



March 8, 2012

Mr. Peter Meade, Director
Boston Redevelopment Authority
One City Hall Square, 9th Floor
Boston, MA 02201

Subject: The Brigham and Women's Hospital, Inc.

Dear Mr. Meade:

The Brigham and Women's Hospital, Inc. (BWH) is pleased to provide an update on the status of mitigation commitments and public benefits outlined in the Cooperation Agreement for Construction of the BWH's 70 Francis Street, Brigham Green Enhancement and Parking, and Amory Building Façade Improvements dated April 14, 2005.

As you know, the 70 Francis Street and Amory Building Façade Improvement projects were completed with the opening of the Shapiro Building in July 2008. We are currently working with the Authority to finalize the design and complete site acquisition necessary in order to commence the long-awaited construction of the Brigham Green Enhancement and Parking project.

Transportation

BWH has implemented Transportation Demand Management measures that fully meet the commitments included in the Cooperation Agreement. In addition, BWH has met the following commitments specified in the Cooperation Agreement: complete improvements at the Francis/Vining/Brookline intersection, relocation of the shuttle stop, modification of the corner radii at Francis and Binney Streets, reconstruction of Francis Street between Vining and Binney Streets, the widening of Francis Street, construction of a dedicated left turn lane into 45 Francis Street, and funding of LMA traffic signal improvements. (Commitments B.1.a through B.1.g, and B.1.i)

In addition, as outlined in the Cooperation Agreement BWH has set aside \$100,000 to fund future traffic flow and pedestrian improvements at Brigham Circle. These funds are available for use when the improvements have been identified. As described in greater detail below, BWH is poised to commence construction of the Brigham Green

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Enhancement and Parking Project, which will result in substantial improvements in and to Brigham Circle. (Commitment B.1.h)

Construction Impacts/Construction Employment

BWH submitted a Construction Management Plan and entered into a Boston Residents Construction Employment Plan for the 70 Francis Street and Amory Building projects during their construction. It is currently refining its CMP for the Brigham Green Enhancement and Parking project, and is working with the Authority's General Counsel's office to finalize the form of the BRCEP. (Commitments B.2 and B.3)

Memorandum of Understanding and First Source Agreement

BWH entered into a Memorandum of Understanding and First Source Agreement on the 70 Francis Street/Amory Building project to advance the goal of ensuring that 50 percent of certain employment opportunities created by the project would be made available to residents of the City of Boston. It is BWH's understanding, following consultation with the Authority, that no such agreements are required in connection with the Brigham green Enhancement and Parking Project (Commitment B.4)

Noise

BWH has consistently committed to compliance with all noise ordinances and regulations. Among other initiatives to achieve such compliance the 70 Francis Street project included screening and enclosures of mechanical systems. (Commitment B.5)

Additional Efforts at Jobs Creation

BWH maintains a strong tradition of training and hiring neighborhood residents. BWH continues to partner with the Healthcare Training Institute (now part of Jewish Vocational Service) to provide training opportunities that compliment programs offered on-site at BWH.

In November 2006, BWH opened a Human Resources Satellite Office with five staff members including a full-time Community Liaison responsible for identifying job vacancies and facilitating interviews of qualified Boston residents for positions at the hospital. This effort has been on-going for six years, three years longer than the original three-year commitment.

BWH partners with Project Hope, a community-based organization to provide case management services to Boston residents that are applicants or potential applicants for

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employment at BWH. Since 2006, BWH has contributed approximately \$500,000 to Project Hope. BWH's success in reaching out to and employing Boston residents is demonstrated by the fact that fully one third of its almost 15,000 employees are Boston residents.

Some statistics demonstrating the impact of BWH's outreach efforts to local neighborhood residents include:

- Total visits to Human Resources Satellite Location: 1,606 visits in 2007; 2,594 visits in 2008; 1,460 visits in 2009; 1,594 visits in 2010; and 2,131 visits in 2011.
- Mission Hill Hires: 205 hires in 2006; 248 hires in 2007; 216 hires in 2008; 198 hires in 2009; 184 hires in 2010; 186 hires in 2011.
- Mission Hill Hires as Percent of Total Hires: 6.5 percent in 2006; 10.6 percent in 2007; 6 percent in 2008; 7.4 percent in 2009; 6.3 percent in 2010; 6.4 percent in 2011.

BWH has a comprehensive and ongoing workforce development program that represents substantial investments in programs for the youth of the community, for community residents, and for employees. These programs include scholarships, employee recognition programs, training, and education. Further description of these programs is provided in our recently filed BWH 2012 IMP Amendment dated March 6, 2012. (Commitment B.6)

Public Realm / Urban Design

With construction of the Shapiro Building, new pedestrian circulation and lobby areas were provided to improve the public realm. Passage was provided from Fenwood Road through naturally lit interior lobby space in the Shapiro Building to the BWH Pike. Exterior streetscape enhancements also contributed to improvements to the public realm. (Commitment B.7.b and B.7.d)

With construction of the Brigham Green Enhancement and Parking Project significant improvements to the public realm will be accomplished. The Brigham Green project will remove existing paved asphalt parking spaces and the Biophysics Building in order to provide a significant landscaped green space and open space amenity for residents of Mission Hill and the public, as well as BWH patients and staff. (Commitment B.7.a)

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The Brigham Green project will include sidewalk improvements from 15 Francis Street to 75 Francis Street that were originally intended to be constructed with the Shapiro Building project. These improvements will total approximately \$100,000 and result in improved pedestrian access, safety and aesthetics. (Commitment B.7.c)

Loading

BWH has designed and operated the Shapiro Building in a manner that facilitates proper loading operations. It has routed all delivery and service vehicle traffic to avoid impacts to the adjacent residential streets by taking such traffic south onto Binney Street from Francis Street to enter the consolidated loading dock at the Servicecenter building on Fenwood Road. BWH deploys Transportation & Security staff to enforce the service vehicle restrictions (Commitment B.8)

Crosstown

BWH has taken a leadership role in relocating uses out of the Longwood Medical and Academic Area. In particular, BWH leases approximately 76,000 square feet in Crosstown Center, surpassing the goals of the Interim Guidelines set forth by the BRA and BTB. (Commitment B.9)

Green Guidelines

BWH is committed to developing new buildings that are sustainably designed, energy efficient, environmentally conscious and healthy for its patients, staff, researchers, and visitors. Accordingly, BWH targets new construction of LEED Silver and Gold certifiable buildings on its campus. The Shapiro Building was certified as LEED Silver. Further description of BWH's sustainability efforts is provided in our recently filed BWH 2012 IMP Amendment dated March 6, 2012. (Commitment B.10)

Puddingstone Park

To ensure the maintenance of Puddingstone Park, BWH has fulfilled its commitment to pay \$10,000 per year for five years for its upkeep. (Commitment B.11)

Groundwater Monitoring Wells

Two groundwater monitoring wells have been installed on the BWH campus: one at 45 Francis Street and the other at 15 Francis Street. BWH plans to install an additional groundwater monitoring well on its property along Shattuck Street as part of the Brigham Green Enhancement and Parking project. (Commitment B.12)

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Direct Payments

Housing linkage payments for the projects described above, including the Brigham Green Enhancement and Parking Project, began in 2008 with an annual payment of \$259,301; these payments will continue for a total of seven years until 2014. The total amount that the BWH will contribute to in housing linkage is \$1,815,104. A one-time Jobs Exaction payment in the amount of \$364,032 was made in March 2007.

In addition, each year BWH makes Payments in Lieu of Taxes to the City of Boston. In Fiscal Year 2011, BWH paid a total of \$1,538,000 in PILOT.

In summary, we are pleased to be able to continue our efforts grow our campus and improve health and sustainability of the community.

If you have any questions, please do not hesitate to contact me.

Sincerely,



Arthur Mombourquette
Vice President, Support Services
The Brigham and Women's Hospital

cc: Brian Golden, Esq.
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