



November 17, 2017

Mr. Brian Golden
Director, Boston Planning and Development Agency
One City Hall Square, Ninth Floor
Boston, MA 02201

Re: Tufts University Health Sciences Boston Campus Institutional Master Plan Update

Dear Mr. Golden:

This letter constitutes Tufts University's Institutional Master Plan Update for the Tufts University Health Sciences Boston Campus Institutional Master Plan (the Master Plan) in accordance with Article 80D-7 of the Boston Zoning Code. The plan was approved by the Boston Redevelopment Authority on December 21, 1994 and by the Boston Zoning Commission on March 1, 1995. The plan was amended in 2007 to include the Dental School Building and the accompanying vertical expansion project there. The 2009 IMP Amendment then incorporated certain campus properties not previously included and extended the IMP term to 2019. An updated IMP will be required at that time.

Projects, 2009-2012 IMP Update

The 2009 IMP Amendment does not propose any projects that would be subject to Large Project Review under Article 80 of the Boston Zoning Code. The Amendment discussed:

- Renovating the Sackler Center; providing for the addition of up to approximately 1,100 square feet of space.
- Providing interim open space on Harrison Avenue
- Implementing a campus wide signage/wayfinding program
- Continuing ongoing campus maintenance, renovation and infrastructure projects

As reported in our 2012 IMP Update Letter, these projects have been implemented along with a consolidation of the four original buildings of the former M&V complex into one building, the Biomedical Research and Public Health complex (BRPH). Also implemented in BRPH: façade improvements, lab relocations and upgrades, and significant fit-out work on Floors 5, 6 and 8 of the Arnold Wing of BRPH.

After the Dental School Building vertical expansion project was completed, two other noteworthy projects took place there – a complete renovation of the second floor and a window replacement project.

Projects, 2012 IMP Update Letter - Present

Since the 2012 Update Letter, the following significant projects have been or are being implemented. These are consistent with the 2009 IMP Amendment in that they are ongoing campus maintenance projects, albeit some more major in scope than others. These projects do not expand the overall square footage of the campus.

- Relocation of the Gross Anatomy Lab within BRPH. This interior renovation project received a Notice of Exemption from IMP Review on April 6, 2017 and is currently under construction.
- Upgrades to HVAC equipment throughout the campus, most notably an air handler unit installed to enable the Gross Anatomy Lab in BRPH.
- Miscellaneous lab and office renovations throughout the campus, including a Level 3 Biosafety Lab in the Arnold wing of BRPH.
- Renovations and tenant improvements in 75 Kneeland Street, a privately owned property within which Tufts University leases roughly 85,000 square feet. Projects included a comprehensive lab fit out on floor 14. 75 Kneeland is not currently included in the Tufts University IMP area diagram, but is listed in Table 1-4 as property leased to Tufts.

Future Projects

At this time, the current infrastructure project planned for the late-2017 to 2019 timeframe is the addition of an elevator to the Dental School Building, as well as the integration of the former bank space into the building lobby. BPDA review and approval of this project is underway and it is expected to be under construction in early 2018. Other upcoming projects include miscellaneous lab and office renovations, various HVAC and electrical upgrades throughout the campus, and a roof replacement at the Jaharis building. No projects other than the Dental building elevator/lobby project are expected prior to the planned 2019 IMP Update.

Cooperation Agreement

Tufts remains in compliance with the 1996 Cooperation Agreement's items one through five and seven through ten. Item six refers to the option on Parcel R-1 which will expire on December 31, 2017. The University and the BPDA are currently in discussions about an extension of the agreement regarding R-1.

PILOT and Development Impact Project payments

The University remains in compliance with the City of Boston's voluntary payment program. In addition to payments detailed in our 2012 IMP Update letter, subsequent payments have been in FY 2014 (\$425,000); in FY 2015 (\$491,000); and FY 2016 (\$556,006). Half of the FY 2017 payment has been made (\$584,146).

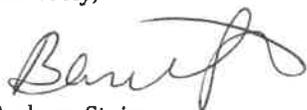
We have submitted our community benefits surveys since 2012 which demonstrate that we have contributed more than \$9 million in benefits to residents of the city of Boston, annually. These benefits range from financial aid grants to Boston residents attending Tufts, to services provided by students and faculty of all of Tufts schools, use of facilities and outright financial contributions to community organizations.

Acquisition of the School of the Museum of Fine Arts (SMFA)

Tufts has acquired the School of the Museum of Fine Arts from the MFA. The school is now an integrated part of Tufts University and continues to operate out of two buildings in Boston, 230 The Fenway (adjacent to the MFA) and 160 St. Alphonsus Street in Mission Hill. Both of these buildings are owned by the MFA, with Tufts as lessee. 230 The Fenway is roughly 100,500 gross square feet and 160 St. Alphonsus is 41,000 gross square feet. It is our intent to develop a stand-alone IMP for the SMFA in 2018. Tufts also leases two dormitories for SMFA students; these are located in the Town of Brookline.

Please let me know if you have any questions or require further information.

Sincerely,

A handwritten signature in black ink, appearing to read 'Barbara Stein', with a stylized flourish at the end.

Barbara Stein
Vice President for Operations