1. Article Addressed to:

Boston City Hall
Assessing Department
1 City Hall, Room 301
Boston, MA, 02201

2. Article Number (Transfer from service label)

7015 0640 0002 5859 6310

PS Form 3811, July 2016 PSN 7530-00-000-0003

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Boston City Hall
Assessing Department
1 City Hall, Room 301
Boston, MA 02201

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12/21/2016

PS Form 3810, April 2016 PSN 7530-00-000-0003
October 2, 2017

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, 2016 – June 30, 2017. 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. A copy of the letter accompanying these payments in 2017 is attached.

MASCO’s Federal Tax Identification Number 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,

[Signature]

Holli G. Roth  
Vice President and Chief Financial Officer
Community Benefits Provided to Boston by MASCO Area Planning  
Fiscal Year 2017 (July 1, 2016 - June 30, 2017)

<table>
<thead>
<tr>
<th>Program</th>
<th>Expenditure</th>
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<tr>
<td><strong>1. CommuteWorks:</strong></td>
<td>$26,061</td>
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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.

- **Direct Services:** Year-to-date, served LMA commuters through New Employee Orientations (36), benefit fairs/information tables (23), general inquiry phone calls/emails (>400), and CommuteWorks programs (CommuteFit: 528, Emergency Ride Home: 388, CommuteSwap: 19).
- **Rideshare Reports:** Assisted 11 institutions in preparation of 2016 DEP Rideshare Reports and reporting reform (BCH, BIDMC, BWH, DFCI, HMS, HSDM, HSPH, MCA, MCPHS, SC, WIT).
- **Bicycling:** Promoted bicycle commuting by providing four bike clinics, sponsoring one bike workshop, presenting at LMA Bike Summit, sponsoring two Bike Breakfasts in May, and registering 232 LMA employees in the MassCommutte Bicycle Challenge.
- **Member Technical Assistance:** Assisted 15 members in applying for Massachusetts Excellence in Commuter Options (ECO) Awards.
- **Carpooling/Vanpooling Incentive Programs:** 10 carpools registered in FY17 Carpool Incentive Program. Revised and began remarketing the carpool program.
- **CommuteFit Challenge:** Planned and implemented an area-wide, month-long fitness challenge with 270 participants from 16 institutions.
- **Bi-Annual ETA Breakfast:** Held bi-annual ETA Breakfasts to market and promote CommuteWorks programs with member transportation staff.

Grant and MASCO funding which support staff and in-kind contributions are not included in the expenditure column.
2. Transportation Planning/Capital Funding:

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 and the Compact Communities, and others.

- LMA Regional Access: Involved as stakeholder in City/State planning in the following roadway, transit and access projects: Boston MPO’s Regional Transportation Advisory Council; I-90 Allston Interchange Study Task Force; MBTA’s Focus 40 Investment Plan; MBTA’s Policy Advisory Committee for the Service Delivery Policy Update.
- Francis/Brookline Improvements: Designed and seeking final city approval to implement a 90-day trial of new lane striping and meter removal at the intersection of Brookline Avenue and Francis Street that will improve multimodal access and safety.
- Multimodal Counts on Longwood Avenue: Coordinated and completed private vendor and volunteer counts at 14 locations for bicycle counts and eight locations for pedestrians and vehicle volumes. Data collection included three locations for peak hour movements and two locations for all day volumes on Longwood Avenue intersections between Chapel Street and Blackfan Circle.
- MBTA Advocacy: Advocated for improved MBTA service to the Longwood Area through quarterly meetings with MBTA staff which resulted in a commitment to add new bus service to the Rt. 65 bus in June. Testified on the Draft Strategic Plan before the Fiscal Management Control Board to request focus on LMA Green Line improvements and to “reinvent” the bus system to provide more reliable service. Ruggles Station platform design has been completed for a two-year construction schedule.
- Oscar Tugo Circle Pedestrian Improvements: Conducted studies of additional pedestrian and bicycle improvements; expect approval from the City to implement improvements this summer. Evaluated possible modifications to solar flashing beacons at crosswalks.
- Brookline Avenue/Riverway Intersection: Developed a new design concept currently being reviewed with the City, the State and the community, the purpose of which is to improve safety for pedestrians and bicyclists, reduce overall congestion, and strengthen connections to the Emerald Necklace pathway network.
- Ruggles Street Corridor Study: Completed study that developed concepts for intersection improvements at Huntington Ave and Parker Street intersections that would address congestion and improve mobility for all users along Ruggles Street between Tremont Street and Huntington Avenue.
- Southwest Corridor Connectivity: Worked with members to identify improvements needed for a preferred low-stress bicycle route using Ward Street, Parker Street and Prentiss Street to connect the Longwood Area with the Southwest Corridor bicycle path.
Transportation Planning/Capital Funding (continued):

- Bicycle Facilities: In response to LMA Bike Advocates' requests to remove left-turn lanes along Longwood Avenue and to assist members: developed two-year planning priorities for bike lanes and other safety accommodations; completed and reviewed studies with advocates, City, Town of Brookline, and State; secured commitment from City to complete engineering design/approvals expected this fall while implementation of improvements is planned to coincide with repaving of Longwood Ave in 2018. The City of Boston has changed scope of the original plan from improved bicycle facilities on Longwood Avenue between Chapel Street and Binney Street to include Longwood Avenue up to Huntington Avenue and pedestrian improvements at Oscar Tugo Circle. This has required significant data collection and design work to balance multimodal access needs for employees, patients and visitors. Presented plan at LMA Bike Summit. Provided ad hoc bicycle parking planning recommendations to Longwood Center and shared bicycle parking resources with MassArt.
- Accessible Pedestrian Signals (APS): Evaluated feasibility of installing APS at the Riverway & Longwood Avenue intersection; submitted recommendations to State for their future implementation.
- Karma Commuting: Reviewed development of Karma IV with Communications which completed fourth phase of the safety campaign to change commuter behavior which has gained more than 800 new safe commuting pledges and 150 retweets on weekly safe commuting.
- Muddy River Project Signal Review: Investigated final transportation conditions at the Sears Rotary and requested several signal timing changes to the Army Corps of Engineers to improve traffic and pedestrian mobility.
- GoBoston2030: Served on advisory data and parking subcommittees to represent LMA's interests in the City's transportation vision plan. Four new transit services to the LMA are included in the plan, as well as the LMA Transit Hub and an "Urban Ring"/Crosstown short-term interconnection by combining Rt. 47 and CT3 services.
- Lyft Transportation Services: Held member discussions with Lyft and began negotiations on new alternative transportation service needs and priorities.
- Pedestrian Safety: Developed Walkability Assessment Tool tailored to the unique conditions of the LMA. Implemented Pilot Project and conducted comprehensive assessment of LMA sidewalks for review by members and City in FY18.
- Enforcement: Researched national best practices for public private partnerships and reviewed with City as part of a request to gain additional enforcement through public or private resources.
- Pavement Markings: Placed approximately 3,400 linear feet of pavement markings in various locations throughout the LMA including lane markings, crosswalks, turn arrows and text.
- Construction Coordination: Sent out 174 member advisories; coordinated 25 building, utility, and infrastructure projects; will hold 17 construction coordination meetings. The projects include the start of the BCH BCCB and EC New Julie Hall buildings, eight building improvement projects along Shattuck St. and Binney St., three upcoming BWSC projects along Brookline Ave, Francis St. and Fenway.
### Transportation Planning/Capital Funding (continued):

- City Services: Reported and followed up on 100 issues with utility companies, city and state agencies and MASCO operations regarding: street light outages, pothole repairs, snow removal, traffic light issues, graffiti removal, tree branch pruning, leaf removal, catch basin clogs, street and sidewalk repair.

### 3. Transportation Vision:

- LMA Transportation Vision/Transit Hub: City of Boston integrated project into their early action plan for GoBoston2030. Reviewed plans with and incorporated MBTA operations and legal/real estate comments into redesign of multimodal plan. Completed VISSIM model to assist in evaluation of impacts to Longwood Ave. on transit, pedestrian, cyclist, and vehicular operations.
- Loading and Delivery: Worked with two members and an outside consultant on operational and space assessment to evaluate opportunities to shift delivery truck traffic away from peak hours and reduce LMA traffic impacts. A minimum of 156 – 370 trucks per week (equivalent to up to 575 cars) could be shifted.
- Advocacy White Papers: Completed strategic issue summaries for leadership on balancing cars, transit, bikes, and pedestrians on LMA streets; future transportation projects; public policy affecting transportation funding; resiliency and climate change; and Go Boston 2030's Transportation Plan – Campus Development Implications for improving mobility of goods within the LMA.
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<tr>
<th>4. Government and Community Relations:</th>
<th>5. Long Range/Planning Operations:</th>
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<td>Support the Mayor's policies to encourage development, strengthen neighborhoods and enhance Boston resident youth and adult employment.</td>
<td>Supports City policies to lessen the burdens on the City of Boston Transportation and Public Works departments, reduce traffic congestion in the city, and improve the urban environment.</td>
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- Community Relationships Building: Worked with or financially contributed to community groups such as: ABCDParker 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. |

(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; Staff time and in-kind contributions for Boston Shines Program are not included in the expenditure column). |

- Master Plan/Project Review/Technical Assistance: Reviewed and commented on Wentworth's MPN and Dana Farber's AMP renewal. Managed the June LMA Forum where Massachusetts College of Pharmacy and Health Sciences University (MCPHSU) presented an AMP amendment and Abramson and Women's Hospital presented relocation of a bridge. Submitted comment letters as Task force member for MCPHSU, BWH, and Simmons AMP renewals. Bi-annual Data Questionnaire: Updated and disseminated a 9-chapter questionnaire to members, team reviewed and submitted responses. |

- Longwood Ave Bridge Safety Improvement: Developed review package for use with City, Town, and State to advocate for installation of lighting to improve the safety on this bridge, secured the support of Boston and Brookline Parks Departments, completing engineering specifications in a partnership with MassDOT for implementation of improvements. |
**Long Range/Planning Operations (continued):**

- Longwood Area Walking Tours: Hired consultant to design mobile website for interactive themed walking tours of the LMA and nearby neighborhoods, worked with Communications staff at several institutions to gain feedback on the design and concept, developed a dozen walking routes for the tool. Website to go live in early FY18.
- Physical and Social Placemaking: Planned, permitted, and held three 'Bands on Blackfan' events with music and food trucks. Approximately 1,400 people attended (estimated 400 at first two events and 600 in June).
- Longwood Public Realm Project: Using existing Boston Planning and Development (BPDA) guidelines, analyzed urban design and building envelope conditions at select locations and created analysis of hypothetical street charges and impacts to buildable areas.
- GIS: Maintained online GIS utilities portal and provided troubleshooting for member access. Completed GIS maps including: updated public and private bicycle parking maps, utility subareas, MATEP users, MASCO bus routes, and building evacuation routes.
- Complete Streets: Performed an evaluation for proposed newsstand at location on Longwood Avenue at Brookline Avenue intersection, resulting in a conclusion with City and vendor that this location would obstruct pedestrian movement.
- Imagine Boston 2030: Reviewed and commented on the City's first plan in 50 years. Collected employment growth projections from metropolitan planning agency (MAPC); crosschecked with projects in the LMA and adjacent neighborhoods for use by BPDA. Requested that BPDA to use adjusted numbers and preserve critical transportation uses at Widett Circle.
6. **City Parks and Open Space:**

Supports City policies to lessen the burdens on the Boston Parks Department through public-private partnerships.

- **Beautification Programs:** To make the LMA more attractive for patients, students, visitors and employees, maintained Beautification programs on Blackfan Circle, Binney Street, and Brookline Avenue. Work included 50 seasonal planters, 66 gateway hanging baskets, 24 trees, 67 shrubs, 900 bulbs and nearly 3,500 perennials.
- **Longwood Beautification:** Completed new landscape design and abutter review for hanging basket program installed spring 2017 with cost sharing strategy supported by 17 abutting members and facilities.
- **Evans Way:** Replaced rose bushes, mulched and continued maintenance of the pedestrian island plantings.
- **Huntington Avenue:** Upholding commitment to the City, we continue to care for 225 trees including irrigation system maintenance, annual maintenance (spring clean-up, rice stone in tree pits, bi-annual tree inspection), and fertilization as needed. Trees replaced under warranty as needed.
- **Blackfan Trees:** Replaced four street trees.
- **Open Space Advocacy:** Advocated for additional LMA flood control and environmental restoration through Muddy River Phase II funding. Served on Emerald Necklace Conservancy (ENC) Park Overseer’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.

7. **Snow Removal:**

- Performed a critical public service by paying for the clearing of snow from the public sidewalks that run from the Longwood T-stop or 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.

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<td><strong>6. City Parks and Open Space:</strong></td>
<td>$58,319</td>
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<td><strong>7. Snow Removal:</strong></td>
<td>$35,095</td>
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8. **Energy/Environmental Utility Infrastructure:**

Supports the Mayor's Initiative for Climate Action Change and Adaptation Planning; Urban Design guidelines.

- Climate Ready Boston Resiliency Plan: As a member of City's Infrastructure Committee, worked with members to develop confidentiality agreements, collect data relevant for the City's plan, and reviewed final plan summary with Sustainability Committee.
- 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, the City's fire code, and state climate change regulations. Held member discussion on Carbon Tax legislation. Attended carbon pricing sessions at the Boston Chamber of Commerce and the State House. Submitted comments on proposed policy changes to Article 37 checklist. Reviewed and commented on BPDA's urban design guidelines for Huntington Avenue.
- Gas Line Study: Updated LMA gas projections to compare results of past study with future needs and met with National Grid to discuss their capacity.
- Energy: Green@LMA: Completed 3 issues featuring members' sustainability accomplishments directed towards public policy makers.
- Green Labs: Developed a relationship with Eversource to improve member energy efficiency outcomes, secured financial incentive for a pilot project for new ULT freezer to replace inefficient units, and informed members of a pilot project initiative for lab benchtop equipment. Three members will be involved in the pilot freezer project before the end of the fiscal year. Completed information-sharing on initiatives to decrease freezer temperatures from -80 to -70 to save energy, created freezer reliability matrix populated with member data.
- Sustainability: Completed review with members to better address their critical needs in FY18 resulting in a re-engineered work plan for the year, presented to Leaders and SPC. Held special session on Strategic Energy Master Plans with engineers and a special interdisciplinary session on sustainable facilities purchasing with FACPLAN, Purchasing, SPC and Leaders. Completed sustainability best practice sharing on: key sustainability metrics, best practices from US hospitals and colleges, and vendor-based solutions to reduce the burden of data harvesting and analysis.

(Staff and in-kind costs for these initiatives are not included in the expenditure column)
9. **Signage and Street Furnishings**

- 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. This includes brokering the repairs of 12 faulty trash receptacle doors, upgrading computer hardware for the Big Belly stations, and multiple repairs due to acts of vandalism and incidents involving vehicles. Replaced footing on large directional sign after it was hit.
- Banners: Managed the banner change process on behalf of TI, BIDMC, SC, EC, MCA and area-wide banners.
- DCR Sign Program: Designed and completing permitting for three new directional and two trailblazer signs along the Riverway and Park Drive.
- LMA Sign Program: Completed installation of one vehicular directional and two pedestrian signs.
- Blackfan Maintenance Management: Managed snow removal, maintenance and repair services for Blackfan Circle abutters.

<table>
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<tr>
<th>total</th>
<th>$576,621</th>
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| | $63,488 |
| | |

| | |
| | |
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,

[Signature]

Holli Roth  
Vice President and CFO
March 13, 2017

Leah Camhi
Executive Director
Fenway Community Development Corporation
70 Burbank Street
Boston, MA 02115

Dear Leah:

We are pleased to be able to continue to support the work that Fenway community Development Corporation (CDC) does in our Boston neighborhoods.

As in the past we are to direct our annual PILOT program to Fenway CDC in the amount of $25,000. In addition this year we are able to make an additional $25,000 one-time contribution. This additional contribution is the result of a credit we received from the participation in the state Community Tax Credit Incentive program for 2014 and 2015. Thank you to Iris Tan for making us aware of this program. Iris worked with our accounting staff to file for these credits and we are donating the full amount of the credit back to the CDC.

Keep up the good work.

Sincerely,

Marilyn Swartz-Lloyd
President and CEO
January 19, 2017

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

Dear Marilyn:

Request for PILOT Contribution

We thank you for 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 are requesting that MASCO continues to make 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, 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. We wish you and everyone at MASCO good health and continued success.

Sincerely,

Leah Camhi
Executive Director

70 Burbank Street  Boston, Massachusetts 02115  p: 617 267-4637  f: 617 267-8591  www.fenwaycdc.org