



Lisa Hogarty  
SVP of Real Estate Planning and Development  
300 Longwood Avenue, BCH 3060  
Boston, MA 02115

October 15, 2019

Via Hand Delivery

Mr. Brian Golden, Director  
Boston Planning & Development Agency  
Boston City Hall, 9<sup>th</sup> Floor  
One City Hall Square  
Boston, MA 02201-1007

**Re: Boston Children's Hospital Institutional Master Plan Update--  
submitted in accordance with Article 80D-7 of the Boston Zoning Code**

Dear Director Golden:

Boston Children's Hospital ("Children's") is pleased to submit this biennial update to the Boston Children's Hospital Institutional Master Plan ("IMP") in accordance with the provisions of Section 80D-7 of the Zoning Code.

The IMP and a map amendment creating an IMP Overlay District were approved by the BRA Board on April 29, 2008, and approved by the Zoning Commission on May 28, 2008, effective May 29, 2008. An IMP Amendment and a map amendment adding a portion of Binney Street and the building at 333 Longwood Avenue to the IMP Overlay District were approved by the BRA Board on February 16, 2010, and approved by the Zoning Commission on March 24, 2010, effective March 30, 2010. A further IMP Amendment and a map amendment adding 819 Beacon Street to the IMP Overlay District were approved by the BRA Board on November 14, 2013, and approved by the Zoning Commission on December 11, 2013, effective December 20, 2013. In addition, an Institutional Master Plan Notification Form (treated as an IMP Amendment under the Expedited Review Process) and a map amendment adding the area of the pedestrian connector across Longwood Avenue were approved by the BRA Board on October 15, 2015, and the map amendment was approved by the Zoning Commission on December 9, 2015, effective December 16, 2015. The term of the IMP will expire on December 20, 2023.

Section 80D-7 of the Zoning Code provides that an approved IMP shall be updated biennially on or before the applicable anniversary of the approval date of the Institutional Master Plan, and shall include a description of all projects (a) have been completed since the most recent biennial update or IMP Approval or Renewal Date, (b) are ongoing, including a description of

the status and estimated timetables for completion or such projects, or (c) are scheduled to begin in the upcoming twenty four (24) months, including estimated timetables for the commencement, progress and completion of such projects.

The purpose of this letter is to update the Boston Planning & Development Agency (the “**BPDA**”) with respect to the Proposed Projects approved in the IMP, as well as on-going campus-improvement projects below the size threshold of an IMP Project.

Children’s filed its last biennial update on October 4, 2017 (the “**2017 Update**”), which was two years from the approval by the BPDA of the most recent IMP filing, which had the status of an IMP Amendment, and provided a cumulative update of the status of all projects approved under the IMP, as amended, since the 2008 IMP. The enclosed biennial update, which is being filed on or before October 15, 2019, provides an update of the projects referenced since the 2017 Update.

As described below, Children’s has completed, is proceeding with or intends to undertake the Proposed Projects identified in the IMP, as follows:

**I. IMP Project Which Has Been Completed:**

- The Pedestrian Connector (referenced in the 2015 IMP Amendment) construction was completed in the Summer of 2019, and received a Certificate of Occupancy on September 3, 2019.
- The Main Building Rooftop Garden Vestibule (referenced in the 2015 IMP Amendment) commenced construction in the Fall of 2016 with completion of construction anticipated in May 13, 2018.

**II. Ongoing IMP Projects:**

- The Hale Family Building (f/k/a Boston Children’s Clinical Building) located at Shattuck Street and Meadow Lane (referenced in the 2013 IMP Amendment) is currently under construction and completion of construction is anticipated in the Fall of 2021.
- The Patient and Family Garage Parking Garage Addition consisting of one level with 86 parking spaces, which would be 76 net new spaces due to the elimination of 10 parking spaces in connection with the BCCB (referenced in the 2013 IMP Amendment) commenced construction in the Fall of 2017 and achieved substantial completion on September 3, 2019. Children’s anticipates achieving full completion of construction in the first quarter of 2020.

**III. IMP Projects which are Unscheduled:**

- The 340 Brookline Avenue Project (the Longwood Research Institute Site) (originally approved in the PDA No. 61, Phase 2, and incorporated, as modified as to schedule, in the 2008 IMP) is unscheduled at this time.

- The 819 Beacon Street Proposed Project for office and administrative space (referenced in the 2013 IMP Amendment) is unscheduled at this time, as Children’s is re-evaluating the feasibility of this Project. Children’s is currently meeting its needs for office and administrative space by leases of space referenced in **Appendix 1** enclosed with this letter. Currently, Children’s is working with Scape Student Housing Limited in pursuit of a potential redevelopment of this property for a mixed use project that would contain efficiency housing units that Scape would control, limited retail space, patient family housing units that that Children’s would make available to parents and family members of patients of Children’s and a structured parking garage that would replace a number of the at-grade spaces currently on the property which would be owned and controlled by Children’s for use consistent with the current use of the property. Given that the retail and Scape housing would be the largest components of the above-referenced project, Children’s anticipates that the project would be permitted as a Planned Development Area under the provisions of Article 80-C of the Boston Zoning Code as well as being subject to Large Project Review pursuant to Article 80-B. Children’s anticipates that if a Planned Development Area is established on the property that any corresponding Map Amendment to the Boston Zoning Map would replace the IMP designation for the property with a PDA designation, thereby effectively removing the property from Children’s IMP. Children’s anticipates that Scape will file a Letter of Intent with the BPDA pursuant to Article 80B-5 on or before October 31, 2019.

**IV. General Campus Improvement Projects:**

The IMP recognizes that during the IMP term, Children’s will continue to pursue and implement facility and campus upgrades in an effort to upgrade finishes and maintain patient care areas. Having completed all of the main campus improvement projects referenced in the IMP, Children’s does not presently have any major upgrades planned that would rise to the level of requiring specific inclusion in this IMP Update.

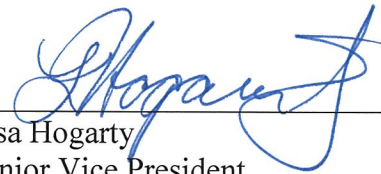
**V. Other Initiatives and Efforts:**

Children’s workforce development and community benefits initiatives and efforts continue in effect and have undergone significant expansion beyond those described in the 2013 IMP Amendment.

## VI. Conclusion

Children's is pleased to submit this update reflecting progress on our projects. We look forward to continue working with the BPDA and other City agencies in implementing our IMP and appreciate the helpful input from you and the BPDA staff throughout this process.

Sincerely,



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Lisa Hogarty  
Senior Vice President  
Real Estate Planning and Development

cc: Sonal Gandhi, BPDA  
Michele Garvin, Esq. (BCH)  
Mary Kaitlin O'Connor, Esq. (BCH)  
Darren M. Baird, Esq. (Goulston & Storrs)

Enclosure:

Appendix 1 – Summary of Current Leased Space

## Appendix 1: Summary of Current Leased Space

Building Name/Address	Current Uses	Approx. Gross Floor Area
<b>Boston</b>		
Longwood Galleria 350 Longwood Avenue	Administrative Offices	9,018 SF
1295 Boylston	Administrative offices	99,063 SF
Landmark Center 401 Park Drive	Administrative offices	266,857 SF
Martha Eliot Health Center 75 Bickford Street	Ambulatory Clinics and Administrative Offices	26,800 SF
Center for Life Sciences 3 Blackfan Circle	Research	241,177 SF
Simmons University LaFavour Hall 2 Avenue Louis Pasteur	Administrative Offices	20,604 SF
265 Franklin Street	Administrative offices	5,550 SF
Harvard Institute of Medicine 4 Blackfan Circle	Research	16,359 SF
Longwood Center 360 Longwood Avenue	Administrative Offices	50,231 SF
Warren Alpert Building 200 Longwood Avenue	Research	44,076 SF
<b>Outside of Boston</b>		
Massachusetts Digital Data Center 128 First Avenue, Needham	Data Center	7,291 SF
Stetson Medical Center 541 Main Street, Weymouth	Ambulatory clinics	28,262 SF
20 Hope Avenue, Waltham	Administrative office	2,195 SF
490 Faunce Corner Road, North Dartmouth	Ambulatory Clinics	15,020 SF