



495/METROWEST

PARTNERSHIP

Leaders for Regional Prosperity

2009 ANNUAL REPORT

NEW CHALLENGES, NEW REALITIES

THE PARTNERSHIP'S VISION STATEMENT

The Partnership, through a unique public-private collaboration, leads the advancement of the 495/MetroWest region as a cohesive, competitive, and premier location for people, businesses and communities.

Over the past year a roiling global economy has dramatically changed economic circumstances in the Commonwealth. Despite these changes, and perhaps because of them, the 495/MetroWest region continues to grow in importance and to be a critical component of an economically competitive Massachusetts.

Our importance to the state's economy is illustrated by the region's robust employment diversity with particular strength in life sciences, manufacturing, software development, retail headquarters, and financial services. Beyond the corporate headquarters located within our region, including top firms like EMC, Sepracor, Bose, Staples, TJX, and BJ's Wholesale Clubs, the region is home to a range of smaller companies and operations in nearly 107 million sq. ft. of office and industrial space.

At a time when corporate expansion projects are crucial to their host communities, the region, and the entire Commonwealth, 495/MetroWest can boast of three of the state's top projects:

- **Genzyme's** commitment in Framingham (their largest concentration of employees globally) through the construction of the

180,000 sq. ft. Science Center, one of only ten LEED Gold research labs in the United States;

- The opening of **IBM's** largest global software research laboratory in Littleton and Westford, which will employ 4,000 of the best minds in the industry; and
- The next phase of the **Kraft Group's** ambitious Patriot Place project, which includes the development of 1.45 million sq. ft. of office space and an additional 150,000 sq. ft. of retail space.

Over the last year, the Partnership has followed the goals identified by our strategic plan; strengthened our organizational capabilities; fostered relationships with our Congressional delegation; and worked closely with the Patrick-Murray Administration and our state legislative delegation.

Aside from these enhanced organizational capabilities, the Partnership has undertaken significant new initiatives. With the Partnership's work, the 495/MetroWest region is benefiting from these efforts, and substantial progress has been made addressing the region's infrastructure and policy needs on transportation, natural resources, economic development, and advocacy.

495/METROWEST PARTNERSHIP

CORPORATE INVESTORS — PLATINUM DIVISION

BOSE CORPORATION • BOWDITCH & DEWEY LLP • CARRUTH CAPITAL LLC • FIDELITY INVESTMENTS • IBM

Transportation Accomplishments

The Partnership has been closely monitoring the Massachusetts Turnpike Authority, attending their Board meetings, and speaking out on the need to address toll equity. Throughout these efforts, the Partnership has pointed out the economic impact of tolls on our region's residents, employers, and workers, and called for a more equitable and sustainable form of financing. Our advocacy has been guided by our concerns on the economically chilling effects of toll policies and the pressing need for transportation infrastructure investment in our region.



Interstate 495/Route 9 interchange, courtesy of Carruth Capital, LLC and Les Vants Aerial Photos

Beyond the overarching issue of financing equity, the Partnership has continued to make strides with federal and state policymakers on addressing the 495/MetroWest region's transportation challenges. As a member of the Massachusetts Transportation Project Delivery Task Force, the Partnership provided regional input on the state's transportation plans for federal stimulus funding. By doing so, the region benefited with funding to double track the Fitchburg Line from Acton to Littleton, in order to build capacity to offer reverse commute to serve the IBM and Cisco facilities. The Partnership's advocacy for I-495 interchanges was heard and acted upon by Congressman James P. McGovern, who secured significant federal funding for the redesign of the 495/9 interchange. With nearly 5.8 million sq. ft. of office space currently surrounding the interchange, this project will not only address congestion and safety needs but will establish a needed precedent of updating the region's I-495 interchanges.

The Partnership held a kickoff workshop for the joint study on key I-495 interchanges from I-290 to the Turnpike being conducted by CMRPC and MAPC and offered regional input for this important effort. The Partnership also held a briefing on MAPC's Route 9 corridor study, which examined land use and congestion projections along the corridor, and supported funding for the MetroWest Regional Transit Authority to establish a new route linking the MBTA Green Line to the region's bus system along Route 9.

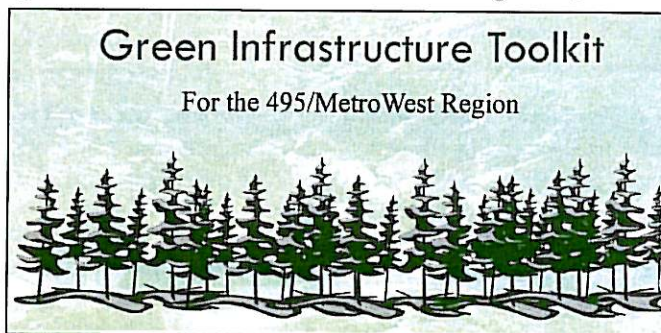
Natural Resources Accomplishments

Sustaining natural resources is crucial to any economic development strategy and has been a key reason for our region's success. Sustaining natural resources has direct impacts on water supply, wastewater treatment, and stormwater recharge that allows for continued commercial, industrial, and residential development; our region's open space, bodies of water, and trail networks all contribute to making the region an attractive location for a highly educated and talented workforce that values the environment as an important quality of life asset.

The final resource document of the 495/MetroWest Water Resources Strategy was released; this U.S. Geological Survey report provides hydrological modeling resources for the Assabet and Upper Charles River Basins. Reinforced by the data developed through the Water Resources Strategy, the Partnership called for the coordination and use of federal stimulus funds to address water infrastructure needs in the region, particularly in wastewater treatment, and advocated for grants to

municipalities rather than loans.

The Partnership has also been actively monitoring the state's new stormwater policies, and arranged a briefing by state officials so that regional stakeholders could directly provide their input and perspective. Similarly, the Partnership provided a briefing by the U.S. Environmental Protection Agency on their pilot regulatory initiative on phosphorus for the Charles River Watershed municipalities of Franklin, Milford, and Bellingham.



Recognizing the need for further resources on these issues, the Partnership developed a Green Infrastructure Toolkit to provide municipalities with research and best practices on the concepts associated with green infrastructure and how these concepts can provide a new and valuable strategy for integrating land use decision making and traditional infrastructure with conservation and open space protection goals.

495/METROWEST PARTNERSHIP

CORPORATE INVESTORS – GOLD DIVISION

CISCO SYSTEMS • COMMUNITY NEWSPAPER COMPANY • EMC² CORPORATION • GENZYME CORPORATION
NSTAR • NATIONAL GRID, USA • SOVEREIGN BANK NEW ENGLAND

Economic Development Accomplishments

The Partnership has continued our focus on encouraging employer retention and expansion, while laying the groundwork for business attraction.

The region is capitalizing on the current focus on coordinating state and municipal infrastructure and policies to encourage growth. The Kraft Group's multi-phase Patriot Place project in Foxborough has been designated by the state as a **Growth District**, and multiple municipalities in the 495/MetroWest region have adopted the state's **expedited permitting program** resulting in over a dozen priority development sites. The Partnership has been involved in outreach efforts for these programs, and has brought together related resources for the region's municipalities.

The Partnership has worked closely with the Massachusetts Alliance for Economic Development (MassEcon) to identify, develop, and ultimately market priority sites and provide resource assessments for each economic development region within the state. The Partnership assisted by providing background information and research on the region, convening key regional stakeholders to take part in multiple workshops, and provide feedback on the final results. The second phase of this initiative is identifying "best in class" properties with a high level of marketability and readiness that will attract companies to consider Massachusetts as an expansion location. The Partnership participated by identifying potential sites and assisted in the review of statewide submittals. We are formally participating in a **collaborative marketing program** for exhibitions and tradeshow with the state, MassEcon, our peer regional organizations, and quasi-public agencies such as MassDevelopment.

The state's Life Sciences Initiative will benefit our region, since we have a number of such companies including, Genzyme, Boston Scientific, Sepracor, Lonza, Caliper Life Sciences, Astra Zeneca, and Arteriocyte. The Partnership sponsored a regional forum for the **Massachusetts Life Sciences Center**, as well as a **BioReady Communities** forum that provided background to municipal officials about the biotech industry and guidance on how to position a municipality as a destination for biotech laboratory and manufacturing facilities.

Additionally, State officials solicited the Partnership's input on 495/MetroWest regional needs for incorporation into *A Framework for Action: The State Regional Economic Development Strategy*.



Genzyme Science Center, Framingham

Advocating for the Region

During this economic downturn, the Partnership's work advocating for the region's needs has become crucial, both to ensure that we participate in government responses such as the stimulus plan and to position the 495/MetroWest region for recovery.

As a result, our inaugural **Economic Forum** was very timely with the release of our latest economic and demographic report on the region. A range of perspectives on the economy was provided by a panel of experts, including Congressman James P. McGovern; Ambassador Christopher Egan from the Organization for Economic Cooperation and Development; Dr. Timothy Flanagan, President of Framingham State College; and Dr. Jeffrey Fuhrer from the Federal Reserve Bank of Boston.

designed to bring together the region's business executives, municipal officials, legislators, and state officials. Our annual **Appreciation Reception** was generously hosted by Genzyme at their new Science Center in Framingham. At our **State House Day** program, regional leaders were addressed by the new Speaker of the House, Robert DeLeo, who shared his perspective on the challenges confronting the Legislature and the Commonwealth.



*House Speaker Robert DeLeo
at State House Day*

We also continued our **Meet the Patrick-Murray Cabinet Forums**, when Fidelity Investments hosted **Secretary of Transportation James Aloisi** in the wake of the decision to postpone scheduled Turnpike toll hikes. Another forum was held for **Secretary of Housing and Economic Development Greg Bialecki**, who discussed the state's plan for regional economic development and the stimulus package.

The Partnership continued programs

LEADERS FOR REGIONAL PROSPERITY

CORPORATE INVESTORS – SILVER DIVISION

FALLON COMMUNITY HEALTH PLAN • FRAMINGHAM STATE COLLEGE • INTEL MASSACHUSETTS • METROWEST MEDICAL CENTER/
ST. VINCENT HOSPITAL • MIDDLESEX SAVINGS BANK • MILFORD NATIONAL BANK & TRUST • NAIOP MASSACHUSETTS

What's Ahead for the Partnership?

The economic challenges confronting the nation and Commonwealth make the 495/MetroWest region's high technology employers, skilled workforce, and infrastructure all the more important. The presence of corporate headquarters and top development projects such as Genzyme, IBM, and the Kraft Group provide dramatic reminders of our significance to the state's economic competitiveness.

The Partnership's work is more important than ever, given the fierce competition for scarce infrastructure funding and the need for responsive policies to encourage economic development in the region. While the recession has brought significant challenges, it has also brought opportunities, such as federal stimulus funds; upcoming federal reauthorization of transportation funding; the state's life science initiative; and a widespread focus on green and renewable practices.

In order to ensure that our region takes advantage of these opportunities and others, the Partnership already has several initiatives planned or underway, including:

- ✓ Developing a resource guide addressing energy conservation and efficiency strategies, and illuminating best practices from within the region;



Christopher Egan, Managing Director for Carruth Capital, LLC and former U.S. Ambassador to the OECD; Paul Matthews, Partnership Executive Director; and U.S. Congressman James P. McGovern



- ✓ Marketing prioritized development sites with the state and other development entities;
- ✓ Calling for a 495 Corridor study to identify needed short and long term infrastructure improvements;
- ✓ Providing input into the redesign of the 495/9 interchange;
- ✓ Speaking out on the need to preserve our skilled workforce advantage;
- ✓ Releasing our *Density Through Design* report on the need to encourage development of workforce housing alternatives;
- ✓ Releasing our *Green Infrastructure Toolkit* to help municipalities, developers, and the public integrate innovative development policies and techniques;
- ✓ Ensuring that the stimulus funding benefits our region's transportation and water infrastructure; and
- ✓ Working with our legislators and the Patrick-Murray Administration to ensure that our region's needs are heard and addressed.

Thus the Partnership's public-private advocacy and leadership is essential to position the 495/MetroWest region to benefit from these initiatives and infrastructure investments. Public, private, nonprofit, municipal, and state investment of time, knowledge, and resources is necessary for our region to lead the way to full recovery.

While the challenges are great, so are the rewards; after all, this investment is in our own continued prosperity and economic success. Our high technology employers, skilled residents, spirit of innovation, and diversified economy have brought us much envied economic success, and provide us with critical competitive advantages to build upon in today's global economy. All that is necessary for the region's success is continued commitment to the leadership, innovation, and collaboration exemplified by the Partnership.

To learn more about the 495/MetroWest Partnership and how to participate, go online to www.495partnership.org or call (774)760-0495.

PARTNERSHIP OFFICERS

Public Sector Co-Chair
Dennis Giombetti
Town of Framingham
Board of Selectmen

Public Sector Vice-Chair
Glenn Trindade
Town of Medway
Board of Selectmen

Treasurer
Susan Morreale-Leeber
Marlborough Regional
Chamber of Commerce

Private Sector Co-Chair
Joseph O'Leary
Sovereign Bank

Private Sector Vice-Chair
Robert Nagi
Vanasse Hangen Brustlin, Inc.

Clerk
Peter Martin
Bowditch and Dewey LLP

PARTNERSHIP STAFF

Executive Director
Paul Matthews

**Manager of Public Policy
and Program Manager**
Jessica Strunkin

**Manager of Sustainable
Development Programs**
Adam Ploetz, AICP

Administrative Coordinator
Andrea Geffert



495/METROWEST
PARTNERSHIP

Leaders for Regional Prosperity

200 FRIBERG PARKWAY, SUITE 1003, WESTBOROUGH, MA 01581
PHONE: 774-760-0495 FAX: 774-760-0017
WWW.495PARTNERSHIP.ORG

Special thanks to the 495/MetroWest legislators for securing funds from the Commonwealth of Massachusetts.

CORPORATE INVESTORS – BRONZE DIVISION

Avidia Bank • Beals and Thomas, Inc. • Guaranteed Better Sales • HNTB • Milford Regional Medical Center • Mirick O'Connell • National Development • MS Transportation Systems • SEA Consultants, Inc. • TJX Companies • The Gutierrez Company • Vanasse Hangen Brustlin, Inc.