

6.0 RESPONSE TO COMMENTS

Nine (9) comment letters were submitted by City of Boston public agencies, neighborhood groups and community members on the IMP Amendment Notification Form / Project Notification Form during the comment period. This section addresses the individual comments within each comment letter. Each comment within each letter is numbered and responses are provided below. As required by the BRA Scoping Determination dated July 23, 2013, the following is the full response to such comments. The Scoping Determination and copy of each comment letter is included in Appendix F.

Table 6.1 IMP Amendment Notification Form / Project Notification Form Comment Letters

Commenters	Abbreviation
<i>City Agencies</i>	
Boston Redevelopment Authority Urban Design - IMP Amendment	BRA
Boston Redevelopment Authority Urban Design - Project Notification Form	BRA
Boston Redevelopment Authority Environmental Reviewer	BER
Article 37 Interagency Green Building Committee	IGBC
Boston Public Health Commission	BPHC
Boston Water & Sewer Commission	BWSC
<i>Task Force and Community</i>	BWSC
Michael J. Crowley, Task Force Member	MJC
Worcester Square Area Neighborhood Association, Christos Hamawi, Task Force Member	WSANA
Glen A Berkowitz, South End Resident, Worcester Square Area Neighborhood Association	GAB

BRA Urban Design – IMP Amendment

BRA.1 Newton Pavilion Uses

Since closure of the Emergency Department on the East Clinical Campus, the Newton Pavilion continues to be occupied with clinical uses and will continue through the completion of the proposed Projects. Boston Medical Center is currently conducting detailed planning studies for the programming and use of the buildings located in the east zone including the Newton Pavilion. An update on the planning effort and future use will be provided upon completion of the studies and included in the next IMP 2 year update. Please see Section 1.6.5.

BRA.2 Changes in Campus Circulation with Relocation of Uses

The campus pedestrian and vehicular circulation will remain as is through the completion of the proposed Projects. The East Campus Clinical is still occupied by various clinical departments and therefore patients, staff, students and visitors still travel to this location. Patient, staff, students, and visitors will continue to park in the existing parking garages and surface lots on the campus. Campus circulation will be simplified when the consolidation to the west is complete as patients, visitors and

6.0 RESPONSE TO COMMENTS

staff will navigate to one clinical campus. Boston Medical Center is currently conducting detailed planning studies for the programming and use of the buildings located in the east zone including the Newton Pavilion. An update on the planning effort and future use will be provided upon completion of the studies and included in the next IMP 2 year update.

BRA.3 DOB Current and Anticipated Uses

Many clinical spaces were relocated to the Shapiro Ambulatory Care Center with the completion of that building. Upon Completion of the proposed Projects, the majority of remaining clinical spaces will be relocated.. The future anticipated use being considered is general administration. Please see Section 1.6.5.

BRA.4 Potential Future of the Preston Building

The Preston Building is fully occupied with clinical departments and will remain. BMC is considering opportunities for future ground floor retail. An update will be provided in the next IMP 2 year update.

BRA.5 Pedestrian Connectivity between Clinical and Academic

Clinical functions will remain at the East Campus Clinical through the completion of the proposed Projects. Additionally, The Preston Family Building and the BU Goldman School of Dental Medicine will remain on the East Campus where patients, staff, students and visitors will continue to visit. . Therefore pedestrian connectivity will remain similar as it is today. Change in clinical locations to the West will not have an effect on the synergy among BMC and the BU Medical Campus. Campus circulation will be simplified when the consolidation to the West is complete as patients, staff, and students and will navigate to one clinical campus. See Section 1.6.4 and 1.6.5 and 1.8.3.2.

BRA.6 Current and Projected Need for Administrative Space

One of the goals of the IMP is to locate clinical administration uses, i.e. doctor's offices, medical administration, resident spaces, etc., proximate to the clinical core, and general administration uses, i.e. finance, IT, etc. on the perimeter. As part of the master plan BMC will move clinical administration that is currently located on the outer perimeter in proximity to the clinical core and move general administration into those locations on the perimeter. BMC is currently studying the appropriate locations within the campus for general administration space. BMC will continue to study its need for administration space and will provide an update in the next IMP 2 year update. Please see Table 1-2, Section 1.6.5 and Section 1.7.2

BRA.7 Relocation of Uses from 761 Harrison Avenue

761 Harrison Avenue continues to be privately owned and operated as market rate apartments. Boston University is no longer leasing the market rate units.

Albany Fellows has been permitted for future development of approximately 358,500 square feet which may include student housing.

6.0 RESPONSE TO COMMENTS

BRA.8 Public Realm Design Guidelines

Please see Section 1.8.3.5 for a detailed discussion.

BRA.9 East Newton Street

The Harrison-Albany Corridor Strategic Plan specifically highlights East Newton Street as a "green corridor," providing way-finding and sponsoring pedestrian connections as well as "place making opportunities" where East Newton bisects Harrison and where it engages Albany Street. When the proposed Projects are complete, and the Proponent completes its planning for the East Campus Clinical, the planning for the role of East Newton Street will be clarified. The Proponent will incorporate the streetscape improvements consistent with the planning principles and streetscape guidelines (specifically type B) established in the Harrison-Albany Corridor Strategic Plan.

BRA.10 Perkin Elmer Site and Buildings

The Perkin Elmer site is comprised of buildings located at 575 Albany Street, 123 E. Dedham Street, and 100 E. Canton Street. The site includes a surface parking lot. See Table 1-2, Figure 1-5 and Section 1.2.7. Please see Section 1.6.5 also for future use discussion.

BRA.11 New Inpatient Building Programmatic Changes

The program is consistent with the program outlined in the 2010 IMP. The change is a phased approach to implementing this building which allows BMC to complete the consolidation of critical clinical components and the expansion and consolidation of the Emergency Department and Trauma Center in the first phase of the IMP.

BRA.12 Administration / Clinical Building Changes

With the relocation of the Energy Facility to the west of the existing Power Plant, the Power Plant can be demolished allowing for a more flexible development site. Without the constraints of the existing Power Plant, the site allows for a more appropriate siting and massing of the Administration / Clinical building.

This building is sized to accommodate the administrative office needs as a result of the demolition of the Dowling building for the construction of the New Inpatient Building Phase 2. BMC's existing administration programs will be relocated from the Dowling building as well as planning for future clinical growth.

Please see Sections 1.6.5 and 1.7.2 for more information.

6.0 RESPONSE TO COMMENTS

BRA Urban Design – Project Notification Form

BRA.1 Moakley Cancer Center Addition Site Plans

Please see Section 3.1.2 and Figures 3-15 and 3-16.

BRA.2 Moakley Cancer Center Addition Design and Studies

Please see Section 3.1.2 and Figures 3-3 through 3-14.

BRA.3 Moakley Cancer Center Addition Elevations and Perspectives

Please see Section 3.1.2 and Figures 3-3 through 3-14.

BRA.4 New Inpatient Building Phase 1 Site Plans

Please see Section 3.1.3 and Figures 3-24 and 3-25.

BRA.5 New Inpatient Building Phase 1 Design and Materials

Please see Section 3.1.3 and Figures 3-22 and 3-23.

BRA.6 New Inpatient Building Perspectives

Please see Section 3.1.3 and Figures 3-20 and 3-21.

BRA.7 Energy Facility

Due to new regulatory requirements associated with the Energy Facility there is the need for additional design and analysis, therefore the Energy Facility will file a separate Draft Project Impact Report at a later date.

BRA.8 New Patient Transport Bridge Design and Materials

Please see Section 3.1.5 and Figures 3-31 through 3-36.

BRA.9 New Patient Transport Bridge Site Plans

Please see Section 3.1.5 and Figures 3-37, 3-38 and 3-39.

BRA.10 New Patient Transport Bridge Perspectives

Please see Section 3.1.5 and Figures 3-33 through 3-36.

6.0 RESPONSE TO COMMENTS

BRA Environmental Reviewer

BER.1 Wind

A qualitative wind analysis was performed by Rowan Williams Davies & Irwin Inc. for the Moakley Cancer Center Addition, the New Inpatient Building Phase 1 and the New Patient Transport Bridge. The report concludes that the proposed projects are expected to meet the effective gust criterion and suitable wind conditions are predicted on an annual basis around much of the site including where main entrances and sidewalks are located. Please see Section 3.3.1 and Appendix B for additional information.

BER.2 Shadow

The proposed Projects will not create significant adverse impacts on public open spaces and pedestrian areas, including, but not limited to, the sidewalks and pedestrian walkways within, adjacent to, and in the vicinity of the proposed Projects and the existing and proposed plazas, historic resources and open space areas within the vicinity of the Project sites. Please see Section 3.3.3 and Appendix C for more information.

BER.3 Daylight

The Project sites are located within a dense urban environment surrounded by buildings of similar height and massing as the proposed projects. Due to the existing configuration of the project sites, minimal impacts to daylight obstruction are anticipated. Please see Section 3.3.2.

BER.4 Solar Glare

Building exteriors are expected to be constructed of a combination of brick, stone precast concrete and non-reflective glass. Therefore, the Projects are not expected to create solar glare impacts on area roadways and sidewalks or solar heat buildup in nearby buildings. If the design should change significantly where reflective materials may be used, the Proponent will provide a solar glare analysis. Please see Section 3.3.4.

BER.5 Air Quality

Due to new regulatory requirements associated with the Energy Facility there is the need for additional design and analysis, therefore the Energy Facility will file a separate Draft Project Impact Report at a later date.

The Moakley Center Cancer Addition and the New Inpatient Building Phase 1 will not result in the addition of any mechanical equipment with any combustion related-emissions (e.g., boilers, emergency generators, cooling towers, etc.). Therefore, the proposed Projects will not have air quality impacts. Please see Section 3.3.5 for more information.

6.0 RESPONSE TO COMMENTS

BER.6 Noise

Due to new regulatory requirements associated with the Energy Facility there is the need for additional design and analysis, therefore the Energy Facility will file a separate Draft Project Impact Report at a later date.

The results of the noise monitoring program for the Moakley Cancer Center Addition and the New Inpatient Building Phase 1 indicate that predicted noise levels from mechanical equipment, with appropriate noise control, will comply with MassDEP noise limits as well as the most stringent City of Boston Noise Zoning requirements for nighttime and daytime residential zones. Please see Section 3.3.6 for more information.

BER.7 Groundwater

The proposed Projects will meet with requirements of Article 32 and the projects will not cause reduction in groundwater levels on the sites or on adjoining lots. The Proponent will provide the required certification per Article 32 by an engineer registered in Massachusetts when the project design is complete. Please see Section 3.6.4.2 for a detailed discussion of the proposed groundwater infiltration gallery systems and Figures 3-40 and 3-41.

BER.8 Sustainable Design / Green Buildings

The proposed Projects will be designed to comply with Article 37 of the Boston Zoning Code. Please see Section 3.2 for more information and Appendix D for LEED Checklists.

Article 37 Interagency Green Building Committee

IGBC.1 LEED NC vs LEED 2009 for Healthcare New Construction/Renovation

Through further consideration and analysis, the Proponent has decided to pursue LEED for Healthcare (v3) for the proposed Projects. See Section 3.2 and LEED Checklists in Appendix D.

IGBC.2 Description of How LEED Credits will be Obtained

Please see Section 3.2 for a narrative description on approach.

IGBC.3 Retrofit of Diesel Construction Vehicles

The Construction Management Plan (CMP) that will be submitted to the BTM for review and approval prior to issuance of a building permit will include the retrofit of all diesel construction vehicles.

6.0 RESPONSE TO COMMENTS

IGBC.4 Outdoor Construction Management Plan

The CMP will include the retrofit of all diesel construction vehicles, and will develop and implement provisions for wheel washing, the covering of trucks, monitoring of actual construction practices to ensure that unnecessary transfers and mechanical disturbances of loose materials are minimized, periodic street and sidewalk cleaning with water to minimize dust accumulations. Signage for anti-idling will also be included within the CMP.

IGBC.5 Integrated Pest Management Plan (IPM)

The CMP include a plan to manage pests. A rodent extermination certificate will be filed with the building permit application to the City. Rodent inspection monitoring and treatment will be carried out before, during, and at the completion of all construction work for the proposed Project, in compliance with the City's requirements. Rodent extermination prior to work start-up will consist of treatment of areas throughout the site. During the construction process, regular service visits will be made.

Boston Public Health Commission

BPHC.1 Indoor Air Environmental Quality

Indoor Air Quality (IAQ) is of priority concern in a health care environment. The Proponent will implement many strategies to achieve optimal IAQ. Buildings will have mechanically ventilated spaces and will meet FGI Guidelines for Design & Construction of Healthcare Facilities, hazardous materials management plans will be implemented for renovations, CO2 monitoring will be in place, "sound isolation" acoustic control measures, creation and implementation of a Construction IAQ Management Plan during construction and pre-occupancy, use of Low-Emitting Materials, Pollutant Source Control measures, lighting and thermal comfort controls, initiating post-occupancy evaluations to monitor thermal comfort and providing daylight where possible. Smoking shall be prohibited within the building and within 50'-0" project's perimeter and shall be relegated to designated smoking facilities owned and maintained by BMC on its property. Signage shall reinforce this policy at entrances and shall lead smokers to designated areas.

BPHC.2 Pedestrian and Bike Connectivity to the Newmarket Commuter Rail Station

The Newmarket Commuter Rail station is currently under construction. When this station is complete, BUMC will consider incorporating elements for pedestrian and bicycle connectivity and, through TransComm, will continue to work with the MBTA to improve way finding. An update will be provided in the next 2 year IMP update.

6.0 RESPONSE TO COMMENTS

BPHC.3 Active Design Principles

BMC is supportive of Active Design Principles and strives to implement these principles in all of its buildings. BMC has installed large monumental stairs in the lobbies of the Shapiro Ambulatory Care Center, the Moakley Cancer Care Center, and the Newton Pavilion. These stairs are visible from the building entries and positioned in such a way to have visible priority over elevators to promote stair use. Future projects under the IMP will be designed in accordance with these principles. BMC also provides access to active space on its campus as represented by its many open spaces for patients, staff, students and visitors. BMC also promotes walking programs in coordination with WalkBoston and promotes a bicycle program with information on its website.

BPHC.4 Expansion of TransComm

Boston University Medical Center will explore opportunities to expand TranSComm program to other area employers within immediate proximity to the campus.

BPHC.5 Additional Pedestrian Safety Improvements

As part of the proposed Projects, significant improvements will be made to the pedestrian environment along Albany Street to improve the experience and accessibility. New paving materials, lighting, landscape and wayfinding elements will be installed and curb cuts will be reduced providing for safe pedestrian travel. BMC will continue to review areas around its campus edges for pedestrian safety improvements as future IMP projects are advanced. BMC is also actively engaged with Boston Center for Independent Living (BCIL) to improve campus accessibility. Please see Section 1.8.3.5 and 1.8.3.8 that discuss improvements to the Public Realm.

BPHC.6 Energy Facility Local Air Quality Impacts

Due to new regulatory requirements associated with the Energy Facility there is the need for additional design and analysis, therefore the Energy Facility will file a separate Draft Project Impact Report at a later date.

BPHC.7 Energy Facility Siting and Outreach to Utilizers of the Campus

Due to new regulatory requirements associated with the Energy Facility there is the need for additional design and analysis, therefore the Energy Facility will file a separate Draft Project Impact Report at a later date.

Boston Water & Sewer Commission

BWSC.1 Site Plan and General Service Application Review

The Proponent will submit to the Commission the required plans, details and supplemental documents as required through the Boston Water and Sewer

6.0 RESPONSE TO COMMENTS

Commission's Site Plan Review process.

BWSC.2 Water Demand, Wastewater Generation, and Stormwater Runoff

The Proponent will provide the requested estimates and quantities as part of the Site Plan Review process.

BWSC.3 Capacity of Water, Sewer, and Storm Drainage Systems

The DPIR provides an evaluation of water, sewer and storm drainage systems. The Proponent will update the analysis of the proposed Project's impacts on these systems as part of the Site Plan Review process.

BWSC.4 Water Mains, Sewers & Storm Drains

The Proponent will submit to the Commission the required plans, details and supplemental documents as required through the Boston Water and Sewer Commission's Site Plan Review process and General Services Application.

BWSC.5 Project Design 50 Percent Complete

The Project's civil engineer met with BWSC to review the Project's preliminary design. The Proponent will continue to meet with BWSC as the design progresses to ensure compliance with the Commission's requirements.

BWSC.6 Termination Verification Approval Form for a Demolition Permit

The Proponent ensures that before any structures are demolished, existing water and sewer connections will be cut and capped in accordance with the Commission's standard. The Proponent will submit to the Commission the required Termination Verification Approval Form for a Demolition Permit and will also submit this to the City of Boston's Inspectional Services Department before a Demolition Permit will be issued.

BWSC.7 Grease Traps

The Proponent will consult with the Commission prior to preparing plans for required grease traps for cafeteria or kitchen facilities, if applicable, in accordance with the Commission's Sewer Use Regulations.

BWSC.8 DEP Infiltration/Inflow Reduction

The Proponent will work with BWSC to identify improvements and an inflow reduction plan.

6.0 RESPONSE TO COMMENTS

BWSC.9 Drainage from building roofs and impervious areas

The Site Plan for the Proposed Project will show the roof drains and site drains and their destinations. See Section 3.6.4.2 for a detailed discussion regarding the stormwater management and recharge design and Figures 3-40 and 3-41 for the schematic plans of the proposed groundwater infiltration gallery systems.

BWSC.10 Groundwater Conservation Overlay District (GCOD)

The proposed projects will comply with Article 32 and plans will include the provisions for retaining stormwater and directing the stormwater to the groundwater table for recharge. Please see Sections 3.3.8 and 3.6.4.2.

BWSC.11 NPDES General Permit for Construction and Pollution Prevention Plan

If required, the Proponent will obtain a NPDES Permit and prepare a pollution prevention plan. A copy of the Notice of Intent and pollution prevention plan will be provided to the Commission prior to the commencement of construction.

BWSC.12 MassDEP Performance Standard for Stormwater Management

The Proponent will work with the Commission to ensure the proposed projects meet MassDEP's Stormwater Management Standards.

BWSC.13 Stormwater Pollution Prevention Plan

The Proponent will develop and submit a Stormwater Pollution Prevention Plan which will comply with the Commission's requirements.

BWSC.14 Construction Dewatering Discharge

The Proponent will obtain all required discharge permits.

BWSC.15 Stormwater Quality

The Proponent will explore additional opportunities for protecting stormwater quality by minimizing sanding and the use of deicing chemicals, pesticides, and fertilizers.

BWSC.16 Installation of Meter Transmitting Unit (MTU)

The Proponent will coordinate with the Commission's Meter Installation Department regarding the installation and connection of the MTU.

BWSC.17 Water Conservation

The Project is located in the Groundwater Conservation Overlay District. Stormwater captured in the recharge system will be used to recharge the groundwater. The Proponent will give preference to low-flow fixtures where allowable by code and

6.0 RESPONSE TO COMMENTS

within infection control boundaries. Strategies shall also be explored where waste from one use can be harvested for another use to minimize water footprint.

BWSC.18 Hydrant Permit

The Proponent will contact the Commission's Operations Division for information regarding Hydrant Permits.

Michael J. Crowley, Task Force Member

MJC.3 Proposed New Bridge Architectural Treatment & Alternate Structural Support

In an effort to create a lighter form and minimize the massing, the design team has made design advancements since the filing of the PNF. A thinner steel structure is now proposed with a simple curtain wall system to promote the idea of lightness of the new Bridge. A subtle lighting solution will be employed at key locations to accent portions of the Bridge's structure and underside. Please see Section 3.1.5 for more information.

MJC.4 Retail Opportunities

As part of BMC's detailed planning studies for the programming and use of the buildings located in the East Campus Clinical zone, new retail opportunities are being considered for the ground floor of the Preston Building. This potential programming would influence landscaping in this area and would be consistent with the Harrison-Albany Corridor Strategic Plan vision to create "place making opportunities" where East Newton bisects Harrison. Please see Section 1.8.3.6.

An update on the planning effort and future use will be provided upon completion of the studies and included in the next IMP 2 year update.

Worcester Square Area Neighborhood Association

WSANA.1 Public Safety

Boston University Medical Center is committed to ensuring a safe environment for its patients, staff, visitors, and students. Boston University Medical Center understands the issues raised by the community and is amenable to participating in a forum including WSANA, Boston Public Health Commission, and Boston Police Department to discuss public safety concerns.

WSANA.2 Massachusetts Avenue Median Landscaping

Boston University Medical Center maintains its commitment to campus beautification projects such as this one. Boston University Medical Center recognizes the challenges with the plantings along the median and has been actively replacing

6.0 RESPONSE TO COMMENTS

plantings with different species that may be better suited for the area. Boston University Medical Center will continue this effort and consult with a landscape architect to determine most appropriate plant species that can survive with less watering. As the maintenance agreement nears the end of its 10 year term, Boston University Medical Center will be open for discussion in regards to an extension.

WSANA.3 Proposed Moakley Cancer Center Addition/Alpert Garden

BMC is committed to maintaining its existing open spaces, replacing when necessary, and creating new where feasible. As part of the IMP, BMC will implement new open spaces consistent with the quality it has previously provided through prior master plan improvements with particular focus on Albany Street. New open space added as part of the IMP will total approximately 8,000 square feet in space. Please see Section 1.8.3.3.

The Moakley Cancer Center Addition is necessary to accommodate expansion needs for the Otolaryngology Department which has significantly outgrown its current space, the need to accommodate space for Ambulatory surgery and Digestive Disorders. All of these ambulatory services are not compatible with the clinical environment of the Yawkey and Menino buildings which require very different services. Options BMC considered included locating these ambulatory services in the Yawkey basement, which location was found not to be conducive to the requirements for patient care. BMC considered expanding the 5th floor of Yawkey but it was inadequate and expanding Menino was deemed undesirable as it is an inpatient building. BMC considered expanding the Yawkey footprint towards Harrison but felt strongly that the community would not support a building closer to the neighborhood.

WSANA.4 Harrison Avenue Landscape Improvements

BMC will install a planting buffer along the Preston and Doctors Office Building along Harrison Avenue to shield the mechanical equipment from the neighborhood and improve the pedestrian experience. Please see Section 1.8.3.6 and Figure 1-15 for more detail.

WSANA.5 Helipad Location

BMC will continue to study feasible locations for the helipad that best serve the patient safety needs while also understanding the sensitivity of the neighborhood. This analysis will be updated when the future Administration / Clinical Building is ready to move forward.

WSANA.6 Shuttle Service between BUMC and Andrew Square Red Line MBTA Stop

BUMC through TanSComm currently provides evening shuttle service upon request from a central stop at 710 Albany Street to the Andrew station in South Boston. In addition, seven MBTA bus routes provide service to the medical area one of which is CT #3 which provides service to Andrew station. Please see Section 4.2.6.1, Figure 4-8, Table 4-5 and Section 4.2.6.4 for more information.

6.0 RESPONSE TO COMMENTS

WSANA.7 Green Initiatives

As discussed in the 2010 IMP (See Section 5.1.13 of the 2010 IMP), the BMC Green Committee and the BU Medical Campus Sustainability Committee oversee the direction, development, and implementation of sustainable programs and policies through its campus. The future Energy Facility represents BUMC's commitment to a sustainable development and is consistent with the City of Boston's Climate Action Plan.

The proposed Moakley Cancer Center Addition and New Inpatient Building Phase 1 will be designed to comply with Article 37 of the Boston Zoning Code. Please see Section 3.2 for more information and Appendix D for LEED Checklists.

BMC will continue to explore where the application of vegetated roofs may be practical on its buildings. Many times it is not feasible on medical buildings due to the requirements for rooftop mechanical equipment. However, BMC is considering high emissivity roof material and building roofs will be designed to comply with Solar Reflectance Index (SRI) values for low-sloped roofs.

Glen A. Berkowitz, Worcester Square Neighborhood Association

GAB.1 Feasibility of Below Grade Tunnel in Lieu of Patient Transport Bridge

Please see Sections 1.2.4 and 1.2.5 for detailed discussion regarding patient transport and underground tunnels. As part Phase 1 of the proposed IMP Projects, BMC will use the new Bridge for patient transport for the reasons described in Section 1.2.4. When the future Administration / Clinical Building is developed and the loading service and materials handling is moved to its final location, as discussed in Section 1.2.5, BMC will construct a new below grade tunnel for material handling and the new Bridge will continue to serve as patient transport and will connect patients, staff and visitors to the north side of Albany Street.

GAB.2 Alternatives to Siting of Moakley Cancer Center Addition

BMC is committed to maintaining its existing open spaces, replacing when necessary, and creating new where feasible. As part of the IMP, BMC will implement new open spaces consistent with the quality it has previously provided through prior master plan improvements with particular focus on Albany Street. New open space added as part of the IMP will total approximately 8,000 square feet in space. Please see Section 1.8.3.3.

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6.0 RESPONSE TO COMMENTS

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GAB.3 Alpert Garden

One of the unique characteristics of Boston University Medical Center is the amount and quality of its open spaces, virtually unprecedented on urban hospital campuses. While examining equivalent medical institutions within the City of Boston, the amount of green space on the BUMC Campus is comparable and in some cases much greater than what is being provided elsewhere. BMC is committed to maintaining its existing open spaces, replacing when necessary, and creating new where feasible. As part of the IMP, BMC will implement new open spaces consistent with the quality it has previously provided through prior master plan improvements. New open space added as part of the IMP will total approximately 8,000 square feet in space. Please see Section 1.8.3.

GAB.4 Harrison Avenue between E. Concord and E. Brookline Streets Improvements

BMC will install a planting buffer along the Preston and Doctors Office Building along Harrison Avenue to shield the mechanical equipment from the neighborhood and improve the pedestrian experience. Please see Section 1.8.3.6 and Figure 1-15 for more detail.

GAB.5 Massachusetts Avenue Median Landscaping

Boston University Medical Center maintains its commitment to campus beautification projects such as this one. Boston University Medical Center recognizes the challenges with the plantings along the median and has been actively replacing plantings with different species that may be better suited for the area. Boston University Medical Center will continue this effort and consult with a landscape architect to determine most appropriate plant species that can survive with less watering. As the maintenance agreement nears the end of its 10 year term, Boston University Medical Center will be open for discussion in regards to an extension.

GAB.6 Energy Facility Environmental Impacts and Mitigation

Due to new regulatory requirements associated with the Energy Facility there is the need for additional design and analysis, therefore the Energy Facility will file a separate Draft Project Impact Report at a later date.

6.0 RESPONSE TO COMMENTS

GAB.7 NOx Credits

Due to new regulatory requirements associated with the Energy Facility there is the need for additional design and analysis, therefore the Energy Facility will file a separate Draft Project Impact Report at a later date.

GAB.8 Mitigation for Increased PM2.5

Due to new regulatory requirements associated with the Energy Facility there is the need for additional design and analysis, therefore the Energy Facility will file a separate Draft Project Impact Report at a later date.