



Beth Israel Deaconess
Medical Center



A teaching hospital of
Harvard Medical School

June 23, 2008

John F. Palmieri, Director
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Re: Master Plan Update of the Beth Israel Deaconess Medical Center Institutional Master Plan, dated August 2003, Rev. 1/04, approved by the Boston Redevelopment Authority on April 1, 2004 and the Boston Zoning Commission on June 23, 2004 (the "BIDMC IMP").

Dear Director Palmieri:

Beth Israel Deaconess Medical Center is pleased to submit this bi-annual Institutional Master Plan update under Section 80D-7 of the Boston Zoning Code, covering the two-year period from June 24, 2006 through June 23, 2008.

This update is being provided to notify and inform the Authority of the status of the Master Plan projects described and approved in the BIDMC IMP. Section 80D-7 provides that to update its Institutional Master Plan an institution shall file a description of its Institutional Master Plan projects (a) that have been completed since the last Institutional Master Plan approval, renewal or update, (b) are ongoing, or (c) are scheduled to begin in the upcoming twenty-four months.

Status of IMP Projects:

The BIDMC IMP describes three proposed IMP projects, only one of which, the 25,000 square foot West Clinical Center Addition, is an approved IMP project that will be developed by BIDMC itself. The other two projects, the Blackfan Research Center Addition and the Longwood North Research Center, were described in the BIDMC IMP for information purposes, but not for approval as IMP projects.

These projects, which have been renamed Center for Life Science Boston (Phase I) and the Longwood Research Institute (Phase II), received zoning approvals as part of the Planned Development Area Number 61 Development Plan, as amended, and are located in part on land BIDMC sold to CLSB I, LLC and CLSB II, LLC, both affiliates of Lyme Properties. The Center for Life Science Boston project located at 3 Blackfan Circle is being developed by BMR-Blackfan Circle LLC, an affiliate of BioMed Realty Trust, Inc., which acquired this property on November 16, 2006. This project is currently under

construction with phased occupancy of research lab space expected during the spring, summer and early fall in 2008. During the next several months as construction of the project nears completion, BIDMC will undertake to increase the landscaped area in the Kirstein parking lot along Brookline Avenue by removing some paved area in satisfaction of the commitment in its July 13th, 2004 Transportation Access Plan Agreement (the "TAPA"). As provided in the TAPA, the remaining area will remain paved and available for limited parking use to support valet and van operations and for a vehicular connection between the BIDMC East Campus Main Entrance Driveway and the BIDMC South Service Road until the completion of construction of the Phase II project. BIDMC plans to consult further with the BRA about the Kirstein lot improvements in the near future.

The Phase II project planned for 340 Brookline Avenue was acquired by Longwood Research Institute, Inc., an affiliate of Children's Hospital, on August 14, 2006. Children's Hospital has incorporated this project into its Institutional Master Plan ("Children's IMP") which was approved this spring. Children's has indicated that it will delay the start of construction of this project for some time due to market conditions and the continued uncertainty of National Institute of Health funding. As described in the Children's IMP, due to this delay Children's has proposed to continue use of the 340 Brookline Avenue Garage (formerly known as the BIDMC East Campus Parking Garage) prior to commencement of construction of the Longwood Research Institute. During this interim period Children's has offered to lease a portion of the spaces in this garage to BIDMC, and BIDMC and Children's may also agree to swap the location of spaces so that Children's will have use of some spaces in BIDMC parking facilities and BIDMC will have use of equivalent number of spaces in Children's facilities. Discussions are ongoing between Children's, BIDMC and the BRA about this proposed interim use of the 340 Brookline Avenue Garage, which is a modification of certain provisions of the Development Plan for PDA No. 61 (Phase 2) which anticipated that the 340 Brookline Avenue Garage would be closed and demolished upon completion of Phase 1 of the PDA. Children's is unsure of when commencement of construction will begin and will evaluate this on a year-to-year basis.

The West Clinical Center Addition project continues to be on hold for the time being. Over the past two years BIDMC has engaged in an intensive long range space planning process which has included evaluating programmatic needs in detail and reviewing various opportunities to meet these needs through renovation, new construction and operational changes (such as longer hours and adopting measures to increase the number of appointments kept by patients) designed to maximize use of existing facilities. We are currently revisiting certain assumptions and conclusions used in this planning process, and expect we will complete our revised strategic space plan by fall 2008, and will be making a decision about whether the West Clinical Center Addition will meet our strategic goals at this time. BIDMC will consult further with the BRA about this project if we decide to undertake Small Project Review and commence construction of the West Clinical Addition project in the next twelve to twenty-four months.

Other Projects:

Other projects that are completed, ongoing or are planned for the next twenty-four months do not fall under the requirements of Article 80D because they are interior renovations or fall below the 20,000 square feet threshold for the erection or extension of an institutional use. A brief description of such projects is included here for informational purposes.

BIDMC, like other health care institutions, is continually renovating and improving its facilities in order to provide superior health care in state-of-the-art facilities. In the past twenty-four months BIDMC has completed a series of internal renovations, mostly to enhance patient care services. BIDMC continues to shift administrative functions to leased space at 109 Brookline Avenue, and Renaissance Park, and to space BIDMC began leasing at 1309 Beacon Street, Brookline in April, 2006, in order to make additional campus space available for in-patient and outpatient clinical and clinical support functions, and to create opportunities for relocations of functions for better adjacencies and efficiencies. Spaces have also been renovated to support consolidated patient care services, such as a 28,000 square foot ERCP/Endoscopy facility allowing both East and West endoscopy facilities to be co-located in one site. BIDMC continues to upgrade its operating rooms to allow for the use of minimally invasive technologies which reduce the recovery and hospitalization time of patients. To enhance the patient experience and to ease way finding, BIDMC has renovated the Shapiro building lobby along Brookline Avenue and the West Clinical Center lobby. Patient access was made easier by reconfiguring the elevators, staircases, and information desks in the Shapiro lobby to enhance way finding. Finally, BIDMC continues to invest in a variety of equipment and infrastructure upgrades and has measurably improved energy efficiency on both campuses.

Ongoing campus projects include the conversion of storage space and duplicative corridor space in the West Campus Clinical Center building into a new operating room and recovery area to meet added volume on the West Campus; also two floors of the Feldberg and Stoneman buildings on the East Campus which had in recent years been used for administrative functions have been renovated to restore their use as patient care floors to meet our increasing in-patient bed demands. In addition, to consolidate the activities of the Chest Disease Center and to allow for better clinical monitoring of the small number of in-patient endoscopy procedures that need to be done on the West Campus, a four procedure room, ten pre/post procedural bay observation area has been constructed on Farr 1. These projects continue to allow for the rationalization of clinical activities between the two campuses.

Projects that BIDMC expects to undertake in the next twenty-four months include the modernization of the pathology laboratories. BIDMC continues to study its options for the modernization and upgrading of its pathology labs. As noted in BIDMC's 2006 IMP

Update, one of the options being considered is the construction of a small addition (less than 20,000 square feet) over currently undeveloped space adjacent to the Finard and Ansin buildings along the North Service Road. A second option being evaluated is the relocation of the Pathology program to existing or to be developed off-site leased lab space in the LMA which would allow for the construction to be completed without impacting the everyday operations of the existing lab. BIDMC will consult further with the BRA about the direction we will take for this project as planning advances.

Other Relevant Information:

The BIDMC IMP includes a description of the Medical Center's leases in Boston (without extending the Institutional Master Plan Area to encompass such leased property), and we are providing you with a description of our Boston leasing activity over the past two years for informational purposes.

As noted in the 2006 IMP Update, in 2005 BIDMC entered into a lease with CLSB I, LLC as landlord for research uses at the Center for Life Science I project, for approximately 360,000 rentable square feet, and this lease has been assigned to the new owner of the project, BMR-Blackfan Circle LLC. This initial term of this lease is for fifteen years, and occupancy is expected to commence in phases during the period from July through September of 2008.¹ As BIDMC begins its occupancy of this space over the next few months, several other leases will end, including approximately 46,726 square feet of research space in the Harvard New Research building (lease expiration date of November 30, 2008), 21/27 Burlington Avenue (lease ends in November 30, 2010 but BIDMC exercised early termination right and expects to vacate this leased premises January, 31, 2009). BIDMC also expects to vacate the Research East building, leased from Emmanuel College, in September, 2008. For the time being BIDMC and Children's Hospital will continue to lease parking spaces at the adjacent parking deck (which was originally built by Children's and Beth Israel) for the interim period (up to two years), however, this lease is terminable by Emmanuel College at its option on very short notice. Lastly, most of the space BIDMC leases in the Harvard Institute of Medicine will be vacated prior to January, 2009.

With respect to non-research leased space, BIDMC added 8,000 square feet to its existing lease at 109 Brookline Avenue in May, 2008, and this space will be used by administrative functions in order to free up space on campus for clinical and clinical support uses. Six residential units are still being leased at the Longwood Galleria, with an expiration date of October 31, 2008, for use primarily by cancer patients, and their families, who are receiving long-term treatment at BIDMC. BIDMC has leased about 10,000 square feet of space in One Brookline Place, for an initial term from August, 2007

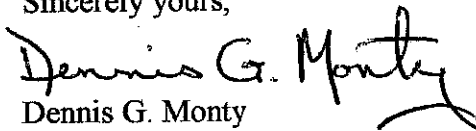
¹ The BIDMC 2006 IMP Update and this 2008 IMP Update constitute notice to the BRA of this lease for space located within a Planned Development Area pursuant to Section 70-7.2(c) of the Boston Zoning Code.

until July, 2012, for an outpatient pain management clinic. BIDMC has also leased approximately 10,000 square feet in 1309 Beacon Street, Brookline, for physician administrative offices to free up additional clinical space. BIDMC has exercised its option to extend its lease from Northeastern University for approximately 80,000 square feet of space in 1135 Tremont Street (Renaissance Park) for the period from January, 2009 to December, 2013. BIDMC continues to look for additional affordable, nearby locations to relocate office functions to free up space for clinical uses on campus.

At the time of the filing of the BIDMC IMP, BIDMC was leasing a small amount of its campus space to a few third party tenants. The Brigham and Women's Channing Lab (Sleep lab) vacated in March, 2008, CVS/Procare Pharmacy vacated in 2007, and DaVita (formerly Gambro) Dialysis Services' lease ended on June 30, 2006. BIDMC has a few remaining leases of BIDMC campus space to non-retail tenants; these leases are continually reviewed and BIDMC expects to recover most of these leased premises when the leases expire, or by negotiating early terminations.

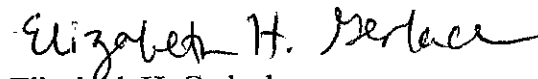
We appreciate the cooperation of the BRA in its review and oversight of our Institutional Master Plan projects, and we look forward to working with you and your staff now and in the future. Our mutual interest in providing the best patient care, research and teaching facilities and also in continuing our efforts to contribute to an improved environment in the Longwood Medical and Academic Area serves the City, the LMA and Beth Israel Deaconess Medical Center well.

Sincerely yours,



Dennis G. Monty

Director of Facilities Planning and Special Projects



Elizabeth H. Gerlach

Deputy General Counsel – Real Estate, and

Director of Real Estate Development and Land Use Planning

cc: Sonal Gandhi