

Boston Groundwater Trust

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December 4th, 2018

Lance Campbell, Senior Project Manager
Boston Planning & Development Agency
One City Hall Square
Boston, MA 02201-1007

**Subject: 41 LaGrange Street Expanded Project Notification Form
Project Notification Form (EPNF) Comments**

Dear Mr. Campbell:

Thank you for the opportunity to comment on the 41 LaGrange Street expanded project notification form (EPNF) located in the Mid-Town Cultural 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 EPNF and confirmed at the scoping session the project is proposed to be designed and constructed to comply with the requirements of Article 32.

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 EPNF states that foundations for buildings adjacent to the Project site include shallow foundations (spread footings) and deep foundations (drilled shafts bearing below the Stratified Clay and Silt). The fill and stratified clay deposits at the Project site are not suitable for foundation support given the anticipated building loads of the proposed 19-story building (with no basement). It is likely that the building will need to be supported by a deep foundation system bearing in the underlying glacial till deposit or on bedrock. Based on the proposed conceptual development program, it is recommended that the proposed building be supported with drilled shafts founded below the stratified clay and silt in the underlying glacial till or bedrock.

Deep foundations should be at least 5 feet from any existing basement walls for constructability and to reduce the potential for lateral pressure on the existing basement walls of 48 Boylston Street. This issue should be evaluated during the final geotechnical investigation once the deep foundation system layout and loads have been determined.

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,

A handwritten signature in cursive script that reads "Christian S. Simonelli".

Christian Simonelli
Executive Director

CC: Kathleen Pederson, BPDA
Maura Zlody, EEOS