



Northampton Square

Boston, Massachusetts

Development Plan for PDA No. 97

October 18, 2013

submitted to **Boston Redevelopment Authority**

submitted by **Trinity Northampton Limited Partnership**

in collaboration with **Boston Public Health Commission**

prepared by **Fort Point Associates, Inc.**

in association with **The Architectural Team**
Nitsch Engineering
WilmerHale



Fort Point Associates, Inc.
Urban Planning Environmental Consulting Project Permitting

FACT SHEET

DEVELOPMENT PLAN FOR PLANNED DEVELOPMENT AREA NO. 97 NORTHAMPTON SQUARE, BOSTON

Proponent:	Trinity Northampton Limited Partnership, an entity sponsored by Trinity Financial, Inc., 75 Federal Street, 4 th Floor, Boston, MA. Trinity Northampton Limited Partnership files this Planned Development Area document in collaboration with the Boston Public Health Commission.
Architect:	The Architectural Team, 50 Commandant's Way, Admiral's Hill, Chelsea, MA
Planning Consultant	Fort Point Associates, Inc., 33 Union Street, Boston, MA
Legal Counsel	WilmerHale LLP, 60 State Street, Boston, MA
Site:	The Project is located in Northampton Square, Boston within the city block formed by Northampton Street, Harrison Avenue, Massachusetts Avenue, and Albany Street as more particularly shown, bounded, and described on <u>Exhibit A</u> attached hereto (the "Planned Development Area Plan") as "PDA Parcel" and contains approximately 156,282 square feet of land (approximately 3.59 acres).
Proposed Project:	The Northampton Square Project (the "Proposed Project") includes a complex of nine new and existing buildings on one parcel with up to 565 residential units, up to 122,936 square feet of office space, commercial and retail space, three levels of above grade parking for up to 537 vehicles, a social, recreational and/or sports center building, and open space.
Proposed Uses:	The Proposed Project includes multifamily dwelling, office, commercial, retail, parking garage, auditorium, social, recreational, or sports center, open space, and health care uses.
Proposed Densities:	The Development Plan provides for a Floor Area Ratio ("FAR") of up to 6.00. The Proposed Project will contain a total of up to 942,805 square feet of gross floor area.
Height:	The Proposed Project will have a maximum height of 270 feet.
Construction Timetable:	Construction period of 30 months following final permitting approvals and financing commitment.

Development Cost:

Approximately \$150 million

Public Benefits:

The Proposed Project will provide housing opportunities for the City, including affordable housing units in accordance with the Mayor's Executive Order on Inclusionary Development. It will substantially upgrade existing affordable housing and support the Boston Public Health Commissions' programs and clients. It will also provide at least \$1.5 million annually to the Boston Public Health Commission in support of public health initiatives.

EXHIBIT A

Planned Development Area Plan

[See attached]

10/08/2013 9:44 AM

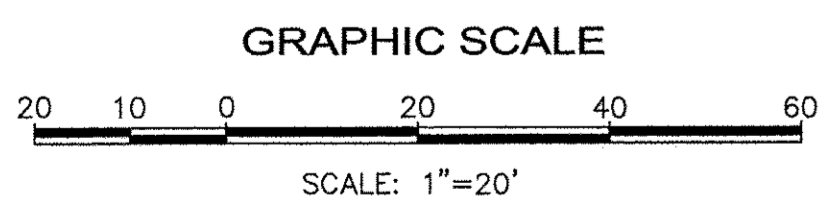
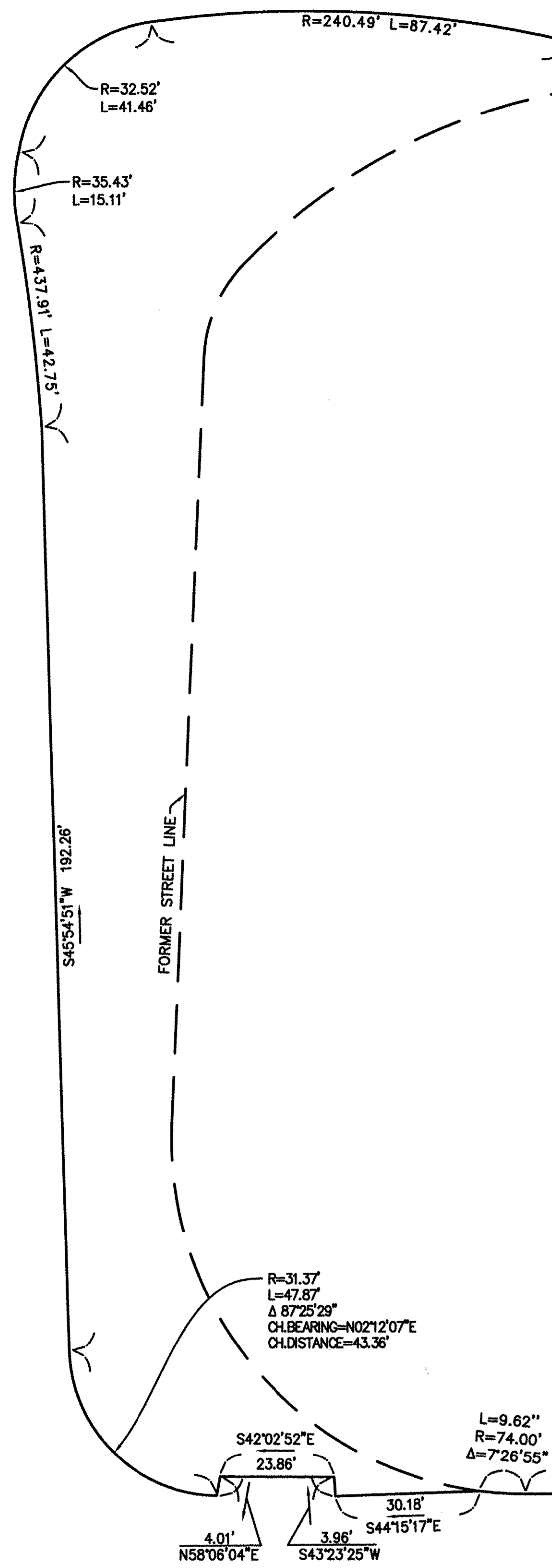
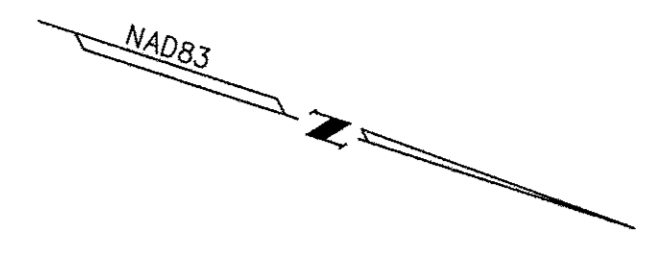
ALBANY STREET
PUBLIC - VARIABLE WIDTH

NORTHAMPTON STREET
PUBLIC - VARIABLE WIDTH

HARRISON AVENUE
PUBLIC - 60' WIDE

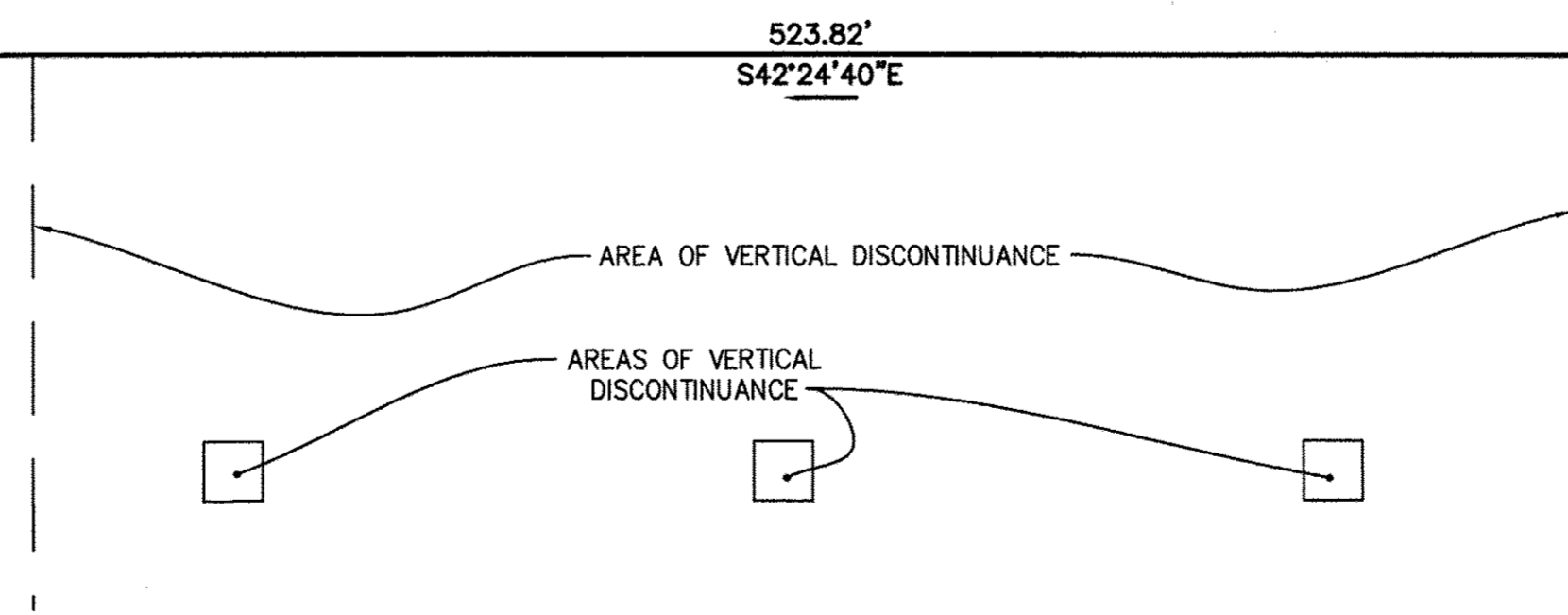
PDA PARCEL
156,282± S.F.
3.5877± ACRES

FOR REGISTRY USE ONLY

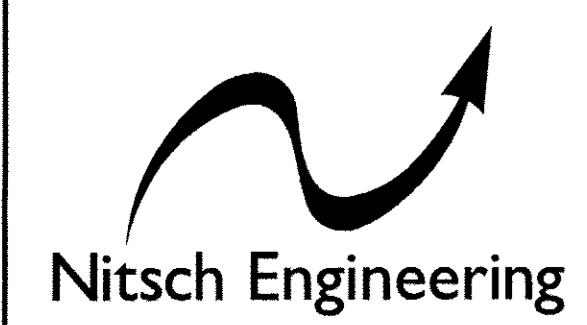


I CERTIFY THAT THIS DRAWING CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS.

PAUL R. LeBARON, P.L.S. #47567
DATE: 10/8/13



MASSACHUSETTS AVENUE
PUBLIC - 92' WIDE



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- ▶ Transportation Engineering
- ▶ Sustainable Site Consulting
- ▶ Planning
- ▶ GIS

PROJECT # 8570
FILE: 8570_PDA1.dwg
SCALE: 1" = 20'
DATE: OCTOBER 8, 2013
PROJECT MANAGER: PRL
FIELD BOOK: 506/517
DRAFTED BY: RB/MB/TAL
CHECKED BY:

REV.	COMMENTS	DATE

PLANNED DEVELOPMENT AREA PLAN
NORTHAMPTON SQUARE
35 NORTHAMPTON STREET, BOSTON, MASSACHUSETTS 02118
PREPARED FOR:
TRINITY FINANCIAL
75 FEDERAL STREET BOSTON, MA 02108

SHEET: 1
EX-1
OF 1 REV.

PUBLIC NOTICE

The Boston Redevelopment Authority (“BRA”), pursuant to Sections 3-1A and 80C of the Boston Zoning Code (“Code”) hereby gives notice that a Development Plan for Planned Development Area No. 97, Northampton Square, Boston ("Development Plan"), together with a Fact Sheet describing the Northampton Square project ("Proposed Project ") and a map of the area involved (together with the Development Plan) was submitted by Trinity Northampton Limited Partnership, an entity sponsored by Trinity Financial, Inc. and the Boston Public Health Commission, on October 18, 2013. The Site consists of land located within the city block with Northampton and Albany streets and Massachusetts and Harrison avenues in Boston containing approximately 156,282 square feet (approximately 3.59 acres).

The Development Plan describes the Proposed Project, consisting of a complex of nine new and existing buildings with a total floor area of up to 942,805 square feet including multi-family dwelling, office, commercial, retail, parking garage, auditorium, social, recreational, or sports center, and health care uses. The Proposed Project will include up to 537 parking spaces in 3-level, above grade parking structure. The maximum height for the Proposed Project will not exceed 270 feet and the Floor Area Ratio will not exceed 6.00.

Trinity Northampton Limited Partnership requests the approval of the Development Plan by the BRA pursuant to Article 80 of the Code. Approval would also authorize the Director of the BRA to petition the Boston Zoning Commission to approve the Development Plan.

The Development Plan may be reviewed at the Office of the Secretary of the BRA, Room 910, Boston City Hall, Boston, MA 02201 between 9:00 AM and 5:00 PM, Monday through Friday, except legal holidays. Public comments on the Development Plan, including the comments of public agencies, should be submitted in writing to Casey Hines, BRA, Boston City Hall, Boston, MA 02201, or by email to casey.hines.bra@cityofboston.gov, by December 3, 2013.

Boston Redevelopment Authority
Brian P. Golden, Secretary

**DEVELOPMENT PLAN
FOR
PLANNED DEVELOPMENT AREA NO. 97
AT
NORTHAMPTON SQUARE PROJECT, NORTHAMPTON STREET,
BOSTON

OCTOBER 18, 2013**

Planned Development Area Development Plan:

Pursuant to Article 3, Section 3-1A, Section 59-29, and Article 80, Section 80C of the Boston Zoning Code (the “Code”), this document constitutes a Planned Development Area Development Plan (“Development Plan”) within a Special Purpose Overlay District Planned Development Area (“PDA”), and sets forth a statement of the development plan for an approximately 3.59 acre site with the entire property located within the city block at Northampton Street, Albany Street, Massachusetts Avenue, and Harrison Avenue, Boston, Suffolk County, Massachusetts (the “Site”), including the proposed location and description of site, location and appearance of structures, open space and landscaping, proposed uses, densities, traffic circulation, parking and loading facilities, access to public transportation, proposed dimensions of structures, and public benefits. The proposed Project, as hereinafter defined, and the Site shall be reviewed and be subject to Boston Redevelopment Authority (the “BRA”) approval under the provisions of Article 80, Section 80C of the Code for PDA Development Plan review. This Development Plan is also intended to satisfy the requirements of Article 50 of the Code regarding Regulations Applicable in PDAs.

Upon approval, this Development Plan will constitute zoning for the Site in accordance with Section 3-1A and Article 80C of the Code. Under Section 80C-8 of the Code, no building, use or occupancy permit for the Proposed Project or any part of the Proposed Project will be issued until the BRA has issued a Certification of Consistency under Section 80C-8 of the Code for the Project. To the extent that the Director of the BRA certifies consistency with this Development Plan with the issuance of a Certification of Consistency, the Proposed Project will be deemed in compliance with the requirements of the Code, pursuant to Section 80C-9 of the Code, to the extent that such requirements are addressed in this Development Plan.

This Development Plan consists of 8 pages of text and Exhibits A, B, C and D. All references to this Development Plan contained herein shall pertain to such pages and exhibits.

Proponent:

Trinity Northampton Limited Partnership (the “Proponent”), an affiliate of Trinity Financial, Inc, 75 Federal Street, 4th Floor, Boston, MA was designated by the BPHC Board of Directors to develop the Site. The Boston Public Health Commission (BPHC) has converted the Site into a commercial condominium under the provisions of M.G.L. Chapter 183A, creating separate components of a mixed-use project for financing purposes. The condominium units that contain the residential buildings will be conveyed separately to ownership entities or leased to Trinity affiliates under long-term leases, in accordance with dictates of the financing for each of those condominium units. Unit 1 was conveyed to a BPHC affiliate and then leased to the Trinity affiliate, which is undertaking its renovation. Easements for utilities and access have been granted to meet the needs of the various components of the Project.

Architect:

The Architectural Team

Location and Description of Site:

The Site is a 3.59 acre parcel bounded by Massachusetts Avenue on the north side, Albany Street on the east side, Northampton Street on the south side, and Harrison Avenue on the west side in Boston, Suffolk County, Massachusetts as more particularly bounded and described in Exhibit A and as shown on a plan entitled “Planned Development Area Plan, Northampton Square,” prepared by Nitsch Engineering, scale 1” = 20’, dated October 8, 2013, attached hereto as Exhibit B. The Site consists of a parcel of land containing 156,282 square feet (approximately 3.59 acres) of land (the “Site” or “PDA Area”). The Site contains a 29-story residential building at 35 Northampton Street, a 12-story residential building at 860 Harrison Avenue, the Miranda Creamer building housing the offices of the BPHC, the South End Fitness Center and the Carter Auditorium, a two-story commercial building along Massachusetts Avenue, a to be built one-story connector building, a portion of the 4-level building that is over a portion of the commercial building and the parking garage along Massachusetts Avenue, and a 3-level, above grade parking garage that accommodates up to 539 vehicles. The Site was built between 1969 and 1973 to house the Boston City Hospital School of Nursing. The BPHC acquired the Site on July 1, 1996 and has managed the property ever since.

Proposed Location and Appearance of Structures:

The Proposed Project includes all the existing buildings at the site and the proposed 23-story building, which are all interlinked within this area. All nine

of the buildings are located on the superblock enclosed by Northampton and Albany streets, and Massachusetts and Harrison avenues as shown on the plan entitled “PDA Development Plan, Northampton Square, Boston, MA, DP-1, Site and Landscape Plan” prepared by The Architectural Team, dated September 25, 2013 and attached hereto as Exhibit C. In addition, there are plans showing pedestrian and vehicular access, and building elevations on a set of drawings entitled “PDA Development Plan, Northampton Square, Boston, MA, DP-2, DP-3, DP-4, and DP-5,” prepared by The Architectural Team, dated September 25, 2013, copies of which are also attached hereto as Exhibit C.

Albany Tower (corner of Albany and Northampton Streets)

The proposed design for the new building respects and complements the existing arrangement of surrounding buildings. The height and density of the new building, which has a total floor area of up to 274,857 square feet, is appropriately concentrated along Albany Street, relating well to the larger massing, scale, and urban fabric of the existing commercial and medical buildings in this area and locating the building well away from the South End residential neighborhoods north of Harrison Avenue.

The height and massing of the new building is designed to complement the scale and character of existing surrounding buildings as well as future developments approved at nearby Boston Medical Center parcels. At approximately 255 feet tall, the proposed building is lower than, but relates well to the approximately 270-foot tall existing tower at 35 Northampton Street. The height will also be consistent with future approved projects such as the proposed 210 foot high Inpatient Building for Boston Medical Center across Massachusetts Avenue, and the 19-story building approved for the Albany Fellows development at Albany and Fellows streets.

The façade treatment and form of the new building are designed to be compatible with the existing Northampton Square buildings, while introducing a new diversity of architectural expression. The new building’s form is organized to create a slender and vertical appearance, complementing the proportions of the existing 35 Northampton Street tower.

Harrison Tower (860 Harrison Avenue)

The building at 860 Harrison Avenue is a 12-story tower with a total floor area of 96,546 square feet. The facade along Harrison Avenue consists primarily of concrete walls with a set of floor-height windows along the middle of the building. The upper floors of the building consist of a mix of glass windows and concrete spans. There are several balconies that extend from the upper floors. The building has a wide vertical column of concrete on each side of the building.

Northampton Tower (35 Northampton Street)

The building at 35 Northampton Street is a 29-story tower with a total floor area of 164,937 square feet. The facade along Northampton Street consists primarily of the garage entrance and blank concrete walls. Above this level are the residential units with a mix of glass windows and concrete walls. This tower also has a wide vertical column of concrete on each side of the building.

Building Connector

The building connector is a 1-story structure that runs between 860 Harrison Avenue and 35 Northampton Street with a total floor area of 1,857 square feet. It will have a high percentage of transparent glass walls along the Northampton Street side of the building.

Miranda Creamer

The Miranda Creamer building is a 5-story office building that runs along Albany Street and has a total floor area of 51,006 square feet. The street level and upper floor facades along Albany Street consist primarily glass windows and concrete spans. Each side of this structure has a wide column of concrete from the ground level to the top of the building.

Parking Garage

The parking garage is a 3-level, above grade, 195,874 total square-foot concrete structure and will have up to 537 spaces. It is surrounded by buildings within the Campus on all sides except portions along Northampton Street on either side of the 35 Northampton Street tower. The garage roof will be landscaped with gardens, trees, and other plantings.

Massachusetts Avenue Commercial Space

There is a 2-story storefront along Massachusetts Avenue that is designated as commercial space. The façade of each floor is configured with a horizontal row of glass windows and a horizontal row of concrete wall.

South End Fitness Center and Carter Auditorium

The South End Fitness Center and Carter Auditorium is a multi-level building along Northampton Street. It has an approximate height of 60 feet. Other than two sets of window in the middle of the building, the facade is composed of concrete walls.

Boston Medical Center Building

The Boston Medical Center building is a four level building with a total floor area of approximately 98,240 square feet, and is located in part above the commercial building along Massachusetts Avenue and a portion of the parking garage, and extends to the north over and until the center of Massachusetts Avenue. The façade of this structure has a row of windows and a row of concrete wall on each level.

Open Space and Landscaping:

The Project will have up to 24,529 square feet of usable open space, which includes the landscaped areas along all the streets surrounding the site. The Site will be landscaped with trees, shrubs, and ground cover, and specialty paving. Furthermore, there will a pocket park with seating, trees, and a garden path located on the southeast corner of the site near the entrance of the South End Fitness Center. There is also open space on the roof of the public parking garage. It will have rooftop gardens, trees, and other landscaped areas.

Proposed Uses:

The proposed uses will be a continuation and expansion of the existing residential and office uses. Residential space will increase by up to 267,142 gross square feet and office space will increase by up to 40,072 gross square feet. The maximum for each use is shown in Table 1 below. The proposed uses of the Site may include one or more of the uses set forth in Exhibit D (attached hereto).

Table 1 - Proposed Uses

Use	Maximum Gross Floor Area (gsf)
Multifamily dwelling	522,087
Office	122,936
Commercial	51,006
Auditorium, retail; social, recreational, or sports center	59,488
Parking garage	195,874
Open space	24,529
Health care (1)	98,240

Note 1. Health Care uses by Boston Medical Center are subject to the Boston University Medical Center Institutional Master Plan as, or to be, amended, and such uses are not permitted under this Development Plan
gsf – gross square feet

Densities:

The Project is located in the Albany Street Community Facilities Subdistrict, which allows a maximum Floor Area Ratio (“FAR”) of 6.0. The Proposed Project has an anticipated FAR of up to 6.00.

Proposed Traffic Circulation, Parking, and Loading Facilities:

The Project will provide up to 537 spaces within the existing 3-level, above grade garage. The parking garage will be easily accessed from Northampton Street via Massachusetts Avenue, Albany Street, or Harrison Avenue. Vehicular access to the garage is provided at Level 2, on Northampton Street with one gate-controlled entrance driveway and two gate-controlled exit driveways. A centralized loading and service area serves the Northampton Square Campus with access provided via Albany Street. A trash compactor will be located in this area off Albany Street.

Access to Public Transportation:

The Proposed Project is readily accessible by public transportation, including rapid transit, bus, and commuter rail service. Rapid bus transportation is provided by the MBTA Silver Line, which runs along Washington Street between Dudley Square and South Station. The closest Silver Line stop is at Massachusetts Avenue, approximately a five minute (one-quarter mile) walk, or two blocks from the intersection of Harrison Avenue and Northampton Street. Standard MBTA bus service is provided along Harrison Avenue, Massachusetts Avenue, and Albany Street. There is a MBTA bus stop directly adjacent to the site near the intersection of Massachusetts and Harrison avenues. The closest commuter rail station to the project area is at the intersection of Newmarket Square and Massachusetts Avenue. This new station is on the Fairmount commuter rail line.

Proposed Dimensions of Structures:

The dimensions of the structures are shown in Table 2 below and as set forth in this section.

Table 2 - Building Program

Building Name	Maximum Gross Floor Area (gsf)	Lot Area (acres)	Maximum FAR	Maximum Building Height*	Maximum Parking
35 Northampton Street	164,937	N/A	N/A	270'	N/A
860 Harrison Avenue	96,546	N/A	N/A	115'	N/A
South End Fitness Center	35,148	N/A	N/A	60'	N/A
Miranda Creamer	51,006	N/A	N/A	65'	N/A
Massachusetts Avenue Commercial	24,340	N/A	N/A	30'	N/A
Boston Medical Center Building	98,240	N/A	N/A	100'	N/A

Parking Garage	195,874	N/A	N/A	30'	537
Connector	1,857	N/A	N/A	20'	N/A
New Albany Street Tower	274,857	N/A	N/A	255'	N/A
Total	942,805	3.59	6.00	270'	537

* Maximum Building Height measured according to Boston Zoning Code
gsf – gross square feet

Public Benefits:

The Development Plan and the Proposed Project will provide substantial public benefits to the City of Boston and the Roxbury neighborhood. The Development Plan and the Proposed Project will generate both direct and indirect significant economic benefits. In fulfillment of the objectives of Article 50, Section 50-13 of the Code and meeting the requirements of Section 80C-4 of the Code, the Development Plan provides for:

- The Project will preserve or create between 537 and 565 units of housing, at least 360 (64%) of which will be affordable.
- At least 50 redeveloped units in the Project will be set aside to house clients of the BPHC’s social science programs.
- A number of sustainable/green design features will be incorporated into the Project to preserve and protect the local environment, including a large green roof above the parking garage, racks to store 210-218 bicycles, and highly efficient and sustainable housing units in an area well served by public transit.
- The Project will create approximately 925 construction phase employment opportunities, and the proponent will promote local employment through good-faith efforts to hire Boston residents.
- The Project will provide substantial property tax revenues to the City of Boston at full build-out and occupancy.
- The Project will invest over \$150 million in the Northampton Square Campus.
- The Project will provide at least \$1.5 million annually to the BPHC in support of public health initiatives in the City of Boston.

No Obligation to Undertake the Proposed Project:

Nothing in this Development Plan shall be construed as an undertaking by the Proponent or its development entity, or successor in interest to construct or complete the Proposed Project. If and to the extent that the Proposed Project is undertaken by the Proponent or its development entity, the sole obligation of the Proponent or the

development entity is to adhere to the provisions of the Development Plan and the Article 80B documents, to the extent provided herein.

Development Review Procedure:

All design plans for the Proposed Project will be subject to ongoing development and design review approval by the BRA through the Large Project Review Process, in accordance with Article 80B of the Code and the BRA Development Review Guidelines, dated 2006.

LIST OF EXHIBITS
to
DEVELOPMENT PLAN
for
PLANNED DEVELOPMENT AREA NO. 97
NORTHAMPTON SQUARE, BOSTON

Exhibit A - Legal Description

Exhibit B - PDA Area Plan entitled "Planned Development Area Plan, Northampton Square, 35 Northampton Street, Boston, Massachusetts 02118" prepared by Nitsch Engineering, dated October 8, 2013

Exhibit C - PDA Development Plans, entitled: "PDA Development Plan, Northampton Square, DP-1, DP-2, DP-3, DP-4, and DP-5," prepared by The Architectural Team, dated September 25, 2013

Exhibit D - List of Permitted Uses

EXHIBIT A
PLANNED DEVELOPMENT AREA NO. 97
NORTHAMPTON SQUARE
BOSTON

LEGAL DESCRIPTION

A CERTAIN PARCEL OF LAND SITUATED IN THE CITY OF BOSTON, COUNTY OF SUFFOLK, AND COMMONWEALTH OF MASSACHUSETTS AND SHOWN ON A PLAN ENTITLED, " PLANNED DEVELOPMENT AREA PLAN, NORTHAMPTON SQUARE, 35 NORTHAMPTON STREET, BOSTON, MASSACHUSETTS 02118", DATED OCTOBER 8, 2013 AND PREPARED BY NITSCH ENGINEERING, INC., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERLY SIDELINE OF NORTHAMPTON STREET AND THE SOUTHERLY SIDELINE OF HARRISON AVENUE, THENCE RUNNING N42°31'11"E BY SAID SOUTHERLY SIDELINE OF HARRISON AVENUE, A DISTANCE OF 187.00 FEET TO A POINT ON THE WESTERLY SIDELINE OF MASSACHUSETTS AVENUE;

THENCE S42°24'40"E BY SAID WESTERLY SIDELINE OF MASSACHUSETTS AVENUE, A DISTANCE OF 523.82 FEET TO A POINT OF CURVATURE;

THENCE BY SAID WESTERLY SIDELINE OF MASSACHUSETTS AVENUE, BY A CURVE TO THE RIGHT, HAVING A RADIUS OF 74.00 FEET AND AN ARC LENGTH OF 9.62 FEET TO A POINT OF NON-TANGENCY ON SAID WESTERLY SIDELINE OF MASSACHUSETTS AVENUE;

THENCE S44°15'17"E BY SAID WESTERLY LINE OF MASSACHUSETTS AVENUE, A DISTANCE OF 30.18 FEET TO A POINT ON THE NORTHERLY SIDELINE OF MASSACHUSETTS AVENUE;

THENCE S43°23'25"W BY SAID NORTHERLY SIDELINE OF MASSACHUSETTS AVENUE, A DISTANCE OF 3.96 FEET TO A POINT ON THE WESTERLY SIDELINE OF MASSACHUSETTS AVENUE;

THENCE S42°02'52"E BY SAID WESTERLY SIDELINE OF MASSACHUSETTS AVENUE, A DISTANCE OF 23.86 FEET TO A POINT ON THE SOUTHERLY SIDELINE OF MASSACHUSETTS AVENUE;

THENCE N58°06'04"E BY SAID SOUTHERLY SIDELINE OF MASSACHUSETTS AVENUE, A DISTANCE OF 4.01 FEET TO A POINT ON A CURVE ON THE WESTERLY SIDELINE OF MASSACHUSETTS AVENUE;

THENCE BY SAID WESTERLY SIDELINE OF MASSACHUSETTS AVENUE, BY A CURVE TO THE RIGHT, HAVING A RADIUS OF 31.37 FEET, AN ARC LENGTH OF 47.87 FEET, A CHORD BEARING OF S02°12'07"W, AND A CHORD DISTANCE OF 43.36 FEET TO A POINT ON THE NORTHERLY SIDELINE OF ALBANY STREET;

THENCE S45°54'51"W BY SAID NORTHERLY SIDELINE OF ALBANY STREET, A DISTANCE OF 192.26 FEET TO A POINT OF CURVATURE ON SAID NORTHERLY SIDELINE OF ALBANY STREET;

THENCE BY SAID NORTHERLY SIDELINE OF ALBANY STREET, BY A CURVE TO THE LEFT, HAVING A RADIUS OF 437.91 FEET AND AN ARC LENGTH OF 42.75 FEET TO A POINT OF REVERSE CURVATURE ON SAID NORTHERLY SIDELINE OF ALBANY STREET;

THENCE BY SAID NORTHERLY SIDELINE OF ALBANY STREET, BY A CURVE TO THE RIGHT, HAVING A RADIUS OF 35.43 FEET AND AN ARC LENGTH OF 15.11 FEET TO A POINT OF COMPOUND CURVATURE ON THE NORTHERLY SIDELINE OF ALBANY STREET;

THENCE BY SAID NORTHERLY SIDELINE OF ALBANY STREET, BY A CURVE TO THE RIGHT, HAVING A RADIUS OF 32.52 FEET AND AN ARC LENGTH OF 41.46 FEET TO A POINT OF COMPOUND CURVATURE ON THE EASTERLY SIDELINE OF NORTHAMPTON STREET;

THENCE BY SAID EASTERLY SIDELINE OF NORTHAMPTON STREET, BY A CURVE TO THE RIGHT, HAVING A RADIUS OF 240.49 FEET AND AN ARC LENGTH OF 87.42 FEET TO A POINT OF TANGENCY ON SAID EASTERLY SIDELINE OF NORTHAMPTON STREET;

THENCE N29°17'04"W BY SAID EASTERLY SIDELINE OF NORTHAMPTON STREET, A DISTANCE OF 511.96 FEET TO THE POINT OF BEGINNING.

SAID PLANNED DEVELOPMENT AREA CONSISTS OF APPROXIMATELY 156,282 SQUARE FEET OR 3.5877 ACRES OF LAND.

EXHIBIT B
PLANNED DEVELOPMENT AREA NO. 97
NORTHAMPTON SQUARE
BOSTON

PLANNED DEVELOPMENT AREA PLAN

10/08/2013 9:44 AM

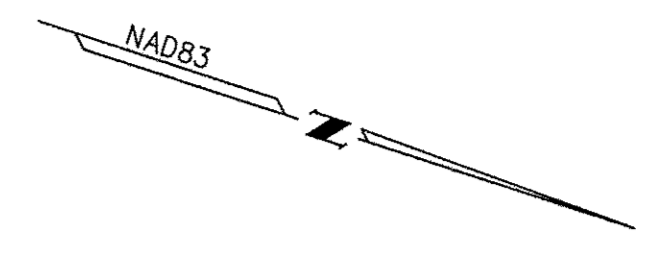
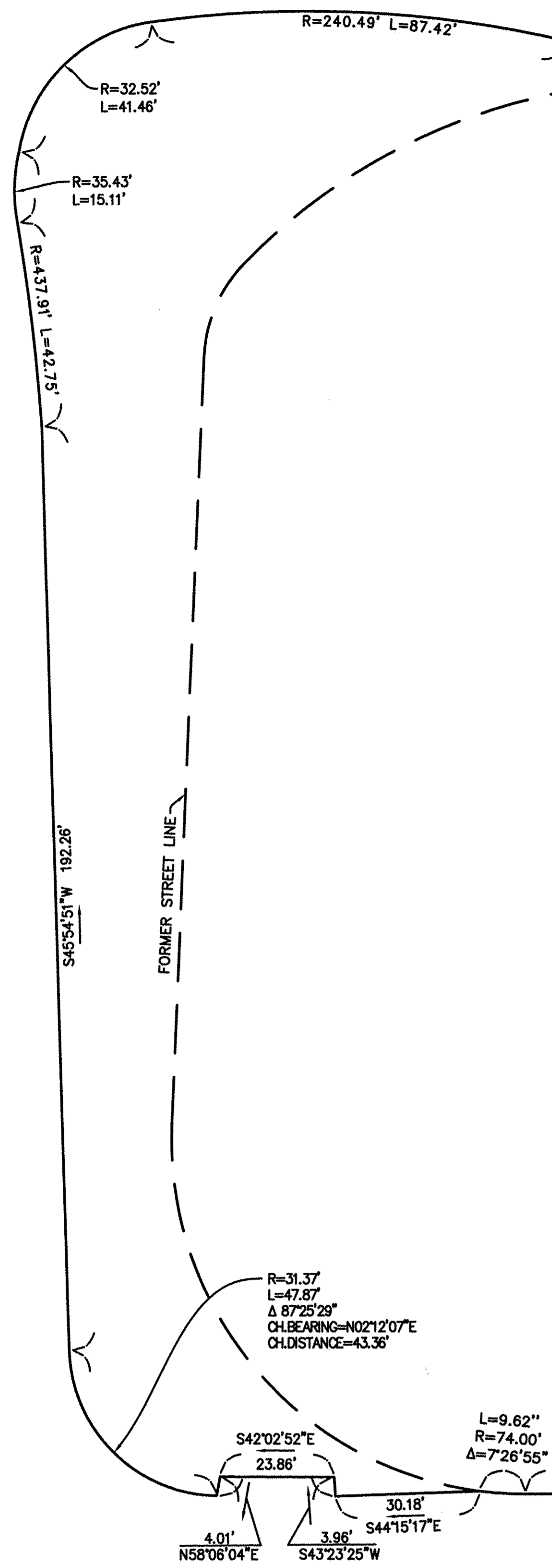
ALBANY STREET
PUBLIC - VARIABLE WIDTH

NORTHAMPTON STREET
PUBLIC - VARIABLE WIDTH

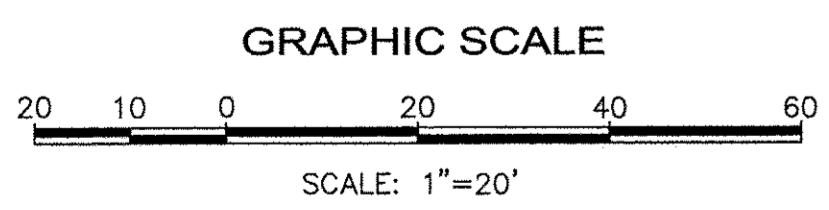
HARRISON AVENUE
PUBLIC - 60' WIDE

PDA PARCEL
156,282± S.F.
3.5877± ACRES

MASSACHUSETTS AVENUE
PUBLIC - 92' WIDE



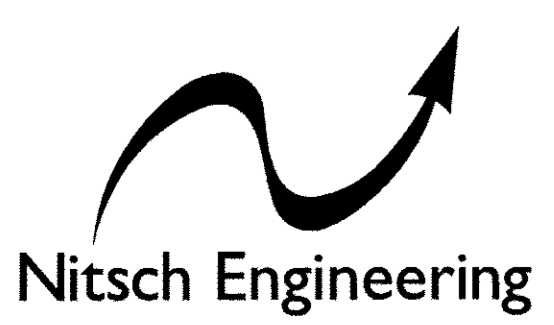
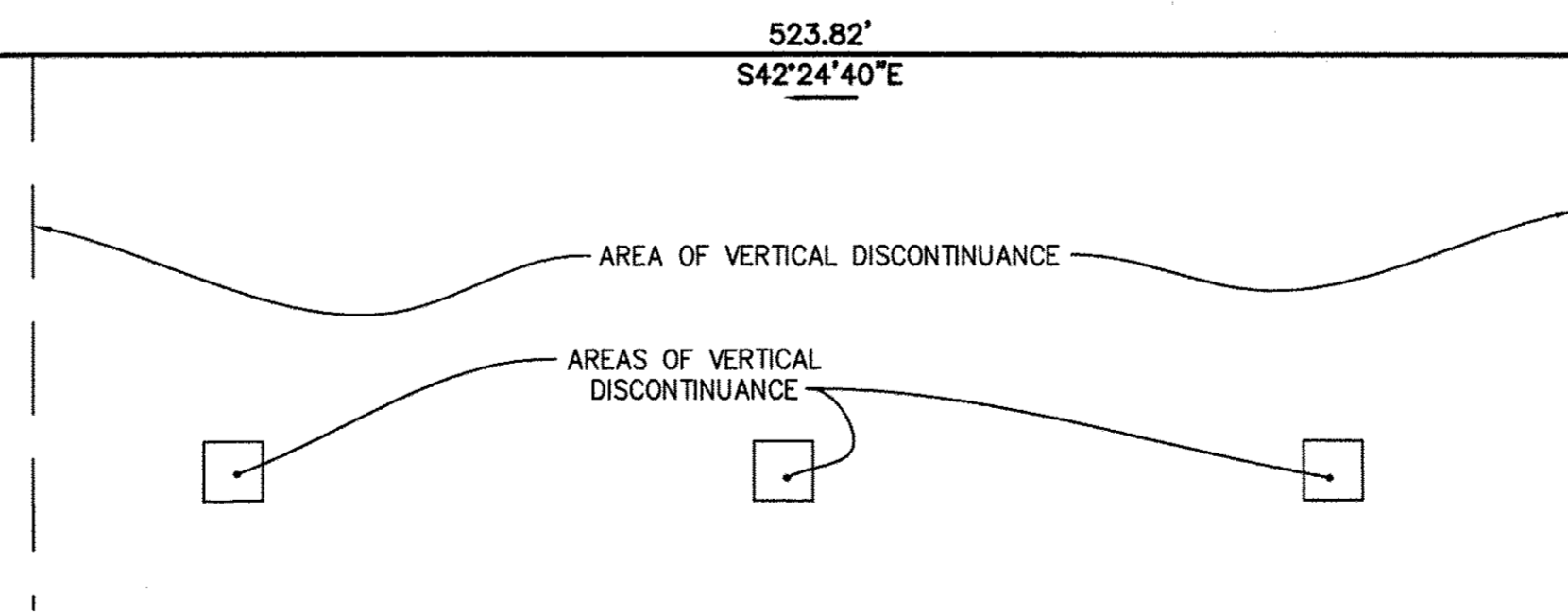
FOR REGISTRY USE ONLY



I CERTIFY THAT THIS DRAWING CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS.

Paul R. LeBaron
 PAUL R. LeBARON
 No. 47567
 REGISTERED PROFESSIONAL LAND SURVEYOR

10/8/13
 DATE



www.nitscheng.com
 2 Center Plaza, Suite 430
 Boston, MA 02108
 T: (617) 338-0063
 F: (617) 338-6472

- ▶ Civil Engineering
- ▶ Land Surveying
- ▶ Transportation Engineering
- ▶ Sustainable Site Consulting
- ▶ Planning
- ▶ GIS

PROJECT # 8570
 FILE: 8570_PDA1.dwg
 SCALE: 1" = 20'
 DATE: OCTOBER 8, 2013
 PROJECT MANAGER: PRL
 FIELD BOOK: 506/517
 DRAFTED BY: RB/MB/TAL
 CHECKED BY:

REV.	COMMENTS REVISIONS	DATE

PLANNED DEVELOPMENT AREA PLAN
 NORTHAMPTON SQUARE
 35 NORTHAMPTON STREET, BOSTON, MASSACHUSETTS 02118

PREPARED FOR:
TRINITY FINANCIAL
 75 FEDERAL STREET BOSTON, MA 02108

SHEET: 1
EX-1
 OF 1 REV.

EXHIBIT C
PLANNED DEVELOPMENT AREA NO. 97
NORTHAMPTON SQUARE
BOSTON

PDA DEVELOPMENT PLANS

PDA Development Plan, Northampton Square, Boston, MA, DP-1, Site and Landscape Plan, dated September 25, 2013

PDA Development Plan, Northampton Square, Boston, MA, DP-2, Circulation Plan, dated September 25, 2013

PDA Development Plan, Northampton Square, Boston, MA, DP-3, East Elevation, dated September 25, 2013

PDA Development Plan, Northampton Square, Boston, MA, DP-4, South Elevation, dated September 25, 2013


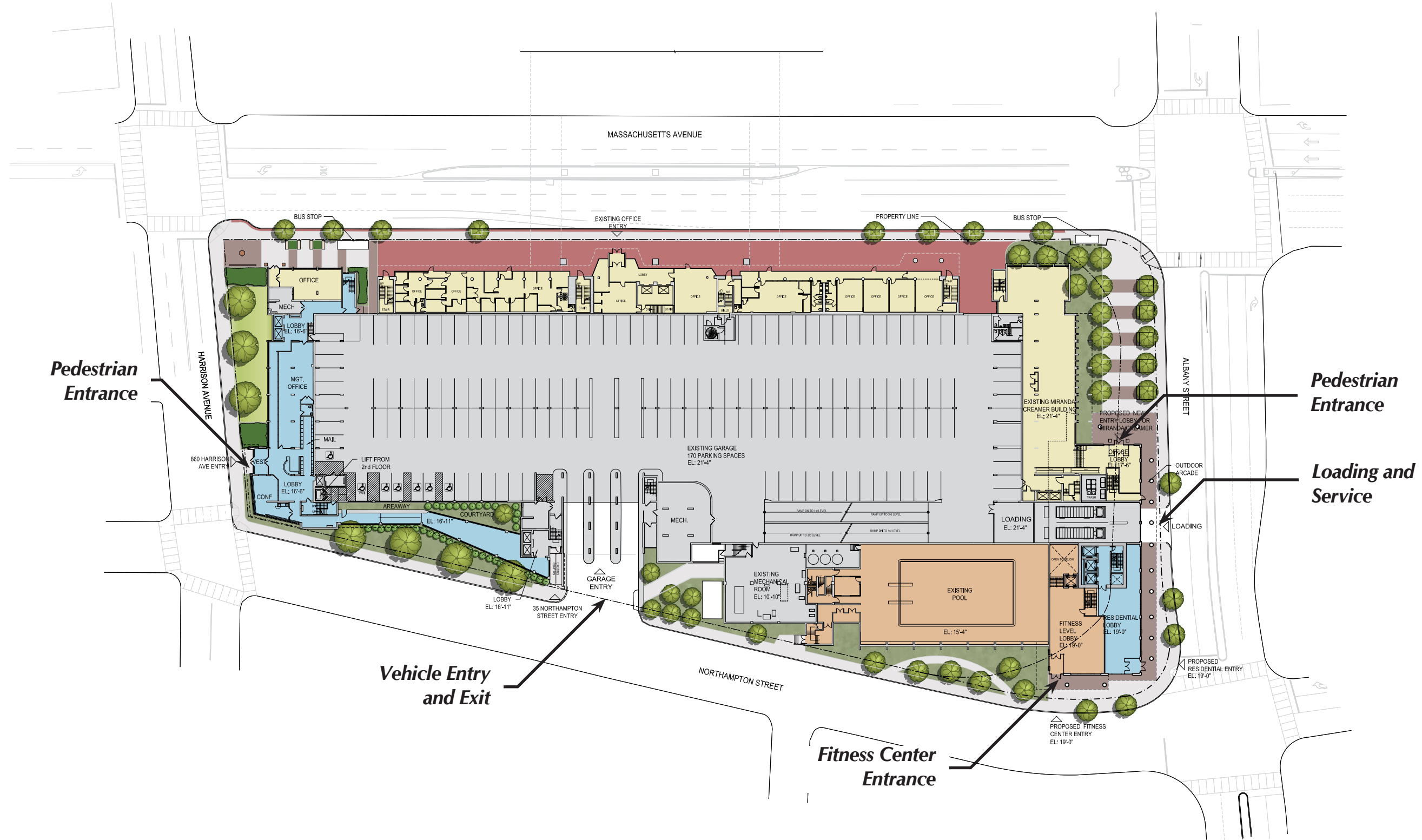
PDA Development Plan, Northampton Square, Boston, MA, DP-5, West Elevation, dated September 25, 2013

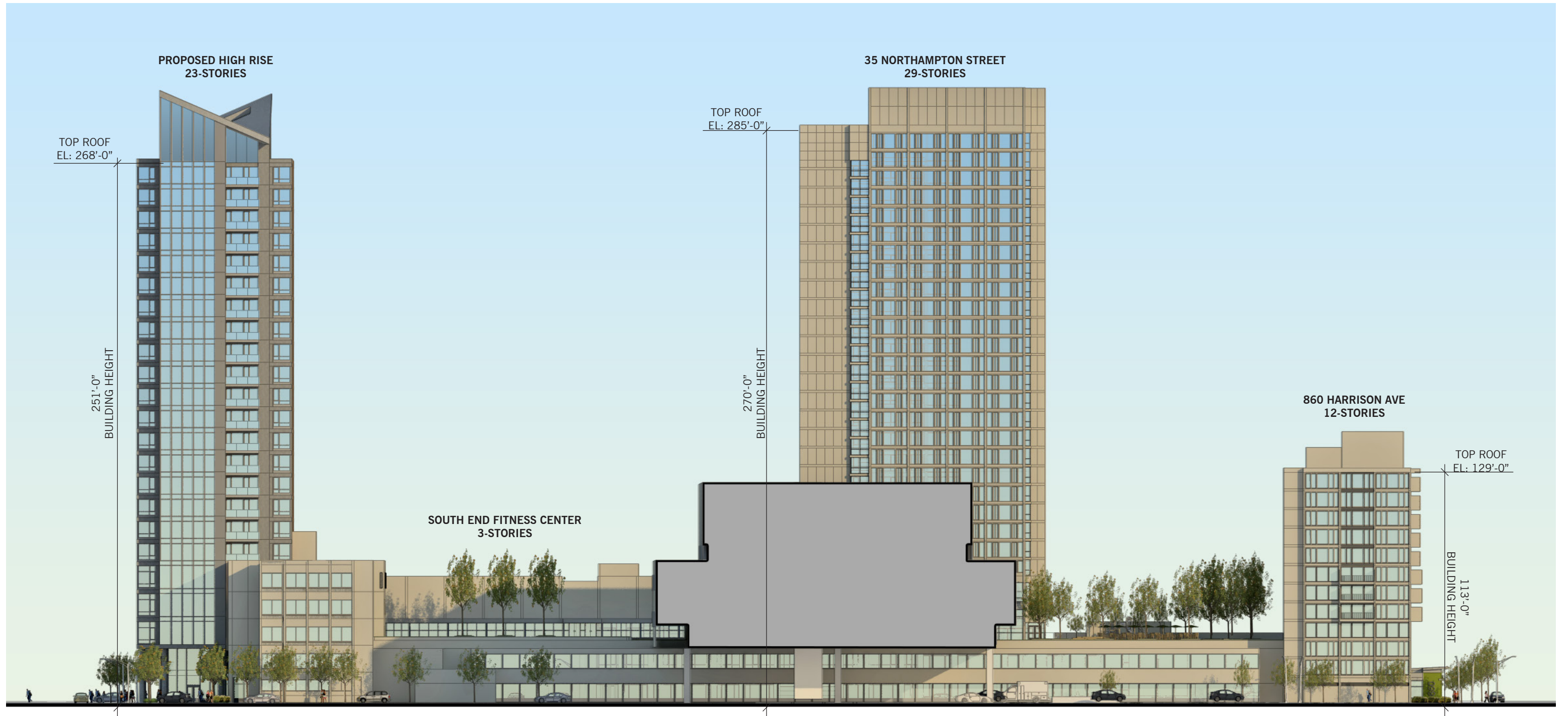


Legend

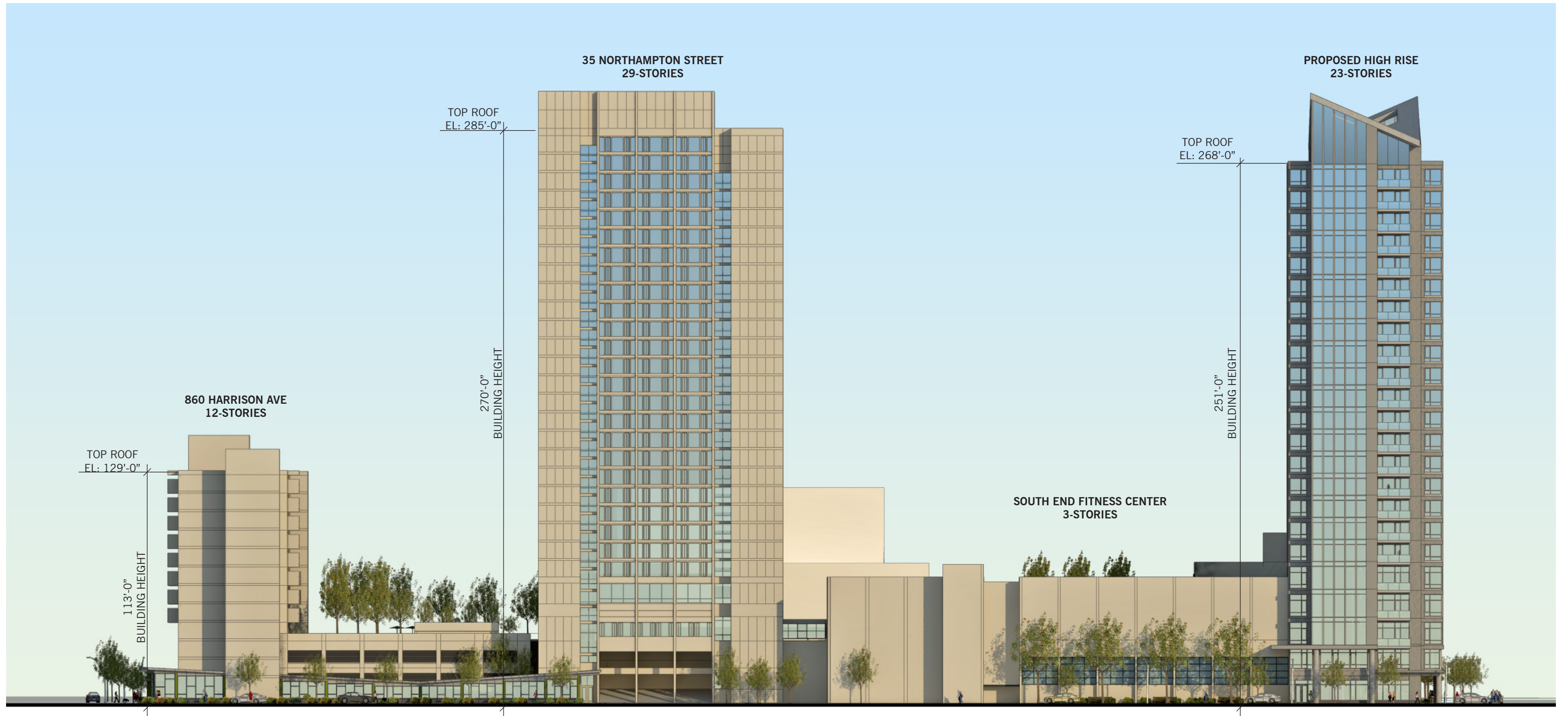
- Residential
- Office
- Fitness Center

0 16' 32' 60'







**EXHIBIT D
PLANNED DEVELOPMENT AREA NO. 97
NORTHAMPTON SQUARE
BOSTON**

LIST OF PERMITTED USES

The following permitted uses will be allowed for the PDA Area No. 97:

No.	Use Item
	Multifamily dwelling
	Office uses
	Retail uses
	Commercial uses
	Open space
	Parking garage
	Auditorium
	Social, recreational, or sports center
	Health care (1)

Note 1: Health Care Uses by Boston Medical Center are subject to the Boston University Medical Center Institutional Master Plan as, or to be, amended, and such uses are not permitted under this Development Plan.

