



June 23, 2006

Mark Maloney, 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 Mr. Maloney:

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 the approval of the BIDMC IMP through June 23, 2006.

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 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 I project is being developed by CLSB I, LLC and is currently under construction with occupancy

expected in 2008, after which construction of the Center for Life Science Boston II project can commence.

The status of the West Clinical Center Addition project is that BIDMC is now engaged in pre-design project planning and may complete Small Project Review and commence construction of this project during the next twenty-four months. When the BIDMC IMP was filed in late 2003 BIDMC planned to complete this project earlier in the Master Plan period, however, BIDMC has had a constrained capital budget and has elected first to pursue renovations of existing campus space to upgrade patient care services and achieve better integration of the campuses. Before commencing the detailed design of this approved IMP project, BIDMC is undertaking a comprehensive campus-wide strategic space planning exercise that will analyze our current state and identify key needs and opportunities relative to our campus spaces. This process will review our longstanding program since the formation of BIDMC in 1996 to redevelop the two BIDMC campuses by consolidating duplicative functions, relocating functions to achieve appropriate adjacencies, and upgrading facilities to create state-of-the-art facilities and to enhance the experience of the patients, visitors and employees who use the campus facilities. This comprehensive review will help us plan for the West Clinical Center Addition in the context of our overall needs and goals, and will assist us in determining whether the West Clinical Center Addition project will meet our strategic needs at this time. BIDMC will consult further with the BRA about the West Clinical Center Addition project once the project timetable is refined and the time for Small Project Review approaches.

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 has shifted a number of administrative functions to leased space at 109 Brookline Avenue 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 new health care technologies, such as the installation of the CyberKnife, a significant new technology that directs concentrated beams of radiation from many angles to only the tumor site so that tumors can be destroyed without surgery and healthy tissue is not damaged in the process. BIDMC has upgraded its operating rooms and has created a state-of-the-art combination cardiac

catheterization/cardiac surgery operating room that allows a surgeon to install a cardiac catheter in a high risk patient and then, should it become necessary, in the same room perform open heart surgery, thereby saving time and reducing risk to the patient. To enhance the patient experience and to ease wayfinding BIDMC has renovated the lobbies of the Farr building on the West Campus, the Feldberg building on the East Campus and the Shapiro building lobby along Binney Street. Patient access was made easier by removing revolving doors in the Farr lobby, and by reconfiguring the elevators and staircases in the Shapiro lobby to enhance wayfinding. Finally, BIDMC has invested in a variety of equipment and infrastructure upgrades and has measurably improved energy efficiency on both campuses.

Ongoing campus projects include the consolidation of pharmacy operations in approximately 8,000 square feet of newly created gross floor area in the West Clinical Center basement, in what was previously unoccupied crawl space. This project is exempt from Master Plan review due to its small size and the Boston Redevelopment Authority issued a notice of exemption for the project in April 2006. Another ongoing project, which is nearly complete, is the expansion of the Skills and Simulation Center on the ground floor of the Shapiro building. BIDMC is a pioneer in developing minimally invasive surgical procedures, and to train medical students in these techniques it is creating this technologically advanced center that will contain a mock operating room and intensive care unit. These rooms will have patient simulation manikins that will allow an instructor to create realistic patient care situations through the use of software programs so that physicians in training can practice surgical techniques and medical decision-making in critical situations, and will experience in real-time the expected outcomes of such treatment decisions on the simulated patient.

Projects that BIDMC expects to undertake in the next twenty-four months include improvements to the lobby of the West Clinical Center and to the Shapiro building lobby and the second floor bridge to other East Campus buildings. These lobby renovations will improve ease of patient access and wayfinding. Beginning in September 2006 over an eighteen-month period, outpatient gastroenterology services will be consolidated from separate locations on the East and West campuses into two adjacent floors, floor 3 of the Service building and floor 4 of the Stoneman building on the East Campus. In 2007 BIDMC plans to renovate the first floor of the Farr building on the West Campus to create a Chest Disease Center, primarily for outpatient use. These two projects are a continuation of BIDMC's efforts since its formation in 1996 to eliminate the duplication of services on the two campuses, and to enhance the patient experience and ease of use by creating identifiable zones of care. Also, BIDMC is studying its options for the consolidation and upgrading of its pathology labs, and 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. BIDMC will consult further with the BRA about this exempt 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.

BIDMC has entered into a lease for research space with CLSB I, LLC, the owner of the Center for Life Science I project, for approximately 360,000 rentable square feet, and occupancy is expected during the summer of 2008. This leased area is somewhat larger than the up to 300,000 square feet of research space that BIDMC predicted it would lease at the time the BIDMC IMP was filed, and this reflects the strength of BIDMC's research programs and its need for improved research space. Also as anticipated in the BIDMC IMP, BIDMC leased approximately 46,726 square feet of research space in the Harvard New Research building for an initial term of five (5) years, and upon the lease expiration date of November 30, 2008 BIDMC plans to vacate this space and relocate its operations to the Center for Life Science Boston I. BIDMC also extended its research lease at 21/27 Burlington Avenue until November 30, 2010 but it negotiated for an early termination right and expects to vacate this leased premises as well when the Center for Life Science Boston I opens.

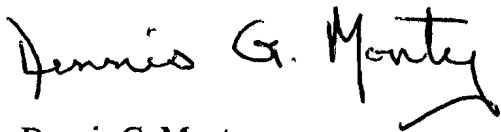
With respect to non-research leased space, BIDMC has extended its lease at 109 Brookline Avenue until January 31, 2014, and this space has been renovated to allow its use by more administrative functions in order to free up space on campus for clinical and clinical support uses. Six residential units are now 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 is considering leasing about 10,000 square feet of space for an outpatient pain management clinic in a location within a reasonably short distance of BIDMC.

At the time of the filing of the BIDMC IMP, BIDMC was leasing a small amount space to a few third party tenants. The CVS/Procare Pharmacy will be vacating in a few months, and the DaVita (formerly Gambro) tenancy for dialysis services on Gryzmish Floor 5 will end on June 30, 2006, however, dialysis services will still be provided to in-patients on the seventh floor of the Farr building. The lease to North American Pediatric Renal Transplant Case Study, Inc. expired and was not renewed. Other leases of BIDMC campus space to non-retail tenants are being reviewed and BIDMC expects to recover most of these leased premises when the leases expire, or by negotiating early terminations.

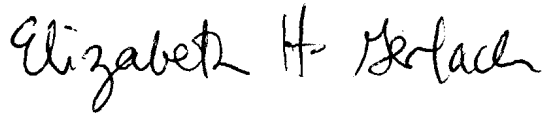
We appreciate the cooperation of the BRA in its review and oversight of our Institutional Master Plan projects, and we look forward to working with you and your staff now and in the future. Our mutual interest in providing the best patient care, research and teaching

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,

Handwritten signature of Dennis G. Monty in black ink.

Dennis G. Monty
Director of Facilities Planning, Design, & Construction

Handwritten signature of Elizabeth H. Gerlach in black ink.

Elizabeth H. Gerlach
Associate General Counsel and
Director of Real Estate Development and Land Use Planning