

FRANCISCAN HOSPITAL FOR CHILDREN

Housing



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- 27,400+ outpatient visits annually

Jobs



- 730+ current employees (34% Boston residents)
- 150 – 200 new employees anticipated over the term of the IMP
- Employ 3,320+ construction workers over the term of the IMP

Community



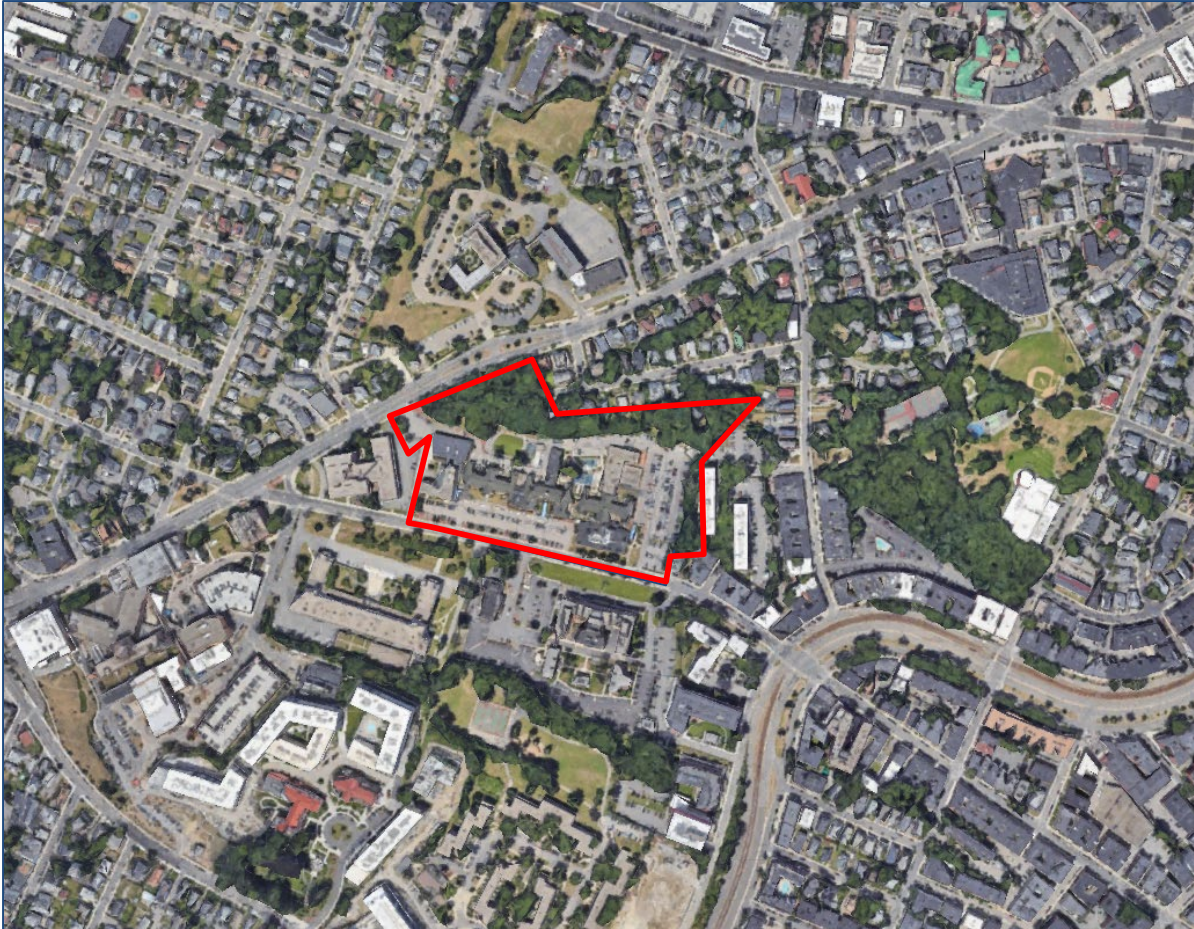
- Add a new Bluebikes station on Warren Street
- Create a linear art walk including work from Boston artists
- Develop a rain garden with publicly accessible pathway to provide respite
- Create two raised crosswalks on Warren Street for traffic flow

Sustainability



- Targeting industry-leading Carbon Emissions Index and Predicted Energy Use Intensity
- Targeting LEED Gold certifiable
- Clinical Building and site design will prioritize patient, family & staff well-being

SITE CONTEXT



- Zoning & Planning
 - Allston/ Brighton Neighborhood District
 - Kennedy Rock Conservation Protection Subdistrict
 - Franciscan's Children's Hospital Institutional Subdistrict
 - Multifamily Residential (MFR-1) Subdistrict
- Neighborhood Context
 - FC currently has 8 buildings on site
 - Majority of the services will be consolidated into one new clinical building
 - Warren Street is a mix of institutional and residential uses
- Transportation
 - 0.3 miles to MBTA Warren Street Green Line Station
 - Access to MBTA # 57 bus route

PLANNING CONTEXT



ALLSTON -BRIGHTON NEEDS ASSESSMENT (2024)

What we have heard already

In 2023, residents from across the neighborhood shared their priorities through the Allston-Brighton Needs Assessment (BPDA) and the Healthy Neighborhoods Initiative (Allston-Brighton Health Collaborative). **Neighborhood priorities include...**

DIVERSITY + CULTURAL EXCHANGE

DIVERSITY IN PEOPLE AND PLACES
PLACES TO EXCHANGE IDEAS (LIKE PARKS AND CAFES)
FOOD, MUSIC, AND ART
STRONG NEIGHBORHOOD ORGANIZATIONS

WHAT PRIORITY MATTERS MOST TO YOU AND WHY? ADD A STICKY NOTE!

A HEALTHY NEIGHBORHOOD

HEALTHY FOOD ACCESS
AFFORDABLE AND QUALITY HOUSING
OPEN SPACE AND PARKS
HEALTHCARE ACCESS

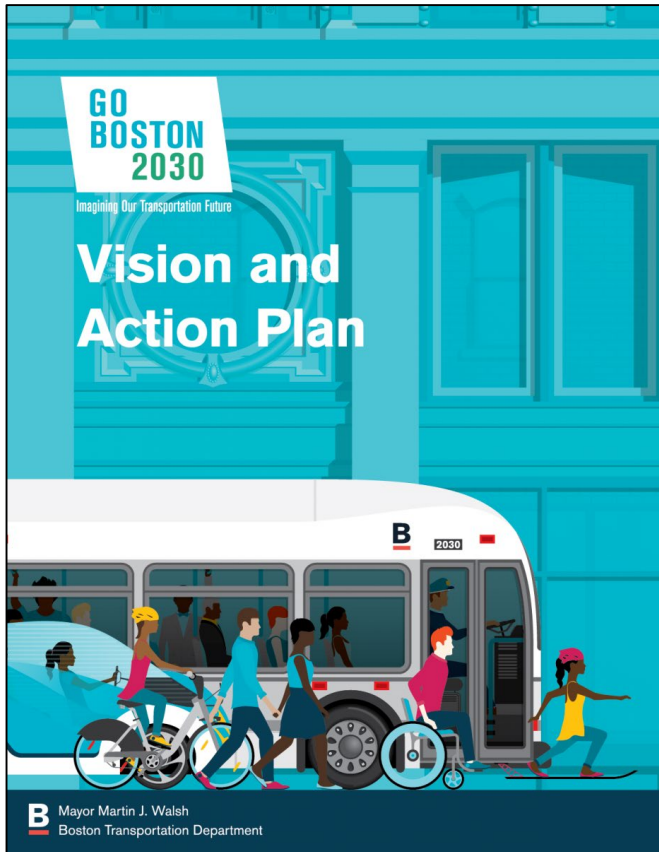
WHAT BROUGHT YOU TO ALLSTON-BRIGHTON? ADD A STICKY NOTE!

CONNECTED COMMUNITIES

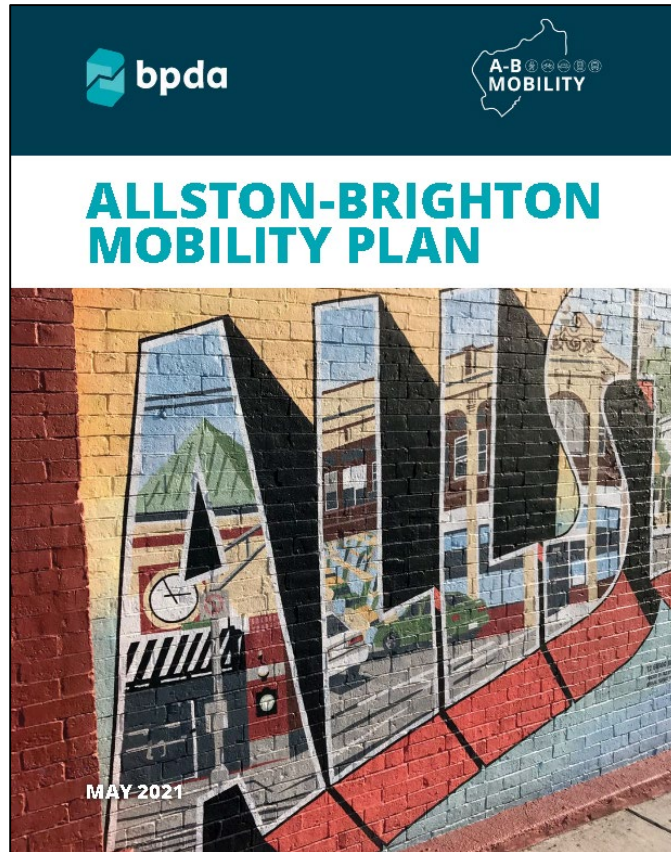
RELIABLE TRANSIT
ACCESS TO EMPLOYMENT
PARTNERSHIPS WITH INSTITUTIONS

ALLSTON -BRIGHTON COMMUNITY PLAN, ONGOING

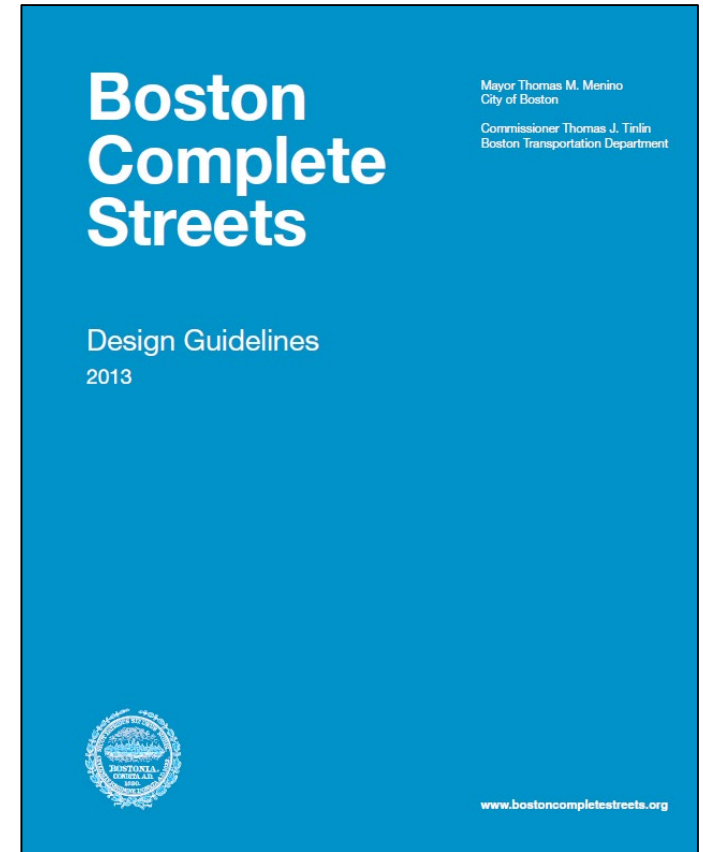
TRANSPORTATION PLANNING CONTEXT



GO BOSTON 2030 (2017)



ALLSTON -BRIGHTON MOBILITY PLAN (2021)



COMPLETE STREET GUIDELINES (2013)

PROJECT PROPOSAL



Project Highlights

- New clinical building to meet the medical needs of the campus
- New clinical building Height: 4 - stories / 125 feet
- New clinical building GFA: 235,000 sf
- Total campus GFA: 285,950 sf

Transportation:

- Replacement of surface parking to accommodate more open space
- Complete Streets improvements to Warren Street
- Adding 2 new Warren Street Crosswalks including one at Monastery Way Path
- Eliminating unnecessary driveway at Cambridge Street and improving pedestrian safety
- Providing on site and visitor bike parking
- Adding new Bluebikes station on site
- Improved vehicular and pedestrian circulation to/through the site

Overview of Clinical and Educational Programs



Mental Health

Leading provider of inpatient, outpatient, and school-based behavioral health

Medical

Only pediatric rehabilitation hospital in Massachusetts

Dental / Surgical

Leading provider of pediatric dental surgery in MA

Kennedy Day School

Special education school for medically complex kids ages 3-22

Goals of the BCH-FC Affiliation:

- Longstanding clinical collaboration
- Shared mission, vision and values
- Shared sense of urgency and commitment
- Completed formal affiliation
7/1/23



Expand access to care across the rehab and behavioral health continuum



Recruit, retain, and train the next generation of caregivers
Invest in clinical research and innovation



Modernize the Warren Street campus in Brighton

Physical plant dating back to 1949....delivering 2024 complex care



The Urgency to Act



Once in a generation behavioral health epidemic



Growing acuity and complexity of rehab care



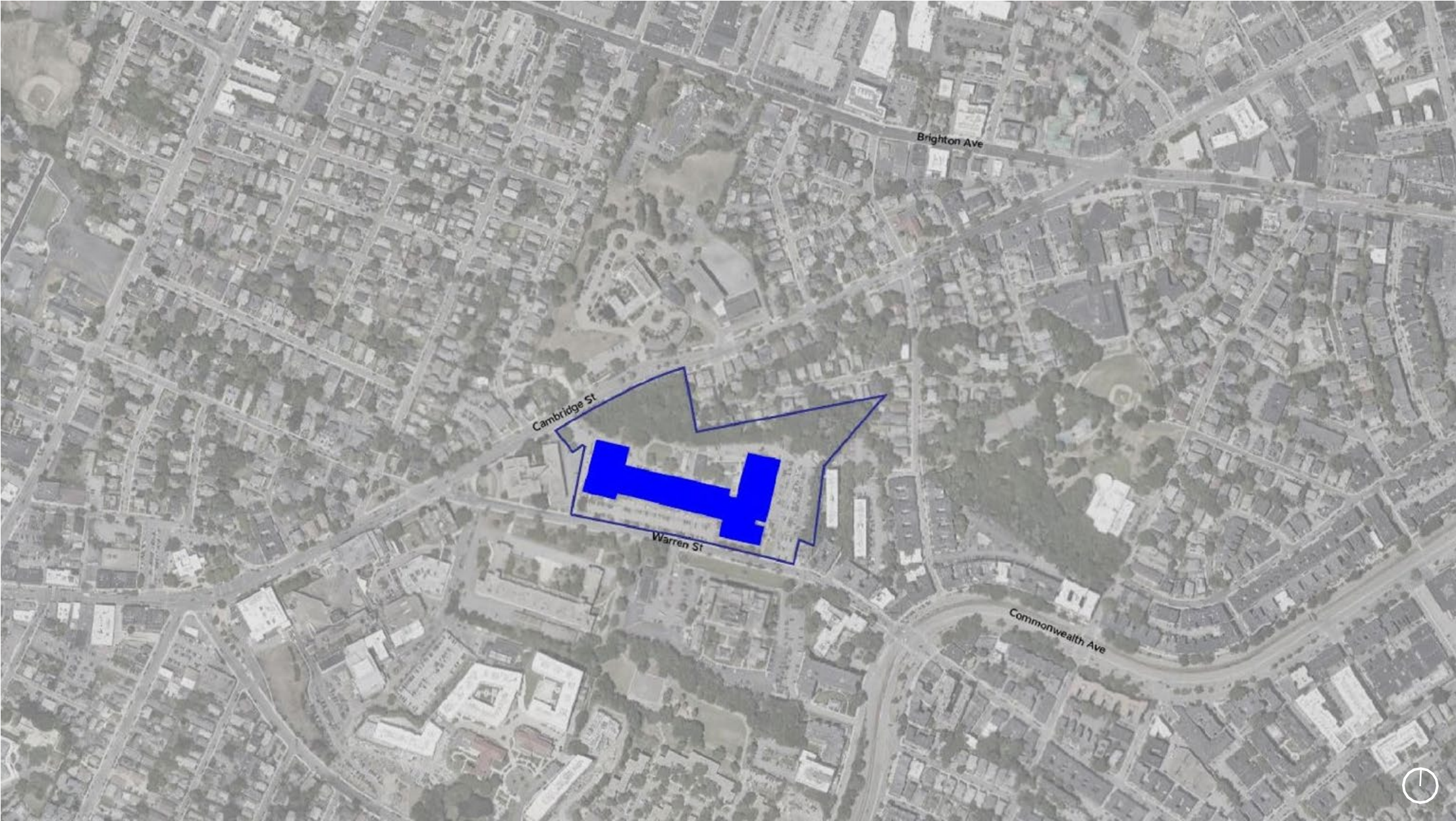
Aging and outdated facility

We are planning a significant expansion of the clinical program to meet the rising needs for our services



New Clinical Building Features

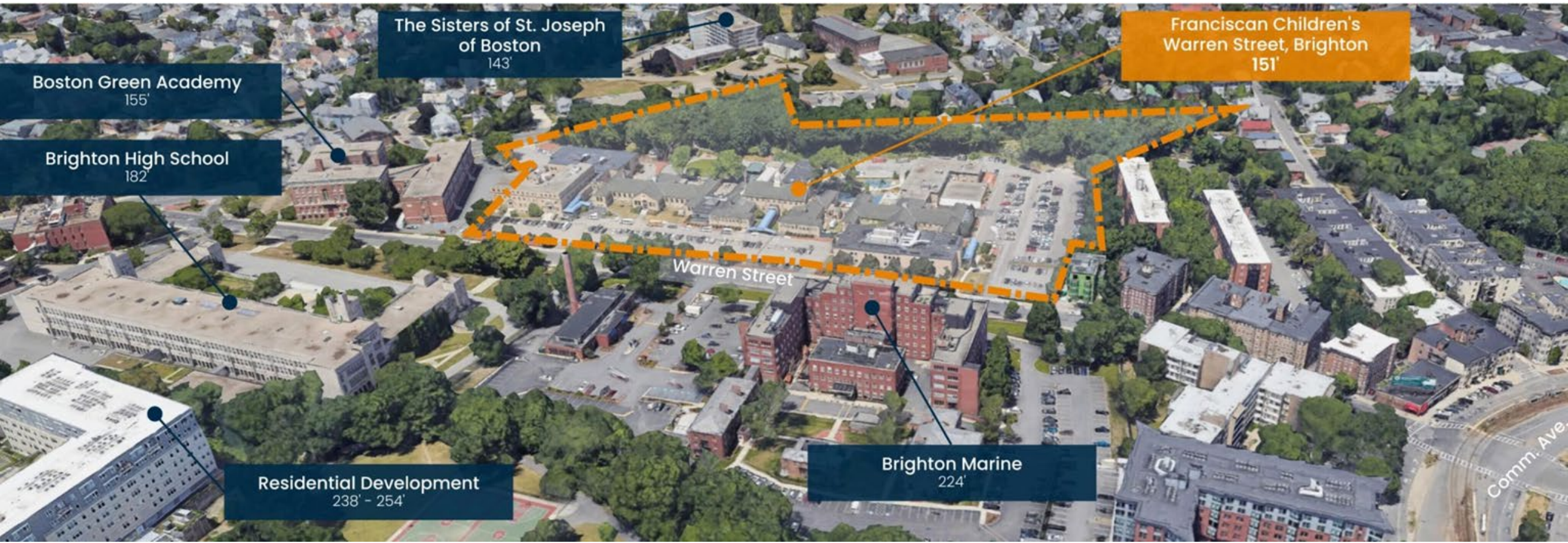
- Expanded rehab beds for medically complex kids
- Behavioral health services to meet the crisis – expanded inpatient, new partial hospitalization/ IOP services, outpatient
- Dedicated services for patients with autism/ neurodevelopmental disorders
- Specialty programming for patients w/ co-occurring med/ psych challenges
- All private rooms
- Updated lobby, cafeteria
- Contemporary environments for staff
- Enhanced flow and outdoor space



Site Location Plan



Aerial View by Commonwealth Ave.



Boston Green Academy
155'

The Sisters of St. Joseph of Boston
143'

Franciscan Children's Warren Street, Brighton
151'

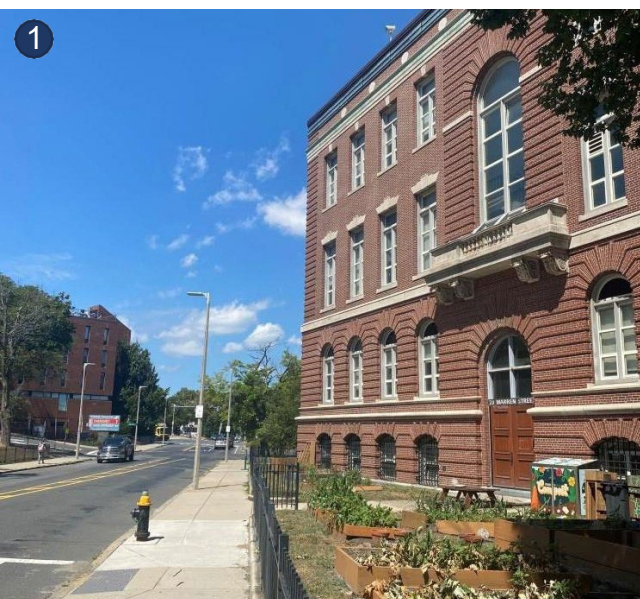
Brighton High School
182'

Residential Development
238' - 254'

Brighton Marine
224'

*Heights relative to Warren Street at an elevation of 100'

Neighborhood Context | Warren Street (North Sidewalk)



1
View of Boston Green Academy toward Cambridge St., Setback varies



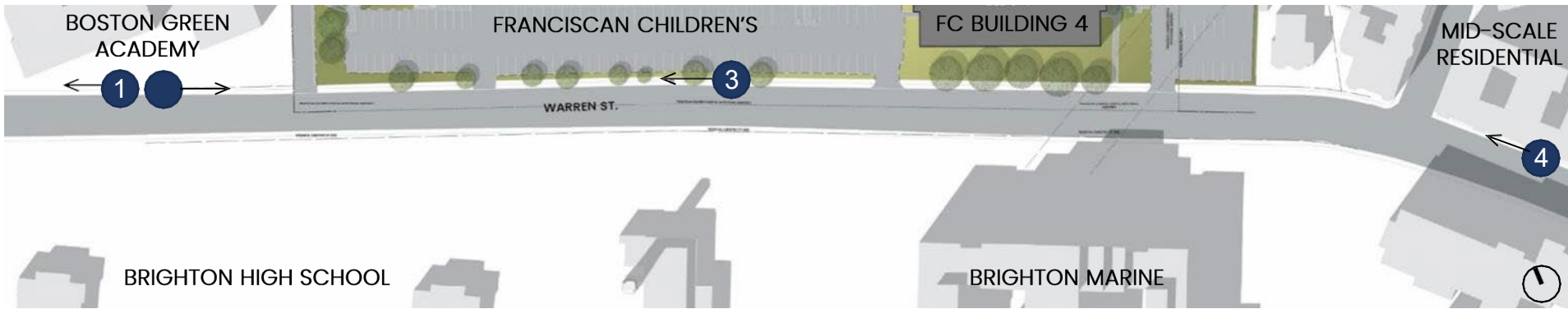
2
View toward Comm. Ave. and Brighton High School



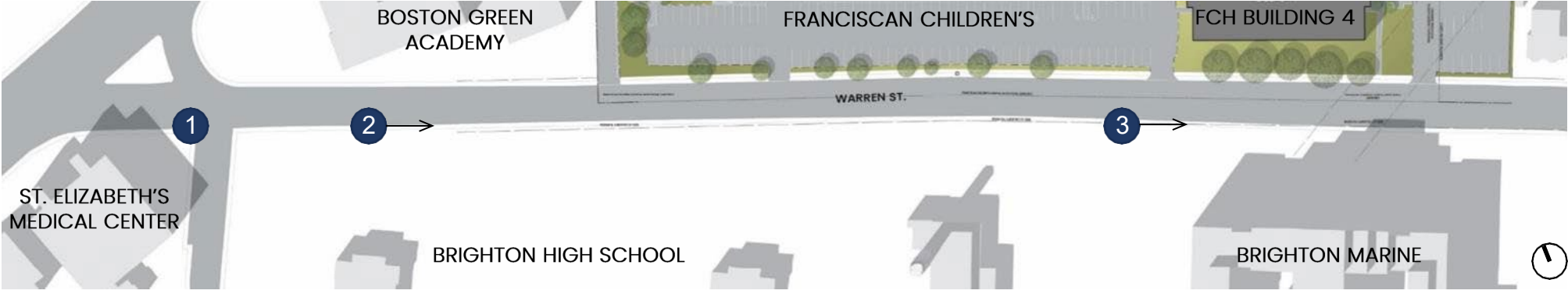
3
Existing Franciscan Children's Sidewalk Building Setback Varies



4
View toward FC from Comm. Ave. Residential 4+ Story



Neighborhood Context | Warren Street (South Sidewalk)



View toward St. Elizabeth's Medical Center



View toward Comm. Ave. On Brighton High School Sidewalk



View toward Comm. Ave. Brighton Marine across from Franciscan Children's Bldg.

4

Comprehensive Site Plan



Landscape activating the public realm:

- Linear art walk & rain garden boardwalk as **therapeutic, healing space for the public**; contemplative and engaging.
- The public realm has a cadence of shaded spaces to pause, reflect, and cool down (seasonal).
- Stone walls & vegetative buffer **deinstitutionalize** the landscape while also defining (private) hospital grounds from public realm.

Proposed Elevations | North and South Elevations



SOUTH ELEVATION

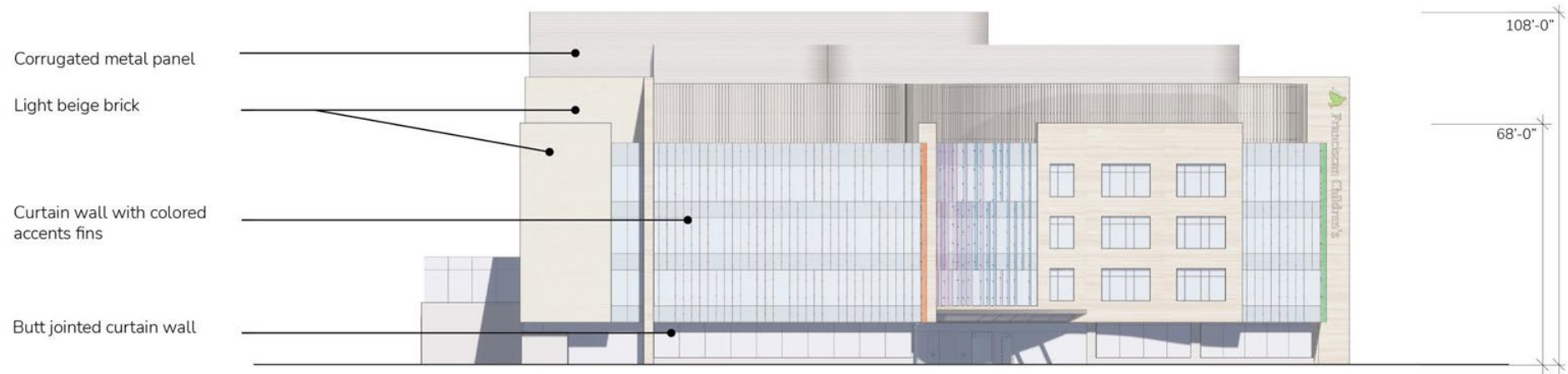


NORTH ELEVATION

Proposed Elevations | East and West Elevations

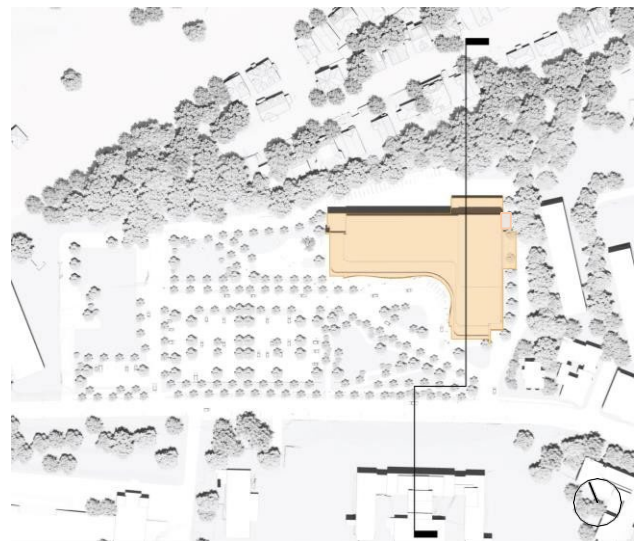
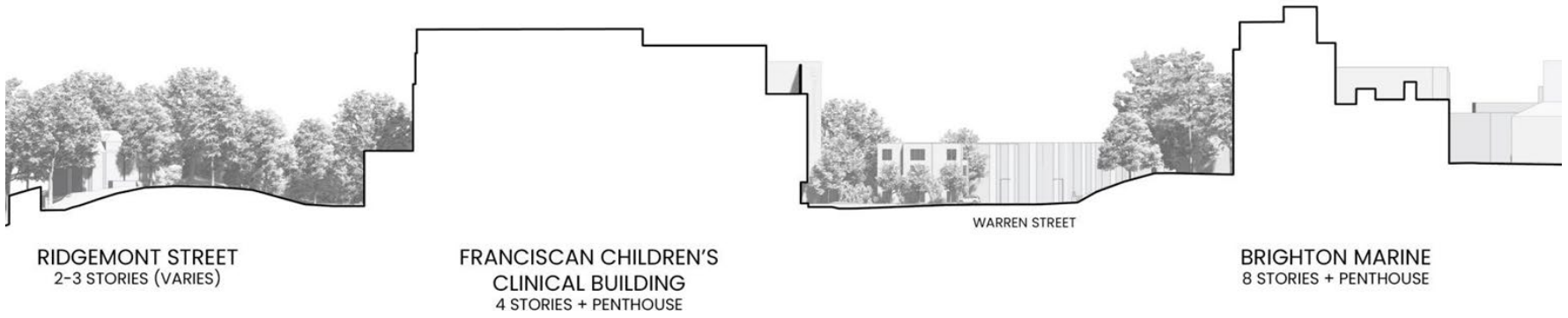
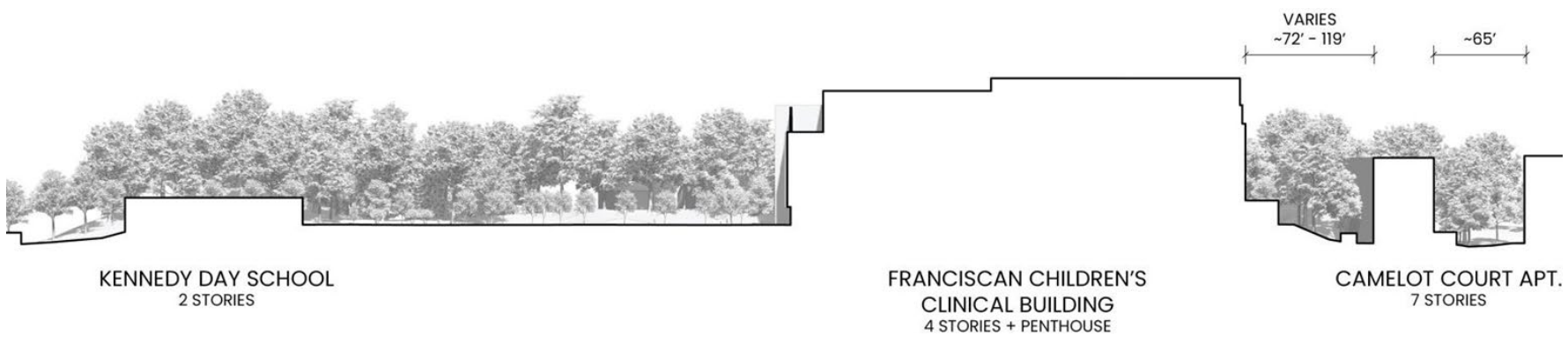


EAST ELEVATION



WEST ELEVATION

Site Sections



Linear Art Walk | Warren Street



KEY PLAN

Linear Art Walk | Warren Street



Clinical Building from Warren Street



Clinical Building & Rain Garden







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