

## **Summary of Proposed Design Changes – Massachusetts Mental Health Center Redevelopment Project**

**December 10, 2009**

At its December 1, 2009 meeting, the Boston Civic Design Commission voted to approve the proposed Massachusetts Mental Health Center Redevelopment Project in Mission Hill (the “Project”) with the understanding that the Project would incorporate certain design changes, to which the Proponent has agreed. (The Proponent is Brigham and Women’s Hospital/Partners HealthCare System, Inc. and Roxbury Tenants of Harvard Association, Inc.) The following is a summary of those changes:

### **RTH Residential Building**

- This building will now have three components, including a new 7-story, approximately 70 foot high component along a portion of its Riverway frontage. This revised building design will help to break up the massing of the building, particularly as it is viewed from the Riverway.
- The building’s footprint will be reduced by about 500 feet (increasing the open space on the site), and the square footage of the building will be reduced by approximately 15,000 s.f., to approximately 182,500 s.f. total. However, the projected number of residential units will remain the same (approximately 136 units, but in any event, no more than 165 units).
- The building’s highest height will be 194± feet and the building will be 16 stories, instead of 15 stories.
- The low-rise component of the building will be set back approximately 40 feet from the Riverway and the taller components of the building will be set back at least 50 feet from the Riverway. In its original design, the building’s setback from the Riverway was 40± feet.

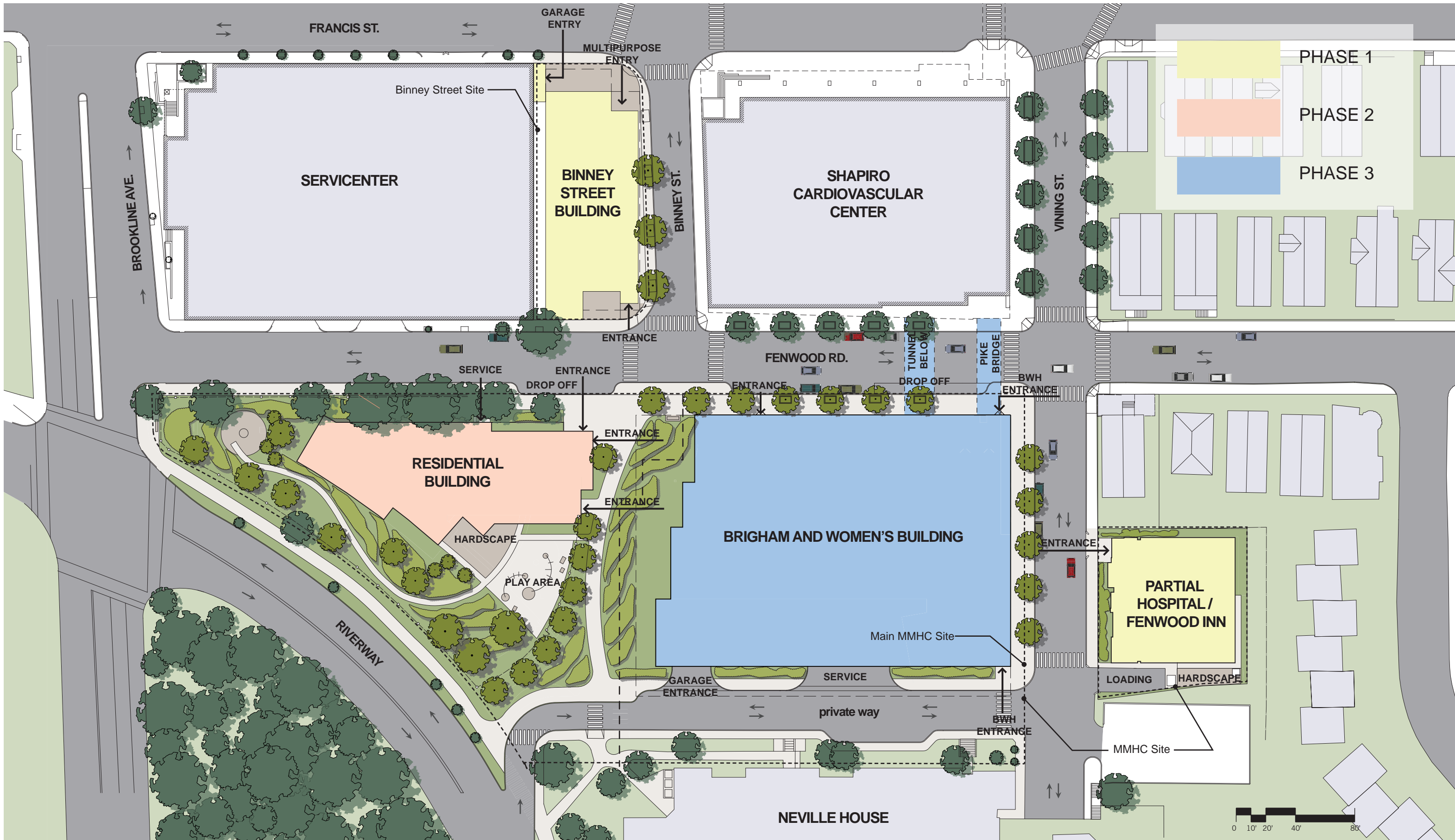
### **Brigham and Women’s Building**

- The building’s footprint will be reduced by approximately 1,860 s.f., to 37,630± s.f., but the building’s total square footage (358,670± s.f.) will remain the same.
- The building footprint will be re-configured so that its western edge will be further away from the Riverway in order to create a more generous Binney Street view corridor (from Francis Street to the Riverway) and pedestrian passageway between this building and the RTH residential building to the west.
- The setback of the building along Vining Street will be increased above the 3<sup>rd</sup> floor, and cantilevers added to the 4<sup>th</sup> floor of the building in order to emphasize the urban design continuity with the adjacent Shapiro Building.
- The podium of the building along its southerly face will be three stories instead of two stories, and an eight story bay will be added to enliven the façade of that side of the building.

- The same southerly façade of the building parallel to the Neville House building at Mission Park, will be reduced in length by about 20% in order to be less imposing in its scale.

These changes will not materially affect the overall design of the Project. In addition, analysis of the proposed design changes by the Proponent's team of transportation engineers, designers, and environmental engineers suggests that the changes will not materially adversely affect the environmental impact of the Project relative to wind, shadow, traffic, utility infrastructure, and related matters.

Attached to this summary are a series of plans showing the Project as so redesigned.





Massachusetts Mental Health Center Redevelopment Project Boston, MA

Figure 2 - 1



Massachusetts Mental Health Center Redevelopment Project Boston, MA

Figure 2 - 2



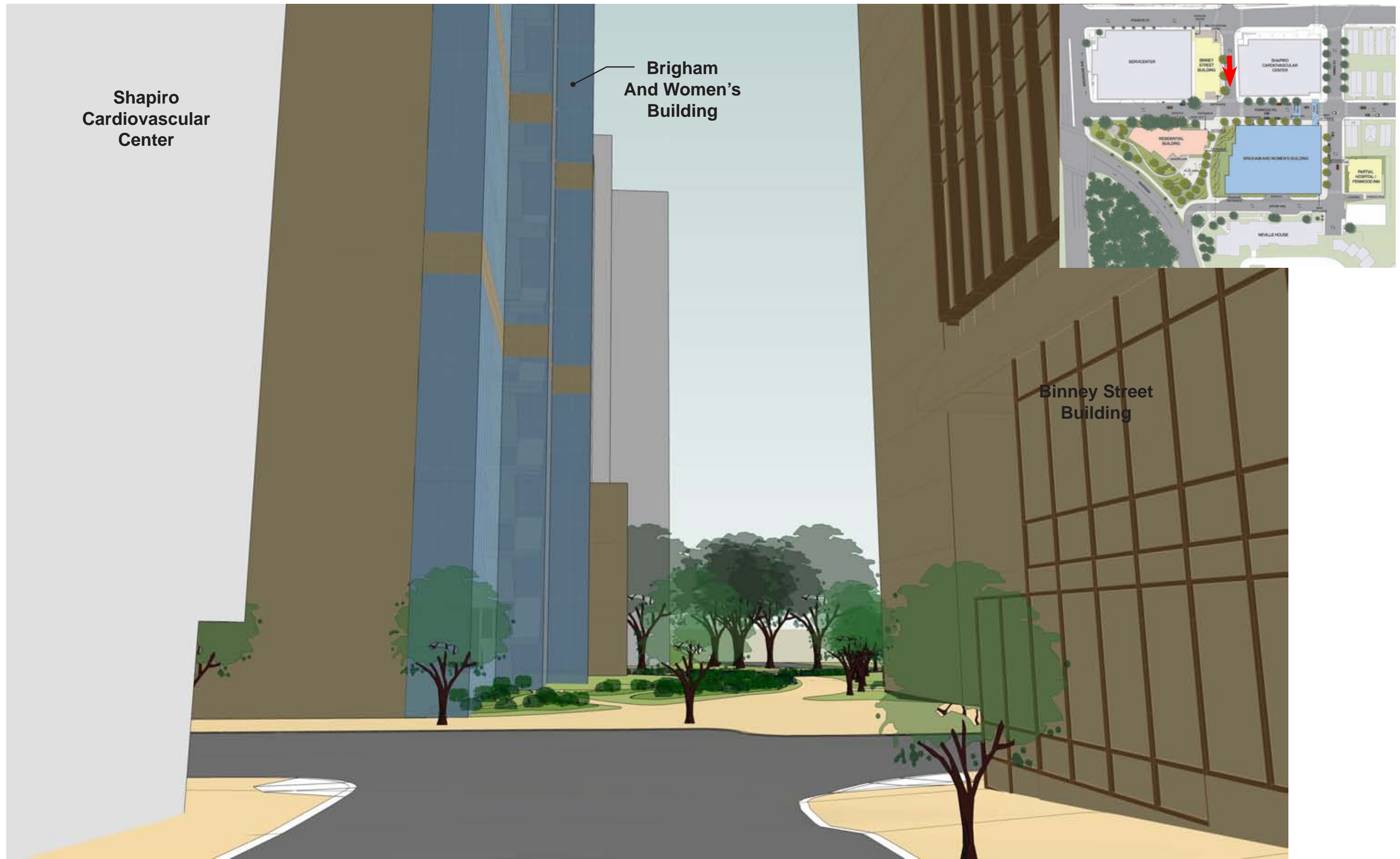


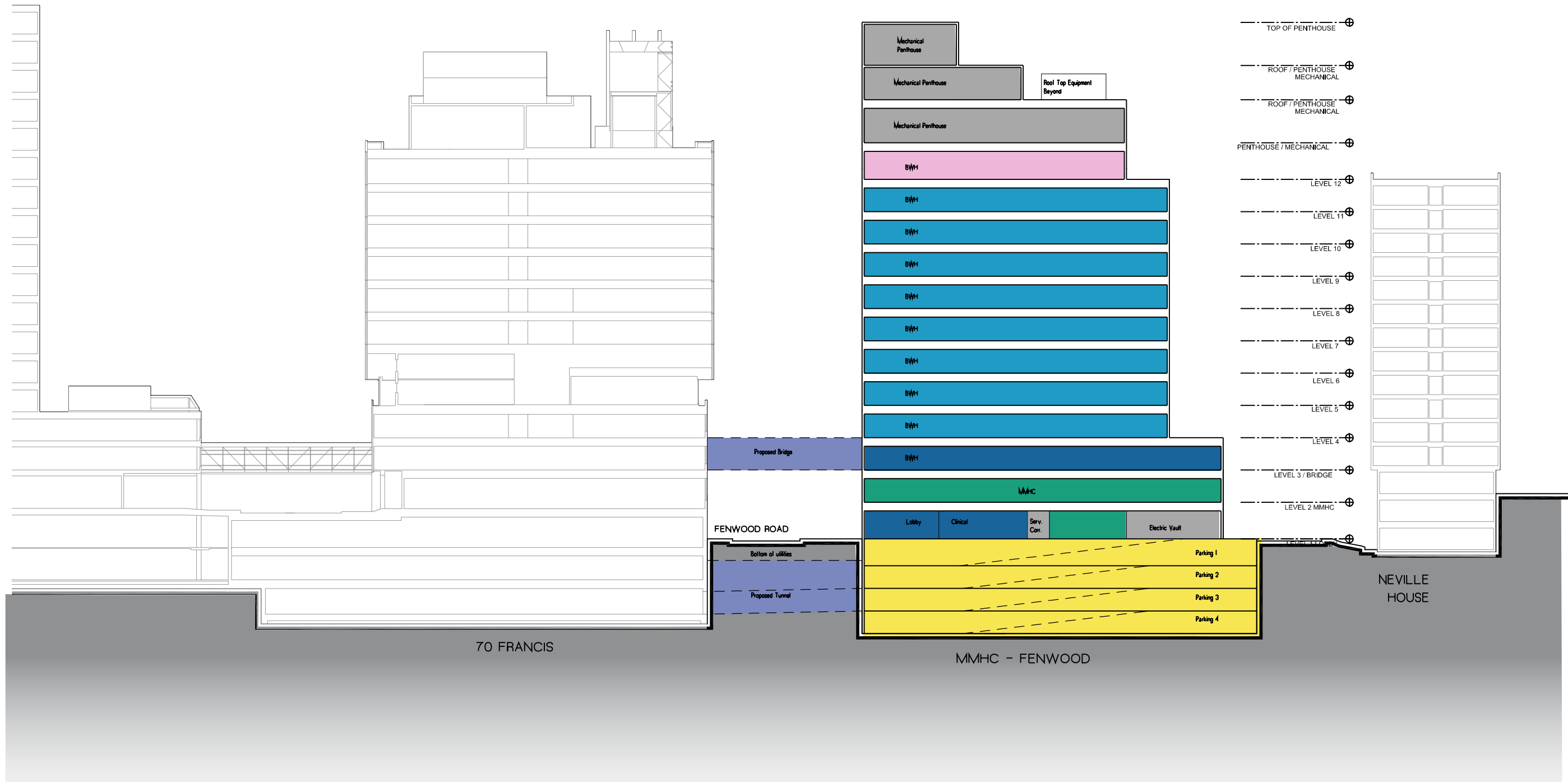






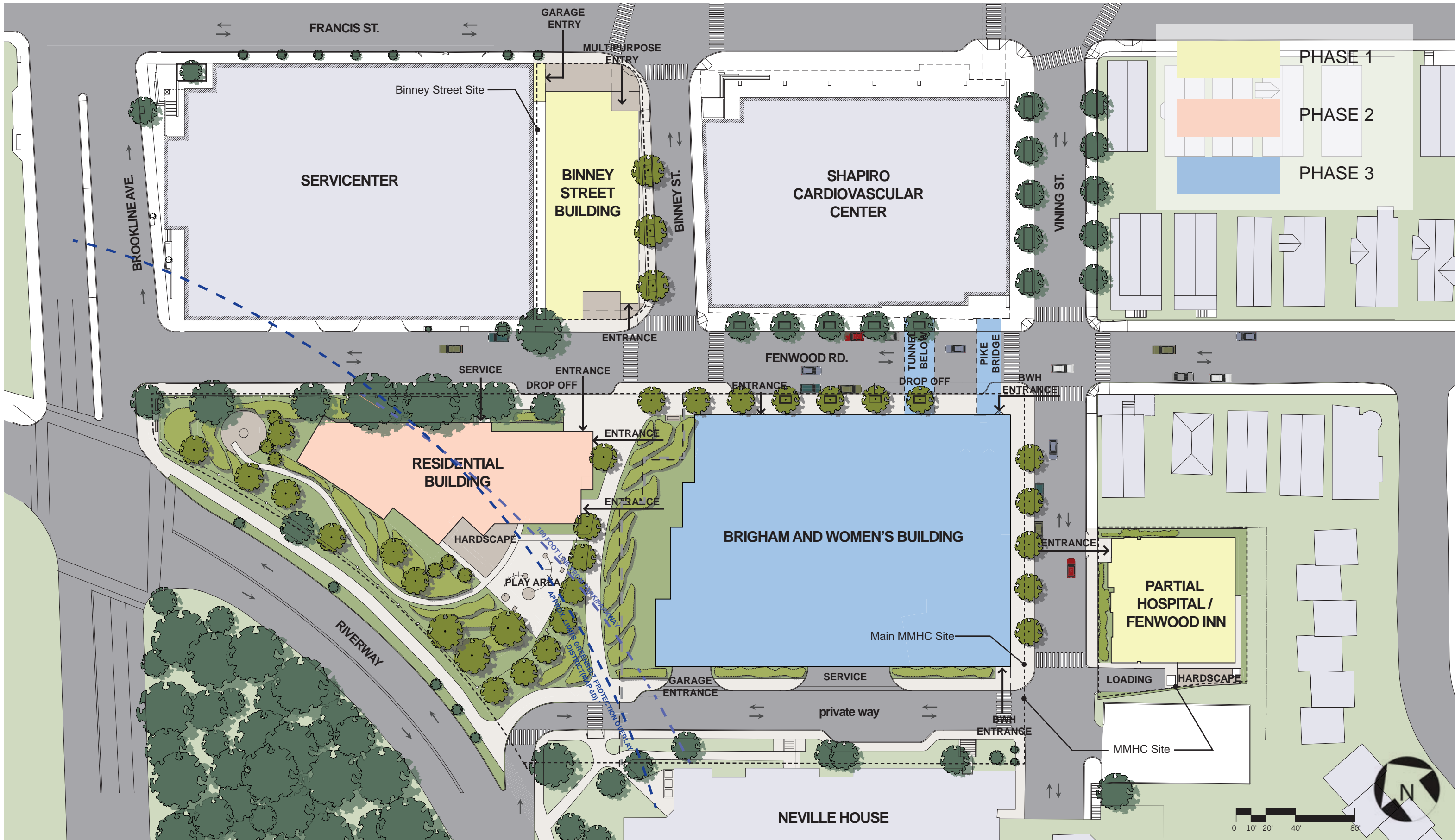






- MMHC
- Parking Garage
- Vivarium
- BWH Research
- BWH Clinical
- Mech/Service
- Office Space

The Brigham and Women's Building will have a maximum height of 222 feet measured from the average grade around the building to the top of the roof of the mechanical penthouses: The zoning height as calculated in accordance with Article 2A of the Code may in fact be less than the 222 feet maximum. The number of floors within the Brigham and Women's Building will depend on the final program mix between clinical and research uses.



1. Reference City of Boston Ordinance 7-4.11