

BOARD APPROVED

November 16, 2017

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY
D/B/A BOSTON PLANNING & DEVELOPMENT AGENCY (BPDA)*
AND BRIAN P. GOLDEN, DIRECTOR

FROM: JONATHAN GREELEY, DIRECTOR OF DEVELOPMENT REVIEW
MICHAEL CHRISTOPHER, DEPUTY DIRECTOR FOR DEVELOPMENT
REVIEW/GOVERNMENT AFFAIRS
MICHAEL CANNIZZO, SENIOR ARCHITECT/URBAN DESIGNER
VIKTORIJA ABOLINA, SENIOR PLANNER
MICHAEL ROONEY, PROJECT MANAGER

SUBJECT: PUBLIC HEARING TO CONSIDER THE DEVELOPMENT PLAN FOR
PLANNED DEVELOPMENT AREA NO. 113, 159-201 WASHINGTON
STREET, BRIGHTON

SUMMARY: This Memorandum requests that the Boston Redevelopment Authority ("BRA") authorize the Director to: (1) approve the Development Plan for Planned Development Area No. 113, 159-201 Washington Street, Brighton (the "Development Plan"), pursuant to Sections 3.1A.a and Section 80C of the Boston Zoning Code (the "Code"); (2) petition the Boston Zoning Commission for approval of the Development Plan and the associated map amendment, pursuant to Sections 3-1A.a and 80C of the Code; (3) issue a Preliminary Adequacy Determination waiving the requirement of further review pursuant to Section 80B-5.4(c)(iv) of the Code for the 159-201 Washington Street Project (the "Proposed Project"); (4) issue one or more Certifications of Compliance or Partial Certifications of Compliance for the Proposed Project pursuant to Section 80B-6 of the Code, upon successful completion of the Article 80 Large Project Review process; (5) issue one or more Certifications of Consistency or Partial Certifications of Consistency for the Proposed Project pursuant to Section 80C-8 of the Code, upon successful completion of the Article 80C Planned Development Area Review process; and (6) execute and deliver a Cooperation Agreement, a Boston Residents Construction

*Effective October 20, 2016, the BRA commenced doing business as BPDA

Employment Plan, an Affordable Rental Housing Agreement and Restriction (“ARHAR”), an Affordable Housing Agreement (“AHA”), and any and all documents, as the Director deems appropriate and necessary in connection with the Proposed Project.

PROJECT SITE

The Proposed Project site is an approximately 11.6-acre lot located in the Brighton neighborhood of Boston (the “Project Site”). Directly adjacent to the St. Elizabeth’s Medical Center (the “Medical Center”) above Washington Street, this hilltop site currently includes St. Gabriel’s Church, a Monastery, and an attached dormitory, all of which have been abandoned and are in significant disrepair. The Project Site also includes a wooded buffer along Washington Street, a cemetery, shrine, a private residence historically known as the Pierce House, and a large surface parking lot.

The immediate neighborhood surrounding the Project Site contains a mixture of institutional, retail and residential uses. The Medical Center is adjacent to the western edges of the Project Site, and Brighton High School is located to the north of the Project Site. Beyond the Medical Center along Washington Street and Market Street is the Brighton Center neighborhood, which contains a variety of small retail shops and restaurants on the ground floor with offices above. To the south and east of the Project Site, there is a mixture of single family homes, duplexes, and three to five -story multi-family residential buildings.

DEVELOPMENT TEAM

The development team includes:

Proponent: Cabot, Cabot & Forbes
 Jay Doherty
 John Sullivan
 Jacob Vance

Architect: CUBE 3 Studio LLC
 Brian O’Connor
 John Harding
 Eric Samuelson

Michele Quinn

Historic Architect: Bardgmann Hendrie + Archetype
Joel Bargmann
Deborah Robinson

Landscape Architect: Shadley Associates
James P. Shadley
Jeffrey Thoma

Permitting Consultant: Epsilon Associates, Inc.
Peggy Briggs,
Doug Kelleher
Tayla Moked

Legal Counsel: Dain Torpy
Donald Wiest

Transportation Consultant: Howard/Stein- Hudson Associates
Guy Busa
Joe CanClemente
Brian Beisel

Civil Engineer: Bohler Engineering
Steve Martorano
Zachary Richards

LEED Consultant: Landworks LLC
Rob Gatnik
Mark Price

Geotechnical Consultant: Haley & Aldrich, Inc
Steve Kraemer
Mike Weaver

Construction Manager: John Moriarty & Associates
John Moriarty

DESCRIPTION AND PROGRAM

The proposed redevelopment of the Project Site includes the construction of four (4) new residential buildings; the restoration of St. Gabriel's Monastery, a Boston Landmark Building, and the adjacent Church; the retention on the property of the existing Shrine of Our Lady of Fatima; the renovation of the vacant house at 201 Washington Street; and the restoration and enhancement of other important, existing features of the Project Site, including the approximately three (3)-acre, Olmsted Brothers-designed landscaped buffer along Washington Street, which will serve as a buffer between the Proposed Project and nearby residential areas, and the Monastery Path.

The new residential buildings will be set back from Washington Street and concentrated at the back and sides of the Project Site on land that today is primarily used for surface parking. Building 1, on the southeastern edge of the Project Site, will be up to 75 feet in height, and will contain up to six (6) stories in sections. Building 2, on the northeast portion of the Project Site, will be up to 80 feet in height, and will contain up to six (6) stories of residential units above a podium, which will contain parking. Building 3, on the northwestern portion of the Project Site, will be up to 80 feet in height, and will contain up to six (6) stories of residential units above a one (1) story podium that will contain parking. Building 4, on the western portion of the Project Site, will be up to 75 feet in height, and will contain up to five (5) stories of residential units above a one (1) story podium that will contain parking. Approximately 25 units will be provided in the restored St. Gabriel's Monastery. Of the approximately 105 condominium units, several may be located within the renovated and expanded Pierce House at 201 Washington Street, which is located just within one of the entrances to the Project Site.

The Proposed Project will provide a variety of unit types, with approximate minimum unit sizes as follows: studios of 400 square feet, one-bedrooms of 475 square feet, two-bedrooms of 700 square feet, and three-bedrooms of 1,000 square feet. Units of these types may (and in many cases, will) be larger than the specified minimum areas. The Proposed Project may also include one or more four-bedroom units. Additionally, the Proposed Project will incorporate a variety of supporting amenity spaces, which may include, without limitation, a fitness center, common lounges, kitchens, game rooms, a café, an outdoor pool, outdoor grills, a business center, co-working space, function space, and a generous amount of landscaped areas. In total, the Proposed Project will include up to 600,000 square

feet of gross floor area, approximately 660 residential units, and approximately 510 parking spaces.

The final design of the Proposed Project will, to the extent that the Project team determines feasible, incorporate sustainability measures, potentially including those relating to conservation of energy, water, and other resources, transportation, efficient lighting and building energy management systems, recycling, indoor air quality, use of clean construction vehicles, and employment of locally produced building materials. The Project will comply with Article 37 of the Code, Green Buildings.

Project Component	Program
Rental Units Building 1 Building 2 Building 3 Monastery Total Rental Units	Approx. 128 units Approx. 161 units Approx. 235 units Approx. 27 units Approx. 551-555 units
Condominium Units Building 4 Pierce House	Approx. 105 total units
Parking	510 Spaces
Parking Ratio - Rental	0.73
Parking Ratio - Condo	1
Gross Square Footage *	600,000
Height	1-6 stories
Floor Area Ratio	1.2

ARTICLE 80 REVIEW PROCESS

On May 18, 2016, the Proponent filed a Letter of Intent (“LOI”) in accordance with the BRA’s policy regarding Provision of Mitigation by Development Projects in

Boston. On May 19, 2016, letters soliciting nominations for the Impact Advisory Group ("IAG") were delivered to local and state elected officials.

The Proponent filed a Project Notification Form ("PNF") for the Proposed Project on July 18, 2016, which initiated a thirty-day (30) public comment. Through mutual consent between the BRA and the Proponent, the comment period was extended until October 7, 2016. Notice of the receipt of the PNF by the BRA was published in the *Boston Herald* on July 18, 2016. The notice and PNF were sent to the City's public agencies/departments and elected officials. Additionally, copies of the PNF were sent to all IAG members.

Pursuant to Section 80B-5.3(c) of the Code, a Scoping Session was held on August 10, 2016 with the City's public agencies and elected officials to review and discuss the Proposed Project.

On October 28, 2016, the BPDA issued a Scoping Determination pursuant to Section 80B-5 of the Code, in response to the PNF filed for the Proposed Project.

In response to the Scoping Determination, the Proponent filed a Draft Project Impact Report ("DPIR") on January 11, 2017, which initiated a seventy-five (75) day public comment period. Notice of the receipt of the DPIR by the BPDA was published in the *Boston Herald* on January 11, 2017. The DPIR was sent to the City's public agencies/departments and elected officials pursuant to Section 80A-2 of the Code. Additionally, copies of the DPIR were sent to all of the IAG members.

On June 23, 2017, the Proponent filed the Development Plan for Planned Development Area ("PDA") No. 113, which initiated a forty-five (45) day comment period. Through a mutual agreement between the BPDA and the Proponent, the comment period for the DPIR was extended to end concurrently with the PDA comment period. Notice of the receipt of the PDA by the BPDA was published in the *Boston Herald* on August 31, 2017.

On June 6, 2017, the Proposed Project was approved by the Boston Civic Design Commission ("BCDC").

The PNF and DPIR filings triggered a series of BPDA-sponsored meetings with both the general public and the IAG in which the Proposed Project and its related components were discussed and reviewed. Below is a list of the BPDA-sponsored public meetings that were held to date on the Proposed Project:

IAG Meeting: August 8, 2016
IAG Meeting: September 27, 2016
IAG Meeting: November 9, 2017
IAG Meeting: February 9, 2016
IAG Meeting: February 21, 2017
IAG Meeting: March 27, 2017
IAG Meeting: April 5, 2017
IAG Meeting: June 28, 2017
IAG Meeting: August 16, 2017
IAG Meeting: August 29, 2017
IAG Meeting: November 1, 2017
IAG Meeting: November 9, 2017

Public Meeting: August 10, 2016
Public Meeting: September 29, 2016
Public Meeting: October 25, 2016
Public Meeting: February 27, 2017
Public Meeting: June 28, 2017

In addition to the above mentioned meetings, the Proponent also conducted community outreach and attended a series of meetings before and during the Article 80 Review process with abutters, local non-profit organizations, and nearby neighborhood civic associations BPDA staff also held three (3) zoning specific public meetings on December 6, 2016, March 28, 2017 and August 1, 2017, to review what a Planned Development Area is and discuss changes to the zoning on the Project Site.

ZONING

On April 13, 2017, the BPDA Board approved text and map zoning amendments concerning an area that encompassed the Project Site. This change (a) removed the designation of Institutional Subdistrict ("IS") that formerly applied to a portion of the Project Site, (b) extended the Conservation Protection Subdistrict ("CPS") across the area previously designated IS, and (c) exempted the resulting Saint Gabriel's CPS from height, floor area ratio, and number of units per acre limitations associated with any Planned Development Area's ("PDA") on the site. These changes were intended to allow for a development plan to control where the proposed new buildings would be located, thus maintaining as much of the existing

wooded and landscaped area as possible. The Boston Zoning Commission approved the proposed text and map amendments on June 21, 2017.

The proposed Planned Development Area (“PDA”) Overlay District (the “PDA Overlay Area”) consists of approximately 11.6 acres (506,531 square feet) in the Brighton neighborhood of Boston. The PDA Overlay Area is directly adjacent to the Medical Center on Washington Street. It currently features a mixture of existing, abandoned buildings and open spaces, including an Olmsted Brothers-designed landscaped buffer along Washington Street. The PDA Overlay Area also includes a cemetery, the Shrine of Our Lady of Fatima, a vacant, Victorian-style residence, and a large surface parking lot.

The PDA Overlay Area is located within the Allston Brighton Neighborhood District, Article 51 of the Code, and is further located within a CPS. A portion of the Project Site was formerly located within the St. Elizabeth’s Medical Center Institutional Master Plan overlay area. Following the rezoning process described above, the PDA Overlay Area is now located entirely within the CPS zoning subdistrict.

Section 51-1 of the Code states that the Allston-Brighton Neighborhood District Article seeks to “promote mixed-income residential development” as well as “affordable and market rate housing for individuals and families,” and “to preserve, enhance and create open space.” This article recognizes PDAs as an appropriate mechanism for advancing these goals. Section 51-44 provides that certain subdistricts of the Allston-Brighton Neighborhood District allow the establishment of PDAs, and indicates that the CPS is one such subdistrict. This section states that “[t]he purposes of establishing the areas specified above as ones within which a PDA may be permitted are to provide for a more flexible zoning law; to provide public benefits to the Allston-Brighton community, including the creation of new job opportunities and affordable housing; ... [and] to protect the significant open space and significant natural features of areas in a Conservation Protection Subdistrict.” Section 51-10, which establishes the CPS subdistrict within the Allston-Brighton Neighborhood District, further provides that this zoning designation is intended to facilitate development while promoting natural or scenic features in accordance with a well-considered plan.

MITIGATION & PUBLIC BENEFITS

The Proposed Project will result in a number of significant public benefits to the City of Boston and the Brighton neighborhood.

Mitigation:

- At a cost of approximately \$12.5 million, remediating and restoring St. Gabriel's Church, which is currently vacant and in disrepair.
- Granting a permanent easement to the Shrine of Our Lady of Fatima to enable this facility to remain on the Project Site in perpetuity.
- Making improvements to and in the immediate vicinity of the Shrine of Our Lady of Fatima in a value not less than \$50,000, and up to \$100,000, which commitment may take the form of a contribution.
- Contributing \$250,000 towards the enhancement of Monastery Path or other improvements within Fidelis Way Park.
- Contributing \$50,000 towards a local Hubway sponsorship.
- Contributing \$50,000 to Brighton Main Streets to support signage, visitor information resources, and district landscape maintenance.
- Contributing approximately \$25,000 to the Brighton Allston Historic Society to support the creation of a documentary on restoration work on the church and monastery at the Project Site.
- Contributing a \$30,000 annual grant for four years to support summer camps for community young people.
- Contributing \$15,000 annually for five years to support community initiatives to be awarded through a Request for Proposal ("RFP") process.
- Enhancing the transit-oriented nature of the Project, given its location in an area supported by transportation infrastructure, including the new Boston Landing commuter rail station, by helping establish shuttle operations in the Allston Brighton area. This commitment consists of completing a feasibility study that includes local stakeholders at a cost of up to \$100,000. If a shared shuttle is not operational when the Project is substantially complete, the Proponent will provide a private shuttle that links the Project Site to nearby public transportation connections and employment hubs.
- Ensuring a contribution of \$20 per month per Project unit to support shuttle operations on an ongoing basis.

Community Benefits:

- At a cost of approximately \$18 million, remediating and restoring St. Gabriel's Monastery, a Boston Landmark Building, which is currently vacant and in disrepair.
- At an up-front cost of approximately \$2 million, and with an annual maintenance cost of approximately \$50,000, enhancing and maintaining

public access to the approximately 3-acre Olmsted Brothers-designed landscaped area along Washington Street.

- Providing enhanced pedestrian access through the Project Site by connecting Monastery Path to Washington Street, which will link Washington Street to Fidelis Way Park. The Proponent will provide ongoing maintenance, and install new benches and lighting along this walkway within the Project Site.
- Creating an additional approximately 13 new onsite workforce housing rental and condominium units, in addition to the 85 new onsite affordable rental and condominium units, to be made available to persons earning less than or equal to 150% of Area Median Income.
- At a cost of approximately \$200,000, providing an approximately 1,000 square-foot, publicly-accessible art gallery space to feature local art and artists, with a manager to be selected through an RFP process.
- Creating an approximately 1,200 square foot multipurpose function room within St. Gabriel's Church that will be accessible for public events.
- Transforming what is currently a surface parking lot into an extensively landscaped, visually engaging development.
- Restoring and creating approximately 7.3 acres of open space, representing more than 60 percent of the Project Site.
- Maintaining public access to the existing wooded open space along Washington Street, and protecting it from future development, through establishing a permanent deeded easement over this area.
- Locating a transit-oriented development in an area supported by extensive transportation infrastructure, including the new Boston Landing commuter rail station, thereby minimizing effects on the environment and helping maximize the effectiveness of investments in public transportation and other infrastructure in the area.
- Creating a development that will add significantly to the Project Site's assessed value, thereby generating significant new property tax revenues to the City.
- Creating construction and permanent full-time and part-time employment through the development of a high-quality multifamily residential development, which will result in an anticipated 300 construction jobs as well as 30 permanent positions.

INCLUSIONARY DEVELOPMENT POLICY

The Proposed Project is subject to the Inclusionary Development Policy, dated December 10, 2015 ("IDP"), and is located within Zone B, as defined by the IDP. The

IDP requires that 13% of the total number of units within the development be designated as IDP units. In this case, given that there are 652 total units, eighty-five (85) units within the Proposed Project will be created as IDP units (the "IDP Units"), of which seventy-two (72) will be rental units, made affordable to households earning not more than 70% of the Area Median Income ("AMI") as defined by the United States Department of Housing and Urban Development ("HUD"), seven (7) units will be homeownership units made affordable to households earning not more than 80% of AMI, and six (6) units will be homeownership units made affordable to households earning greater than 80% of AMI but not more than 100% of AMI.

The location of the IDP Units will be finalized in conjunction with BPDA staff and outlined in an Affordable Housing Agreement ("AHA"), and an Affordable Rental Housing Agreement and Restriction ("ARHAR"). Rents, sales prices, and income limits will be adjusted according to BPDA published maximum sales prices and income limits, as based on HUD AMIs, available at the time of the initial rental or sale of the IDP Units. IDP Units must be comparable in size, design, and quality to the market rate units in the Proposed Project, cannot be stacked or concentrated on the same floors, and must be consistent in bedroom count with the entire Proposed Project.

The AHA and ARHAR must be executed along with, or prior to, the issuance of the Certification of Approval for the Proposed Project. The Proponent must also submit an Affirmative Marketing Plan (the "Plan") to the Boston Fair Housing Commission and the BPDA. Preference will be given to applicants who meet the following criteria, weighted in the order below:

- (1) Boston resident;
- (2) Household size (a minimum of one (1) person per bedroom); and
- (3) First-Time Homebuyer (where applicable).

The IDP Units will not be marketed prior to the submission and approval of the Plan. Deed restrictions will be placed on the IDP Units to maintain affordability for a total period of fifty (50) years (this includes thirty (30) years with a BPDA option to extend for an additional period of twenty (20) years). The household income of the buyer or renter and the sales price or rent of any subsequent sale or rental of the IDP Units during this fifty (50) year period must fall within the applicable income, rent, and/or sales price limits for each IDP Unit. IDP homeownership units may not

be rented out by the Proponent prior to sale to an income eligible buyer, and the BPDA or its successors or assigns will monitor the ongoing affordability of the IDP Units.

The Project will also include an additional approximately thirteen (13) new onsite workforce housing rental and condominium units, to be made available to persons earning less than or equal to 150% of Area Median Income, which workforce units will be secured through the AHA and ARHAR agreements, and will be further subject to deed restriction protections.

As there is no payment required to the Inclusionary Development Policy Fund, the eighty-five (85) designated IDP Units fully satisfies the IDP requirements pursuant to the December 10, 2015 IDP.

RECOMMENDATIONS

Based on the foregoing, BPDA staff recommends that the Board authorize the Director to: (1) approve the Development Plan for Planned Development Area No. 113, 159-201 Washington Street, Brighton (the "Development Plan"), pursuant to Sections 3.1A.a and Section 80C-4 of the Code; (2) petition the Boston Zoning Commission for approval of the Development Plan and the associated map amendment, pursuant to Sections 3-1A.a and 80C of the Code; (3) issue a Preliminary Adequacy Determination waiving the requirement of further review pursuant to Section 80B-5.4(c)(iv) of the Code for the Proposed Project; (4) issue one or more Certifications of Compliance or Partial Certifications of Compliance for the Proposed Project pursuant to Section 80B-6 of the Code, upon successful completion of the Article 80 Large Project Review process; (5) issue one or more Certifications of Consistency or Partial Certifications of Consistency for the Proposed Project pursuant to Section 80C-8 of the Code, upon successful completion of the Article 80C Planned Development Area Review process; and (6) execute and deliver a Cooperation Agreement, a Boston Residents Construction Employment Plan, an ARHAR, an AHA, and any and all documents, as the Director deems appropriate and necessary in connection with the Proposed Project.

Appropriate votes follow:

VOTED: That, in connection with the Development Plan for Planned Development Area No. 113, 159-201 Washington Street, Brighton, (the "Development Plan") describing the 159-201 Washington Street project

(the "Proposed Project") presented at a public hearing, duly held at the offices of the Boston Redevelopment Authority (the "BRA") on November 16, 2017, and after consideration of evidence presented at, and in connection with, the hearing on the Development Plan and the Proposed Project, the BRA finds, in accordance with Sections 3-1A.a and 80C-4 of the Boston Zoning Code (the "Code"), that: (a) such Development Plan is not for a location or Proposed Project for which Planned Development Areas are forbidden by the underlying zoning; (b) the Proposed Project in such Development Plan complies with the provisions of the underlying zoning that establish use, dimensional, design and other requirements for Proposed Projects in Planned Development Areas; (c) such Development Plan complies with any provisions of underlying zoning that establish planning and development criteria, including public benefits, for Planned Development Areas; (d) such Development Plan conforms to the plan for the district, subdistrict or similar geographic area in which the Planned Development Area is located, and to the general plan for the City as a whole; and (e) on balance, nothing in such Development Plan will be injurious to the neighborhood or otherwise detrimental to the public welfare, weighing all the benefits and burdens; and

FURTHER

VOTED: That the BRA hereby approves, pursuant to Section 3-1.A.a and Section 80C of the Code, the Development Plan and the associated map amendment (the "Map Amendment"), presented to the BRA at its public hearing on November 16, 2017; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to petition the Boston Zoning Commission for approval of the Development Plan and the associated Map Amendment, pursuant to Section 3-1A.a and Section 80C-6 of the Code, all in substantial accord with the same as presented to the BRA Board at its public hearing on November 16, 2017; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to issue a Preliminary Adequacy Determination under Section 80B-5.4(c)(iv) of the Code, which: (i) finds that all components of the Draft Project Impact Report ("DPIR") are sufficient to meet the requirements of the Scoping

Determination; (ii) finds that the DPIR adequately describes the potential impacts arising from the Proposed Project, and provides sufficient mitigation measures to minimize these impacts; and (ii) waives further review of the Proposed Project under subsections 4 and 5 of Section 80B-5 of the Code, subject to continuing design review by the BRA; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to issue one or more Certifications of Compliance or Partial Certifications of Compliance for the Proposed Project pursuant to Section 80B-6 of the Code upon successful completion of the Article 80 Large Project Review process; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to issue one or more Certifications of Consistency or Partial Certifications of Consistency for the Proposed Project pursuant to Section 80C-8 of the Code, when appropriate; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute and deliver a Cooperation Agreement, a Boston Residents Construction Employment Plan, an Affordable Rental Housing Agreement and Restriction, an Affordable Housing Agreement, and any and all other agreements and documents that the Director deems appropriate and necessary in connection with the Proposed Project and the Development Plan, all upon terms and conditions determined to be in the best interests of the BRA.

EXHIBIT A

Legal Description of Site

A certain parcel of land located in the Commonwealth of Massachusetts, County of Suffolk, City of Boston, situated on the northeasterly sideline of Washington Street, and is shown as Parcel A on "Plan of Land in Boston, MA" by Precision Land Surveying, Inc. dated January 24, 2014, more particularly bounded and described as follows:

Beginning at a point on the northeasterly sideline of Washington Street, said point being the most southerly corner of the parcel; thence running

N 35°16'37" W	51.85' to a point; thence turning and running
N 62°04'32" W	450.04' to a point of curvature; thence running
NORTHWESTERLY	285.67' by a curve to the right having a radius of 1,302.00' to a point, said last three courses being by the northwesterly sideline of Washington Street; thence turning and running;
N 40°29'46" E	99.35' to a point; thence turning and running
N 39°31'06" E	147.16' to a point; thence turning and running
S 87°42'52" E	142.18' to a point; thence turning and running
S 50°28'54" E	71.80' to a point; thence turning and running
N 39°31'06" E	340.31' to a point; thence turning and running
S 72°22'43" E	77.60' to a point; thence turning and running
N 17°37'17" E	16.00' to a point; thence turning and running
S 72°22'43" E	101.00' to a point; thence turning and running
N 17°37'17" E	78.00' to a point; thence turning and running
S 72°22'43" E	14.00' to a point; thence turning and running
N 17°37'17" E	50.00' to a point; thence turning and running
S 72°22'43" E	273.85' to a point; thence turning and running
S 17°37'17" W	172.58' to a point; thence turning and running
N 72°22'43" W	3.00' to a point; thence turning and running
S 17°37'17" W	205.00' to a point; thence turning and running
S 72°22'43" E	11.00' to a point; thence turning and running
N 17°37'17" E	31.08' to a point; thence turning and running
S 66°46'50" E	106.23' to a point; thence turning and running
S 41°53'14" W	128.25' to a point; thence turning and running
S 43°30'53" W	138.87' to a point; thence turning and running
S 42°07'34" W	322.12' to the POINT OF BEGINNING.

Containing 506,531 square feet or 11.628 acres, more or less.

EXHIBIT B

“ALTA/ASCM Land Title Survey in Boston, Massachusetts,” dated December 2, 2015,
and prepared by Feldman Land Surveyors

EXHIBIT C

PDA Overlay Area

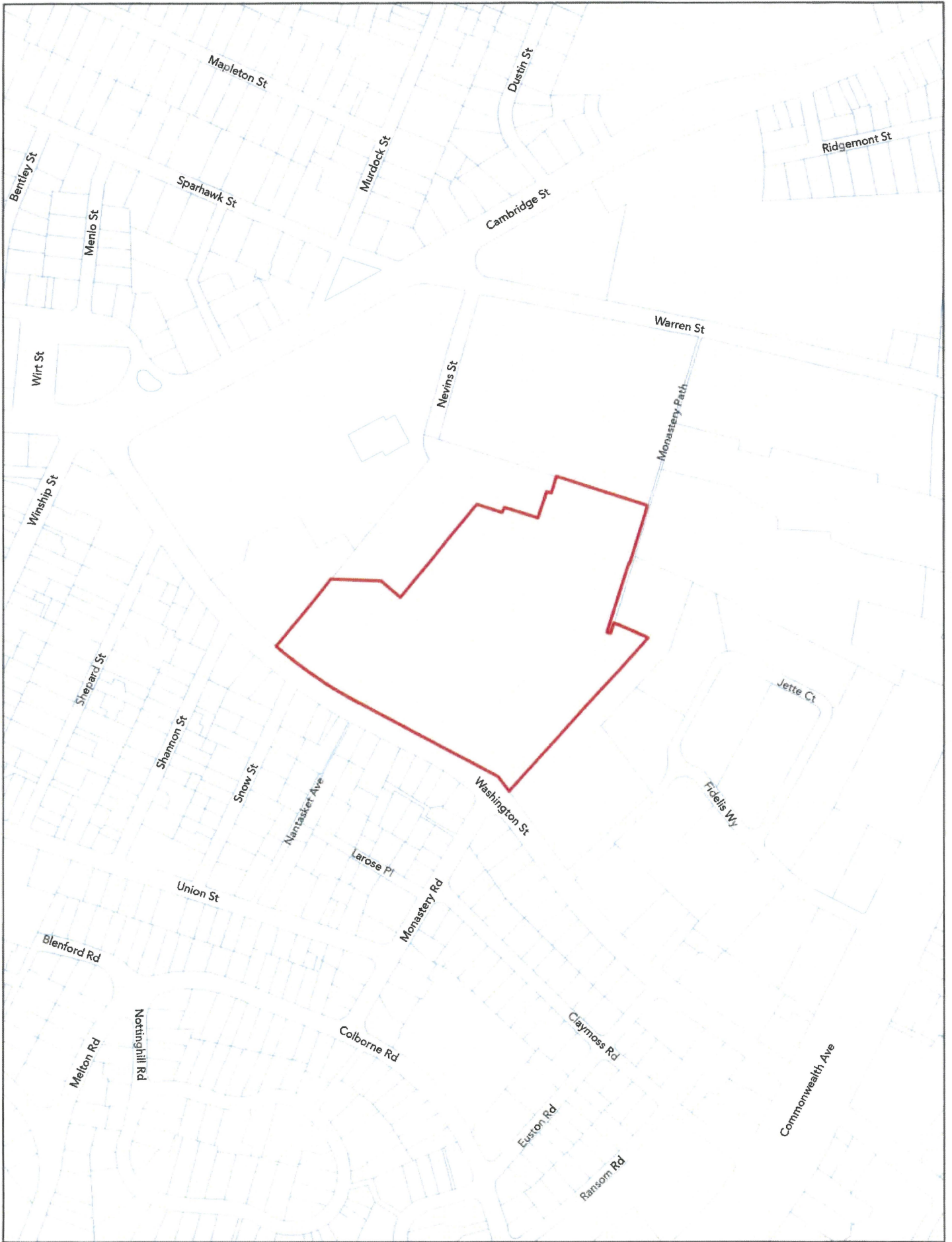


EXHIBIT D

Site Plan



Site Plan

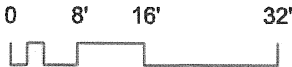
09/22/17

360 Merrimack Street Building 5 / Floor 3 Lawrence, MA
978.989.9900 www.cube3studio.com

EXHIBIT E

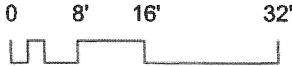
Project Elevations

St. Gabriel's Monastery



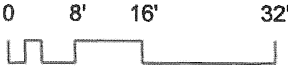
North Elevations

St. Gabriel's Monastery



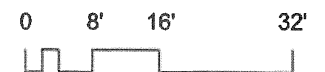
South Elevation

St. Gabriel's Monastery



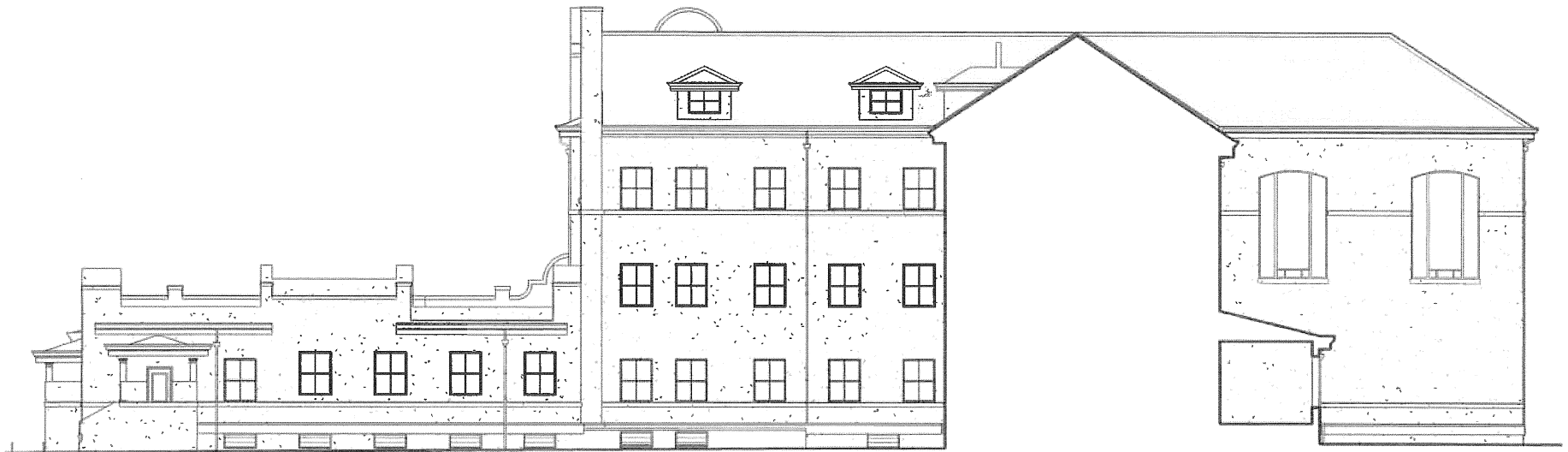
East Elevation

St. Gabriel's Monastery



West Elevation

St. Gabriel's Monastery



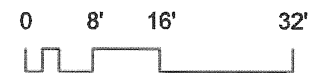
North Courtyard Elevation



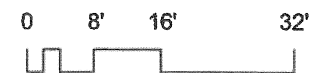
St. Gabriel's Church



North Elevation



St. Gabriel's Church



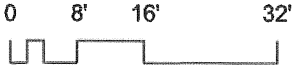
South Elevation

St. Gabriel's Church



East Elevation

St. Gabriel's Church



West Elevation



Building 1 - East Elevation

06/19/17

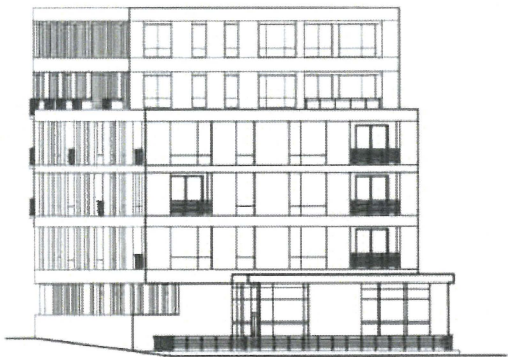
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Building 1 - North Elevation

06/19/17

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Building 1 - South Elevation

06/19/17

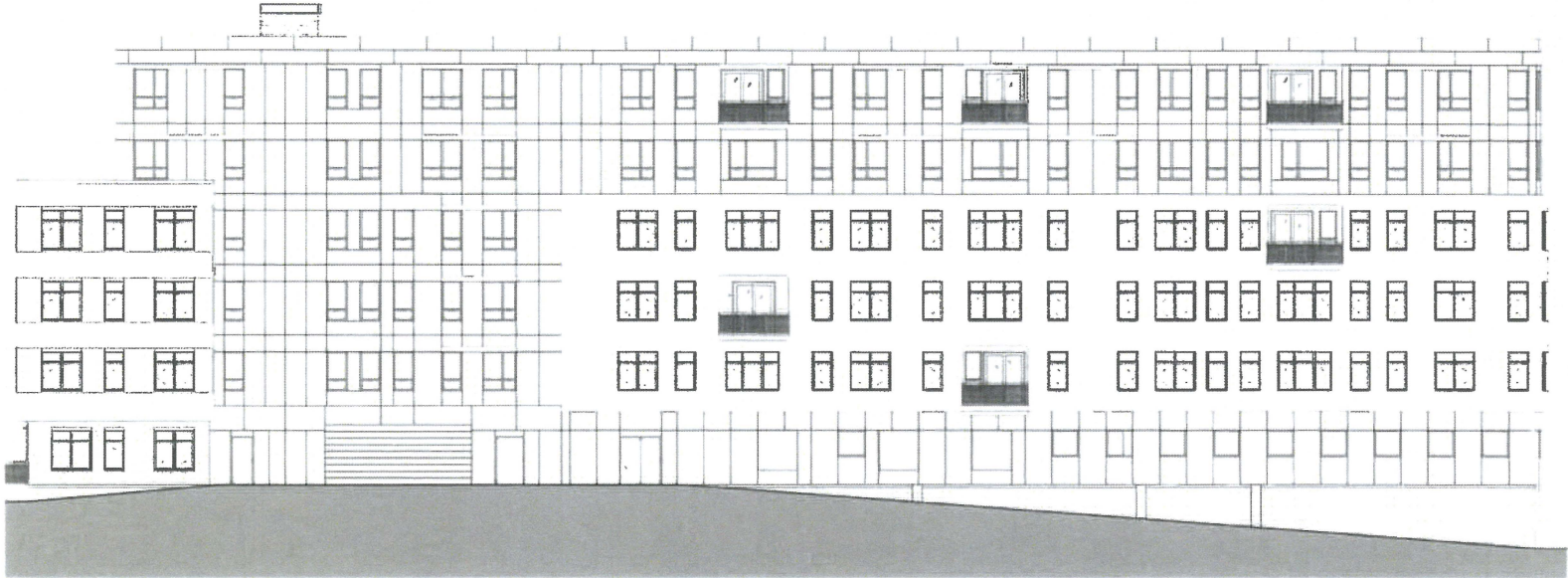
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Building 1 - West Elevation

06/19/17

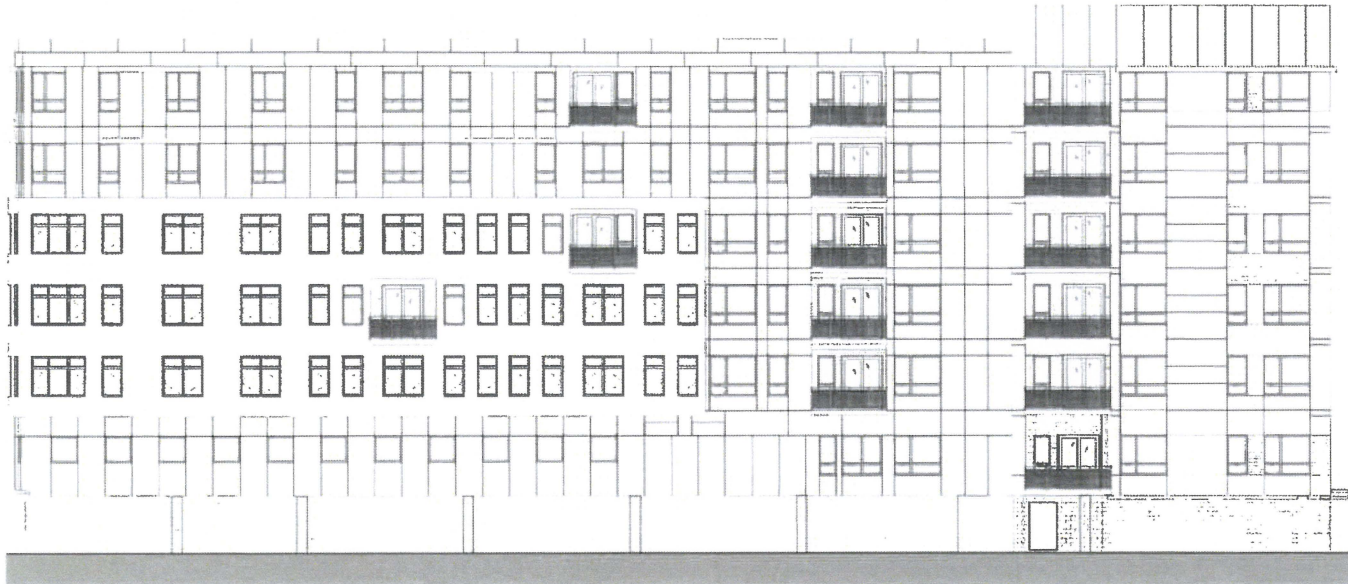
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Building 2 - East Elevation

06/19/17

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Building 2 - North Elevation

06/19/17

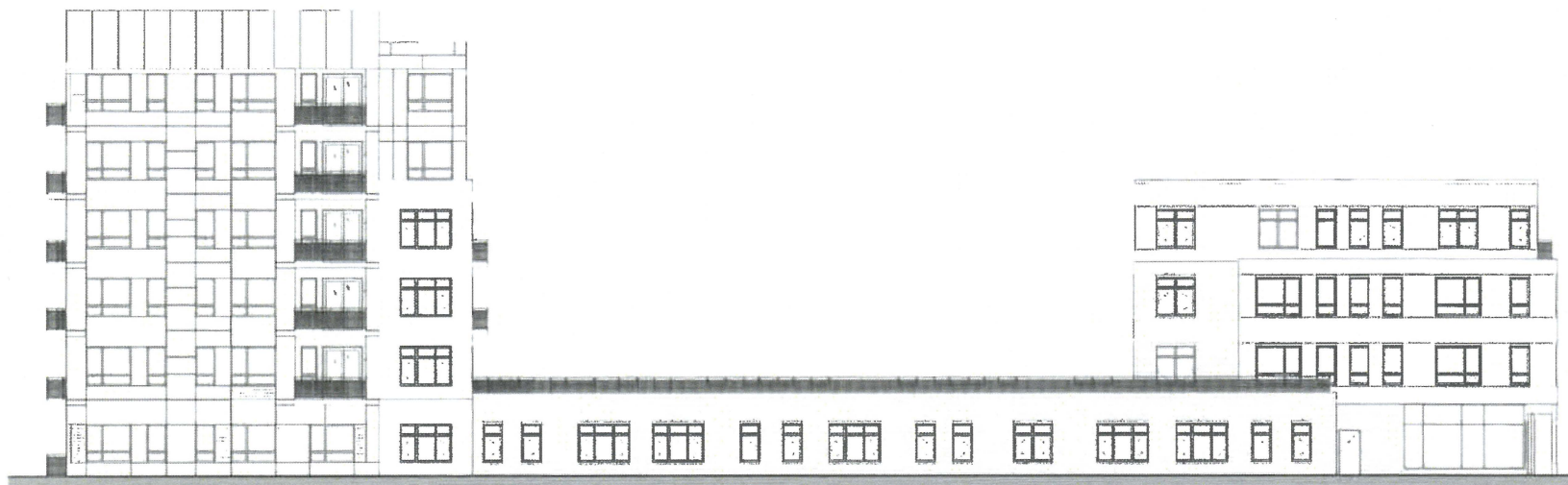
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Building 2 - South Elevation

06/19/17

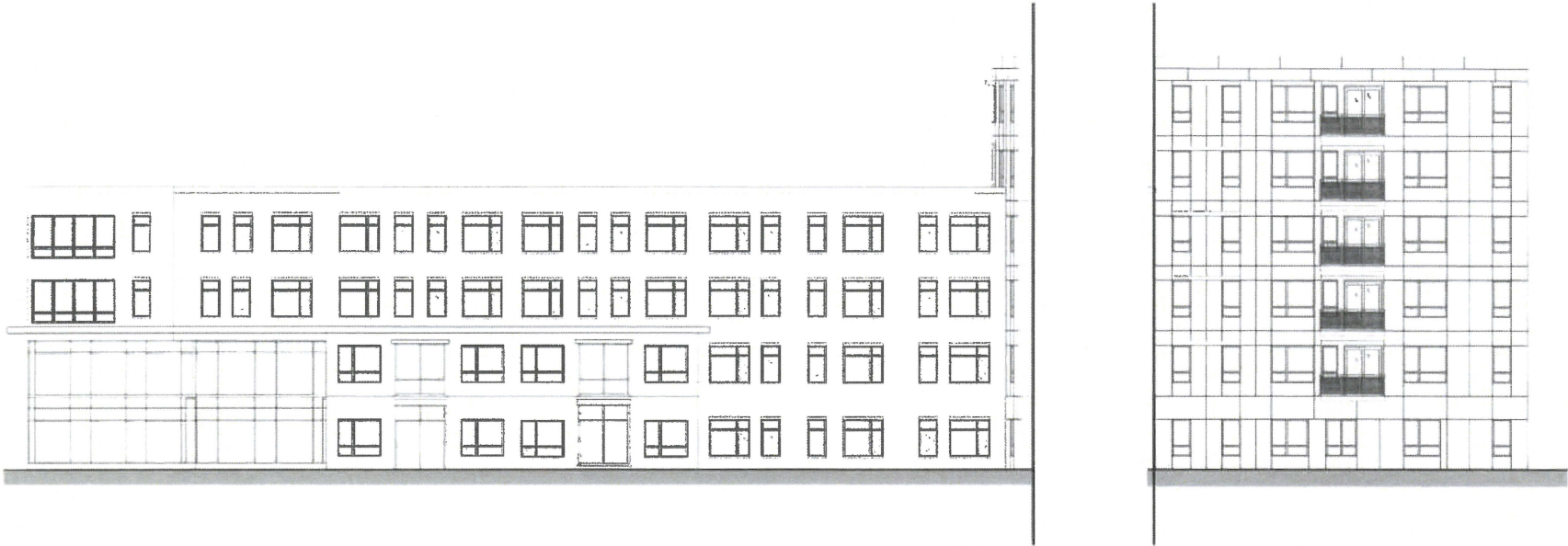
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Building 2 - West Elevation

06/19/17

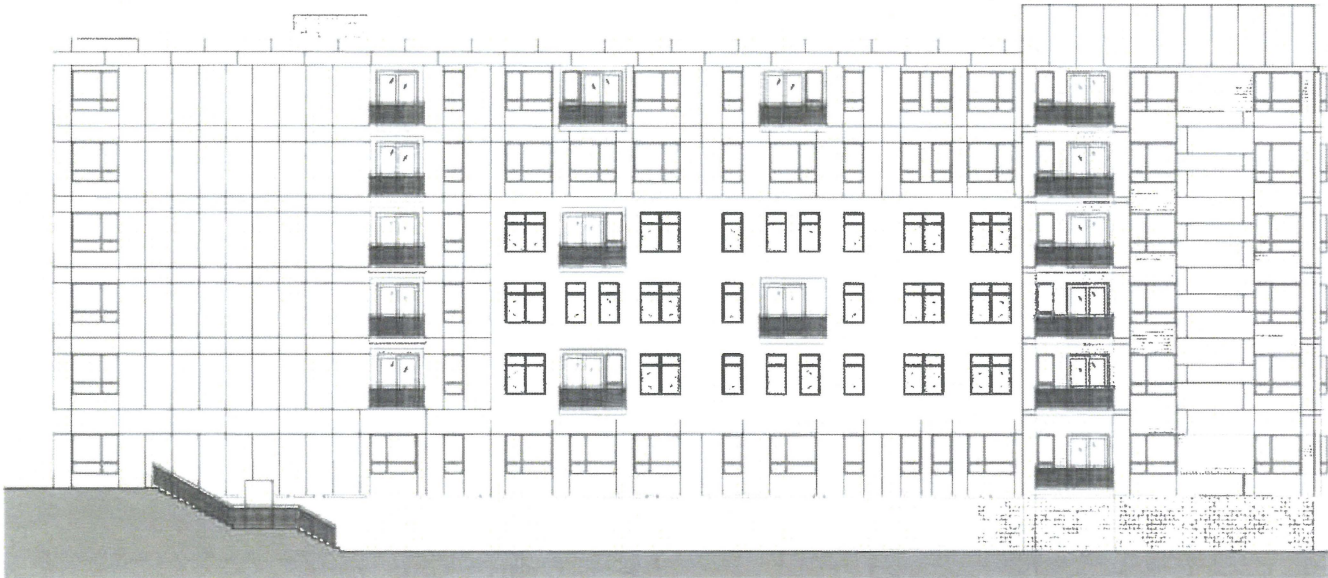
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Building 3 - East Elevation

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Building 3 - North Elevation

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Building 3 - South Elevation

06/19/17

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Building 3 - West Elevation

06/19/17

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Building 4 - East Elevation

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Building 4 - North Elevation

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Building 4 - South Elevation

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Building 4 - West Elevation

06/19/17

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EXHIBIT F

Permitted Uses of the Site

The following uses will constitute "Residential Uses":

Multifamily residential use.

One family detached dwelling.

One family semi-attached dwelling.

Two family detached dwelling.

Two family semi-attached dwelling.

Three family detached dwelling.

Rowhouse.

Townhouse.

Automatic telephone exchange, telecommunications facilities, or wireless communications facilities.

Cable conduit, pipeline crossing, stormwater outlet, or other similar utility structure.

The following uses will constitute "Community Uses":

Community center, including community meeting space/function space, a business center, co-working space, a café and kitchen, information booth/concierge, art gallery, and accessory retail use.

Store primarily serving local retail business or service needs, including without limitation local retail business, newsstand, bakery, barber shop, beauty shop, shoe repair shop, self-service laundry, pick-up and delivery station of laundry or dry cleaner, tailor shop, hand laundry, printer, post office or private mail/overnight delivery concern, or similar establishment.

Market, including farmer's market.

Automatic teller machine.

Ground-floor lunchroom, restaurant, cafeteria, café, or other place for the service or sale of food or drink for on-premises consumption, with or without live entertainment, including outdoor cafes.

Facility providing computer access.

Art uses.

Day care.

Library.

Fitness center or gymnasium.

Agency or professional office.

Grounds for sports, private.

Open space.

Open space recreational building.

Place of worship/monastery/convent/parish house.

Cemetery.

The following uses will constitute "Parking and Loading Uses":

Parking garage.

Parking lot.

Parking accessory to any Project use.

Parking accessory to St. Elizabeth's Medical Center.

Loading uses.

The following uses will constitute "Accessory Uses":

Any use accessory or ancillary to, and ordinarily incident to, a lawful main use, provided that such use is not specifically forbidden by this Plan, including but not limited to the following:

- Services for apartment or condominium residents, including but not limited to café and kitchen, business center, offices, co-working space, and concierge.
- Gathering space, including meeting space, function space, conference space, lounges, game rooms, food preparation and eating areas, and art gallery.
- Outdoor amenities, including plazas, amphitheaters, courtyards, patios, gazebos, pools, and outdoor grills and other food preparation and service facilities.
- As accessory uses to multifamily residential uses: sundries shop, newsstand, and other uses incidental to the operation of a multifamily residential complex.

- An office, within a building, of an accountant, architect, attorney, dentist, physician, or other professional person who resides in such building.
- An occupation for profit customarily carried on in a dwelling unit by a person residing therein provided that such occupation requires only equipment ordinarily incident to a dwelling unit.
- Permanent dwellings for personnel required to be resident on a lot for the safe and proper operation of a lawful main use.
- Health club facility.
- Indoor or outdoor basketball court(s), tennis court(s), swimming pool, gymnasium, or other health/fitness/sports facility.
- Day care facility.
- Amusement game machines or video games in commercial or non-commercial establishment.
- Art use.
- Automatic teller machine.
- Cafeteria; cafe.
- Printing and duplicating services.
- Indoor or outdoor café.
- Indoor or outdoor market, including farmer's market.
- Storage related to permitted uses.
- Storage of flammable liquids and gases incidental to a lawful use.
- Co-generation facility.
- Project and individual building signage, including without limitation monument-type and wayfinding signage, as approved through the BPDA Urban Design Review process.

EXHIBIT G

Project Team Members

Proponent

CCF-BVSHSSF Washington 1, LLC

c/o Cabot, Cabot & Forbes
185 Dartmouth Street, Suite 402
Boston, MA 02143
(617) 603-4000

Jay Doherty
John Sullivan

Architect

CUBE 3 Studio, LLC

360 Merrimack Street, Building 5, Floor 3
Lawrence, MA 01843
(978) 989-9900

Brian O'Connor
John Harding
Eric Samuelson
Michele Quinn

Historic Architect

Bargmann Hendrie + Archetype

300 A Street
Boston, MA 02210
(617) 350-0453

Joel Bargmann
Deborah Robinson

Landscape Architect

Shadley Associates

1730 Massachusetts Avenue
Lexington, MA 02420
(781) 652-8809

James P. Shadley
Jeffrey Thoma

Legal Counsel

K&L Gates

State Street Financial Center
One Lincoln Street
Boston, MA 02111
(617) 261-3100
Gregg Cosimi
Katie Thompson

Dain, Torpy, Le Ray, Wiest & Garner, P.C.

745 Atlantic Avenue, 5th Floor
Boston, MA 02110
(617) 542-4800
Don Wiest

Permitting Consultant

Epsilon Associates, Inc.

3 Clock Tower Place, Suite 250
Maynard, MA 01754
(978) 897-7100
Peggy Briggs
Doug Kelleher
Talya Moked

Transportation and Parking Consultant

Howard Stein Hudson

11 Beacon Street, Suite 1010
Boston, MA 02108
(617) 482-7080
Guy Busa
Brian Beisel

Civil Engineer

Bohler Engineering
75 Federal Street, Suite 620
Boston, MA 02110
(617) 849-8040
Steve Martorano

LEED Consultant

Landworks, LLC
60 Adams Street, 3rd Floor
Milton, MA 02186
(617) 308-4889
Rob Gatnik
Mark Price

Geotechnical Consultant

Haley & Aldrich, Inc.
465 Medford Street, Suite 2200
Boston, MA 02129
(617) 886-7400
Steve Kraemer
Mike Weaver

Construction Manager

John Moriarty & Associates
3 Church Street, Suite 2
Winchester, MA 01890
(781) 729-3900
John Moriarty