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November 20, 2018

VIA HAND DELIVERY

Brian P. Golden, Director
Boston Planning & Development Agency
City Hall, 9th Floor
Boston, MA 02201

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*RE: Steward St. Elizabeth's Medical Center of Boston, Inc.
Letter of Intent to file Institutional Master Plan, and
Project Notification Form for Garage Project*

Dear Director Golden:

Please accept this letter as a Letter of Intent (“LOI”) submitted to the Boston Planning & Development Agency (“BPDA”) pursuant to the Executive Order entitled: “An Order relative to the provision of Mitigation by Development Projects in Boston” for the filing of: (i) an Institutional Master Plan Notification Form (“IMP NF”) for the St. Elizabeth’s Medical Center (“SEMC”) Institutional Master Plan (“IMP”) in accordance with the provisions of Article 80, Section 80D of the Boston Zoning Code (“Code”), and (ii) a Project Notification Form (“PNF”) for a Proposed Institutional Project consisting of a 206,000 SF, six (6) level 610 space parking garage, including a 2,300 SF, 2-bay EMS facility to be located on Washington Street within the SEMC medical campus.

Steward St. Elizabeth’s Medical Center of Boston, Inc. (“Steward”) proposes that the IMP reaffirm the planning process with the SEMC Task Force and the BPDA. The filing of the IMP NF will also address the continued commitment to the mission and objectives of SEMC and it will include descriptions of the following proposed projects:

- The new parking garage/EMS facility Project.
- The demolition of the Quinn Building, which is now obsolete for medical purposes.
- The demolition of Parking Garage A upon the completion of the new garage.

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- Exterior upgrades, new mechanical & infrastructure replacement systems for the 50,000 SF Center for Biomedical Research Building (“CBR”) on Nevins Street.
- New entry canopy and vestibule.

In addition to such undertakings, SEMC will also undertake certain internal building renovation projects which are required for bringing building systems into compliance with accessibility standards or current building, environmental, energy or DPH standards.

Steward looks forward to working with BPDA staff and the Task Force during the review of the IMPNP and PNF.

Thank you for your consideration of this Letter of Intent.

Very truly yours,



James H. Greene

JHG/jmh

cc: Robert Gendron, Vice President - Capital Project Management and Real Estate
Steve Van Ness, Vice President - Planning & Design, Steward Health Care Corporate
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