

Section 3.0

3.0 COORDINATION WITH OTHER GOVERNMENTAL AGENCIES

3.1 Introduction

BMC has initiated consultation with other governmental agencies as required by the Project and will continue outreach as necessary.

3.1.1 Architectural Access Board Requirements

At this time, there are no modifications to the public realm as part of the Project. Sidewalk improvements will occur as part of the previously approved Shapiro Ambulatory Care Center (“SACC”) in front of the Power Plant along Albany Street. Modifications to the public realm that occur as a result of the Project will comply with requirements of the Massachusetts Architectural Access Board, and will be designed to comply with the standards of the Americans with Disabilities Act.

3.1.2 Massachusetts Environmental Policy Act

The Proponent will consult with the office of the Massachusetts Environmental Policy Act (MEPA) for advisement on requirements for project review subsequent to filing of this DPIR.

3.1.3 Massachusetts Historical Commission / South End Landmark District Commission

The proposed Energy Facility Project will require a state permit and will require review by the Massachusetts Historical Commission (“MHC”) because it is located within the South End Harrison/Albany Protection Area adjacent to the South End Landmark District. BMC will file the appropriate project documentation with MHC in compliance with MHC requirements. Pursuant to the regulations and procedures of MHC, BMC will enter into discussions with MHC relative to impacts of the proposed Project on the state register properties, if necessary.

The proposed Energy Facility is located within the South End Harrison/Albany Protection Area of the South End (“Protection Area”). Activities relating to demolition, land coverage, height of structure, topography and landscaping are subject to review by the South End Landmarks District Commission (“SELDC”). The Proponent presented the Project to the SELDC at its March 4, 2010 hearing and the SELDC voted to approve the Project as presented.

3.1.4 Boston Civic Design Commission

The Proponent met with BCDC staff to review the Project. The Proponent will coordinate with BCDC staff to submit design and development related materials as necessary for final approval.

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3.1.5 Other Permits and Approvals

Section 1.7 includes a list of anticipated permits and approvals required for the Proposed Project.

Section 4.0

4.0 RESPONSE TO COMMENTS

Four comment letters were submitted by City of Boston public agencies on the PNF 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 11/16/09, the following is the full response to such comments. The Scoping Determination and copy of each comment letter is included in Appendix E.

Table 4.1 Comment Letters on the PNF

Commenters	Abbreviation
<i>City Agencies</i>	
Boston Public Works Department	PWD
Boston Environment Department	BED
Boston Groundwater Trust	BGwT
Boston Water & Sewer Commission	BWSC

Boston Public Works Department

PWD.1 Site Plan

The Proponent has included a Schematic Site Plan in the DPIR that shows existing conditions, curb functionality, and the proposed Project. See Figure 2-11.

PWD.2 Sidewalks

The Proponent will reconstruct the sidewalk along Albany Street in front of the Power Plant site as part of the previous PIC approvals for the Shapiro Ambulatory Care Center (SACC). Other improvements include new street trees and grates, new street lights, etc. See Section 2.1.7 for further discussion as well as Figure 1-4 which is the rendered site plan.

PWD.3 Pedestrian Accessibility

As noted above, the sidewalks in front of the Power Plant along Albany Street will be reconstructed as part of the previous PIC approvals for the SACC. These improvements will meet PWD requirements and will be in full compliance with ADA/AAB.

PWD.4 Discontinuances

No discontinuances are required for the project as currently designed.

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PWD.5 Landscaping

The landscape elements that will occur as part of the SACC approvals within the public sidewalk of Albany Street have been approved by the Boston Parks and Recreation Commission and the Proponent has executed an LM&I with the PIC. The Proponent will work with Mr. Crasco and the PIC should any changes occur to the previously approved landscape elements as a result of the Project. See Section 2.1.7 and Figure 1-4.

PWD.6 Street Lighting

New street lighting will be installed along Albany Street in front of the Power Plant site as part of the SACC approvals. The Proponent will work with Mr. Banks in connection with any changes that may occur as a result of the Energy Facility Project. See Section 2.1.7 and Figure 1-4.

PWD.7 Roadway

The Proponent acknowledges that if construction of the proposed Project necessitates any street reconstruction, such reconstruction is the responsibility of the Proponent.

PWD.8 Roadway Clearance

The Proponent has been in contact with Mr. Cardarelli. The design team is currently working with the City Engineer, Mr. Linsky, to coordinate the schedule for the Energy Facility and the City's Asphalt Resurfacing Program on Albany Street. Mr. Cardarelli has confirmed that the design team can proceed with BWSC site plan review and the design team will meet with Mr. Linsky during this process.

PWD.9 Public Trash Receptacles

The Proponent will consult with Mr. McCarthy to determine whether any solar powered trash compactors are required.

PWD.10 Public Art

The Proponent will contact Ms. Goodfellow.

PWD.11 Groundwater

The Proponent has met with Mr. Laffer of the Boston Groundwater Trust. The Proponent has committed to installing one groundwater monitoring well in the vicinity of the Chief Medical Examiner's Office building along Albany Street. This location is determined to be suitable to Mr. Laffer. The Proponent will convey the wells to the Groundwater Trust upon completion of the Project through the PIC. See Section

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2.4.8.4.

Boston Environment Department

BED.1 LEED Credits

As demonstrated by the efforts of Boston University Medical Center's sustainable initiatives discussed in Section 1.3, the Proponent is committed to sustainable design and operations. This commitment is reinforced with the development of the Energy Facility. Please see Section 2.2 for a detailed discussion on broader environmental goals of the Project and additional sustainable design measures being considered for the Project. A preliminary LEED checklist is included in Appendix C.

BED.2 Green Roof

A green roof is not feasible due to requirements for rooftop mechanical equipment. However, the Proponent is considering a high emissivity roof material such as white TPO.

BED.3 Elevators

The Project design and occupant load does not require an elevator.

BED.4 Plaques for Catch Basins & Drains

The Proponent will install permanent castings stating "Don't Dump: Drains to Boston Harbor" next to any catch basin or drains that exist, are created or modified as part of the Project.

BED.5 Shadow Diagrams

Shadow diagrams provided in the PNF did include the emissions stacks. Due to the slender nature, location and position of these elements, shadow impacts are almost imperceptible. Please see Section 2.4.3 and Appendix B for the shadow analysis.

BED.6 Construction Noise and Air Quality

The Proponent will ensure compliance with City of Boston noise regulations and manage air quality during construction. Please see Sections 2.5.5 and 2.5.6 for a more detailed discussion.

BED.7 Bicycles and Shower Facilities

Boston University Medical Center has a very active bicycle program. Please see Section 2.3.3. The Proponent anticipates installing new lockable bicycle racks for employees and staff of the Energy Facility adjacent to the building where feasible.

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The existing staff locker room in the Power Plant is equipped with a shower for use by employees and staff of that department. It will accommodate the 7 new employees and staff of the Energy Facility.

BED.8 Clean Air Construction Initiative

The Proponent will participate in the Clean Air Construction Initiative.

BED.9 Stack Height

The height of the stacks slightly exceeds the 150 foot limitation, but the height is considered an addition to the structure and is not visible from the nearest public way within the Landmark District. The Project meets the Specific Standards and Criteria for the South End Harrison/Albany Protection Area. The Proponent presented the Project to the SELDC at its March 4, 2010 hearing and the SELDC voted to approve the Project as presented. Please see Section 2.6 for a detailed discussion. The height of the stacks is dictated by the requirement to meet the EPA's National Ambient Air Quality Standards (NAAQS) in accordance with the Clean Air Act. See Section 2.4.5 for a detailed discussion regarding Air Quality.

Boston Groundwater Trust

BGwT.1 Recharge System

The Proponent met with Mr. Laffer of the Boston Groundwater Trust to review the locations and design of the proposed recharge system. Mr. Laffer has determined that the proposed plan is acceptable. A description of the recharge design is included in Section 2.4.8.4 and 2.7.5.2 and shown on Figure 2-11.

BGwT.2 Groundwater Monitoring Well

The Proponent will install a monitoring well in the vicinity of the Chief Medical Examiner's Office building along Albany Street. This location has been accepted by Mr. Laffer. See Section 2.4.8.4. The Proponent will share data from the monitoring well with the Trust during construction and will turn the readings over to the Trust after construction.

BGwT.3 Compliance with Article 32

The site is located within the Groundwater Conservation Overlay District. The Project will not result in negative impact to groundwater. As noted in BGwT.1, the Proponent will install a recharge system that will meet the groundwater standards. Please see Section 2.4.8.4 for a detailed discussion and Figure 2-11.

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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 Commission's Site Plan Review process.

BWSC.2 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.3 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.4 New or expanded water mains, sewers and 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 Separate sanitary sewer and storm drains

Separate sanitary sewer and storm drain services will be provided for the Proposed Project.

BWSC.7 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 2.7.5 for a detailed discussion regarding the stormwater management and recharge design and Figure 2-11 for the Schematic Site Plan.

BWSC.8 DEP Infiltration/Inflow Reduction

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

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reduction plan.

BWSC.9 Stormwater Discharge

Please see Section 2.7.5 for detailed discussion on stormwater management.

BWSC.10 Construction Dewatering Discharge

The Proponent will obtain all required discharge permits.

BWSC.11 Stormwater Pollution Prevention Plan

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

BWSC.12 Installations 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.13 Water Conservation

The Proponent is not proposing outdoor landscaping at this time. 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 is considering the use of sensor operated faucets and low flow fixtures for sinks and toilets.

Appendix A

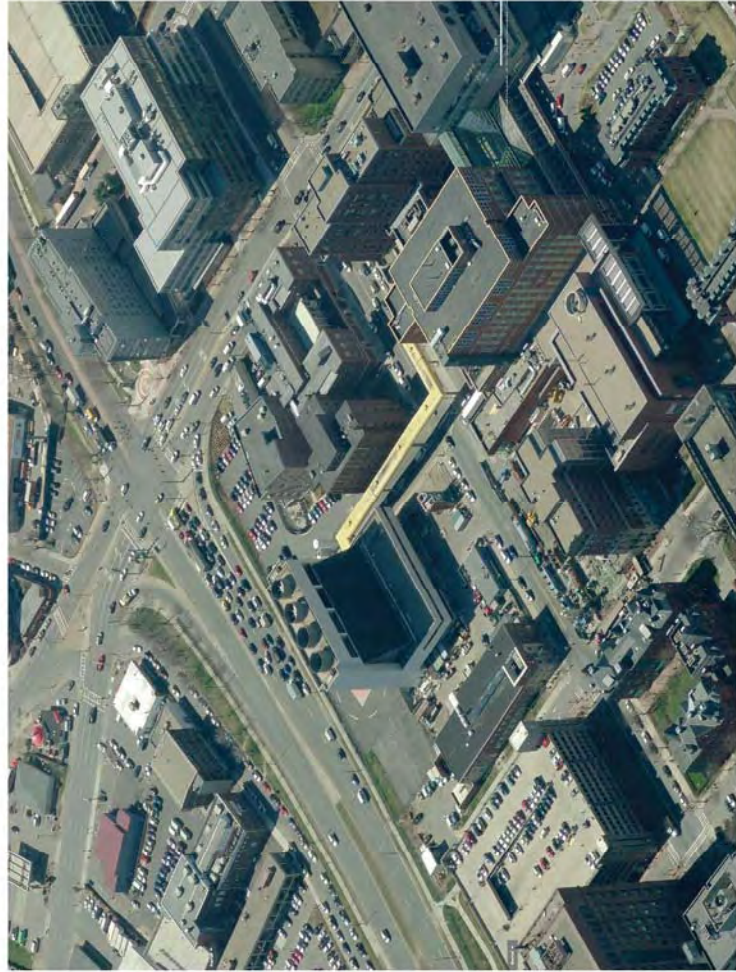


Photo 1: Aerial View looking south toward Dorchester. Albany St in the foreground with north facade of existing power plant (center).

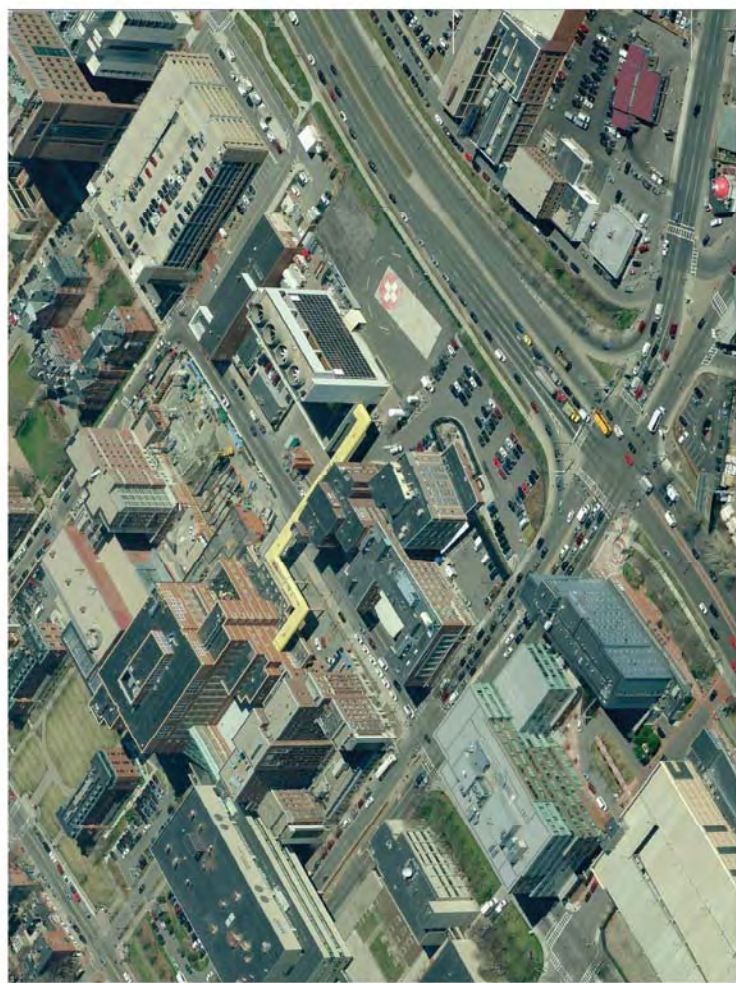


Photo 2: Aerial View looking north toward South End. Intersection of Massachusetts Ave and Meineka Cass Blvd in foreground. South facade of existing power plant and medflight helipad (right).



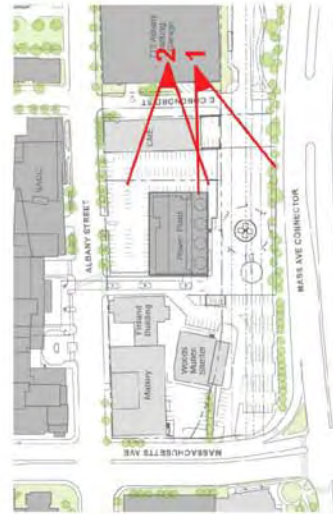
CONTEXT PHOTOGRAPHS



Photo 1: View from BMC parking garage looking south.
Existing medflight helipad, chief medical examiner parking foreground, Mass Ave connector beyond.



Photo 2: View from BMC parking garage looking southwest.
East facade of existing power plant, chief medical examiner roof in foreground, Finland building beyond.



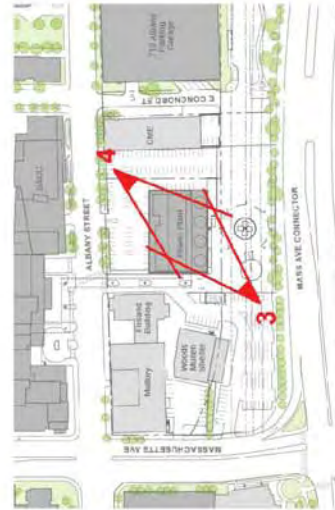
CONTEXT PHOTOGRAPHS



Photo 3: View from existing heliport looking north. South facade of existing power plant.



Photo 4: View from Albany Street looking south. East facade of existing power plant.



CONTEXT PHOTOGRAPHS

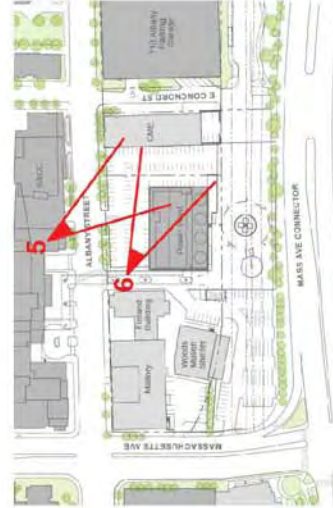
September 25, 2009



Photo 5: View from SACC looking east.
North facade of existing power plant (right), west facade of chief medical examiner building (left).



Photo 6: View from helpad access road looking northeast.
Levels 1 and 2 of existing power plant, west facade of chief medical examiner building



Appendix B

