

BOSTON REDEVELOPMENT AUTHORITY

Adopted February 4, 1982
Corrected March 4, 1982

DEVELOPMENT PLAN FOR PLANNED DEVELOPMENT AREA NO. 15

CHARLES, BLOSSOM, PARKMAN, NORTH GROVE AND
FRUIT STREETS, BOSTON

THE GENERAL HOSPITAL CORPORATION
(MASSACHUSETTS GENERAL HOSPITAL)

1. Developer and Owner: The General Hospital Corporation, conducting business as Massachusetts General Hospital.
2. Site: A parcel of land containing 457,519 square feet (10.5 acres) bounded by Charles Street, Blossom Street, Parkman Street, North Grove Street, and Fruit Street and by property of the Massachusetts Eye and Ear Infirmary. The parcel is presently improved with a number of structures as described in this Plan and its Exhibit B.
3. Permitted Uses: Hospital not providing custodial care for drug addicts, alcoholics or mentally ill or mentally deficient persons; and the following accessory uses: clinics, professional offices, scientific research and teaching laboratories, parking, the keeping of laboratory animals, research libraries, staff sleeping quarters, accessory educational uses, and incidental uses and services ordinarily found in connection with a hospital (such as gift shop, restaurant, snack bar, pharmacy and chapel) for the convenience of patients, visitors and guests.
4. Location, Appearance and Dimensions of New Structures; New Building Elevations: Shall be as shown on the following described plans, all of which are incorporated herein by reference:

Schedule of Drawings:

"Wellman Research Facility"
Designed by Payette Associates, Inc.

- | | |
|---------|---|
| Drawing | 1 - Scheme C - Site Plan, 12/10/81 |
| Drawing | 2 - Scheme C - Basement Level, 12/10/81 |
| Drawing | 3 - Scheme C - Levels 1 & 2, 12/10/81 |
| Drawing | 4 - Scheme C - Shell Space, Levels 3-6, 12/10/81 |
| Drawing | 5 - Scheme C - Levels 7 & 12, 12/10/81 |
| Drawing | 6 - Scheme C - Levels 8 & 9, 12/10/81 |
| Drawing | 7 - Scheme C - Levels 10 & 11, 12/10/81 |
| Drawing | 8 - Scheme C - Sections, 12/10/81, revised 2/3/82 |
| Drawing | 9 - Scheme C - Elevations, 12/10/81, revised 2/3/82 |
| Drawing | 10 - Scheme C - Roof Plan, 2/3/82 |

"Bartlett Building Extension"

designed by the Planning Office of Massachusetts General Hospital

- Drawing 1 - West Elevation, 12/10/81
- Drawing 2 - 1st Level, 12/10/81
- Drawing 3 - 2nd Level, 12/10/81
- Drawing 4 - 3rd and 4th Levels, 12/10/81
- Drawing 5 - Lower Level, 12/10/81

The new construction will include the construction of the Wellman Research Building along Blossom Street, between the existing Edwards Building and Bartlett Building, and the expansion of the Bartlett Building to house a new research library. Incidental to the new construction is the demolition of Temporary Building No. 2 by January 1, 1986, and the relocation of the Resident Physician's House to a site outside the proposed Planned Development Area.

The Wellman Research Building shall not exceed eleven stories above grade and feet in height, excluding incidental projections. The primary exterior materials will be red brick and the exterior design shall be as shown on Drawing 9. The lobby shall serve as public access between Blossom Street and the inner courtyard during the daytime hours. The Building will contain not more than 128,000 square feet of gross floor area, as defined by the Boston Zoning Code.

The new library will be provided by an expansion of the adjoining Bartlett Building. The new addition will line up with the Research Building along the interior court. The addition will not exceed four stories plus one level below grade, will not exceed 26,000 square feet of gross floor area and will have red brick as its primary exterior material.

Upon completion of the construction program, the area adjoining the buildings and the inner courtyard in front of the Bulfinch Building will be appropriately landscaped and the Blossom Street sidewalk may be widened, subject to design review and approval by the Director of the Authority. Massachusetts General Hospital will bear the construction costs and seek City approval for any sidewalk improvements on City of Boston property.

5. Existing Structures and Open Space: Except for the new construction and incidental demolition and removal of structures described above, the existing structures shall remain in their present size, location and appearance, provided, however, that those structures may be repaired or renovated and, subject to the requirements of the Zoning Code, locations of specific uses may be rearranged; and all existing open space and landscaping shall remain as at present. No new construction or extension of said buildings, or removal of existing open space or of open space newly created by demolition of existing structures, shall be permitted without approval by the Authority of an amendment to this Plan. In addition, no demolition, other than that described above and future demolition of buildings having a gross floor area of less than 20,000 square feet, shall be allowed without approval by the Authority of an amendment to this Plan.

Attached as Exhibit A is a plan showing the general location of existing structures, and attached as Exhibit B is a description of the size of each structure.

6. Density: The overall floor area ratio as defined in the Zoning Code shall not exceed 4.26 upon completion of the Wellman Research Building and the Bartlett Building expansion.

7. Proposed Traffic and Pedestrian Circulation: The Development Area is substantially surrounded by public streets which provide adequate access to the hospital facilities. No change in existing traffic patterns will be created by the new construction, although the Research Building may be entered by pedestrians both from Blossom Street and from the inner courtyard. It is not anticipated that the new structures will result in any significant increase in automobile traffic in the area.

8. Parking and Loading Facilities: The Hospital presently owns two parking garages on adjoining parcels, which have an aggregate capacity of 1,350 cars. In addition, a parking facility in the North Station area provides parking for 800 cars. A minibus service provides transportation to the Hospital. There are incidental parking facilities totaling about 800 spaces. Based upon the Hospital's statements that only approximately 105 new employees will be hired as a result of the new construction and that a substantial number of these employees will be researchers, it is anticipated that a maximum possible demand for additional parking will be 15 to 20 cars. While no additional parking is to be provided, area parking lots could easily handle this minimal increase in parking needs.

The Hospital's present facilities contain approximately nineteen loading areas. No new loading facilities will be built in connection with the new construction, as the existing facilities are more than adequate. Underground service tunnels will connect the Wellman Research Building to existing loading areas.

9. Access to Public Transportation: The Hospital is adequately served by the MBTA Red Line which, about one block from the Development Area, provides immediate access to the entire rapid transit system. North Station minibuses serve rail commuters as well as the parking lot.

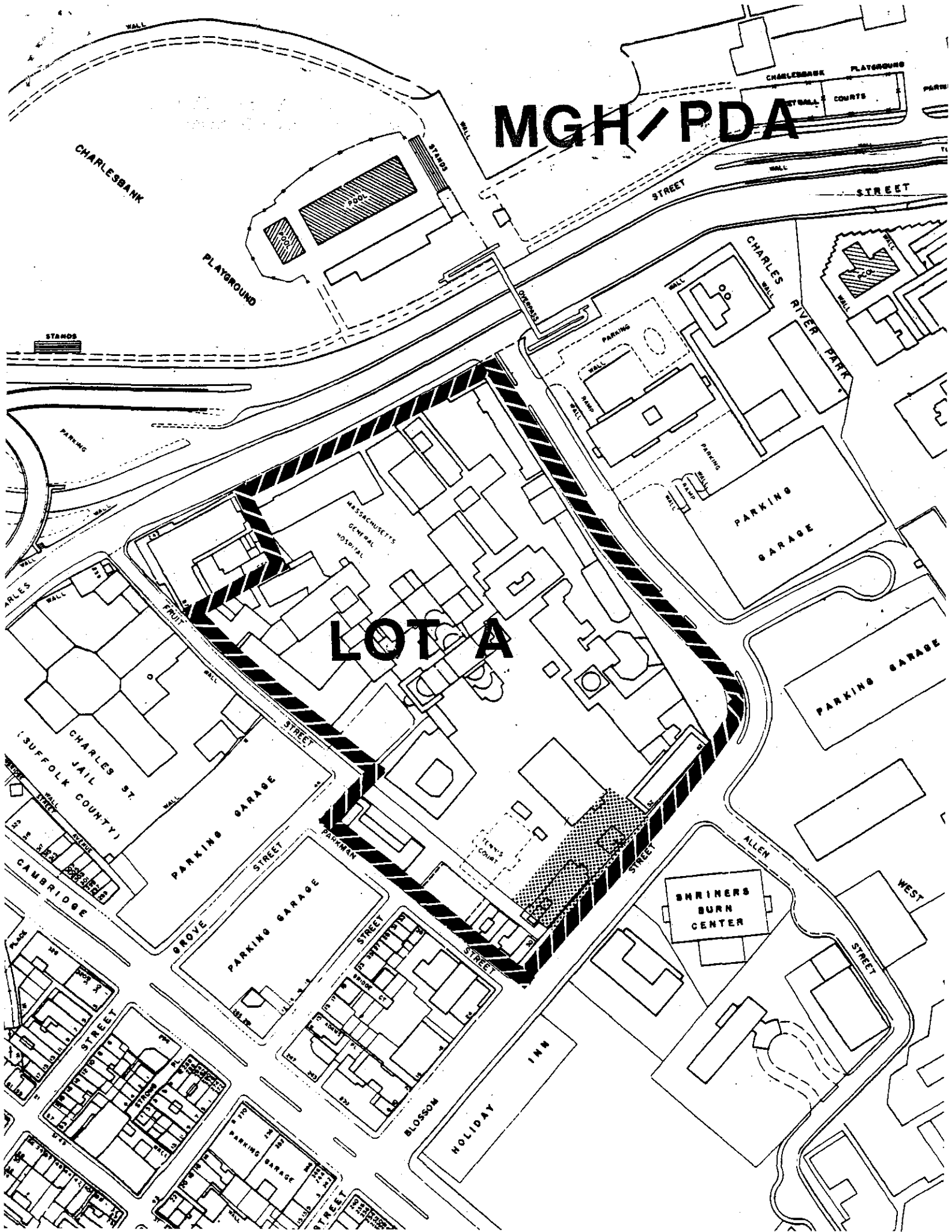
10. Design Review: The following elements of the Plan shall be subject to further design review by the Director of the Authority: any changes to the drawings as submitted with this Plan; materials and treatment of the buildings and open space, plus the size, location, design, color and materials of exterior signs; samples of exterior materials, including poured-in-place and pre-cast concrete, glass, metal frames, soffit materials, railings, sidewalk pavers, driveway paving and any other exterior building materials visible to the public. In particular, the proposed uses along the Blossom Street side of the ground floor of the Research Building, if not offices, conference rooms, or public corridor, shall be subject to further review and approval by the Director of the Authority.

11. Zoning Exceptions Required for New Construction
(H-4 District, Restricted Parking Overlay District):

Article 15. Floor area ratio:	maximum allowed, 4.0 proposed, 4.26
Article 18. Front yard:	required, 15 feet. provided, for Research Building, none.
Article 21. Setback of Parapet	required for Research Building, 8 inches provided: none

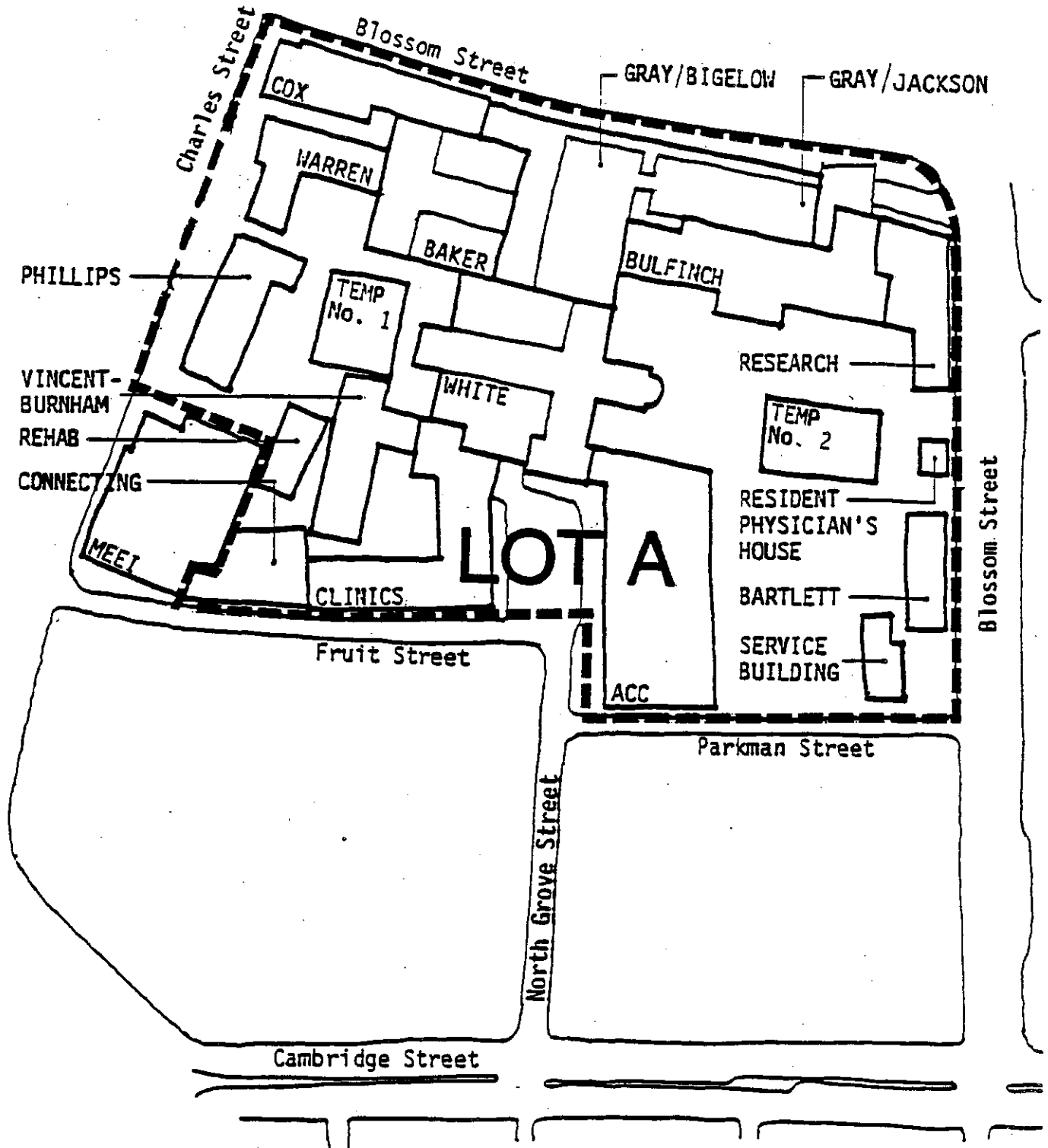
MGH/PDA

LOT A



GENERAL HOSPITAL CORPORATION (MGH) - Planned Development Area

The Site Plan below identifies MGH buildings within Lot A and the proposed boundaries of the Planned Development Area (PDA).



----- PDA BOUNDARY

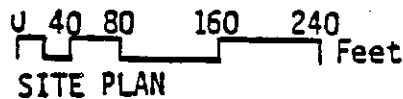


EXHIBIT B

THE GENERAL HOSPITAL CORPORATION (MGH) - Planned Development Area

SIZE OF EXISTING BUILDINGS

The table below indicates the size of MGH buildings on Lot A by the number of assignable floors, excluding roof top penthouses, basements and sub-basements; the F.A.R. area, defined as gross floor area less mechanical area, including all levels; and bed capacity where applicable:

BUILDING	NO. FLOORS	F.A.R. AREA	NO. BEDS
Ambulatory Care Center	7	253,851	-
Baker	12	149,079	338
Bartlett	9	45,614	-
Bulfinch	5	74,236	31
Cardio-Pulmonary Clinics	1	9,279	-
Connecting (MGH)	3	66,974	-
Connecting (MEEI)	6	17,652	-
Cox	6	28,750	-
Edwards Research	8	92,342	-
Gray East (Jackson)	6	45,126	-
Gray North (Bigelow)	13	157,541	-
Phillips House	13	273,316	136
Rehabilitation	8	96,656	143
Resident Physician's House	1	8,637	-
Temporary #1	3	4,397	-
Temporary #2	1	18,482	-
Tilton	1	20,177	-
Service Building	3	3,111	-
Vincent-Burnham	1	4,644	-
Warren	9	88,959	136
White	12	90,144	-
	12	272,318	298
Fall, 1981 Total:		1,821,285	1,082

FACT SHEET
Corrected March 4, 1982
Development Plan for Proposed Planned Development Area
Massachusetts General Hospital
Charles, Blossom, Parkman, North Grove, and Fruit Streets
West End, Boston

DEVELOPER: The General Hospital Corporation, doing business as Massachusetts General Hospital

ARCHITECTS: Payette Associates (for the Wellman Research Building)
MGH Planning Office (for the Bartlett Building Expansion)

SITE: 10.5 acres (457,519 square feet) of land within the West End district of the City of Boston, designated Lot A on the attached plan, encompassing the major parcel of land occupied by Massachusetts General Hospital, bounded by Charles, Blossom, Parkman, North Grove, and Fruit Streets and by property of the Massachusetts Eye and Ear Infirmary.

ESTIMATED PROJECT COST: Research Building - \$15,000,000;
Bartlett Building Expansion - \$2,500,000.

CONSTRUCTION TIME: About two years, commencing in Spring 1982.

GENERAL DESCRIPTION: The Development Plan provides for the erection of a research building on 11,500 sq.ft. of land along the Blossom Street boundary, a 4-story expansion of the Bartlett Building on 3,000 sq.ft. of land, also on Blossom Street, to provide a new medical research library, and the demolition or removal of buildings incidental to the new construction.

- a. Wellman Research Building, 11 stories plus one level below grade, of red brick, facing Blossom Street, will contain laboratories for bio-medical research. The lobby will open onto Blossom Street and the Bulfinch Courtyard to provide public access through the building from Blossom Street during the daytime hours. The Resident Physicians' House will be relocated to a site on the northwesterly corner of Cambridge and North Grove Streets, outside the proposed Planned Development Area.
- b. Bartlett Building Expansion, 4 stories plus one level below grade, of red brick, facing the Bulfinch Courtyard, will contain the hospital's medical research library.

EXISTING ZONING: The proposed PDA is in an H-4 zoning district.

ZONING EXCEPTIONS:

Floor Area Ratio - Maximum allowed: 4.0
Proposed, after construction of Research Building and
Bartlett Building Expansion: 4.26

Front Yards - Required: 15 feet
Provided: Research Building - none.
Bartlett Building - does not apply.

Setback of Parapet - Required, for Research Building, 8 inches
Provided: None

BOARD MINUTES

MEMORANDUM

FEBRUARY 4, 1982

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT J. RYAN, DIRECTOR

SUBJECT: PROPOSED PLANNED DEVELOPMENT AREA ZONING
DESIGNATION: MASSACHUSETTS GENERAL HOSPITAL -
CHARLES, BLOSSOM, PARKMAN, NORTH GROVE, AND FRUIT
STREETS, BOSTON

The General Hospital Corporation, doing business as Massachusetts General Hospital (MGH), has applied for a Planned Development Area (PDA) subdistrict designation for a 10.5-acre parcel of its land bounded by Charles, Blossom, Parkman, North Grove, and Fruit Streets (excluding the corner parcel owned by the Massachusetts Eye and Ear Infirmary). The purpose of the designation is to permit the construction of the new 11-story Wellman Research Building along Blossom Street and a 4-story addition to the Bartlett Building, for the medical research library, involving demolition or removal of buildings incidental to the new construction.

The site is in an H-4 (apartment with a floor area ratio of 4.0) Zoning District and in a Restricted Parking District. MGH will seek exceptions from the Boston Zoning Code for floor area ratio and front yard, as listed in the Development Plan.

The proposed PDA is exempt from the Parking Freeze of the Boston Air Pollution Control Commission, since no additional parking will be provided, and Determination of Need Applications are not necessary since no additional hospital beds are to be provided.

The Urban Design Department's review of the dimensional deviations has found them acceptable in view of the relationship of the buildings to the overall neighborhood.

The new buildings are not expected to generate any significant increase in parking demand. Any potentially hazardous materials arising from research operations will be treated on-site and disposed of in accordance with National Institute of Health procedures.

The application for a Planned Development Area has been reviewed by Authority staff and by members of the Cambridge Street Community Development Corporation, the Beacon Hill Civic Association's Zoning and Licensing Committee and Planning and Development Committee, and representatives of Charles River Park.

I recommend that the Authority approve the attached Development Plan for Planned Development Area No. 15, requested by The General Hospital Corporation. Appropriate votes follow:

VOTED: That in connection with the Development Plan for the parcel of land in Boston Proper bounded by Charles Street, Blossom Street, Parkman Street, North Grove Street, and Fruit Street and by property of the Massachusetts Eye and Ear Infirmary, presented at a Public Hearing duly held at the offices of this Authority on Thursday, February 4, 1982, and after consideration of the evidence presented at that hearing, the Boston Redevelopment Authority finds that: (1) the said Plan conforms to the General Plan of the City of Boston as a whole; (2) nothing in the said Plan will be injurious to the neighborhood or otherwise detrimental to the public welfare; and (3) the said Plan does adequately and sufficiently satisfy all other criteria and specifications for a Planned Development Area subdistrict designation, as set forth by the Zoning Code of the City of Boston as amended; and further

VOTED: Pursuant to the provisions of Article 3, Section 1A of the Zoning Code of the City of Boston, as amended, the Boston Redevelopment Authority hereby approves the Development Plan for the parcel of land bounded by Charles Street, Blossom Street, Parkman Street, North Grove Street, and Fruit Street and by property of the Massachusetts Eye and Ear Infirmary, such approval being subject to ratification and approval by the Board of Trustees of the Massachusetts General Hospital. Said Development Plan is embodied in a written document entitled "Development Plan for Planned Development Area No. 15... The General Hospital Corporation (Massachusetts General Hospital)", dated February 4, 1982, and in a series of plans listed in Section 4 in said document. Said document and plans shall be on file in the offices of the Authority. The Authority hereby authorizes the Director to execute a cooperation agreement with the Developer; to petition the Zoning Commission of the City of Boston for a Planned Development Area subdistrict designation for said parcel; and to certify, in the name of the Authority, that plans submitted to the Building Commissioner in connection with this Plan are in conformity with the said Development Plan; and further

VOTED: That in reference to Petitions Z- 5560-556/ by The General Hospital Corporation (Massachusetts General Hospital), for exceptions as listed in the attached Development Plan for Planned Development Area No. 15, the Boston Redevelopment Authority recommends approval provided that the final plans be submitted to the Authority for design review to ensure that the plans are consistent with the plans previously approved by the Authority and in accordance with Section 10 of the Development Plan. This recommendation will not be valid unless or until the Boston Zoning Commission duly adopts a map amendment designating the land involved an H-4-D zoning district.

FACT SHEET

Development Plan for Proposed Planned Development Area
Massachusetts General Hospital
Charles, Blossom, Parkman, North Grove, and Fruit Streets
West End, Boston

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SITE: 10.5 acres (457,519 square feet) of land within the West End district of the City of Boston, designated Lot A on the attached plan, encompassing the major parcel of land occupied by Massachusetts General Hospital, bounded by Charles, Blossom, Parkman, North Grove, and Fruit Streets and by property of the Massachusetts Eye and Ear Infirmary.

ESTIMATED PROJECT COST: Research Building - \$15,000,000;
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CONSTRUCTION TIME: About two years, commencing in Spring 1982.

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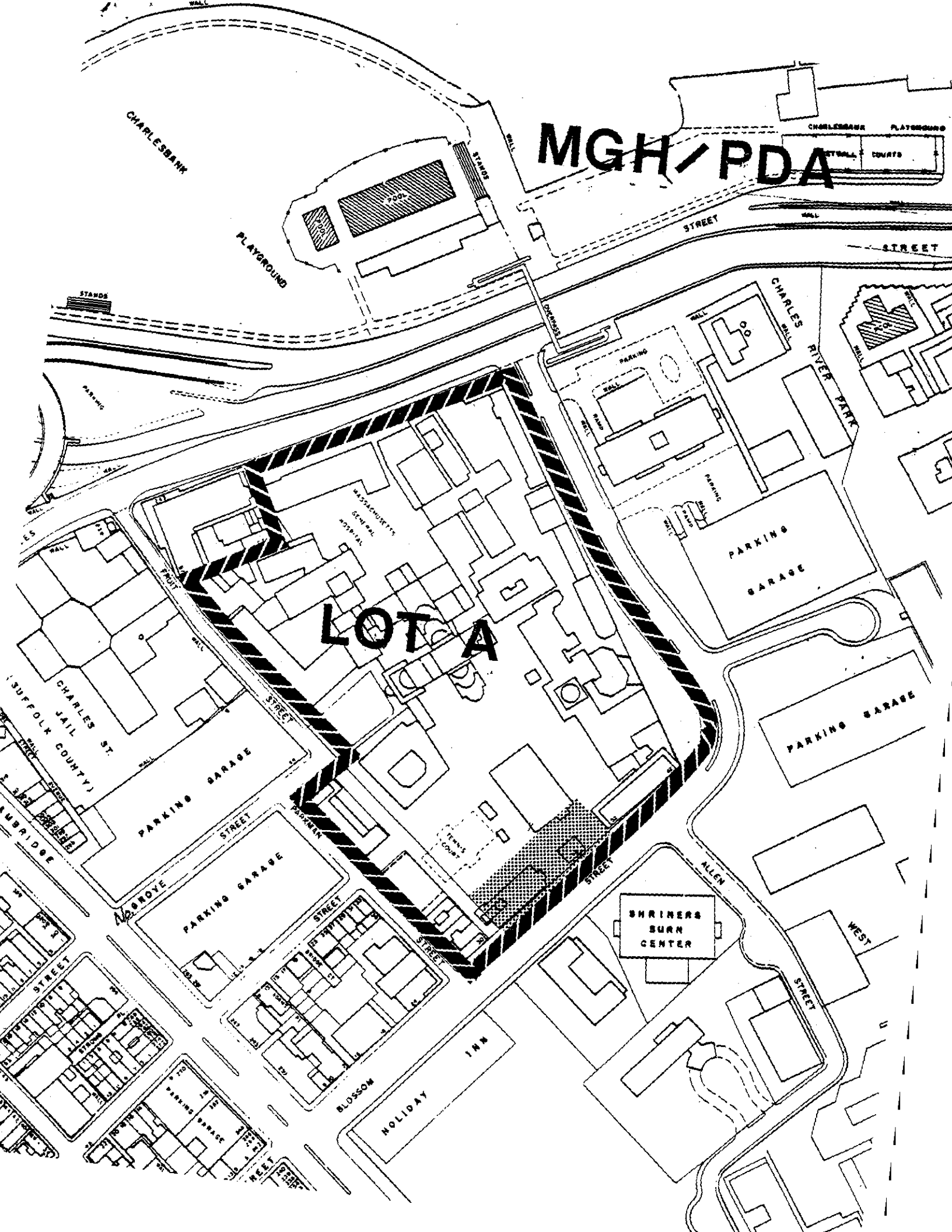
Proposed, after construction of Research Building and
Bartlett Building Expansion: 4.26

Front Yards - Required: 15 feet

Provided: Research Building - none.

MGH/PDA

LOT A



BOSTON REDEVELOPMENT AUTHORITY

FEBRUARY 4, 1982

DEVELOPMENT PLAN FOR PLANNED DEVELOPMENT AREA NO. 15

CHARLES, BLOSSOM, PARKMAN, NORTH GROVE AND
FRUIT STREETS, BOSTON

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(MASSACHUSETTS GENERAL HOSPITAL)

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Designed by Payette Associates, Inc.

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7. Proposed Traffic and Pedestrian Circulation: The Development Area is substantially surrounded by public streets which provide adequate access to the hospital facilities. No change in existing traffic patterns will be created by the new construction, although the Research Building may be entered by pedestrians both from Blossom Street and from the inner courtyard. It is not anticipated that the new structures will result in any significant increase in automobile traffic in the area.

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9. Access to Public Transportation: The Hospital is adequately served by the MBTA Red Line which, about one block from the Development Area, provides immediate access to the entire rapid transit system. North Station minibuses serve rail commuters as well as the parking lot.

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proposed, 4.26

Article 18. Front yard: required, 15 feet.
provided, for Research Building, none.

"Bartlett Building Extension"
designed by the Planning Office of Massachusetts General Hospital

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Drawing 2 - 1st Level, 12/10/81
Drawing 3 - 2nd Level, 12/10/81
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The Wellman Research Building shall not exceed eleven stories above grade and 137 feet in height, excluding incidental projections. The primary exterior materials will be red brick and the exterior design shall be as shown on Drawing 9. The lobby shall serve as public access between Blossom Street and the inner courtyard during the daytime hours. The Building will contain not more than 128,000 square feet of gross floor area, as defined by the Boston Zoning Code.

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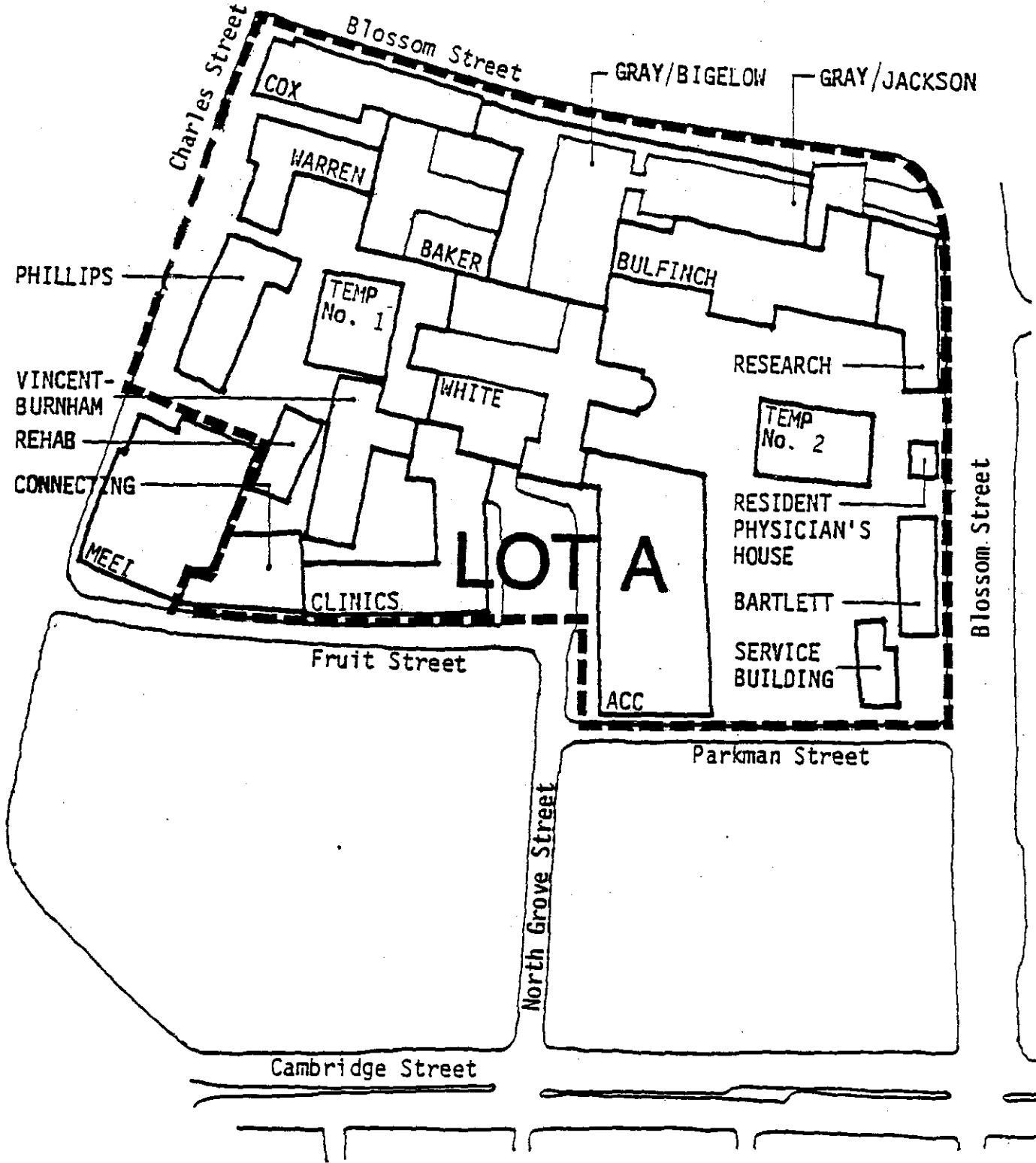
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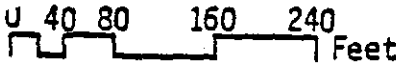
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GENERAL HOSPITAL CORPORATION (MGH) - Planned Development Area

The Site Plan below identifies MGH buildings within Lot A and the proposed boundaries of the Planned Development Area (PDA).



--- PDA BOUNDARY



SITE PLAN



EXHIBIT B

THE GENERAL HOSPITAL CORPORATION (MGH) - Planned Development Area

SIZE OF EXISTING BUILDINGS

The table below indicates the size of MGH buildings on Lot A by the number of assignable floors, excluding roof top penthouses, basements and sub-basements; the F.A.R. area, defined as gross floor area less mechanical area, including all levels; and bed capacity where applicable:

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Vincent-Burnham	9	88,959	136
Warren	12	90,144	-
White	12	272,318	298
Fall, 1981 Total:		1,821,285	1,082

RECEIVED

MAR 05 1982

MAYOR'S OFFICE

Map Amendment Application No. 217
(P.D.A. No. 15)
Massachusetts General Hospital
H-4 to H-4-D

MAP AMENDMENT NO. 167

EFFECTIVE
March 5, 1982

THE COMMONWEALTH OF MASSACHUSETTS

CITY OF BOSTON

IN ZONING COMMISSION

The Zoning Commission of the City of Boston, acting under Chapter 665 of the Acts of 1956 as amended, after due report, notice and hearing, does hereby amend Map 1 - Boston Proper, of the series of maps entitled "Zoning Districts - City of Boston" dated August 15, 1962, as follows:

By changing from an H-4 to an H-4-D (Planned Development Area) district land bounded by Charles, Blossom, Parkman, North Grove and Fruit Streets and by property of the Massachusetts Eye and Ear Infirmary.

*Date of public notice: February 10, 1982 (See St. 1956, c. 665, s. 5).

Richard B. Fowler
Chairman

Richard F. Battles
Vice Chairman

Marvin Rosenberg

T. DePaul

Anne D. Gulo

Thomas Green

Raymond T. Colman

Robert H. New

Franklin C. Saunders, Jr.

Joseph W. Joyce

In Zoning Commission

Adopted February 23, 1982

Attest: Marguerite Heald Brand
Secretary

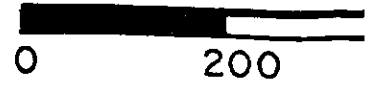
Ken A. Collins
Mayor, City of Boston

Date: March 5, 1982

The foregoing amendment was presented to the Mayor on February 25, 1982, and was signed by him on March 5, 1982, whereupon it became effective on March 5, 1982, in accordance with the provisions of Section 3 of Chapter 665 of the Acts of 1956.

Attest: Marguerite Heald Brand
Secretary

M.G.H. / P.D.A.
PROPOSED ZONING



- AREA INVOLVED
- AREA NOTIFIED
- ZONING BOUNDARY

