

Table 1: Leased Facilities as of August 2016

Facilities in Boston

Building Name	Address of Nearest Entry	Current Uses	Approx. Gross Floor Area (3, 4)	Lease Expiration
Longwood Galleria	342 Longwood Avenue / 400 Brookline Avenue	Administrative Offices	33,171	Various
375 Longwood Avenue	375 Longwood Avenue	Administrative Offices	35,468	3/31/2022 and 3/31/19
Harvard Institutes of Medicine	4 Blackfan Circle	Research Laboratories	52,858	12/31/2020
Center for Life Sciences	3 Blackfan Circle	Research Laboratories	57,551	3/31/28, with option to renew
Longwood Center	360 Longwood Ave	Research Laboratories	254,031	15.5 year term with options to renew; phased occupancy to commence January 2015
21-27 Burlington Street	21-27 Burlington Street	Research support and core labs	25,154	8/31/2019
20 Overland Street	20 Overland Street	Administrative Offices	50,335	9/30/2017
27 Dry Dock Avenue	27 Dry Dock Avenue	Support, Administration, Research	54,504	3/31/2021, with option to renew
Carney Hospital	2100 Dorchester Ave	DFCCN MD Practice	2,910	4/30/2015 (vacating premises in October 2016)
Whittier St. Health Center	1290 Tremont St	Medical Office	1,335	3/31/2017, with option to renew

**OTHER NON-CAMPUS LEASED SPACES**

10 Brookline Place	10 Brookline Place, Brookline Village	Administrative Offices	136,714	8/31/2021, with option to renew 11/30/2025
Brandegee Estate	280 Newton St., Brookline	Administrative Offices	20,000	12/31/2025, with option to renew
Broad Institute	320 Charles Street, Cambridge, MA	Research Laboratories	10,000	12/31/2016
Milford Cancer Center	20 Prospect Street, Milford, MA	Satellite Clinic	25,910	10/31/2027, with option to renew
Londonderry Medical Center	Londonderry, NH	Satellite Clinic	20,091	10/2/2018, with option to renew
South Shore Cancer Center	101 Columbian Street, South Weymouth, MA	Satellite Clinic	18,605	12/31/2030, with option to renew
Libbey Park	51 Performance Drive Weymouth, MA	Satellite Clinic	8,020	3/31/2027, with option to renew
Whittier Street Health Center	1290 Tremont Street Boston, MA	Satellite Clinic	1,335	3/31/2017, with option to renew
St. Elizabeth Medical Center	736 Cambridge Street Brighton, MA	Satellite Clinic	16,024	6/30/2019
Dana-Farber Community Cancer Care Locations	Lawrence, Milton, Quincy, Weymouth	DFCCN MD Practice	8,146 324 13,846 11,580 <b>TOTAL: 33,896</b>	Various

TOTAL Rentable Square Feet LEASED BY DFCCI: 824,016 rsf + DFCCN (33,896)= 857,912rsf

Note: Includes parking, mechanical, and other space not included in zoning definition

Table 2: Community Benefits and Workforce Development

Benefit	Estimated Start Date	Estimated Date Complete	Source of Obligation	Expenditure	Status
<b>Workforce Development &amp; School Partnerships</b>					
<i>Employment</i>					
At opening in Jan. 2011, the estimated new Permanent Jobs Created at the Yawkey Center for Cancer Care = 50. Target for new Employees who are Boston Residents = 20 (40%).	2011	--	YC	---	As of 2015, the annual salary for Boston residents employed in the Yawkey Center for Cancer Care totals \$11,870,491. The total Boston Residents employee count in 2015 is 189, thereby comprising 30% of the total employees working at the Yawkey Center for Cancer Care (633).
Estimated New Permanent Jobs Created at 27 Dry Dock Center was 47; Estimated New Employees who are Boston Residents was 20 (42%).	2007-8	--	IMP	---	DFCI continues to support this ongoing commitment in 2015. The total Boston Residents employee count in 2016 is 19, thereby comprising 34% of the total employees working at the Dry Dock (56).
Total DFCI Employment (2006): 3,557	--	--		--	The total employee count for DFCI is 4,562 in 2015.
Employees that are Boston Residents (Approximate in 2010): 1,123 (32%)	Ongoing		DFCI	---	The total Boston Residents employee count for DFCI in 2015 is 1,386, thereby comprising 30% of the DFCI workforce.
<i>Institutional Support</i>					

Table 2: Community Benefits and Workforce Development

Benefit	Estimated Start Date	Estimated Date Complete	Source of Obligation	Expenditure	Status
Continue to fund positions of Director, Workforce Development and Coordinator, School Partnership Programs	2007		DFCI	\$170,000 Annually	DFCI continues to support this ongoing commitment in FY 2015. With the expansion of the program, a Program Manager position has also been added.
<i>Programs for Community Residents</i>					
Continue to be active participant in The Boston Research and Health Care Training Institute (BRHCTI) to create internships and possible jobs for community residents, and provide job skills training for incumbent lower-grade level workers	Ongoing			\$50,000 annually, includes \$25,000 annual contribution to TI; \$25,000 in-kind services; salaries of DFCI managers	DFCI continues to support a partnership with YMCA Training, Inc to create internships and possible jobs for community residents in FY 2015.
Provide five additional summer jobs for residents through ABCD Parker Hill/Fenway plus \$10,000 annually for five years.	2007	2012	DFCI	\$10,000 annually through 7/2012	Completed – last payment made in July 2012.
Comprehensive Workforce Development Plan for Boston Residents, as approved by OJCS, which includes the cost of pre-employment training and jobs. <sup>2</sup>	2007		DFCI	\$13,000	DFCI continued supporting this ongoing commitment in FY 2015
<i>Higher Education Partnerships</i>					
Develop a partnership with the Benjamin Franklin Institute to provide health	begun		DFCI	N/A	

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career exposure opportunities, internships, and potential employment for Institute students and graduates. Commit to provide support for scholarships/stipends of \$7,500 for two students in the Benjamin Franklin Institute Pharmacy Tech program for three years.	July 2007 October 2007	May 2010	DFCI	\$15,000 annually through 5/2010	Completed – last stipends paid in May 2010
Continue relationship with Nursing and Patient Care Services and the University of Massachusetts	2007	2015	DFCI	No defined budget after 2015/2016	SMART program has been discontinued. In 2015/2016 Nursing funded the Newly License Nurse Program. A graduate of Simmons and the Boston Public Schools who interned at Dana-Farber since high school went through this 1-year residency program and was hired as a full-time nurse this month.  Post doc nursing fellows now come from either Northeastern or Boston college.
<i>Programs for Youth</i>					
Sustain and expand ongoing partnerships with Boston Private Industry Council, Boston Public Schools, and community-based organizations. <sup>1</sup>	Ongoing		DFCI	\$325,680 annually	DFCI continues to support this ongoing commitment in FY 2015
Continuing to work with John D. O'Bryant Gateway to the LMA Program, and provide career exploration,	2007	Ongoing	DFCI	\$32,750 annually	DFCI continues to support this ongoing commitment in FY 2015

Table 2: Community Benefits and Workforce Development

Benefit	Estimated Start Date	Estimated Date Complete	Source of Obligation	Expenditure	Status
mentoring and internships to Boston students.					
<i>Incumbent Worker Programs</i>					
Provide ongoing skills and professional development opportunities offered through in-house Workforce Development and Learning and Organizational Development unit of Human Resources. <sup>2</sup>	Ongoing		DFCI	\$120,000 annually (estimated portion for Boston residents)	DFCI continued supporting this ongoing commitment in FY 2015
Offer individual career coaching for all staff and faculty through Harvard Medical School Center for Workplace Learning and Performance	Ongoing		DFCI	\$0 Closed in 2008	DFCI no longer provides this support as the Harvard Medical School Center for Workplace Learning and Performance closed in FY 2008

**Notes:**

- 1) Included in FY06 Community Benefits Report filed with Massachusetts Attorney General's Office.
- 2) Based on % of training budget allocated to DFCI employees who are Boston residents.

**Table 3: Transportation**

Benefit	Estimated Start Date	Estimated Date Complete	IMP/DFCI/YCCC	Expenditure	Status
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<b>Transportation</b>					
<i>Traffic Management Plan</i>					
Provide minimized off-street drop-off along Jimmy Fund Way for first-time patients, chair cars, taxis, and ambulances only. DFCI curbside ambassadors to direct vehicles and prevent traffic backups.	2010	2011	Yawkey CCC	\$80,000 annually (includes salaries of valet ambassadors and security)	Operational January 2011 with the opening of the Yawkey Center for Cancer Care
Implement drop-off at P1 level of the Yawkey CCC.	2010	2011	Yawkey CCC		Operational January 2011 with the opening of the Yawkey Center for Cancer Care
Reconfigure the DFCI Smith Building loading dock to include 2 additional loading bays to eliminate need for loading activities on Brookline Avenue at Yawkey CCC.	2010	2010	Yawkey CCC	\$2,500,000	Completed November 2010
Implement an off-site Materials Management Center at 27 Dry Dock Avenue to reduce truck traffic on Binney Street and eliminate need for Brookline Avenue loading activities.	2007	ongoing	IMP	\$4,000,000 (capital cost) \$250,000 (annual operating cost)	Completed and operational  Annual expenditure ongoing

**Table 3: Transportation**

Benefit	Estimated Start Date	Estimated Date Complete	IMP/DFCI/YCCC	Expenditure	Status
<b>Local Street Network / System wide Transportation Improvements</b>					
<p>Modify the existing traffic signal operations to accommodate a protected left-turn movement from Brookline Avenue to Jimmy Fund Way. Modifications will include provision of a new traffic controller, mast arms, signal posts, pedestrian signals, crosswalks, and signage.</p>	2011	2010	Yawkey CCC	\$325,000 (includes planning, design, and construction costs)	Operational December 2010
<p>Modify corner radii at the intersections of Jimmy Fund Way, install ADA-compliant accessible ramps, and include countdown pedestrian indications in the new signal design.</p>	2010	2010	Yawkey CCC	\$250,000	Completed December 2010
<p>Widen Jimmy Fund Way to include two approach lanes at its intersection with Brookline Avenue, decreasing traffic queues on JFW, providing improved traffic flow along both JFW and Binney.</p>		2010	Yawkey CCC	\$800,000	Completed December 2010



Table 3: Transportation

Benefit	Estimated Start Date	Estimated Date Complete	IMP/DFCI/YCCC	Expenditure	Status
Construct wider sidewalks along Brookline Avenue and Jimmy Fund Way adjacent to the project site.		2010	Yawkey CCC	\$350,000	Completed December 2010
Install an internet-connected Pan-Tilt-Zoom traffic monitoring camera at the intersection of Brookline Avenue/Jimmy Fund Way, improving traffic and incident management system for the City of Boston.		2010	Yawkey CCC	\$30,000	Installed late 2010; Fully operational early 2012
Provide additional bicycle parking spaces in secure, enclosed facility.		2013	IMP	\$300,000	Completed installation of new Bike storage as part of Yawkey Center Project - January 2010. Completed installation of additional 54 bike parking spaces as part of Dana Garage Infill Project – May 2014 Added 103 additional bike parking spaces in the Longwood Center garage, at which DFCI is a major tenant – January 2015
Install a full bicycle repair station and air pump in the rear of the Yawkey bike cage for cyclists.		2013	DFCI	\$1,600	Completed installation December 2013
Investigate and correct existing deficiencies to copper and internet-based connections between new PTZ camera at JFW and BTD Traffic		2010	Yawkey CCC	Not to exceed \$30,000	Installed late 2010; Completed early 2012

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Benefit	Estimated Start Date	Estimated Date Complete	IMP/DFCI/YCCC	Expenditure	Status
Control Center					
Work with MASCO Area Planning to eliminate metered spaces along Brookline Ave in front of the Yawkey Center to create a designated bike lane.		2013	DFCI	\$42,000	Completed June 2013
Work with MASCO Area Planning to address signal timing issues to ensure coordination of traffic signals at four intersections on Brookline Ave (Riverway, Francis Street, Deaconess Rd/Jimmy Fund Way, and Longwood Ave)		2015	DFCI		Completed June 2015
At the intersection of Binney Street, Jimmy Fund Way, and Children's Way, relocated the two STOP bars and the northbound stop sign along Binney Street and restripe the pedestrian crossings to improve pedestrian safety.		2015	DFCI	\$3,500	Completed June 2015
<b>Parking Ratios</b>					
Convert employee parking to patient parking		Complete	DFCI	\$150,000	Completed.

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<b>Transportation Demand Management Plan</b>					
Maintain proactive relationship in MASCO's CommuteWorks TMA to provide wide array of TDM programs and amenities that seek to encourage the use of transit as a regular means of commuting.	Ongoing	Ongoing	IMP	\$100,000 annually	Ongoing
Contribute to expenses for LMA shuttles for Ruggles, Yawkey, and JFK/UMass stations.	Ongoing	Ongoing	DFCI	\$500,000 (annually)	Ongoing
Maintain employee/tenant transit subsidy at 50 percent.	Increased Nov. 2005	Ongoing	DFCI	\$900,000 (annually)	Ongoing
Coordinate with ZipCar and Enterprise to add a parking space for this shared-car service.		2010	Yawkey CCC		DFCI has coordinated access to 2 Zipcars and 2 Enterprise vehicles at 375 Longwood Avenue Parking Garage, at which DFCI is a major tenant, in lieu of having a single Zipcar space at the Yawkey CCC
Provide preferential parking for hybrid vehicles and other alternatively-fueled vehicles.		2010	IMP	expanded free valet parking program	Completed DFCI Longwood Center parkers have access to 11 high fuel efficient parking spaces, including 2 spaces for charging at the Longwood Center Garage, in which DFCI is a major tenant.

Table 3: Transportation

Benefit	Estimated Start Date	Estimated Date Complete	IMP/DFCI/YCCC	Expenditure	Status
Provide preferential parking for carpool vehicle in the YCCC garage.	Ongoing		Yawkey CCC	\$5,580	Ongoing

Table 4: Urban Design

Benefit	Estimated Start Date	Estimated Date Complete	IMP/DFCI/YCCC	Expenditure	Status
<b>Urban Design</b>					
Provide pedestrian plaza at entrance to the Yawkey CCC at the Intersection of Brookline Avenue and Jimmy Fund Way.		2010	Yawkey CCC	\$400,000	PMC Plaza completed October 2010
Provide widened sidewalks, street trees and other amenities along JFW.	2012	2013	IMP	\$400,000	Within the scope of the Dana Garage Infill Project (occupancy target: Summer 2013), DFCI is improving the streetscape in the following ways: introducing planters along JFW along façade insets, widening the sidewalk at intervals between relocated entry on corner of Binney & JFW and new staff entry along JFW. Incorporating new canopy over relocated entry at corner of Binney & JFW. Improving pedestrian experience by replacing poured concrete façade with transparent curtain wall element that opens view into new two-story lobby atrium.
Provide healing garden in Yawkey CCC at corner of Jimmy Fund Way and Brookline Avenue to visually link DFCI with green space in Joslin Park.		2011	Yawkey CCC	\$12,500,000 [includes estimated cost of shelled space]	Stoneman Healing Garden occupied January 2011
Provide streetscape amenities at Binney Street, including screening of mechanical equipment at Jimmy Fund Building, and pedestrian shielding of loading areas at Smith Building	2014	2016	IMP	\$720,000	The DFCI Smith Loading dock was expanded in February 2011 with the opening of the Yawkey Center. At this time, new doors were installed at each bay to shield pedestrians of loading area. Streetscape improvements have been completed around DFCI campus, including Binney Street in

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Benefit	Estimated Start Date	Estimated Date Complete	IMP/DFCI/YCCC	Expenditure	Status
Upgrade pedestrian amenities in upgrade of walkway lighting, paving, and new entrance between Yawkey CCC and MATEP.		2010	Yawkey CCC	\$200,000	conjunction with MASCO, BCH, and BWH. Capital expenditure was shared by all parties with DFCI's portion included in \$720,000 plus annual operating and landscaping costs of less than \$5,000 per year.
Close Dana Building garage, ramps and drop-off; relocate entrance; infill with program space to improve Dana/Mayer facades, reduce parking impacts on Binney Street, and create pedestrian spine along Jimmy Fund Way.	2011	2013	IMP	\$8,700,000	All within scope of the Dana Garage Infill Project; commenced in 2012 and occupied Summer 2013.
Acquire over 50,000 SF of leased space in LMA to reduce size of proposed Yawkey CCC.	2010	2010	IMP	Annual Rent: \$3,400,000 Capital Expenditure: \$4,700,000	No change. Completed. DFCI has entered into a lease of approximately 53,000 square feet at the Harvard Institute of Medicine in August 2009, with a commencement date of January 2010

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Benefit	Estimated Start Date	Estimated Date Complete	IMP/DFCI/YCCC	Expenditure	Status
<p>Reduce overall density in LMA by relocating administrative and other uses to other parts of the City.</p> <ul style="list-style-type: none"> <li>o Develop over 50,000 SF at 27 Dry Dock Avenue for Animal Research Facility, wet labs, and Medical Transcription facilities. (see above for relocation of Materials Management functions).</li> <li>o Provide cancer care services and facilities at Faulkner Hospital</li> <li>o Provide cancer care services and facilities at Milford Hospital</li> <li>o Provide cancer care services and facilities at Londonderry Hospital</li> <li>o Provide cancer care services and facilities at South Shore Hospital</li> <li>o Provide cancer care services and facilities at St. Elizabeth's Medical Center</li> </ul>	<p>2006</p> <p>2007</p> <p>2012</p> <p>2012</p> <p>2012</p> <p>2014</p>	<p>2010</p> <p>2007</p> <p>2012</p> <p>2012</p> <p>2012</p> <p>2015</p>	<p>IMP</p>	<p>\$26,000,000</p> <p>\$420,000 annually Thru 2/13</p> <p>\$21.85M /yr \$12M capital</p> <p>\$11.3M /yr \$12M capital</p> <p>\$42.35M /yr. \$35M capital</p> <p>\$9.55M /yr. \$300K capital</p>	<p>Completed</p> <p>Faulkner Satellite closed February 2013</p> <p>Operating expenditure is avg of FY15 &amp; FY16 Capital - initial fit out cost</p> <p>Operating expenditure is avg of FY15 &amp; FY16 Capital - initial fit out cost</p> <p>Operating expenditure is avg of FY15 &amp; FY16 Capital - initial fit out cost</p> <p>Operating expenditure is avg of FY15 &amp; FY16 Capital - initial fit out cost</p>

Table 4: Urban Design

Benefit	Estimated Start Date	Estimated Date Complete	IMP/DFCI/YCCC	Expenditure	Status
<ul style="list-style-type: none"> <li>o Administrative leases at 132 Brookline Ave (13K rsf) &amp; 1 Harvard Street (10K rsf)</li> </ul>	2008	2011/2015		\$1.54 M (2007-'11) @ 132 Brookline \$2.64M (2009-'15) @ 1 Harvard	Repurposed Yawkey backfill space to eliminate administrative lease at 132 Brookline. 1 Harvard lease expired Feb 2015.
Support of MASCO transportation and planning programs including: area planning, construction coordination, emergency preparedness, and energy management.	Ongoing		DFCI	included in indirect benefits	Ongoing