

Boston Groundwater Trust

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August 5th, 2021

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

Subject: 380 Stuart Street Notice of Project Change (NPC) Comments

Dear Ms. Kerr:

Thank you for the opportunity to comment on the 380 Stuart Street Notice of Project Change (NPC) which is in the Back Bay neighborhood. 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 NPC the proposed project in regard to maximum FAR, maximum height, parking, and uses remain the same as the project that was approved in 2015.

The project is located in the Groundwater Conservation Overlay District (GCOD) established under Article 32 of the Zoning Code. The site is in area with wood piling supported buildings, in particular the row of carriage houses along Stanhope Street which abuts the rear of the project site where there is an existing vulnerability to low groundwater levels (El. 2.5' to 4.5' BCB).

As stated in the NPC and confirmed in a follow-up meeting with members of the project team, the proponent will work with the Groundwater Trust to maintain the Approved Project's goal of having no adverse impact on nearby groundwater levels.



The 2015 EPNF, stated the proposed project would include four levels of below grade parking and that the excavation will be performed to a depth of approximately 44 feet below street grade which corresponds to approximately El.-25' BCB. As stated in the EPNF and confirmed in their meeting with the Trust the below-grade construction will be designed to be watertight so as to not adversely affect (i.e., lower) short-term or long-term groundwater levels.

The EPNF also proposes that an essentially watertight excavation support wall will prevent withdrawal of groundwater from outside the excavation. In the unlikely event that leakage occurs through the walls, the applicant has committed that it will be promptly sealed by pressure grouting of the wall.

As confirmed in the proponents meeting with the Trust monitoring data for existing and new groundwater observation wells will be collected pre and post construction and the data will be furnished to the Trust and the Authority on a weekly basis. The proponent will also work with the BGwT to determine which well(s) will be monitored during prior to, during, and post construction.

The proponent confirmed in their meeting with the Trust that 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.

As confirmed in the proponents meeting with the Trust, the currently plugged Trust observation well 22J-0456 in Alley No. 559 may be destroyed as a result of the construction for 380 Stuart Street. The proponent has committed to either flushing the well in an attempt to reactivate it or replace the well in general vicinity of the current well.

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, EEOS

