

Boston Groundwater Trust

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

Subject: 244-284 A Street Project Notification Form (PNF) Comments

Dear Ms. Kerr:

Thank you for the opportunity to comment on the 244-284 A Street Project Notification Form (PNF) which is located along the Fort Point Channel in South Boston. The Boston Groundwater Trust (BGwT) 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 document the Project is located within the Groundwater Conservation Overlay District as established by Article 32 of the Code and is committed to working with the BGwT and neighborhood to ensure that the Project has no adverse impact on nearby groundwater levels.

The document states that the portions of the Residential and Office Buildings over the below-grade parking structure are planned to be supported on reinforced concrete footing and mat foundations bearing on the natural, inorganic glacial deposits. The lowest parking slab is planned for about El. -25.5 BCB. Construction of the foundations and below-grade parking structure will require an excavation to depths of up to 48 feet below ground surface (approximately El. -32 BCB). The excavation will be conducted within an engineered lateral support of excavation ("SOE") system constructed using slurry wall methods. The SOE system will be designed to provide excavation support, limit ground movements outside the excavation to protect adjacent facilities, and maintain groundwater levels outside the excavation by creating groundwater "cutoff" between the excavation and the surrounding area.



BPDA also oversees the Smart Utilities Policy for Article 80 Development Review (“SUP”). Since the Project is above the threshold criteria of having at or above 100,000 square feet of floor area, the Project is required to retain the 1.25 inches of rainfall across the portion of the impervious area on-site. The Project will comply with both Article 32 and Article 80 by capturing within a suitably-designed system a volume of rainfall on the lot equivalent to no less than 1.25 inch across that portion of the surface area of the lot to be occupied by the Project.

The Project will result in no negative impact on groundwater levels within the lot in question or adjacent lots, provided that it is performed in compliance with the terms of any (i) dewatering permit and (ii) cooperation agreement entered into by the Proponent and the BPDA, to the extent that such agreement provides standards for groundwater protection during construction.

In addition, the proponent shall coordinate with the BGwT on establishing a groundwater level monitoring program prior to, during, and completion of all below-grade construction. Coordinating with the BGwT prior to obtaining project approval is expected to confirm which observation wells will be protected, monitored, reported, and possibly installed in the public way by the proponent to accurately report area groundwater levels.

I look forward to working 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, EEOS

