

*R. Sullivan*



B.R.A.

Linda L. Snyder  
Vice President for Operations

2012 DEC 26 A 10: 04

December 19, 2012

Peter Meade  
Director  
Boston Redevelopment Authority  
One City Hall Square, Ninth Floor  
Boston, MA 02201

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

Dear Mr. Meade:

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 Master Plan is a twenty-year plan for the development of Tufts University's Health Sciences Campus located in the Chinatown District of Boston. The twenty-year 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 in 2009 to include all property owned and leased by Tufts University. Tufts' Master Plan will expire in 2015.

#### **Proposed Projects as Described in the IMP, As Amended**

Tufts University added five stories to the Dental School tower at 1 Kneeland Street, as described in the Master Plan amendment of 2007. This vertical expansion of approximately 100,000 gross square feet, also included an upgrade to the skin of the existing building and replacement of the windows on all facades of the original structure. The entrance was also redesigned.

The Master Plan amendment approved in 2009 brings the document fully up to the present, reflecting all property owned, leased and operated by trustees of Tufts College.

#### **Future Projects**

The university is preparing to complete the signage and wayfinding project that was begun several years ago. Design has been reviewed by the Tufts-Chinatown-BRA Task Force. After several years of delay caused by funding issues, we are now prepared to move forward. The latest iteration of banners, directional signage and kiosks will be formally submitted to the BRA as soon as we have confirmed a design and location change recommended by BRA staff.

#### **Cooperation Agreement**

Since our last update submitted to the BRA, Tufts remains in compliance with the Cooperation Agreement's items one through five and seven through ten. Item six refers to the option on Parcel R-1 which expired on December 31, 2011. The BRA granted a one-year extension for continued parking usage and we are now discussing a final five-year extension in order to meet the pressing parking needs of the university and Tufts Medical Center.

#### **PILOT and Development Impact Project payments**

The university is in compliance with the City of Boston's voluntary payment program. The university made payments totaling \$300,000 in FY'11. Our first payment for FY'12, for \$187,500 was made prior to the November 1 due date. The second payment will be made in May, 2012 for the same amount, bringing our total payment for FY'12 to \$375,000. We submitted our community benefits survey for 2012 which demonstrates that we have contributed \$8 million in benefits to residents of the city of Boston, ranging from financial aid grants to

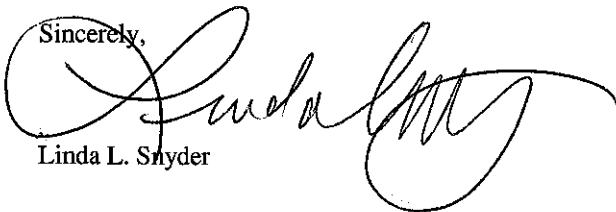
Boston residents attending Tufts to services provided by students and faculty of the health science schools, use of facilities and outright financial contributions to community organizations.

**Projects completed since Tufts' last Institutional Master Plan Update**

- The four original buildings of the former M&V complex were consolidated into one building, the Biomedical Research and Public Health building (BRPH) with four wings.
- The university has improved the entire façade of the Bioscience Research and Public Health (formerly M&V complex), including all new windows. The completion of this project will consolidate building services and remove much of the ductwork from the Tyler Street façade.
- The entrance for the Sackler Building was improved and a canopy was added.
- Significant interior work was performed on the Sackler Building to create a more contemporary and functional learning environment for Medical School students.
- A small fitness center was added in the basement level of the building.
- Labs have been relocated and upgraded within the BRPH building.
- Currently, we are in the process of building a Biosafety level 3 laboratory in the Arnold wing of the BRPH. The Community Advisory Committee has been fully advised of the project and details have been widely shared across Chinatown. We will keep the Committee and the community informed as we proceed. Construction permits have been secured. Construction will begin in December and conclude by July. We are in the process of applying for the permit to conduct basic research on tuberculosis from the Boston Public health Commission.

We are pleased to report our progress in meeting the goals of our Master Plan. Please let me know if you have any questions.

Sincerely,



Linda L. Snyder

cc: Patricia Campbell, Executive Vice President, Tufts University  
Mary Jeka, Sr. Vice President, Tufts University  
Barbara Rubel, Director Community Relations, Tufts University