



# St. Elizabeth's Medical Center

SEMC Neighborhood Task Force  
Proposed Institutional Master Plan  
and Proposed Parking Garage

October 2, 2019





# St. Elizabeth's Medical Center Proposed Projects *Task Force Meeting Agenda*

- **Team Introductions**
  - **The IMP Process and Current Status**
    - *Submitted – August 20th*
    - *Public Meeting – October 15th*
    - *Comment Period Ends – October 25th*
  - **SEMC Today: Success and Challenges**
  - **Review of Proposed IMP Project**
  - **Review of Parking Garage**
  - **Traffic and Parking**
  - **Community Benefits**
- 

# St. Elizabeth's Medical Center Proposed Project

## Context Plan and Goals



- Improve access for patients and visitors
- Improve open space on campus
- Improve patient, visitor, and staff parking
- Expand critical patient care programs
- Remove obsolete and inefficient buildings
- Renew and repurpose underutilized buildings



# St. Elizabeth's Medical Center Proposed Project

## Site Plans



*Existing*



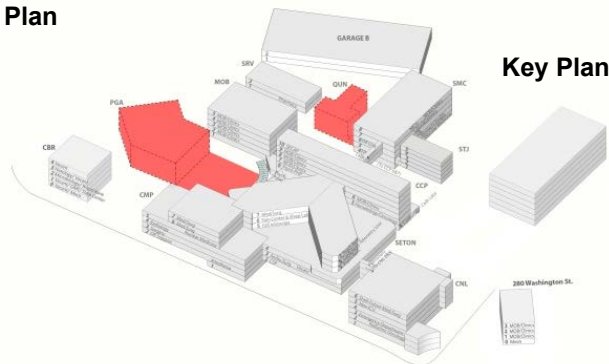
*Proposed*

# St. Elizabeth's Medical Center Proposed Project

## Main Entry Site Work



Proposed Site Plan



Key Plan



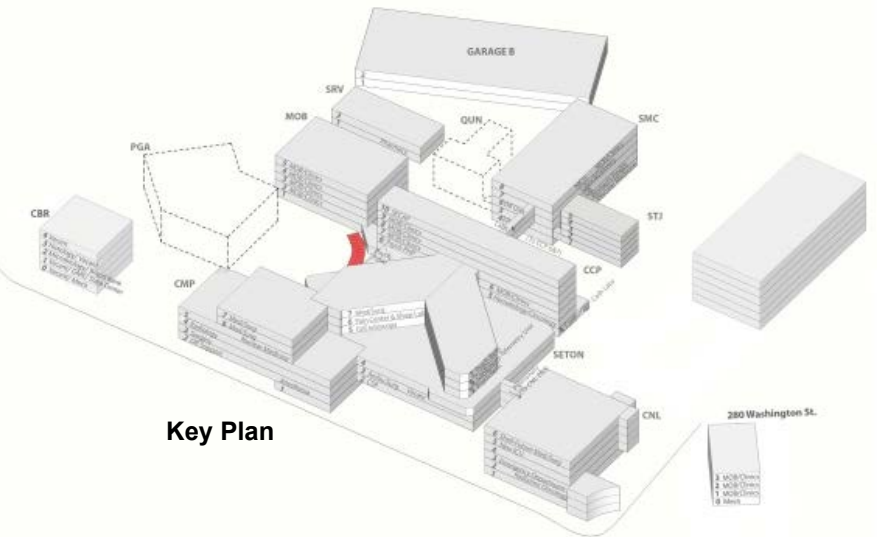
Perspective View - Existing



New Healing Garden & New Main Entry

# St. Elizabeth's Medical Center Proposed Project

## *New Entry*



Key Plan



Perspective View - Proposed

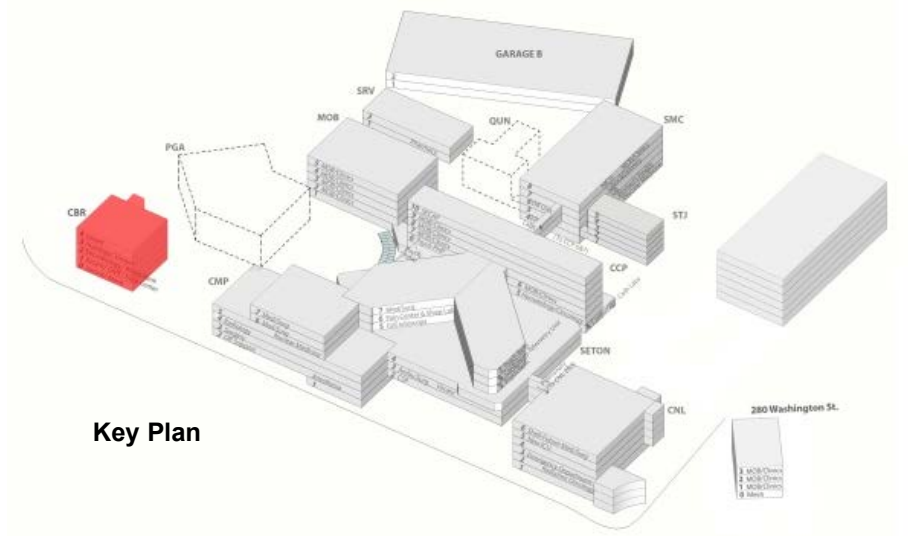


Perspective View - Existing



# St. Elizabeth's Medical Center Proposed Project

## *CBR New Exterior*



Perspective View - Existing



Perspective View - Proposed

# St. Elizabeth's Medical Center Proposed Projects

## *Existing Site Images*





# St. Elizabeth's Medical Center Proposed Projects

## *Existing Site Images*



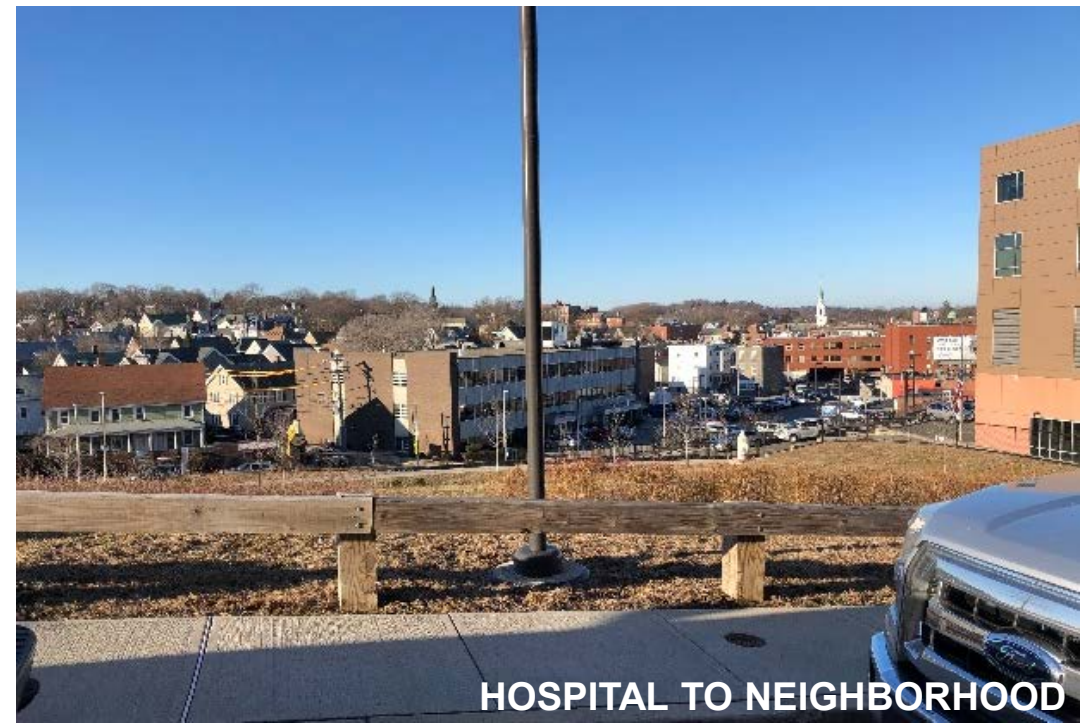
NW VIEW TO SITE



CAMBRIDGE ST. TO HOSPITAL



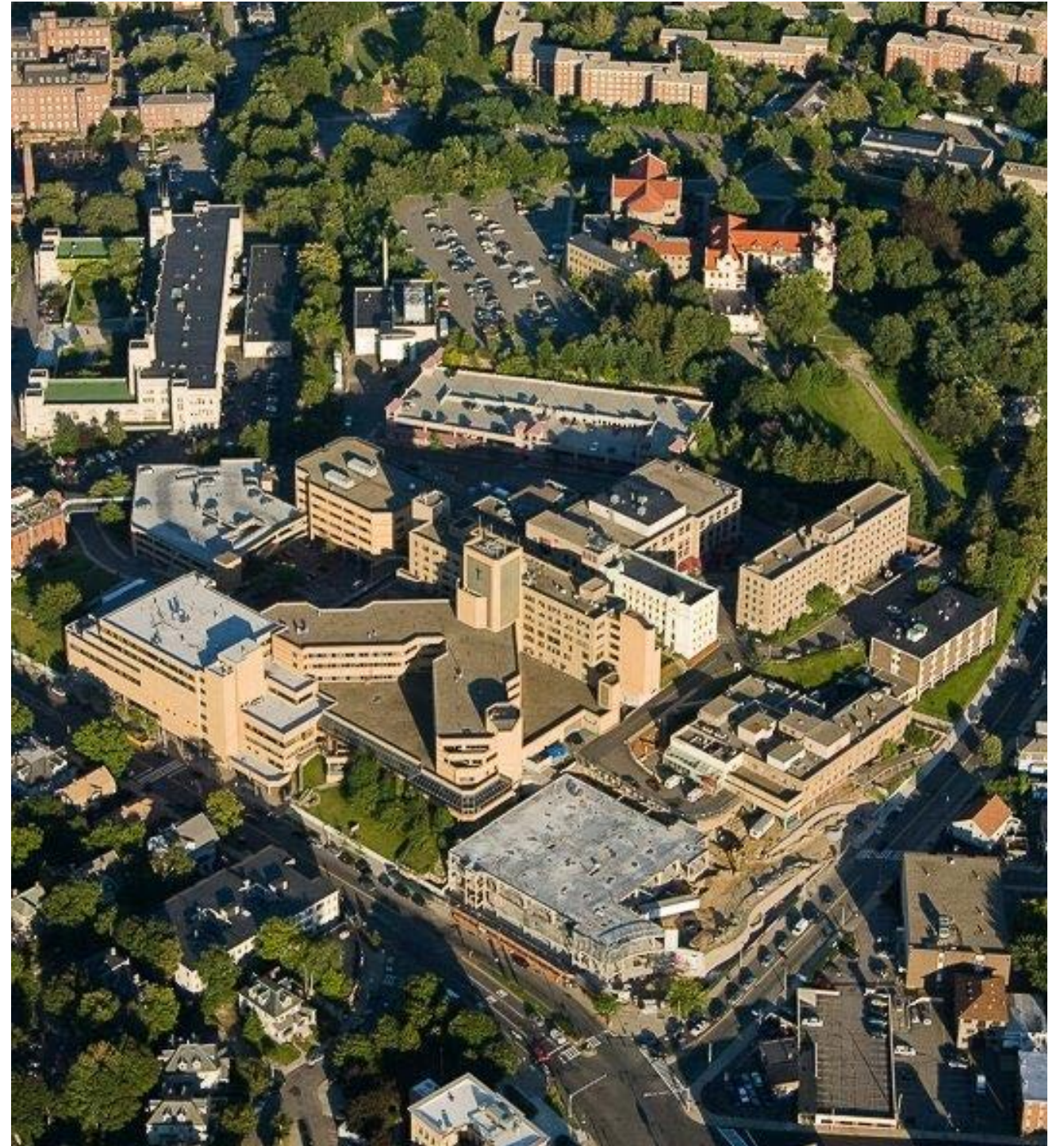
SW VIEW TO SITE



HOSPITAL TO NEIGHBORHOOD

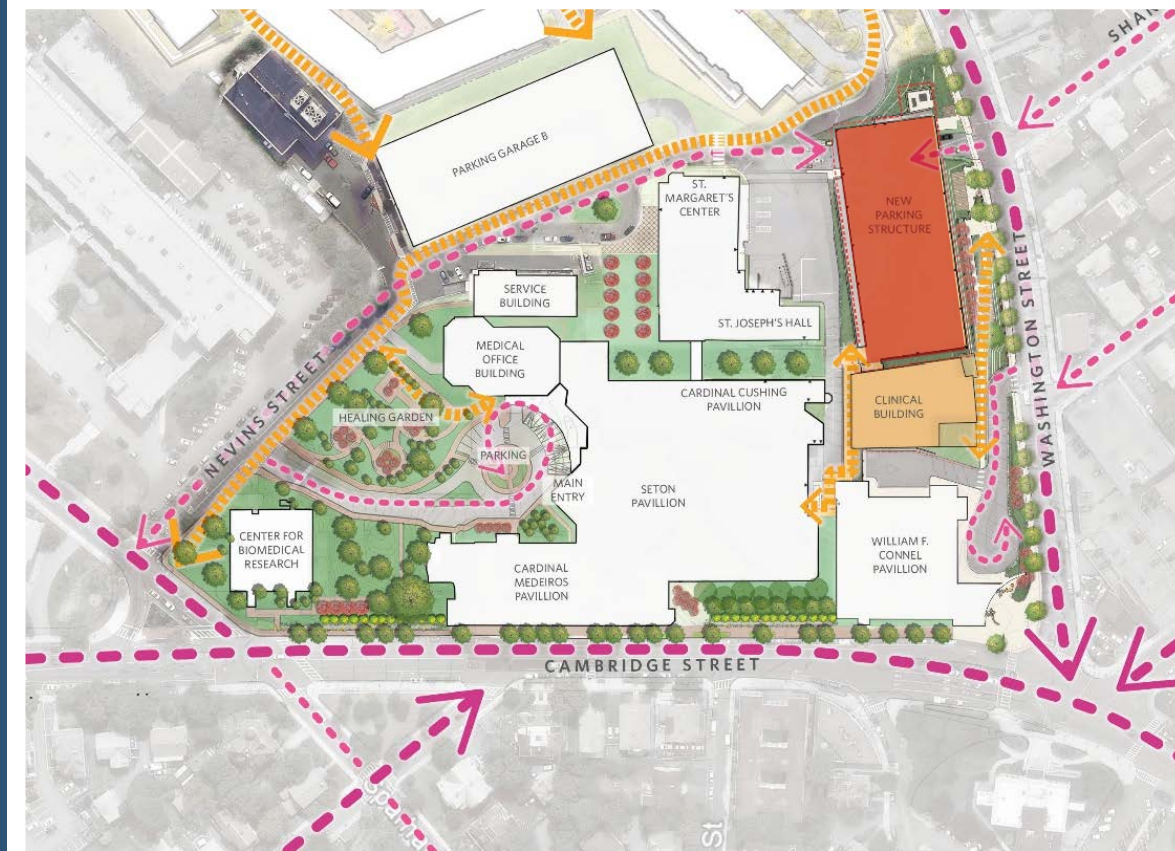
# St. Elizabeth's Medical Center Proposed Projects

*Former SEMC buildings on site - 2011*

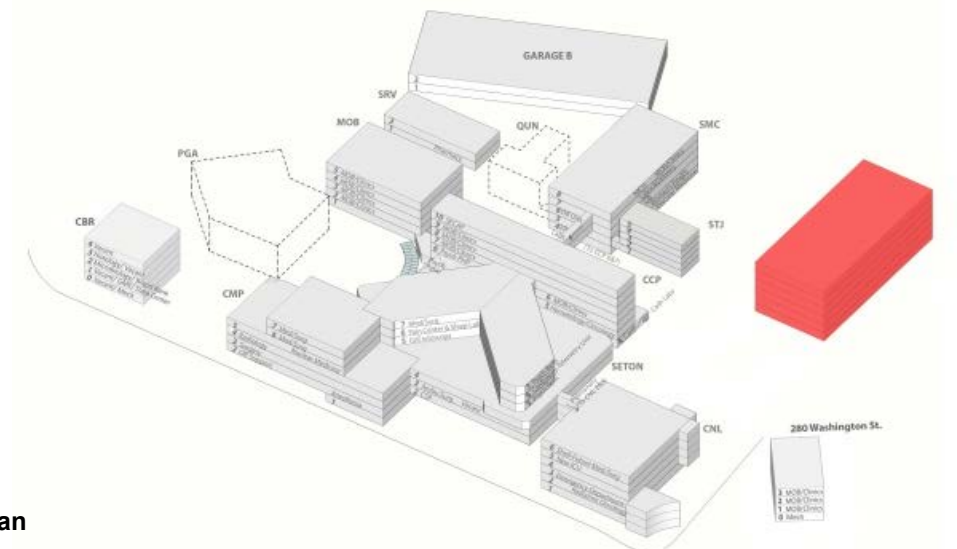


# St. Elizabeth's Medical Center Proposed Project

## *New Parking Structure*



Overall Site Plan



Key Plan

# St. Elizabeth's Medical Center Proposed Projects

## *New Parking Structure – Previously Presented to Task Force*

- 8 levels of parking at approx. 810 total spaces
- 123' x 290' floor plate
- Upper (L3) and lower (L1) level entries



Perspective View - Existing



Perspective View - Proposed



# St. Elizabeth's Medical Center Proposed Project

## *New Parking Structure*



- 6 levels of parking at approx. 610 total spaces
- 123' x 290' floor plate
- Upper (L4) and lower (L1) level entries



Perspective View - Existing

# St. Elizabeth's Medical Center Proposed Project *New Parking Structure*



Intersection View

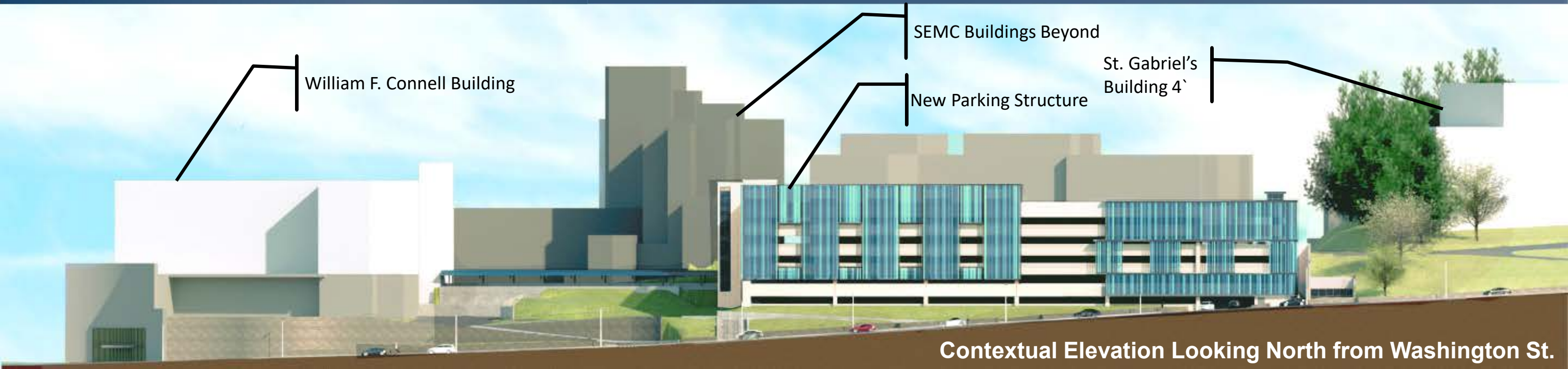


Street View

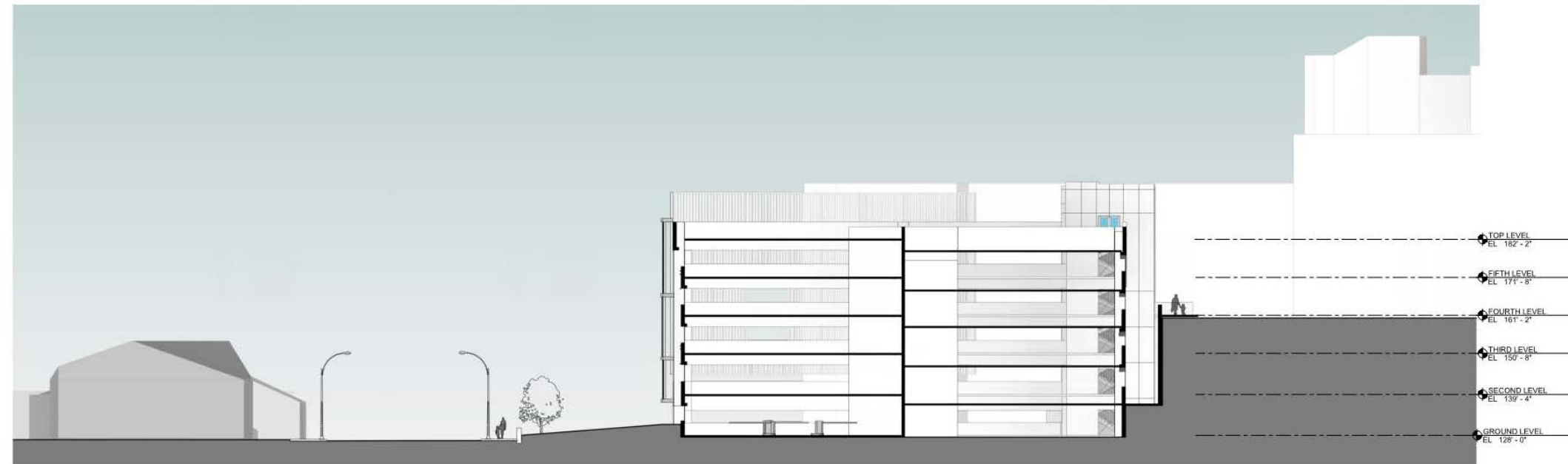


# St. Elizabeth's Medical Center Proposed Project

## *New Parking Structure – Elevation / Section*



- 6 levels of parking at approx. 610 total spaces
- 123' x 290' floor plate
- Upper (L4) and lower (L1) level entries
- 11'-4" and 10'-6" floor to floor heights



**Contextual Section Looking West across Washington St.**

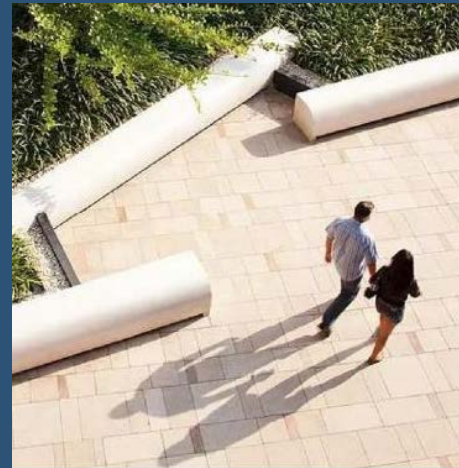
# St. Elizabeth's Medical Center Proposed Project *Washington Street Corridor – Site Design*

Steward

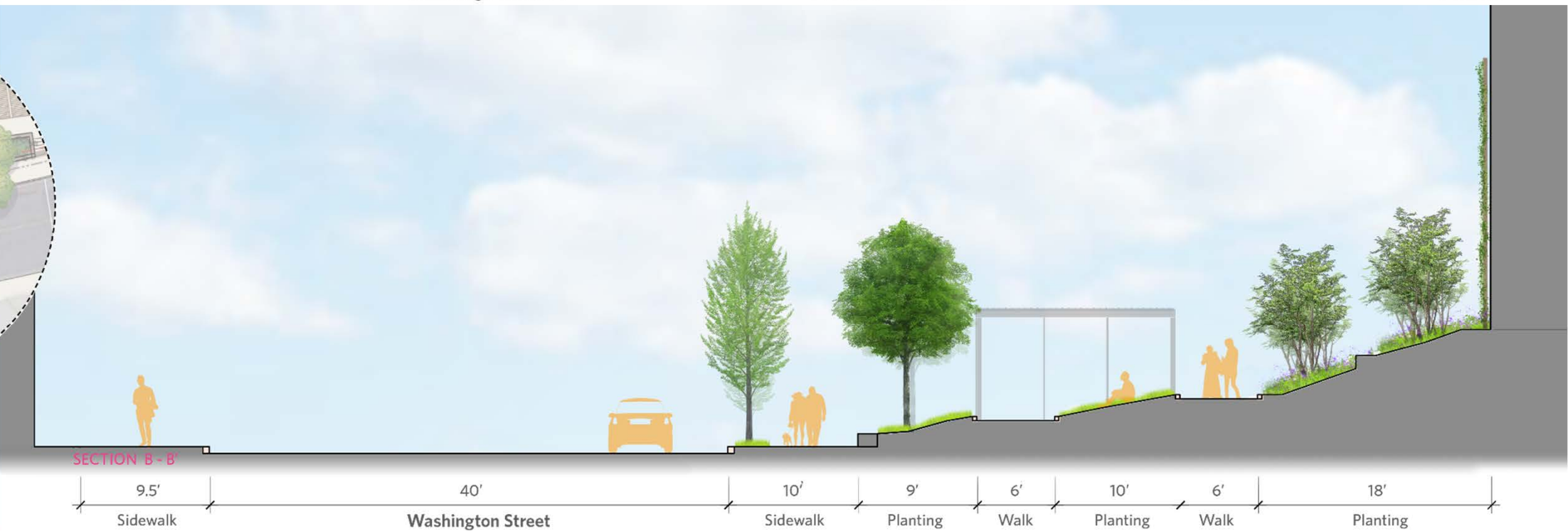
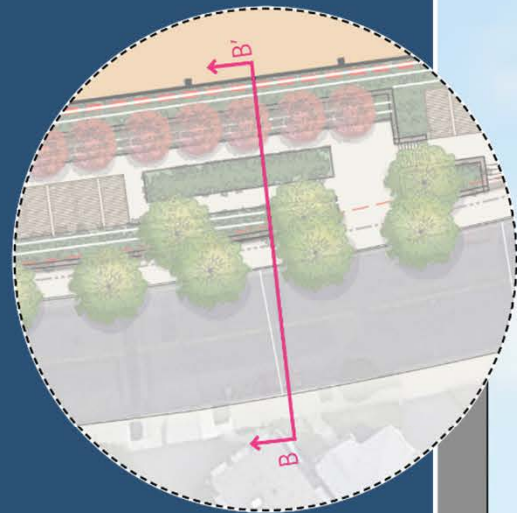
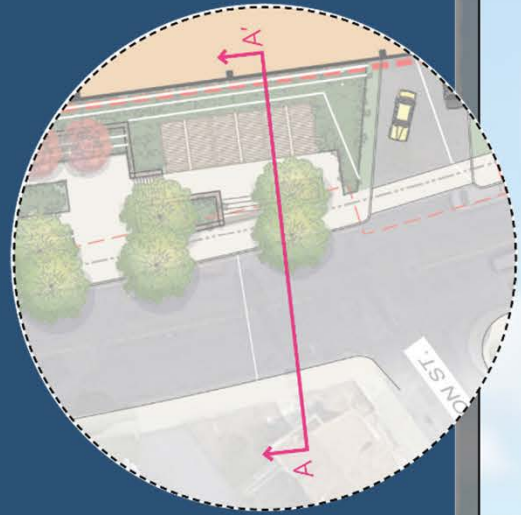




# St. Elizabeth's Medical Center Proposed Project *New Parking Structure – Street View*



# St. Elizabeth's Medical Center Proposed Project *Washington Street Corridor – Site Design*



# St. Elizabeth's Medical Center Proposed Projects *Cambridge & Washington Street Landscaping Plans*





# St. Elizabeth's Medical Center Proposed Projects *Transportation Study Area*





# St. Elizabeth's Medical Center Proposed Projects

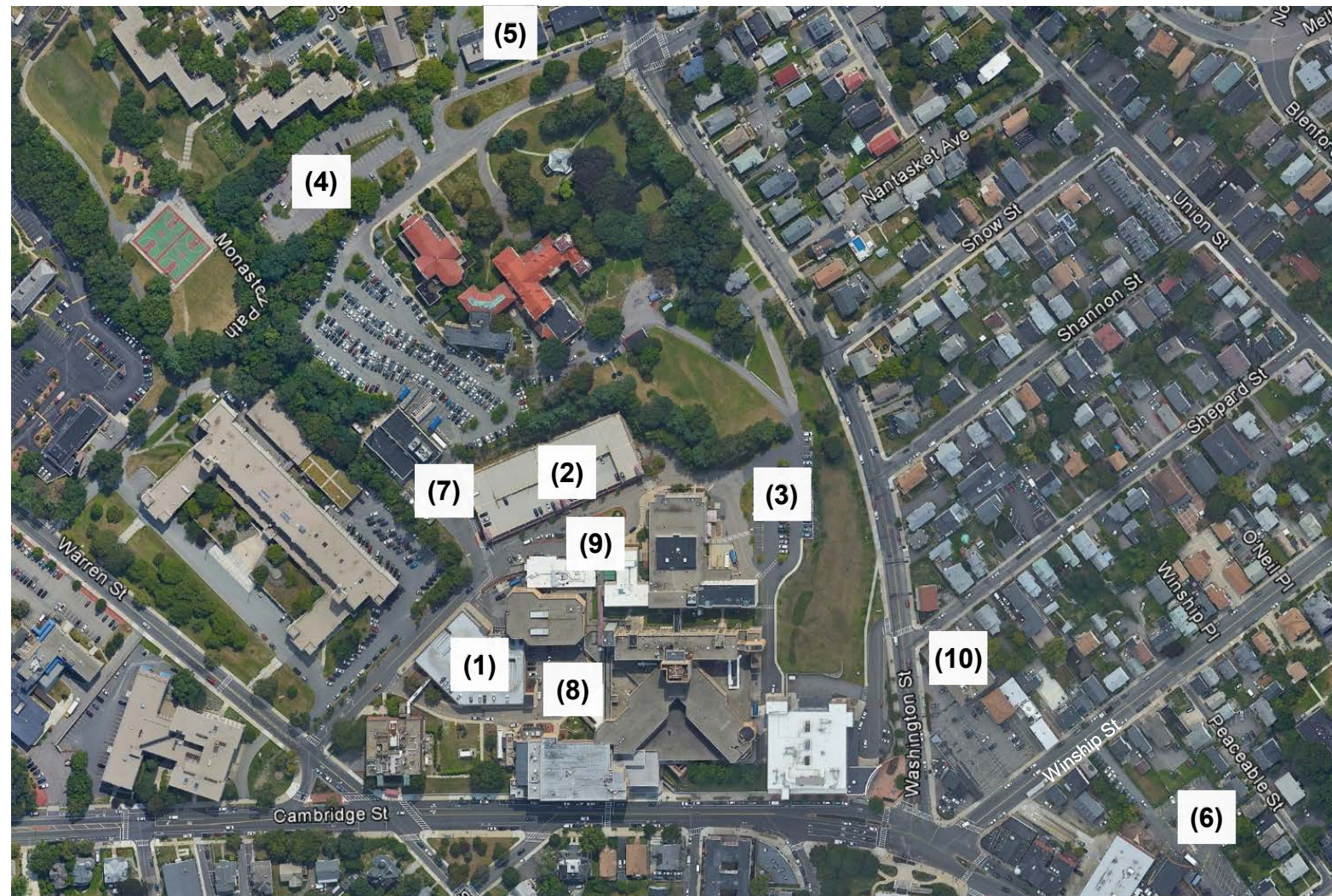
## *Parking Objectives*

- Accommodate growth of critical patient care services
- Provide sufficient on-site parking supply for patients, visitors, and staff
- Reduce Reliance on remote/neighborhood satellite lots

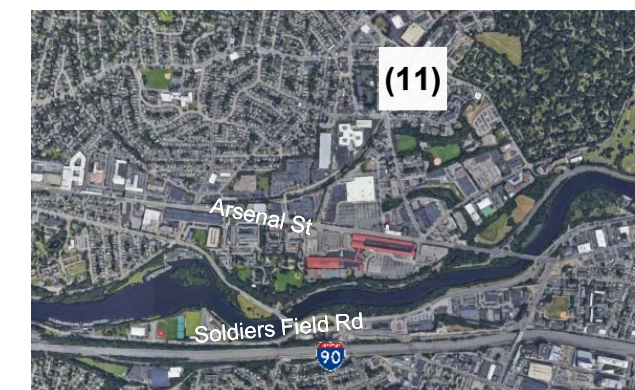


# St. Elizabeth's Medical Center Proposed Projects

## Parking Zone Map



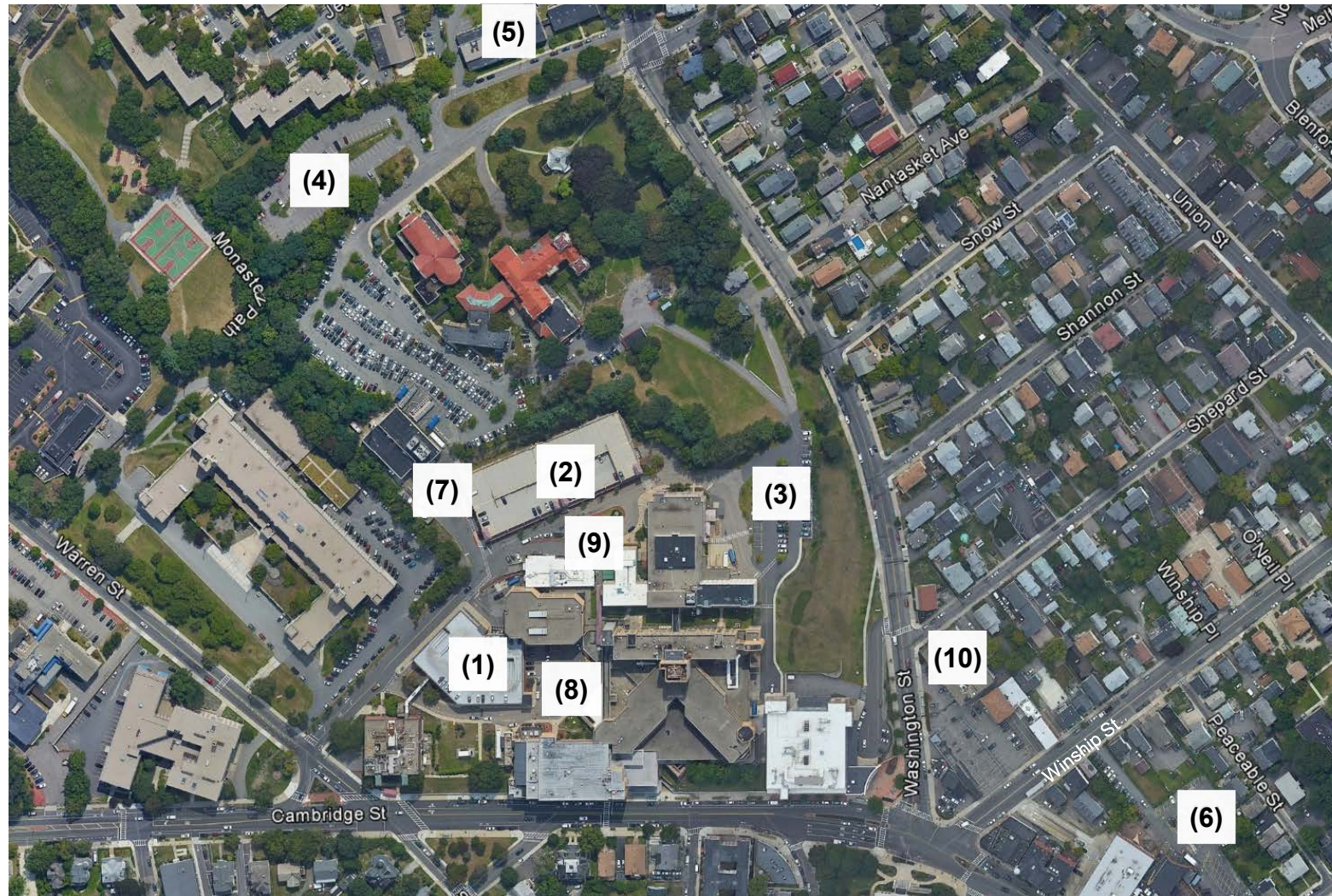
PARKING SUMMARY : EXISTING				
	Location	Marked Spaces	Valet Spaces	Total
(1)	Garage A	256	10	266
(2)	Garage B	398	25	423
(3)	OLH Surface Lot	47	30	77
(4)	Annex Lot	100	0	100
(5)	RCAB Lot	40	0	40
(6)	Elks Lot	110	0	110
(7)	Maintenance Area	7	0	7
(8)	Main Entry (Valet)	16	18	34
(9)	Service Bldg (Valet)	13	0	13
(10)	280 Washington St	21	0	21
(11)	65 Grove St	100	0	100
Total Supply		1,108	83	1,191
Demand				1,097
Surplus Capacity				94



65 Grove Street

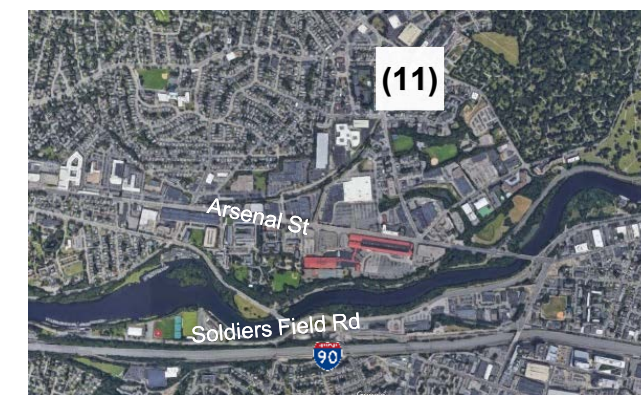
# St. Elizabeth's Medical Center Proposed Projects

## Parking Summary: During New Garage Construction



St. Elizabeth's Medical Center Campus

PARKING SUMMARY DURING NEW GARAGE CONSTRUCTION				
	Location	Marked Spaces	Valet Spaces	Total
(1)	Garage A	256	10	266
(2)	Garage B	398	25	423
(3)	OLH Surface Lot	0	0	0
* (4)	Annex Lot	100	0	100
** (5)	RCAB Lot	40	0	40
(6)	Elks Lot	110	0	110
(7)	Maintenance Area	7	0	7
(8)	Main Entry (Valet)	16	18	34
(9)	Service Bldg (Valet)	13	0	13
(10)	280 Washington St	21	0	21
*** (11)	65 Grove St	100	0	100
Total Supply		1,061	53	1,114
Demand				1,097
Surplus Capacity		****		17



65 Grove Street

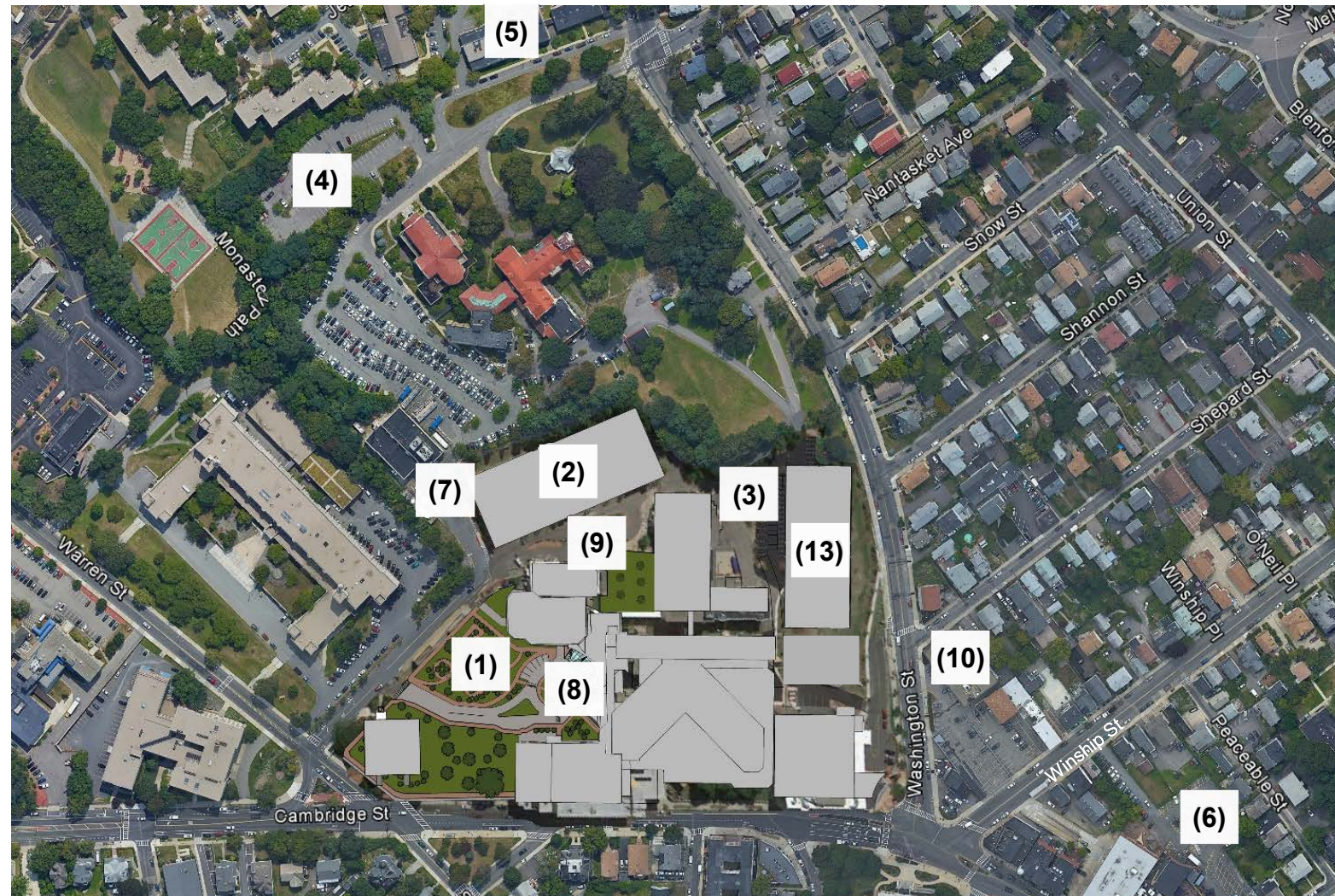
**Note**

- \* Annex Lot anticipated to be available at least through 2019.
- \*\* RCAB Lot availability anticipated to run through 2019.
- \*\*\* SEMC has executed a lease at the 65 Grove Street Lot with capacity for 100 vehicles; availability subject to month-to-month lease.
- \*\*\*\* SEMC negotiating extensions on leases to run through 2026.



# St. Elizabeth's Medical Center Proposed Projects

## Parking Summary : Construction Completed



St. Elizabeth's Medical Center Campus

FINAL PARKING SUMMARY : CONSTRUCTION COMPLETED				
	Location	Marked Spaces	Valet Spaces	Total
(1)	Garage A	0	0	0
(2)	Garage B	398	25	423
(3)	OLH Surface Lot	0	0	0
(4)	Annex Lot	0	0	0
(5)	RCAB Lot	0	0	0
(6)	Elks Lot	110	0	110
(7)	Maintenance Area	7	0	7
(8)	Main Entry (Valet)	6	0	6
(9)	Service Bldg (Valet)	13	0	13
(10)	280 Washington St	21	0	21
(11)	65 Grove St	0	0	0
(12)	Soldiers Field	0	0	0
(13)	OLH Garage	610	25	635
Total Supply		1,165	50	1,215
Demand				1,200
Surplus Capacity				15



# St. Elizabeth's Medical Center Proposed Projects

## *TDM Actions*

- *Allston Brighton TMA Membership*
- *On-Site Support Services/Amenities*
- *Employee Transit Subsidies*
- *Bicycle Racks & Bicycle Sharing Service*
- *Carpool/Vanpool Preferred Parking & Vehicle Sharing Services*
- *Electric Vehicle Charging Stations*

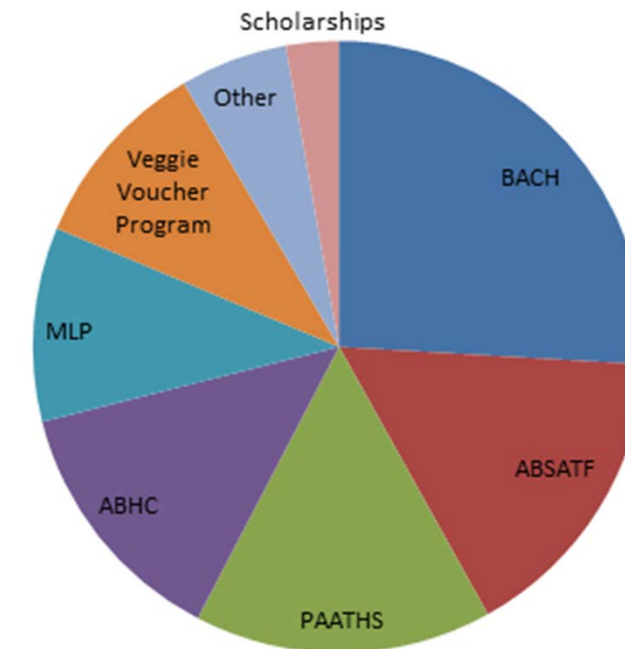


# St. Elizabeth's Medical Center Proposed Projects

## ***COMMUNITY SPONSORSHIPS***

### **2018 Community Benefits Sponsorships**

Boston Alliance for Community Health	\$139,304
Allston Brighton Substance Abuse Task Force	\$86,063
PAATHS	\$84,526
Allston Brighton Health Collaborative	\$72,151
Medical Legal Practice	\$55,190
Veggie Voucher Program	\$54,868
Other	\$37,950
Healthcare Scholarships	\$15,000
Presentation School Foundation	\$50,000
<b>Total Community Benefits Sponsorships</b>	<b>\$595,052</b>





# St. Elizabeth's Medical Center Proposed Projects

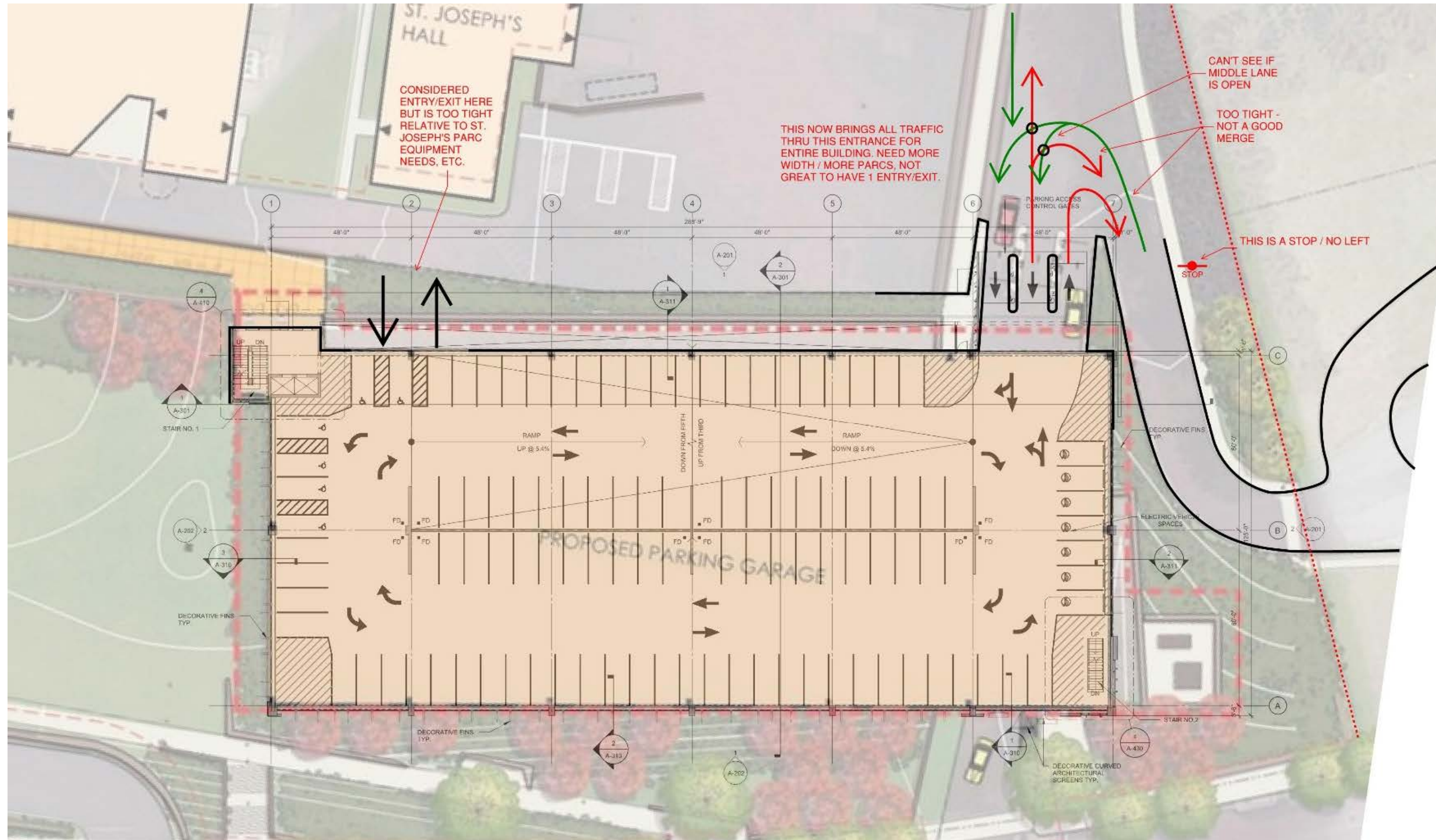
## *Team Members*

- **Harrison Bane**  
*President, Steward St. Elizabeth's Medical Center*
- **Steve Van Ness, AIA**  
*Vice President Planning & Design, Steward Corporate Real Estate and Facilities*
- **Brandon Schrenker, PE**  
*Project Manager, Walker Consultants*
- **Deborah Myers**  
*Landscape Architect, Deborah Myers Landscape Architecture*
- **Robert Michaud, PE**  
*MDM Transportation Consultants, Inc.*
- **Paul Smith**  
*Chief Operating Officer, Steward St. Elizabeth's Medical Center*
- **Keri Singer**  
*Community Relations Manager, Steward St. Elizabeth's Medical Center*
- **Maureen Amaral**  
*Senior Marketing Director, Steward SEMC*
- **James H. Greene, Esq**  
*Rubin and Rudman LLP*

# Appendix

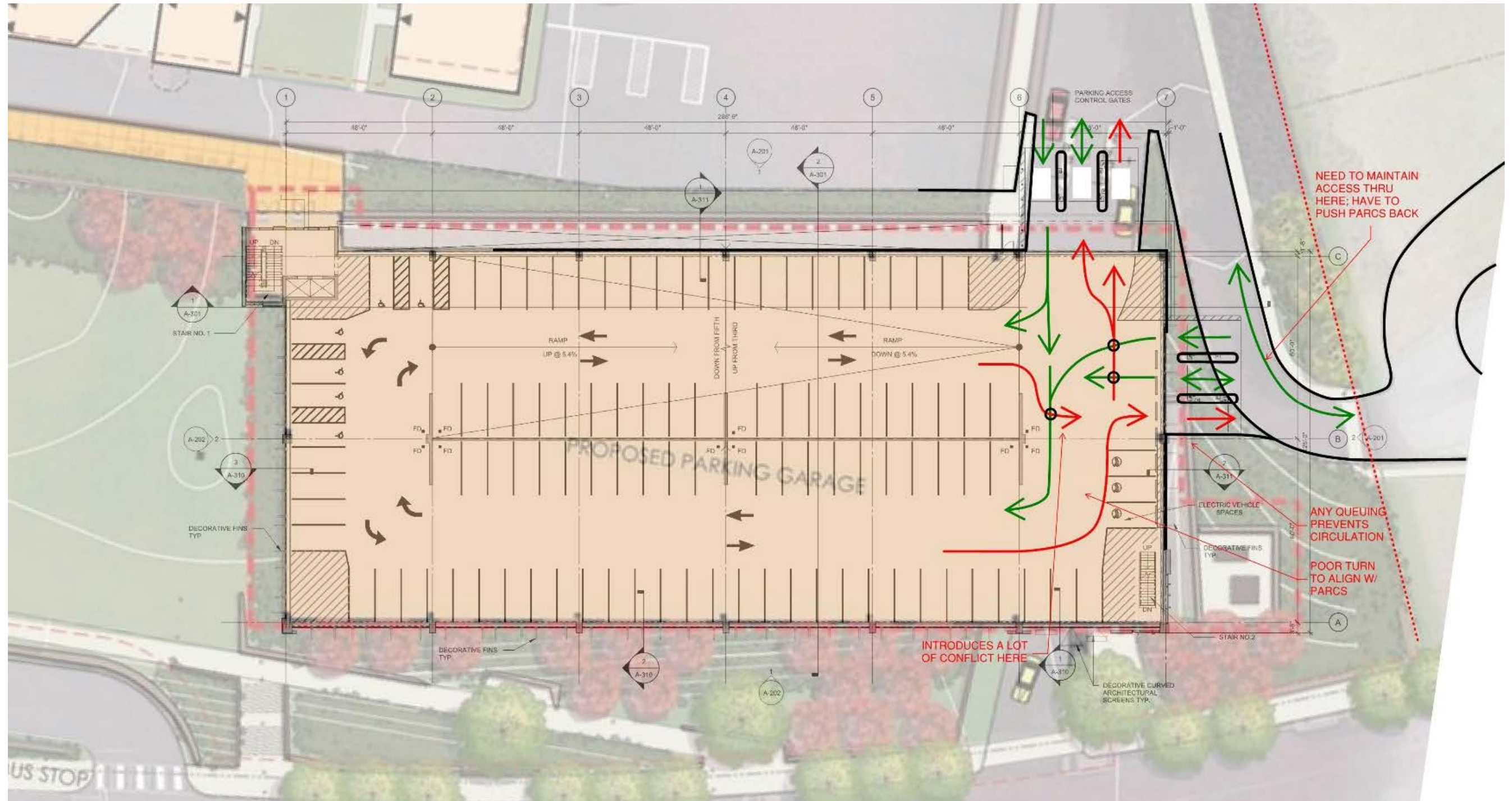
# St. Elizabeth's Medical Center Proposed Projects

## Alternate Entry Options



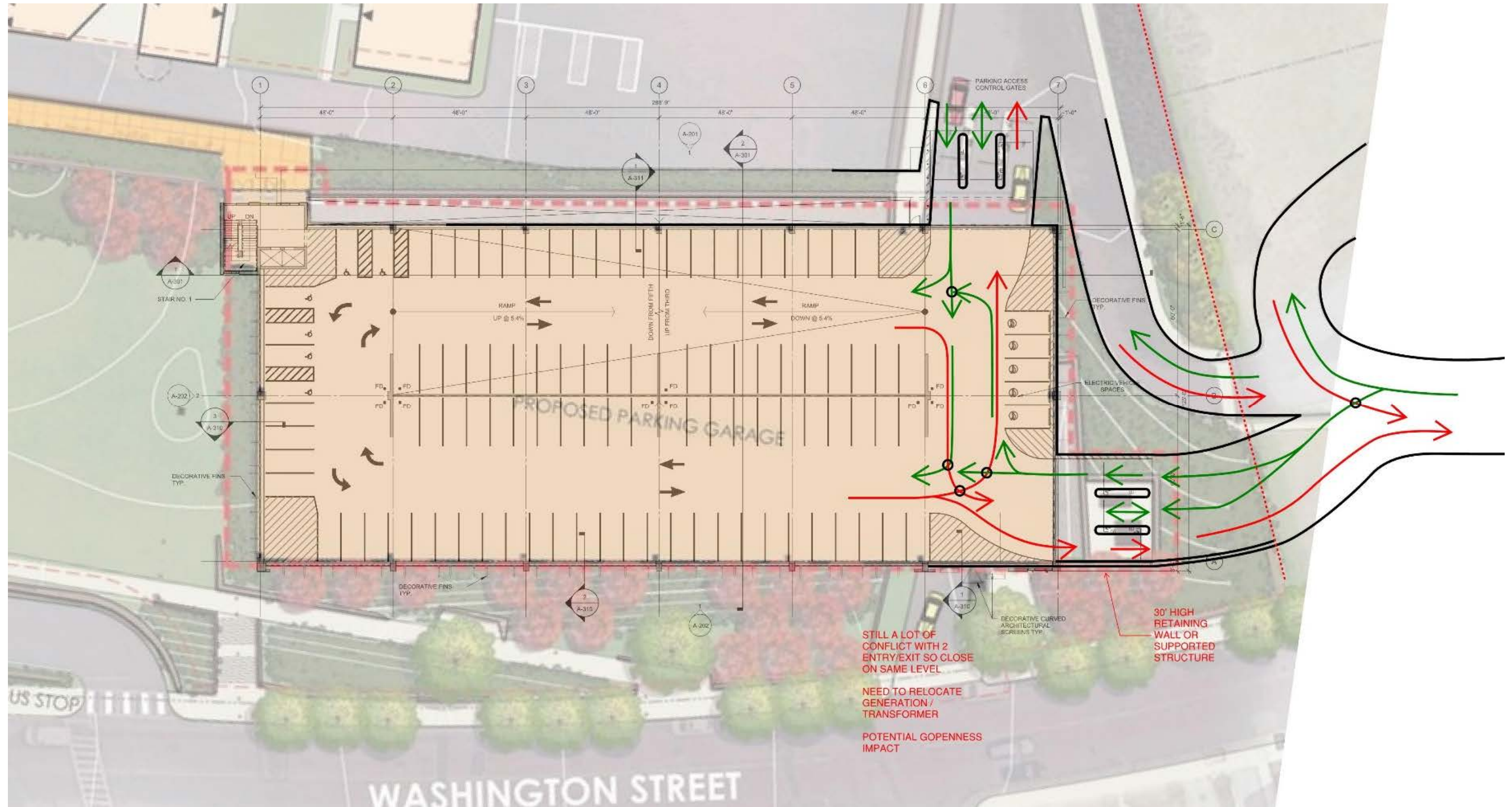
# St. Elizabeth's Medical Center Proposed Projects

## Alternate Entry Options



# St. Elizabeth's Medical Center Proposed Projects

## *Alternate Entry Options*





# St. Elizabeth's Medical Center Proposed Projects

## *Sustainable initiatives*

- Naturally-ventilated garage
- Recycled materials
- Regional materials
- Local labor
- Bicycle parking
- Carshare parking
- Reduce vehicle idling
- Parking for low-E and FE vehicles
- Encourage other modes of transportation
- EV charging stations
- High-efficiency lighting
- Lighting controls and sensors
- Use native plant selections
- Efficient irrigation system
- Maintain structure