



BRIGHAM AND WOMEN'S HOSPITAL  
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December 12, 2011

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Mr. Peter Meade  
Director  
Boston Redevelopment Authority  
Boston City Hall, 9<sup>th</sup> Floor  
One City Hall Square  
Boston, Massachusetts 02201

RE: Letter of Intent with Respect to Redevelopment of Parcel C, 45 Avenue Louis Pasteur, Boston, Massachusetts

Dear Director Meade:

This letter is intended to serve as a Letter of Intent filed on behalf of The Brigham and Women's Hospital, Inc. ("BWH") in connection with the redevelopment of Parcel C of Emmanuel College's Campus, all as defined and described in greater detail herein.

BWH currently occupies Parcel C pursuant to its lease with the Trustees of Emmanuel College ("Emmanuel") of Alumnae Hall, an approximately 50,000 square foot building, together with parking accessory thereto, for hospital use, including office and dry research. Alumnae Hall and the adjacent 328 space parking garage ("Parking Garage") are located at 45 Avenue Louis Pasteur, also referred to as "Parcel C", an approximately 78,588 square foot portion of Emmanuel's "Endowment Campus" as described in Emmanuel College's Institutional Master Plan, as approved in 2001. According to Emmanuel, Parcel C currently contains 328 parking spaces in the Parking Garage and 27 surface parking spaces.

Emmanuel has offered Parcel C to BWH for long-term lease and development. BWH currently occupies Parcel C as described above and as disclosed in BWH's Institutional Master Plan, as approved in March of 2010 ("BWH 2010 IMP") and wishes to secure its longer term use and occupancy of Parcel C. BWH intends to enter into a long-term ground lease with Emmanuel for Parcel C in order to enable the development of a 360,000 sf, research/wet-laboratory facility and 355-455 parking spaces serving BWH's hospital purposes. The existing structures on Parcel C will be demolished in order to enable the redevelopment.

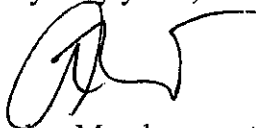
BWH as proponent of development of Parcel C will establish non-profit institutional use for Parcel C which will be enabled/permitted through an amendment to BWH's IMP to authorize the Parcel C Redevelopment Project and necessary modifications to the BWH IMP Overlay District.



BWH intends to file an Institutional Master Plan Notification Form/Project Notification form to initiate review of IMP Amendment in accordance with Article 80D and Large Project Review in accordance with Article 80B in early January 2012 and subsequent IMP Amendment and DPIR thereafter. We look forward to working with you and the members of the community – including BWH’s existing Task Force, your staff and the other City agencies to undertake the review of this Project. Emmanuel is currently in the process of amending and renewing its IMP and it is BWH’s understanding that BWH’s plans for the Parcel C Redevelopment Project would best be coordinated with Emmanuel’s IMP approval.

Please do not hesitate to contact me should you have any questions.

Very truly yours,



Arthur Mombourquette  
Vice President, Support Services

cc: Sonal Gandhi, BRA  
Katelyn Sullivan, BRA  
Sr. Janet Eisner, President, Emmanuel  
Sr. Anne M. Donovan, Emmanuel  
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