



Boston Zoning Commission  
Beth Israel Deaconess Medical Center and Dana-Farber Cancer Institute  
**Future Cancer Hospital**

20 November 2024

**Presenters**

Jarrold Dore, VP Capital Facilities and Engineering, BIDMC  
Wendy Gettleman, VP Facilities Management & Real Estate, DFCI  
Michael Hinchcliffe, AIA, LEED AP, Principal, Payette

**Panelists**

Kevin Sullivan, FAIA, President, Payette  
Darren Baird, Counsel, Goulston & Storrs  
John Rattigan, Counsel, DLA Piper

# SITE CONTEXT

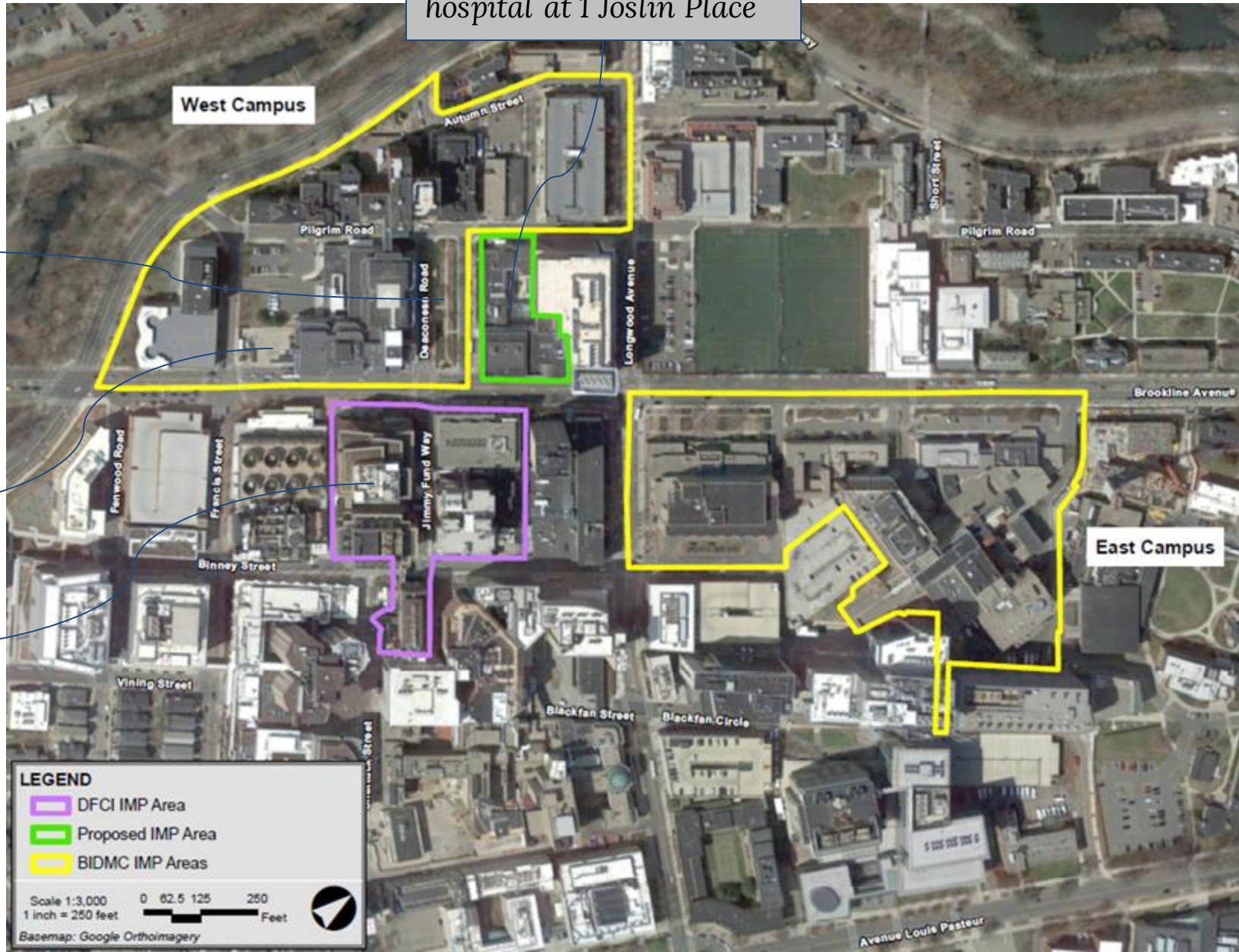


Site of proposed cancer hospital at 1 Joslin Place

Joslin Park

Klarman Building

Yawkey Center for Cancer Care



# PLANNING & TRANSPORTATION CONTEXT



Longwood Medical and Academic Area  
INTERIM GUIDELINES



February 2003

LMA Interim Guidelines (2003)



Fenway Transportation Action Plan (in progress)




MBTA Bus Network Redesign (2023)

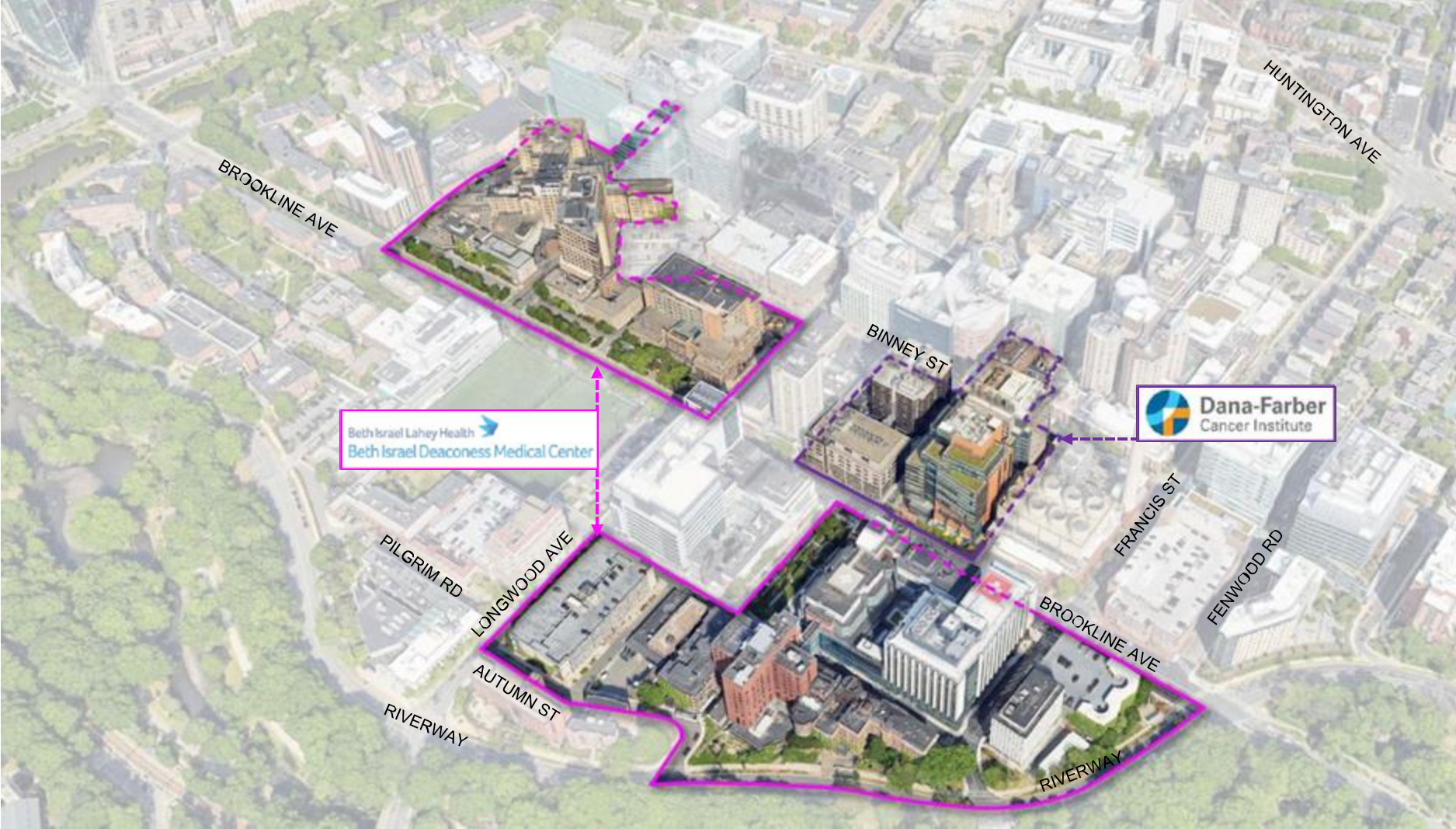
# PROJECT ANALYSIS



## Dimensional and Use Changes

SUMMARY OF BOTH PROPOSED INSTITUTIONAL MASTER PLANS	PREVIOUS INSTITUTIONAL MASTER PLANS
<p><b>BOTH IMPs</b></p> <ul style="list-style-type: none"> <li>- Proposed Institutional Projects</li> <li><b>1 Joslin Place</b> Demolish existing building; construct new 14-story building with 300 inpatient beds, including 6,500 sq ft of connectors and 10,000 sq ft of improvements in Dana Farber buildings</li> <li>- Reconstruction of Joslin Park and improvements along Riverway</li> <li>- Brookline Avenue improvements, including separated bicycle lanes and new bus stop</li> </ul> <p><b>BIDMC IMP</b></p> <ul style="list-style-type: none"> <li>- IMP are will be expanded to include 1 Joslin Place</li> </ul> <p><b>DFCI IMP</b></p> <ul style="list-style-type: none"> <li>- Base Institutional zoning district and IMP area will be expanded to include the potential connectors across Brookline Avenue</li> </ul> 	<p><b>DFCI 2007 IMP</b></p> <ul style="list-style-type: none"> <li>- Three Proposed Institutional Projects</li> <li><b>1. Yawkey Center for Cancer Care</b> 490,000 sq ft of clinical, research, &amp; parking uses</li> <li><b>2. Dana Building Garage Infill</b> 71,000 sq ft of clinical space, relocate parking to Yawkey Center</li> <li><b>3. Dana/Mayer Facade Improvements</b></li> </ul> <p><b>BIDMC 2004 IMP</b></p> <ul style="list-style-type: none"> <li>- Three Proposed Institutional Projects</li> <li><b>1. West Clinical Center Addition Project</b> No longer being pursued</li> <li><b>2. Blackfan Research Center</b> Approved through a PDA through an affiliate that acquired the parcels from BIDMC in 2005; 575,000 sq ft of Research laboratory uses, 300 ft tall</li> <li><b>3. Longwood North Research Center</b> Approved through a PDA through an affiliate that acquired the parcels from BIDMC in 2005; 440,000 sq ft of Research Lab uses</li> </ul> <ul style="list-style-type: none"> <li>- 2018 Amendment</li> <li><b>1. Klarman Building</b> 325,000 sq ft of hospital uses; Widened sidewalks and new street trees</li> <li><b>2. Bowdoin Street Health Center</b> Interior renovations and 4,100 sq ft addition</li> </ul>

# Longwood Medical and Academic Area



# A Vision for the Future

In the fall of 2024, Dana-Farber Cancer Institute (DFCI) and Beth Israel Deaconess Medical Center (BIDMC) announced plans to advance the future of adult cancer care with **New England's first dedicated cancer hospital.**



**DANA-FARBER CANCER INSTITUTE AND BETH ISRAEL DEACONESS MEDICAL CENTER FORGE NEW COLLABORATION TO ADVANCE FUTURE OF ADULT CANCER CARE; ANNOUNCE PLANS TO BUILD REGION'S ONLY FREE-STANDING CANCER HOSPITAL**

*Dana-Farber Beth Israel Deaconess Cancer Collaboration aims to improve access and transform patient experience as incidence of cancer increases and care models rapidly evolve*

(Boston, MA – September 14, 2023) Dana-Farber Cancer Institute (Dana-Farber) and Beth Israel Deaconess Medical Center (BIDMC) today announced plans for a comprehensive new collaboration designed to advance the future of cancer care and build the region's only independent, free-standing inpatient hospital for adult cancer patients.

# More cancer beds are **needed**

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- Despite rise in cancer cases, **number of hospital beds for cancer patients in the region has not increased.**
- Shortage of hospital beds for cancer patients **contributes to longer waits in emergency departments.**
- While outpatient treatment has expanded, there **will always be a need for inpatient cancer care**, especially for specialized cases.
- Due to **increasing use of innovative but complex treatments** best delivered in an inpatient setting, the **need for more cancer beds will only increase.**

# IMP Project: Future Cancer Hospital Highlights

A **300 Bed Inpatient Hospital** dedicated to Cancer Care, to be owned and operated under the Dana-Farber license, with state-of-the-art patient-centric design, a commitment to expanding access, and to promote health equity for our community.

- IMP Project Scope included and coordinated in both the Dana-Farber Cancer Institute and the Beth Israel Deaconess Medical Center IMP.
- The existing Joslin Diabetes Center IMP on this site is superseded; existing functions on the parcel will be relocated to other locations on the Beth Israel Deaconess Campus.
- The IMP Project massing is tailored to hospital functions and systems. This includes floor plate sizes and layouts for patient bed units and diagnostic departments, building entries and services.
- Mechanical floors and penthouses are sized to support the Health Sector Climate Pledge, City of Boston's BERDO 2.0, Massachusetts Clean Energy and Climate Plan 2050, and LEED-Gold certification.
- Transportation features include up to a 250-car underground parking garage with in-garage (off-street) valet service, bicycle parking, and a three-bay off-street loading dock.
- Traffic and transportation mitigation work jointly and comprehensively coordinated between the two institutions.



# IMP Project Program Stacking Diagram

**Project Gross Floor Area:**  
450,000 Sq.Ft.

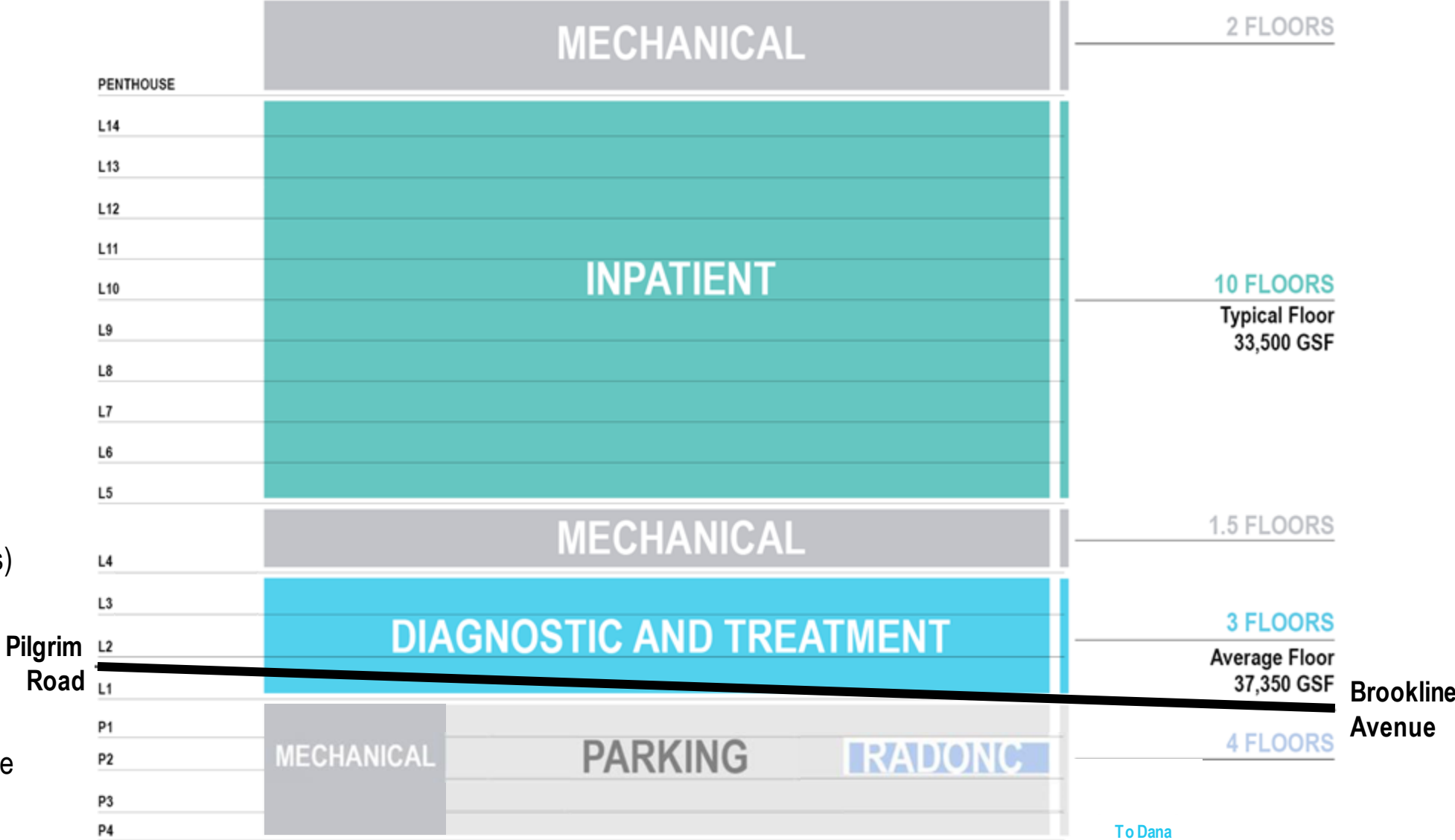
**Floor Area Ratio:**  
4.74

**Primary Use:**  
Institutional (300 Bed Hospital)

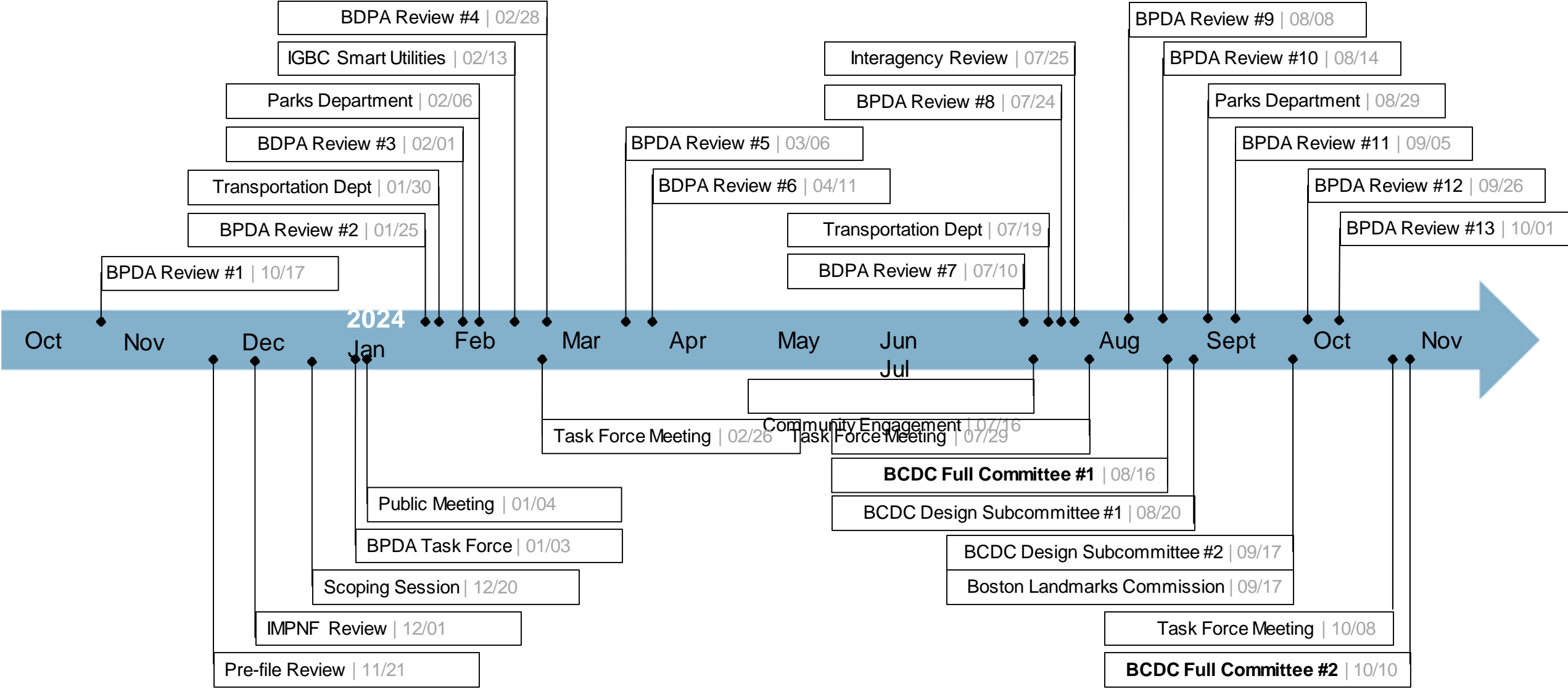
**Secondary Use:**  
Local Retail (5,000 GSF)

**Ancillary Use:**  
Underground Parking (250 Cars)  
*(Patient and Visitor Only)*

**Scope:**  
14 Stories above grade  
4 Stories below grade  
Enclosed mechanical penthouse



# Article 80D - IMP Planning Reviews



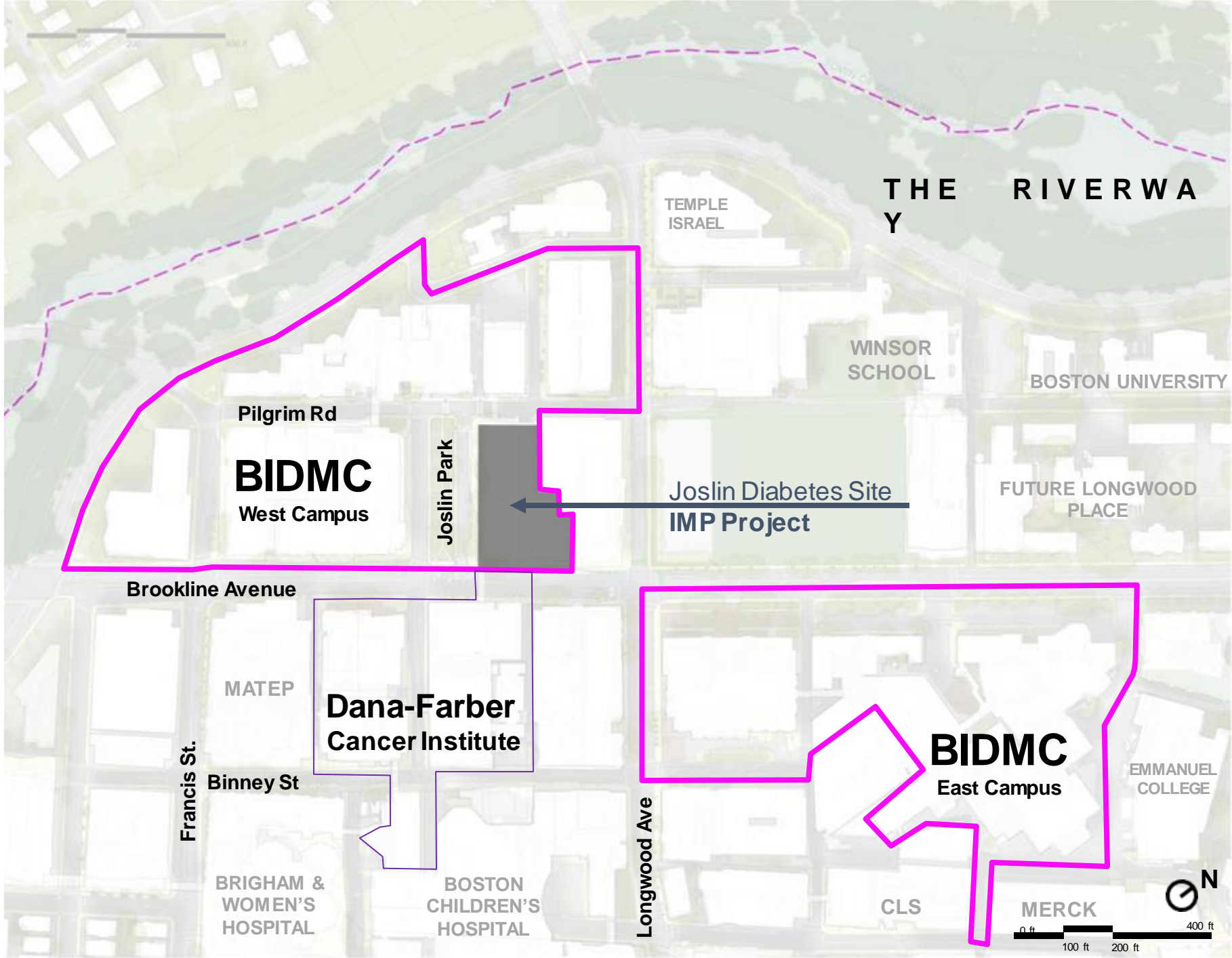
# IMP Project Site Context

Founded in 1898, the **Joslin Diabetes Center (JDC)** merged with **Beth Israel Leahy Health (BILH)** in 2021 after decades of close collaboration between the two institutions.



This partnership specifically built upon the Joslin's close history with the New England Deaconess Hospital, now **Beth Israel Deaconess Medical Center (BIDMC)** – the flagship institution of **BILH**. Since the 2021 merger, BIDMC and JDC are in process to unify their campuses and resources.

# IMP BRIGAS & Dana-Farber

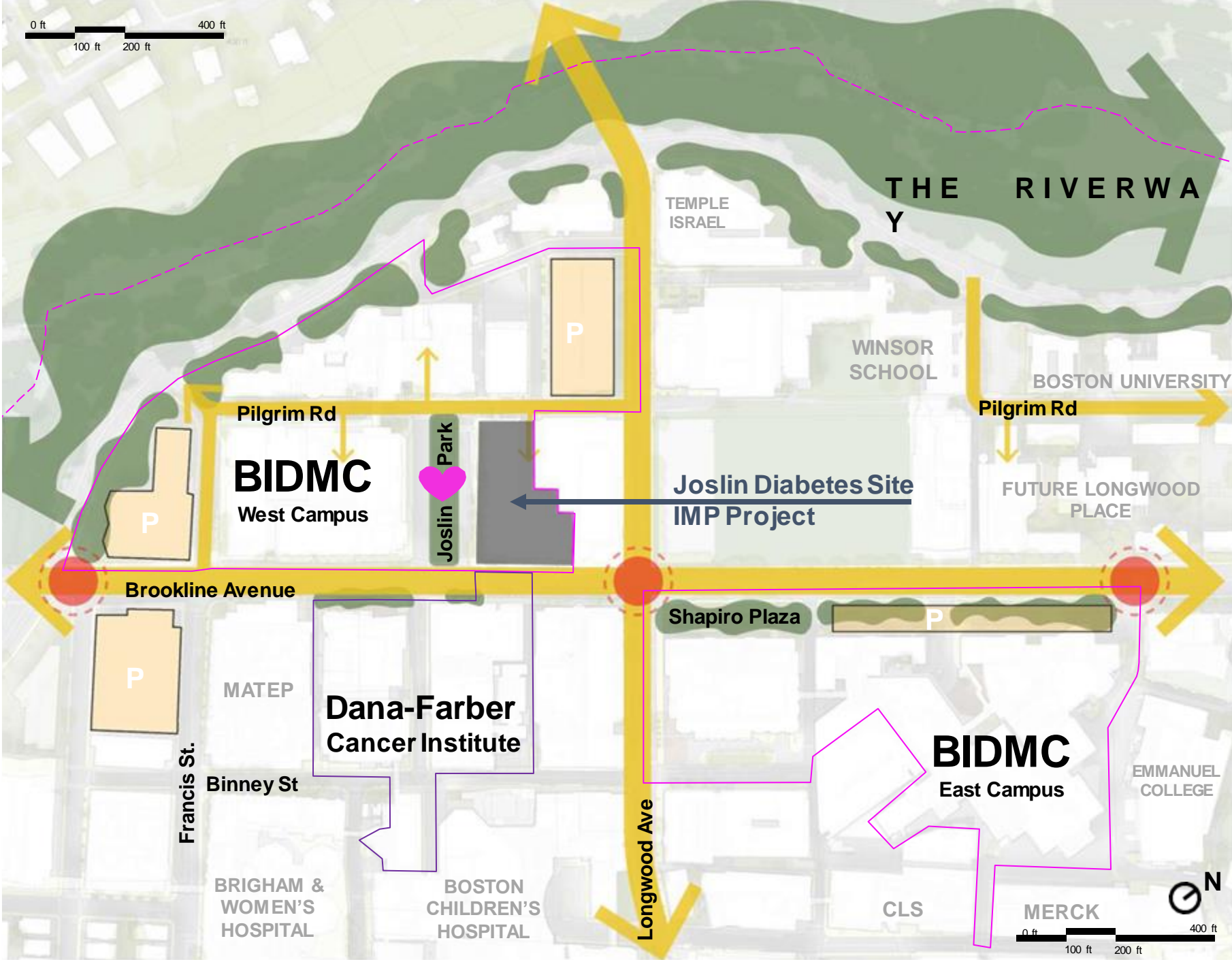


# IMP AREAS: BIDMC & Dana-Farber

Framed by gateways to the Longwood Medical and Academic Area, **Joslin Park** hold potential as a destination for the West Campus.

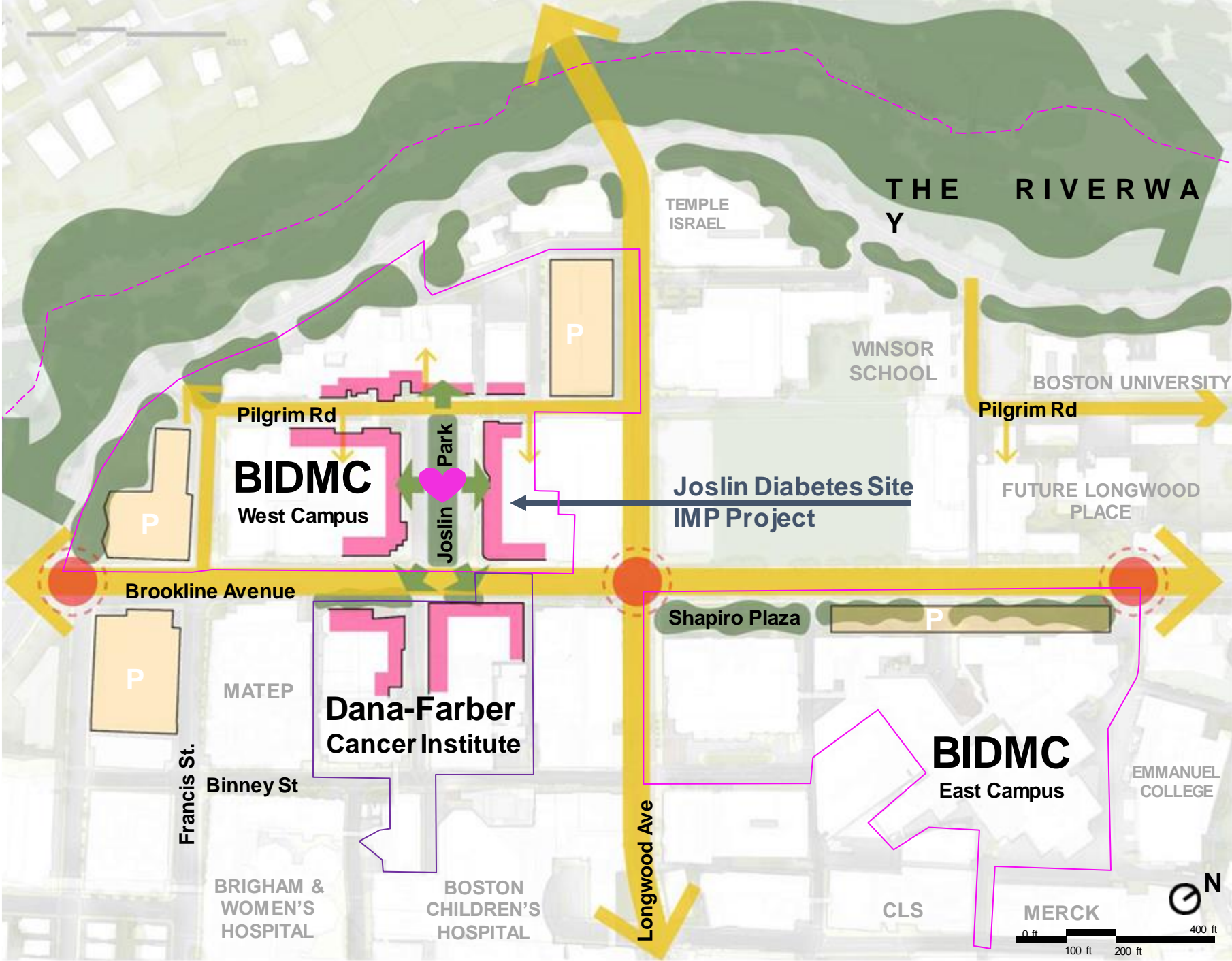


 Gateway / Node



# IMP AREAS: BIDMC & Dana-Farber

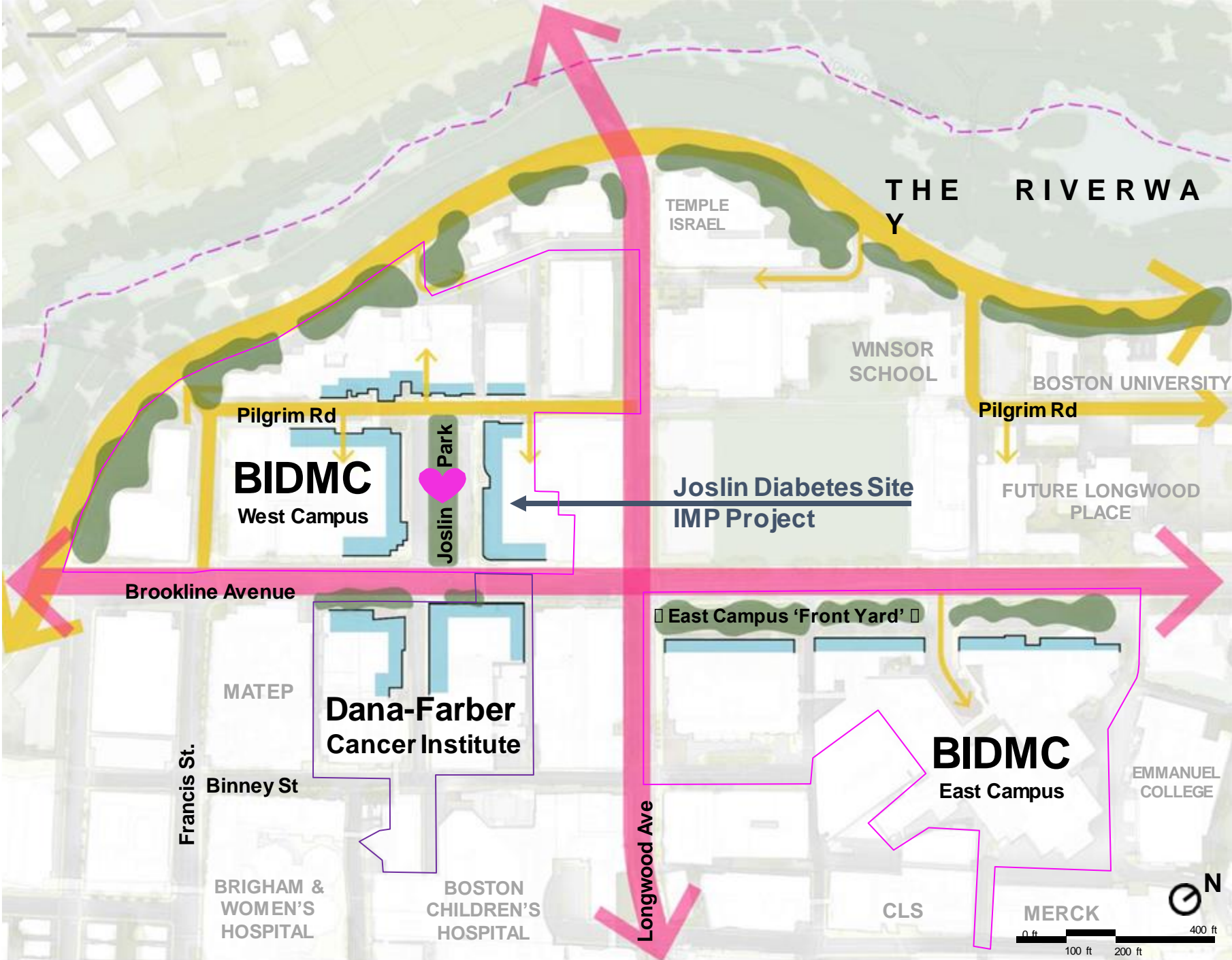
Strengthening the edges of this urban room enhances the public realm to define this signature space for the LMA.



 Gateway / Node

# IMP AREAS: BIDMC & Dana-Farber

Reinforcing **landscape edges, streetscape enhancements, and off-site mitigation measures** further connect the campuses to the greater urban fabric.



# Master Plans

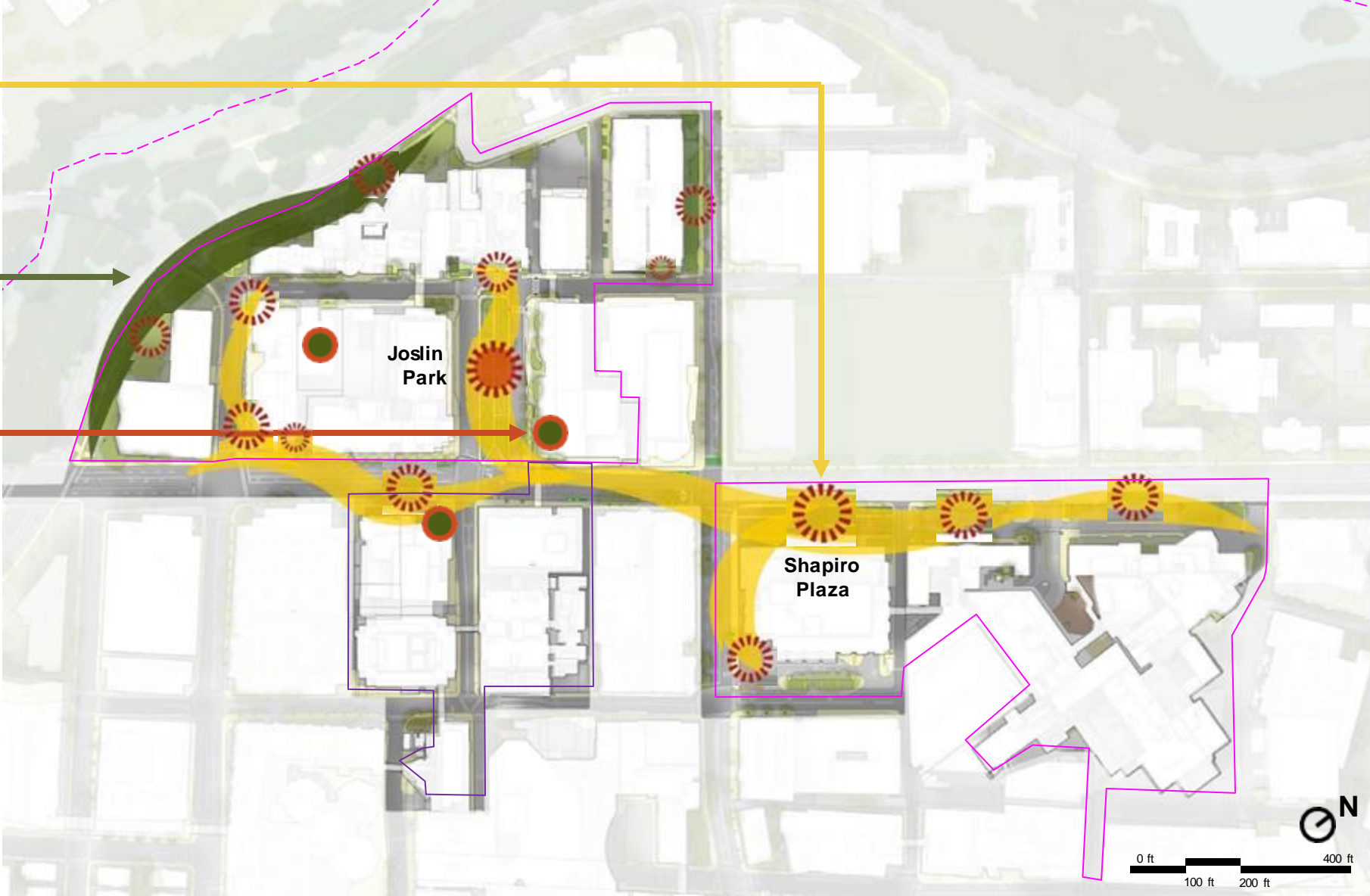
## Ecosystem of Open Spaces

A sequence of active pedestrian plazas and streetscape improvements unfold along the main thoroughfares in coordination with transit and traffic planning.

Dense, passive landscapes buffers frame the Riverway at the campus periphery.

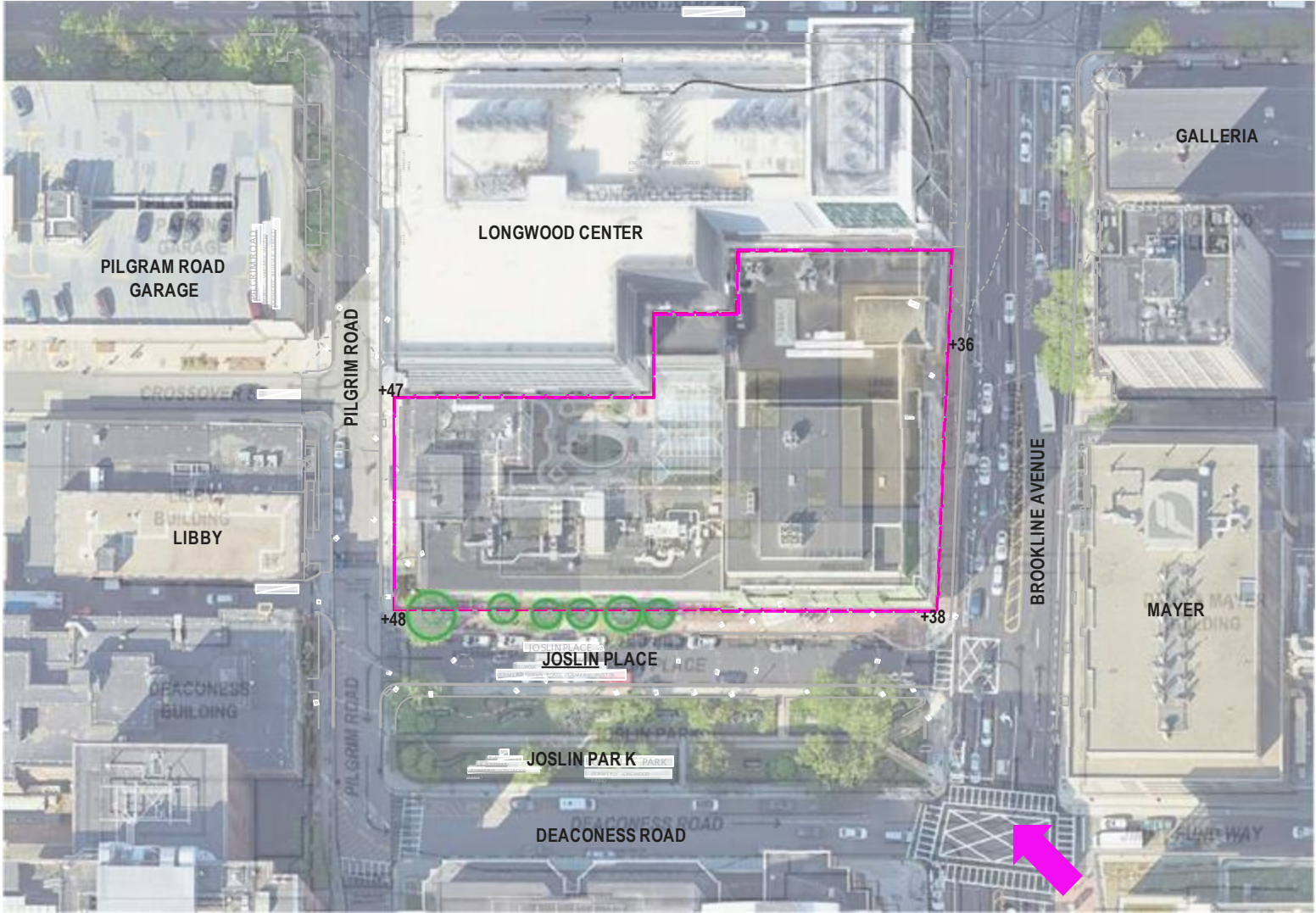
Buildings with “embedded nature” for patients also enliven facades.

The IMPs primary goal is the **enhancement of the Brookline Avenue** pedestrian realm and the **Joslin Park redevelopment**. Secondly, improvement of the Riverway edge that restores landscape continuity.





# Existing Site Plan



**LEGEND**  
 - - - Property Line

 Existing Tree to be Replaced in Kind



Scale: 1" = 50'

# IMP Project Site Plan



**LEGEND**

- - - Property Line
- 30' Wide Deeded Height Limitation Zone, Elevation Varies
- - - Dana-Farber Connector



# IMP Project Plan

## Street Levels (G and 1)

Proposed Parking Garage Curb Cut

Proposed Loading Dock Curb Cut

Accessible Drop-off

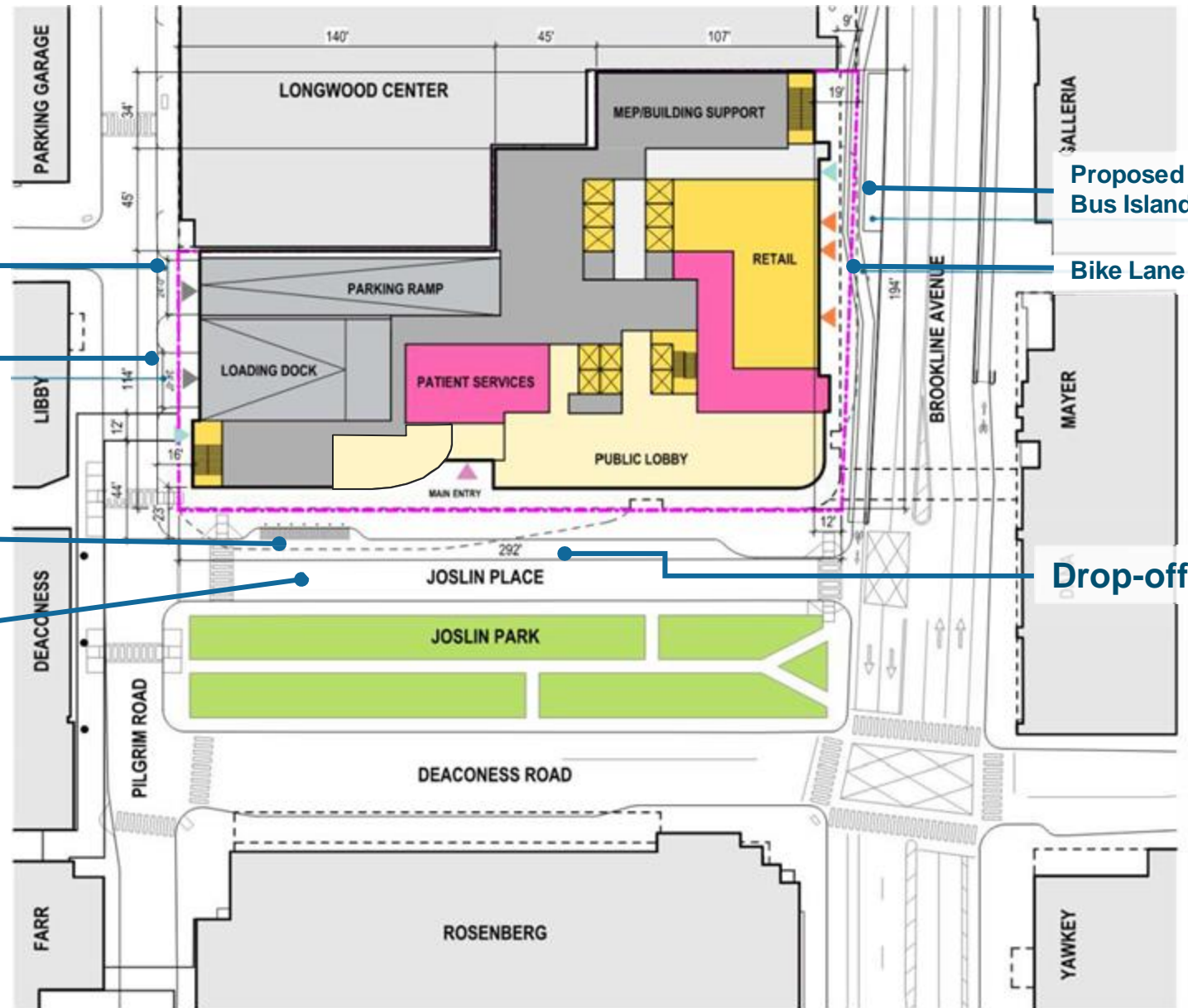
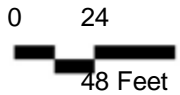
One-Way Vehicle Travel

Lane

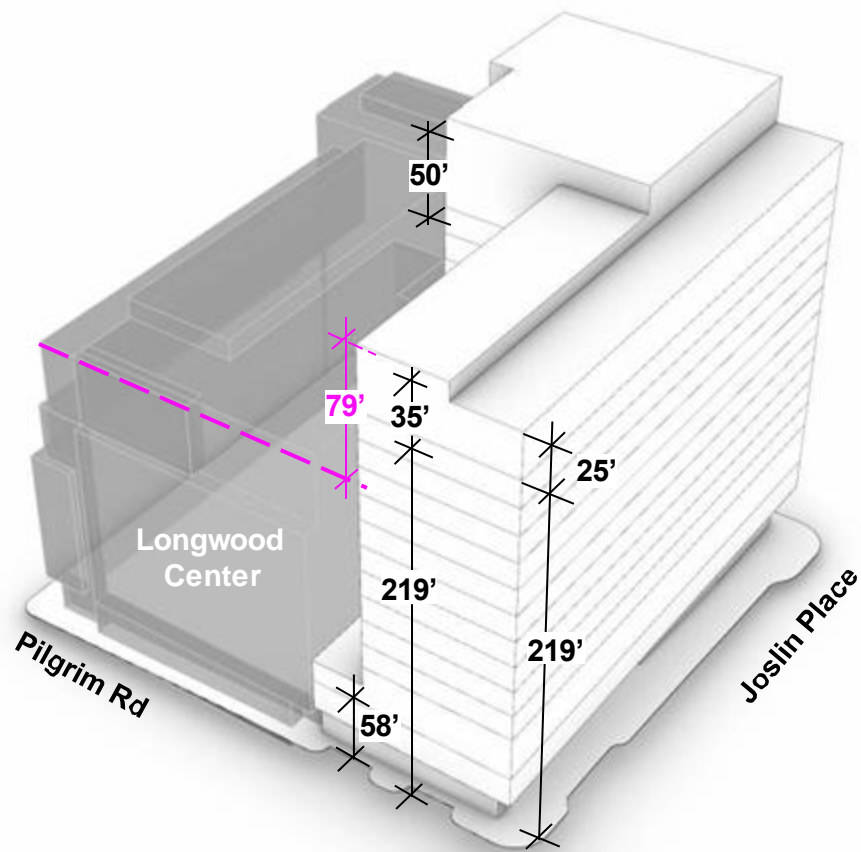
No Parking or Standing along Park

**LEGEND**

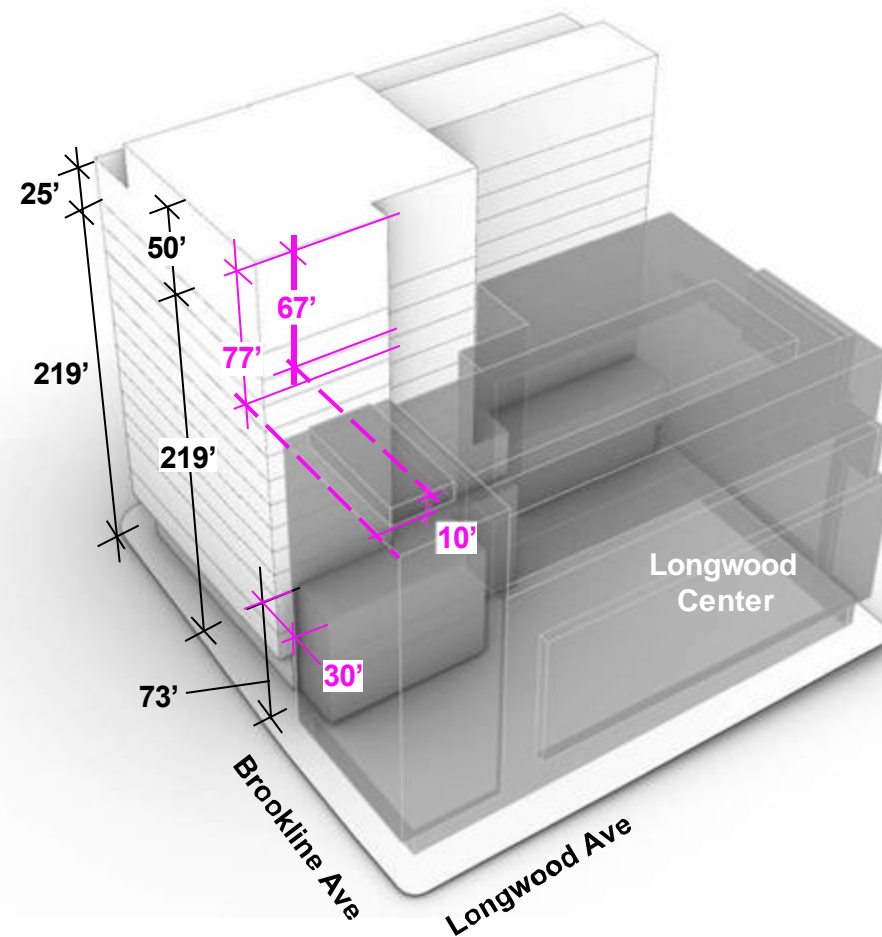
-  Property Line
-  Dana-Farber Connector
-  Main Entry
-  Vehicular Entry
-  Staff Entry
-  Retail Entry



# IMP Project Massing

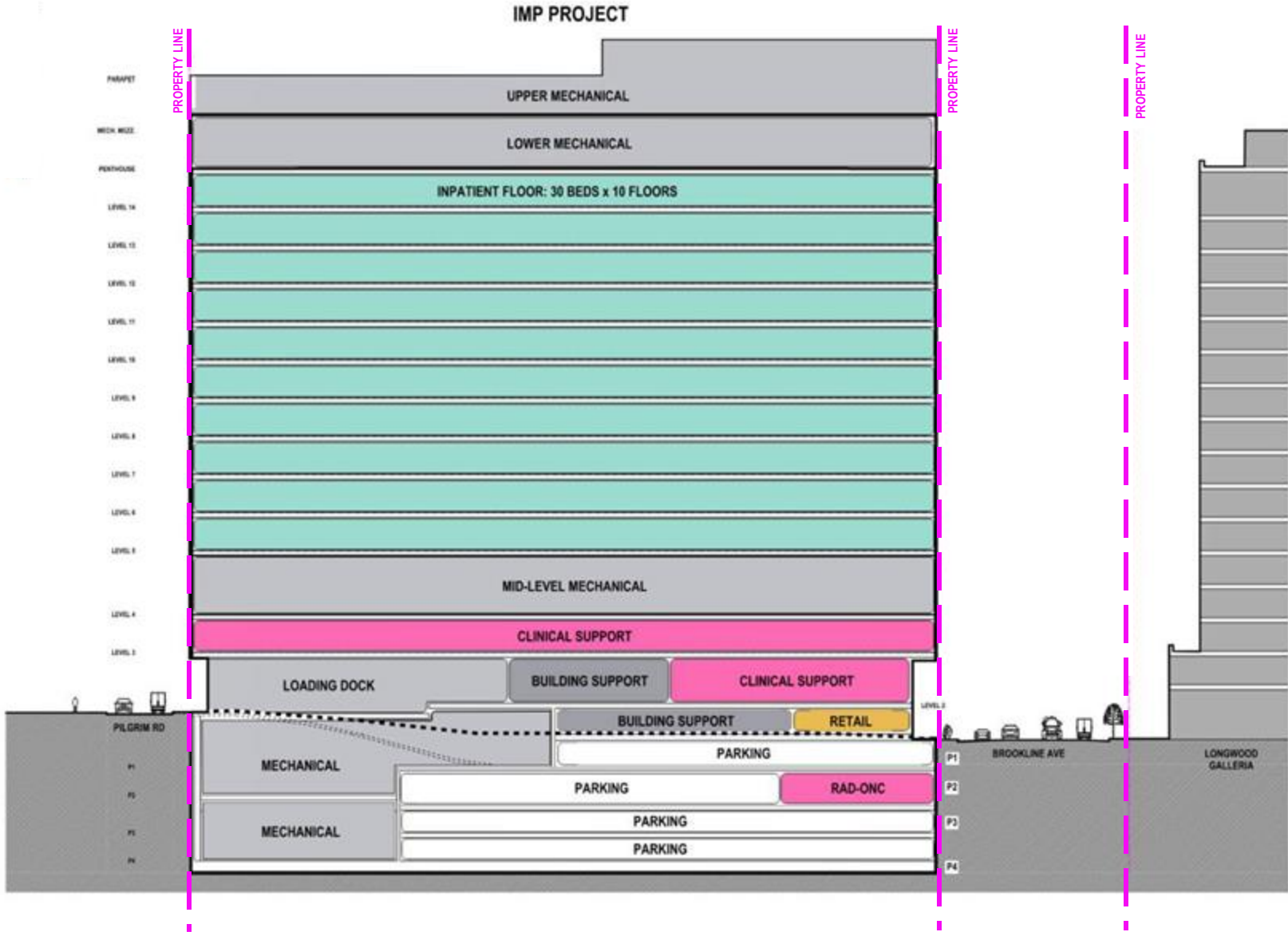
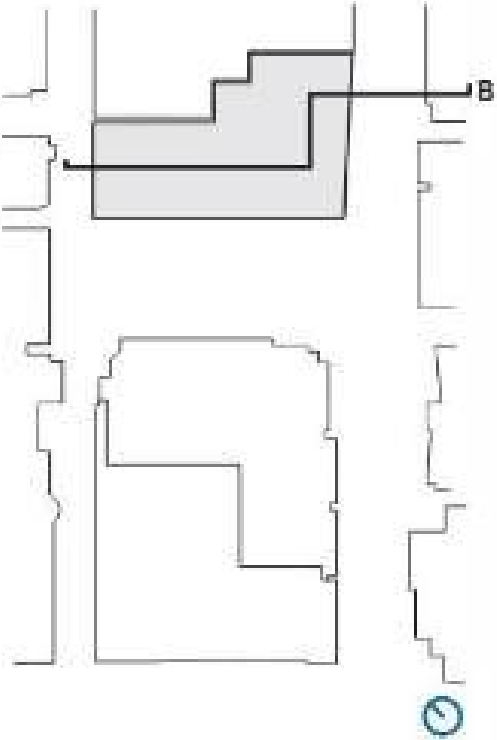


Floor	Height
G and 1	Varies / 21'
2	15'-0"
3	15'-0"
4 (Mech)	25'-0"
thru 14	15'-0"
Mech.	Varies
Pent.	<b>43.28</b>
<b>Avg. Grade</b>	



# Program Stacking

## E-W Section



# Proposed IMP Project Massing

## Jimmy Fund Way @ Brookline Ave

### Project Gross Floor Area:

450,000 Sq.Ft.

### Floor Area Ratio:

4.74

### Primary Use:

Institutional (300 Bed Hospital)

### Secondary Use:

Local Retail (5,000 GSF)

### Ancillary Use:

Underground Parking (250 Cars)

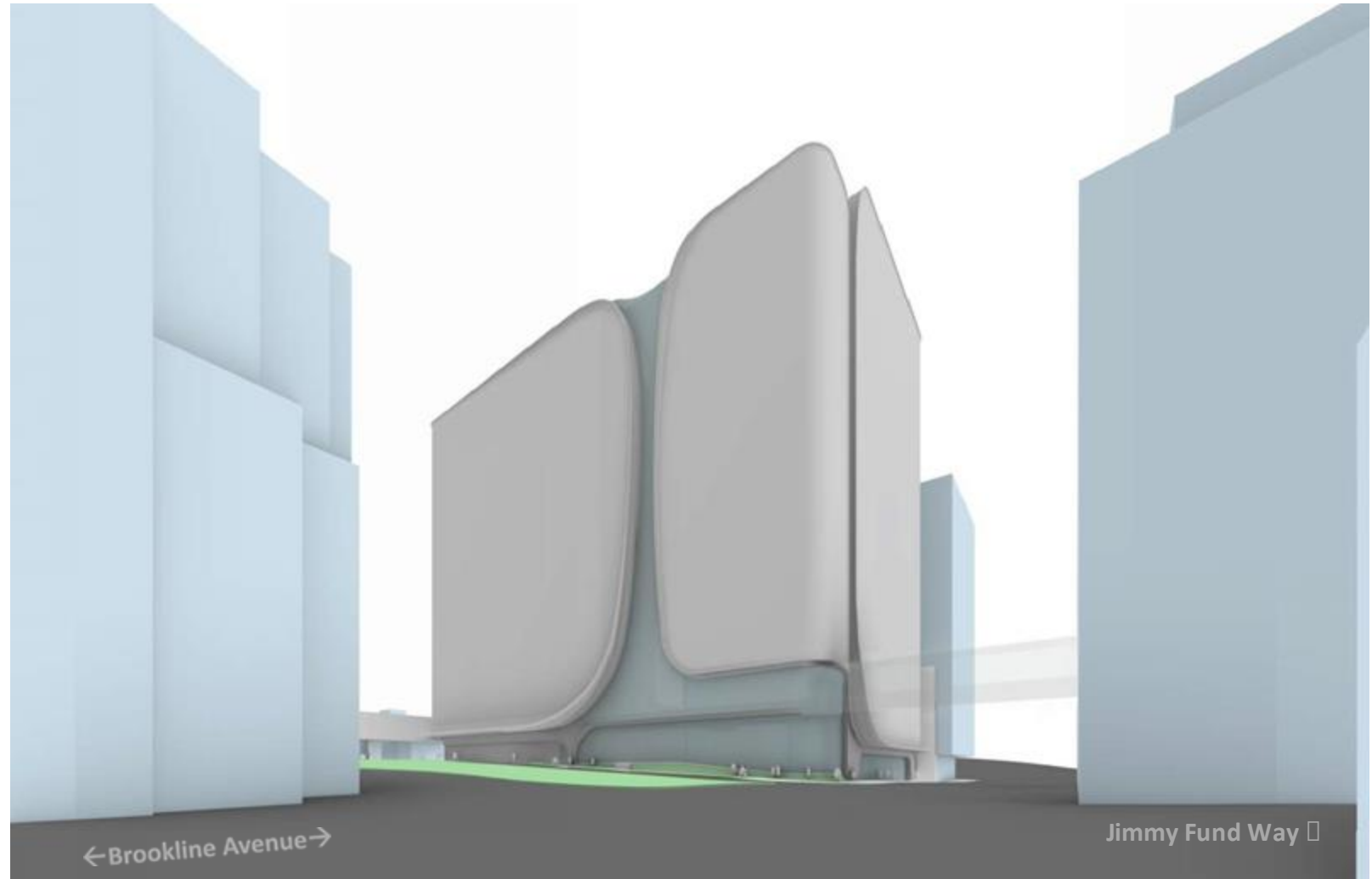
*(Patient and Visitor Only)*

### Scope:

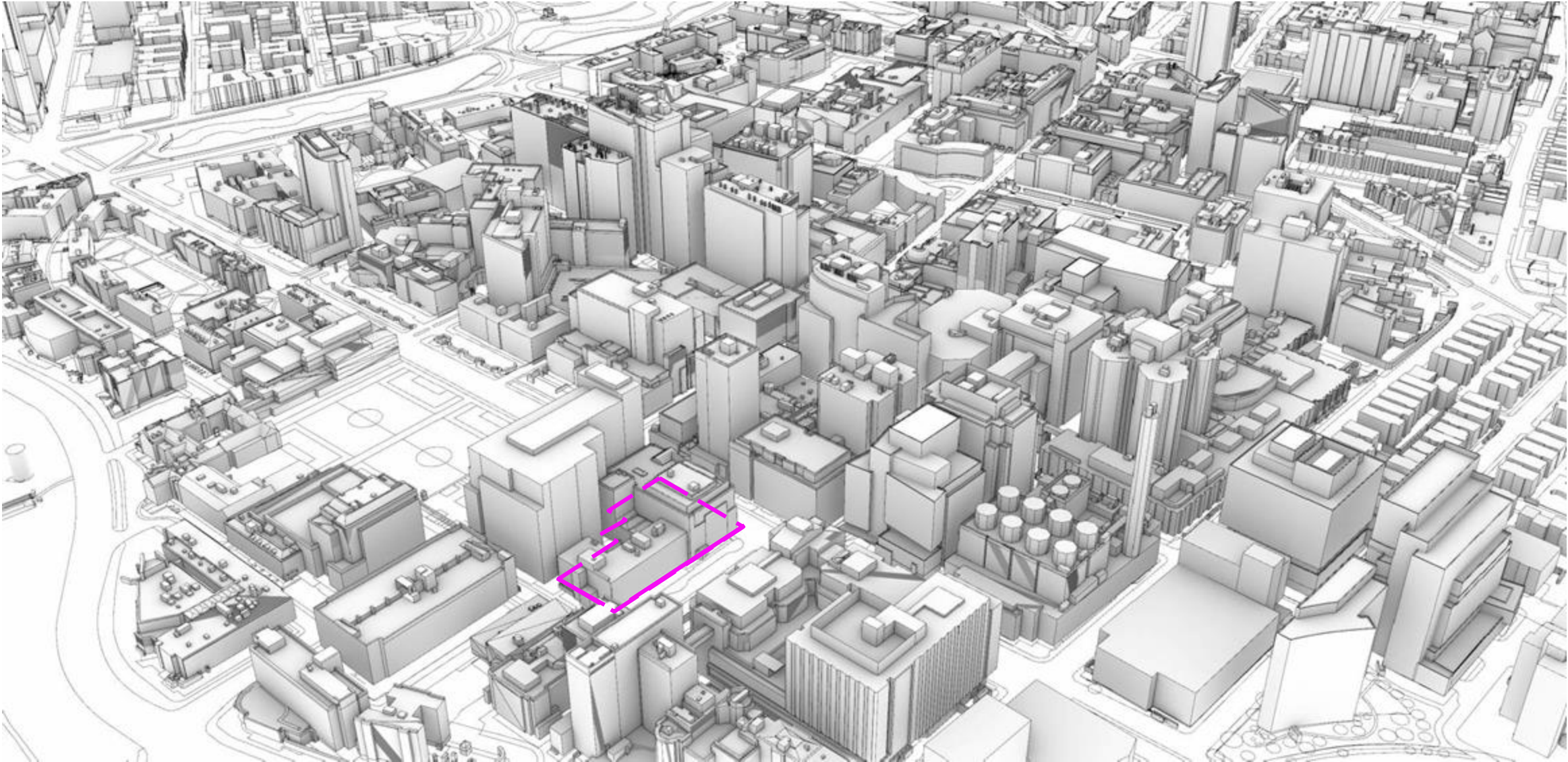
14 Stories above grade

4 Stories below grade

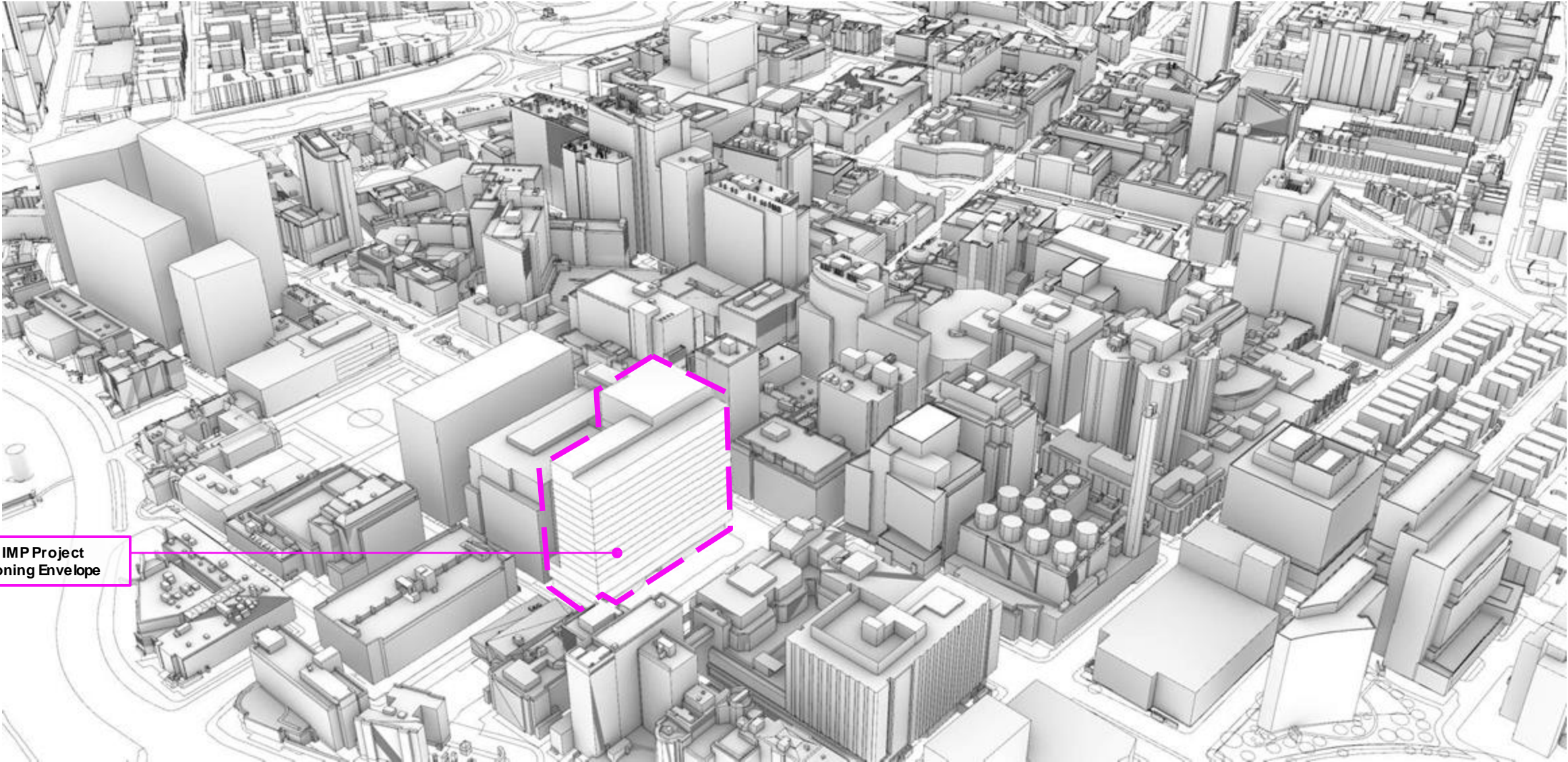
Enclosed mechanical penthouse



# IMP Project Context | Existing Conditions



# IMP Project Context | Future State



IMP Project  
Zoning Envelope



# Public Realm

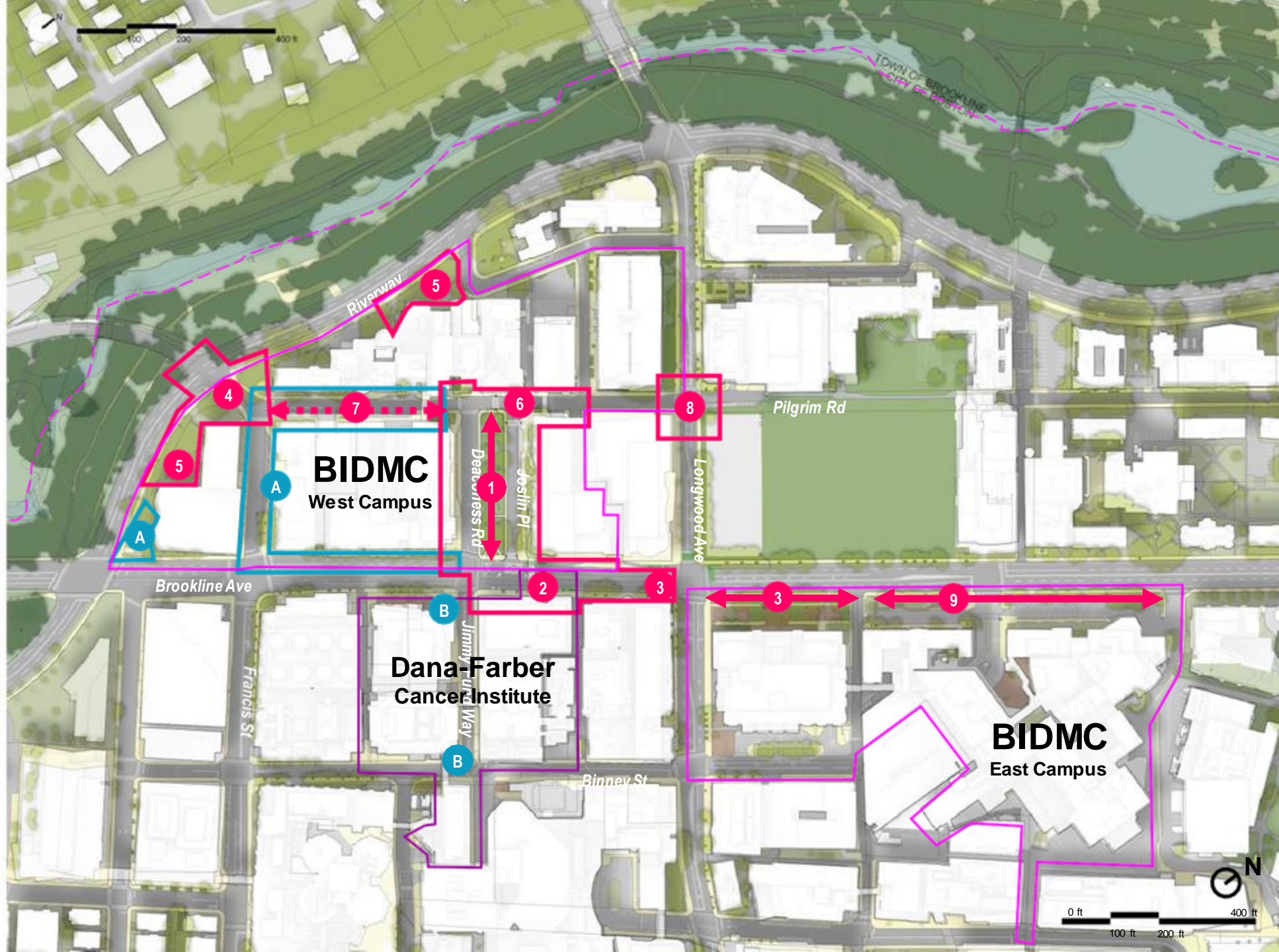
## Proposed Improvements

### Recent Improvements

- A** West Campus / Klarman Upgrades
- B** DFCI Plaza Enhancements

### Proposed Improvements

- 1** Joslin Park Redevelopment
- 2** Brookline Ave Streetscape
- 3** Brookline Ave Transit & Bike Lanes
- 4** Netherland Road Intersection
- 5** Riverway Landscape Infills
- 6** Pilgrim Road Streetscape
- 7** Pilgrim Road Two-way Travel
- 8** Pilgrim Road Pedestrian Safety
- 9** Kirstein Rad/Onc Landscape Study



# IMP Project Milestones

## 2024

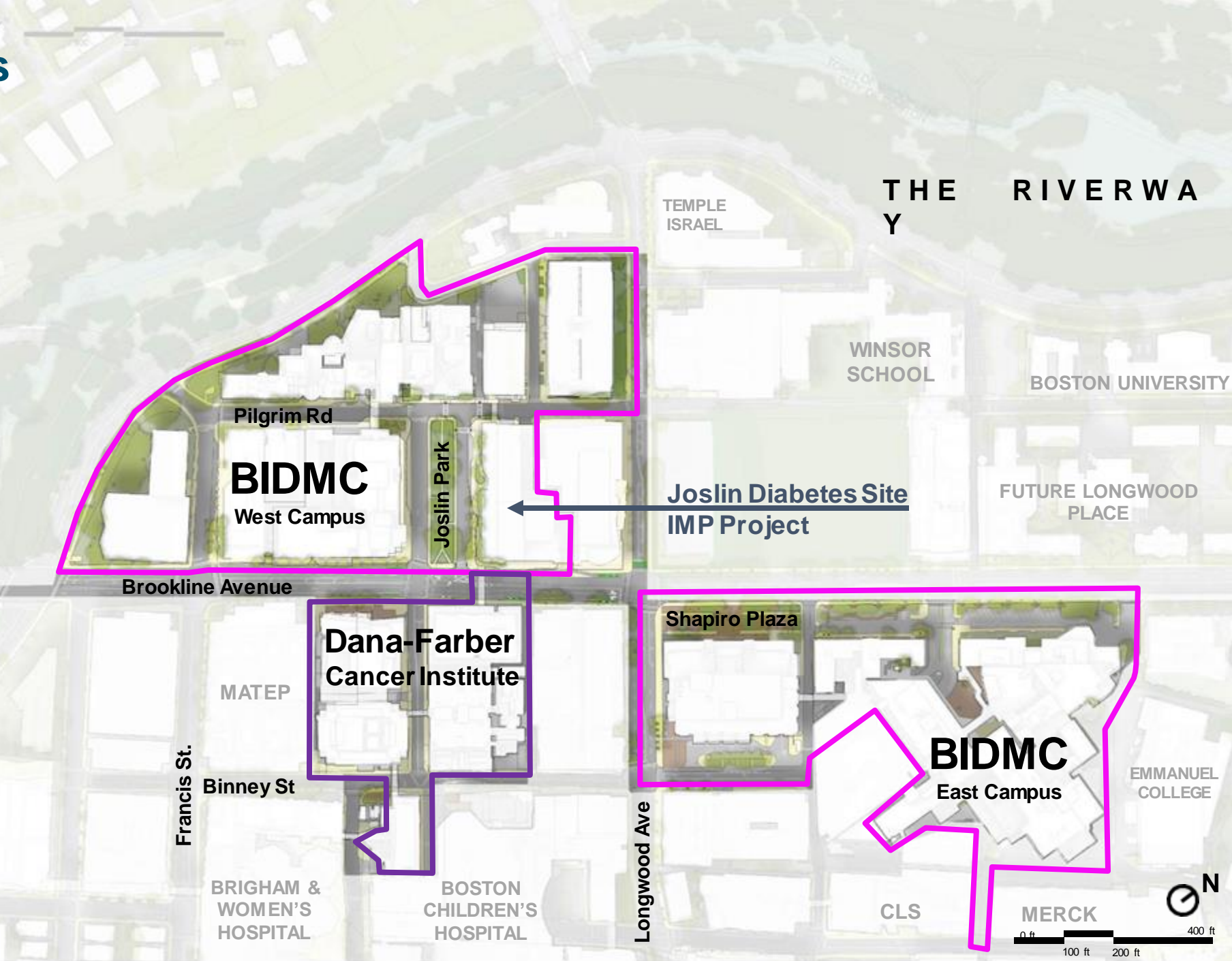
- Planning Department 80D IMP Approvals
- BZC IMP Approvals
- MEPA Review Completion
- DPH Determination of Need

## 2025

- Article 80B Large Project Review
- Parks Commission Approval
- Public Improvements Commission Approvals
- Demolition Delay Completion
- DPH Plan Review/Approval

## 2026

- Start of Demolition and Construction



# IMP BRIDMC & Dana-Farber

