

May 23, 2007

Ms. Sonal Gandhi, Senior Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

Subject: Boston Medical Center New Ambulatory Care Building

Dear Ms. Gandhi:

Thank you for the opportunity to comment on the Project Notification Form for the new Ambulatory Care Building at Boston Medical Center. The Boston Groundwater Trust was established by the Boston City Council to monitor groundwater levels in sections of the City where the integrity of building foundations is threatened by lowered groundwater levels and to make recommendations for solving the problem. As such, my comments are restricted to groundwater related issues.

As noted on page 3-6 of the PNF, the proposed building would be located within the Groundwater Conservation Overlay District. Although the filing speaks only of implementing measures “in order to minimize the potential for impact to groundwater conditions”, the zoning requires more. Article 32 requires “that any Proposed Project result in no negative impact on groundwater levels within the lot in question or adjacent lots”. Further, it requires that that a system for capturing a specified amount of rainfall for recharge be provided as part of the project. Because of the large plan area of the building, this recharge system will be relatively large. I was pleased that the proponent promised during the Scoping Session that it will meet the requirements of the GCOD and will provide details in the DPIR.

In order to assure that the project is not having a negative impact on groundwater levels, the proponent should be required to install at least two groundwater monitoring wells in public sidewalks adjacent to the project. These wells should be constructed to BGwT standards and should be monitored before, during, and after construction, with results reported shortly after they are read to both the Authority and the Trust. At the completion of construction, the wells should be turned over to the Trust for incorporation into our groundwater monitoring network.

As the project develops, I look forward to working with the proponent and the Authority to assure that it can have only positive impacts on groundwater levels in the area.

Very truly yours,

Elliott Laffer
Executive Director

Cc: Kathleen Pederson, BRA
Maura Zlody, BED