

Boston Groundwater Trust

229 Berkeley St, Fourth Floor, Boston, MA 02116

617.859.8439

www.bostongroundwater.org

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Michael Sinatra, Senior Project Manager
Boston Planning & Development Agency
One City Hall Square
Boston, MA 02201-1007

Subject: 1400 Boylston Street Project Notification Form (PNF) Comments

Dear Mr. Sinatra:

Thank you for the opportunity to comment on the 1400 Boylston Street Project Notification Form (PNF) located in the Fenway neighborhood. The Boston Groundwater Trust (BGwT) was established by the Boston City Council to monitor groundwater levels in sections of Boston where the integrity of building foundations is threatened by low groundwater levels and to make recommendations for solving the problem. Therefore, my comments are limited to groundwater related issues.

The project is in the Groundwater Conservation Overlay District (GCOD) established under Article 32 of the Zoning Code. As stated in the document and confirmed at the scoping session the project will be designed and constructed to comply with the requirements of Article 32.

Compliance with the GCOD requires both the installation of a recharge system and a demonstration that the project cannot cause a reduction in groundwater levels on site or on adjoining lots. Before the GCOD zoning approval can be put in place, the proponent must provide the BPDA and the BGwT a letter stamped by a professional engineer registered in Massachusetts that details how it will accomplish what is stated in the document and meets the GCOD requirement for no reduction in groundwater levels on site or on adjoining lots.



The PNF states that construction for the three-levels of below-grade parking will require an approximate 35-foot-deep excavation. The excavation will be conducted within an engineered lateral earth support system with multiple levels of bracing which will be designed to limit ground movements outside the excavation to protect adjacent facilities.

Projects proposing deep below-grade space are required to establish a groundwater monitoring plan prior to the commencement of construction. As stated in the PNF, the Project will coordinate with the BGwT to protect groundwater levels in the area, and it will include the installation and/or monitoring of groundwater observation wells in the vicinity of the Site before site excavation to facilitate monitoring of the groundwater level before, during, and following construction. Existing BGwT wells surrounding the site will be used where reasonable.

The PNF also states that further evaluation of the foundation conditions at the site's adjacent buildings will be completed. We request the proponent provide the BGwT documentation of subsurface and foundation investigations to be performed for our records.

I look forward to continuing to work with the proponent and the Agency to assure that this project can have only positive impacts on area groundwater levels.

Very truly yours,



Christian Simonelli
Executive Director

CC: Kathleen Pederson, BPDA
Maura Zlody, EEOS

