

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, it's 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 it's 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

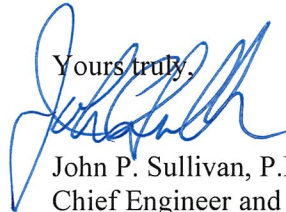
7. The Department of Environmental Protection (DEP), in cooperation with the Massachusetts Water Resources Authority (MWRA) and its member communities are implementing a coordinated approach to flow control in the MWRA regional wastewater system, particularly the removal of extraneous clean water (e.g., 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 Harrision 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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