



MEDICAL ACADEMIC AND SCIENTIFIC COMMUNITY ORGANIZATION, INC.

PEOPLE | PLACES | PLANS | FUTURE

November 15, 2018

Mr. Mathew Englander
Director of Tax Policy
City of Boston Assessing Department
City Hall, Room 301
Boston, MA 02201

Dear Mr. Englander:

Enclosed please find the PILOT community benefits report showing MASCO's programs carried out to support our 50% community benefits deduction from the City of Boston. MASCO's financial books are kept on a fiscal year basis from the period of July to June so this report includes activity for our most recent fiscal year- July 1, 2017 – June 30, 2018. Please note that all dollar amounts detailed in the report are for actual expenses. Some of the activities listed were performed by MASCO staff however, and we are not reporting in kind amounts but feel it is important that you be aware of them.

In addition, MASCO has historically made contributions to community organizations for which we received credit against our PILOT payment. Copies of the letters accompanying these payments in 2018 are attached.

MASCO's Federal Tax Identification Numbers is 04-2507445.

Please feel free to contact me directly, if you have any questions on any of this material. I can be reached at hroth@masco.harvard.edu or (617) 632-2788.

Regards,

A handwritten signature in black ink that reads "Holli G. Roth".

Holli G. Roth
Vice President and Chief Financial Officer

Community Benefits Provided to Boston by MASCO Area Planning
Fiscal Year 2018 (July 1, 2017- June 30, 2018)

Program	Expenditure
<p>1. CommuteWorks:</p> <p>MASCO's Transportation Management Association supports the Mayor's development policies of attaining .75 parking spaces per 1,000 sf of developed space, keeping commuter parking out of the neighborhoods, building a bike-friendly city, and incentivizing commuters out of cars which congest city roadways. Program funding for CommuteWorks goes to market and implement programs including emergency ride home for carpoolers and MBTA riders, Bike Week promotions that support bicycling as a travel mode to the LMA, and CommuteFit and CommuteSwap, among others. Mode shift changes resulting from this program include a reduction in drive alone of 13% and a shift to transit of 5%.</p> <ul style="list-style-type: none"> • Direct Services: Served LMA commuters through New Employee Orientations (50), benefit fairs/information tables (18), general inquiry calls/emails (>400), and CommuteWorks programs (CommuteFit: 467, Emergency Ride Home: 323, CommuteSwap: 11) increasing Commuteworks' registrants by 13.5%. • Rideshare Reports: Assisted 11 institutions in preparation of 2017 DEP Rideshare Reports and reporting form (BCH, BIDMC, BWH, DFCI, HMS, HSDM, HSPH, MCA, MCPHS, SC, WIT). • Bicycling: Developed safety information and website materials and met with ETA groups regarding new bike lanes planned on Longwood Avenue; completed spring Bike Week with 244 participants. • Member Technical Assistance: Assisted 11 members in applying to and who were subsequently awarded, the Massachusetts Excellence in Commuter Options (ECO) Awards. • Carpooling/Vanpooling Incentive Programs: Six carpools registered in FY18 Carpool Incentive Program. • Bi-Annual ETA Breakfast: Held two ETA breakfasts in May and June to discuss Longwood Ave bike lanes, Lyft programs and Bay State Bike Week. • New Lyft programs: In March, launched new incentive programs in partnership with Lyft to provide improved Emergency Ride Home and ridesharing options for LMA employees. <p style="text-align: right;">Grant and MASCO funding which support staff and in-kind contributions are not included in the expenditure column.</p>	<p>\$ 20,607</p>

2. *Transportation Planning/Capital Funding:*

\$ 187,161

This program supports the Mayor's policies for improving city access conditions, without burdening the City Transportation Division for resources; promoting Boston as a bike-friendly city; implementation of transit services in Boston, Cambridge, and others.

- Francis/Brookline Improvements: Implemented 90-day trial of lane striping and meter removal at the intersection of Brookline Avenue and Francis Street; completed evaluation of benefits of the new lane striping, shown to reduce queues into the Riverway by 65%.
- MBTA Commuter Rail Connecting South Station with the LMA: Evaluated potential benefits of using MBTA commuter rail for 'reverse commute' trips between downtown Boston and the LMA, including for commuters from the South Shore if they transfer from 'Old Colony' Line trains to trains serving Ruggles or Yawkey stations as a better crosstown transit connection.
- T Advocacy: Met quarterly with staff of the MBTA to provide feedback on MBTA services. As a result, the MBTA provided: (1) added morning peak period service on Route 65 serving the LMA from Brighton, (2) the addition of one early morning trip between 6-7am on Route 19 from Fields Corner and Route 65 from Brighton, (3) additional resources for Route 47 from Central Square in Cambridge to reduce the amount of dropped or late trips. Testified as part of the Governor's Listening Sessions on Transportation improvements to address Global Warming Solutions Act compliance. Provided input through MassDOT focus group and survey of business regarding change in economic criteria rating as part of the state's transportation project ratings.
- Oscar Tugo Circle Pedestrian Improvements: New lane configuration at Oscar Tugo Circle approved in March/April 2018. New design effectively reduces conflicts between pedestrians crossing Longwood Ave and vehicles and preserves a left turn lane. Evaluated possible modifications to solar flashing beacons at crosswalks.
- Brookline Avenue/Riverway Intersection: Evaluated several different signal timing options at the Brookline Avenue intersections with Francis Street and the Riverway to improve traffic operations. Recommended signal timing changes to the City of Boston to reduce delay and queuing on Francis Street.
- Ruggles Street Corridor Study: Conducted field work to understand parking turnover on Evans Way and Parker Street. Met with abutting stakeholders to address concerns with the concepts for Ruggles/Huntington and Ruggles/Parker Intersections. Developed bicycle access plan between Southwest corridor bike path and LMA, gaining member and city approval.

Transportation Planning/Capital Funding (continued):

- Riverway/Netherlands Rd/Francis St: Completed pedestrian safety improvement options evaluation.
- Allston Yards: Evaluated 7 potential improved bus routes through the I-90 Allston Interchange to improve transit access to the LMA from Allston/Brighton, Watertown and Cambridge. Included most promising routes in comment letter to MassDOT I-90 Allston Interchange DEIR as support for including transit elements in early phases of the project.
- Bicycle Facilities: Evaluated options for adding bicycle accommodations and transit priority elements on Brookline Avenue between the Brookline Town Line and Park Drive, including the Sears Rotary. Developed concepts for bicycle accommodations on Ave. Louis Pasteur. Evaluated BTD concepts for Francis Street bike lane plan and requested design alterations to preserve vehicle access for patients and visitors.
- Karma Commuting: With communications, completed new set of safety behavior change Karma posters and messages. Changes Coming to Longwood campaign materials (posters, bus wraps) and various safety marking educational materials developed and implemented prior to city's construction of Longwood Ave bike, bus, pedestrian and auto improvements.
- Longwood Ave.: Completed block by block evaluation of left turn, bus, bike and auto needs on Longwood Ave. resulting in plan for ½ mile of bike lanes, several widened pedestrian crosswalks, signal timing changes at two intersections, and a bus/bike lane. Worked with bicycle advocates, members, and which the City implemented the plan with a partial Longwood Ave. repaving.
- Hubway: Coordinated with Hubway and abutters to ensure snow removal for all-season Hubway service at two locations. Assisted with relocation of the Brigham Circle Hubway station to a preferred site along Huntington Avenue for all-season use.
- GoBoston2030 and State Focus40: Identified potential circulation patterns through the LMA that new bus services recommended by the City's GoBoston 2030 report may use, highlighting benefits and drawbacks. Advocated for LMA needs in public process for MBTA's Focus40 long range plan. LMA was identified as one of four major employment/destination districts that needs better transit options. City will support our request to MBTA to move forward with two bus route recommendations: a new Rt. 47/C T3 Key Bus Route and a new route from Watertown.
- Lyft/Uber Transportation Services: Evaluated benefits and drawbacks of Uber/Lyft activity in the LMA, including impact of drop-off/pick-up operations. Made recommendations for improving conditions that will be pursued in FY19.
- Planning for Autonomous Vehicles: Evaluated potential future issues related to autonomous vehicles and developed a concept for outfitting the facilities at 375 Longwood Ave to accommodate the changes that would accompany one of the future scenarios.

	<p>Transportation Planning/Capital Funding (continued):</p> <ul style="list-style-type: none"> • Construction Traffic Management: Distributed information via email and website to members on methods for avoiding travel delays due to the major construction projects to replace the Commonwealth Avenue Bridge over I-90 (Massachusetts Turnpike) and the water main replacement project on Brookline Avenue. • Enforcement: Requested additional “Don’t Block Box” enforcement and illegal truck ticketing and towing assistance from city. • Pavement Markings: Restriped 3,876 linear feet of pavement markings in various locations throughout the LMA including lane markings, crosswalks, turn arrows, and text. 	
<p>\$ 7,598</p>	<p>3. Government and Community Relations</p> <p>Support the Mayor’s policies to encourage development, strengthen neighborhoods and enhance Boston resident youth and adult employment.</p> <ul style="list-style-type: none"> • Community Relationship Building: Worked with or financially contributed to community groups such as: ABCD/Parker Hill Summer Youth Program, Friends of the Muddy River, Friends of Ramler Park, Emerald Necklace Conservancy, Mission Hill Youth Collaborative, Mission Hill Main Streets Program, Fenway Civic Association, Fenway Community Development Corporation, Mission Hill Neighborhood Services, and Roxbury Tenants of Harvard. <p>(Costs of serving on task forces, organizing, co-hosting, and writing/distributing minutes of the LMA Forum meetings with Boston Redevelopment Authority, for community review of LMA Article 80 Projects are not included in the expenditure column).</p>	
<p>\$ 149,361</p>	<p>4. Long Range/Planning Operations:</p> <p>Supports City policies to lessen the burdens on the City of Boston Planning and Development Agency, Transportation and Public Works departments, reduce traffic congestion in the city, and improve the urban environment.</p> <ul style="list-style-type: none"> • LMA On-Line Walking Maps Project: Completed on-line walking maps including 12 Longwood area tours suitable for staff, students, patients and visitors, which ranged from ½ mile to 3 miles in length and included points of artistic, historical or general interest. 	

Long Range/Planning Operations (continued):

- Master Plan/Project Review/Technical Assistance: Held area-wide LMA Forum, served on BIDMCs Impact Advisory Group, reviewed and commented on BIDMC's IMPNF. Submitted comment letters on Wheelock College IMPNF 3-year amendment and Landmark Center revised plans.
- Longwood Ave Bridge Safety Improvement: Completed lighting and civil engineering studies; reviewed project concept with Boston and Brookline Parks and State DCR Commissioners, and MassDOT; secured commitment from MassDOT to undertake and fund design and improvement (anticipated in CY19 pending structural review of bridge).
- Physical and Social Placemaking: Planned, permitted, and held three 'Bands on Blackfan' events with music and food trucks. Approximately 2,000 people attended. Completed focus groups and phase I placemaking plan to add outdoor amenities and programs in FY19.
- GIS: Updated online GIS utilities portal with Verizon data, utility updates and transportation studies.
- Complete Streets: Identified five high-priority issues and additional medium-priority issues as a result of comprehensive area-wide walking audit through which inventoried specific site issues such as missing or deteriorated crosswalks, missing tactile strips, tree pit issues, etc. Working with owners to implement improvements.
- Banners: Managed the banner change process on behalf of TI, BIDMC, SC, EC, MCA and area-wide banners. Assisted BWH and BCH in starting the banner approval process.
- Planning Operations: Implemented an area-wide asset maintenance program for 14 Big Belly Solar compactors, 73 metal benches, 12 metal trash receptacles, and wayfinding signage for 72 signs along public sidewalks and roadways.
- Construction Coordination: Sent out 155 member advisories; coordinated 28 building, utility, and infrastructure projects; held 17 construction coordination meetings. The projects include twelve building improvement projects along Shattuck St. and Binney St., three BWSC projects along Brookline Ave, Francis St. and Fenway and the BCH Hale building and EC New Julie Hall buildings.
- Street Name Sign Study: Performed street name sign inventory and analysis for LMA streets. Identified locations where sign placement improvements can be made; submitted to city for approval.

<p>5. City Parks and Open Space:</p> <p>Supports City policies to lessen the burdens on the Boston Parks Department through public-private partnerships; improve green infrastructure and enhance the quality of city's open space environment.</p> <ul style="list-style-type: none"> • Beautification Programs: To make the LMA more attractive for the public maintained beautification programs on Blackfan Circle, Binney Street, and Brookline Avenue. Work included 50 seasonal planters, 68 gateway hanging baskets, 24 trees, 67 shrubs, 900 bulbs and nearly 3,500 perennials. Installed 100 additional hanging baskets on Longwood Avenue as a part of the revised LMA Beautification program, now supported by 17 entities. Rebid entire LMA Beautification program and selected landscaper for up to 3 years. • Evans Way: Replaced rose bushes and continued maintenance of the pedestrian island plantings. • Huntington Avenue: Upholding commitment to the City, we continue to care for 225 trees including 5 tree replacements, irrigation system maintenance, annual maintenance (spring clean-up, rice stone in tree pits, bi-annual tree inspection), and fertilization. • Ave Louis Pasteur: Hired landscape architects, created 8 alternative cross sections from which developed two concept plans, cost estimates and stakeholder presentation materials for enhancing resiliency of green infrastructure and health of street trees. • Tree Grates: Awarded \$10K by BPDA to remove pedestrian hazards related to tree grates. Completing resetting of tree grates (9), opening grate rings (6), relocation of grates (2), and installation of tree guards (4). • Assisted ISGM with Parks and BWSC repair of storm pipe collapse. • Open Space Advocacy: Reviewed designs and submitted comments on ACE Phase II Muddy River dredging plans. Continue to advocate for LMA flood control via funding for additional environmental restoration work ('Phase III'). Served on Emerald Necklace Conservancy (ENC) Park Overseeer's Committee, the Project Review Committee, the Advocacy Committee, and the Muddy River Maintenance and Management Oversight Committee (MMOC) for the Muddy River Restoration Project. 	<p>\$ 65,692</p>
<p>6. Energy/Environmental Utility Infrastructure:</p> <p>Supports the Mayor's Initiative for Climate Action Change and Adaptation Planning.</p> <ul style="list-style-type: none"> • Legislative and Policy Initiatives: Monitored and assessed impacts on members of legislative and policy initiatives in sustainability, energy, and other areas including storm water permits, the state building code, energy rates, state climate change regulations, carbon tax and RGGI for transportation. • Energy: Green@LMA: Completed 3 issues featuring members' sustainability accomplishments. 	<p>\$ 1,668</p>

<p>Energy/Environmental Utility Infrastructure (continued):</p> <ul style="list-style-type: none"> Green Labs: Members have participated in Eversource Ultra-low temperature freezer incentive program and bench load pilot projects which will become new lab-based energy incentive programs from Eversource. Completed best practices sharing on Harvard's Green Lab Certification program, freezer monitoring, and shared pick-ups for donated lab equipment. Sustainability: Based on re-engineered Sustainability initiative, held two special multi-disciplinary sessions: 'Tools to Use' for sustainable and efficient facilities management; and local procurement, and Sustainable Food tracking and antibiotic free proteins including national experts in sustainable dining. Completed best practices sharing including: Children's recycling program, LMA annual composting & recycling statistics, rooftop food or recreational gardens, and a special meeting with Boston Water & Sewer to learn about climate impacts on the LMA water and sewer system, regulatory changes and plans for major construction in the area. <p>(Staff and in-kind costs for these initiatives are not included in the expenditure column)</p>	
<p>7. Signage and Street Furnishings</p> <ul style="list-style-type: none"> LMA/DCR Sign Program: Completed design, received approvals and permits, installed footing. Blackfan Maintenance Management: Managed snow removal, maintenance, and repair services for Blackfan Circle abutters. Extended the current management agreement through 2020. 	<p>\$ 79,233</p>
<p>8. Snow Removal</p> <ul style="list-style-type: none"> Performed a critical public service by paying for the clearing of snow from the public sidewalks that run from the Longwood T-stop on Chapel Street to Longwood Avenue, as well as along Longwood Avenue from Chapel Street to Brookline Avenue. This is one of the most heavily used pedestrian corridors in the Longwood Medical and Academic Area (LMA) Survey and assessed the need for snow removal around the LMA after each snow event. 	<p>\$ 41,983</p>
<p>Total</p>	<p>553,303</p>



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September 25, 2017

John J. Drew
President/CEO
ABCD
178 Tremont Street
Boston, MA 02111

Dear Mr. Drew:

MASCO is pleased to be able to continue our annual support of the Parker Hill Food Bank operated by ABCD. We know that our contribution allows you to distribute food to a number of low income families living in areas adjacent to us. This contribution is a result of us directing a portion of our 2017 payment in lieu of taxes (PILOT) as a Community Service contribution to your organization. Enclosed please find our check in the amount of \$5,000.

We wish everyone at ABCD continued success.

Sincerely,

A handwritten signature in cursive script that reads "Holli Roth".

Holli Roth
Vice President and CFO

MASCO

375 LONGWOOD AVE. • BOSTON, MA 02215

26365

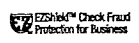
OUR REF. NO.	YOUR INVOICE NO.	INVOICE DATE	INVOICE AMOUNT	AMOUNT PAID	DISCOUNT TAKEN	NET CHECK AMOUNT
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MEDICAL ACADEMIC AND SCIENTIFIC COMMUNITY ORGANIZATION INC.
375 Longwood Ave. • Boston, MA 02215

Century Bank

Boston, Massachusetts 02116
53-139/113



26365

CHECK DATE	CONTROL NUMBER	AMOUNT
9/22/2017	026365	*****5000.00

PAY Five Thousand and 00/100-----

TO THE ORDER OF
ABCD
PARKER HILL FOOD BANK
178 TREMONT ST
BOSTON, MA 02111

TWO (2) SIGNATURES REQUIRED OVER \$10,000
VOID AFTER 90 DAYS

Honig J. Rott
authorized counter signature

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MASCO

375 LONGWOOD AVE. • BOSTON, MA 02215

26365

Vendor ABC00011

Check Date 9/22/2017

Check Number 026365

Ref Nbr	Notes	Inv Date	Invoice Amount	Amount Paid	Net Check Amt
035221	09202017	9/20/2017	5000.00	5000.00	5000.00



**Fenway Community
Development Corporation**
Improving Lives and
Building Community

January 2, 2018

Board of Directors

Board President
Gregory P. Haig

Vice President
Nikki Flionis

Treasurer
Eric Tingdahl

Clerk
Nikki Flionis

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John LaBella
Sheneal Parker
Katia Powell
Mallory Rohrig
Rosaria Salerno
Mathew Thall
Callie Watkins Liu
Matthew Wildman

Executive Director
Leah Camhi

**Fenway Community
Development
Corporation**
70 Burbank Street
Boston,
Massachusetts
02115

Tel: 617-267-4637
Fax: 617-267-8591
www.fenwaycdc.org

Marilyn Swartz-Lloyd
President and CEO
MASCO
375 Longwood Avenue
Boston, MA 02215

Dear Marilyn:

Request for PILOT Contribution

Happy New Year! We wish you all at MASCO good health and continued success. We greatly appreciate your continued partnership with Fenway Community Development Corporation (CDC) which enables us to serve over 1,000 low- and moderate-income adults, children and youth each year.

We would like to request MASCO to continue making a community service contribution through Payment In Lieu of Taxes (PILOT) program to support Fenway CDC. Your generous funding will enable us to continue improving the economic and social well-being of families and individuals and advance our common vision of building a healthy and economically diverse neighborhood through our community organizing and planning programs.

We will continue to preserve the neighborhood's affordability and diversity—assets that are increasingly threatened by gentrification and large-scale commercial and institutional development in the Fenway. We will work with residents, city officials, and community organizations to advocate the improvement of the city's housing policies to create more affordable housing for low- and moderate-income residents. As always, we strive to maintain healthy physical settings that facilitate communities; and residents can access employment, housing, education, healthcare, transportation options, community and green space, and arts and cultural activities in the Fenway.

We look forward to your continued support to help residents, institutions, and businesses thrive together. If you have questions, please contact Iris Tan at itan@fenwaycdc.org or (617) 267-4637 ext. 25. She will be happy to assist you.

Sincerely,

Leah Camhi
Executive Director

*Marilyn -
Thank you for
your support of MASCO
for your continued
support!
25,000*

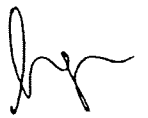
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Twenty-Five Thousand and 00/100-----

THE FENWAY CDC

70 BURBANK STREET
BOSTON, MA 02115



Vendor FENCDC011

Check Date 1/19/2018

Check Number 026832

<u>Ref Nbr</u>	<u>Notes</u>	<u>Inv Date</u>	<u>Invoice Amount</u>	<u>Amount Paid</u>	<u>Net Check Amt</u>
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