabeth H. Gerlach, BIDMC



**south cove**  
community health center  
華人醫務中心

**Boston Campus  
Administration**

145 South Street  
Boston, MA 02111-2826  
617.521.6713  
(fax) 617.521.6799

**South Street Clinic**

145 South Street  
Boston, MA 02111-2826  
617.521.6730  
(fax) 617.457.6600

**Washington Street Clinic**

885 Washington Street  
Boston, MA 02111-1415  
617.482.7555  
(fax) 617.457.6600

**Malden Campus**

277 Commercial Street  
Malden, MA 02148  
781.912.2500  
(fax) 617.457.6600

**Quincy Campus**

**Hancock Street Clinic**

435 Hancock Street  
Quincy, MA 02171-2428  
617.318.3300  
(fax) 617.457.6600

**Holmes Street Clinic**

88 Holmes Street  
Quincy, MA 02171-2431  
617.318.3200  
(fax) 617.457.6600

**Brighton/Allston**

**After-school**

**Enrichment Program**

640 Washington Street  
Brighton, MA 02135  
617.787.1087  
(fax) 617.254.4834

September 18, 2018

Mr. Brian Golden, Director  
Boston Planning & Development Agency  
One City Hall Square  
Boston, MA 02201  
Attention: Ms. Katelyn Sullivan ([katelyn.sullivan@boston.gov](mailto:katelyn.sullivan@boston.gov)) & Mr.  
Tim Czerwienski  
([Tim.Czerwienski@boston.gov](mailto:Tim.Czerwienski@boston.gov))

Re: BIDMC Institutional Master Plan Amendment and New  
Inpatient Building Project

Dear Mr. Golden:

On behalf of South Cove Community Health Center, I am pleased to submit this letter in support of the Beth Israel Deaconess Medical Center (BIDMC) Institutional Master Plan Amendment and of the proposed New Inpatient Building as a Development Impact Project. The proposed New Inpatient Building is a 10 story inpatient clinical building on the BIDMC West Campus which will contain up to 325,000 square feet of hospital uses including 158 single-bedded inpatient rooms (up to 128 medical/surgical rooms and 30 intensive care unit rooms), operating and procedure rooms, medical education and conference space, and a rooftop helipad (which will be relocated from its existing location at the adjacent Rosenberg Building). BIDMC anticipates closing 89 existing West Campus beds at the opening of the New Inpatient Building Project, resulting in 69 net new beds added to BIDMC's West Campus bed count. BIDMC also anticipates reopening 20 West Campus beds about 24 months after the Proposed Project opens, for a total of 89 net new beds to be added to BIDMC's West Campus in connection with the Proposed Project during the term of the amended BIDMC IMP.

This project will be BIDMC's first new clinical facility in over 20 years and will provide new and enhanced in-patient clinical facilities. These new facilities are needed for BIDMC to meet the increasingly acute, complex needs of the seriously ill patients referred by its network of community providers, and continue caring for local Boston residents, including patients from underserved neighborhoods. The New Inpatient Building has been carefully planned by BIDMC and the resulting Project will be good for BIDMC and its patients and for the LMA and environs. The Project will create a well-designed, energy efficient building at the gateway to the LMA from the south and to BIDMC's campuses on Brookline Avenue. The Project will provide numerous public benefits to the area such as enhancing the pedestrian experience on Brookline Avenue, Francis Street and Pilgrim Road by improvements including the addition of numerous street trees, expanded landscaped areas and widened sidewalks, as well as improving access, mobility and safety in the LMA by roadway



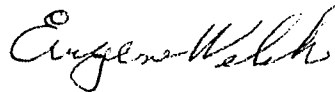
improvements and enhanced valet parking operations management, including the widening of Pilgrim Road to accommodate two-way traffic access. In addition to such area improvements, the New Inpatient Building will offer an array of other public benefits including investing over \$21 million in community-based health initiatives, linkage funds, and construction and permanent employment opportunities and workforce development.

South Cove Community Health Center is a community health center with locations in Chinatown, Quincy and Malden. Our mission is to improve the health and well-being of all medically underserved in Massachusetts, with a special focus on Asian Americans. This mission is accomplished by providing high quality, community-based health care and health promotion programs that are accessible and linguistically and culturally competent for these populations. We have worked successfully with BIDMC over many years on various initiatives and we value BIDMC as an excellent community partner. We welcome the expanded and updated facilities that this Project will provide that will enhance access to inpatient hospital care for our patients when they need the high acuity services that will be provided in the New Inpatient Building.

In sum, South Cove Community Health Center supports the BIDMC IMP Amendment and the New Inpatient Building as a Development Impact Project.

Thank you for your consideration and opportunity to comment on these matters.

Sincerely,



Eugene Welch  
Executive Director, South Cove Community Health Center

cc: Walter Armstrong, BIDMC  
Elizabeth H. Gerlach, BIDMC

# Charles River Community Health

September 25, 2018

Mr. Brian Golden, Director  
Boston Planning & Development Agency  
One City Hall Square  
Boston, MA 02201

Attention: Ms. Katelyn Sullivan ([katelyn.sullivan@boston.gov](mailto:katelyn.sullivan@boston.gov)) & Mr. Tim Czerwienski  
([Tim.Czerwienski@boston.gov](mailto:Tim.Czerwienski@boston.gov))

***SENT BY EMAIL***

Re: BIDMC Institutional Master Plan Amendment and New Inpatient Building Project

Dear Mr. Golden:

On behalf of Charles River Community Health, I am pleased to submit this letter in support of the Beth Israel Deaconess Medical Center (BIDMC) Institutional Master Plan Amendment and of the proposed New Inpatient Building as a Development Impact Project. The proposed New Inpatient Building is a 10 story inpatient clinical building on the BIDMC West Campus which will contain up to 325,000 square feet of hospital uses including 158 single-bedded inpatient rooms (up to 128 medical/surgical rooms and 30 intensive care unit rooms), operating and procedure rooms, medical education and conference space, and a rooftop helipad (which will be relocated from its existing location at the adjacent Rosenberg Building). BIDMC anticipates closing 89 existing West Campus beds at the opening of the New Inpatient Building Project, resulting in 69 net new beds added to BIDMC's West Campus bed count. BIDMC also anticipates reopening 20 West Campus beds about 24 months after the Proposed Project opens, for a total of 89 net new beds to be added to BIDMC's West Campus in connection with the Proposed Project during the term of the amended BIDMC IMP.

This project will be BIDMC's first new clinical facility in over 20 years and will provide new and enhanced in-patient clinical facilities. These new facilities are needed for BIDMC to meet the increasingly acute, complex needs of the seriously ill patients referred by its network of community providers, and continue caring for local Boston residents, including patients from underserved neighborhoods. The New Inpatient Building has been carefully planned by BIDMC and the resulting Project will be good for BIDMC and its patients and for the LMA and environs. The Project will create a well-designed, energy efficient building at the gateway to the LMA from the south and to BIDMC's campuses on Brookline Avenue. The Project will provide numerous public benefits to the area such as enhancing the pedestrian experience on Brookline Avenue, Francis Street and Pilgrim Road by improvements including the addition of numerous street trees, expanded landscaped areas and widened sidewalks, as well as improving access, mobility and safety in the LMA by roadway improvements and enhanced valet parking operations management, including the widening of Pilgrim Road to accommodate two-way traffic access. In addition to such area improvements, the New Inpatient Building will offer an array of other public benefits including investing over \$21 million in community-based health initiatives, linkage funds, and construction and permanent employment opportunities and workforce development.

Charles River Community Health is a community health center with locations in Allston/Brighton and Waltham that values caring for everyone with dignity, respect, and compassion, reducing cultural, financial and other barriers to care, and eliminating health care disparities for our patients. We also advocate for the needs of our patients, the community, and public health causes. We have worked successfully with BIDMC over many years on various initiatives and we value BIDMC as an excellent community partner. We welcome the expanded and updated facilities that this Project will provide that will enhance access to inpatient hospital care for our patients when they need the high acuity services that will be provided in the New Inpatient Building.

Charles River Community Health fully supports the BIDMC IMP Amendment and the New Inpatient Building as a Development Impact Project.

Thank you for your consideration and opportunity to comment on these matters.

Sincerely,

A handwritten signature in blue ink that reads "Elizabeth Browne". The signature is written in a cursive style with a long horizontal line extending from the end of the name.

Elizabeth Browne  
Executive Director

cc: Walter Armstrong, BIDMC  
Elizabeth H. Gerlach, BIDMC



Tim Czerwienski &lt;tim.czerwienski@boston.gov&gt;

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**Fwd: BIDMC new inpatient building**

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Katelyn Sullivan &lt;katelyn.sullivan@boston.gov&gt;

Thu, Sep 20, 2018 at 7:07 AM

To: Tim Czerwienski &lt;tim.czerwienski@boston.gov&gt;, "Gerlach,Elizabeth (BIDMC - Legal)" [REDACTED]

----- Forwarded message -----

From: **Jen Lewis** [REDACTED]  
Date: Wednesday, September 19, 2018  
Subject: BIDMC new inpatient building  
To: [katelyn.sullivan@boston.gov](mailto:katelyn.sullivan@boston.gov)

Hello Ms. Sullivan,

I am a 20- year resident of the RTH neighborhood and am writing to give input on the proposed new inpatient building of BIDMC at the corner of Brookline Ave and Francis Sts.

We heard a presentation this past Monday (9/17) where BIDMC representatives projected negligible increases in noise levels (from the helipad change in location) and traffic to and from this building. They commented that traffic in the city is just bad and they won't be adding to it as the building is intended for their sickest patients who would be there for longer periods of time. I don't think they are considering that these patients will of course be having visitors.

I have attached photos from yesterday at 11:30am (Tuesday, 9/18) at the intersections of Huntington Ave and Francis St, Brookline Ave and Francis St, Fenwood Rd and Brookline Ave, and two directions of Brookline Ave and the Riverway.

This is not unusual to have this volume of traffic, frustrated drivers, idling cars spewing exhaust, and car horns, in addition to ambulances, shuttles, and helicopters most of the day, particularly at shift change time at the hospitals. The amount of traffic idling as they are stuck in this traffic extends beyond the city ordinance of acceptable idling time as listed on the city's website. This creates poor air quality for those of us who aren't leaving the neighborhood! I live on Francis St as well as work in the neighborhood and have observed this traffic problem become worse and worse in the past year.

How will this be addressed in consideration of adding another building to this already-dense neighborhood? How can the hospitals, who claim to be dedicated to people's good health, not commit to addressing this issue? Asthma rates in our neighborhoods are already quite high. Are we going to ignore that data?

I believe that these public health issues need to be acknowledged and addressed before adding another building to our neighborhood.

Thank you for your time and consideration,

Jennifer Lewis  
16 Francis St. #2  
Boston, MA 02115

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**boston planning &  
development agency****Katelyn Sullivan**

Senior Project Manager  
617.918.4425 (o)

**Boston Planning & Development Agency (BPDA)**

One City Hall Square | Boston, MA 02201  
[bostonplans.org](http://bostonplans.org)



6 attachments



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37K



**IMG\_1154.JPG**  
35K



**IMG\_1155.JPG**  
38K



**IMG\_1156.JPG**  
34K



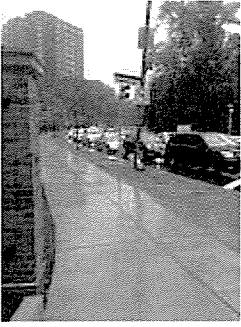
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39K

**IMG\_1158.JPG**  
37K



9/24/2018

City of Boston Mail - Fwd: BIDMC new inpatient building





**JOSH ZAKIM**  
BOSTON CITY COUNCILOR  
DISTRICT 8

October 11, 2018

BPDA Board of Directors,  
1 City Hall Square,  
Boston, MA 02201

Re: BIDMC New Inpatient Building

Dear Members of the Board,

I write to express my support for Beth Israel Deaconess Medical Center's (BIDMC) new Inpatient Building. The building represents a major step forwards in BIDMC's capabilities and capacity, bringing in the most modern technologies for inpatient care.

This project will be BIDMC's first new clinical facility in over 20 years and will provide new and enhanced in-patient clinical facilities. These new facilities are needed for BIDMC to meet the increasingly acute, complex needs of the seriously ill patients referred by its network of community providers, and continue caring for local Boston residents, including patients from underserved neighborhoods. The New Inpatient Building has been carefully planned by BIDMC and the resulting Project will be good for BIDMC and its patients and for the LMA and environs. The Project will create a well-designed, energy efficient building at the gateway to the LMA from the south and to BIDMC's campuses on Brookline Avenue.

The Project will provide numerous public benefits to the area such as enhancing the pedestrian experience on Brookline Avenue, Francis Street and Pilgrim Road by improvements including the addition of numerous street trees, expanded landscaped areas and widened sidewalks, as well as improving access, mobility and safety in the LMA by roadway improvements and enhanced valet parking operations management, including the widening of Pilgrim Road to accommodate two-way traffic access. In addition to such area improvements, the New Inpatient Building will offer an array of other public benefits including investing over \$21 million in community-based health initiatives, linkage funds, and construction and permanent employment opportunities and workforce development.

Given The Project's extensive impact, community support and benefits, I would urge the Board to support BIDMC. I thank you for your consideration and hope that you vote favorably on this matter.

Sincerely,

Josh Zakim

Boston City Hall - One City Hall Square - Boston, MA 02201  
josh.zakim@boston.gov

