

Boston Groundwater Trust

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July 9th, 2019

Michael Sinatra, Project Manager
Boston Planning & Development Agency
One City Hall Square
Boston, MA 02201-1007

Subject: 125 Lincoln Street Project Notification Form (PNF) Comments

Dear Mr. Sinatra:

Thank you for the opportunity to comment on the 125 Lincoln Street Project Notification Form (PNF) located in the Leather District. 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.

The project is located in the Groundwater Conservation Overlay District (GCOD) established under Article 32 of the Zoning Code. As stated in the document and confirmed at the scoping session, the project will be designed and constructed to comply with the requirements of Article 32.

Compliance with the GCOD requires both the installation of a recharge system and a demonstration that the project cannot cause a reduction in groundwater levels on site or on adjoining lots.

The PNF states that the proposed foundation system will likely consist of either a concrete mat foundation bearing on natural marine deposits or on load bearing elements which are installed within slurry-filled trenches. Figure 2.4 in the document depicts 5 levels of below grade parking, terminating 52' below the existing ground surface. The document also states performance criteria will be established for maintenance of groundwater levels during construction in the vicinity of the Project.



Monitoring of groundwater levels is to be conducted on a weekly basis, commencing one month prior to construction, continuing throughout all below grade activities, and concluding one month post all below grade activities. The data will be furnished to the Trust and the Authority on a weekly basis.

The contractor will be required to implement necessary steps during the work to not lower groundwater levels outside the limits of the Site. In the event that groundwater levels drop below the observed pre-construction baseline levels during construction, provisions must be in place to halt construction and dewatering until the cause is found and remedied.

If feasible, one groundwater monitoring well may be installed in the sidewalk and in the public right of way to document existing groundwater levels. The new well will be installed in accordance with City and Trust standards for permanent groundwater monitoring wells.

Prior to the issuance of a building permit, the Proponent will provide the BPDA and the Boston Groundwater Trust a letter stamped by a professional engineer registered in Massachusetts that details how the Project will meet the GCOD requirement for no reduction in groundwater levels on Site or on adjoining lots.

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

Very truly yours,



Christian Simonelli
Executive Director

CC: Kathleen Pederson, BPDA
Maura Zlody, EEO

