

MEMORANDUM

NOVEMBER 14, 2013

TO: BOSTON REDEVELOPMENT AUTHORITY AND
PETER MEADE, DIRECTOR

FROM: LINDA KOWALCKY, DEPUTY DIRECTOR FOR INSTITUTIONAL
SECTOR DEVELOPMENT
SONAL GANDHI, SENIOR PROJECT MANAGER

SUBJECT: PUBLIC HEARING TO CONSIDER: (1) THE BOSTON CHILDREN'S
HOSPITAL 2013 INSTITUTIONAL MASTER PLAN AMENDMENT;
AND (2) THE BOSTON CHILDREN'S CLINICAL BUILDING AND THE
819 BEACON STREET PROJECT AS DEVELOPMENT IMPACT
PROJECTS

SUMMARY: This Memorandum requests that the Boston Redevelopment Authority ("BRA" or "Authority") authorize the Director to: (1) issue Preliminary Adequacy Determination(s) Waiving Further Review regarding the Boston Children's Clinical Building and the 819 Beacon Street Project pursuant to Section 80B-5.4(c)(iv) of the Boston Zoning Code ("Code"), approving the Draft Project Impact Report dated June 17, 2013, and waiving the requirement for the filing and review of Final Project Impact Reports ("FPIR"), subject to BRA design review; (2) issue Certification(s) of Compliance, pursuant to Section 80B-6 of the Code, upon successful completion of the Article 80B processes for the Boston Children's Clinical Building and the 819 Beacon Street Project; (3) issue a Certification of Approval, pursuant to Section 80E-6 of the Code, for the Patient and Family Parking Garage Addition upon the completion of BRA design review; (4) issue an Adequacy Determination, pursuant to Section 80D-5.4(c) of the Code, approving the Boston Children's Hospital 2013 Institutional Master Plan Amendment ("2013 IMPA") dated November, 2013 that includes (a) an approximately 445,000 square foot Boston Children's Clinical Building ("BCCB"); (b) an approximately 29,370 square foot Patient and Family Parking Garage Addition that includes 86 parking spaces ("Patient and Family Parking Garage Addition"); and (c) an off-campus building at 819 Beacon Street that includes approximately 245,840 square feet of office and retail space and approximately 432 structured parking spaces in an eight story structure ("819 Beacon Street Project") (collectively the "2013 IMPA Proposed Projects"); (5) petition the Boston Zoning Commission for approval of the 2013 IMPA and the accompanying map amendment to Map 1M, Audubon Circle

Neighborhood District, in substantial accord with the 2013 IMPA and map amendment presented to the BRA at its hearing on November 14, 2013; (6) issue one or more Certification(s) of Consistency pursuant to Section 80D-10 of the Code, for the 2013 IMPA Proposed Projects upon the successful completion of the Article 80D 2013 IMPA review; and (7) take any and all actions and execute Development Project Impact Agreement(s) for the BCCB and 819 Beacon Street Project, a Cooperation Agreement, Boston Residents Construction Employment Plans and any and all documents deemed necessary and appropriate by the Director, in connection with the 2013 IMPA Proposed Projects and 2013 IMPA.

INTRODUCTION

Founded in 1869, the Boston Children's Hospital ("Children's") has grown from a 20-bed hospital to one of the nation's premier medical centers with a commitment to being a worldwide leader in the advancement of children's health. Children's main campus is located in the Longwood Medical and Academic Area ("LMA") and today consists of over 2.5 million square feet and 384 beds.

Over 580,000 children are served at Children's on an outpatient basis and over 25,000 children are inpatients annually. Children's emergency department serves over 58,000 patients annually, approximately 15% of whom are admitted as inpatients.

Children's is a significant employer in the City of Boston, currently employing 18,000 (direct employees and associated personnel) in the greater Boston area. Approximately 8900 employees are paid directly from Children's, and more than 9100 associated personnel work, study or volunteer at Children's. Approximately 31% of all Hospital personnel are Boston residents.

CHILDREN'S HOSPITAL BOSTON INSTITUTIONAL MASTER PLAN HISTORY

The Boston Redevelopment Authority ("BRA") approved the Children's Institutional Master Plan ("2008 IMP") and a Map Amendment creating the Children's Institutional Master Plan Overlay District in April 2008. The Boston Zoning Commission approved the 2008 IMP and said Map Amendment on May 28, 2008, which were further approved by the Mayor on May 29, 2008. The term of the 2008 IMP is 10 years, expiring in 2018.

On April 29, 2009, Children's submitted an Institutional Master Plan Notification Form/Notice of Project Change (the "2009 IMPNF/NPC") for the Main Building Expansion on Binney Street. On November 17, 2009, Children's submitted a first amendment to the 2008 IMP ("2009 IMP Amendment"). The BRA approved the 2009 IMP Amendment and a proposed Map Amendment expanding the Institutional Master

Plan Overlay District to include a portion of Binney Street for the Main Building Expansion and the building at 333 Longwood Avenue in February, 2010. The 2009 IMP Amendment and said Map Amendment were approved by the Boston Zoning Commission on March 24, 2010 and further approved by the Mayor on March 30, 2010.

CHILDRENS HOSPITAL BOSTON 2013 IMP AMENDMENT AND PROPOSED INSTITUTIONAL PROJECTS

On October 12, 2012, Children's submitted an Institutional Master Plan Notification Form/Project Notification Form ("IMP/NF/PNF") to the BRA to further amend the 2008 IMP, as amended by the 2009 IMP Amendment, by adding three (3) new Proposed Institutional Projects. Upon approval of the 2013 IMP Amendment, the term of the IMP will be extended to 2023.

Notice of the receipt by the BRA of the IMP/NF/PNF was published in the Boston Herald on October 12, 2012 initiating a public comment period ending on November 13, 2012. Children's proposed three (3) Proposed Institutional Projects in the IMP/NF/PNF: (1) an on-campus Project including an approximately 445,000 square foot BCCB (approximately 403,311 net new) with clinical and medical support space and co-generation facilities subject to Article 80B of the Boston Zoning Code ("Code"); (2) an approximately 29,370 square foot Patient and Family Parking Garage Addition including one new level of parking with approximately 86 parking spaces (76 net new), subject to Article 80E of the Code; and (3) an off-campus Project comprised of an office building at 819 Beacon Street in the Audubon Circle neighborhood including approximately 212,430 square feet of office space and ground floor retail and approximately 496 parking spaces (199,974 square feet) within a new garage (247 net new), subject to Article 80B ("2013 IMPA Proposed Projects").

The Children's Institutional Master Plan Task Force ("Task Force"), consisting of members of the public, neighboring institutions and neighborhood leaders which was established to advise the BRA and Children's of the impacts of the IMP/NF/PNF and to review the IMP/NF/PNF, was notified of the IMP/NF/PNF submittal. Pursuant to Section 80D-5.3(c) of the Code, a Scoping Session was held on October 24, 2012 with the City's public agencies and to which members of the Task Force were invited. Public meetings were held in both the Fenway and Audubon Circle neighborhoods on October 24, 2012 and November 7, 2012, respectively. An additional Task Force meeting was held on October 30, 2012. Children's also presented its mission, strategic plan and need for additional space at the LMA Forum on October 22, 2012. Based on the BRA's review of public comments and comments from the City's public agencies, the BRA issued an IMP Scoping Determination and a Large Project Review Scoping Determination for the IMP/NF/PNF on November 27, 2012. On June 17, 2013, Children's submitted the 2013 IMP Amendment and a Draft Project Impact Report ("DPIR") for the Proposed Institutional Projects. Notices of the receipt by the BRA of

the 2013 IMP Amendment and of the DPIR were published in the Boston Herald on June 17, 2013 initiating public comment periods that ended on August 19, 2013. A public meeting at which the 2013 IMP Amendment and DPIR were discussed was held in the Audubon Circle neighborhood on June 26, 2013 and October 7, 2013. Additional Task Force Meetings at which the 2013 IMP Amendment and the DPIR were discussed were held on June 24, 2013, July 31, 2013, September 18, 2013 and October 9, 2013. Children's also presented its 2013 IMP Amendment and DPIR at the LMA Forum on June 24, 2013.

As a result of input received during the comment period, the proposal for the 819 Beacon Street Project comprised of an office building in the Audubon Circle neighborhood has been modified, so that it will now include approximately 245,840 square feet of office space and ground floor retail and approximately 432 parking spaces (177,255 square feet) within a new garage (183 net new), subject to Article 80B of the Code.

An Article 85 Demolition Delay Application to the Boston Landmarks Commission seeking approval to demolish the Wolbach Building at 55 Shattuck Street, which is necessary to enable the development of the BCCB, was filed by Children's on May 22, 2013. At a hearing on August 13, 2013, a 90 day Demolition Delay was imposed until November 11, 2013.

On September 3, 2013, the Boston Landmarks Commission issued a proposed Study Report on a petition for designation of 55 Shattuck Street as a landmark recommending that the building not be designated as a landmark. A hearing on the Study Report was held by the Boston Landmarks Commission on September 24, 2013, with a subsequent hearing on October 22, 2013. At the hearing on October 22, 2013, the Boston Landmarks Commission voted to accept the proposed Study Report and not to designate 55 Shattuck Street as a landmark. The Boston Landmarks Commission further voted to enter into a Memorandum of Agreement with Children's, substantially as presented to the Commission at the October 22, 2013 hearing with certain amendments to be finalized by a Commission subcommittee and Children's.

PUBLIC BENEFITS AND COMMITMENTS

Boston Children's Hospital provides significant public benefits to the City of Boston, both through its general operations, as well as through its specific commitments concerning the 2013 IMPA and IMPA Proposed Projects. In addition to the ongoing community benefits Boston Children's Hospital provides, Children's has also committed to numerous specific public benefits as a result of this approval process. In particular, \$100,000 will be dedicated to improvements in the Audubon Circle neighborhood and \$200,000 for improvements in the Longwood Medical and Academic Area or other public benefits.

During the review process, Children's provided information regarding the landscaped spaces which would replace the Prouty Garden. The response detailed in the DPIR includes new and expanded exterior gardens at the ground level including a substantial open space area to be located between the BCCB and the Fegan Building, exterior roof terraces on the upper levels, and interior green spaces filled with living landscape elements distributed throughout the building. The scale, character, and uses of these spaces shall be maintained as the BCCB moves forward with design development.

Children's supports a range of workforce development activities including ESL classes, computer skills training, nursing prep courses, and college prep; nearly 100 Boston residents participated in these programs last year, at a cost of more than a quarter-million dollars, and Children's anticipates increasing those figures. Children's has a model tuition advancement and reimbursement policy, allowing employees to enroll in a number of training and educational programs without the burden of having to pay for them up front. Children's also operates a large and successful summer jobs program, which exposes more than 50 Boston young people each year to a range of career opportunities in the institution. Though a partnership with YearUp, Children's also provides internships for older youth. Currently 31% of Children's employees are Boston residents; the institution works with the City's one-stop career center system to ensure that residents have priority access to jobs.

The attached Community Benefits and Mitigation Plan provides more detailed information on the public benefits.

DEVELOPMENT IMPACT PROJECT ("DIP") PAYMENTS:

The 2013 IMPA Proposed Projects will provide Development Impact Project exactions calculated using 403,311 net new square feet for the BCCB and 245,840 square feet for the 819 Beacon Street Project totaling approximately \$4,964,175.64 to the Neighborhood Housing Trust, based on \$7.87 for every square foot of DIP uses (as defined in Section 80B-7 of the Code) over the first 18,379 square feet, and approximately \$990,312.04 to the Neighborhood Jobs Trust, based on \$1.57 for every square foot of DIP uses (as defined in Section 80B-7 of the Code) over the first 18,379 square feet. The above exactions include the exemption of 18,379 square feet which is part of the one-time 100,000 square foot exemption as set forth in Section 80B-7 of the Code, the remainder of which was used for the Main Building Expansion Project.

RECOMMENDATION

BRA staff recommends that the BRA authorize the Director to: (1) issue Preliminary Adequacy Determination(s) Waiving Further Review regarding the Boston Children's Clinical Building and the 819 Beacon Street Project pursuant to Section 80B-5.4(c)(iv) of

the Boston Zoning Code (“Code”), approving the Draft Project Impact Report dated June 17, 2013, and waiving the requirement for the filing and review of Final Project Impact Reports (“FPIR”), subject to BRA design review; (2) issue Certification(s) of Compliance, pursuant to Section 80B-6 of the Code, upon successful completion of the Article 80B processes for the Boston Children’s Clinical Building and the 819 Beacon Street Project; (3) issue a Certification of Approval, pursuant to Section 80E-6 of the Code, for the Patient and Family Parking Garage Addition upon the completion of BRA design review; (4) issue an Adequacy Determination, pursuant to Section 80D-5.4(c) of the Code, approving the Boston Children’s Hospital 2013 Institutional Master Plan Amendment (“2013 IMPA”) dated November, 2013 that includes (a) the approximately 445,000 square foot Boston Children’s Clinical Building (“BCCB”); (b) an approximately 29,370 square foot Patient and Family Parking Garage Addition that includes 86 parking spaces (“Patient and Family Parking Garage Addition”); and (c) an off-campus building at 819 Beacon Street that includes approximately 245,840 square feet of office and retail space and approximately 432 structured parking spaces in an eight story structure (“819 Beacon Street Project”) (collectively the “2013 IMPA Proposed Projects”); (5) petition the Boston Zoning Commission for approval of the 2013 IMPA and the accompanying map amendment to Map 1M, Audubon Circle Neighborhood District, in substantial accord with the 2013 IMPA and map amendment presented to the BRA at its hearing on November 14, 2013; (6) issue one or more Certification(s) of Consistency pursuant to Section 80D-10 of the Code, for the 2013 IMPA Proposed Projects upon the successful completion of the Article 80D 2013 IMPA review; and (6) take any and all actions and execute Development Project Impact Agreement(s) for the BCCB and 819 Beacon Street Project, a Cooperation Agreement, Boston Residents Construction Employment Plans and any and all documents deemed necessary and appropriate by the Director, in connection with the 2013 IMPA Proposed Projects and 2013 IMPA.

Appropriate votes follow:

VOTED: That the Boston Redevelopment Authority (“BRA”) hereby finds and determines that the (a) approximately 445,000 square foot Boston Children’s Clinical Building (“BCCB”); and (b) off-campus building at 819 Beacon Street that includes approximately 245,840 square feet of office and retail space and approximately 432 structured parking spaces in an eight story structure (“819 Beacon Street Project”), as described in the Draft Project Impact Report, conform to the general plan for the City of Boston as a whole, and that nothing in the BCCB and 819 Beacon Street Project will be injurious to the neighborhood or otherwise detrimental to the public welfare, weighing all the benefits and burdens; and

FURTHER

VOTED: That, the Director be, and hereby is, authorized to issue a Preliminary Adequacy Determination approving the BCCB, subject to BRA design

review, which waives the requirement for the filing and review of a Final Project Impact Report, pursuant to Article 80B-5.4(c)(iv) of the Boston Zoning Code (the “Code”), and finds that the Draft Project Impact Report, along with subsequent actions and submissions are sufficient and adequately result in the identification, analysis and mitigation of expected impacts of the BCCB; and

FURTHER

VOTED: That, the Director be, and hereby is, authorized to issue a Preliminary Adequacy Determination approving the 819 Beacon Street Project, subject to BRA design review, which waives the requirement for the filing and review of a Final Project Impact Report, pursuant to Article 80B-5.4(c)(iv) of the Code, and finds that the Draft Project Impact Report, along with subsequent actions and submissions are sufficient and adequately result in the identification, analysis and mitigation of expected impacts of the 819 Beacon Street Project; and

FURTHER

VOTED: That, the Director be, and hereby is, authorized to execute a Development Impact Project Agreement for the BCCB in accordance with Article 80B-7 of the Code; and

FURTHER

VOTED: That, the Director be, and hereby is, authorized to execute a Development Impact Project Agreement for the 819 Beacon Street Project in accordance with Article 80B-7 of the Code; and

FURTHER

VOTED: That, the Director be, and hereby is, authorized to issue one or more Certifications of Compliance for the BCCB pursuant to Section 80B-6 of the Code after the Director has determined that the BCCB complies with (a) the conditions of the Preliminary Adequacy Determination waiving further review; and (b) to the extent applicable, the following provisions of the Code: (i) Section 80B-7: Development Impact Project Exactions; (ii) Section 80B-8: Disclosure of Beneficial Interests; (iii) Section 80D-10: Institutional Master Plan Review: Certifications; and (iv) Article 28: Boston Civic Design Commission; and

FURTHER

VOTED: That, the Director be, and hereby is, authorized to issue one or more Certifications of Compliance for the 819 Beacon Street Project pursuant to Section 80B-6 of the Code after the Director has determined that the 819 Beacon Street Project complies with (a) the conditions of the Preliminary

Adequacy Determination waiving further review; and (b) to the extent applicable, the following provisions of the Code: (i) Section 80B-7: Development Impact Project Exactions; (ii) Section 80B-8: Disclosure of Beneficial Interests; (iii) Section 80D-10: Institutional Master Plan Review: Certifications; and (iv) Article 28: Boston Civic Design Commission; and

FURTHER

VOTED: That, the Director be, and hereby is, authorized to issue a Certification of Approval for the Patient and Family Parking Garage Addition pursuant to Section 80E-6 of the Code upon the completion of BRA design review; and

FURTHER

VOTED: That, in connection with the Boston Children's Hospital 2013 Institutional Master Plan Amendment ("2013 IMPA"), dated November, 2013, presented at a public hearing held pursuant to Section 80D-5.4(c)(ii) of the Code at the offices of the BRA on November 14, 2013, and after consideration of evidence presented at, and in connection with, the 2013 IMPA, the BRA hereby finds that: (a) the 2013 IMPA complies with the Scoping Determination issued in connection the Institutional Master Plan Notification Form ("IMPNF"); (b) the 2013 IMPA conforms to the provisions of Article 80D of the Code; (c) the 2013 IMPA conforms to the general plan for the City as a whole; and (d) on balance, nothing in the 2013 IMPA will be injurious to the neighborhood or otherwise detrimental to the public welfare, weighing all the benefits and burdens; and

FURTHER

VOTED: That, the Director be, and hereby is, authorized to issue an Adequacy Determination pursuant to Article 80D-5.4(c) of the Code approving the 2013 IMPA upon successful completion of the Article 80D Institutional Master Plan ("IMP") review process; and

FURTHER

VOTED: That, pursuant to Article 80D of the Code, the BRA hereby authorizes the Director to petition the Boston Zoning Commission for approval of the 2013 IMPA and the accompanying map amendment to Map 1M, Audubon Circle Neighborhood District, all in substantial accord with the 2013 IMPA and map amendment presented to the BRA at its hearing on November 14, 2013; and

FURTHER

VOTED: That, the Director be, and hereby is, authorized to issue one or more Certifications of Consistency pursuant to Article 80D-10 of the Code when the Director finds that: (a) the BCCB, the Patient and Family Parking

Garage Addition, and/or the 819 Beacon Street Project are described adequately in the 2013 IMPA and are consistent with the 2013 IMPA; and (b) the 2013 IMPA has been approved by the BRA and the Boston Zoning Commission in accordance with the applicable provisions of Article 80D, IMP Review; and

FURTHER

VOTED: That, the Director be, and hereby is, authorized to execute and deliver any and all documents deemed necessary and appropriate by the Director in connection with the foregoing, including, without limitation, Boston Residents Construction Employment Plan and a Cooperation Agreement, all upon terms and conditions determined by the Director to be in the best interest of the Director.