

Andrew H. Kara
Direct Dial: (617) 330-7148
E-mail: akara@rubinrudman.com

July 6, 2015

**BY HAND DELIVERY AND
E-MAIL (Christopher.Tracy@boston.gov)**

Mr. Christopher Tracy, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

**Re: Planned Development Area No. 27-
Amended and Restated Development Plan**

Dear Mr. Tracy:

On behalf of Hamilton Northeast Development, LLC, enclosed herewith please find ten (10) copies of the proposed Amended and Restated Development Plan for Planned Development Area No. 27, Douglass Plaza a/k/a Douglass Park in the Roxbury Neighborhood of Boston. I have also enclosed a copy of the public notice that we will submit to the Boston Herald for publication.

Please do not hesitate to contact me should you have any questions regarding this submission. Thank you.

Very truly yours,



Andrew H. Kara

AHK/dmw
Enclosures

cc: Mr. Stephen Weinig, The Hamilton Company
Mr. Jeffrey Brown, Hacin + Associates
James H. Greene, Esq.

PUBLIC NOTICE

Amended and Restated Development Plan for Planned Development Area No. 27 for Douglass Plaza a/k/a Douglass Park in the Roxbury Neighborhood of Boston

and

Small Project Review Application

1. Amended and Restated Development Plan

The Boston Redevelopment Authority (“BRA”), pursuant to Sections 80A-2.1 and 80C-5.3 of the Boston Zoning Code (the “Code”), hereby gives notice that an Amended and Restated Development Plan (the “Amended and Restated Development Plan”) for Planned Development Area No. 27 for Douglass Plaza a/k/a Douglass Park in the Roxbury Neighborhood of Boston (the “PDA Site”), together with a Fact Sheet describing the proposed project and a map of the area involved (together with the Development Plan, the “PDA Documents”), were received by the BRA on **July 6, 2015**. The project proponent is Hamilton Northeast Development, LLC, a Massachusetts limited liability company, an affiliate of The Hamilton Company (the “Proponent”).

The Original Development Plan for the PDA Site was dated June 18, 1987. The Original Development Plan was approved by the BRA on June 25, 1987 and by the Boston Zoning Commission on August 4, 1987, effective on August 21, 1987. The PDA Site is currently developed with three (3) residential buildings containing approximately one hundred fifty five (155) residential units and 7,000 square feet of commercial space including thirty three (33) condominium units and one hundred twenty two (122) rental units ringing the development site and an underground parking garage with one hundred forty six (146) parking spaces.

The Amended and Restated Development Plan proposes to add a five (5) story building with approximately forty four (44) units of housing (the “Proposed Project”).

The Proponent requests (a) approval by the BRA of the Amended Development Plan pursuant to Article 80C of the Code, and (b) authorization for the BRA Director to (i) petition the Boston Zoning Commission to approve the Amended Development Plan, (ii) issue a Certification of Consistency with respect to the Proposed Project pursuant to Section 80-C8 of the Code, and (iii) execute any and all agreements and documents in connection with the Proposed Project that the Director deems appropriate and necessary.

2. Small Project Review Application

The BRA hereby gives notice that a Small Project Review Application (the “SPRA”) for the Proposed Project was also simultaneously received by the BRA on **July 6, 2015**.

The Proponent requests approval by the BRA to (a) issue a Certification of Approval for the Proposed Project in accordance with Article 80E, Small Project Review of the Boston Zoning Code (the “Code”); and (b) enter into an Affordable Rental Housing Agreement and Restriction in connection with the Proposed Project, and take any other action and execute any other

agreements and documents that the BRA Director deems appropriate and necessary in connection with the Proposed Project.

The PDA Documents and SPRA may be reviewed at the office of the Secretary of the BRA, Room 910, Boston City Hall, Boston, MA between 9:00 AM and 5:00 PM, Monday through Friday, except legal holidays. Public comments on the Amended and Restated Development Plan and SPRA, including the comments of public agencies, should be submitted in writing to Christopher Tracy, Project Manager, BRA, Boston City Hall, Boston, MA 02201, or via email to Christopher.Tracy@boston.gov, within forty-five (45) days of the BRA's receipt of the PDA documents, i.e., **August 20, 2015**.

Boston Redevelopment Authority
Executive Director/Secretary

FACT SHEET

AMENDED AND RESTATED DEVELOPMENT PLAN FOR PLANNED DEVELOPMENT AREA NO. 27 DOUGLASS PLAZA A/K/A DOUGLASS PARK

JULY 6, 2015

- Proponent: The owner and developer of the Project Site is Hamilton Northeast Development, LLC, a Massachusetts limited liability company, an affiliate of The Hamilton Company.
- PDA Site: The PDA Site is bordered generally by Tremont Street, Camden Street, Columbus Avenue, and Douglass Park in the Roxbury Neighborhood of Boston, Massachusetts. The PDA Site contains approximately 2.25 acres.
- General Description of Project: The PDA Site is currently developed with three (3) residential buildings containing approximately one hundred fifty five (155) residential units and 7,000 square feet of commercial space including thirty three (33) condominium units and one hundred twenty two (122) rental units ringing the development site and an underground parking garage with one hundred forty six (146) parking spaces. The Proponent proposes to construct a five (5) story building with approximately forty four (44) units (the "Project"). Outside of the Project, no changes are being made to the location or appearances of structures at the PDA Site. The Project will provide affordable housing consistent with the Inclusionary Development Policy of the Boston Redevelopment Authority ("BRA") dated 2007.
- Zoning: The PDA Site is located within the Roxbury Neighborhood District and further located within the Greater Roxbury Economic Development Sub-District in accordance with Article 50 of the Boston Zoning Code (the "Code"), as shown on Map 6A/6B, Roxbury Neighborhood District, of the Boston Zoning Maps. In addition, the PDA Site is also located within (i) a Restricted Parking District under Section 3-1A.c of the Code and (ii) a Boulevard Planning District under Section 50-37 of the Code. Finally, the PDA Site is also located on Parcel 16 in the South End Urban Renewal Area, Project No. R-56. The PDA Site comprises Planned Development Area No. 27.

Previous Approvals:

The Original Development Plan for the PDA Site was dated June 18, 1987. The Original Development Plan was approved by the BRA on June 25, 1987 and by the Boston Zoning Commission on August 4, 1987, effective on August 21, 1987.

**AMENDED AND RESTATED DEVELOPMENT PLAN
FOR
PLANNED DEVELOPMENT AREA NO. 27
DOUGLASS PLAZA A/K/A DOUGLASS PARK**

I. Amended and Restated Development Plan

In accordance with Sections 3-1A, 50-12 through 50-16 and 80C of the Boston Zoning Code (the "Code"), this plan constitutes the Amended and Restated Development Plan ("Development Plan") for the existing building components and the development of new project components at Douglass Plaza a/k/a Douglass Park, bordered generally by Tremont Street, Camden Street, Columbus Avenue, and Douglass Park in the Roxbury Neighborhood of Boston, Massachusetts, containing approximately 2.25 acres, as described in Exhibit A attached hereto, and as shown on the plan attached hereto as Exhibit B and referred to as the "PDA Site". The new project components will be comprised of a five (5) story building with approximately forty four (44) units of housing within the PDA Site and referred to herein at the "Project Site".

As further described herein and as set forth on the exhibits attached hereto, the Development Plan includes the existing development on the PDA Site, hereinafter referred to as "Existing Douglass Park", and the new development on the Project Site, hereinafter referred to as the "Project". This Development Plan sets forth the location and appearance of structures, open spaces and landscaping, proposed uses and appearance of structures, dimensions of structures, density of structures, proposed traffic circulation, parking and loading facilities, access to public transportation as well as the dimensional, use and other zoning applicable to the PDA Site.

Upon approval, this Development Plan will constitute zoning for the PDA Site in accordance with Sections 3-1A, 50-12 through 50-16 and 80C of the Code. Under Section 80C-8 of the Code, no building, use or occupancy permit for the Project or for any part of the Project or any phase thereof will be issued until the Boston Redevelopment Authority ("BRA") has issued a Certification of Consistency under Section 80C-8 of the Code for the Project or phase, including Existing Douglass Park, as applicable. To the extent that the Director of the BRA certifies consistency with this Development Plan, the Project or phase, including Existing Douglass Park, will be deemed to be in compliance with the requirements of the Code, to the extent that such requirements are addressed in this Development Plan, pursuant to Section 80C-9 of the Code.

This Development Plan consists of six (6) pages of text and Exhibits A-F. All references to this Development Plan contained herein shall pertain to such pages and exhibits.

II. Background/History

The Development Plan for Planned Development Area No. 27 bounded by Tremont Street, Camden Street, Columbus Avenue, and a New Street, Portion of Parcel 16, South End Urban Renewal Project Area, Douglass Plaza Housing Company I Limited Partnership, Developer for the PDA Site, was dated June 18, 1987 (the "Original Development Plan"). The Original Development Plan was approved by the BRA on June 25, 1987 and by the Boston Zoning Commission on August 4, 1987, effective on August 21, 1987. The PDA Site is currently developed with three (3) residential buildings containing approximately one hundred fifty five (155) residential units and 7,000 square feet of commercial space including thirty three (33)

condominium units and one hundred twenty two (122) rental units ringing the development site and an underground parking garage with one hundred forty six (146) parking spaces. The PDA Site has generally been built out in accordance with the Original Development Plan pursuant to the Partial Certificate of Completion issued by the BRA on January 31, 1990. The 2,500 square foot community room was completed within an existing building instead of as a free standing building. In addition, the nine (9) 3-story single family row house condominium units along Camden Street remain incomplete.

III. PDA Site Description

The PDA Site is an approximately 2.25 acre parcel of land bordered by Tremont Street, Camden Street, Columbus Avenue, and Douglass Park. As specified above, a legal description of the PDA Site is attached hereto as Exhibit A and the PDA Site is depicted on the plan attached hereto as Exhibit B.

IV. Proponent

The current owners of the PDA Site are (i) Hamilton Northeast LLC, a Massachusetts limited liability company and (ii) Hamilton Northeast Development LLC, a Massachusetts limited liability company. The PDA Site was previously submitted to the provisions of Massachusetts General Law, Chapter 183A, the Massachusetts Condominium Statute. The PDA Site currently consists of a series of residential and commercial condominium units pursuant to the condominium documents (the "Condominium Documents") that were recorded in connection with the development of Existing Douglass Park. The Condominium Documents will be amended (the "Amended Condominium Documents") by the Proponent in connection with the development of the Project. The BRA may review and approve the Amended Condominium Documents.

The owner and developer of the Project Site is Hamilton Northeast Development, LLC, a Massachusetts limited liability company (the "Proponent"), an affiliate of The Hamilton Company, one of the largest residential property owners in the City of Boston.

V. Underlying Zoning

The PDA Site is located within the Roxbury Neighborhood District and further located within the Greater Roxbury Economic Development Sub-District in accordance with Article 50 of the Code, as shown on Map 6A/6B, Roxbury Neighborhood District, of the Boston Zoning Maps. In addition, the PDA Site is also located within (i) a Restricted Parking District under Section 3-1A.c of the Code and (ii) a Boulevard Planning District under Section 50-37 of the Code. Finally, the PDA Site is also located on Parcel 16 in the South End Urban Renewal Area, Project No. R-56. The PDA Site comprises Planned Development Area No. 27.

VI. Proposed Uses

The proposed uses for the PDA Site may include any one or more of the uses as set forth on Exhibit E attached hereto including but not limited to: multi-family; residential management office, common area and amenity space; office; retail; parking garage; accessory parking and service establishments.

VII. Access to Public Transportation

Access to public transportation in the area is excellent for the PDA Site. The PDA Site is located opposite the Southwest Corridor MBTA subway line, and is two blocks to the north of the

Ruggles Street Station and is two blocks south of the Massachusetts Avenue Station servicing that line.

In addition, MBTA bus routes run along Massachusetts Avenue and Tremont Street. MBTA Orange line stops are .4 and .2 miles respectively from the PDA Site or a 5-7 min walk. The Number 43 Bus route is also located on Tremont St. at the adjacent intersections of Lenox and Northampton and the site is .1 mile to multiple bus routes on Mass Ave.

VIII. Existing Douglass Park

A. Dimensions of Existing Douglass Park

The dimensions of the Existing Douglass Park are as follows:

Structure	Gross Floor Area	Lot Coverage Area	Maximum Height
Columbus Avenue	113,400 sf	270 x 60 = 16,200 sf	69 feet ¹
Tremont Street	49,950 sf	227.5 x 60 = 13,650 sf	40 feet
Douglass Park	42,990 sf	138 x 60 = 8,280 sf	40 feet

B. Location and Appearance of Structures - Existing Douglass Park

The location and appearance of the structures for Existing Douglass Park are shown on the plans listed in **Exhibit F**.

Outside of the Project, no changes are being made to the location or appearances of structures at the PDA Site.

C. Open Spaces and Landscaping — Existing Douglass Park

Along the outside perimeter of the PDA Site, brick bordered sidewalks and street trees have been planted along Columbus Avenue and Tremont Street. Additional sidewalks, street trees and lighting were provided along Camden Street and Douglass Park.

Landscaped gardens also buffer the perimeter of the PDA Site in front of each of the existing residential buildings. A variety of shrubbery, ground cover, and tree plantings are set in these gardens.

The interior of the PDA Site links the buildings of the PDA Site with a service and fire lane, and a garden highlighted by tree plantings, grassed areas, and formal flower beds.

D. Parking, Access and Loading Facilities — Existing Douglass Park

¹ The height of 69 feet for the Columbus Avenue structure exceeds the maximum allowed height for Planned Development Areas within Douglass Plaza because the approved Original Development Plan, effective August 21, 1987, predated the adoption of Article 50, Roxbury Neighborhood District, of the Code, effective April 22, 1991.

A total of 146 parking spaces currently exist in an underground parking garage beneath the existing buildings of the PDA Site with an entrance and exit from Camden Street. 33 parking spaces have been allocated for the 33 condominium units in the Douglass Park building. The remaining 113 parking spaces shall be used by the occupants of the rental units, certain neighborhood apartment buildings and the general public when there is not adequate demand as determined by the Proponent in its reasonable discretion.

IX. Project

A. Project Overview

The PDA Site is currently developed with three (3) residential buildings containing approximately one hundred fifty five (155) residential units and 7,000 square feet of commercial space including thirty three (33) condominium units and one hundred twenty two (122) rental units ringing the development site and an underground parking garage with one hundred forty six (146) parking spaces. The Proponent proposes to construct a five (5) story building with approximately forty four (44) units. Outside of the Project, no changes are being made to the location or appearances of structures at the PDA Site.

B. Proposed Project Dimensions

The dimensions of the PDA Site and the Project are set forth below.

Dimensions	Existing Douglass Park²	Project	Combined
PDA Site	97,955 square feet	15,500 square feet (within PDA Site)	97,955 square feet
Maximum Gross Floor Area	214,915 square feet	49,305 square feet	264,220 square feet
Maximum FAR	2.19	3.18 (of Project Site) 0.50 (of PDA Site)	2.70
Maximum Height	7 stories (69 feet)	5 stories (55 feet)	N/A
Lot Coverage	38.93% (38,130 square feet)	60.7% of Project Site/9.60% of PDA Site (9,400 sf)	48.52% (47,530 square feet)
Open Space	59,825 square feet	N/A	50,425 square feet
Parking	146 spaces	0 spaces	146 spaces

² This Development Plan provides the dimensions for Existing Douglass Park as set forth in the Original Development Plan less the portions of Existing Douglass Park that were not completed consistent with the requirements of the Code then in effect.

C. Location and Appearance of Structures — Project

The Project will be located on approximately 15,500 square feet of land within the PDA Site, and faces Camden Street to the North and the existing buildings to the East, West and South, all as more specifically depicted on the “Project Site Plan” attached hereto as Exhibit C.

The Project is a 5-story building, up to 55 feet in height. It will provide up to 49,305 square feet of residential space and approximately 44 residential units plus an additional penthouse level which will contain mechanical equipment. For purposes of determining gross floor area in accordance with the Code, storage areas, and mechanical and electrical spaces, both within the Project and on the penthouse, shall not be included.

Plans showing the location and appearance of the Project are attached hereto as Exhibit D.

D. Open Spaces and Landscaping — Project

The Project benefits from a rich new landscaping plan. The proposed landscape design along the Project frontage on Camden Street includes two repeating levels of curbing and an ornamental metal fence which articulate lush planting areas and provide a residential landscape character in the front yard of the Project.

Brick pavers wrap around the Project entrance corner and repeat as an accent band along the front of the new building and along the access drive into the courtyard creating continuity with the other buildings on this block. The existing 7.5’ concrete sidewalk width is maintained, and includes replacement of portions of the sidewalk heaved by the roots of existing street trees within the greenscape zone buffering the street. A new freestanding brick wall is proposed as an extension at the adjacent building, and will connect to the relocated ornamental metal gate that controls access to the courtyard. Paving and planting improvements extend to the common entrance of the adjacent building where residents in the new building will access the existing parking garage.

E. Parking, Access, and Loading Facilities — Project

The Project because of its close proximity to existing public transportation and the demographics of the existing neighborhood will not negatively impact parking and traffic in the immediate area. The Project has excellent access to public transportation as it is located between Ruggles and Massachusetts Avenue.

To encourage residents to access the Project by bicycle, there will be below grade secured bicycle parking in the existing underground parking garage of Existing Douglass Park. Bicycle parking will be provided near the entrance to the parking garage. In addition, the Project will provide multiple locations for bicycle parking included one covered area. There will be sufficient bicycle parking for all residents who want to park bicycles in the parking garage.

There will be sufficient parking provided for the Project. The Proponent currently has a number of excess parking spaces in the existing parking garage of Existing Douglass Park that it can make available for occupants of the Project. The Proponent has retained Howard/Stein-Hudson Associates, Inc. (“HSH”), as a traffic consultant to review the anticipated parking needs and requirements for the Project. HSH has completed a parking study for the Project dated February 13, 2015 that establishes that the Project has sufficient parking from the existing parking garage in accordance with current Boston Transportation Department standards and certain independent surveys completed by HSH. In addition, the Proponent seeks to encourage the use of shared motor vehicles, such as ZIP car and to promote the widely available public transportation

network.

The trash and receiving will be located off the back or south side of the new building of the Project. The pavement, curb cut and fence will be shifted to the west to align with the new and existing buildings and provide improved access for trash and service vehicles. The trash and maintenance vehicles loading will be off the street and therefore able to service the new building of the Project without blocking traffic.

F. Affordable Housing

The Project will provide affordable housing consistent with the Inclusionary Development Policy dated 2007. The Project will not be required to comply with the affordable housing requirements provided for under the Original Development Plan or the Land Disposition Agreement dated October 30, 1987, as amended, in connection with the development of Existing Douglass Park because the Existing Douglass Park met those requirements.

G. No Duty to Develop Project

Nothing in this Development Plan shall be construed as an undertaking by the Proponent to construct or complete the Project. If and to the extent that the Project is undertaken by the Proponent, the sole obligation of the Proponent is to adhere to the provisions of the Development Plan and the Article 80B documents applicable to such Project, to the extent provided herein.

X. Subdivision of PDA Site:

This Development Plan constitutes approval for any subdivision, re-subdivision, or condominium creation, provided that the Proponent (or its successors in interest) shall give written notification to the BRA's Director of any such subdivisions, re-subdivisions, or condominium creation, and assignments of responsibilities.

XI. Development Review Procedures:

All design plans for the Project are subject to ongoing development review and approval of the BRA. Such review is to be conducted in accordance with Article 80 of the Code and the BRA Development Review Guidelines, dated 2006.

XII. Article 50 Public Benefits Criteria:

The Project will comply with the criteria specified in Article 50, Section 50-13 of the Code for the approval of planned development areas in the Greater Roxbury Economic Development Area Sub-District. This includes in accordance with Article 50, Section 13, paragraph 3,

“...[the] creation of new affordable and market rate housing opportunities ... that:
(a) the provision of affordable housing will maintain community stability by providing opportunities for residents to remain in the neighborhood; and (b) market rate housing will stimulate the local economy through the provision of housing to new residents.”

The Project will provide up to forty four (44) new units of housing. The Project will include both affordable housing and market rate housing. Moreover, the Project's proposed unit breakdown includes one (1), two (2) and three (3) bedroom units. The construction process will last for a period of fifteen (15) months and will employ approximately one hundred (100) people. The number of construction workers will vary during the duration of the construction. The

maintenance of the Project will employ one (1) person working directly for the Proponent and approximately ten (10) additional people working for subcontractors. The Project is anticipated to increase property tax revenue for the City of Boston once fully constructed.

EXHIBITS

Exhibit A — Legal Description of PDA Site

Exhibit B — PDA Site Plan

Exhibit C — Project Site Plan

Exhibit D — Project Plans

Exhibit E — Allowed Uses

Exhibit F — List of Plans for Existing Douglass Park

EXHIBIT A

LEGAL DESCRIPTION OF PDA SITE

A certain parcel of land situated in the City of Boston, County of Suffolk, and Commonwealth of Massachusetts, being more particularly bounded and described as follows:

Beginning at the intersection of the southeasterly line of Columbus Avenue and the southwesterly line of Camden Street;

THENCE running S 47° 56' 00" E, along said southwesterly line of Camden Street, a distance of 391.17 feet, to the northwesterly line of Tremont Street;

THENCE running S 53° 54' 20" W, along said northwesterly line of Tremont Street, a distance of 199.78 feet, to a point on the northerly line of an existing Metropolitan District Commission Sewer Easement;

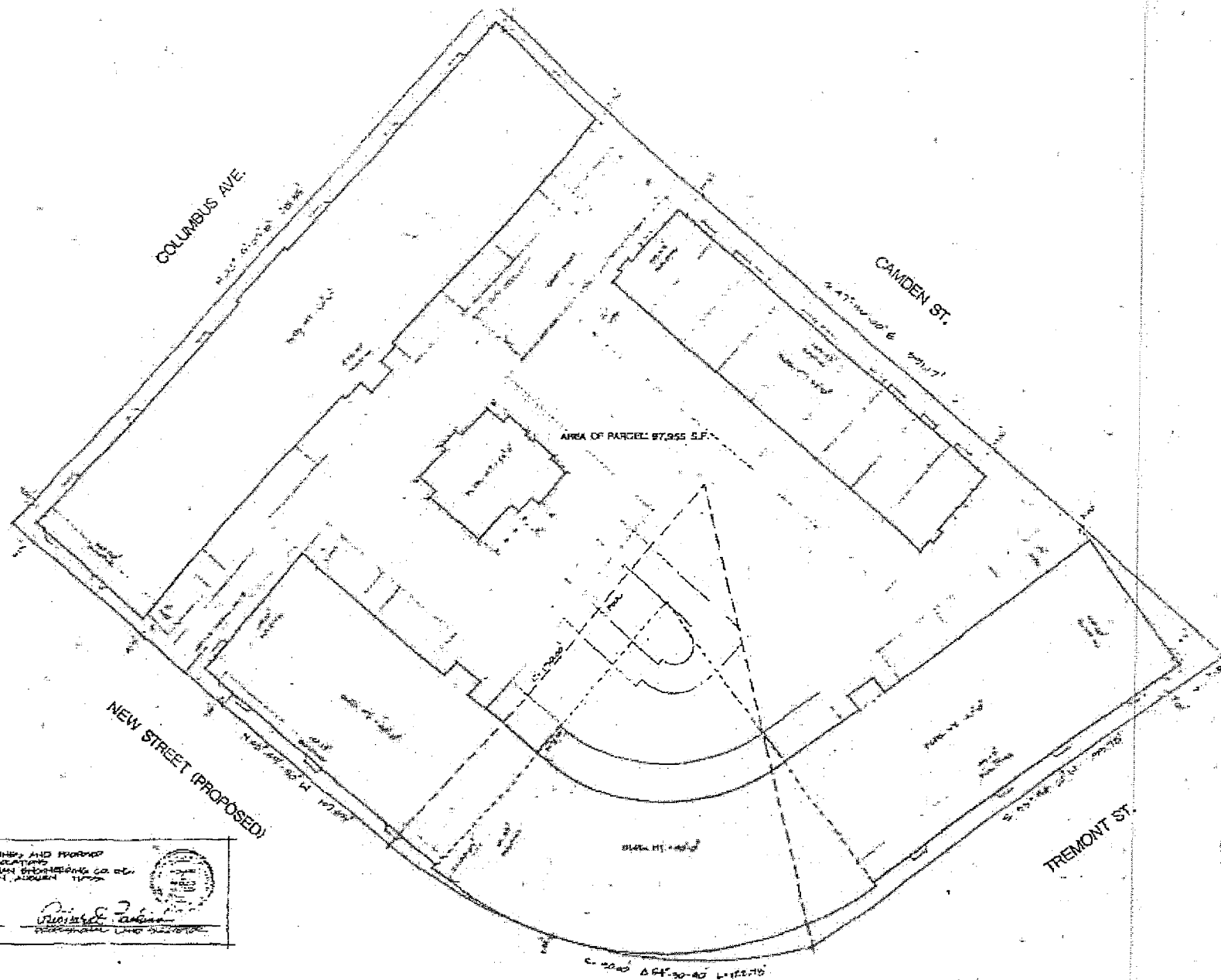
THENCE running northwesterly along said northerly line of said easement, on a curve to the right having a radius of 190.00 feet, an arc distance of 180.77 feet, to a point of curvature;

THENCE running N 48° 55' 50" W, through land of Boston Redevelopment Authority, a distance of 197.83 feet, to a point on the aforesaid southeasterly line of Columbus Avenue;

THENCE running N 42° 15' 07" E, along said southeasterly line of Columbus Avenue, a distance of 281.35 feet, to the point of beginning.

The above parcel contains 97,955 square feet, more or less and is shown on a plan by Cullinan Engineering Co., Inc., Auburn, Boston, MA, to be recorded herewith.

EXHIBIT B
PDA SITE PLAN



NOTE: PROPERTY LINES AND PROPOSED BUILDING LOCATIONS BY CULLINAN ENGINEERING CO. INC. BOSTON, AUGUST 1987

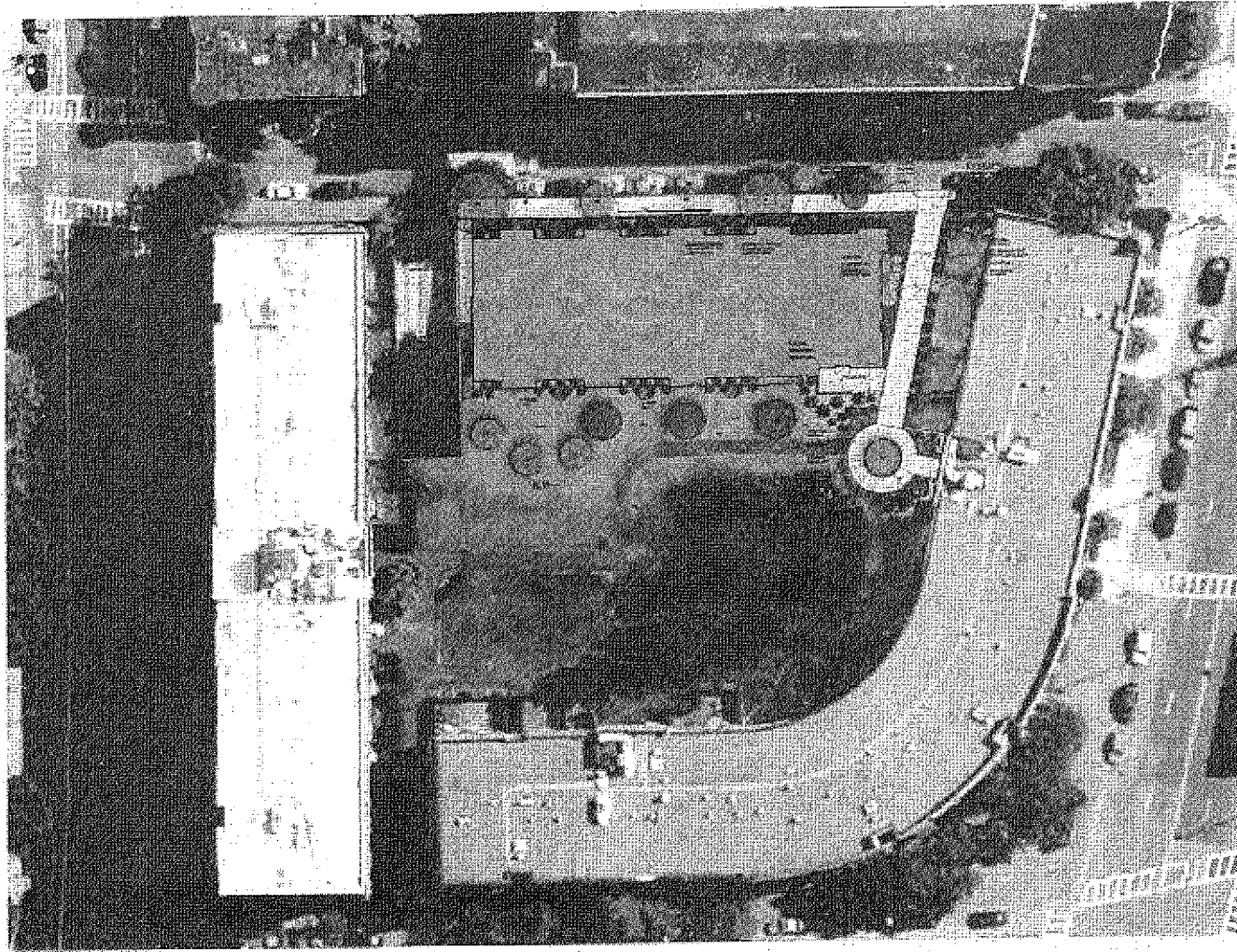
Ally J. 1987
 UZZO, J. J. ENGINEER
 PROFESSIONAL SEAL 123456

PLAN OF DOUGLASS PLAZA

BOSTON, (ROXBURY DISTRICT) MASS.

SCALE 1" = 50'-0" DATE 7 MAY 1987

EXHIBIT C
PROJECT SITE PLAN



Site Plan

150 CAMDEN

 **WARNER LARSON**
LANDSCAPE ARCHITECTS
150 W. 57 BROADWAY, BOSTON, MA 02127

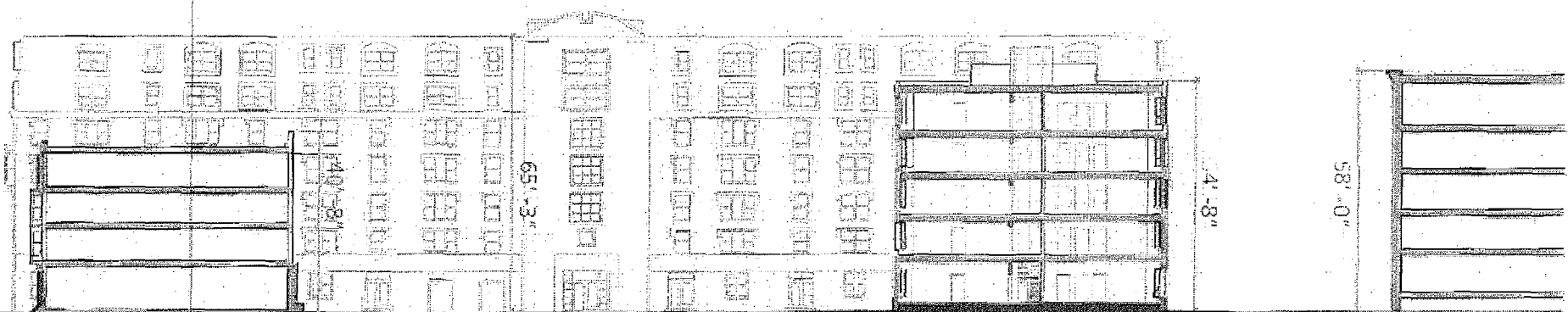
THE

HAMILTON COMPANY

EXHIBIT D
PROJECT PLANS



North Elevation
Scale: 3/32" = 1'-0"



East Section
Scale: 3/32" = 1'-0"

North Elevation and East Section
150 CAMDEN



Hacri + Associates [architecture + design]
112 Shawmut Avenue, Studio 5A, Boston, MA 02118





Hachin + Associates [architecture + design]
112 Shawmut Avenue, Studio 5A, Boston, MA 02116

Perspective from Piano Factory

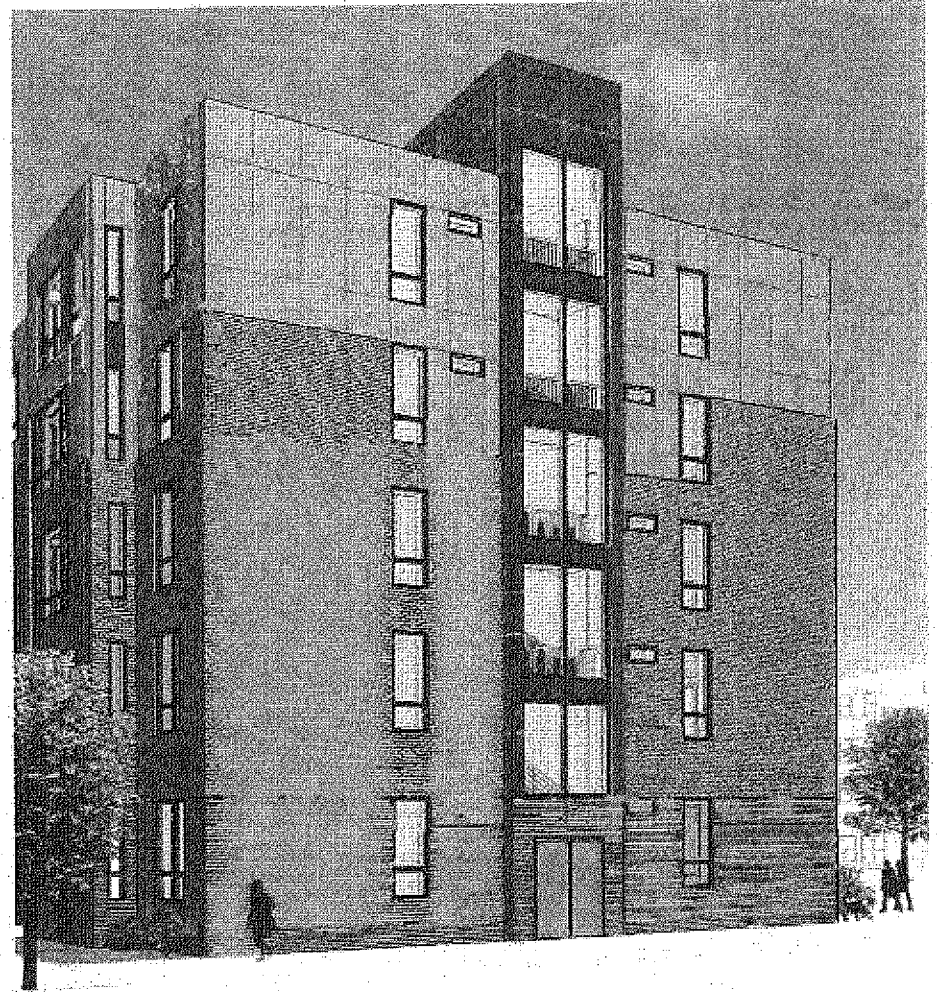
150 CAMDEN

THE

HAMILTON COMPANY



Perspective from South Camden Street



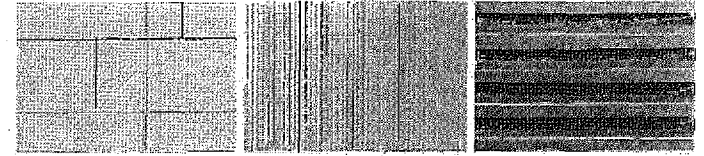
Perspective from North Camden Street



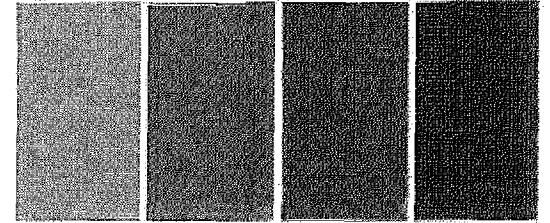
Hacin + Associates [architecture + design]
112 Shawmut Avenue, Studio 514, Boston, MA 02118

Perspectives
150 CAMDEN

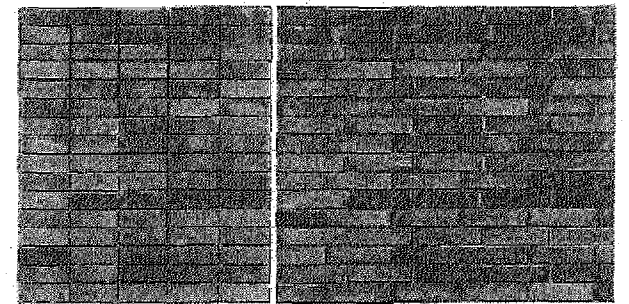




FIBER CEMENT PANEL



METAL PANEL



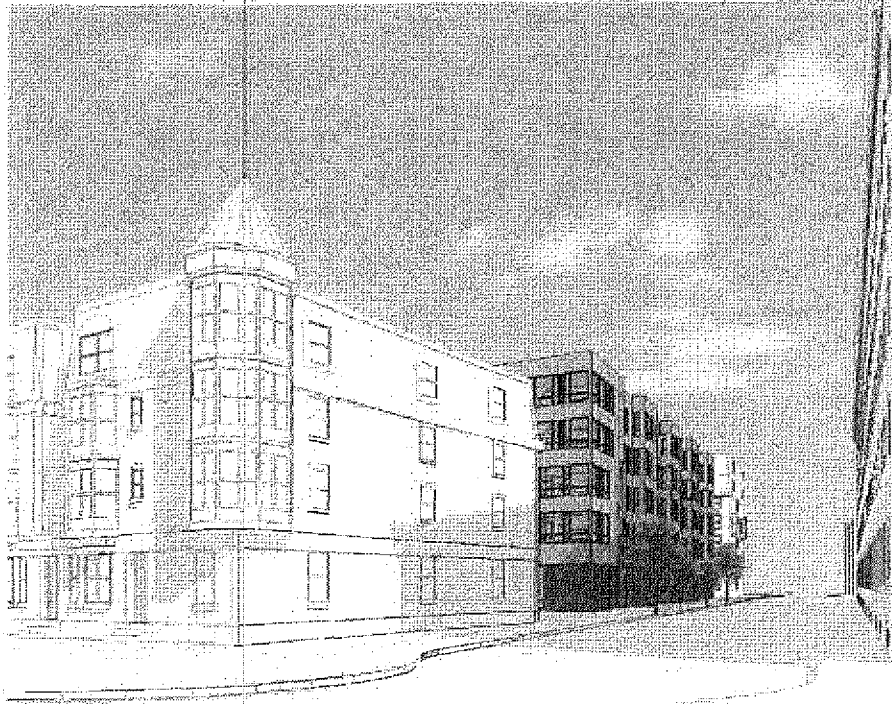
BRICK



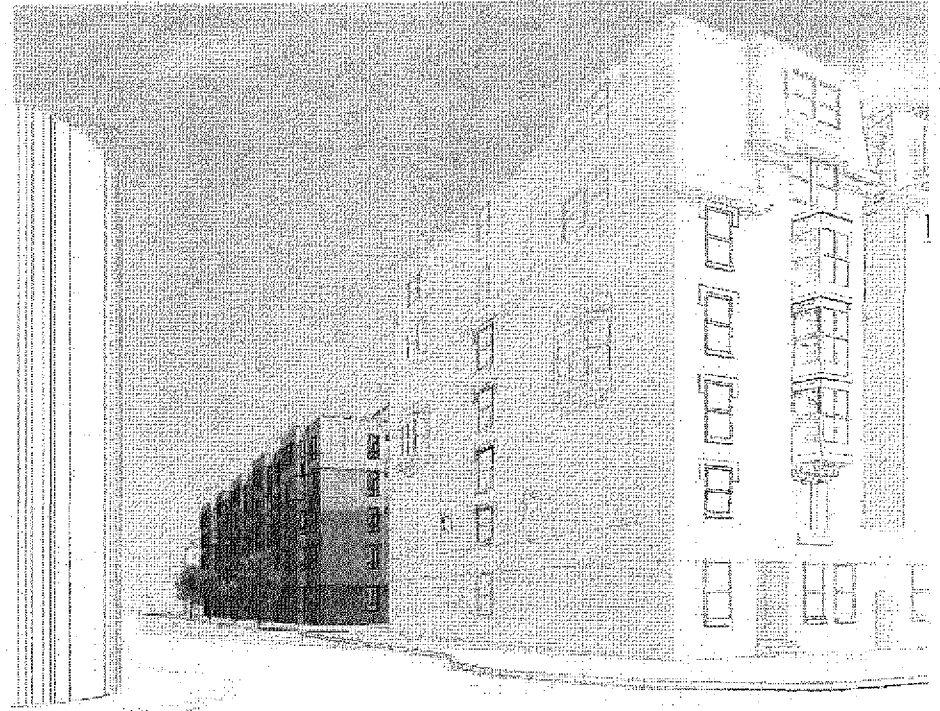
Hacin + Associates [architecture + design]
112 Shawmut Avenue, Studio 5A, Boston, MA 02118

Material Concept
150 CAMDEN

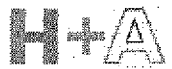
THE
HAMILTON COMPANY



Perspective from Tremont Street



Perspective from Columbus Avenue



Hacin + Associates [architecture + design]
112 Shattuck Avenue, Studio 5A, Boston, MA 02118

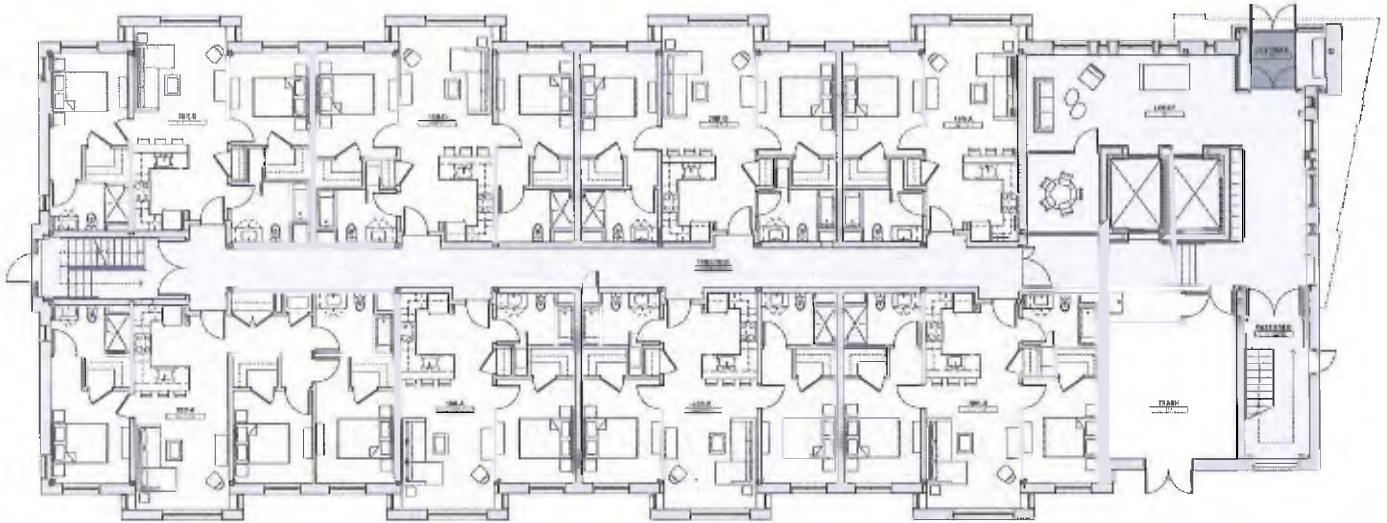
Perspectives

150 CAMDEN

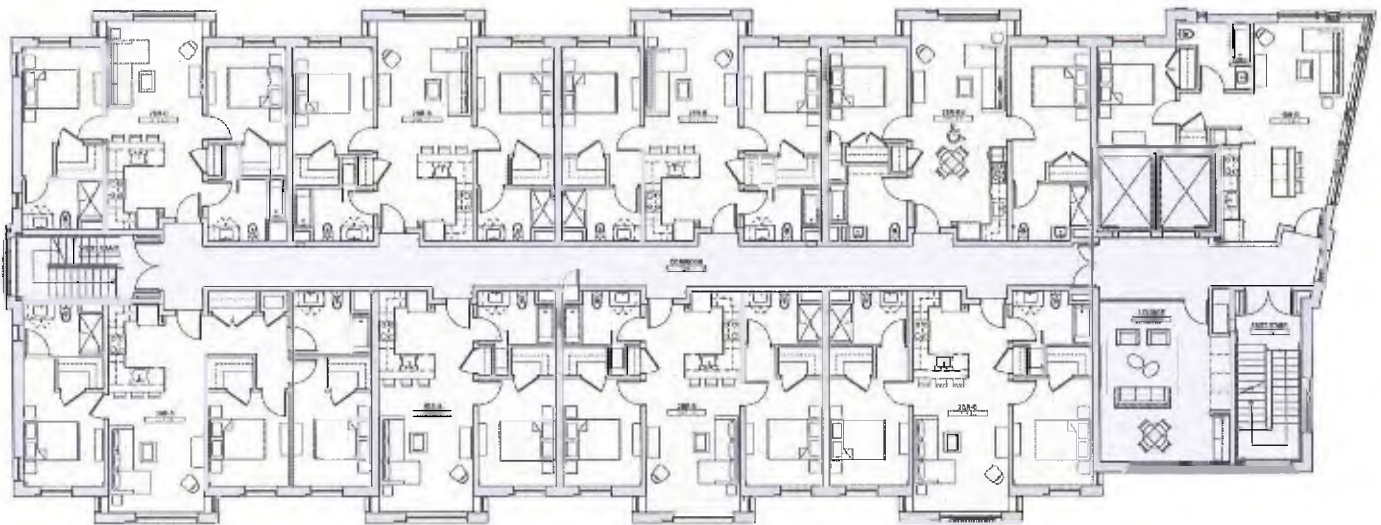


150 CAMDEN STREET ROXBURY, MASSACHUSETTS

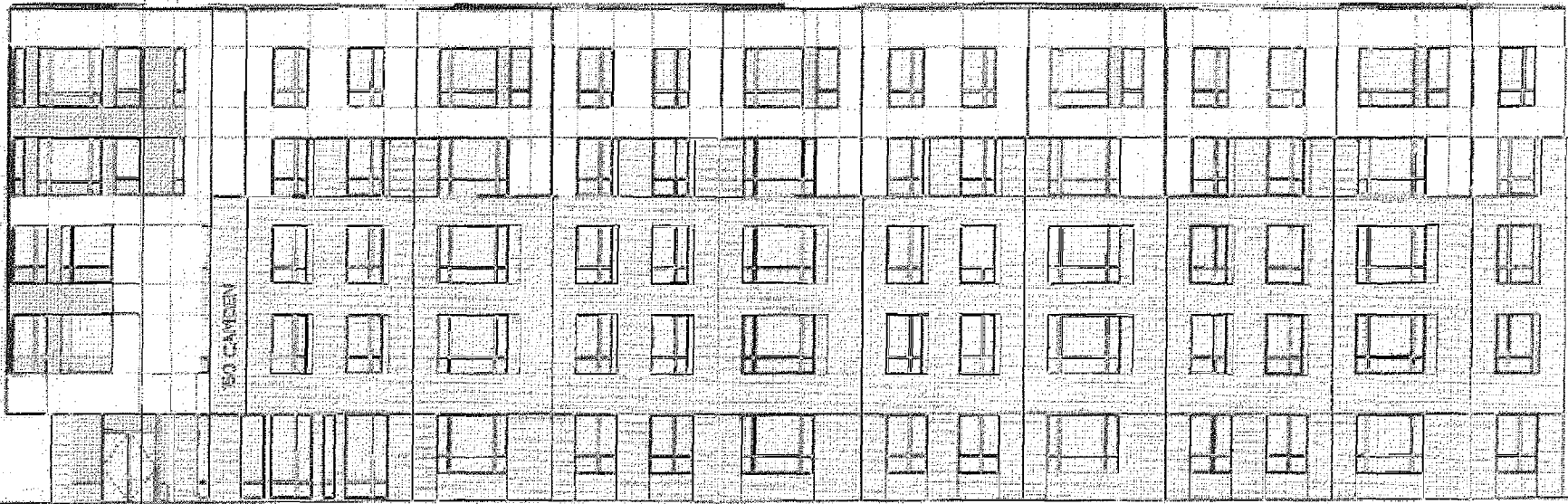
Ground Floor Plan



Second Floor Plan



150 Camden Summary:
Total Height w/ Parapet- 55'-4"
44 Units on 5 Levels
10 - one bedrooms (1 ADA)
29 - two bedrooms (2 ADA)
5 - three bedrooms



Scale: 3/16" = 1'-0"



Hacin + Associates [architecture + design]
112 Shawmut Avenue, Studio 5, Boston, MA 02118

North Elevation
150 CAMDEN

THE
HAMILTON COMPANY



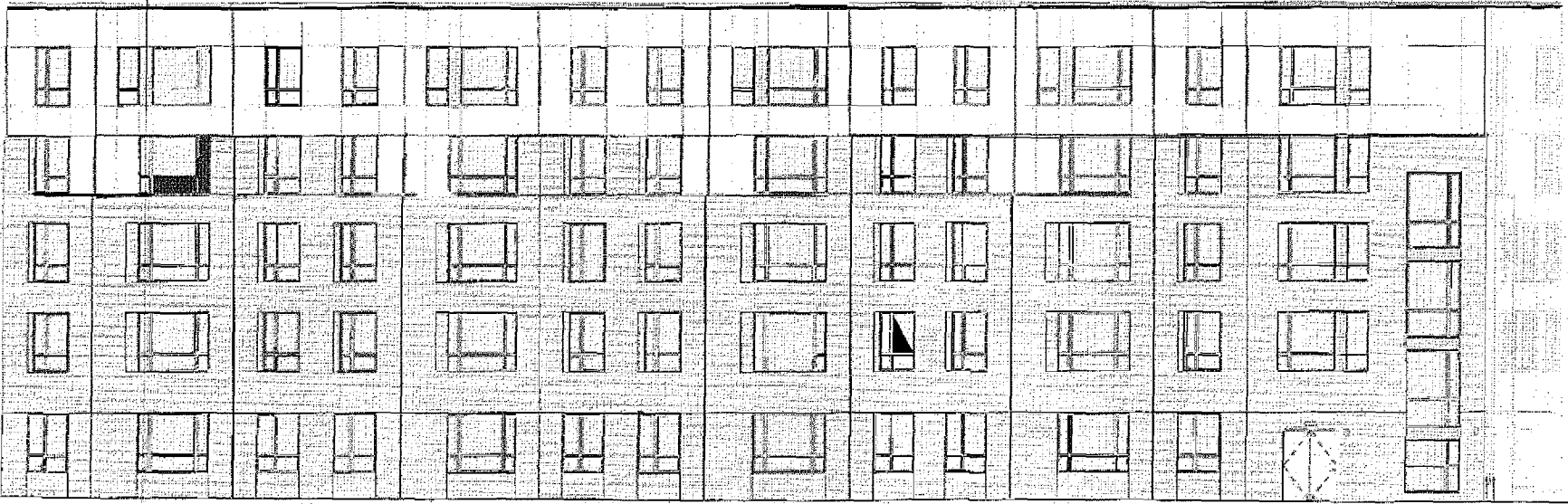
Scale: 3/16" = 1'-0"



Hacin + Associates [architecture + design]
112 Shawmut Avenue, Studio 5, Boston, MA 02118

East and West Elevations
150 CAMDEN

THE
HAMILTON COMPANY



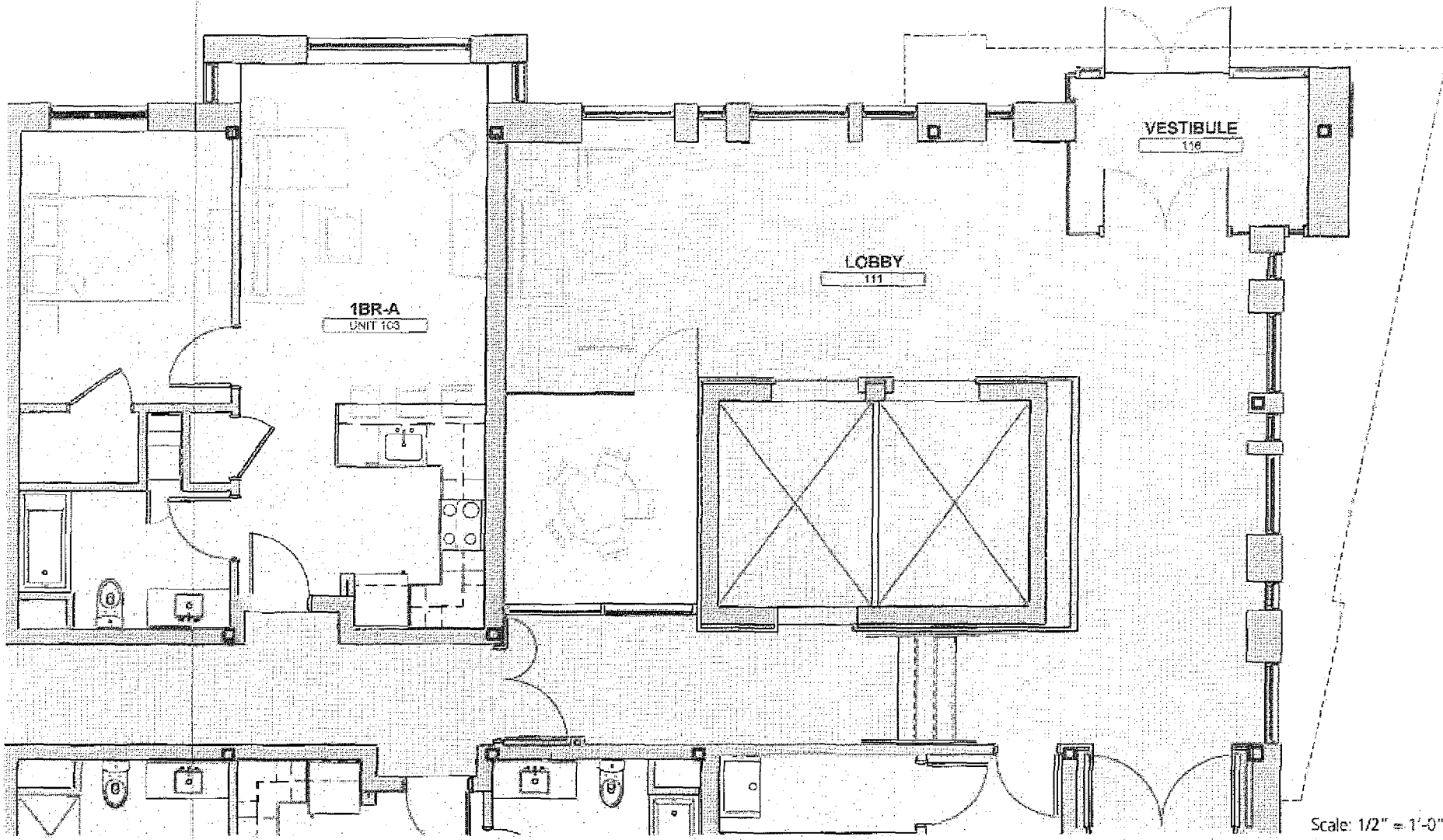
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Hacin + Associates [architecture + design]
112 Shawmut Avenue, Studio 500, Boston, MA 02118

South Elevation
150 CAMDEN

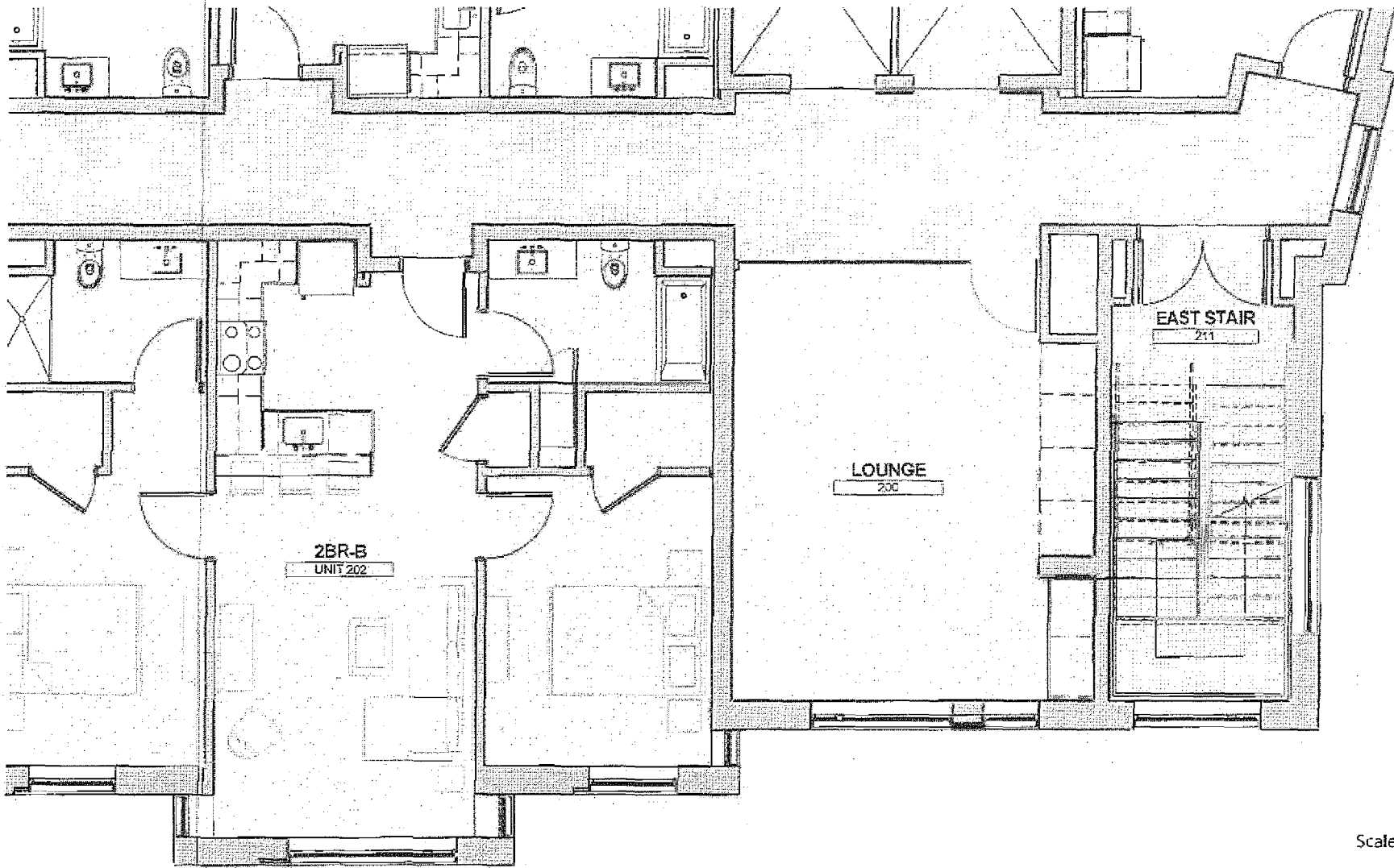
THE
HAMILTON COMPANY



Hacin + Associates (architecture + design)
172 Shawmut Avenue, Studio 500, Boston, MA 02118

Lobby Plan
150 CAMDEN

THE
HAMILTON COMPANY



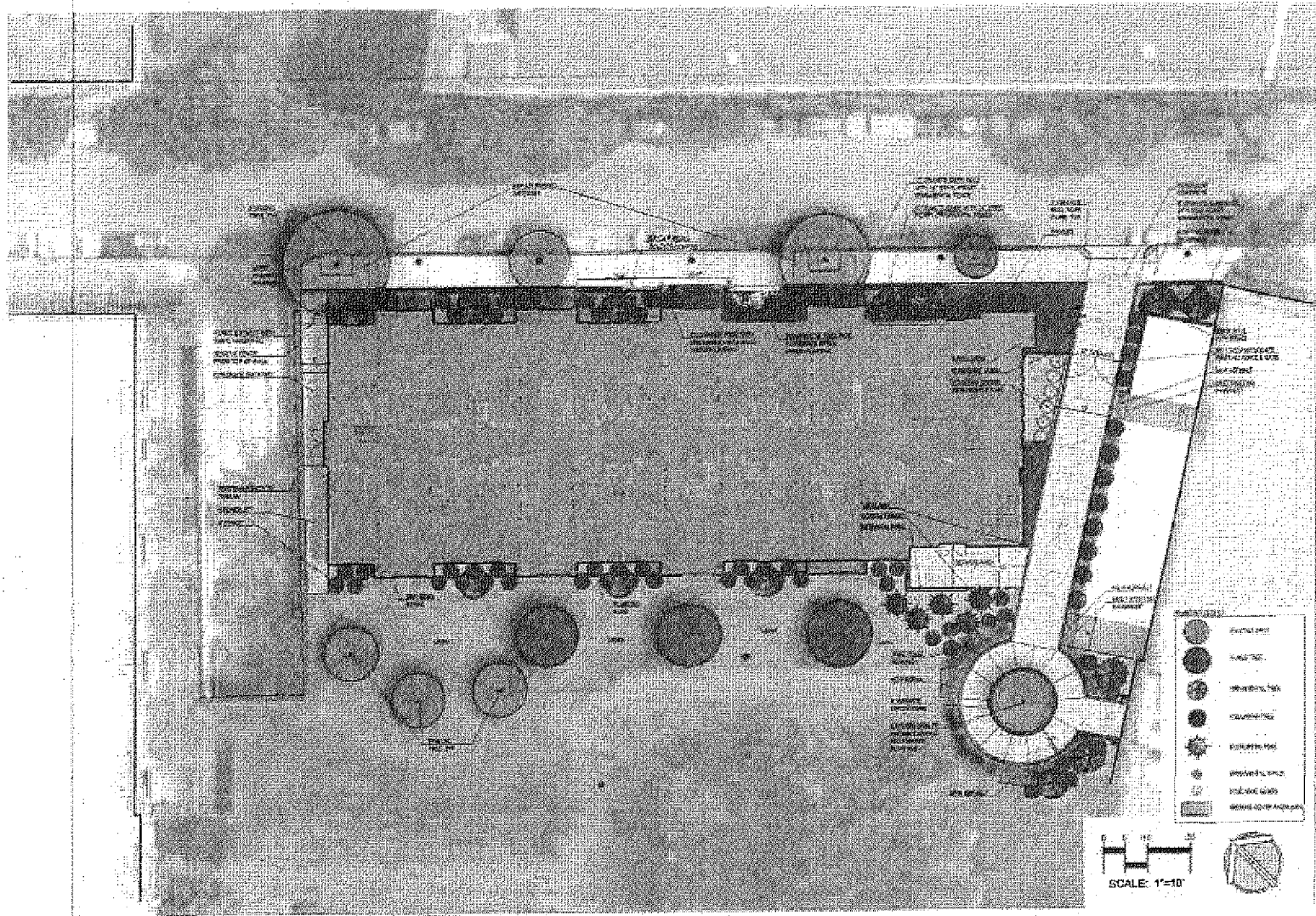
Scale: 1/2" = 1'-0"



Hacin + Associates [architecture + design]
112 Shawmut Avenue, Studio 5A - Boston, MA 02118

Laundry/Lounge Plan
150 CAMDEN

THE
HAMILTON COMPANY



Landscape Plan
150 CAMDEN

WARNER LARSON
 LANDSCAPE ARCHITECTS
 150 WEST BROADWAY, BOSTON, MA 02111

THE
HAMILTON COMPANY

EXHIBIT E
ALLOWED USES

- Residential Uses including Multifamily
- Residential management office, common area and amenity space
- Office Uses
- Retail Uses
- Private grounds for games and sports accommodating spectators
- Private club
- Restaurant Uses including Take-out restaurant
- Service establishments
- Accessory newsstand
- Bank and Postal Uses
- Service Uses
- Vehicular Uses, including but not limited to parking garage, parking lot, accessory car wash/cleaning within a parking garage, rental agency for cars
- Accessory and Ancillary Uses, which shall not be subject to Article 10 of the Code including, without limitation, the following:
 - Accessory Parking
 - Accessory Storage of flammable liquids and gases, both small and large
- Wireless Communication Equipment, including without limitation Equipment Mounting Structures, may be installed on the Project in accordance with Article 86 of the Code.

EXHIBIT F

LIST OF PLANS FOR EXISTING DOUGLAS PARK

Drawings submitted and approved for Design Development Approval by ADD, Inc., architects for Existing Douglas Park dated May 28, 1987

1. Landscape Plan @ 1"=20'-0"
2. Site Layout Plan @ 1"=20'-0"
3. Garage Plan @ 1/16"=1'-0"
4. Columbus Avenue: Garage Plan, First Floor Plan @ 1/6"=1'-0"
5. Columbus Avenue: Second Floor Plan, Third-Fifth Floor Plan @ 1/8"=1'-0"
6. Columbus Avenue: Sixth Floor Plan, Seventh Floor Plan @ 1/8"=1'-0"
7. Tremont Street: Garage Plan, First Floor Plan @ 1/8"=1'-0"
8. Tremont Street: Second-Third Floor Plan, Fourth Floor Plan @ 1/8"=1'-0"
9. New Street: Garage Plan, First Floor Plan @ 1/8"=1'-0"
10. New Street: Second-Third Floor Plan, Fourth Floor Plan @ 1/8"=1'-0"
11. Columbus Avenue Elevations @ 1/8"=1'-0"
12. Columbus Avenue Elevations @ 1/8"=1'-0"
13. Tremont - New Street Elevations @ 1/8"=1'-0"
14. Tremont - New Street Elevations @ 1/8"=1'-0"
15. Clubhouse Plan - Elevations @ 1/8"=1'-0"
16. Camden Street - Townhouse Elevations @ 1/8"=1'-0"
17. Unit Plans @ 1/4"=1'-0"
18. Unit Plans @ 1/4"=1'-0"
19. Unit Plans @ 1/4"=1'-0"
20. Unit Plans @ 1/4"=1'-0"
21. Unit Plans @ 1/4"=1'-0"
22. Building Sections @ 1/4"=1'-0"
23. Building Sections @ 1/4"=1'-0"
24. Stair Details @ 1/4"=1'-0"
25. Elevator Elevations @ 1/4"=1'-0"
26. Reflected Ceiling Plan - 3rd-5th Floor (Columbus Avenue)
27. Reflected Ceiling Plan - 2nd and 3rd Floors (Tremont Street)
28. Roof Plan (Columbus Avenue) @ 1/4"=1'-0"
29. Roof Plan (Tremont Street) @ 1/4"=1'-0"

Architectural and Structural Details— Supplemental sheets 1-16 and SK-I-SK-II