

Boston Groundwater Trust

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October 7th, 2015

Christopher Tracy, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

Subject: Lewis Wharf Project PNF

Dear Mr. Tracy:

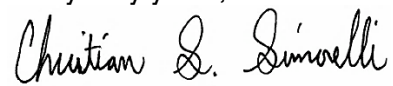
Thank you for the opportunity to comment on the Lewis Wharf Project, project notification form (PNF). The Boston Groundwater Trust was established by the Boston City Council to monitor groundwater levels in sections of Boston where the integrity of building foundations is threatened by low groundwater levels and to make recommendations for solving the problem. Therefore my comments are limited to groundwater related issues.

As stated in the PNF, the project is located in the Groundwater Conservation Overlay District (GCOD) established under Article 32 of the Zoning Code. Also stated in the PNF and confirmed at the scoping session, the project will be designed and constructed so as to comply with the requirements of Article 32. In the North End area, the GCOD does not require recharge but it does require the proponent to furnish a stamped certification by a professional engineer registered in Massachusetts showing how the project will not have any negative effect on groundwater levels on site or adjacent lots. The PNF states that the proposed hotel structures will be located over flowed waters and existing wharf and piles field areas. In addition, the PNF states that the subsurface garage will be located entirely within the filled portion of the site and that the exterior foundation wall will consist of a concrete diaphragm wall (slurry wall) to provide both temporary and permanent soil retention and groundwater control. I look forward to the engineers' certification letter that groundwater levels will not be lowered, that all floors, walls, and elevator pits will be waterproofed, and that no permanent active dewatering systems or perimeter drains below groundwater levels will be constructed. The PNF also states that some local dewatering may be required during construction, primarily for the removal of surface water runoff collected during precipitation events. I appreciate the proponent's commitment to attempt recharging of that surface water into the ground immediately outside the excavation footprint.

This letter should be provided to the Trust and the Board of Appeals before zoning is approved for the project. The project site is in area with many adjacent wood piling supported buildings, and maintenance of adequate groundwater levels is necessary to preserve the integrity of their foundations.

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

Very truly yours,

A handwritten signature in black ink that reads "Christian S. Simonelli". The signature is written in a cursive style with a large, prominent initial "C".

Christian Simonelli
Executive Director

CC: Kathleen Pederson, BRA
Maura Zlody, BED