

Boston Groundwater Trust

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August 4, 2014

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Subject: The Factory at 46 Wareham

Dear Ms. Hines:

Thank you for the opportunity to comment on the Project Notification Form for the Factory at 46 Wareham. The Boston Groundwater Trust was established by the Boston City Council to monitor groundwater levels in sections of the City where the integrity of building foundations is threatened by lowered groundwater levels and to make recommendations for solving the problem. As such, my comments are restricted to groundwater related issues.

Executive Director

Elliott Laffer

As stated in the PNF and in the scoping session the proponent acknowledged that the project is located in the Groundwater Conservation Overlay District and committed to meeting the standards required under Article 32 of the Zoning Code.

The PNF states that the project will include the construction of a ramp leading to a below-grade parking garage at the rear northeast corner of the building. As indicated in the PNF the bottom elevation of the parking garage will not extend below elevation 9'-6" measured against Boston City Base (BCB). As stated in the PNF and at the scoping session, the proponent acknowledged that the project will have no negative impact on groundwater levels on site or adjacent lots, as required in Article 32. The proponent also stated that the only locations that may extend below Elevation 7 BCB will be elevator pits, which will be fully waterproofed, and that foundation design will not include permanent foundation drainage or other long term pumping of water. As required under Article 32, and as agreed to during the scoping session, the proponent should provide a letter stamped by a professional engineer registered in Massachusetts that shows why the project will not have any negative effect on groundwater levels. This letter should be provided before zoning is approved for the project.

I was pleased that the proponent agreed to install a new groundwater observation well in the sidewalk along Wareham Street adjacent to the project to help us get even better knowledge of groundwater levels in the area around the building.

Also at the scoping session the proponent stated that they believe the building is supported on wood pilings, and that they would confirm this by performing a subsurface investigation. The proponent stated that they will dig test pits and inspect the foundations. The proponent agreed to provide the Trust with a copy of the subsurface investigation report.

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

Very truly yours,

Elliott Laffer
Executive Director

Cc: Kathleen Pederson, BRA
Maura Zlody, BED