

MGH Clinical Campus Services Building Comments

Comment: Created Date	First Name	Last Name	Organization	Opinion	Comments
3/13/2019	Linda	Jordan-Dow	Longtime resident of Beacon Hill	Support	<p>Currently MGH owns a large building at 12 Garden Street on Beacon Hill which houses its wood shop, painting shop, and metal shop. This tax exempt building is 3 stories and basement with 23,045 sf. It is within the residential district. The MGH plans include the construction of a Campus Services Support Building. This is a logical time to urge the MGH to move the existing operations now at 12 Garden Street to the new Campus Services Building and re-purpose the Garden Street building for residential use.</p>
3/22/2019	Jay	Walsh	Downtown North Association	Support	<p>The staff from Mass General presented their IMP and the Cambridge Street project to the Downtown North Board on Wednesday March 20. The board was generally supportive of the plan that was presented. There were concerns related to traffic and the parking plan as it related to displacement of existing parking. The team clarified that the parking portion of the project would be phased and not result in any significant loss of existing parking. There were also concerns related to sustainability and rising water levels. Those concerns were adequately addressed. Overall we feel very fortunate that we have institutions like Mass General Hospital in our city and have immediate access to the one of the best healthcare and research facilities in the world.</p>

TO: Katelyn Sullivan, Senior Project Manager, BPDA

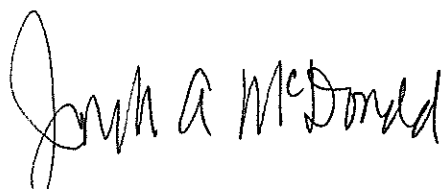
FROM: Joseph A McDonald

SUBJECT: MGH 2019 IMP Project

1. I have several vital questions about future global warming that I wish you to pose to MGH in the Scoping Determination for their recent 2019 proposal. This is purely a personal assessment and does not carry the support of any organization to which I belong. It is based on much experience with global climate: three years' experience as a meteorologist at the European Weather Central, two years as an advisor to the Philippine government on Pacific typhoons, study in Oceanography at the Naval Post-Graduate School, and four years as a Chief Meteorologist at the Global Weather Central.
2. My only objections are to the Parking Garage planned to reach 62 feet below current river level. I consider the measures taken in regard to the two medical towers are adequate for the expected problems caused over the next 50 years by global warming. I applaud the placing of all mechanicals at least 80 feet above current river level.
3. Since every present large or industrialized country still continues to expand its creation of CO<sub>2</sub>, and since the USA shows no will to take any difficult steps to reduce its output, I think we must all assume that global warming will proceed as currently. The main impact for the MGH site will not be on temperature or wind speed or even Ocean flooding, but on Charles River flooding.
4. Over the next 30 years, as Boston changes from a temperate weather pattern of frequent, fast moving rain shields associated with frontal passing, to a tropical weather pattern of less frequent, but more extensive (i.e. covering the whole Charles River basin) and much more intense rainfall shields associated with tropical storms, the expected flooding of the Charles River will drastically increase in frequency and magnitude.
5. On page 3-48, "the building will provide a stormwater management system that will detain up to 1.25 inch of rainfall". This is one-twenty-fourth of the rainfall experienced by Houston hospitals during Tropical Storm Harvey in 2017. Such preparations are most inadequate.
6. During Harvey in 2017, the rain shield covered all of the river basin, causing all underground structures to be inundated, as well as the ground floors in 50% of the city. The overwhelming majority of the financial loss was from river overflow. Boston will face similar heavy rainfall over an extended area of the Charles River Basin within ten years. The problems caused to New York City by

Sandy in 2018 of extensive flooding of underground structures is also predictive. Our experience with the Ted Williams tunnel construction shows that no structure built of slurry walls can be waterproof.

7. Massive pumping ability is not the solution if all the surrounding areas are also flooded. MGH will have the additional problem that after The Charles River returns to normal, it will have a massive volume of water, mixed with gasoline, motor oil and the debris of the underground pharmacy. Whither can this volume be safely pumped?
8. Therefore I ask the BPDA in its scoping document to pose these questions to the MGH: (1) How will the MGH respond to massive flooding from the Charles River cause by rainfall similar to that of Harvey in Houston in 2017? (2) When the underground garage is flooded, how does MGH propose to dispose of this volume of heavily polluted water.? (3) Why does MGH believe it more cost effective to build an underground garage, rather than an upward extension to its existing garage, which should have an untroubled lifetime of at least 50 years without these problems?
9. I urge the MGH to adopt either of two alternate solutions: (1) Build additional floors to their above surface garage, or (2) Build the underground garage beneath Beacon Hill (entry at Cambridge Street level and spiraling upward) where none of the problems that I have listed apply.



JOSEPH ANDREW McDONALD

8 Whittier Place, Unit 11-J, Boston MA 02114



---

## Fwd: MGH Buildings on Cambridge Street

1 message

---

**Katelyn Sullivan** <katelyn.sullivan@boston.gov>  
To: Edward Carmody <edward.carmody@boston.gov>

Thu, Mar 28, 2019 at 11:00 AM

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

From: **Rachel Thornton**  
Date: Thu, Mar 21, 2019 at 11:47 AM  
Subject: MGH Buildings on Cambridge Street  
To: <katelyn.sullivan@boston.gov>  
Cc: <john.dalzell@boston.gov>

Dear Ms. Sullivan,

As a resident of Jamaica Plain and a member of Mother's Out Front, I am writing to comment on the MGH Institutional Master Plan Notification Form and Project Notification Form about the two large new proposed projects, the Clinical Building and the Campus Services Building.

I understand the MGH's stated need for the two new buildings proposed and appreciate its leadership in providing the highest quality healthcare to the community. I am writing to urge that the MGH's leadership in health and well-being is reflected in their proposed new buildings.

Buildings contribute two-thirds of Boston's greenhouse gas emissions that fuel climate change - a growing and serious health concern. It disproportionately affects those with greater vulnerability to disease and chronic health conditions. Energy efficient buildings powered by clean renewable energy support improved public health by creating better air quality. As a leader in healthcare, MGH should meet the recommendations of the recently released Carbon Free Boston report stating that all new buildings should be net-zero or net-positive carbon by meeting the highest standards of energy efficiency and through electrification thus expediting the transition off fossil fuels to renewable sources of energy. The MGH's current submission does not reflect these goals.

We know that these goals have been achieved in other projects, such as the Boston Medical Center. We are confident that the MGH and its architectural team are capable of responding to and achieving these goals and urge the Boston Planning and Development Agency to hold MGH to these standards.

Thank you for the opportunity to comment.

Rachel Thornton  
11 Ballard Street, Apt. 2  
Boston, MA 02130

--



---

## Fwd: MGH's proposed Buildings

1 message

---

**Katelyn Sullivan** <katelyn.sullivan@boston.gov>  
To: Edward Carmody <edward.carmody@boston.gov>

Thu, Mar 28, 2019 at 11:01 AM

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

**From: Emily Arnold**  
**Date:** Thu, Mar 21, 2019 at 9:06 AM  
**Subject:** MGH's proposed Buildings  
**To:** <katelyn.sullivan@boston.gov>  
**Cc:** <john.dalzell@boston.gov>, Ania Camargo

Dear Ms. Sullivan,

As a resident of Jamaica Plain, and a mother to a 4 year old child named Wylie. I am gravely concerned about what the future holds for Wylie and all children if climate change is not addressed boldly and swiftly. It is my great hope that MGH's proposed Clinical Building and Campus Services Building will be part of the move towards a sustainable future.

I understand the MGH's stated need for the two new buildings proposed and appreciate its leadership in providing the highest quality healthcare to the community. I am writing to urge that the MGH's leadership in health and well-being is reflected in their proposed new buildings.

Buildings contribute two-thirds of Boston's greenhouse gas emissions that fuel climate change - a growing and serious health concern. It disproportionately affects those with greater vulnerability to disease and chronic health conditions. Energy efficient buildings powered by clean renewable energy support improved public health by creating better air quality in the short term, and serve to help protect against climate change's many negative health impacts in the long term. As a leader in healthcare, MGH should meet the recommendations of the recently released Carbon Free Boston report stating that all new buildings should be net-zero or net-positive carbon by meeting the highest standards of energy efficiency and through electrification thus expediting the transition off fossil fuels to renewable sources of energy. The MGH's current submission does not reflect these goals.

We know that these goals have been achieved in other projects, such as the Boston Medical Center. We are confident that the MGH and its architectural team are capable of responding to and achieving these goals and urge the Boston Planning and Development Agency to hold MGH to these standards.

Thank you for the opportunity to comment.

Emily Arnold  
[115 Williams Street Apt 3 Jamaica Plain, MA 02130](#)

--



## Fwd: MGH project comment letter

1 message

**Katelyn Sullivan** <katelyn.sullivan@boston.gov>  
To: Edward Carmody <edward.carmody@boston.gov>

Thu, Mar 28, 2019 at 11:00 AM

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

From: **Rickie Harvey**  
Date: Thu, Mar 21, 2019 at 11:32 AM  
Subject: MGH project comment letter  
To: Katelyn Sullivan <katelyn.sullivan@boston.gov>  
Cc: John Dalzell <john.dalzell@boston.gov>

Dear Ms. Sullivan:

On behalf of the [Boston Clean Energy Coalition](#) (BCEC), I am writing in regard to the Massachusetts General Hospital Project Institutional Master Plan Notification Form (PNF) dated February 20, 2019, titled "2019 IMP Projects." I am writing in particular about the two large new proposed projects, the Clinical Building and the Campus Services Building.

While MGH is to be commended for currently fully sourcing their electricity from 100 percent renewables and stating that they will continue to do so, it is disappointing that the Owner does not at this time indicate consideration of any on-site renewables, clean energy, or storage. We would like to see this change. MGH should be setting an example and considering all possible options for renewable energy sourcing, not putting this off until sometime down the road. The Owner acknowledges that they will have to do better to meet the 2050 goals, but why wait? Retrofitting later to meet these goals will cost more than incorporating them now. We suggest that MGH set a higher standard today so there is less ground to make up tomorrow.

At the very least, because the PNF acknowledges that in the future the proposed buildings will need to be "electrified" to support carbon neutrality, as part of their application MGH should explain how they intend to accomplish this and what they are doing today to enable that future accommodation. MGH should be looking at all-electric building loads and whether they can be built without use of any new natural gas. If the Owner is unable to build all-electric initially, at minimum transition to all-electric should be completed by 2030.

Additionally, as an enlightened owner, MGH would understand the value of using less energy. Thus, it is surprising to see that their proposed building envelope values and window systems leave a great deal of room for improvement. The insulation R-values and window performance U-values and solar heat gain coefficient (SHGC) listed need to be improved upon. Recognizing that hospital buildings require a great deal of energy because of the work that they do and their 24/7 operations, increasing R-values for insulation and improving window performance as part of an overall high-performance envelope would significantly reduce the building's contribution to heating/cooling loads. The Owner's architect, NBBJ, knows how to do this. What can BPDA do to require such improvements as a condition of approval? At minimum, the proposed projects should have high-performance envelopes that exceed the next iteration of the Stretch Code.

The PNF estimates the EUI for the clinical building at 334. We would ask that MGH justify why their site EUI for this building is more than 40% higher than the national median EUI for hospitals (which is 234.3 in August 2018 per Energy Star's Portfolio Manager Technical Reference). Is there any reason why MGH should not aspire to be a leader in building performance and propose buildings with an EUI much lower than the national average as opposed to well over it?

We also ask that the proposed MGH buildings be constructed to be net-zero carbon (NZC). As we know from the recently released [Carbon Free Boston report](#), all buildings in Boston must be NZC in order to meet the mayor's goal of the city's being carbon neutral by 2050. If the MGH buildings are not constructed to be NZC now, they will need to be retrofitted at much greater cost in the future to meet this requirement. Boston Medical Center has set the standard for a net-zero-carbon hospital complex. MGH should be able to do at least [what BMC is doing](#).

Finally, it seems counterintuitive and misguided to allow Eversource the power to reject the construction of a significant (10–16 megawatts) co-generation plant (see pp. 2–14 in the PNF). What can the BPDA do so that Eversource does not dictate who can build institutional-scale co-generation plants in our city?

In conclusion, we would like to note that the PNF goes to great lengths to paint a picture of what a good citizen MGH is and how much MGH contributes to the economy, to local communities, etc. So our question is: As a good neighbor and an institution committed to the health of its citizens, shouldn't MGH also be a leader in making a healthier environment **now** so that we all have hope for a better climate future?

Thank you for following through on and conveying our comments and suggestions to the Owner. We look forward to following this project proposal as it moves through the BPDA process.

Rickie Harvey, on behalf of the Boston Clean Energy Coalition

158 Wachusett St., Unit 3  
Boston, MA 02130

BCEC members

- 350 Mass—Boston Node
- Back Bay Green
- Boston Climate Action Network
- Clean Water Action
- Environment Massachusetts
- Home Energy Efficiency Team
- Massachusetts Climate Action Network
- Mothers Out Front, Boston
- Resist the Pipeline
- Sierra Club of Massachusetts
- Toxics Action Center
- West Roxbury Saves Energy

BCEC allies

- Charles River Watershed Association
- Gas Leaks Allies (Boston)
- Greater Boston Physicians for Social Responsibility
- Massachusetts Environmental Justice Alliance
- Massachusetts Power Forward
- The Metropolitan Area Planning Council
- Passive House Massachusetts
- The US Green Building Council—Massachusetts chapter



**Katelyn Sullivan**  
*Senior Project Manager*  
 617.918.4425 (o)



Edward Carmody &lt;edward.carmody@boston.gov&gt;

---

**Fwd: Comments on the MGH proposed new buildings**

1 message

---

**Katelyn Sullivan** <katelyn.sullivan@boston.gov>  
To: Edward Carmody <edward.carmody@boston.gov>

Thu, Mar 28, 2019 at 11:00 AM

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

**From:** Mbrady1983  
**Date:** Thu, Mar 21, 2019 at 12:24 PM  
**Subject:** Comments on the MGH proposed new buildings  
**To:** <katelyn.sullivan@boston.gov>, <john.dalzell@boston.gov>

Dear Ms. Sullivan,

Re: Comment on the MGH Institutional Master Plan Notification Form and Project Notification Form about the two large new proposed projects, the Clinical Building and the Campus Services Building.

Our family has lived in Boston for over 30 years, and with pride we lead visitors past our well-respected medical facilities throughout our city. MGH has set the standard internationally for what it means to provide the highest level of care.

“Highest level of care” has evolved in meaning over the past centuries, and today it means being a neighbor that reduces the health care risks we are creating by inadvertently abusing our planet.

I expect that they will continue to meet the “highest level of care” standard and follow the lead of Boston Medical Center and other large sites by building to the standards set by the Boston Clean Energy report among others recently published at the national and international levels.

As a member of Mothers Out Front I stood on the state house steps to cheer on the new leaders, the 1.5 million students who walked out of school on Friday March 15<sup>th</sup> to participate in the School Strike 4 Climate. Our youth were striking to ask our leaders to recognize the urgency of climate change. They, even at their young ages, understand that we must take swift and bold action to ensure a habitable planet for their generation and generations to come.

MGH is one of the leaders they were directing their 1.5 million voices towards, and I'm proud to stand with them.

As you know from your own background, and from the many other comments submitted, buildings contribute two-thirds of Boston's greenhouse gas emissions that fuel climate change - a growing and serious health concern. It disproportionately affects those with greater vulnerability to disease and chronic health conditions including many of our neighbors in Boston. Energy efficient buildings powered by clean renewable energy support improved public health by creating better air quality.

As a leader in healthcare, MGH should meet the recommendations of the recently released Carbon Free Boston report stating that all new buildings should be net-zero or net-positive carbon by meeting the highest standards of energy efficiency and through electrification thus expediting the transition off fossil fuels to renewable sources of energy.



Unfortunately, the MGH's current submission does not yet reflect these goals. The Boston Planning and Development Agency has both the responsibility and the power to hold MGH to these standards, and I respectfully urge the Agency to do so, in the name of each citizen of Boston that it serves.

Thank you for the opportunity to comment.

Mary E. Brady, PhD  
25 Hopkins Rd.,  
Jamaica Plain, MA 02130

--



**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)



Edward Carmody &lt;edward.carmody@boston.gov&gt;

---

**Fwd: Mass General IMP**

1 message

---

**Katelyn Sullivan** <katelyn.sullivan@boston.gov>  
To: Edward Carmody <edward.carmody@boston.gov>

Thu, Mar 28, 2019 at 11:00 AM

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

**From: Jill Hatton**  
Date: Thu, Mar 21, 2019 at 1:46 PM  
Subject: Mass General IMP  
To: <katelyn.sullivan@boston.gov>

Hi Katelyn,

Realizing it is very early in the Mass General IMP review process I had one quick point that hopefully can be raised with MGH.

During the construction of the Yawkey Building MGH had extremely bright and extensive construction lighting in place that was left on 24/7.

We live on Irving Street - several blocks away from Yawkey - and found the brightness excessive and disruptive. When the project near Garden and Anderson commences the brightness could be even more of an issue to many Beacon Hill residents.

While I realize there are safety and code issues that require lighting of a construction site, the lighting was very bright and invasive while trying to sleep. It also is likely very costly.

If you can request MGH look into some type of light shield or less bright lights that would be less intrusive to the neighborhood while still meeting the city code requirements it would be greatly appreciated.

Thank you!  
Jill Hatton  
38 Irving Street  
Beacon Hill

<https://www.globeatnight.org/light-pollution.php>

Sent from my iPhone

--

**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)



Edward Carmody <edward.carmody@boston.gov>

## Fwd: Mothers Out Front Comment letter on MGH IMP/PNF

1 message

**Katelyn Sullivan** <katelyn.sullivan@boston.gov>  
To: Edward Carmody <edward.carmody@boston.gov>

Thu, Mar 28, 2019 at 11:00 AM

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

From: **Ania Camargo**

Date: Thu, Mar 21, 2019 at 1:48 PM

Subject: Mothers Out Front Comment letter on MGH IMP/PNF

To: <katelyn.sullivan@boston.gov>

Cc: John Dalzell <john.dalzell@boston.gov>, Josh Zakim <josh.zakim@boston.gov>, Livingstone, Jay - Rep. (HOU) <Jay.Livingstone@mahouse.gov>, Patricia Tully <patricia.tully@bhcivic.org>, Michlewitz, Aaron M. Rep - (HOU) <Aaron.M.Michlewitz@mahouse.gov>, <ED.FLYNN@boston.gov>

Dear Ms. Sullivan,

Attached please find the Mothers Out Front comment letter on the Massachusetts General Hospital Institutional Master Plan Notification Form and Project Notification Form.

Best,

Ania Camargo

On behalf of Mothers Out Front Boston

--



**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)



**MGH comment letter to BPDA from MOF 3\_21\_19.docx**

27K

March 21, 2019

Boston Planning and Development Agency  
Attn: Katelyn Sullivan  
One City Hall Square, Ninth Floor  
Boston, MA 02201

Re: MGH Institutional Master Plan Notification Form and Project Notification Form dated February 20, 2019

Dear Ms. Sullivan,

We are writing to you as residents of Beacon Hill and Boston and as members of Mothers Out Front, a national grass roots organization of mothers and other caregivers taking action to change the current course on climate change. We appreciate this opportunity to comment on the Massachusetts General Hospital (MGH) Institutional Master Plan Notification Form and Project Notification Form dated February 20, 2019, submitted by Epsilon Associates, Inc., with NBBJ Leggat McCall Properties, Goulston & Storrs, and VHB.

We will focus in this comment letter on the many improvements the Applicant should be required to make in order to participate in Mayor Walsh's goal of achieving carbon neutrality by 2050.

Although we welcome the purpose for the two new buildings, it is a large development project that will take many years to complete and will have massive impacts on local residents. As such, in addition to our comments below, we fully support the comments from the Beacon Hill Civic Association particularly around traffic, safety and access for pedestrians and bicyclists, and design and streetscape.

### Context

The Green Ribbon Commission just released a **Carbon Free Boston** report with recommendations for how Boston can meet Mayor Walsh's goal of being Carbon Neutral by 2050. Because two-thirds of Boston's GHG emissions come from buildings, they are essential in achieving the mayor's goal. The report recommends that: "new buildings be designed to achieve net-zero/net-positive performance by prioritizing passive building strategies, well-insulated and air tight envelopes, and orientation and massing, while at the same time employing smaller high efficiency heating, cooling, and lighting systems". The proposed MGH buildings, which comprise over a million square feet, do not meet this standard and there is currently no plan in place for how they will achieve carbon neutrality.

In comparison, Boston Medical Center, also a level 1 trauma center, is on track to be a carbon neutral by 2020 and instead of adding space consolidated its footprint by 400,000 square feet

while supporting a patient volume growth of 20 percent. BMC generates much of its own electricity and heat thanks to a two-megawatt combined heat and power plant installation.

We know what has to be done, and Boston Medical Center has shown it can be done. We respectfully submit the following recommendations for this project:

### **Carbon Neutrality**

In order for us to meet the mayor's goal, the standard for every new building has to be that it be carbon neutral/positive in perpetuity. In addition, how this balance is achieved is equally important – priority should be given to actions that reduce the-energy use and the thermal load of the buildings.

- **Energy efficiency:** This includes heat pumps and efficient lighting, smart thermostats, energy efficient equipment and appliances.
- **High performance envelope:** From the Climate Resiliency Report Summary submitted by MGH there is room for improvement in the proposed insulation R-values, window performance u-values, and the solar gain heat coefficient.
- **On-site renewables and storage -** MGH will be required to meet the State's new Energy Code which asks that 40% of the roof be set aside for future PV, these should be included from the beginning of the project.
- **Other creative energy reduction strategies** such as a green roof. **Green roofs** regulate buildings' internal temperature and reduce building heating and cooling costs. BMC has a fresh [vegetable rooftop farm](#) with 2300 planters that provides food for their patients and benefits their whole community.

In order to meet carbon neutrality, MGH will likely need to buy **offsets**. The offsets should be from new projects, of recent vintage, and ideally from MA or New England.

### **Carbon Free Electrification**

The Carbon Free Boston report identifies clean and efficient electrification of building energy services as a key element in the transition away from fossil fuels. MGH already purchases 100% carbon free electricity so their source of electricity is clean, but they are proposing to use natural gas, a potent greenhouse gas (GHG), for the two buildings and thus emit 2,900 annual tons of GHGs. In the Climate Resiliency Report Summary, they state their goal over time will be to shift loads from natural gas to electricity. No new building in the city should be building new natural gas infrastructure to heat their buildings specially when the building will be coming on line in 2026. MGH should assess what the energy loads would be for an all-electric building from the very beginning and propose options for how to meet those energy needs without fossil fuels.

### **Co-Generation Power Plant**

We understand that clinical buildings are not typical and have high energy needs. Every effort should be made to reduce the energy load (as per above), electrify, and the remainder should be powered by geothermal or an onsite co-generation power plant that will also be important for resiliency should a catastrophic event happen in Boston.

The PNF suggests that Eversource has said MGH can't have a power plant. What can be done so that Eversource does not dictate who can build an institutional-scale co-generation plant in the city of Boston? BMC generates much of its own electricity and heat thanks to a two-megawatt combined heat and power plant which saved BMC approximately \$1.5 million in heat and energy costs annually.

### LEED Status

To show true leadership in our communities, MGH should commit to being LEED Platinum for version 4.1 instead of version 4.0

### Conclusion

These recommendations are in the interest of all Boston residents and very much in line with the mission and values of MGH. As per the Carbon Free Boston report:

“In addition to the GHG benefit, energy-efficient buildings powered by clean fuels and electricity do far more than reduce emissions. Improving energy efficiency in buildings creates conditions that support improved health and well-being for occupants. The reduction in use of heating oil and natural gas reduce local air pollution that translates to improved public health. Energy-efficient buildings also have better thermal quality and less mold caused by dampness. Positive health outcomes from better air quality and thermal comfort are consistently strongest among vulnerable groups, including children, the elderly, and those with pre-existing illnesses.” *Exactly the people MGH aims to serve in their new building.*

We look forward to seeing the BPDA scoping determination and hope that you will include these recommendations. Thank you for the opportunity to provide these comments.

Sincerely,

Ania Camargo

28 Temple Street  
Boston, MA

On behalf of **Mothers Out Front Boston**

West End Place  
150 Staniford Street, #900  
Boston, MA 02114  
March 19, 2019

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

RE: Comments to MGH IMP and Cambridge Street Project

Dear Katelyn,

I'm writing as a long-term member of the MGH Institutional Master Plan Task Force, and as a resident of the West End. Since the original approval of the IMP, Mass General has increased its footprint, not only in the West End but also has expanded to the Charlestown Navy Yard.

During the initial phase of growth in the original IMP, MGH made it clear that they would eventually be replacing the Parkman Street garage with a clinical building, so this project is of no surprise. However, my concerns as a resident of the neighborhood and a frequent user of the MGH facilities are:

- Traffic impact
  - How will this project affect traffic in the area for the next six years during construction?
    - Traffic on Cambridge Street is horrendous, and it carries down to Lowell Square (the intersection of Staniford, Merrimac, Causeway Streets and Lomasney Way) because drivers are not able to take a right turn from Staniford Street onto Cambridge Street. This is most evident in the afternoon. I imagine the same holds true for traffic coming off Storrow Drive onto Cambridge Street.
  - Will people be driving around the community looking for places to park?
    - If hospital visitors are not able to park in the current garages, there needs to be alternatives parking options in nearby garages so that we don't have drivers taking up the few street parking spaces in the area.
- Pedestrian safety
  - Will walking along Cambridge Street, Parkman Street or North Anderson Street be safe during demolition and construction?
- Noise and vibrations
  - Will the noise and vibrations of demolition and construction have a negative impact on residents of the West End and Beacon Hill communities, as well as hospital patients?
    - I am currently living with a demolition /construction project next door to me and I know that the noise and vibrations from demolition is very disrupting.
- Work hours and site limits
  - Work hours should be limited during the week so that no work takes place prior to 7AM and no later than 6PM.
  - Weekend work should be very limited, and neighbors notified at least three days in advance if weekend work needs to be done.
  - Staging should not take place on our currently crowded local streets.

MGH IMP Cambridge Street Project  
Jane ForreSTALL  
March 22, 2019

Page 2

- Flooding
  - As is evident from the photo on the cover of the presentation given by the MGH team, the White Building was originally at the edge of the Charles River. With the concerns about flood areas within the City, will flooding be an issue to the new building, including the below-grade parking garage.

I have lived in the West End at West End Place for almost 21 years and rely heavily on MGH and its faculty and facilities. I know that the care and safety of patients is a priority and I believe this project will be an asset to MGH and the community, including the community beyond Boston.

Regards,

*Jane ForreSTALL*

cc: Councilor Josh Zakim  
Rep. Jay Livingstone  
Maria Lanza, Dept. of Neighborhood Services  
Jay Walsh, Downtown North Assoc.  
WEP Managing Board





**Fwd:**

2 messages

**Katelyn Sullivan** <katelyn.sullivan@boston.gov>  
To: Edward Carmody <edward.carmody@boston.gov>

Thu, Mar 28, 2019 at 10:58 AM

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

From: **janeybwilson**  
Date: Fri, Mar 22, 2019 at 9:56 PM  
Subject: Re:  
To: west end museum , James Campano <james.campano@westendmuseum.org>, Kathleen Ryan , Greg Galer, Boston Preservation Alliance , Joseph Andrew McDonald <jamcdonald@boston.gov>, [josh.zakim@boston.gov](mailto:josh.zakim@boston.gov), Livingstone, Jay - Rep. (HOU) <Jay.Livingstone@mahouse.gov>, <katelyn.sullivan@boston.gov>, <Joseph.Boncore@masenate.gov>, <A.E.George@boston.gov>, <Michael.F.Flaherty@boston.gov>, <Michelle.Wu@boston.gov>, <Zoe.Swarzenski@boston.gov>, <dkelleher@epsilonassociates.com>, <GMelhuish@epsilonassociates.com>, <patricia.tully@bhcivic.org>, <dhanitchak@partners.org>, <NHANEY@partners.org>, Maria Lanza <maria.lanza@boston.gov>, Duane Lucia

Brilliant. Thank you. Jane Breschard Wilson

Sent from my Sprint Samsung Galaxy S6 6.

----- Original message -----

From: west end museum  
Date: 3/22/19 4:06 PM (GMT-05:00)  
To: James Campano <james.campano@westendmuseum.org>, Jane Breschard Wilson , Kathleen Ryan , "Greg Galer, Boston Preservation Alliance" , Joseph Andrew McDonald <jamcdonald@boston.gov>, [josh.zakim@boston.gov](mailto:josh.zakim@boston.gov), "Livingstone, Jay - Rep. (HOU)" <Jay.Livingstone@mahouse.gov>, [katelyn.sullivan@boston.gov](mailto:katelyn.sullivan@boston.gov), [Joseph.Boncore@masenate.gov](mailto:Joseph.Boncore@masenate.gov), [A.E.George@boston.gov](mailto:A.E.George@boston.gov), [Michael.F.Flaherty@boston.gov](mailto:Michael.F.Flaherty@boston.gov), [Michelle.Wu@boston.gov](mailto:Michelle.Wu@boston.gov), [Zoe.Swarzenski@boston.gov](mailto:Zoe.Swarzenski@boston.gov),

Maria Lanza <maria.lanza@boston.gov>, Duane Lucia  
Subject:

March 21, 2019

Boston Planning and Development Agency (BPDA)  
Attention: Katelyn Sullivan, Senior Project Manager  
One City Hall Plaza  
Boston, MA 02201

RE: Massachusetts General Hospital Clinical and Campus Services Building

The West End Museum, Inc. is a neighborhood museum located at 150 Staniford Street, Suite 7 in Boston, Massachusetts in a 4000 square foot space on the ground floor of West End Place.

The primary purpose of the West End Museum is to operate and maintain a neighborhood museum dedicated to the collection, preservation and interpretation of the history and culture of the West End of Boston. The Museum acknowledges its role as an educational institution and a trustee of significant material culture.

The West End Museum fulfills its mission by providing exhibits to the public on a regular basis, by providing access to its collections for research, by providing a resource to the West End Neighborhood for historical and cultural interests. It involves the public in its mission through outreach programming, neighborhood events, and educational programming in the school systems, thereby increasing and sustaining the public's appreciation of an important American urban neighborhood from the seventeenth century to the present time.

The Directors of the West End Museum oppose any development project by Massachusetts General Hospital which proposes to demolish buildings which survived the 1950s urban renewal that leveled much of the West End. The West End House and The Winchell Elementary School on Blossom Street are historically and culturally significant, and hold fond memories for former and current West End residents and their families, many of whom are alums of these historic buildings:

The Winchell Elementary School (MHC No. BOS.4159), located at [24 Blossom Street](#), was built as a public elementary school in 1884–1885. Arthur H. Vinal, Boston's city architect from 1884–1888, was responsible for the Romanesque Revival design. The brick building with brownstone trim originally consisted of two stories on a raised basement with a pitched roof; a third story with a flat roof was added in 1907. Dominant decorative features include raised brick panels between the first and second-story fenestration and recessed arched entries. The school closed in 1960, and the building was purchased by Massachusetts General Hospital in 1963 for use as a school of nursing. Since 1985 it has housed various other hospital functions. Winchell Elementary School is one of roughly a dozen buildings to survive the 1950s urban renewal that leveled much of the West End, and was determined eligible for National Register listing by the MHC in 2005.

The West End House (MHC No. BOS.4158) is located at [16-18 Blossom Street](#). It consists of a three-story, five-bay by two-bay, Colonial Revival style brick building constructed in 1929 as a settlement house. The West End House organization was founded in 1907 and served the Jewish immigrant community during the first half of the twentieth century. The archives of the West End House are housed at the West End Museum and continue to grow through the efforts of its alumnae association. The building was briefly used as an Italian youth center until 1965, when the Massachusetts General Hospital purchased it and converted it into an office. The West End House organization moved out of the building and relocated in Brighton. The windows in the building have been replaced, but it retains its original siting in the West End neighborhood, massing, and architectural characteristics including the classically detailed recessed entrance. The West End House building is potentially eligible for National Register listing at the local level under Criteria

A and C for its association with the twentieth-century immigrant community in Boston and as a modest example of a Colonial Revival style community center.

A third tenement building on North Anderson Street also serves as a reminder of the social injustice created as a result of urban renewal; one which continues today, as former residents and families suffer 'loss of place'. The demolition of these buildings will continue to erode an entire period of Boston history. These buildings serve as reminders of a diverse multi ethnic immigrant community, which lived in the North Anderson tenement, was educated at the Winchell School and cultured toward excellence at the West End House.

Respectfully submitted,

Duane Lucia  
President  
The West End Museum, Incorporated

cc:

Jim Campano – President, OWEHC and Publisher, West Ender Newspaper  
Jane Breschard Wilson – President, West End Civic Association  
Kathleen Ryan - West End Council (Hawthorne Place)  
Patricia Tully – Beacon Hill Civic Association  
Brian Golden, Director, Boston Planning and Development Agency (BPDA)  
Katelyn Sullivan – Senior Project Manager Boston Planning and Development Agency (BPDA)  
Josh Zakim – Boston City Council  
Michael Flaherty – Boston City Council  
Michelle Wu – Boston City Council  
Annissa Essaibi George – Boston City Council  
Zoe Swarzenski – Deputy Chief of Staff, Councilor Zakim  
Jay Livingstone – Massachusetts House of Representatives, 8th Suffolk District  
Joseph A. Boncore - Massachusetts State Senate, 1st Suffolk and Middlesex District  
David J. Hanitchak - Partners  
Nicholas B. Haney - Partners  
Douglas Kelleher – Epsilon Associates  
Geoffrey Melhuish – Epsilon Associates  
Greg Galer - Boston Preservation Alliance  
Joseph MacDonald - West End Museum  
Maria Lanza - Mayors Office

--

Duane Lucia  
Executive Director

West End Museum

<http://thewestendmuseum.org/>

The West End Museum is a neighborhood museum dedicated to the collection, preservation and interpretation of the history and culture of the West End of Boston. The Museum acknowledges its role as an educational institution and a trustee of significant material culture.

The West End Museum fulfills its mission by providing exhibits to the public on a regular basis, by providing access to its collections for research, by providing a resource to the West End Neighborhood for historical and cultural interests. It involves the public in its mission through outreach programming, neighborhood events, and educational programming in the school systems, thereby increasing and sustaining the public's appreciation of an important American urban neighborhood from the seventeenth century to the present time.

--



**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)

---

**Katelyn Sullivan** <[katelyn.sullivan@boston.gov](mailto:katelyn.sullivan@boston.gov)>  
To: Edward Carmody <[edward.carmody@boston.gov](mailto:edward.carmody@boston.gov)>

Thu, Mar 28, 2019 at 10:59 AM

[Quoted text hidden]



Edward Carmody <edward.carmody@boston.gov>

## Fwd: MGH letter (Tim Pingree)

1 message

**Katelyn Sullivan** <katelyn.sullivan@boston.gov>  
To: Edward Carmody <edward.carmody@boston.gov>

Thu, Mar 28, 2019 at 10:59 AM

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

From: **Timothy Pingree**  
Date: Fri, Mar 22, 2019 at 12:43 PM  
Subject: MGH letter (Tim Pingree)  
To: Katelyn Sullivan <katelyn.sullivan@boston.gov>

Hi Katelyn,

Please find attached my personal letter as a Beacon Hill resident regarding the MGH project.

Please let me know if you need it in any different format.

Thank you,  
Tim

--



**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)

**tpingree\_MGH\_comments\_2019.3.20.pdf**  
930K

March 20, 2019

Ms. Katelyn Sullivan, Senior Project Manager  
Boston Planning and Development Agency  
One City Hall Square  
Boston, MA 02201

Re: Proposed Mass General Expansion

Dear Katelyn:

I am honored to be able to serve on the IMP Task Force and I look forward to further participation in the process. As a member of the BHCA Board of Directors, I have also had the chance to provide feedback through the comments compiled in our organization's letter, which I support. However, I did want to personally provide some initial feedback as an architect and life-long Beacon Hill resident.

I wanted to start by saying that I have great respect for MGH as an institution, and not just because of the care they continue to provide or because my father practiced there for over 40 years. Growing up as a student of urban design and architecture I have been impressed with the ways that MGH has developed its campus within a challenging physical, historical and political context. I would also like to commend MGH for its recent selection of architects, from Perkins and Will at the Yawkey Building to Leers Weinzapfel at the museum and of course NBBJ at the Lunder Building. I am excited to see Mr. Seiniewicz and his team continue to develop what appears to be an impressive concept.

My comments and feedback will focus primarily on the urban and architectural aspects of the project not included in the BHCA letter, recognizing of course how early we are in the process. I have included two images with this letter for reference, which I've labeled "early" and "current." Obviously there will be countless variations and studies of schemes and approaches throughout the course of the project, so both this "early" image and "current" image are just points in time. I still find them to be helpful benchmarks to establish feedback for the project:

- The early aerial shows a large green space replacing the Fruit Street garage behind the MGH Museum. I think it's worth understanding MGH's long-term intent with the Fruit Street Garage as we look at the total project parking metrics and the overall site approach.
- Compared to the "early" image, the "current" image shows an entirely different approach to the facades of the two buildings (both in terms of the front, lower portion as well as the two "towers"). You can see here that there's already a history in their design process of exploring what looks like a masonry facade along Cambridge Street for the lower massing. Design by consensus is an awful idea and leads to watered-down results, but I do think we can all agree that certain projects demand a thoughtfulness and care from a material and facade standpoint. I hope that beyond just fighting for quality types of materials we can advocate for a quality exploration for how those materials are applied. In terms of unique masonry applications, for example, and limited just to our area, we can see a couple notable examples from Mecanoo/Sasaki's Bolling Building to the granite screen by Toshiko Mori/Maya Lin at Novartis across the river. I mention these only because they go beyond the material itself to the process of how it is worked, fabricated and installed.

- It is noteworthy that in this older aerial image the two facades on either side of N. Anderson are decidedly different in material/color whereas currently they have been shown as kind of the same. I think we should be encouraging a very careful, thoughtful and creative approach to those lower facades that does this remarkable location justice. I personally think that it was a good instinct by the team initially to break down this massive frontage into smaller parts that work together as a composition. I think they have perhaps moved on a bit from that, and Mr. Seiniewicz called their approach to the two buildings as being "siblings but not twins" in the presentation. They obviously want to present themselves as an institution, but I'm concerned about this massive "superblock" as it supposedly attempts to relate to the edge of our granular, physically diverse, historic neighborhood. I hope they share that concern and I trust they appreciate the unique character of the urban fabric that they are designing a project to engage with.
- Even while MGH pursues their project goals for a modern hospital facility I hope they are asking, "how do we consider and celebrate this urban context?" We want to do everything to prevent another project like the one right down the street at 175 Cambridge Street in front of Whole Foods which is all too common these days. I'm referring to the sterile, unvaried retail below a few stories of glass curtainwall, spandrel glass, aluminum paneling, and white precast concrete. To be clear, nothing that has been presented so far suggests such an approach, but it is a relevant (if unfortunate) nearby precedent.
- To build on the relationship metaphor, if we consider the two "towers" and the two low-rise portions as 4 pieces, I personally would encourage exploring them not as two siblings collectively but as 4 cousins instead. Others might not share my viewpoint here, and surely the more cohesive and "same" these pieces are the easier it is to pull off in many regards. But one of the things that makes Beacon Hill so special, both in terms of its residential areas and its commercial ones, is its density combined with physical diversity: small, human-scale frontages that we can relate to and that are clearly cherished by so many. It's not just the beautiful, historic detailing and materiality of the buildings themselves, but it's also the varied scale, size, composition and rhythm of the frontages. Even those buildings or storefronts that some might consider ugly ducklings (perhaps before historic district designation) contribute to a vibrancy and charm that we struggle to recreate in modern times. A huge part of the problem is the size of the plots of land in these large projects. But knowing that, how can the designers address it and break the project down architecturally to reference or respect a quality that so many people cherish in this area?
- Even in the retail itself, I hope to see a thorough exploration of what is needed and what is missing. Will they be planning for restaurants? Will all tenant spaces be the same size or will there be variation? Will every frontage along the ground floor have the same, blank glass character or will there be any diversity of frontages themselves? Do we have a chance of possibly avoiding a stretch populated by banks/nail salons or other dull retail?

I look forward to further discussions and appreciate the efforts put forth thus far.

Sincerely,

Tim Pingree





# BOSTON PRESERVATION ALLIANCE

March 22, 2019

## Board of Directors

Christopher Scoville  
Chair

Susan Park  
President

Sean Geary  
Treasurer

Beatrice Nessen  
Secretary

Diana Pisciotta  
Vice Chair

Roger Tackeff  
Vice Chair

W. Lewis Barlow IV *FAIA*

William G. Barry

Nicole Benjamin-Ma

Nick Brooks *AIA*

Valerie Burns

Ross Cameron *RIBA*

Laura Dziorny

Minxie Fannin

Gill Fishman

Kay Flynn

Leigh Freudenheim

Peter Goedecke

Miguel Gómez-Ibáñez

Carl Jay

Michael LeBlanc *AIA*

David Nagahiro *AIA*

Regan Shields *IVES AIA*

Anthony Ursillo *CFA*

Peter Vanderwarker

## Executive Director

Gregory J. Galer, Ph.D.

The Otis House  
141 Cambridge Street  
Boston, MA 02114  
617.367.2458

[bostonpreservation.org](http://bostonpreservation.org)

Katelyn Sullivan  
Boston Planning and Development Agency  
Boston City Hall  
Boston, MA 02201  
**Re: MGH Clinical and Campus Services Building**

Dear Ms. Sullivan,

The Boston Preservation Alliance is Boston's primary, non-profit advocacy organization that protects and promotes the use of historic buildings and landscapes in all of the city's neighborhoods. With 40 Organizational Members, 125 Corporate Members, and a reach of 35,000 friends and supporters we represent a diverse constituency advocating for the thoughtful evolution of the city and celebration of its unique character. We appreciate the opportunity to offer comments on projects that impact the historic character of the city.

The Alliance has attended a public meeting and met with the project team to understand and discuss the proposed new facility at MGH. We fully support the hospital's goals to provide the best patient care possible and recognize that periodic expansion of their facilities is a necessary element of supporting patients through enhanced capacity and services as well as responding to climate-change realities. We understand MGH's space limitations and the logic of building on these two blocks of Cambridge Street.

That being said, it is important also to recognize that not only is MGH one of the largest stakeholders in the West End, the hospital also owns some of the neighborhood's last remaining remnants of pre-Urban Renewal historic fabric. Hundreds of homes, businesses, and community gathering places were razed starting in the late 1950s and these three are among the few buildings that survive. While we recognize that patient care is the focus of MGH's mission, as a powerful player in the West End, the hospital has a responsibility to the community which extends beyond patient care- a responsibility that includes sensitivity to the emotional scars that remain in the West End from the utter destruction of Urban Renewal. While the hospital isn't responsible for these efforts, it should make all efforts to help heal the damage of those losses, and as stewards of these few vestiges of the West End it has a responsibility to find a way to integrate these buildings into its proposal. After the widespread destruction of the neighborhood, demolition of all three buildings on this site is wholly unacceptable.

While today most people recognize that the characterization of the West End as blighted and unsalvageable was incorrect and was devastating to countless families,

we must not reinforce that wrong by failing to protect what little that survives. The buildings in question, 16 Blossom Street, 24 Blossom Street, and 25 North Anderson Street, stand testament to important parts of the story of the lost West End. A school, settlement house, and one of the last remaining tenements each can play an important role in telling such an essential Boston story that was nearly wiped out. Learning from the Lower East Side Tenement Museum in New York City we understand the power of structures such as these to tell the quintessential American story. By embracing the challenge of preserving these buildings and the history of the West End, the hospital would reinforce its commitment to its West End neighbors.

The Alliance feels that there are options that must be explored that both preserve these important buildings and accomplish the goals of the hospital. We have asked the project team to carefully study alternatives to demolition- specifically, moving the historic buildings to face Cambridge Street and constructing the new campus behind. Given their preliminary plans which already respect the height guidelines along Cambridge Street, the historic buildings seem like a logical way to meet that goal and respect the character of the streetscape and the adjacent Beacon Hill Historic District. Moving buildings was once common and in some cities is still accomplished far more often than here in Boston; it is not an unreasonable solution. We look forward to reviewing these studies.

We strongly urge the BPDA to require the proponent to find an alternate path than the one proposed. As a community, we must value and preserve our history, especially those of our immigrant and underserved neighborhoods, so that we can learn from past mistakes like the razing of the West End. These buildings are a tangible reminder of the neighborhood's complex history and the West End deserves their preservation.

Thank you,



Greg Galer  
Executive Director

CC:

Representative Jay Livingstone, Massachusetts State House

Brona Simon, Massachusetts Historical Commission

Josh Zakim, Boston City Council

Annissa Essaibi George, Boston City Council

Michael Flaherty, Boston City Council

Althea Garrison, Boston City Council

Michelle Wu, Boston City Council

CCs cont'd:

Rosanne Foley, Boston Landmarks Commission

Lynn Smiledge, Boston Landmarks Commission

David Hanitchak, MGH

Nicholas Haney, MGH

Doug Kelleher, Epsilon Associates

Geoffrey Melhuish, Epsilon Associates

Tom Sieniewicz, NBBJ

Duane Lucia, West End Museum

Patricia Tully, Beacon Hill Civic Association

Jane Wilson, West End Civic Association



*Neighbors  
Helping  
Neighbors*

74 Joy Street

Boston

MA 02114

[www.bhcivic.org](http://www.bhcivic.org)

March 22, 2019

Katelyn Sullivan  
Senior Project Manager  
Boston Planning & Development Agency  
One City Hall Square  
Boston, Massachusetts 02201

Re: Massachusetts General Hospital Institutional Master Plan/Project Notification Form – Scoping Determination

Dear Ms. Sullivan:

Since 1922, the Beacon Hill Civic Association (“BHCA”) has strived to preserve and enhance the quality of residential life on Beacon Hill. In this regard, we very much appreciate the opportunity to provide comments to the Boston Planning & Development Agency on the Institutional Master Plan and Project Notification Form (“IMP/PNF”) for Massachusetts General Hospital (“MGH”) dated February 20, 2019, concerning MGH’s proposal to construct several new large buildings along Cambridge Street and adjacent streets in the West End, immediately across Cambridge Street from Beacon Hill (the “Project”).

The scoping determination comments of the BHCA set forth below reflect a consensus of the many comments we have received directly from residents and other members of our community concerning the proposed Project. In addition, on March 12, 2019, the BHCA sponsored a community forum attended by approximately 60 local neighborhood residents. Representatives of MGH presented a high-level summary of the proposed Project, answered questions from the audience, and responded to the many comments made by the neighbors that attended the meeting. The BHCA’s letter also contains many of the comments raised at the March 12th community meeting.

There is a high level of concern among residents about the impact on the neighborhood of this very large proposed Project. We look forward to MGH exploring new alternatives that consider inventive solutions to address many of the issues raised at the community meeting and set forth in this letter. We believe

---

**Board of Directors 2018-2019**

CHAIR	CLERK	DIRECTORS	John Corey	Katherine Judge	Rajan Nanda	Renée Walsh
Eve Waterfall	Ben Starr	Leslie Adam	Erik Erlingsson	Bruce Kiernan	Tim Pingree	Colin Zick
PRESIDENT	TREASURER	Meghan Awe	James Ewing	Andrew Kirk	Charlotte Thibodeau	
Robert Whitney	Emi Winterer	Suzanne Besser	Russ Gaudreau	Josh Leffler	Rachel Thurlow	EXECUTIVE DIRECTOR
		Tom Clemens	Keeta Gilmore	Maggie Moran	Janet Tiampo	Patricia Tully

that MGH should consider new innovative approaches to the issues raised below, particularly those around traffic, pedestrian and bicyclist safety, and access, rather than just suggest incremental changes.

**Traffic:** The traffic issues in the area are acute and of great concern, and additional traffic caused by increased parking spaces as part of the Project will have a highly disproportionate effect on already-severe congestion. The situation calls for far-reaching, transformative approaches to traffic management. In addition, the IMP/PNF should include the following:

- The scope of the traffic studies should look at all affected areas, including, without limitation: Storrow Drive and its ramps; the Longfellow Bridge; Leverett Circle; Charles Circle, North Station; Beacon Hill; and all areas adjacent to the campus.
- Evaluation of placement of left turn locations on Cambridge Street into the MGH campus.
- The location of garage entrances and their effect on traffic patterns.
- Drop-off and pick-up locations away from Cambridge Street for visitors traveling by automobile (including ride-sharing services).
- The removal or relocation of loading docks that affect traffic.
- Evaluation of further incentives to shift auto traffic to bicycle or public transit.
- Maximization of alternative routes into the MGH campus other than via Cambridge Street.
- Evaluation of shuttle routes and timing, their impact on all types of traffic, and potential alternative routes other than via Cambridge Street.
- Safety and Access for Pedestrians and Bicyclists: The area is currently often unsafe and unfriendly for pedestrians and bicyclists. The IMP/PNF should include the following:
- The pedestrian pathways and sidewalks along the entire north side of Cambridge Street near the MGH Campus have a number of issues, and should be evaluated in depth and redesigned where possible or, where not currently possible, identified for future changes.
- Identification of specific areas with hazards to pedestrians and bicyclists and consider targeted interventions. Two such areas are Charles Circle and its MBTA station and the North Grove Street intersection.
- It seems likely that the traffic patterns of Cambridge Street will, in the near term, be revised to allow for bike lanes. The IMP/PNF and related studies should consider the effects of this change.

**Design and Streetscape:** The scale of the Project will have significant effects on how visitors and residents experience the surrounding areas. The IMP/PNF should evaluate several issues, including:

- Tenanting the building with uses that will generate activity into the evening hours would enhance the Cambridge Street neighborhood and the safety of the area for pedestrians and others. The IMP/PNF should present a more detailed plan for achieving this result.
- Rather than proposing a superblock for the street front along Cambridge Street, the IMP/PNF should explore ideas and alternatives that provide a street front more appropriate to this area and to Boston.
- The IMP/PNF should present detailed information on how the proposed projects relate to and integrate with the buildings, and neighborhood along the south side of Cambridge Street, and the visual impact of the buildings to neighbors and visitors.

**Parking Scope:** The analysis of employee parking and the employee parking freeze should include the areas around Blossom Street, Martha Road, Lomasney Way and Staniford Street. Otherwise, additional traffic may be generated by employee parking demand that is merely displaced to nearby areas.

**Public Transit:** While the MBTA's proposed Red-Blue Connector ("Connector") may still be some years away, the large scope of the Project along the Connector route on Cambridge Street suggests additional effort should be made to consider how these projects could be coordinated with the Connector. Examples might include construction location and techniques, and utility services and connections.

**Coordination with Nearby Institutions:** MGH should coordinate its planning and IMP process with nearby institutions and with its Partners affiliates, particularly Massachusetts Eye & Ear. Mass Eye & Ear has itself proposed a large project, which should be discussed and coordinated with the revised MGH IMP.

**Lighting:** The lighting of the Project buildings along Cambridge Street, including the amount and number of windows along the facade of the buildings, have the potential to create a significant visual impact at night for the neighborhood, including significant additional light pollution on Cambridge Street. The lighting and visual impacts of the Project buildings night should be further evaluated with respect to the effect of such lighting on the neighborhood.

**Co-generation:** More information should be presented regarding the scope, timeline and process for the potential cogeneration plant in the Project's proposed Campus Services Building. In particular, to what extent does approval for the IMP represent approval for the co-generation plant; and what other review processes would be expected?

**Energy Use:** The IMP/PNF should further explore the several issues that have been raised by neighbors during the March 12th community meeting regarding sustainability and energy use and commit to alternative approaches, such as:

- How these projects might meet or support Mayor Walsh's goal of carbon neutrality, including achieving Platinum (4.1) LEED certification.
- The use of carbon-free electricity (rather than natural gas) for energy for the Project.
- The potential role of a cogeneration facility.

For further discussion of this issue, please refer to the letter from Ania Camargo on behalf of Mothers Out Front, dated March 22, 2019, being submitted to the BPDA as part of this scoping determination process.

**Homeless Population:** The construction of the proposed Project may displace or affect a significant population of homeless individuals. The effect on their well-being needs further evaluation and management and this should be a separate and articulated section of the IMP/PNF.

**Garden Street Facility:** Many residents have asked that MGH consider relocating the maintenance facility currently located at 12-16 Garden Street within the Beacon Hill Historic District as part of the Project. It seems likely that the Project will provide the best opportunity to effect that change, particularly since the Project's proposed Campus Services Building will contain many of those services currently being done out of the MGH's Garden Street Facility. The IMP/PNF should evaluate this relocation in connection with the current update of the IMP and the Project's proposed Campus Services Building.

Katelyn Sullivan

March 22, 2019

Page 4

**Historic Buildings:** There is concern about the existing structures on the site of the Project. We look forward to participating in the further review of these buildings. The impact of the new buildings on the views of the historic Bulfinch Building from the south should also be evaluated.

**Parks and Open Spaces:** The IMP/PNF should provide additional information on parks and other open or green spaces, including North Anderson Park, both within the immediate area of the Project as part of longer term plans.

**Construction Management Plan:** We also look forward to reviewing the detailed construction management plan to better understand short term and medium term effects on auto traffic, pedestrians and cyclists, as well as other construction-related impacts.

Thank you for your consideration of these comments from concerning the MGH IMP/PNF - Scoping Determination.

Very truly yours,

A handwritten signature in blue ink that reads "Patricia Tully". The signature is fluid and cursive, with the first name "Patricia" written in a larger, more prominent script than the last name "Tully".

Patricia Tully  
Executive Director

cc: Senator Joseph Boncore  
Senator Sal DiDemenico  
Representative Jay Livingstone  
Representative Aaron Michlewitz  
Councilor Josh Zakim  
Councilor Edward Flynn  
Councilor Michael Flaherty  
Councilor Michelle Wu  
Councilor Anissa Essaibi-George  
Councilor Althea Garrison  
Sally Mason Boemer, Senior Vice President of Administration and Finance, MGH  
Ben Starr, MGH Task Force  
Rachel Thurlow, MGH Task Force  
Tim Pingree, MGH Task Force  
Bruce Kiernan, MGH Task Force



Edward Carmody &lt;edward.carmody@boston.gov&gt;

---

**Fwd: Proposed MGH Expansion**

1 message

---

**Katelyn Sullivan** <katelyn.sullivan@boston.gov>  
To: Edward Carmody <edward.carmody@boston.gov>

Thu, Mar 28, 2019 at 10:58 AM

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

From: **Walter Baranowski**  
Date: Fri, Mar 22, 2019 at 7:24 PM  
Subject: Proposed MGH Expansion  
To: Katelyn Sullivan <katelyn.sullivan@boston.gov>

Dear Ms. Sullivan,

**FOUR TIMES MY LIFE HAS BEEN SAVED BY THE EXCELLENT CARE GIVEN TO ME BY THE DOCTORS AND STAFF OF MGH.** Other doctors and at other facilities had previously failed to diagnose my problems and properly treat me! As a 35-yr resident of Beacon Hill and member of BHCA for these years, I have a strong conviction that MGH's planned development / expansion along Cambridge Street is vital for MGH to continued their excellence in providing the region and the world with the highest quality medical care possible. Yes, there may well be inconvenience to vehicular and pedestrian travel in the area both during and after construction. Yes, the area is already congested, but MGH's expansion is worth it! Please put aside any provincial concerns that the size of the development and consequences to congestion are not worth backing the planned expansion of this essential world-class facility.

Sincerely,  
Walter P. Baranowski  
[34 Myrtle St](#)  
[Boston, MA 02114](#)

--



**Katelyn Sullivan**  
*Senior Project Manager*  
617.918.4425 (o)

**Boston Planning & Development Agency (BPDA)**  
One City Hall Square | Boston, MA 02201





Edward Carmody &lt;edward.carmody@boston.gov&gt;

---

**Fwd: Massachusetts General Hospital IMP Projects Comment Letter**

1 message

---

**Katelyn Sullivan** <katelyn.sullivan@boston.gov>  
To: Edward Carmody <edward.carmody@boston.gov>

Thu, Mar 28, 2019 at 10:58 AM

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

From: **David Lyons**  
Date: Fri, Mar 22, 2019 at 9:23 PM  
Subject: Massachusetts General Hospital IMP Projects Comment Letter  
To: <Katelyn.Sullivan@boston.gov>  
Cc: david lyons · Kevin · Kevin McNamara

Thank you for the opportunity to comment on the Massachusetts General Hospital IMP Projects document (<http://www.bostonplans.org/getattachment/3ae93a8c-9273-4d3c-b7e9-69633d45c5c2>) and presentation on behalf of the west end neighborhood. I have organized my response into 3 sections:

1. Feedback on the plan as a whole not related to a specific project
2. Feedback on the proposed Clinical and Campus Services Buildings
3. Errors or clarifications that need to be addressed

**Feedback on the plan as a whole not related to a specific project****Sidewalk level access through the MGH Campus**

The IMP should address sidewalk level access through the MGH Campus. West End residents frequently need to transit the campus to reach the Red Line efficiently. The indoor routes work well but may be inconvenient during off hours or on a beautiful day. Providing a direct friendly street level path would be helpful. The current street level paths between Yawkey, the fruit street garage and the MGH museum are unclear and unwelcoming.

**Improvements to pedestrian wayfinding**

Improvements to pedestrian wayfinding signage is badly needed. Signage with a campus map including transit hub locations such as the red line and north station would be helpful. You might also consider including local hotel locations. All maps should not show any routes through Hawthorne Place Condominium property.

**Blossom street**

The IMP should address improving Blossom street in conjunction with improvements already planned by the City. The street is badly in need of reconstruction and when reconstructed several areas should be the focus of improvements:

1. Installing consistent acorn style lights on both sides of the street.
2. Adjusting lane and sidewalk widths to make the street more pedestrian and cyclist friendly.

3. Providing crosswalk bump outs at all crosswalk locations similar to what MGH so wisely did for the crossing to the 185 Cambridge street building.
4. Providing a location for a Blue Bikes rental kiosk.

### Rooftop utilities

To the extent possible all future rooftop utilities should be located as far as possible away from residential neighbors. All utilities should be surrounded by screening to improve their visual appearance and lessen noise.

### **Feedback on the Campus Services Buildings**

#### Campus Services Building

In keeping with the concept of rooftop utilities being located away from residencies the chillers noted in figure 2-2 (page 2-9) should be moved to the back half of the Campus Services Building away from Blossom street and should be screened from view.

### **Feedback on the proposed Clinical Building**

#### Substance Use Disorder Bridge Clinic to the Cox building

The relocation of the Substance Use Disorder Bridge Clinic to the Cox building is noted on page 2-6 with a mention that it may be accessible from 'the street'. The West End would be opposed to any direct entrance to such a facility from Blossom street, Substance abuse is a problem we should embrace treating and dealing with as we would any other ailment through the main hospital entrance.

Activating Blossom street in other ways such as providing street entrances to and window displays for the the blood donor center and MHG Retail shop would be welcomed.

#### Parking / Car trips

It is clear from public comments that the traffic situation on Cambridge street is currently unacceptable. This development will only make that situation worse even if the net new parking spaces are zero. The project must incorporate a means of getting additional vehicles to Mass General Hospital without adding traffic on neighborhood streets. The most ideal route to this would seem to be making fruit street two way throughout its length. Perhaps the northeast sidewalk could be moved into the connector building providing space for a two way road.

#### Sidewalk overhangs

The new Clinical Building should be designed to minimize public sidewalk overhangs, Such spaces become caverns and are not pedestrian friendly.

#### North Anderson Street

North Anderson street is little used at present. Closing it would be acceptable if it facilitated garage entrances on Cambridge and Parkman street and avoided the creation of a garage entrance on Blossom street. It would also hopefully allow for larger sidewalks on the streets surrounding the building.

#### Ruth Sleeper Hall

As one of the few cultural legacies from the old west end, the community would support efforts to preserve this building or its facade

#### Construction Mitigation

Significant effort must be paid to maintaining the flow of traffic on Blossom and Cambridge streets through the project.

### **Errors or clarifications that need to be addressed**

Figure 1-3 (page 1-20) shows building #60 as 100% leased to MGH. These spaces are part of a parking structure containing 675 spaces. The shading should be closer to 10% rather than the current 100%

Table 2-2 (page 2-7) lists the project as adding 449 net new parking spaces. In public comments MGH has stated there will be 330 new parking spaces (The Boston Guardian 3/1/2019 MGH Expansion Plans Concerning Residents), A correction needs to be made either to the public record or the 2019 IMP Projects document.

Figure 3-15 (Page 3-29) and Table 3-3 (page 3-31) noting the 50 spaces Mass General has on the Hawthorne Place Parking deck should have a footnote that the spaces use is restricted for the benefit of to Hawthorne Professional Sites leased by MGH and Hawthorne Place Condominium owners.

Very truly yours,  
On Behave of the  
Hawthorne Place Condominium Trust Community

David S. Lyons  
Kevin J. McNamara

--



**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)

March 19, 2019

Ms. Katelyn Sullivan, Senior Project Manager  
Boston Planning and Development Agency  
One City Hall Square  
Boston, MA 02201

Re: Proposed Mass General Expansion

Dear Katelyn:

I appreciate the opportunity to participate in the above referenced process as a new member of the IMP Task Force. While I concur with the letter submitted from the BHCA, an organization for whom I am a member of the Board of Directors, I am writing my own to further encourage the applicant to seek solutions to the current Cambridge Street multi-modal traffic mess which seems likely only to worsen with the proposed expansion. This proposed Mass General expansion must be viewed as the impetus to re-imagine this gateway to Boston where Storrow Drive, the Longfellow Bridge, Government Center and the Red Line all meet on the subject property's doorstep.

As the Chair of the BHCA's Traffic and Parking committee I have moderated many discussions among community residents and commuters (including hospital employees) who fear both biking and walking on this key artery connecting downtown Boston to Cambridge and to Storrow Drive. The impact of this congestion does not always manifest with cyclists or pedestrians injured roadside (although this occurs far too frequently). There are more subtle safety implications we have witnessed over the past decade. Streets within Beacon Hill, with little infrastructure to handle an increase in car traffic, are struggling with drivers utilizing mapping applications routing them off congested Cambridge Street south onto Bowdoin or Hancock or Garden Street to then negotiate their way to Beacon Street or Storrow Drive. Similarly, pedestrians and cyclists are forced to lengthen their routes in an effort to avoid Cambridge Street.

With an increase in the number of beds as well as in the number of parking spaces proposed, no reasonable person can doubt the negative impact of further car trips to and from Mass General creating risk for residents, tourists, commuters and the hospital's patients, guests and employees. I am confident, however, that the vast resources available for this proposed expansion will encourage a dynamic approach to solve the current congested dangerous mess and we will all be the better for it.

Sincerely,

Ben Starr



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

---

## MGH Institutional Master Plan Notification Form and Project Notification Form

---

**Nan Borod**

Tue, Mar 19, 2019 at 6:03 PM

To: Katelyn.sullivan@boston.gov

Cc: john.datzell@boston.gov, Patricia Tully

Dear Ms. Sullivan,

As a resident of Temple Street, Beacon Hill Neighborhood, I am writing to comment on the MGH Institutional Master Plan Notification Form and Project Notification Form regarding the two new proposed building projects, The Clinical Building and the Campus Services Building.

I am a supporter of MGH and respect its stated need to enlarge its campus. However, I am very concerned about the absence of design in the proposal that would address the greenhouse gas emissions from the buildings in a meaningful way. Because buildings contribute two-thirds of Boston's greenhouse gas emissions that fuel climate change, new building design is a significant factor in achieving the goal of a Carbon Free Boston. I would expect MGH to achieve net-zero or net-positive in its new buildings in keeping with its mission of outstanding healthcare. The Boston Medical Center is the most relevant example of an institution that has achieved a carbon neutral campus. As a renowned healthcare institution MGH now has the opportunity to become a leader in comprehensive healthcare by actively contributing to clean air for its patients and neighbors while addressing the detrimental health effects of environmental destruction and climate change.

The Carbon Free Boston report states that all new buildings should be net-zero or net-positive carbon by meeting the highest standards of energy efficiency and through electrification, thus expediting the transition from fossil fuels to renewable sources of energy. The MGH's current proposal does not reflect these goals. I am hopeful this great institution will demand that its architectural team achieve these goals through redesign of the proposal. I also urge the Boston Planning and Development Agency to hold MGH to these standards.

Thank you for the opportunity to comment.

Nan Borod  
20 Temple Street  
Boston, MA 02114



Katelyn Sullivan <katelyn.sullivan@boston.gov>

---

## Comment Regarding MGH Project Notification Form dated 2/20/19

---

**Sefira Bell-Masterson**

Tue, Mar 19, 2019 at 8:29 AM

To: katelyn.sullivan@boston.gov

Cc: john.dalzell@boston.gov,

Dear Ms. Sullivan,

As a resident of Boston, I am writing to comment on the MGH Institutional Master Plan Notification Form and Project Notification Form about the two large new proposed projects, the Clinical Building and the Campus Services Building.

As a leader in healthcare, MGH should meet the recommendations of the recently released Carbon Free Boston report stating that all new buildings should be net-zero or net-positive carbon by meeting the highest standards of energy efficiency and through electrification thus expediting the transition off fossil fuels to renewable sources of energy. MGH's current submission does not reflect these goals.

We know that these goals have been achieved in other projects, such as Boston Medical Center's campus redesign. I am confident that if an institution as resource constrained as BMC can balance budget and health and environmental concerns, that MGH and its architectural team are capable of responding to and achieving these goals as well. Therefore, I urge the Boston Planning and Development Agency to hold MGH to these standards.

Buildings contribute two-thirds of Boston's greenhouse gas emissions that fuel climate change - a growing and serious health concern. It disproportionately affects those with greater vulnerability to disease and chronic health conditions. Energy efficient buildings powered by clean renewable energy support improved public health by creating better air quality. I hope that you will use what power you have over approval of these projects to encourage MGH to look to the future of the residents of Boston when designing these projects.

Thank you for the opportunity to comment.

Sefira Jessica Bell-Masterson  
203 Chestnut Ave, Jamaica Plain MA 02130



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

---

## MGH Buildings Proposal

---

**Brittany Baldwin**

Mon, Mar 18, 2019 at 9:59 PM

To: katelyn.sullivan@boston.gov

Cc: john.dalzell@boston.gov, Ania Camargo

Dear Ms. Sullivan,

As a resident of Roslindale, I am writing to comment on the MGH Institutional Master Plan Notification Form and Project Notification Form about the two large new proposed projects, the Clinical Building and the Campus Services Building.

I understand the MGH's stated need for the two new buildings proposed and appreciate its leadership in providing the highest quality healthcare to the community. I am writing to urge that the MGH's leadership in health and well-being is reflected in their proposed new buildings.

Buildings contribute two-thirds of Boston's greenhouse gas emissions that fuel climate change - a growing and serious health concern. It disproportionately affects those with greater vulnerability to disease and chronic health conditions. Energy efficient buildings powered by clean renewable energy support improved public health by creating better air quality. As a leader in healthcare, MGH should meet the recommendations of the recently released Carbon Free Boston report stating that all new buildings should be net-zero or net-positive carbon by meeting the highest standards of energy efficiency and through electrification thus expediting the transition off fossil fuels to renewable sources of energy. The MGH's current submission does not reflect these goals.

We know that these goals have been achieved in other projects, such as the Boston Medical Center. We are confident that the MGH and its architectural team are capable of responding to and achieving these goals and urge the Boston Planning and Development Agency to hold MGH to these standards.

Thank you for the opportunity to comment.

Brittany Baldwin

124 Brown Ave, Roslindale MA 02131



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

---

## Clinical Building and the Campus Services Building

---

**Jaelyn Secter**

Mon, Mar 18, 2019 at 9:42 PM

To: katelyn.sullivan@boston.gov

Cc: ohn.dalzell@boston.gov, Ania Camargo

Dear Ms. Sullivan,

I am a member of Mothers Out Front and I am raising my two young children in Jamaica Plain, Boston. Last week, my son Benjamin age 6, was one of the 1.5 million students who walked out of school on Friday March 15<sup>th</sup> to participate in the School Strike 4 Climate. Our youth were striking to ask our leaders to recognize the urgency of climate change. Even at age 6, Benjamin and his classmates understand that we must take swift and bold action to ensure a habitable planet for their generation and generations to come. We are proud Bostonians and we care deeply for our community. It is with this in mind that I am writing to you to comment on the MGH Institutional Master Plan Notification Form and Project Notification Form about the two large new proposed projects, the Clinical Building and the Campus Services Building.

I understand the MGH's stated need for the two new buildings proposed and appreciate its leadership in providing the highest quality healthcare to the community. I am writing to urge that the MGH's leadership in health and well-being is reflected in their proposed new buildings.

Buildings contribute two-thirds of Boston's greenhouse gas emissions that fuel climate change - a growing and serious health concern. It disproportionately affects those with greater vulnerability to disease and chronic health conditions. Energy efficient buildings powered by clean renewable energy support improved public health by creating better air quality. As a leader in healthcare, MGH should meet the recommendations of the recently released Carbon Free Boston report stating that all new buildings should be net-zero or net-positive carbon by meeting the highest standards of energy efficiency and through electrification thus expediting the transition off fossil fuels to renewable sources of energy. The MGH's current submission does not reflect these goals.

We know that these goals have been achieved in other projects, such as the Boston Medical Center. We are confident that the MGH and its architectural team are capable of responding to and achieving these goals and urge the Boston Planning and Development Agency to hold MGH to these standards.

Thank you for the opportunity to comment.

Sincerely,

Jaelyn Secter

[11 Grovenor Rd. #4](#)

Jamaica Plain, MA

02130







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

---

## MGH Institutional Master Plan Notification Form and Project Notification Form

---

**Susan Weiler**

Mon, Mar 18, 2019 at 12:27 PM

To: "katelyn.sullivan@boston.gov" <katelyn.sullivan@boston.gov>  
Cc: "john.dalzell@boston.gov" <john.dalzell@boston.gov>

Dear Ms. Sullivan,

As a resident of Beacon Hill, I am writing to comment on the MGH Institutional Master Plan Notification Form and Project Notification Form about the two large new proposed projects, the Clinical Building and the Campus Services Building.

I understand the MGH's stated need for the two new buildings proposed and appreciate its leadership in providing the highest quality healthcare to the community. I am writing to urge that the MGH's leadership in health and well-being is reflected in their proposed new buildings.

I am also writing you to express my concerns regarding the traffic implications on Cambridge Street, which is already extremely congested due to existing MGH buildings. Even before construction begins, Cambridge Street is too often in grid lock, and unsafe for pedestrians and bicyclists alike. I hope you will consider creating safe bike lanes, separated from pedestrians, to insure safety for the community as well as your employees and patients. Simply creating additional parking is not sufficient.

As a leader in healthcare, MGH should meet the recommendations of the recently released Carbon Free Boston report stating that all new buildings should be net-zero or net-positive carbon by meeting the highest standards of energy efficiency and through electrification thus expediting the transition off fossil fuels to renewable sources of energy. The MGH's current submission does not reflect these goals. Energy efficient buildings powered by clean renewable energy support improved public health by creating better air quality.

I know that these goals have been achieved in other projects, such as the Boston Medical Center. I am confident that the MGH and its architectural team are capable of responding to and achieving these goals and urge the Boston Planning and Development Agency to hold MGH to these standards.

Thank you for the opportunity to comment.

Susan Weiler

11 Hancock St. #1; Boston, MA 02114



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

---

## MGH Institutional Master Plan Notification Form and Project Notification Form

---

**Andee Krasner**

Mon, Mar 18, 2019 at 10:46 AM

To: katelyn.sullivan@boston.gov

Cc: john.dalzell@boston.gov

Dear Ms. Sullivan,

As a resident of Jamaica Plain, I am writing to comment on the MGH Institutional Master Plan Notification Form and Project Notification Form about the two large new proposed projects, the Clinical Building and the Campus Services Building.

I understand the MGH's stated need for the two new buildings proposed and appreciate its leadership in providing the highest quality healthcare to the community. I am writing to urge that the MGH's leadership in health and well-being is reflected in their proposed new buildings.

Buildings contribute two-thirds of Boston's greenhouse gas emissions that fuel climate change - a growing and serious health concern. It disproportionately affects those with greater vulnerability to disease and chronic health conditions. Energy efficient buildings powered by clean renewable energy support improved public health by creating better air quality. As a leader in healthcare, MGH should meet the recommendations of the recently released Carbon Free Boston report stating that all new buildings should be net-zero or net-positive carbon by meeting the highest standards of energy efficiency and through electrification thus expediting the transition off fossil fuels to renewable sources of energy. The MGH's current submission does not reflect these goals.

We know that these goals have been achieved in other projects, such as the Boston Medical Center. We are confident that the MGH and its architectural team are capable of responding to and achieving these goals and urge the Boston Planning and Development Agency to hold MGH to these standards.

Thank you for the opportunity to comment.

Sincerely,

Andee Krasner

43 Sheridan Street

Jamaica Plain, MA 02130



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

---

## Massachusetts General Hospital 2019 IMP Projects

---

**linda jordan-dow**

Wed, Mar 13, 2019 at 4:46 PM

To: "Katelyn.Sullivan@Boston.gov" &lt;Katelyn.Sullivan@boston.gov&gt;

Dear Ms. Sullivan:

Currently MGH owns a large building at 12 Garden Street on Beacon Hill which houses its wood shop, painting shop, and metal shop. This tax exempt building is 3 stories and basement with 23,045 sf. It is within the residential district.

The MGH plans include the construction of a Campus Services Support Building. This is a logical time to urge the MGH to move the existing operations now at 12 Garden Street to the new Campus Services Building and re-purpose the Garden Street building for residential use.

Thank you.

Sincerely

Linda Jordan-Dow

Linda Jordan-Dow [15 Lindall Place Boston, MA 02114](#) Tel:  
Mail:

Cell:

E-



**JOSH ZAKIM**  
BOSTON CITY COUNCILOR  
DISTRICT 8

Katelyn Sullivan  
Boston Planning & Development Agency  
One City Hall Square  
Boston, MA 02201


Dear Ms. Sullivan,

I write today regarding the campus expansion project proposed by Massachusetts General Hospital ("MGH"). I appreciate MGH's need to upgrade facilities and continue providing patients with the best care possible and I look forward to working on this project, as a community.

MGH is located in-between the Beacon Hill and the West End neighborhoods where there is heavy traffic throughout the day, particularly along Cambridge Street. This is an issue of congestion as well as safety for pedestrians, cyclists, and drivers. As we review this proposed expansion the city has a unique opportunity to work on the traffic management around the MGH campus. I hope that the BPDA will work with MGH, the Boston Transportation Department, neighborhood residents, and other stakeholders to find ways to improve the traffic management situation in this area.

Thank you for your consideration and I look forward to further discussions about this proposal. Please do not hesitate to contact me with any questions.

Sincerely,



Josh Zakim



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

---

## 12 Garden Street, Beacon Hill

---

judy avery

Fri, Mar 8, 2019 at 1:43 PM

To: Katelyn.Sullivan@boston.gov

MGH has been using this building for many years for various shops. It is time for these uses to cross Cambridge Street and be housed in other MGH buildings so 12 Garden Street may return to residential use.

Please be informed that as an owner-occupant for 40 years on West Cedar Street I have long hoped to see some of the many expansions of MGH used for return of residential use in the Historic District.

Judith Avery

owner-occupant 93 W. Cedar Street, Boston



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

---

## MGH Clinical & Services Buildings Projects

---

**Carol Lundquist**

Wed, Mar 20, 2019 at 10:41 AM

To: katelyn.sullivan@boston.gov

Cc: john.dalzell@boston.gov, Patricia Tully

You will receive a lot of emails on this subject so I'll make mine short:

Make traffic your number 1 concern.

I've walked up Cambridge Street, from the Circle to Staniford, multiple times a week for the last 18 years and I can tell you, from empirical observation, that those blocks are often a parking lot. Traffic there used to be bad on Friday afternoons, maybe other afternoons. Now, it's continuous.

Extending the Blue Line from Bowdoin to the Circle would be an obvious and intelligent solution to some of that traffic. Now is the time to insist on that extension as part of the traffic solution. There are other things that the hospital could do to reduce its contribution to that traffic. MGH should present you with specific representations and timelines.

Thank you.

Carol Ann Lundquist  
145 Pinckney Street #703  
Boston, Massachusetts 02114