

FOURTH AMENDMENT TO DEVELOPMENT PLAN

FOR

PLANNED DEVELOPMENT AREA NO. 67

OLMSTED GREEN

American Legion Highway, Morton Street and Harvard Street

BOSTON, MASSACHUSETTS

Dated: _____, 2019

Pursuant to Section 3-1 A and Article 80, Section 80C of the Zoning Code of the City of Boston (“Code”), this amendment constitutes the Fourth Amendment to Development Plan for Planned Development Area No. 67, Olmsted Green (“Fourth PDA Amendment”).

On January 26, 2006, the Boston Redevelopment Authority (the “BRA”) approved a zoning Map Amendment Application to establish Planned Development Area No. 67 and a Development Plan for Planned Development Area No. 67, Olmsted Green (the “Original PDA Plan”). On February 15, 2006, the Boston Zoning Commission adopted said Map Amendment and approved the Original PDA Plan.

The Original PDA Plan encompasses an approximately 42.5-acre site in the Mattapan section of Boston, comprising three parcels of land (the “Site”). Two of the parcels are former Boston State Hospital campus parcels which abut the east and west sides of Morton Street, (designated as the “East Campus” and “West Campus”, respectively). The third parcel is an approximately four-acre parcel formerly owned by Lena Park Community Development Corporation (the “Lena Park Parcel”) and is adjacent to the East Campus. The Original PDA Plan provides for the construction of a mixed-use development, including residential, senior housing, community facilities, mental health program space, urban farming, retail, open space, accessory parking and recreational facilities known as the Olmsted Green Project. As set forth in the Original PDA Plan, the Olmsted Green Project

involves the development on the Site of multiple buildings and facilities containing a total combined Gross Floor Area of approximately 851,000 square feet.

First Amendment to the Original PDA Plan

A First Amendment to the Original PDA Plan (“First PDA Amendment”) amended the Original PDA Plan by reducing the Senior Housing Component on the East Campus from 83 Units and approximately 76,000 square feet of Gross Floor Area to 59 Units and approximately 59,049 square feet of Gross Floor Area. The First PDA Amendment also decreased the total Gross Floor Area for the Olmsted Green Project from approximately 851,000 square feet to approximately 834,000 square feet. The First PDA Amendment was approved by the BRA on November 16, 2010, adopted by the Boston Zoning Commission on November 17, 2010, and approved by the Mayor on November 19, 2010.

Second Amendment to PDA Plan

A Second Amendment to the Original PDA Plan (“Second PDA Amendment”) further amended the Original PDA Plan by approving the permitted uses for the Lena Park Parcel to include a school and by reducing the Gross Floor Area for the Project Component on the Lena Park Parcel from 80,000 square feet to 61,000 square feet. The Second PDA Amendment also further decreased the total Gross Floor Area for the Olmsted Green Project from approximately 834,000 square feet to approximately 815,000 square feet. The Second PDA Amendment was approved by the BRA on November 15, 2012, adopted by the Boston Zoning Commission on December 12, 2012 and approved by the Mayor on December 20, 2012.

Third Amendment to PDA Plan

A Third Amendment to the Original PDA Plan (“Third PDA Amendment”) amended to PDA Plan to change the intended development of the Vinfen and Heritage House parcels on the East Campus from a nursing home and mental health facility to a high school and associated parking. The Third PDA Amendment was approved by the BRA on March 16, 2017, adopted by the Boston Zoning Commission April 12, 2017 and approved by the Mayor on April 20, 2017. Collectively, the Original PDA Plan, the First PDA Amendment, the Second PDA Amendment and the Third PDA Amendment are hereinafter referred to as the “PDA Plan”.

Fourth Amendment to PDA Plan

This Fourth PDA Amendment, as set forth below, amends the PDA Plan with respect to the uses, dimensions and parking requirements for the urban farm and food retail components on the East Campus to allow the development of an open space and active and passive recreational component in their place. Capitalized terms in this Fourth PDA Amendment, unless otherwise defined herein, shall have the meaning set forth in the PDA Plan and the Code.

The Fourth PDA Amendment hereby amends the PDA Plan as follows:

1. In the table at the end of Section 3 entitled “Project Site”, the line items identified as “E-6 – Urban Farm”, “E-7 – Retail Incubator/Farm Stand” and “Total” are hereby deleted and replaced with the following text:

	USE	Approximate Gross Floor Area (sf)	Approximate # of Acres
E6	Open Space/Recreation	1,000 ±	4.2
	Total:	789,000± GFA	42.4

2. Section 4, entitled “Project Description”, is amended by deleting the sixth and seventh bullet points (as appearing in the Original PDA Plan) and inserting the following text in place thereof:

- An open space/recreation component comprising active recreational uses (e.g. athletic fields, tennis and basketball courts, playgrounds, swimming pools, etc.) and/or passive recreational use (e.g. walking, jogging or biking paths, community gardens, picnicking areas, dog parks, natural areas, etc.) (the “Open Space/Recreation Component”);

3. Section 7, entitled “Proposed Traffic Circulation” is amended by deleting the first two sentences under “East Campus” and inserting the following text in place thereof:

“Traffic Circulation for the Open Space/Recreation Component will be developed in consultation with the BPDA and Boston Transportation Department (“BTD”) as designs for the Open Space/Recreation Component are developed.”

4. Section 15, entitled “Public Benefits”, is amended by deleting the second bullet point therefrom and replacing it with the following:

“● Dedication of the Open Space/Recreation Component for use in perpetuity by the general public through grant of a deed restriction or similar instrument.”

5. In Section 16, entitled “Development Schedule and Phasing of the Project”, the table entitled “Anticipated Project Phasing Schedule” is amended by deleting the “Urban Farm Component” and “Food Retail Component” from Phase 4, and inserting a new Phase 6 at the end of the table, as follows:

<i>Phase 6, Commencement 2019</i>	
<i>West Campus</i>	<i>East Campus</i>
	Open Space/Recreation Component

6. The portion of Figure D depicting the Urban Farm Component and Food Retail Component are superseded by the drawings entitled “Example Proposed Conditions, Open Space/Recreation Component” attached to this Fourth PDA Amendment as Exhibit D.

7. The portion of Figure E depicting building elevations for the Urban Farm Component and/or Food Retail Component is deemed to be deleted. Building elevations for the Open Space/Recreation Component, if any, will be developed in consultation with the BPDA through design review.

8. The portion of Figure F depicting the Urban Farm Component and Food Retail Component is deemed to be deleted. Traffic circulation for the Open Space/Recreation Component will be developed in consultation with the BPDA and BTD as designs for the Open Space/Recreation Component are developed.

9. Except as expressly set forth this Fourth PDA Amendment, the PDA Plan remains in full force and effect unchanged.