

PROGRESS REPORT

Construction Coordination and City Services

Longwood Medical and Academic Area



*Brigham and Women's Hospital
Brigham Building for the Future*



*Massachusetts College of Art and Design
Center for Design and New Media*

MASCO AREA PLANNING AND DEVELOPMENT

Status as of May 2016



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Level of Construction in the Longwood Medical and Academic Area (LMA)

Level of Construction

Since the May 2015 report, The Winsor School's Lubin O'Donnell Center and Phase 1 of Massachusetts College of Art and Design's Center for Design and New Media have been completed.

Under construction in 2016 are the Brigham and Women's Hospital's Brigham Building for the Future and Roxbury Tenants of Harvard's Mosaic on the Riverway residential building.

Emmanuel College is expected to break ground on their New Julie Hall project and Boston Children's Hospital is set to begin their Boston Children's Clinical Building in the upcoming year. Several other institutions are in the process of updating their master plans.

Nearly 525,000 SF currently under construction

Nearly 3 million SF approved but not yet scheduled for construction

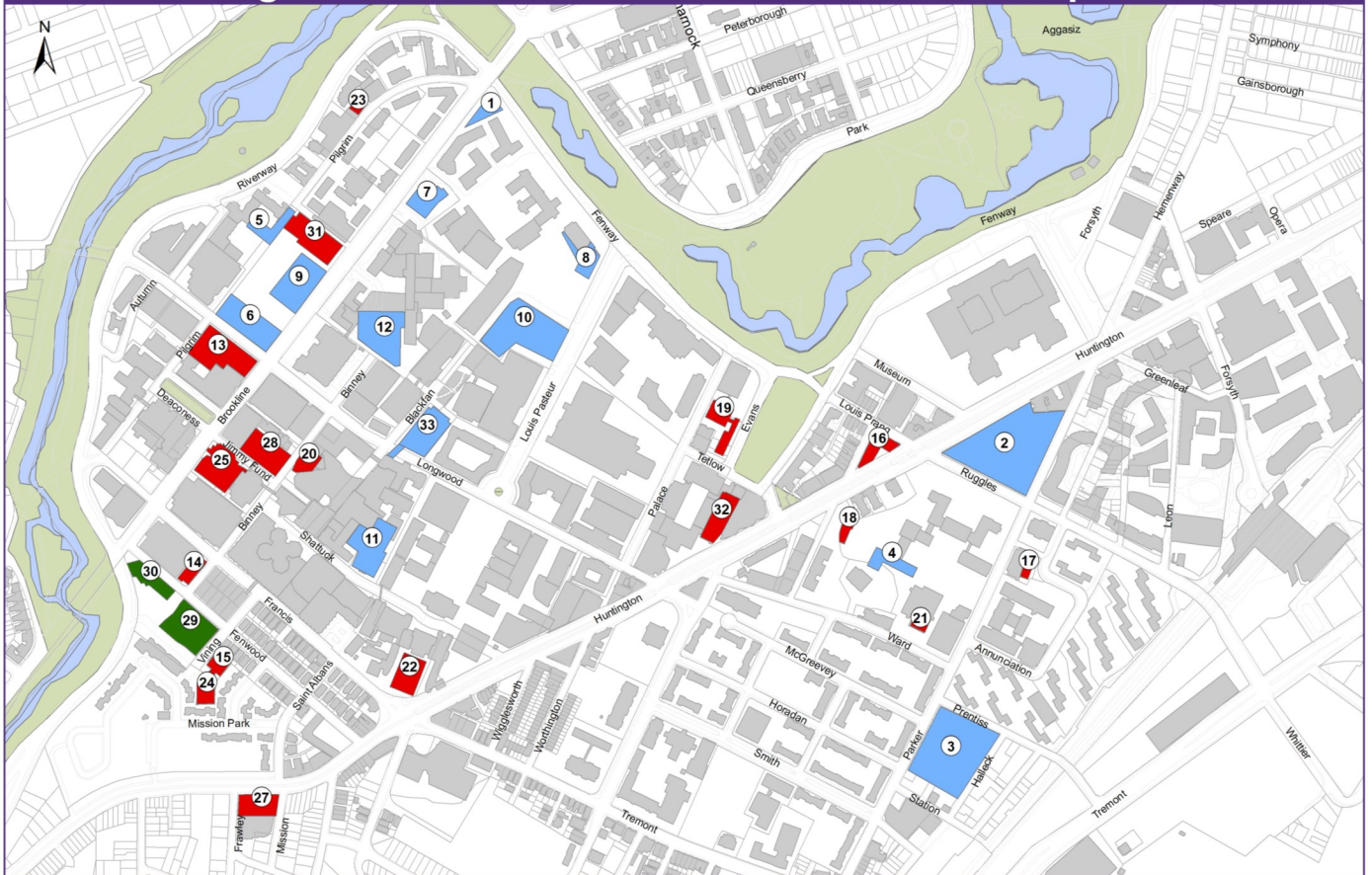
More than 1.6 million SF of development completed since 2010



Current, Future, and Completed Institutional Construction Projects

This map illustrates institutional projects within the LMA and corresponds to the list of projects on the following page.

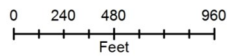
Longwood Medical and Academic Area - Development



Data Source: MASCO, Institutional Master Plans, Boston Redevelopment Authority

Development Status	
■	Under Construction
■	Approved/Not under construction
■	Completed (Since 2010)

MASCO MASCO Area Planning, May 2016



Current, Future, and Completed Institutional Construction Projects

The table below summarizes institutional construction projects within the LMA since 2010.

Institution	Project	Gross Square Footage	Map ID
Projects Under Construction		786,000	
Brigham and Women's Hospital	Brigham and Women's Building for the Future	620,000	29
Brigham and Women's Hospital & Roxbury Tenants of Harvard	RTH - The Mosaic on the Riverway	166,000	30
Approved Projects (not under construction)		2,829,170	
Boston Children's Hospital	Clinical Building	445,000	11
Boston Children's Hospital (Formerly Lyme)	Longwood Research Institute	440,000	12
Boston Children's Hospital	Pedestrian Connector and Garage Expansion	4,670	33
Brigham and Women's Hospital	Alumnae Hall Site (Parcel C)	360,000	10
Emmanuel College	New Julie Hall (691 beds)	267,000	7
Emmanuel College	Cardinal Cushing Library Academic Expansion	110,000	8
Emmanuel College	Fenway Residence Hall	77,500	1
Wentworth Institute of Technology	Center for Engineering + Technology	45,000	4
Wentworth Institute of Technology	500 Huntington: 3rd Party Commercial Research/Office Building	640,000	2
Wentworth Institute of Technology	Sweeney Field Athletics Complex	110,000	3
Winsor School	Academic Wing Addition	30,000	5
Winsor School	Mixed-use Building - 10 stories	300,000	6
Winsor School	Underground Parking Garage	N/A	9
Completed Since 2010		1,605,627	
Boston Children's Hospital	James Mandell Building	115,000	20
Brigham and Women's Hospital	Stoneman Centennial Park - Parking Garage with Park above	N/A	22
Brigham and Women's Hospital	MMHC - DMH Partial Hospital/Fenwood Inn	21,000	15
Brigham and Women's Hospital	MMHC - Binney Street Building	56,540	14
Dana-Farber Cancer Institute	Dana 1, 2, 3 Backfill Renovation Project	69,800	28
Dana-Farber Cancer Institute	Yawkey Center for Cancer Care	275,000	25
Isabella Stewart Gardner Museum	Renovations and New Building - Exhibit Space, Offices & Café	60,000	19
Massachusetts College of Art and Design	Center for Design and New Media	40,000	32
Massachusetts College of Art and Design	The Tree House	145,600	18
Massachusetts Eye and Ear, Longwood	MEE Longwood	90,000	27
National Development	Longwood Center - Research, Clinical, Retail & Parking	414,000	13
Roxbury Tenants of Harvard	Community Center	28,000	24
Wentworth Institute of Technology	Residence Hall 525 Huntington Ave	119,142	16
Wentworth Institute of Technology	Ira Allen Building Addition	18,000	17
Wentworth Institute of Technology	Flanagan Campus Center at Beatty Hall	7,000	21
Wheelock College	Resource Center Project	6,545	23
Winsor School	Lubin-O'Donnell Center	140,000	31

LMA Construction Outlook for 2016/2017

Construction is active in the 2016/2017 construction season. A schedule for project completion can be found on page 17. The following buildings will be substantially complete during this period.

Brigham and Women's Hospital's Brigham Building for the Future Project: The 12-story base building will occupy part of the former Mass Mental Health site. It adds 620,000 SF of research and clinical space and a 400-space underground garage. Construction of the main project started in May 2013 and will begin occupancy in October 2016.



LMA Construction Outlook for 2016/2017

Roxbury Tenants of Harvard's Mosaic on the Riverway: Roxbury Tenants of Harvard are approaching completion on their new high-rise residential building called the Mosaic on the Riverway. It will include 145 new homes for all income levels including rental units and condominiums. The ground floor will house a child care center for 100 preschool-aged students. Located on the Riverway at the corner of Brookline Avenue, it will have views and access to the Emerald Necklace in both directions. The 166,000 SF, 11-story structure will open its doors in September 2016.



LMA Construction Outlook for 2016/2017

Two significant projects will start this season:

Emmanuel College New Julie Hall: The 19-story, 267,000 SF residence building will replace the existing Julie Hall on Brookline Avenue. The new structure will house 621 new beds and cap a subsurface 15-space garage. It will also include a café, ground floor student amenities, and top floor function space. Demolition of the existing Julie Hall is expected to begin in June 2016 and construction will continue for two years.



Emmanuel College's New Julie Hall

Boston Children's Hospital's Clinical Building (BCCB): The 10-story clinical building will be located at the corner of Shattuck Street and Meadow Lane. The 445,000 SF facility will tie the clinical services into the main core campus. It will include multiple levels of new green space, surgical space, new patient beds, an updated neonatal intensive care unit (NICU), and a central utility plant. Once determination of need (DoN) approval is received, the project construction will last approximately five years.



Boston Children's Hospital's BCCB

Projects Near the LMA

The table below summarizes construction projects near the LMA.

Developer	Project	Gross Square Footage	Map ID
Projects Under Construction		1,095,258	
Boston University	Center for Integrated Life Sciences and Eng. (610 Comm Ave)	150,000	2
Northeastern University	ISEB (Columbus Lot - Science/Engineering)	197,000	26
Samuels & Associates, Inc.	The Pierce (Residential, Retail)	390,460	9
Skanska	Romeo and Juliet, 1350 Boylston Street (Residential, Retail)	196,500	10
Trellis Group LLC	1486 Tremont Street (Residential, Commercial)	75,348	31
900 Beacon Street Realty Trust	900 Beacon Street (Residential, Commercial, Retail)	38,950	5
Catamount Westland LLC	44 Burbank Street (Residential)	47,000	13
Approved Projects (not under construction)		5,153,717	
Boston Children's Hospital	2 Brookline Place (Admin, Clinical, Office, Research)	228,000	32
Boston University	Myles Standish Hall & Annex Renovation	203,000	1
25 Miner LLC.	25 Miner Street (Residential)	47,164	6
Boston Children's Hospital	819 Beacon Street (Office, Retail, Admin)	212,430	4
Claremont Companies	111 Boylston Street Hotel	100,000	33
Elma Lewis Partners LLC/Feldco Boston LLC	Tremont Crossing Parcel P-3 (Cultural, Arts, Office, Retail, Educational, Medical, Residential)	1,922,000	29
Madison Park Development Coportation	Whitter Choice Neighborhood (Residential, Commercial, Retail)	472,095	28
Meredith Management Corporation	Fenway Center Air Rights Parcels 7 & 8 (Residential, Office, Retail)	1,300,000	3
Mission Hill Parcel 25 LLC.	Parcel 25 (Residential, Community, Office)	305,750	30
New England Conservatory	Student Life & Performance Center	135,000	16
Samuels & Associates, Inc.	Landmark Center Redevelopment (Office, Retail, Clinic, Research, Educational)	200,000	7
Urbanica	50 Symphony Road (Residential)	28,278	14
Future IMP Projects		3,150,190	
Berklee College of Music	161-171 Mass Ave Rehab (51,910 demo sf - Academic)	72,190	12
Berklee College of Music	Berklee Crossroads (Performance Ctr/Dorm, 57,560 demo sf)	290,000	11
New England Conservatory	Student Learning Center (Academic, Office, Library)	65,000	17
Northeastern University	Gainsborough Garage Redevelopment (10 Gainsborough - Residential, Academic, Research)	240,000	19
Northeastern University	North Lot Academic Building	250,000	15
Northeastern University	Ryder Hall Addition & Redevelopment (66 Leon St) (Academic, Residential)	400,000	25
Northeastern University	Cargill Hall Redevelopment (45-55 Forsyth - Academic, Cultural)	150,000	23
Northeastern University	Forsyth Hall Redevelopment (70 Forsyth - Academic, Cultural)	150,000	21
Northeastern University	Columbus Lot Mixed Use/Quad (795 Columbus Ave - Academic, Office, Open Space)	453,000	20
Northeastern University	Cabot Mixed Use Development (400-402 Huntington - Academic, Commercial, Residential, Cultural)	500,000	22
Northeastern University	Matthews Arena Addition (238-262 St. Botolph - Athletic, Event, Student life)	120,000	18
Northeastern University	Burstein-Rubenstein Redevelopment (458-464 Huntington - Residential, Academic, Cultural)	150,000	24
Northeastern University	Burke Street Housing (10 Burke Street - Office, Residential)	310,000	27

Projects Near the LMA

Due to its location within Boston's urban core, the LMA is not only impacted by public and private projects within its boundaries, but also by projects taking place near the LMA and along transportation corridors leading to and from the area. MASCO works with project representatives and public agencies to help minimize the impacts on the LMA and the surrounding communities. Below is a description of some of the larger projects in the area.

Muddy River Restoration Project: In January 2013 the United States Army Corps of Engineers (USACE) began the first phase of the Muddy River Flood Risk Management and Environmental Restoration Project. The major project components involved the installation of two new culverts and daylighting sections of the river between the Riverway and Avenue Louis Pasteur. The project also includes a redesigned intersection at the Riverway and Park Drive and a new left-turn inbound from Brookline Avenue onto Park Drive towards the Boston University Bridge. Construction required significant temporary circulation changes, including a period during which all lanes between The Fenway and Park Drive on Brookline Avenue were one-way inbound. Phase 1 of the project is scheduled to be complete in Summer of 2016.



Muddy River Restoration Project new plantings and daylighted river

Projects Near the LMA

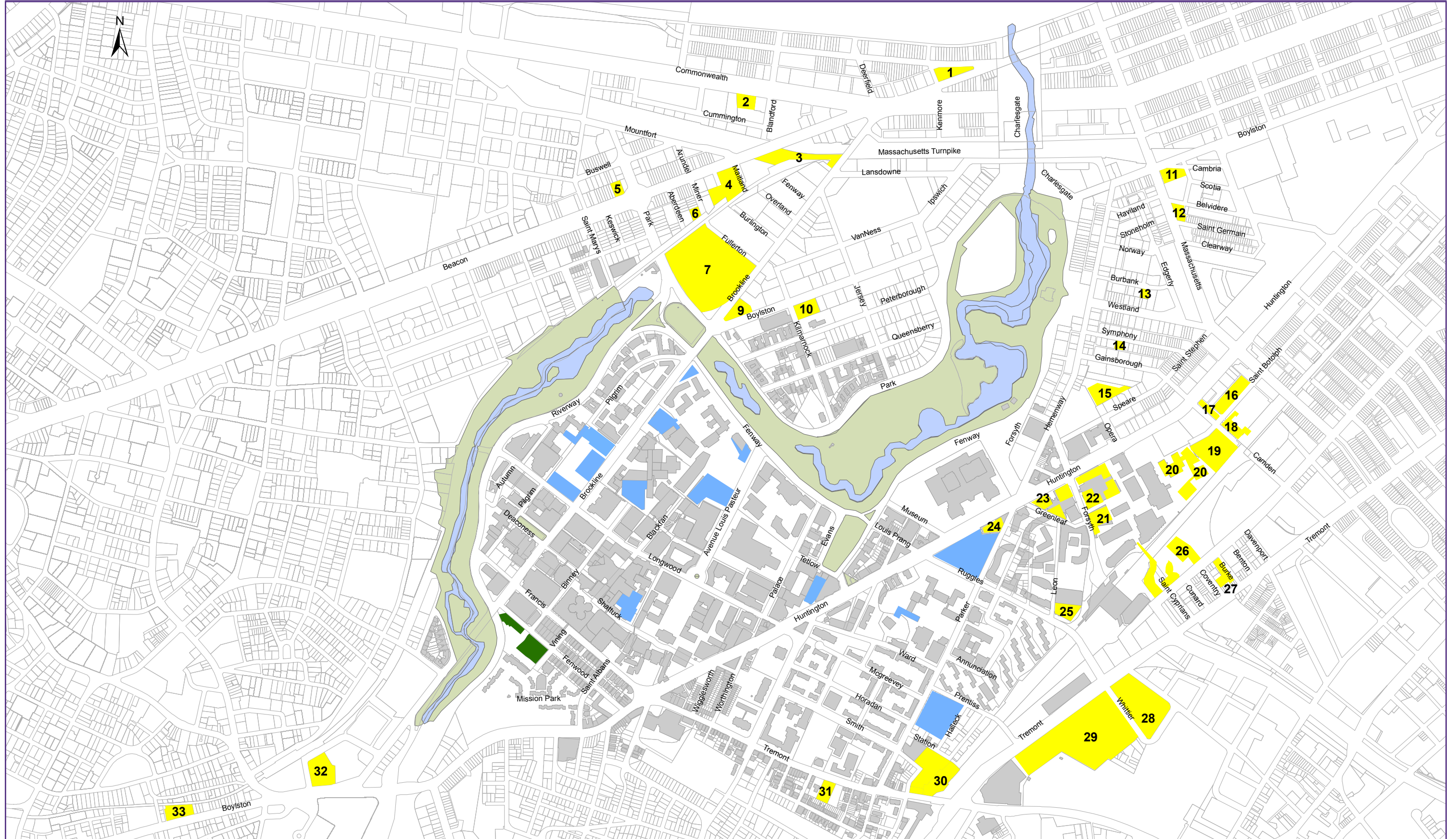
Romeo and Juliet: This Skanska mixed-use project at 1350 Boylston Street includes two 13-story tower buildings sitting atop a four-story base building. Approximately 7,000 SF of the 196,500 SF structure will be dedicated to ground floor retail. The 212-unit apartment building will also include a 212-car underground parking garage. Construction started in October 2015 and is expected to be completed by late 2017.

The Pierce: The 390,460 SF high rise is located at the intersection of Brookline Avenue, Boylston Street and Park Drive. The Pierce will consist of 349 mixed condominium and apartment units and 20,000 SF of lower level retail space. The 31-story tower will rise 340 feet and become the tallest building in the Fenway area. The project started in the Summer of 2015 and will take three years to complete.



Tower Crane at the Pierce Project

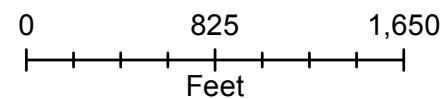
Longwood Medical and Academic Area - Offsite Development



Data Source: MASCO, Institutional Master Plans, Boston Redevelopment Authority



MASCO Area Planning, May 2016



Development Status

- Offsite Development Projects
- Approved/Not Under Construction
- Under Construction

Construction Coordination and City Services at MASCO

Staff:

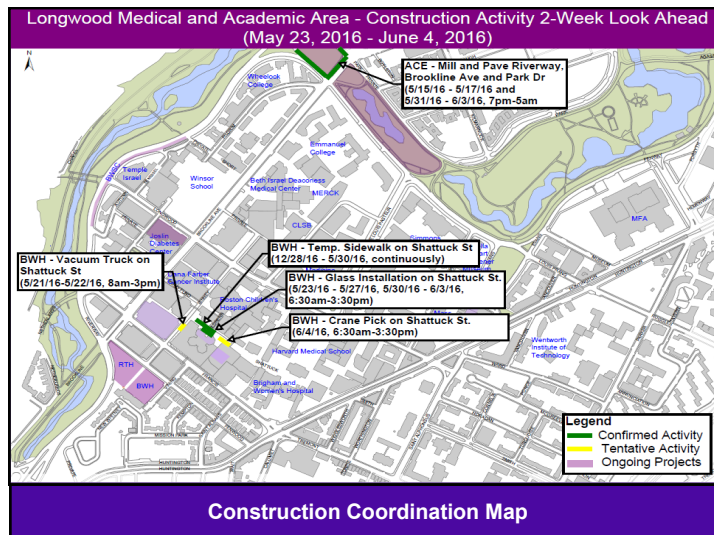
- Del Mandawe, Jan Henderson: Construction Coordination, police detail coverage (snow, Red Sox games)
- Del Mandawe: City services (potholes, sidewalks, catch basins, flooding, street lights, snow removal, thermoplastic)
- Paul Nelson: Traffic signals and signage, curbside operations, parking enforcement, event alerts

Meetings and Planning: MASCO Area Planning's Construction Coordinator operates as a clearinghouse for all information on LMA-related construction and roadway activity. By collaborating and communicating with member institutions, public agencies, and utility companies, staff are able to identify and resolve potential conflicts and issues before they occur. During the construction season, MASCO holds regularly scheduled area-wide meetings and convenes project-specific stakeholder meetings as needed. Examples of MASCO's coordination efforts over the last year include:

- Coordinating Boston Water and Sewer Commission (BWSC) Riverway water main relining project with abutting institutions.
- Coordinating Boston Water and Sewer Commission (BWSC) Brookline Avenue proposed water main replacement project with abutting institutions.
- Worked with MASCO members, the Boston Public Works Department, and the Department of Conservation and Recreation to replace hundreds of feet of sidewalk throughout the LMA at MASCO's request.
- Coordinated with Massachusetts Department of Transportation (MassDOT) on traffic impacts due to the Bowker Overpass Reconstruction Project.

Construction Coordination and City Services at MASCO

Notices: Between May 1, 2015 and April 30, 2016 MASCO issued 127 LMA advisories, including lane and roadway closures, service interruptions, traffic and access issues, and general project updates. These construction coordination/traffic advisories were sent to over two hundred MASCO constituents both within and outside the LMA. MASCO added a live construction activity calendar and map to its construction coordination website. The site allows members to view all the scheduled construction operations that will have impacts on the streets and sidewalks of the LMA. The map and schedule can be viewed at: www.masco.org/programs/lma-construction-activities.



Utility Projects in the LMA

The following utility construction project began this past year.

Water Main Relining on the Riverway: Coordination began on the Boston Water and Sewer Commission's (BWSC) Riverway water main relining project. BWSC will clean and cement line the section of the Riverway water main between Francis Street and Short Street.



Boston Water and Sewer Commission Water Main Work on The Riverway

City Services Accomplishments

In response to institutional requests and to prevent future infrastructure problems, MASCO works with city and state agencies to maintain and improve the LMA street and sidewalk environment. In addition, MASCO has an ongoing preemptive program inspecting the condition of sidewalks, streetlights, crosswalks and roadways in the LMA on a regular basis. MASCO also solicits input from the Facilities Planning Committee and the Construction Coordination Group on areas in need of improvement and submits priority requests to the public agencies as well as tracks their progress.

Accomplishments for the Year (May 1, 2015 – April 30, 2016)

Roadways and Sidewalks

- Installed over 2,000 LF of pavement markings throughout the neighborhood.
- Worked with the Boston Public Works Department (PWD), Massachusetts Department of Transportation (MassDOT), and the State's Department of Conservation and Recreation (DCR) to have potholes filled at dozens of locations.
- Coordinated with DCR and Boston PWD to identify and schedule repairs of 2,018 LF of ramps and sidewalk panels. Updated the Universal Access ADA assessment of all the sidewalks and ramps in the LMA and collaborated with the DCR and PWD to prioritize areas in need of upgrading.
- Coordinated with the City of Boston, DCR, MassDOT and MASCO operations on snow removal during the 2016 winter season.

Streetlights

- Worked with the City of Boston, the DCR, and the Massachusetts Bay Transit Authority (MBTA) to resolve 12 street light outages throughout the LMA.



Sidewalk ramp reconstruction along the Riverway

City Services Accomplishments

Traffic Signals, Signage and Curbside Operations

- **Francis/Binney Improvements:** Improved pedestrian safety by partnering with Brigham & Women's Hospital to install 4-way stop sign control, a modified crosswalk design at the intersection, intersection repaving and restriping. Evaluation of operations following installation has shown that improvements have been an effective, low-cost alternative to a full traffic signal.
- **Oscar Tugo Circle Pedestrian Improvements:** Implemented added striping and signage, in cooperation with Harvard Medical School, to improve pedestrian safety following incident where pedestrian was injured at the Longwood Avenue crossing. Conducted evaluation of additional improvements and modifications to solar flashing beacons.
- **Brookline Avenue/Francis Street Intersection:** Developed a new design concept, being reviewed with the City, to improve safety for pedestrians and bicyclists, reduce overall traffic congestion, and strengthen connections to the Emerald Necklace pathway network.
- **Ruggles Street Corridor Study:** Developed preliminary concepts for signal changes at key intersections that would address congestion and improve mobility for all users along Ruggles Street between Tremont Street and Huntington Avenue.
- **Pedestrian Safety at Palace Road/Longwood Avenue:** Evaluated safety and effectiveness of pedestrian crossings in vicinity of Palace Road based on field observations and consultation with adjacent members.
- **Muddy River Project Traffic Delays:** Identified source of traffic congestion on Brookline Avenue inbound as incorrect signal timings at Park Drive/Brookline Avenue/Boylston Street intersection. Army Corps procuring added signal control equipment needed to address the issue.



New 4-Way stop at the intersection of Francis Street and Binney Street

Published LMA Roadway Advisories During Period

In collaboration with the institutions and agencies listed below, between May 1, 2015 and April 30, 2016 MASCO's construction coordination staff issued 127 LMA advisories, including lane and roadway closures, service interruptions, traffic and access issues and general project updates. These advisories were sent to over two hundred MASCO constituents both within and outside the LMA. MASCO's standardized form ensures a faster turn-around of advisories to the LMA community.

- Beth Israel Deaconess Medical Center - 6 advisories
- Boston's Children's Hospital - 3 advisories
- Brigham and Women's Hospital - 27 advisories
- Dana-Farber Cancer Institute - 7 advisories
- Harvard Medical School - 6 advisories
- Massachusetts College of Art and Design - 2 advisories
- MATEP - 7 advisories
- MASCO - 16 advisories
- MERCK - 1 advisory
- Roxbury Tenants of Harvard - 1 advisory
- Simmons College - 1 advisory
- Winsor School - 7 advisories
- Boston Transportation Department (BTD) - 1 advisory
- Boston Water and Sewer Commission (BWSC) - 3 advisories
- Boston Public Works Department (PWD) - 4 advisories
- Boston Police Department (BPD) - 3 advisories
- Town of Brookline - 2 advisories
- Massachusetts Department of Conservation and Recreation (DCR) - 11 advisories
- Army Corp of Engineers - 13 advisories
- Verizon - 2 advisories
- Massachusetts Bay Transit Authority (MBTA) - 1 advisory
- Special events causing parking restrictions, traffic delays and road closures:
College move-in dates, College Commencement dates, Red Sox Games,
Race events - 3 advisories

Schedule of Projects In and Around the LMA

The Gantt chart below shows the timing and duration of construction projects in and around the LMA. With the volume of construction activity in the area, this aids in the coordination of the various projects.

