

Section 1.0

Introduction

1.0 INTRODUCTION/BACKGROUND

1.1 Introduction/Purpose of Supplemental Material

To meet the immediate demand for acute care beds, Children’s Hospital Boston (CHB or the Hospital) proposes the Main Building Expansion (the Project), a 10-story addition to the Main Building. On April 29, 2009, Children’s submitted an Institutional Master Plan Notification Form/Notice of Project Change (IMP/NPC) to the Boston Redevelopment Authority (BRA). On June 16, 2009, the BRA issued a Scoping Determination for an Institutional Master Plan (IMP) Amendment under Article 80D, but waiving further review under Article 80A-6 of the Boston Zoning Code, subject to continuing design review and completion of the BCDC process. In addition, the Scoping Determination required CHB to provide additional information on the proposed Project and responses to comments submitted on the IMP/NPC. To better differentiate between Project specific information and the IMP information, this Supplemental Materials document discusses Project specific information, while the IMP Amendment (being filed separately) discusses Children’s campus information and its relationship to the proposed Project as well as proposed zoning. In addition, this document incorporates responses to comments submitted to the BRA on the IMP/NPC to the extent required under the Scoping Determination.

1.2 Project Description

The Main Building Expansion Project will expand the Main Building with approximately 80,000 SF of space located on the site of the existing 7,000 SF 57 Binney Street Building (adding 73,000 SF of net new space to the Core Campus). By redeveloping the 57 Binney Street site, the Main Building Expansion will add incremental services to existing clinical floors in the Main Building, effectively expanding the existing floor plate in a lateral fashion incrementally on each floor. Because of the “landlocked” nature of the Main Building, opened in 1988 with 281,606 SF, the clinical floors currently experiencing the greatest density (i.e., the Emergency Department, the Operating Room suites and the Radiology Department) are also the floors where the proposed Main Building Expansion can make an immediate, positive impact with the planned expansion of those floors to meet the growing needs of the Emergency Department, the Operating Rooms and Radiology.

The proposed Main Building Expansion will include 10 stories: four floors devoted to inpatient beds (a net increase of up to 36 beds), a Radiology floor, Surgical Services, observation beds associated with the exiting Main Building Emergency Department, a floor for a Magnetic Resonance Imaging (MRI) and Pharmacy, and mechanical space located on floors 4 and 5. Mechanical space will also be located in a penthouse on the roof.

In addition to patient beds and expanded Emergency Department, Cardiology and Surgical capability, the Main Building Expansion will house technologies that are not currently used in the pediatric setting in any other location in the world. These technologies include an Intensive Care Unit (ICU) Positron Emission Tomography/Magnetic Resonance Imaging (PET/MRI) and a magnetic encephalography (MEG). The floor plate of the proposed Project has been designed specifically to accommodate these technologies and related equipment.

1.3 CHB Information

Children's Hospital Boston¹ is the nation's premier pediatric medical center with a commitment to being a worldwide leader in the advancement of children's health. Founded in 1869 as a 20-bed hospital for children, the hospital has grown significantly and has a legacy of firsts that have improved the practice of pediatric care across the world. Children's is a 385-bed comprehensive center for pediatric and adolescent health care guided by the values of excellence, sensitivity, leadership, and community. These core attributes run throughout the hospital's four interwoven missions: providing the best clinical care to children, researching new cures for diseases, training the next generation of pediatric caregivers, and improving the health and well being of children with a special emphasis on making Boston a better place for families to live, work, and play. Please see Children's Institutional Master Plan (IMP) for more information on its mission, objectives, and public benefits.

1.4 Consistency with Other Plans

1.4.1 *The Fenway Urban Village Plan*

The Fenway Urban Village Plan was first adopted in 1999, and has been updated since. The Plan seeks to "transform the neighborhood into an 'urban village'...where people can live, work, shop, and entertain in a single urban area." The following outlines the five components of the Plan to accomplish this goal and the Main Building Expansion's relationship to each component:

1. *A sufficient and varied housing supply* – The site of the Main Building Expansion is located within the Children's campus and is not suited for residential use.
2. *Excellent access to public transportation and curbs on vehicular traffic* - Last November, in response to a request by the Fenway Civic Association to place additional curbs on vehicular traffic, Children's adjusted its shuttle schedules in a way that reduced traffic flow through the Fenway neighborhood by 37 runs per day. In addition, although the Project is a new development, no new parking spaces are proposed, limiting the ability of future employees and visitors to drive to the site and therefore encouraging the use of public transportation. The LMA has excellent access to public transportation. Children's seeks to minimize the impact of traffic on the area, while ensuring that patients and employees can also conveniently access the campus. To encourage this, Children's utilizes a variety of TDM strategies described in Chapter 3.0.

¹ "Children's Hospital Boston" is the name commonly used to identify the institution, which is owned and operated by various affiliated entities including The Children's Hospital Corporation and The Children's Medical Center Corporation.

3. *Community-building facilities such as a community center* - Although Children's does not provide a community center, it provides significant financial and programmatic public benefits to the surrounding community, as described in the IMP and in Chapter 4 of the IMP Amendment.
4. *A healthy business community serving local residents and visitors alike, while providing employment opportunities* - The Project will provide new job opportunities, and also create more potential customers for local businesses in the area.
5. *Easy access to open space and a responsible level of impact upon the environment* - Constructing the Main Building Expansion to a height similar to the surrounding buildings and on a currently developed site will limit the environmental impact. The Project will also create a new open space on Binney Street.

Development of 819 Beacon Street is not included as a proposed Children's project at this time. The consistency of future projects proposed for 819 Beacon Street will be addressed when Children's files an amendment to its IMP for that location.