

# Boston Groundwater Trust

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April 1<sup>st</sup>, 2021

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

Subject: The Cross Street Boutique Hotel Project Notification Form (PNF)  
Comments

Dear Mr. Campbell:

Thank you for the opportunity to comment on the Cross Street Boutique Hotel PNF located in the North End. 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. As stated in the PNF, if the excavation extends below El. 7 (which may be necessary for elevator pits and other sub slab pits), the project will be subject to the requirements defined by Article 32 of the City of Boston Zoning Code. Development projects located in the GCOD no harm overlay where excavation extends below El. 7 must prove that the project does not negatively impact groundwater levels. The PNF also states the structure will also have basement space for storage and other uses.



Foundation support for the Project will likely be provided by spread footing foundations bearing on the natural marine clay deposit. All urban fill will be removed below the spread foundation system based upon recommendations from the Project Geotechnical Engineer. The lowest level slab will likely consist of a conventional soil-supported slab-on-grade with an under-slab drainage system and a vapor barrier.

Before the GCOD zoning approval can be put in place, the proponent must provide the BPDA and the Trust a letter stamped by a professional engineer registered in Massachusetts that details how it will accomplish what is stated in the document and meets the GCOD requirement for no reduction in groundwater levels on site or on adjoining lots, in particular addressing the methodology for the under-slab drainage system.

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

