

# **BOSTON REDEVELOPMENT AUTHORITY**

## **Development Plan for Planned Development Area No. 114, Shawmut Avenue/Washington Street, South End neighborhood, Boston**

\_\_\_\_\_, 2018

Pursuant to the provisions of Section 3-1A(a), Section 64-28 through Section 64-31, and Article 80C of the Boston Zoning Code, as amended (the “Code”), this plan constitutes the Development Plan (“Development Plan”) for three parcels of land shown on the survey plan attached hereto and incorporated herein as Exhibit A (the “PDA Overlay Plan”), legally described on Exhibit B attached hereto and further described herein, and located in the South End neighborhood of Boston, Massachusetts.

In accordance with Section 3-1A(a) of the Code, this Development Plan sets forth information on the development of the three buildings comprising the Proposed Project (as defined below), including the proposed location and appearance of structures, open spaces and landscaping, the proposed uses and densities of such structures, the proposed traffic circulation, the proposed parking and loading facilities, and the Proposed Project’s access to public transportation. The Proposed Project (as defined and described below) is undergoing review pursuant to Article 80B (Large Project Review) of the Code; an Expanded Project Notification Form was filed by TDC (as defined below) with the Boston Redevelopment Authority (the “BRA”), doing business as the Boston Planning & Development Agency (the “BPDA”) on August 29, 2017 to initiate that process, and the Proponents (as defined below) filed a Supplemental Submission with the BPDA describing the Proposed Project dated September 28, 2017, as well as a second Supplemental Submission describing modifications to and clarifications regarding the Proposed Project on April 17, 2018. Following that public review process and the BPDA’s approval of the Proposed Project pursuant to Article 80B of the Code, as well as the approval of this Development Plan by the BPDA, the Boston Zoning Commission and the Mayor of the City of Boston pursuant to Article 80C of the Code, the final plans and specifications for each of the buildings comprising the Proposed Project will be submitted to the BPDA for its review and approval as to consistency with this Development Plan and compliance with the requirements of Article 80C and Article 80B, respectively, of the Code. The schematic design for the TDC Building (as described and defined below) was approved by the Boston Civic Design Commission (“BCDC”) on [May 1, 2018]. The conceptual designs for the BCEC Building and the CCBA Building were also approved on [May 1, 2018], subject to further BCDC review when the design of each has been formally submitted to the BPDA for review at the schematic design stage pursuant to Article 80B of the Code.

This Development Plan provides information on the development of the TDC Building, the BCEC Building and the CCBA Building, each as defined and described herein. The TDC Building, the BCEC Building and the CCBA Building are collectively referred to herein as the “Proposed Project” and each individually, as a “Building.”

This Development Plan consists of 12 pages of text plus the attachments designated as Exhibits A through J. All references herein to “this Development Plan” pertain only to these 12 pages of text and Exhibits A through J. The design plans and the site plan for the Proposed Project are subject to further design refinement and development as well as design, environmental and other review by the BPDA and other governmental agencies and authorities, and each Building comprising a part of the Proposed Project as described herein may evolve in the course of such review. Unless otherwise set forth herein, all references to terms defined in the Code shall be as defined in the Code as amended to the date hereof, and not as it may be amended in the future.

1. Proponents and Building Teams. The proponents of this Development Plan are the following (each individually a “Proponent” and collectively, the “Proponents”):

- DIV Shawmut, LLC, an affiliate of The Davis Companies, 125 High Street, 21<sup>st</sup> Floor, Boston, Massachusetts 02110 (“TDC”), the owner of the TDC Property (as defined and described in Section 2 below);
- Chinese Consolidated Benevolent Association of New England, Inc., 90 Tyler Street, Boston, Massachusetts 02111 (“CCBA”), the owner of the CCBA Property (as defined and described in Section 2 below); and
- Boston Chinese Evangelical Church, 249 Harrison Avenue, Boston, Massachusetts 02111 (“BCEC”), the owner of the BCEC Property (as defined and described in Section 2 below).

TDC is a Boston-based national real estate investment, development and management company that has developed or rehabilitated over 3.5 million square feet of buildings across the United States, including residential and commercial developments in the Greater Boston area such as the River Court condominiums in Cambridge, the Reservoir Woods office park in Waltham, the Telford 180 residential condominiums in the Allston-Brighton neighborhood of Boston, and the Charles River Plaza mixed-use complex in the Beacon Hill/West End neighborhood of Boston. TDC is currently initiating the construction of a 1,054+ key hotel on a Massachusetts Port Authority-owned parcel of land in Boston’s Seaport District.

CCBA is a non-profit organization established in 1923 to serve and unite the Chinese community, promote and preserve Chinese culture and traditions, and serve as a coordinating body for Chinese community charitable and educational activities. It sponsors an array of social and civic events, including the annual Lunar New Year and August Moon celebrations in Boston’s Chinatown. Through separate affiliates, CCBA owns and operates two major affordable housing developments in Boston’s Chinatown neighborhood: Tai Tung Village and Waterford Place. CCBA is headquartered at the former Quincy School at 90 Tyler Street in Chinatown, which was built in 1847 and is now on the National Register of Historic Places.

Established in 1962, BCEC is a non-profit religious organization that comprises the largest Asian church in New England, with weekly attendance of over 1,200 people at its services. BCEC is composed of seven congregations conversant in English and/or Cantonese or Mandarin Chinese. BCEC has church facilities in the Chinatown neighborhood of Boston at 249

Harrison Avenue and in Newton, MA. As part of its religious mission, BCEC provides an array of social service, education and recreational services to its congregation and members of the larger community, including English as a Second Language and citizenship classes, summer day camp for middle school students, an after-school program for middle and high school students, senior citizen programs, and youth programs. It also provides other community services on an as-needed basis, such as its recently housing low-income persons displaced by a large Chinatown fire temporarily until permanent housing could be found for them.

Exhibit D-1 attached hereto and incorporated herein comprises a list of the TDC Building team members; Exhibit D-2 attached hereto and incorporated herein comprises a list of the BCEC Building team members; and Exhibit D-3 attached hereto and incorporated herein comprises a list of the CCBA Building team members.

2. Planned Development Area. The proposed Planned Development Area to be governed by this Development Plan is located within the South End neighborhood and is bounded by Washington Street to the east, privately-owned property to the south, Shawmut Avenue to the west, and Herald Street to the north, as shown on the PDA Overlay Plan (Exhibit A). The proposed Planned Development Area comprises approximately 82,557 square feet of land with the improvements thereon, consisting of three discrete Lots: the land with the improvements thereon located at 112 Shawmut Street owned by TDC and shown on the PDA Overlay Plan is 28,380± square feet in size (the “TDC Property”); the land with the improvements thereon located at 50 Herald Street owned by CCBA and shown on the PDA Overlay Plan is 32,909± square feet in size (the “CCBA Property”); and the land with the improvements thereon located at 120 Shawmut Avenue owned by BCEC and shown on the PDA Overlay Plan is 21,268± square feet in size (the “BCEC Property”; and collectively, the “PDA Site”).

3. Proposed Project.

TDC Building. The improvements to be constructed at the TDC Property will consist of a building containing a maximum of thirteen stories and a maximum of 192,600 square feet of Gross Floor Area, consisting of approximately 139 residential units, associated residential amenity spaces, and a three-level enclosed garage containing approximately 110 parking spaces, as well as related site and landscape improvements (collectively, the “TDC Building”). The residential entrance to the TDC Building will be on Shawmut Avenue, and the garage will be accessed by entrance/exit ramps on Herald Street and Shawmut Avenue, which will each lead to a separate section of the garage. The loading bay at the TDC Building will be accessed from Shawmut Avenue, as shown on the site plan for the TDC Building attached hereto and incorporated herein as Exhibit E. The new structure will incorporate the Herald Street and Shawmut Avenue façades of the existing building, except for one bay on the Shawmut Avenue side which must be demolished in order to accommodate garage and loading access to the structure. The TDC Building will cover approximately 74% (but not more than 80%) of the TDC Property and will also include landscape improvements within the TDC Property, including an approximately 6,600 square foot ground floor courtyard and associated walkway that will be open to the public, in addition to streetscape improvements on the adjacent public sidewalks. The maximum Building Height will be 150 feet, and the maximum Floor Area Ratio at the TDC Property will be 6.79. The uppermost roof of the building will include an enclosed mechanical

penthouse and associated elevator and stair head houses, as well as one or more open-air decks for residents' use. The third floor roof at the back of the building will also contain an open-air rooftop decks for residents' use. The setbacks of the rooftop mechanical penthouse will be consistent with the restricted roof structure setback regulations set forth in Section 64-34 of the Code.

The design plans, perspectives, rendering and elevations for the TDC Building are attached hereto and incorporated herein as Exhibit F; these plans also include a site plan for the TDC Building showing the interim condition before the BCEC Property and CCBA Property are redeveloped. Attached hereto and incorporated herein as Exhibit G is a Circulation Plan showing pedestrian and vehicular circulation for the PDA Site, including the TDC Building. The TDC Building will comply with the City's Inclusionary Development Policy ("IDP") requirements by means of a contribution towards the construction of affordable units within the CCBA Building (as described below), as approved by the BPDA.

BCEC Building. The improvements which may be constructed at the BCEC Property will consist of either the demolition of a portion of the existing facility and the construction of a vertical addition thereto, or the new construction of up to a 12 story structure to house two religious sanctuaries with combined seating for approximately 1,130 people, a gymnasium, fitness rooms, offices, classrooms and meeting spaces for religious education, recreational and social services uses, a small (2,000 +/- square foot) ground floor commercial space, and approximately 84 residential units on the upper floors of the building. The new building would contain a maximum of 161,516 square feet of Gross Floor Area, as well as a single level of underground parking for approximately 30 vehicles. The pedestrian and garage entrances to the BCEC Building will be off Shawmut Avenue. The new building setback along the northern property line will range along the length of the building starting at the property line and up to a 5 foot setback, and range from 5 feet to 20 feet on the eastern property line. Along the southern property line, the new building will be set back approximately fourteen (14) feet at grade, with an approximately four (4) foot cantilever starting at the third floor and continuing to the sixth floor of the new building. The new construction BCEC Building will include a pedestrian passageway on the southern boundary of the BCEC Property that will connect to a pedestrian passageway on the southern portion of the CCBA Property, and thereby provide cross-block pedestrian access from Shawmut Avenue to Washington Street and the residential and commercial community to the east. The lot coverage ratio for the BCEC Building would be approximately 77% if the new building is constructed, but in any event, not more than 80% of the BCEC Property. Alternatively, BCEC may renovate/augment the existing building with or without a vertical addition for some, but not necessarily all, of the uses enumerated above, in which case the existing sidewalk along the southern property line would remain and could be connected to the passageway to be constructed on the CCBA Property, as well as the north/south passageway from Herald Street that will be within the PDA Site.

The maximum Building Height will be 150 feet, and the Maximum Floor Area Ratio at the BCEC Property will be 7.60. The roof of the building will include an open-air rooftop amenity space for residents' use, with an adjacent enclosed mechanical penthouse and associated elevator and stair head houses. Any rooftop structures that are part of the BCEC Building will comply with the restricted roof structure setback regulations set forth in Section 64-34 of the

Code. The conceptual plans for the BCEC Building are attached hereto and incorporated herein as Exhibit H.

The construction of the BCEC Building will enable BCEC to consolidate its existing religious services and community services at its new facility and also provide a wider array of educational, recreational, and social services to its congregants as well as to members of the larger community. The residential component of the BCEC Building would help offset costs associated with the BCEC Building, as well as provide much-needed housing resources. The BCEC Building will comply with the City's IDP requirements by means of a contribution towards the construction of affordable units within the CCBA Building (as described below), as approved by the BPDA, or by including affordable units within the residential component of the BCEC Building to comply with Section 64-29.1(c) of the Code. Any roof top structures that are part of the BCEC Building will comply with the restricted roof structure setback regulations set forth in Section 64-34 of the Code.

CCBA Building. The improvements to be constructed at the CCBA Property will consist of a building that is 9 stories high and set back at the corner of Herald and Washington Streets, rising to 14 stories further south along Washington Street. The building will have a maximum Building Height of 150 feet and will contain approximately 313 residential units, together with approximately 14,600 square feet of ground floor retail, commercial, cultural and/or community space along Washington Street; together with an underground garage to accommodate approximately 120 parking spaces (all of the foregoing, together with associated site and landscape improvements, comprises the "CCBA Building"). The maximum Floor Area Ratio at the CCBA Property will be 7.99.

The CCBA Building will be set back approximately 16 feet from the westerly property line at the first floor, and approximately 24 feet back from the westerly property line starting at the second floor, and will contain a maximum of 263,100 square feet of Gross Floor Area. The CCBA Building will also be set back approximately 11 feet along most of the property line on Herald Street in order to allow a generous public sidewalk and landscaped planting area at the corner of Washington and Herald Streets. The entrances to the residential units and the retail, community, commercial and/or cultural space at the CCBA Building will be off Washington Street, and the loading, service and parking functions will be accessed off a new private alley/pedestrian passage that will be located to the south of the building. This new pedestrian passageway will connect to a new pedestrian passageway on the BCEC Property and enhance pedestrian connectivity on this block between Shawmut Avenue and Washington Street. The lot coverage ratio for the CCBA Building will be approximately 65%, but in any event, shall not be more than 80% of the CCBA Property.

Any rooftop structures that are part of the CCBA Building will comply with the restricted roof structure setback regulations set forth in Section 64-34 of the Code. The conceptual plans for the CCBA Building are attached hereto and incorporated herein as Exhibit I. The CCBA Property currently contains a one-story structure housing a supermarket and an associated surface parking lot. Development of the CCBA Building would be undertaken after the vacation of the existing structure by the tenant thereof. The CCBA will comply with the City's IDP requirements and the requirements of Section 64-29(a)(1) of the Code on-site, and CCBA's goal is for at least 30% of the units at the CCBA Building to be affordable to households earning 70%

or less of the Area Median Income for rental units (consistent with the City's IDP Policy) and for any homeownership units to be available at households earning 80% or 100% of AMI (consistent with the City's IDP Policy).

A site plan showing the proposed Buildings comprising the Proposed Project within the PDA Site is attached hereto and incorporated herein as Exhibit C. Overall, the lot coverage for the Proposed Project will be approximately 72% consistent with the requirements of Section 64-29.3 of the Code, but in no case shall the Proposed Project cover more than 80% of the PDA Site. In addition, the Proposed Project will comply with the requirements of Article 64 of the Code with respect to affordable housing, applied to the PDA Site as a whole. Each Proponent will be required to enter into an Affordable Housing Agreement with the BPDA which sets forth such Proponent's obligations with respect to the creation of affordable housing within the PDA Site consistent with the City's IDP policy.

4. Proposed Uses. The proposed uses for the Proposed Project will be as follows:

TDC Building. The TDC Building will contain multi-family dwellings with telecommunications uses and accessory parking. The TDC Building may also contain uses permitted as set forth in Exhibit J attached hereto and incorporated herein.

BCEC Building. The BCEC Building will contain religious and community center uses (which may include religious educational and social services meeting rooms, a gymnasium and offices), as well as multi-family dwellings and a small (2,000± square foot) ground floor commercial space, together with underground parking accessory to all of the foregoing. The BCEC Building may also contain uses permitted as set forth in Exhibit J attached hereto and incorporated herein. The BCEC Building will comply with the provisions of Section 64-29.1(c)(2) of the Code with respect to any cultural space requirements, to the extent applicable to such commercial space.

CCBA Building. The CCBA Building will contain multi-family dwellings and retail, commercial, community and/or cultural uses, as well as underground parking accessory to the foregoing. The CCBA Building may also contain certain uses permitted as set forth in Exhibit J attached hereto and incorporated herein.

The uses permitted within the Proposed Project are as listed on Exhibit J attached hereto and incorporated herein. All other uses shall be prohibited within the PDA Site and the Proposed Project.

5. Zoning. The PDA Site is located within the South End Neighborhood Zoning District, as shown on Map 1P of the Boston Zoning Maps, and thus is governed by the provisions of Article 64 of the Code. The PDA Site is located within the Economic Development Area North Subdistrict, as well as the Restricted Parking Overlay District established pursuant to Section 3-1(A)(c) of the Code and the Groundwater Conservation Overlay District ("GCOD") established pursuant to Article 32 of the Code. The Proposed Project and PDA Site are not located within a flood hazard district governed by Article 25 of the Code. The PDA Site is located within a part of the South End Neighborhood District in which Planned Development Areas are permitted to be established, as set forth in Section 64-28 of the Code.

The dimensional zoning parameters within the PDA Site will be as set forth in Section 3 and as follows:

Maximum Building Height:	150 feet
Maximum Floor Area Ratio:	8.0, provided that the building to be constructed on any Lot within the PDA Site contains Residential Uses; otherwise, the maximum FAR on such Lot shall be 6.5

The maximum Gross Floor Area for the PDA Site shall be 660,456 square feet, subject to a maximum lot coverage ratio of 80% for the PDA Site, and provided that each Building contains residential uses.

The foregoing maximum Building Height, maximum Gross Floor Area and maximum Floor Area Ratio requirements shall be the only dimensional and density requirements applicable to the Proposed Project and the PDA Site. All other dimensional and density requirements of the Code shall not be applicable to the Proposed Project and the PDA Site, and shall be superseded by this Development Plan.

The loading areas, off-street parking, signage, location of rooftop mechanical equipment and systems (which may include photovoltaic or other energy conservation systems) and any screening or enclosures thereof, as well as the lot coverage of each Lot and the PDA Site, the exterior location of telecommunications equipment at each Building, and the public benefits associated with the Proposed Project, shall be as determined by the BPDA pursuant to its design review and other authority under the Code. The Proposed Project may include roof decks or roof terraces on portions of the roofs not occupied by mechanical penthouses and equipment. Access to such roof decks and roof terraces may be provided by one or more elevators and stairwells also serving mechanical penthouses and equipment. Notwithstanding the definition of “Building Height” set forth in Article 2A of the Code and the provisions of Section 64-34 of the Code, any elevator penthouse, stairway bulkhead or any other roof structure built for the purpose of accessing a roof deck or roof terrace, as well as the roof decks and terraces themselves, shall be excluded from the calculation of the Building Height under this Development Plan.

The Project shall comply with the provisions of Section 64-29(1)(c)(2) of the Code with respect to any building containing Non-Residential Uses; provided however, that (1) the Gross Floor Area in any such building that is or shall be used for religious Non-Residential Uses shall not be utilized in computing the Gross Floor Area to be devoted to the uses outlined in Section 64-29(1)(c)(2), and (2) any Gross Floor Area utilized for non- profit educational, recreational, social services and/or community uses shall be deemed to comply with the requirements of said Section 64-29(1)(c)(2).

6. Historic Preservation. The entirety of the PDA Site is located within the Protection Area established by the South End Landmark District Guidelines, and thus, each of the Buildings within the Proposed Project will be subject to review and approval by the South End Landmark District Commission (“SELDC”) as to demolition, land coverage, building height, topography and landscape. The existing building at the TDC Property was constructed circa 1915, and represents the Craftsman style of industrial architecture; it historically housed

industrial/warehouse operations and more recently, it housed offices and a day care center. The Herald Street façade of the existing building, including its segmental arch on the sixth story and decorative concrete castings will be retained and incorporated into the TDC Building, as will be the majority of the building's Shawmut Avenue façade. (One bay of the Shawmut Avenue façade must be demolished to accommodate loading and parking access.) The existing building parapet will be removed and replaced with a lower ornamental parapet, subject to BPDA and SELDC approval.

The existing building at the CCBA Property will be demolished to enable the CCBA Building to be constructed, while the majority of the existing building at the BCEC Property will be demolished and a new structure constructed. Each of the Proponents will submit an application for a Certificate of Design Approval for SELDC approval as to the schematic design of its respective Building, preceded by appropriate pre-filing consultations. The demolition associated with each of these buildings will also be subject to SELDC approval.

7. Proposed Open Spaces and Landscaping. Each of the Buildings will include streetscape improvements to enhance the attractiveness of the pedestrian experience within and around the PDA Site, including new sidewalks, new street trees (where sidewalk space allows), improved street lighting, and benches and bicycle racks where appropriate and as approved by the BPDA and the City's Public Improvement Commission. An important new public amenity associated with the development of the three new Buildings is a new east-west pedestrian connection that will be established at the southern boundaries of the CCBA and BCEC properties, to provide through-block pedestrian connectivity between Washington Street and Shawmut Avenue. This new through-block connection will provide a route that connects residents living west of the PDA Site to streets and commercial establishments located to the east. In addition, there will also be a north/south pedestrian connector from Herald Street to the east-west pedestrian way, to further enhance pedestrian connectivity. The creation of these pedestrian connectors is consistent with the urban design and transportation goals of the BRA's 2012 Harrison/Albany Corridor Strategic Plan.

In addition, a new private way will be established on the southern portion of the CCBA Property, to provide service, loading and parking access to the CCBA Building and thereby minimize interference with the operation of the southbound restricted Silver Line bus lane on Washington Street. Overall, the Proposed Project will occupy approximately 72% of the PDA Site, but in no case shall the proposed buildings together, cover more than 80% of the PDA Site.

Each Building will also include landscape improvements within the applicable property, as shown on the site plan for the PDA Site attached hereto and incorporated herein as Exhibit C.

8. Proposed Traffic Circulation, Parking and Loading Facilities, and Access to Public Transportation. The PDA Site is bounded by Herald Street, a three lane, one way street running easterly, located to the north; Shawmut Avenue, a one way street running southerly, located to the west; and Washington Street, a four lane, two way street running three travel lanes northerly and one southerly, located to the east. Washington Street adjacent to the PDA Site contains two dedicated Silver Line bus lanes (one running northerly and one running southerly). The PDA Site is located 2-3 blocks from the Tufts Medical Center MBTA Orange Line station entrances and is within ¼ mile of the MBTA Boylston Street Green Line Station. It is also a 15



minute walk from South Station and from the MBTA Arlington Street Green Line Station. There is also additional MBTA bus line service on East Berkeley Street, a block away, and the Back Bay and South Station commuter rail stations are also within walking distance. Thus, the PDA Site is well-situated, with excellent access to mass transit options for the Proposed Project residents, employees and visitors.

As noted in Section 7 above, each Proponent will undertake as part of the development of its respective Building, streetscape improvements to ensure that the PDA Site is ringed by improved, universally accessible sidewalks with street trees (where sidewalk space allows), improved street lighting and other street furniture (*e.g.*, benches and public bicycle racks) as approved by the BPDA and the City's Public Improvement Commission. Vehicular access to the TDC Building will be via garage exit/entry drives on Herald Street and Shawmut Avenue to separate sections of the garage, while vehicular access to the CCBA Building will be via a garage exit/entry drive off a private alley accessed from Washington Street. Vehicular access to the underground parking located at the BCEC Building will be from Shawmut Avenue.

The internal loading bay at the TDC Building will be located off Shawmut Avenue, and the internal loading area at the CCBA Building will be off a private alley accessed from Washington Street. The loading area at the BCEC Building will be as approved by the BPDA pursuant to the Article 80B design review process. A Circulation Plan for the Proposed Project is included in this Development Plan as Exhibit G.

Each Proponent will implement a transportation demand management ("TDM") program for its residents, visitors and non-residential tenants, as applicable, to encourage residents, employees and users of the Proposed Project to walk or bicycle to the applicable Building or use public transportation, and to discourage single occupancy vehicle trips to the Proposed Project. Specific TDM measures for each Building within the Proposed Project will be as set forth in the Transportation Access Plan Agreement executed by each Proponent and the Boston Transportation Department as part of the Article 80B Large Project Review process.

9. Signage. Each of the Buildings will contain building identification signage and signage for any ground floor non-residential uses, subject to design review and approval by the BPDA as part of the Article 80B Large Project Review process.

10. Groundwater, Green Building and Climate Resiliency. The PDA Site is located within the GCOD established by Article 32 of the Code. Pursuant to Section 32-6 of the Code, there are performance standards required for the Proposed Project to prevent adverse effects on area groundwater levels and on nearby properties. Each of the Buildings within the Proposed Project will be designed to meet the groundwater recharge standards of Section 32-6 of the Code, such that each Building will not have any adverse effects on groundwater levels at the PDA Site or on nearby Lots. Each Proponent will submit to the BPDA and the Boston Water and Sewer Commission ("BWSC"), a certification from a registered civil engineer that as designed, its Building will include a groundwater recharge system to enable such Building to meet the groundwater recharge standards of Section 32-6 of the Code. Each Proponent shall also obtain from the BWSC, a written certification that its Building will meet such performance standards, which written certification may be obtained through the BWSC site plan approval process. Each Proponent shall provide a copy of such BWSC determination and civil engineer's certification to

the BPDA and to the Boston Groundwater Trust prior to the BPDA's issuance of a Partial Certification of Consistency or Certification of Consistency for such Building within the Proposed Project under Article 80C of the Code. Accordingly, the Proponents shall not be required to obtain a conditional use permit from the City's Board of Appeal for their respective Buildings under Article 32 of the Code.

Article 37 of the Code requires projects subject to Large Project Review under Article 80B of the Code to be "LEED Certifiable," as defined in Section 37-7 of the Code. Each Proponent is committed to constructing its respective Building so that it will be "LEED Certifiable" and meet the appropriate performance standards promulgated by the U.S. Green Building Council. The TDC Building will include "green roof" and low-heat gain roof elements, water conservation elements and energy-efficient HVAC and lighting fixtures and features, subject to BPDA design review approval. To address climate resiliency concerns, the stand-by generator at the TDC Building will be located within a rooftop screened enclosure. The energy and water conservation features and the climate resiliency approaches for the BCEC Building and the CCBA Building will be developed as the design of each Building progresses, and any BPDA-required climate resiliency or "green building" filings will be made by each such Proponent as part of the Article 80B design review process.

11. Development Review/Permits and Approvals. The Proposed Project is undergoing Article 80B Large Project review by the BPDA and each Proponent will seek the issuance of a Partial Certification of Compliance for its Building pursuant to Section 80B-6 of the Code. The TDC Building is undergoing Boston Civic Design Commission ("BCDC") review pursuant to Articles 28 and 80B of the Code, and the conceptual designs for the CCBA Building and the BCEC Building, respectively, are also undergoing initial BCDC review as to height, density and massing of those proposed Buildings. Such initial BCDC review of the CCBA Building and the BCEC Building will be followed by further BCDC review and approval when the schematic design for each of such Buildings is developed and reviewed by the BPDA as part of the Article 80B design review process.

As discussed in Section 7 above, the PDA Site is located within the Protection Area of the South End Landmark District. Consequently, each Building comprising the Proposed Project will require review and approval by the South End Landmark District Commission as to the matters set forth in its July 2013 Standards and Criteria for the Protection Area (*i.e.*, demolition, land coverage, building height, landscape and topography). In addition, each Proponent will obtain other permits and approvals for its respective Building from all applicable Federal, State and City of Boston agencies such as the City's Public Improvement Commission (streetscape improvements) and the Boston Water and Sewer Commission (site plan and related approvals), as well as building and occupancy permits from the City's Inspectional Services Department. A complete set of anticipated permits and approvals for each Building is set forth in the Supplemental Submission #2 filed with the BPDA on April \_\_, 2018. To the extent applicable, each Building will be reviewed under the Massachusetts Environmental Policy Act and/or by the Massachusetts Historical Commission with respect to State Register review.

12. Public Benefits. The TDC Building is expected to provide the following benefits:

- Approximately 160 construction jobs will be generated by the construction of the Building;
- The TDC Building will result in the adaptive reuse of a former industrial building and the creation of approximately 139 dwelling units at a transit-accessible location;
- The TDC Building will generate significant property tax revenues and expand the City's tax base;
- The TDC Building will include the creation of streetscape improvements to improve the appearance of this part of the South End;
- The TDC Building will include an approximately 6,600 square foot courtyard and related walkway that will be open to the public and provide north/south connectivity to the east-west connector that will be constructed on the BCEC and CCBA properties;
- The TDC Building will include sustainable design features that minimize environmental impacts and provide for climate resiliency; and
- The TDC Building will contribute to the creation of affordable units at the CCBA Building, consistent with the City's IDP requirements, as determined by the BPDA.

The CCBA Building is expected to provide the following public benefits:

- The CCBA Building will create approximately 313 units of new housing, at least 30% of which will be affordable housing units;
- The CCBA Building will include approximately 14,600 square feet of ground floor retail, commercial, community and/or cultural space that will enliven this part of Washington Street;
- The CCBA Building will result in the conversion of an underutilized commercial site into a prominent mixed-use urban development that will be an important building along this portion of the Washington Street corridor;
- The CCBA Building will generate significant property tax revenues and expand the City's tax base;
- Approximately 300 construction jobs and approximately 8-50 permanent jobs will be generated by the CCBA Building, depending upon the ground floor non-residential use; and
- Streetscape improvements will be installed as part of the CCBA Building along Washington Street to enhance its attractiveness as a key urban corridor.

The BCEC Building is expected to provide the following public benefits:

- The expansion of BCEC’s community ministries providing religious, social service, educational, recreational and support ministries in a language-sensitive and culturally-sensitive manner to the Greater Boston area Asian population;
- The creation of approximately 84 units of housing;
- The creation of 5-20 permanent jobs and 140 construction jobs.
- Increase the efficiency of an underutilized parcel, expanding its non-profit component and adding commercial/retail and residential components in a transit-accessible location.
- The inclusion of streetscape improvements that are coordinated with similar improvements at the CCBA and TDC properties, to enhance the pedestrian experience in the area.

13. Development Schedule. The construction of the TDC Building is expected to commence in the third quarter of 2018, with construction to be completed within twenty months. Construction of the CCBA Building will be contingent upon the future vacation of the existing building by the current tenant, and the availability of public and private financing for the CCBA Building, and is expected to take approximately 24 months. Construction of the BCEC Building will be commenced upon authorization from the BCEC Board of Elders, Board of Deacons and the congregation, and the completion of associated fundraising efforts, and would take 3 years to complete, with physical construction taking approximately 24 months of that schedule. Construction commencement for all of the Buildings will be subject to the completion of applicable design review processes and the receipt of all applicable governmental permits and approvals.

14. Applicability. In accordance with Section 80C-9 of the Code, the consistency of any Building described herein with the provisions of this Development Plan applicable to it shall be deemed to constitute consistency with the dimensional, density, use, groundwater protection, parking, loading, signage, lot coverage, public benefits, affordable housing and other provisions of the Code to the extent the same are discussed herein and upon issuance of a Certification of Consistency or Partial Certification of Consistency for such Building.

15. Project Components and Ownership; Zoning Compliance. As previously noted, each of the TDC Building, the BCEC Building and the CCBA Building within the Proposed Project will be separately owned and financed. Each of the TDC Building, the BCEC Building and the CCBA Building shall comprise a separate component of the Proposed Project (“Component”) as described in this Development Plan. The obligations of any Proponent of a Component shall be limited as described herein, and the compliance of a Component with this Development Plan (including without limitation, each Proponent’s obligations with respect to the creation of on-site affordable units within the PDA Site) shall be determined based on such Component’s compliance with the requirements of this Development Plan which apply to such Component as well as the issuance of a Certification of Consistency or Partial Certification of

Consistency and Certification of Compliance or Partial Certification of Compliance. Each Component shall be eligible to receive its own Partial Certification of Compliance and/or Partial Certification of Consistency pursuant to Article 80B and Article 80C of the Code, respectively. However, nothing set forth in this Development Plan shall obligate any Proponent to undertake its Component on its respective Lot.

In addition, the failure of any Building to comply with the provisions of this Development Plan in any respect shall not affect or impair in any way the zoning compliance of any other Building within the PDA Site.

Attachments:

- Exhibit A: PDA Overlay Plan
- Exhibit B: Legal Description of Planned Development Area (PDA Site)
- Exhibit C: Site Plan of Planned Development Area (PDA Site)
- Exhibit D-1: TDC Building Team Members
- Exhibit D-2: BCEC Building Team Members
- Exhibit D-3: CCBA Building Team Members
- Exhibit E: Site Plan – TDC Building
- Exhibit F: Design Plans, Perspectives, Renderings and Elevations – TDC Building
- Exhibit G: Circulation Plan – PDA Site
- Exhibit H: Conceptual Plans – CCBA Building
- Exhibit I: Conceptual Plans – BCEC Building
- Exhibit J: Permitted Uses within Planned Development Area (PDA Site)

# Exhibit A PDA Overlay Plan



**Exhibit B**

**Legal Description of Planned Development Area (PDA Site)**

A CERTAIN PARCEL OF LAND SITUATED IN THE CITY OF BOSTON, COUNTY OF SUFFOLK AND THE COMMONWEALTH OF MASSACHUSETTS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE INTERSECTION OF THE EASTERLY SIDELINE OF SHAWMUT AVENUE AND THE SOUTHERLY SIDELINE OF HERALD STREET;

THENCE RUNNING S 74°11'56" E, BY SAID HERALD STREET, A DISTANCE OF 262.10 FEET TO A POINT OF CURVATURE;

THENCE RUNNING ALONG A CURVE TO THE RIGHT FORMING THE INTERSECTION OF THE SOUTHWESTERLY SIDELINE OF HERALD STREET AND THE NORTHWESTERLY SIDELINE OF WASHINGTON STREET, HAVING A RADIUS OF 20.00 FEET AND AN ARC LENGTH OF 29.48 FEET TO A POINT OF TANGENCY;

THENCE RUNNING S 10°15'49" W, BY SAID WASHINGTON STREET, A DISTANCE OF 86.42 TO A POINT OF CURVATURE;

THENCE RUNNING BY SAID WASHINGTON STREET, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1280.00 FEET AND AN ARC LENGTH OF 194.00 FEET TO A POINT;

THENCE TURNING AND RUNNING N 74°10'11" W, BY LAND NOW OR FORMERLY OF GOTTLIEB OF MASSACHUSETTS, LLC, A DISTANCE OF 136.04 FEET TO A POINT;

THENCE TURNING AND RUNNING N 19°45'42" E, BY LAND NOW OR FORMERLY OF BOSTON REDEVELOPMENT AUTHORITY, A DISTANCE OF 21.84 TO A POINT;

THENCE TURNING AND RUNNING N 73°06'54" W, BY LAND NOW OR FORMERLY OF BOSTON REDEVELOPMENT AUTHORITY AND LAND NOW OR FORMERLY OF CKG SHAWMUT LLC, A DISTANCE OF 164.29 FEET TO A POINT ON SAID SHAWMUT AVENUE;

THENCE TURNING AND RUNNING N 19°46'46" E, BY SAID SHAWMUT AVENUE, A DISTANCE OF 147.90 FEET TO A POINT;

THENCE TURNING AND RUNNING N 13°07'24" E, BY SAID SHAWMUT AVENUE, A DISTANCE OF 125.49 FEET TO THE POINT OF BEGINNING.

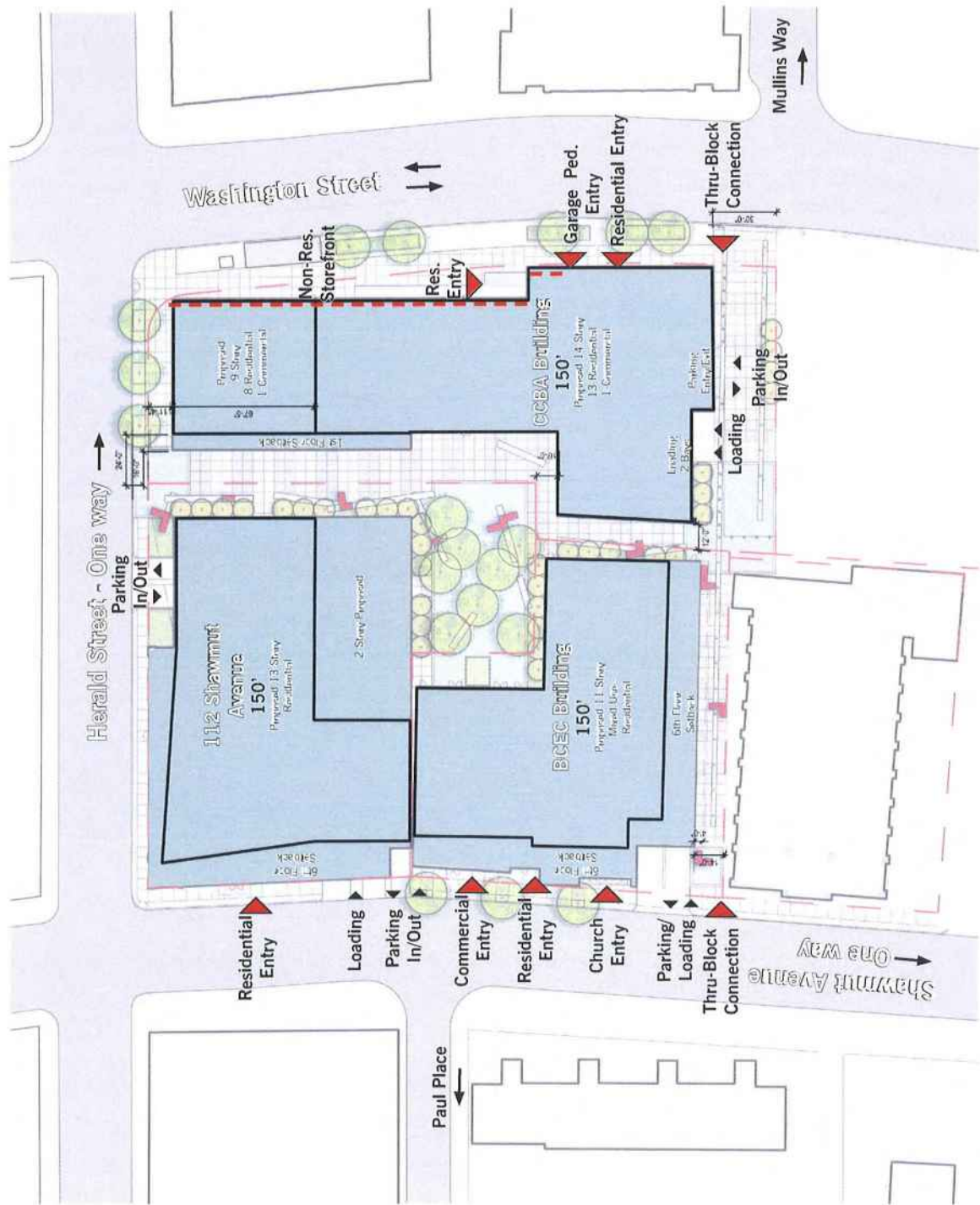
SAID PARCEL CONTAINING 82,557 SQUARE FEET, OR 1.895 ACRES, AS SHOWN ON A PLAN ENTITLED "PDA PLAN AREA, #112 SHAWMUT AVENUE, #120 SHAWMUT AVENUE, AND #50 HERALD STREET, BOSTON, MASS." DATED MARCH 23, 2017, PREPARED BY FELDMAN LAND SURVEYORS, BOSTON, MASSACHUSETTS.

**Exhibit C**

**Site Plan of Planned Development Area (PDA Site)**

[See attached]







**Exhibit D-1**

**TDC Project Team Members**

Proponent	<p>DIV Shawmut, LLC c/o The Davis Companies 125 High Street, 21<sup>st</sup> Floor Boston, MA 02110 617/451-0100</p> <p>Brian Fallon, President, TDC Development, LLC <a href="mailto:BFallon@thedaviscompanies.com">BFallon@thedaviscompanies.com</a></p> <p>Dante Angelucci, Executive Vice President, TDC Development, LLC <a href="mailto:DAngelucci@thedaviscompanies.com">DAngelucci@thedaviscompanies.com</a></p>
Architect	<p>The Architectural Team 50 Commandant's Way at Admiral's Hill Chelsea, MA 02150 718/889-4402</p> <p>Michael Liu, AIA <a href="mailto:MLiu@Architecturalteam.com">MLiu@Architecturalteam.com</a></p> <p>Jason Gier <a href="mailto:JGier@Architecturalteam.com">JGier@Architecturalteam.com</a></p>
Permitting Consultant	<p>Epsilon Associates 3 Clock Tower Place, Suite Maynard, MA 01754</p> <p>Cindy Schlessinger <a href="mailto:cschlessinger@epsilonassociates.com">cschlessinger@epsilonassociates.com</a> 978/461-6220</p> <p>Geoffrey Starsiak <a href="mailto:GStarsiak@epsilonassociates.com">GStarsiak@epsilonassociates.com</a> 978/461-62765</p>

<p>Legal Counsel</p>	<p>Mintz, Levin, Cohn, Ferris, Glovsky and Popeo, P.C.  One Financial Center  Boston, MA 02111</p> <p>Rebecca A. Lee, Esq.  <a href="mailto:RALee@Mintz.com">RALee@Mintz.com</a>  617/348-3009</p>
<p>Civil Engineer</p>	<p>Howard Stein Associates  11 Beacon Street, Suite 1010  Boston, MA 02108</p> <p>Richard Latini, P.E.  <a href="mailto:rlatini@hshassoc.com">rlatini@hshassoc.com</a>  617/348-3305</p>
<p>Transportation Engineer</p>	<p>Howard Stein Associates  11 Beacon Street, Suite 1010  Boston, MA 02108</p> <p>Brian Beisel, P.E.  <a href="mailto:bbeisel@hshassoc.com">bbeisel@hshassoc.com</a>  617/348- 3357</p>
<p>Landscape Architect</p>	<p>Copley Wolff Design Group  Ten Post Office Square  Boston, MA 02109  617/654-9000</p> <p>John Copley, RLA  <a href="mailto:JCopley@Copley-Wolff.com">JCopley@Copley-Wolff.com</a></p>
<p>LEED/Climate Resiliency Consultant</p>	<p>Building Consultation Services  537 East First St., Unit C  Boston MA 02127.  Phone – 617/334-8188</p> <p>Robb A. Van Marter, AIA, LEED  <a href="mailto:rvm@bcs-mail.com">rvm@bcs-mail.com</a></p>

**Exhibit D-2**

**BCEC Team Members**

Proponent	Boston Chinese Evangelical Church 249 Harrison Avenue Boston, MA 02111 617/426-5711  Rev. Steven J. Chin, Pastor <a href="mailto:Steven.chin@bcec.net">Steven.chin@bcec.net</a>
Architect	Glenn Knowles and Associates 63 Northampton Street Boston, MA 02118 617/319-5671  Glenn Knowles, AIA <a href="mailto:Glenn_Knowles@yahoo.com">Glenn_Knowles@yahoo.com</a>
Legal Counsel	Nixon Peabody LLP 100 Summer Street Boston, MA 02110  Lawrence S. DiCara, Esq. <a href="mailto:ldicara@nixonpeabody.com">ldicara@nixonpeabody.com</a> 617/345-1210  Barbara Clear, Esq. <a href="mailto:bclear@nixonpeabody.com">bclear@nixonpeabody.com</a> 617-345-1188
Development Consultant	Cornerstone Advisory Services 176 Dayton Street Danvers, MA 01923  Eric Keyes <a href="mailto:ekeyes@cornerstone-advisor.com">ekeyes@cornerstone-advisor.com</a> 781/592-5300

**Exhibit D-3**

**CCBA Team Members**

Team Member	
Proponent	<p>Chinese Consolidated Benevolent Association of New England, Inc. 90 Tyler Street Boston, MA 02111</p> <p>Paul Chan, President 617/850-1088 <a href="mailto:Chan@MHIC.com">Chan@MHIC.com</a></p>
Architect	<p>The Architectural Team 50 Commandant's Way at Admiral's Hill Chelsea, MA 02150 718/889-4402</p> <p>Michael Liu, AIA <a href="mailto:MLiu@Architecturalteam.com">MLiu@Architecturalteam.com</a></p> <p>Jason Gier <a href="mailto:JGier@Architecturalteam.com">JGier@Architecturalteam.com</a></p>
Legal Counsel	<p>McCarter &amp; English 265 Franklin Street Boston, MA 02110</p> <p>Cynthia B. Keliher, Esq. 617/449-6527 <a href="mailto:Ckeliher@mccarter.com">Ckeliher@mccarter.com</a></p>
Development Consultant	<p>Peter Munkenbeck 2 Hubbard Park Road Cambridge, MA 02138 617/491-8999 <a href="mailto:Peter@Munkenbeck.com">Peter@Munkenbeck.com</a></p>



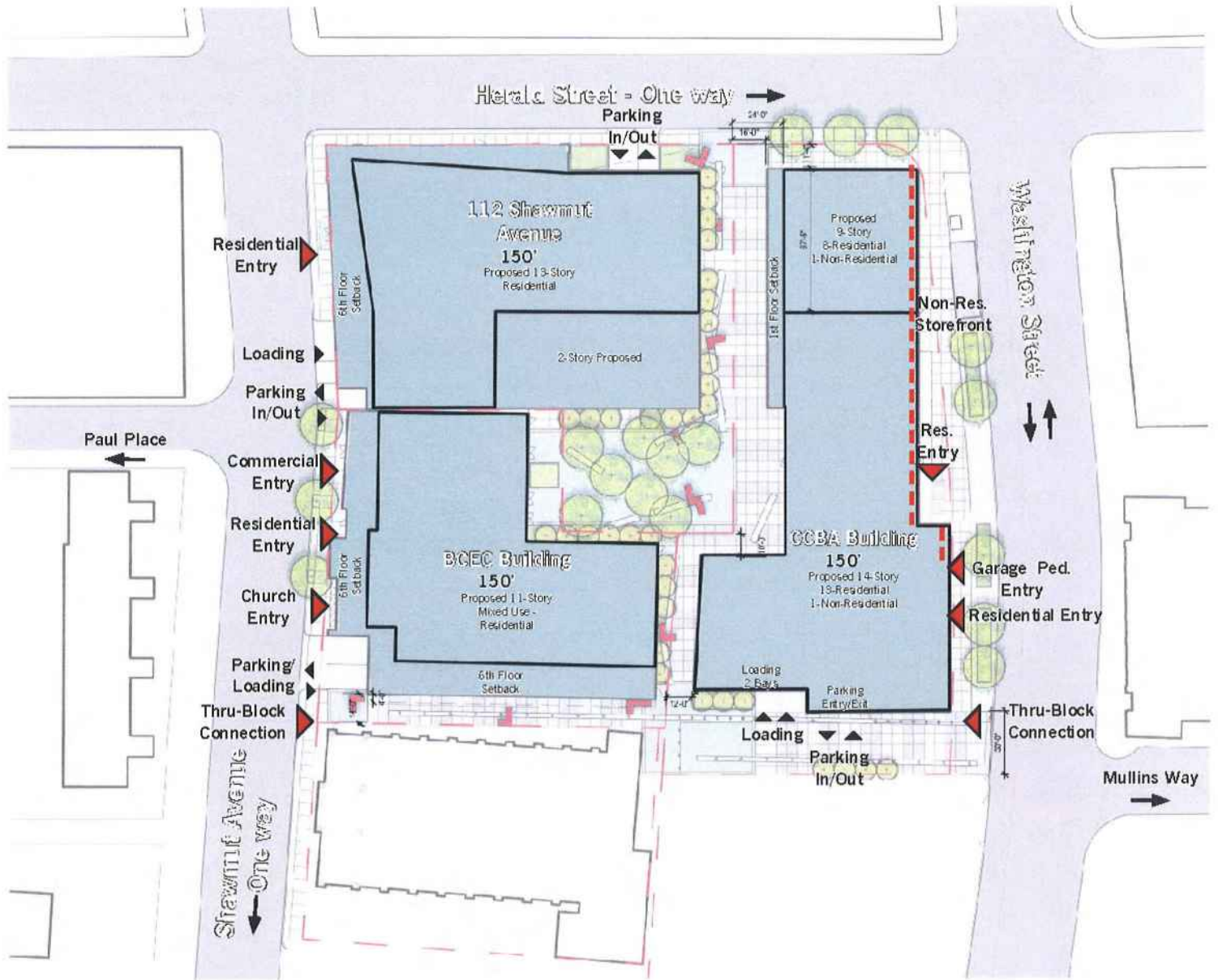
Landscape Plan

**Exhibit E**

**Site Plan - TDC Building**

[See attached]





**Exhibit F**

**Design Plans, Perspectives, Renderings and Elevations - TDC Building**

[See attached]



**112 Shawmut Avenue**

**Rendered Perspectives**

Boston, MA | March 27, 2018 | The Davis Companies | 1.5098 | © The Architectural Team, Inc.

The Davis Companies **tat**

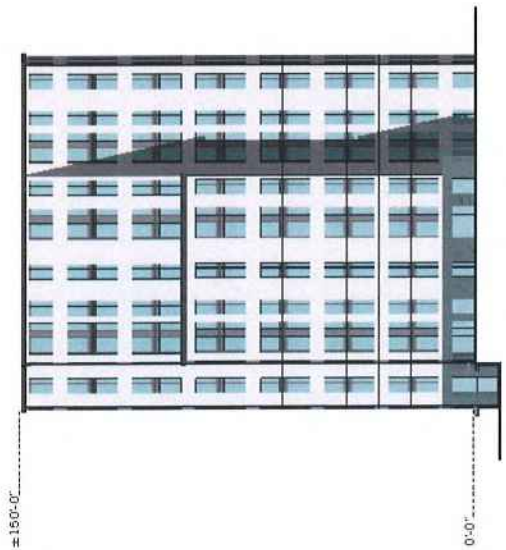


**112 Shawmut Avenue**

**Rendered Perspectives**

Boston, MA | March 27, 2018 | The Davis Companies | 15096 | © The Architectural Team, Inc.

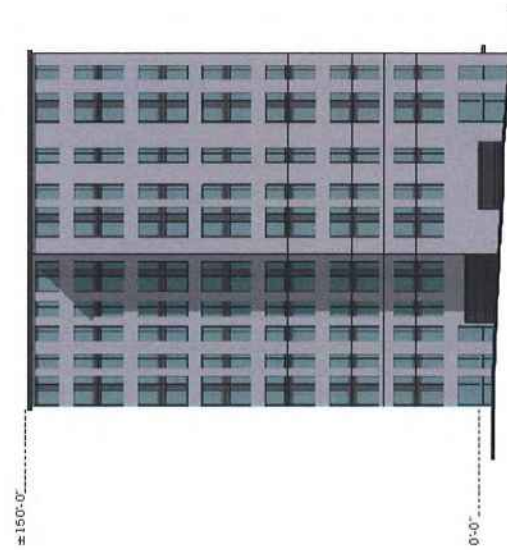
The Davis Companies **tat**



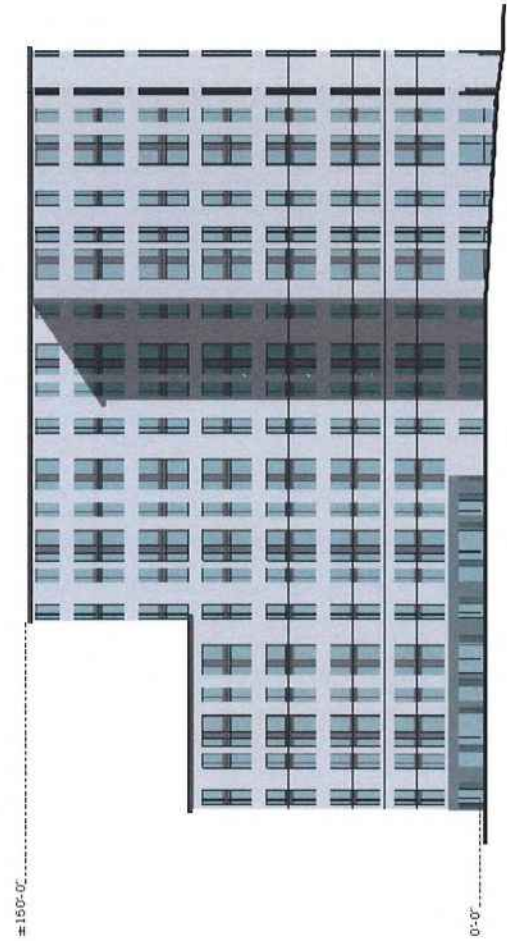
North Elevation



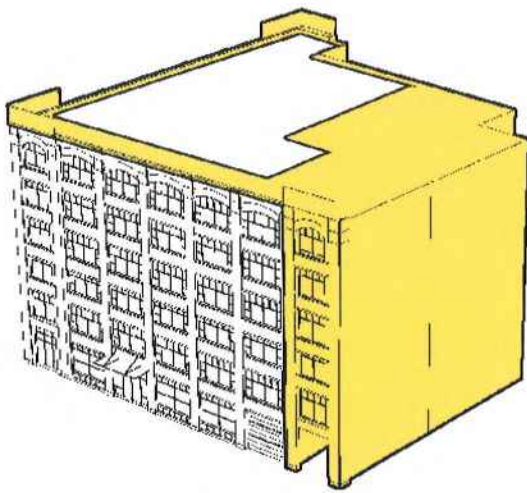
East Elevation



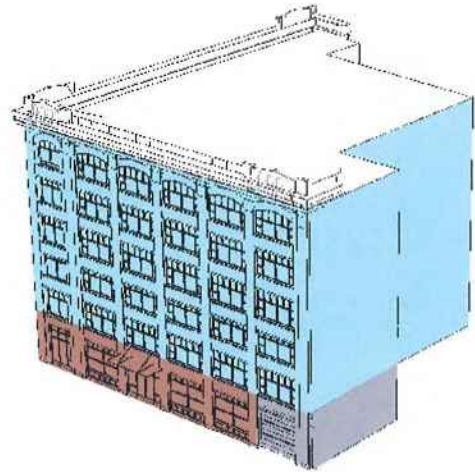
South Elevation



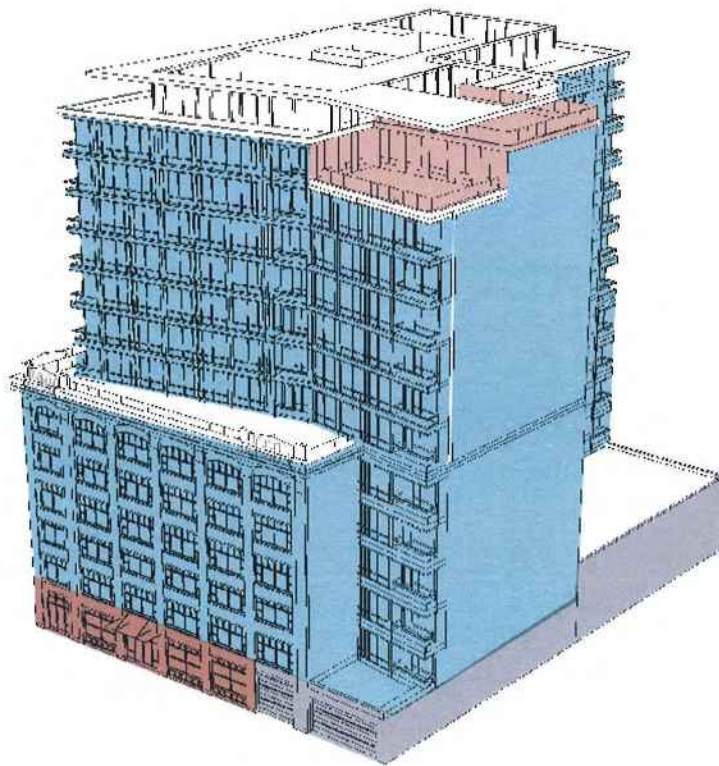
West Elevation



Existing Building Selective Demolition

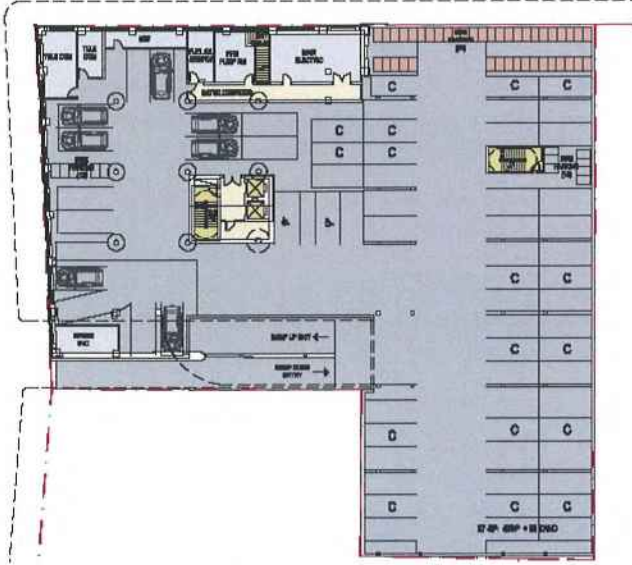


Existing Building Remaining

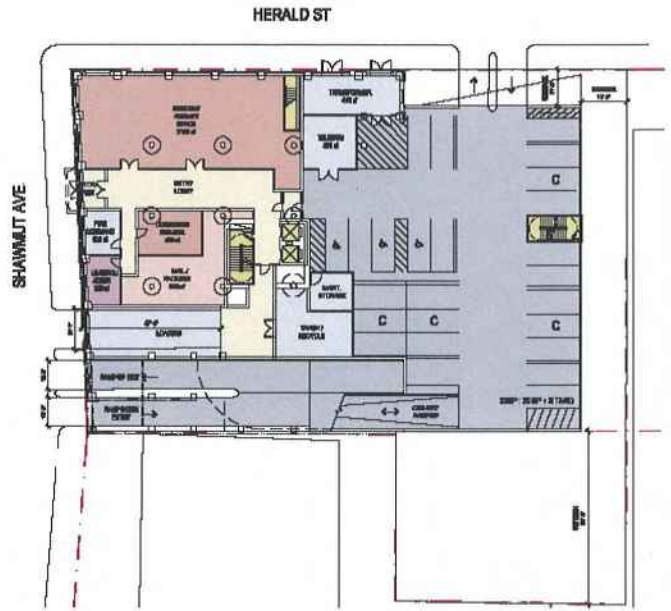


Proposed Building

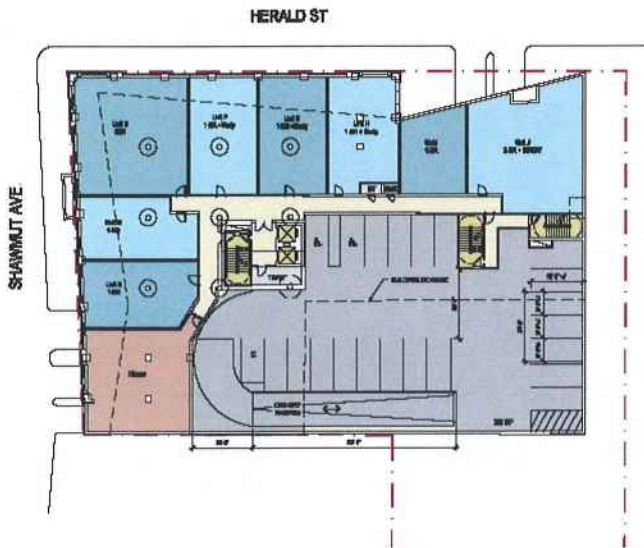
-  To Be Demolished
-  Retail
-  Amenity
-  Residence
-  Service



Basement Floor Plan



First Floor Plan



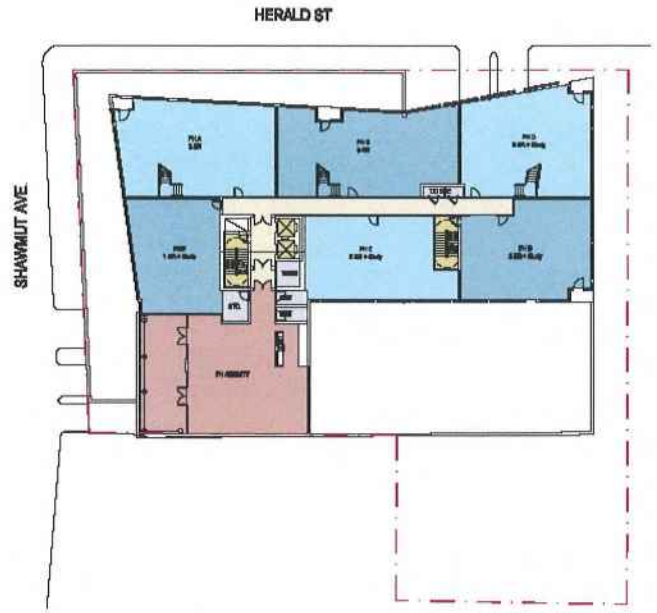
Second Floor Plan



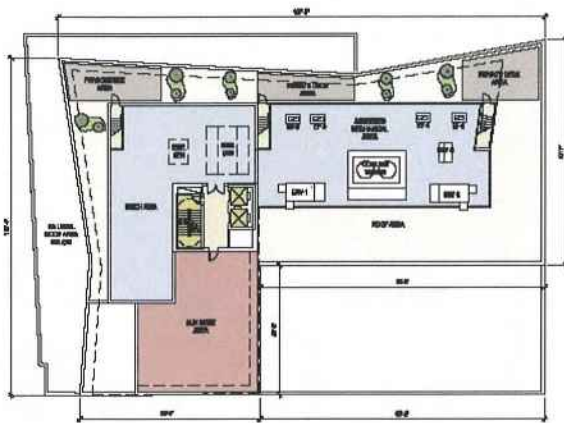
Third - Sixth Floor Plans



Seventh - Twelfth Floor Plans

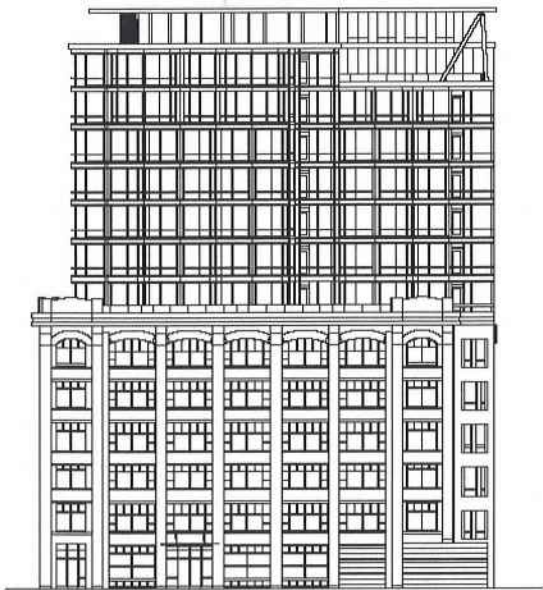


Penthouse/Thirteenth Floor Plan

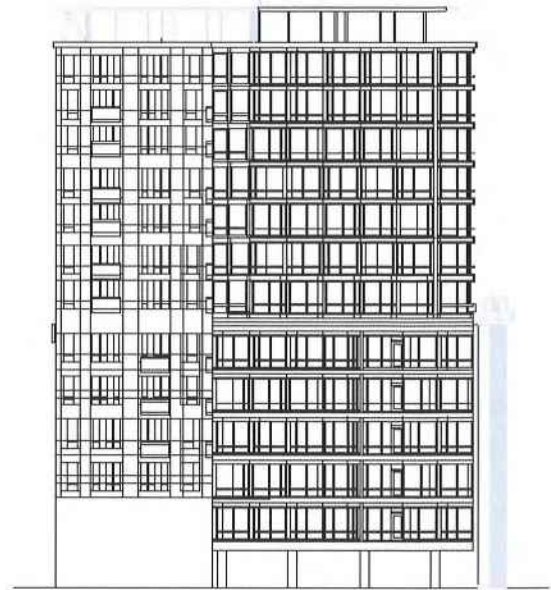


Roof Level Plan





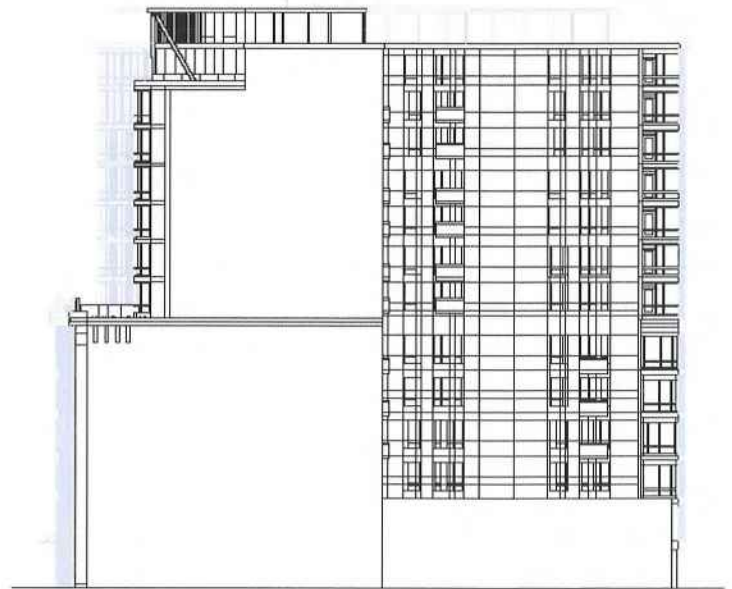
11 WEST ELEVATION (SHAWMUT AVENUE)  
DATE: 03-17-18



21 EAST ELEVATION (DICKINSON LOT LINE)  
DATE: 03-17-18



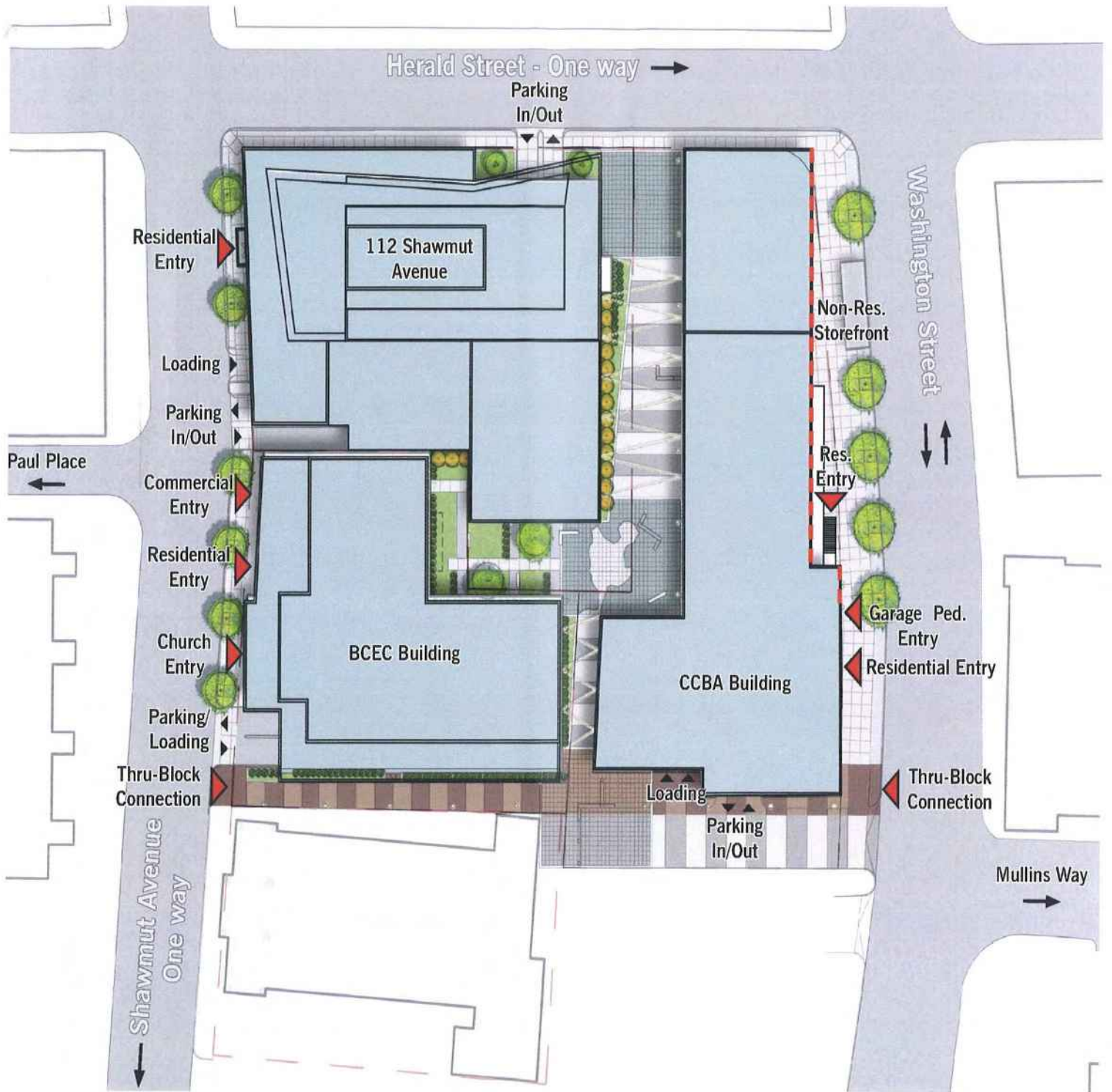
22 NORTH ELEVATION (BERNARD STREET)  
DATE: 03-17-18



11 SOUTH ELEVATION (DICKINSON LOT LINE)  
DATE: 03-17-18

**Exhibit G**  
**Circulation Plan - PDA Site**

[See attached]

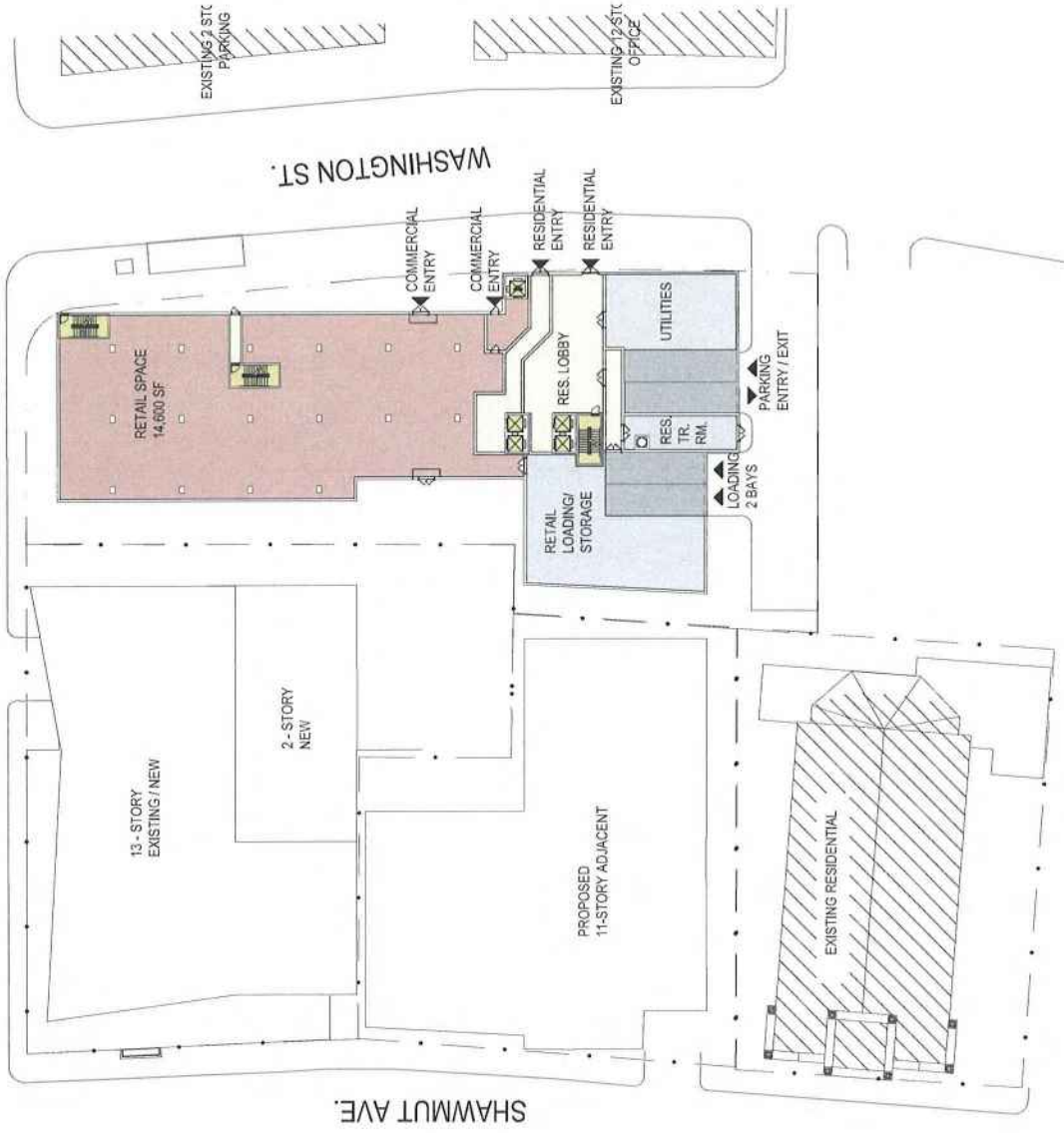


**Exhibit H**

**Conceptual Plans - CCBA Building**

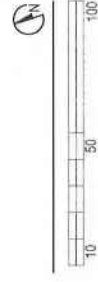
[See attached]

HERALD STREET



WASHINGTON ST.

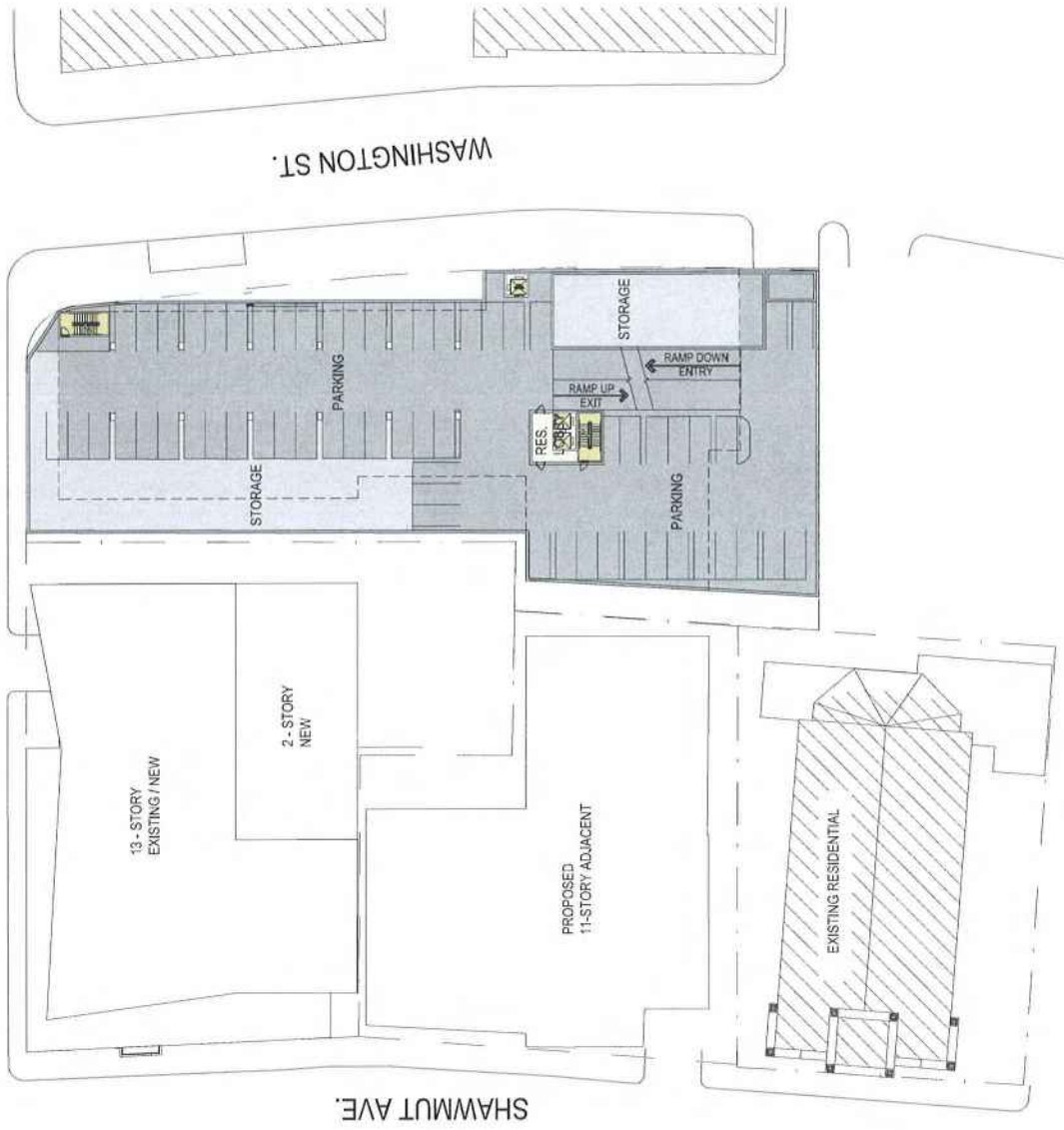
SHAWMUT AVE.



tat

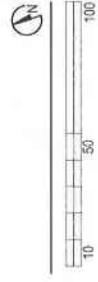
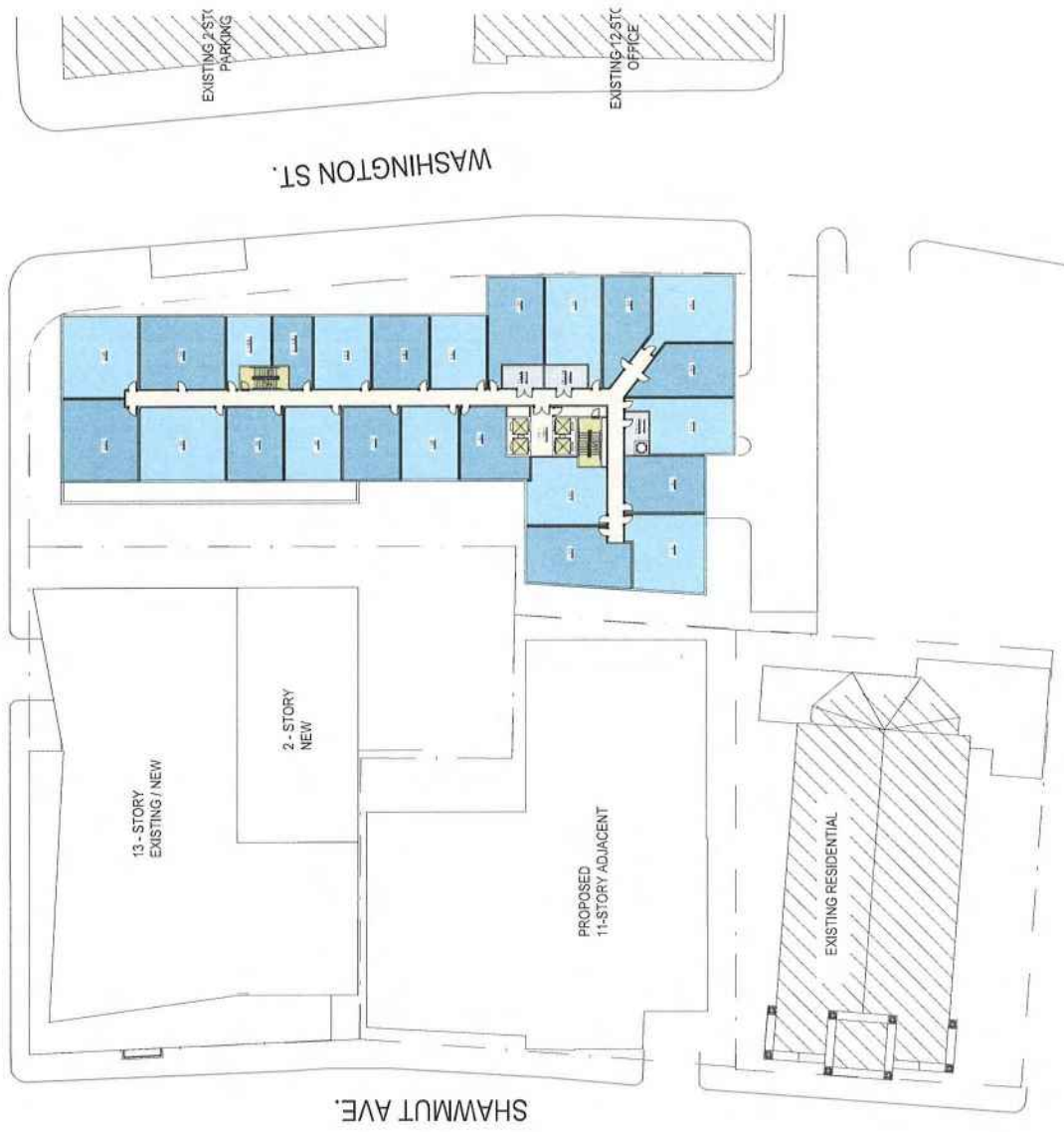
Ground Level Plan

HERALD STREET

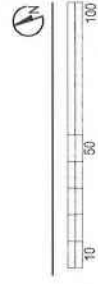
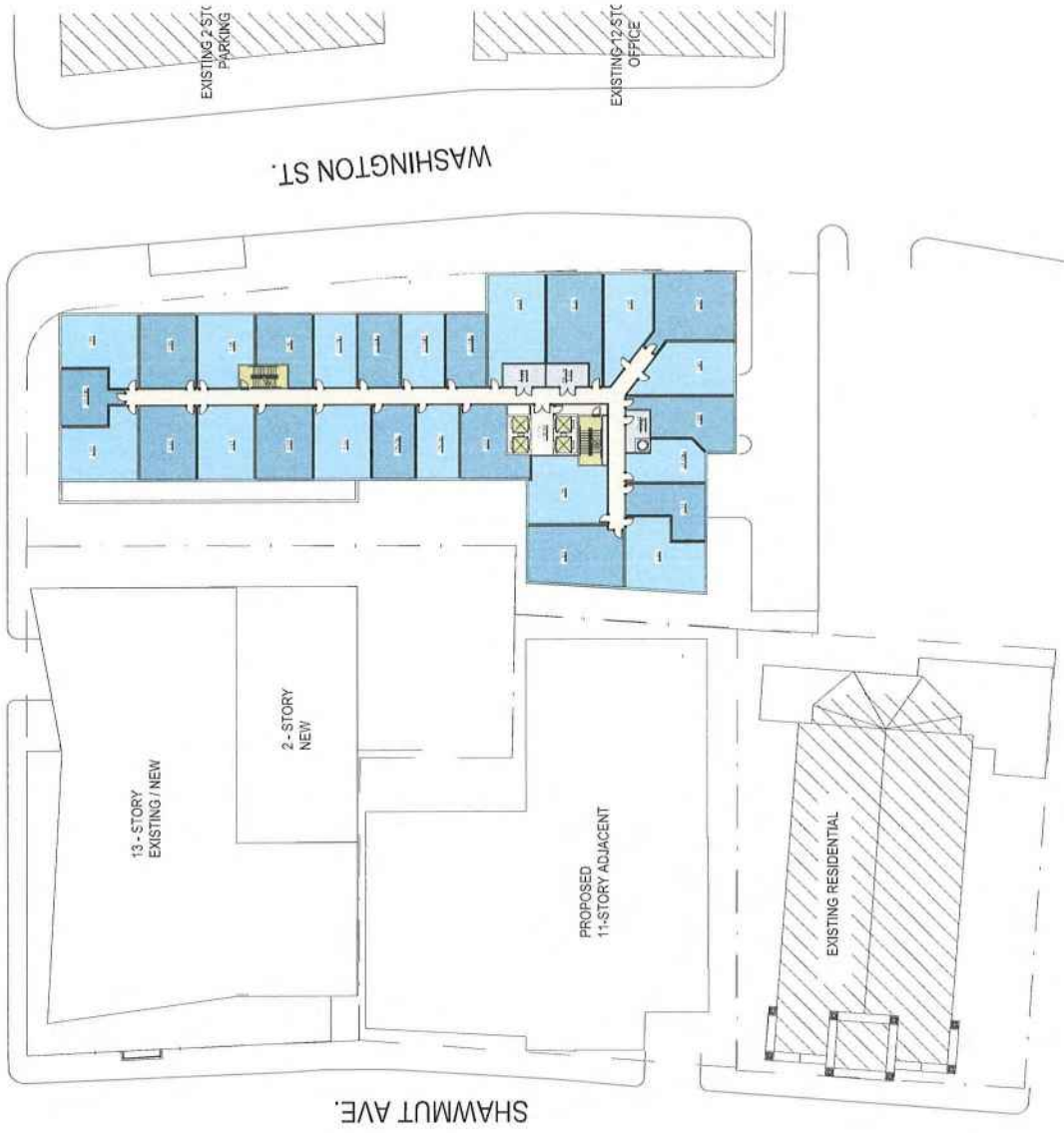


Basement Parking Levels 1 & 2

HERALD STREET



HERALD STREET



tat

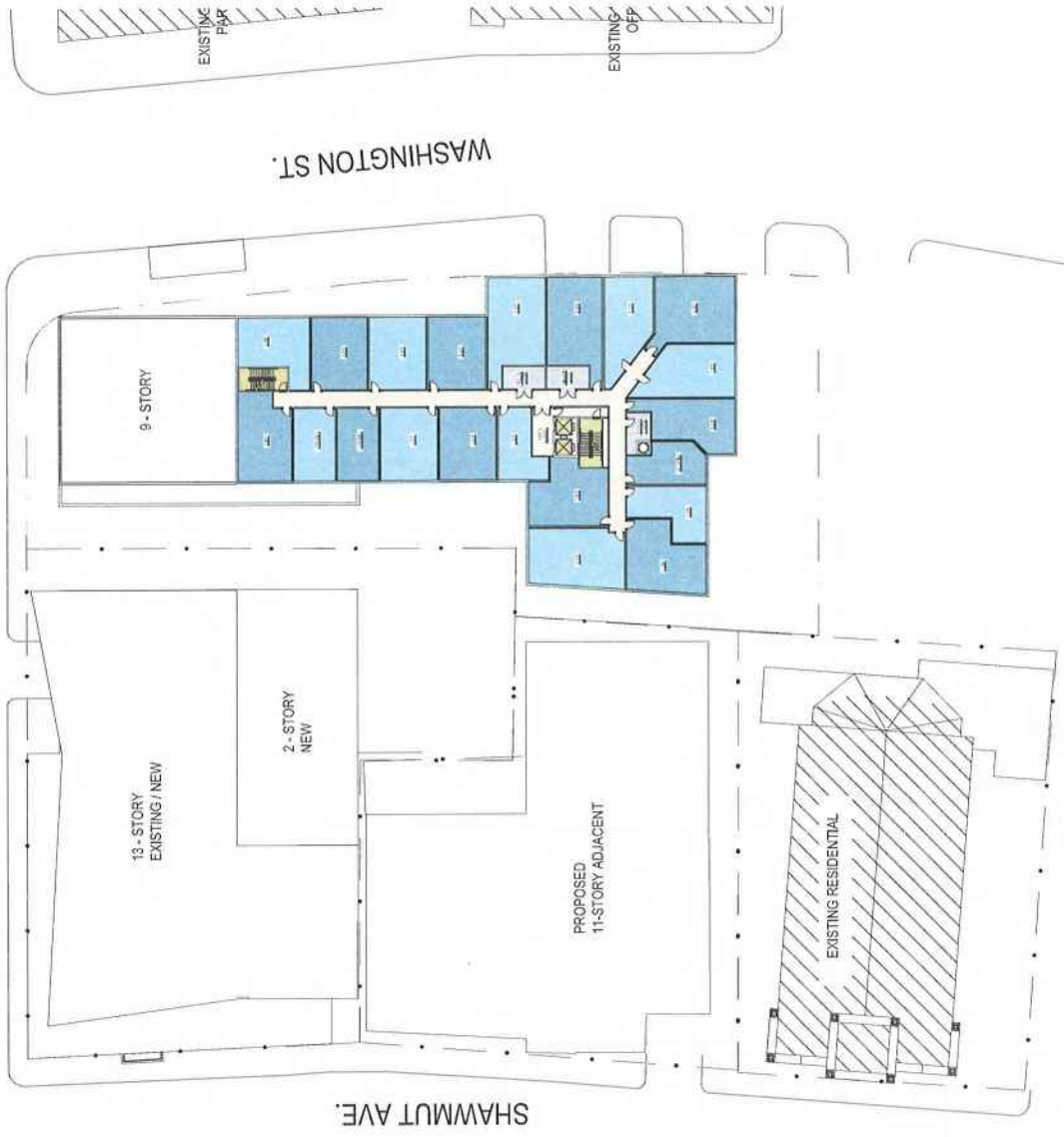
Sixth - Ninth Level Plans

Shawmut Avenue | Washington Street Block

Shawmut Ave. | March 23, 2015 | The Park Group | 15025 | 10 The Architectural Firm, LLC



HERALD STREET



WASHINGTON ST.

SHAWMUT AVE.

13-STORY  
EXISTING/NEW

2-STORY  
NEW

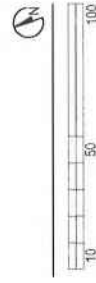
PROPOSED  
11-STORY ADJACENT

9-STORY

EXISTING RESIDENTIAL

EXISTING PDR

EXISTING OFF



tat

Tenth - Fourteenth Level Plans

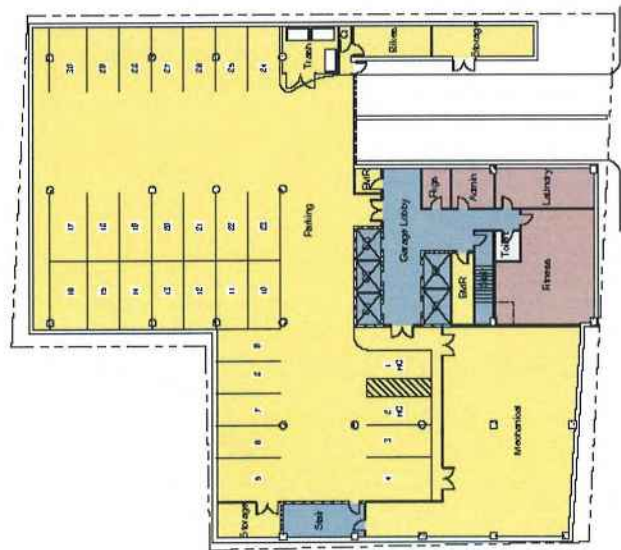
Shawmut Avenue | Washington Street Block

Boston, MA | March 25, 2015 | The Grant Group | 10252-11 | This architectural plan, Inc

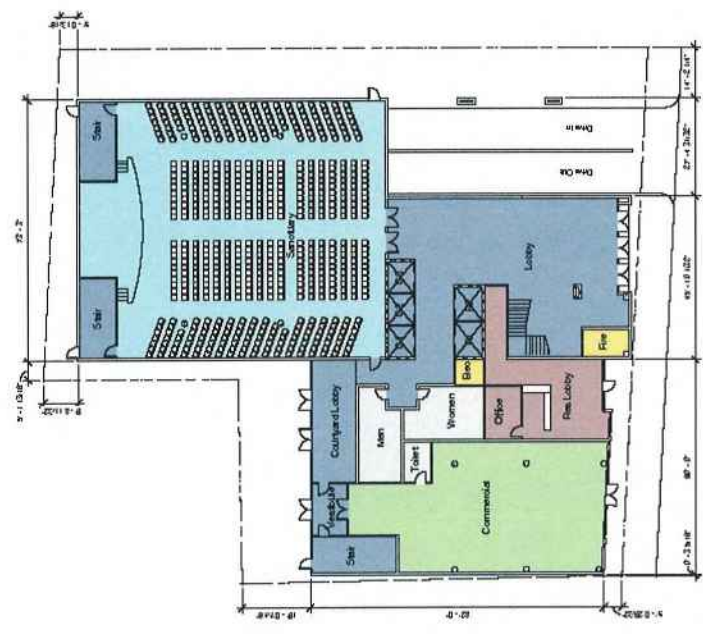
**Exhibit I**

**Conceptual Plans - BCEC Building**

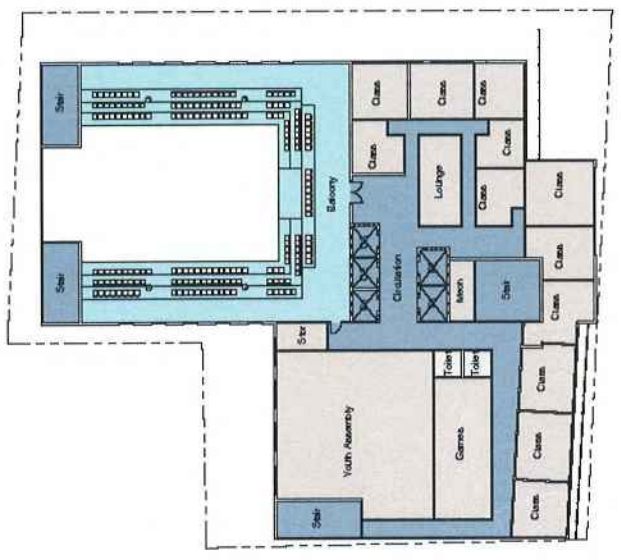
[See attached]



① Basement/Garage (Church & Residential)  
1/16" = 1'-0"



② Level 1 (Church, Residential, & Commercial)  
1/16" = 1'-0"



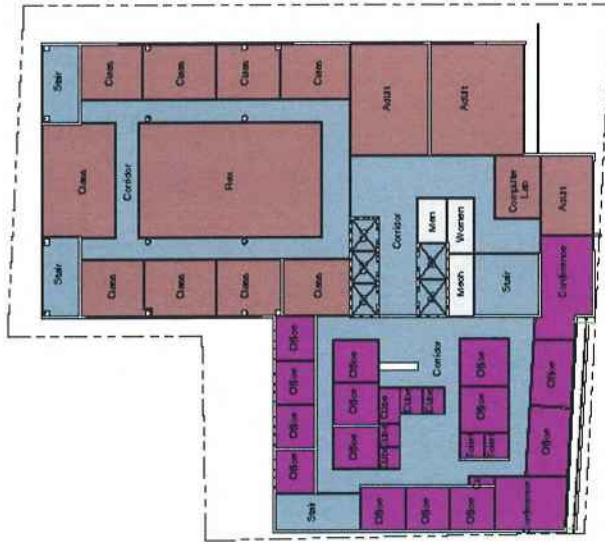
③ Level 2 (Church)  
1/16" = 1'-0"

# Boston Chinese Evangelical Church

120 Shawmut Ave., Boston, MA 02119

Basement, First Floor, Second Floor

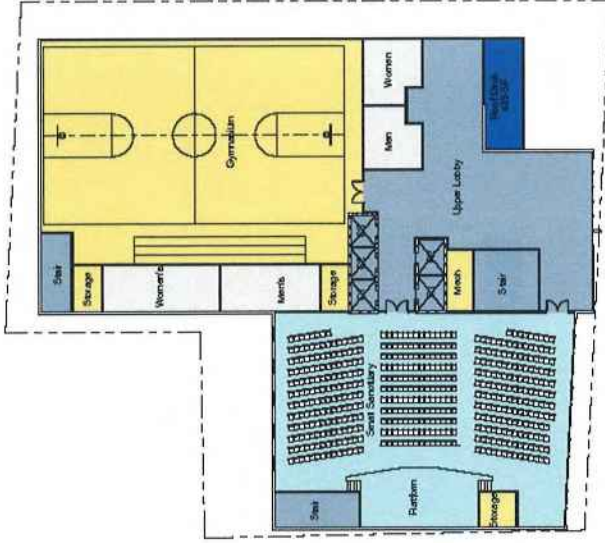
working case  
1/16" = 1'-0"  
project name  
Project name  
date issued  
02/25/17



① Level 3 (Church)  
1/8" = 1'-0"



② Level 4 (Church)  
1/8" = 1'-0"



③ Level 5 (Church)  
1/8" = 1'-0"

# Boston Chinese Evangelical Church

120 Shawmut Ave., Boston, MA 02119

drawing code  
1/16" = 1'-0"  
preparation  
R. J. Johnson  
date issued  
02/21/17

Third, Fourth, and Fifth Floors

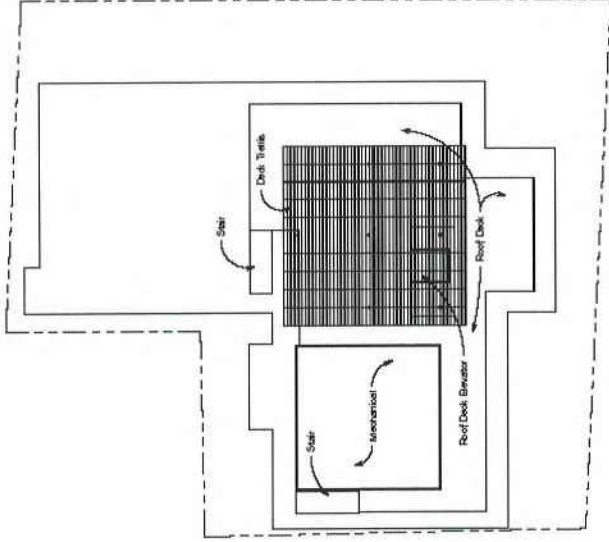
# A102



① Level 6 (Residential)  
1/8" = 1'-0"



② Level 7 - 11 (Residential)  
1/8" = 1'-0"



③ Roof  
1/8" = 1'-0"

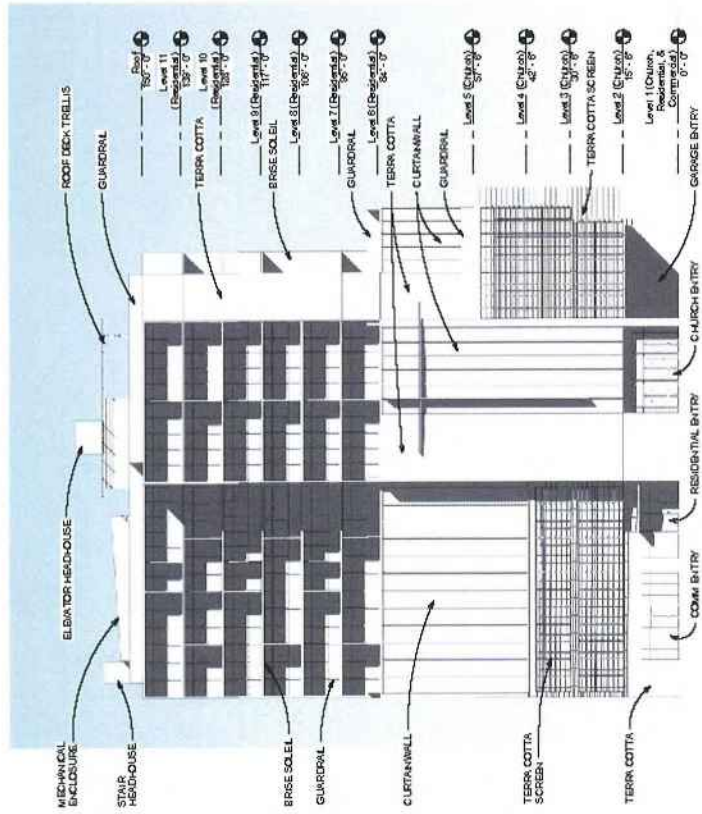
## Boston Chinese Evangelical Church

120 Shawmut Ave., Boston, MA 02119

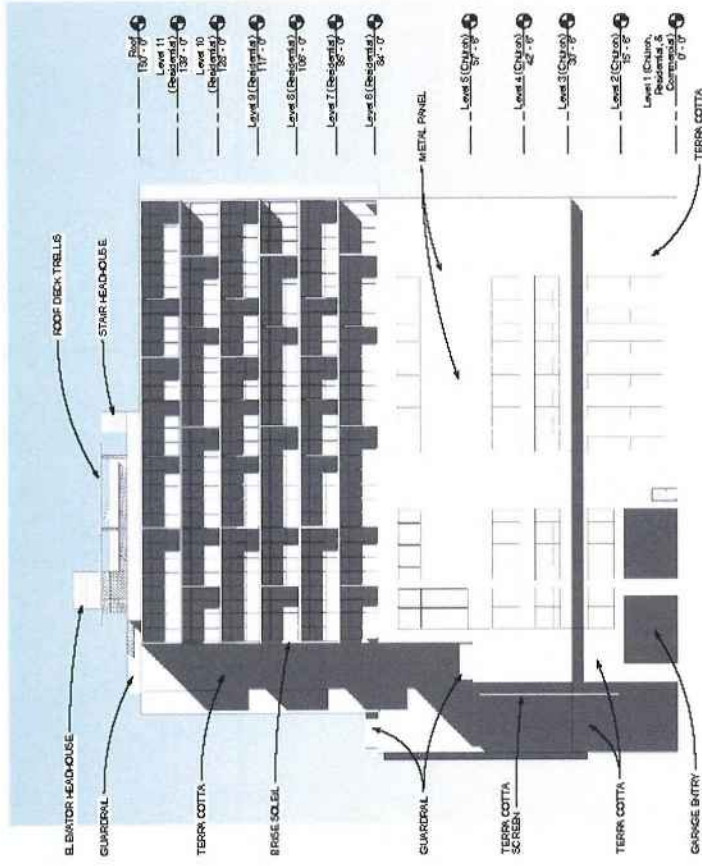
Sixth Floor, Seventh - Eleventh  
Floors, Roof

# A103

drawing scale  
1/8" = 1'-0"  
project name  
Project number  
drawing  
sheet title



① West - Shawmut Ave  
1/8" = 1'-0"



② South toward 136 Shawmut  
1/8" = 1'-0"

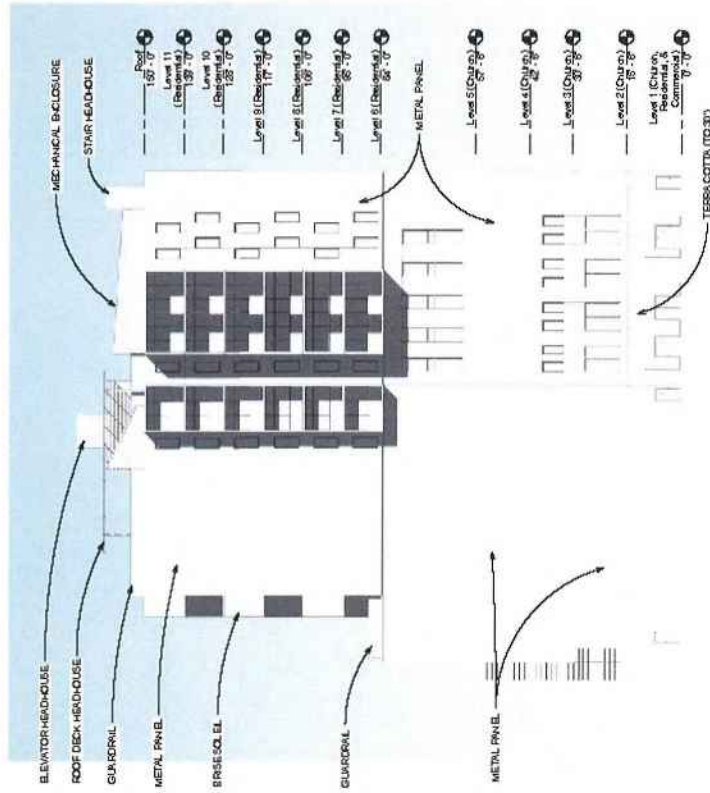
# Boston Chinese Evangelical Church

120 Shawmut Ave., Boston, MA 02119

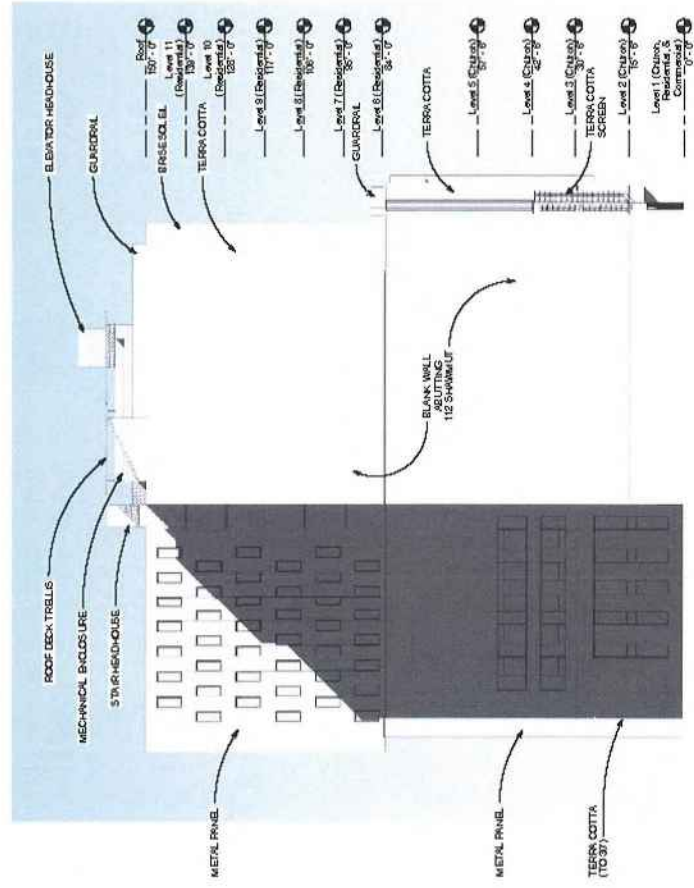
drawing scale  
1/8" = 1'-0"  
project name  
Project Number  
date issued  
04/08/11

South and East Elevations

# A104



① East toward Washington St  
1/16" = 1'-0"



② North toward Herald St  
1/16" = 1'-0"

# Boston Chinese Evangelical Church

120 Shawmut Ave., Boston, MA 02119

North and West Elevations

drawing code: 1/16" = 1'-0"  
 professional: [blank]  
 project name: [blank]  
 date issued: 04/08/17



① View from North West  
1/2" = 1'-0"



② View from South West with new windows  
1/2" = 1'-0"

## Boston Chinese Evangelical Church

120 Shawmut Ave., Boston, MA 02119

Perspective Views

drawing code  
12" = 1'-0"  
project number  
120 Shawmut Ave  
date issued  
04/13/17

# A106





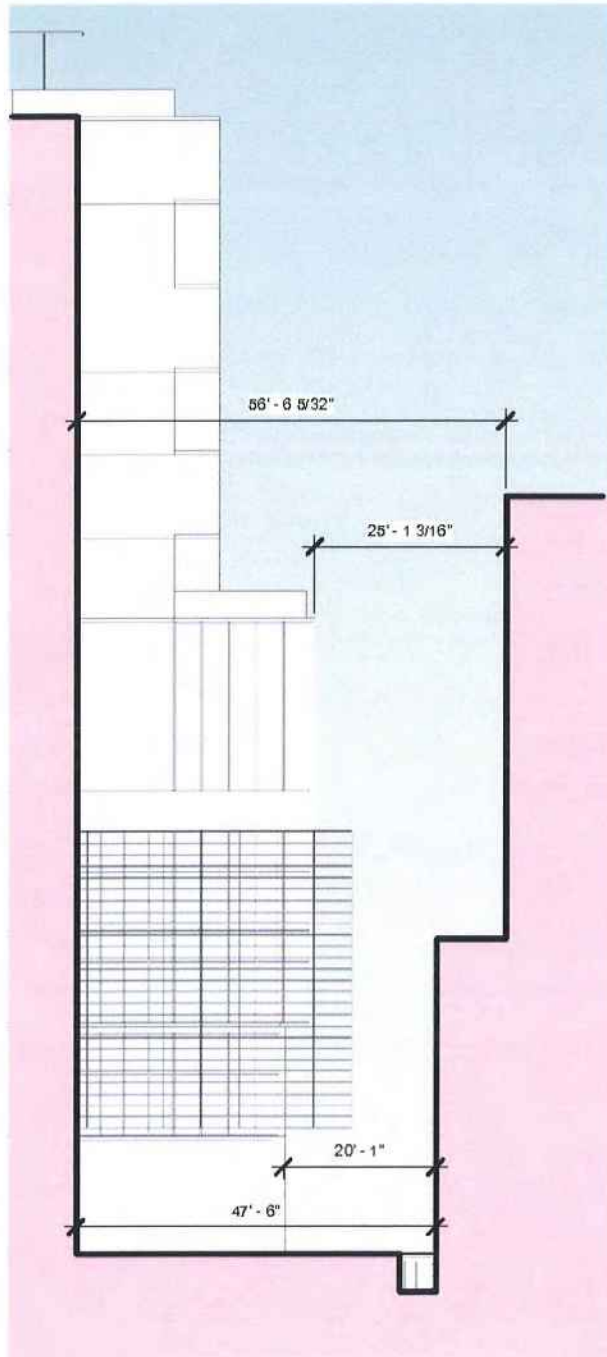
View into Pedestrian Way from Shawmut Avenue

**Boston Chinese Evangelical Church**  
120 Shawmut Ave., Boston, MA 02119

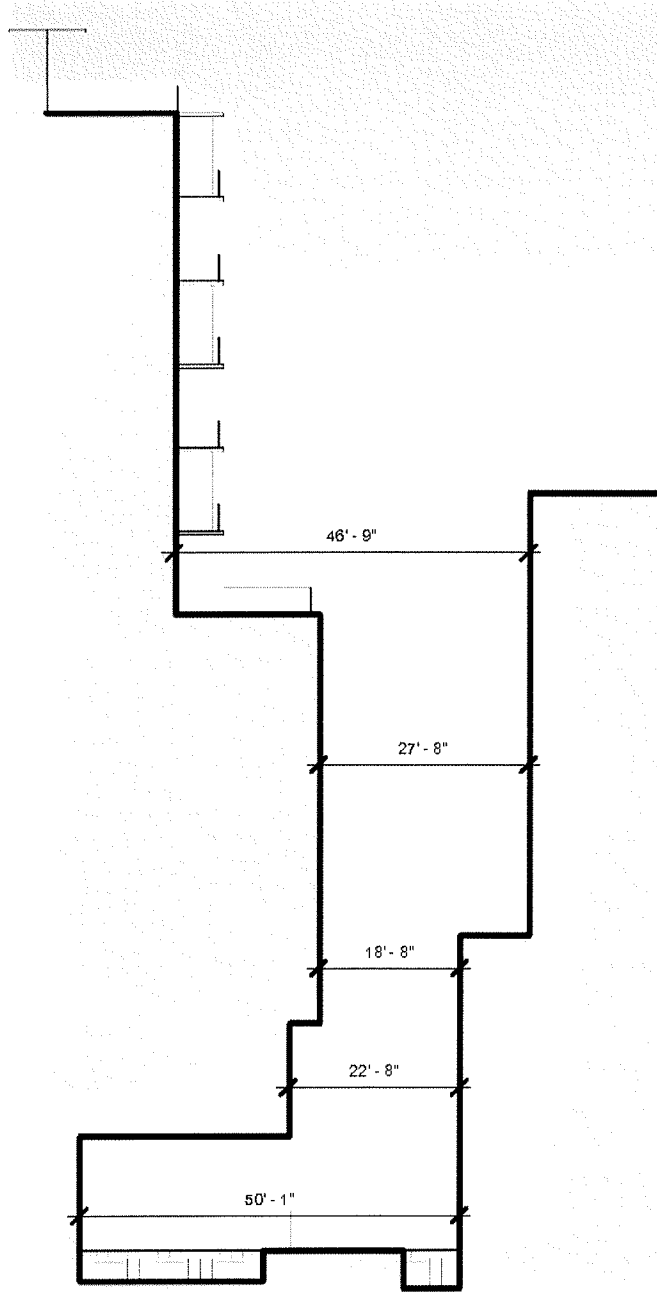
Pedestrian Way View

drawing code  
project name  
Project number  
date issued  
12/23/17

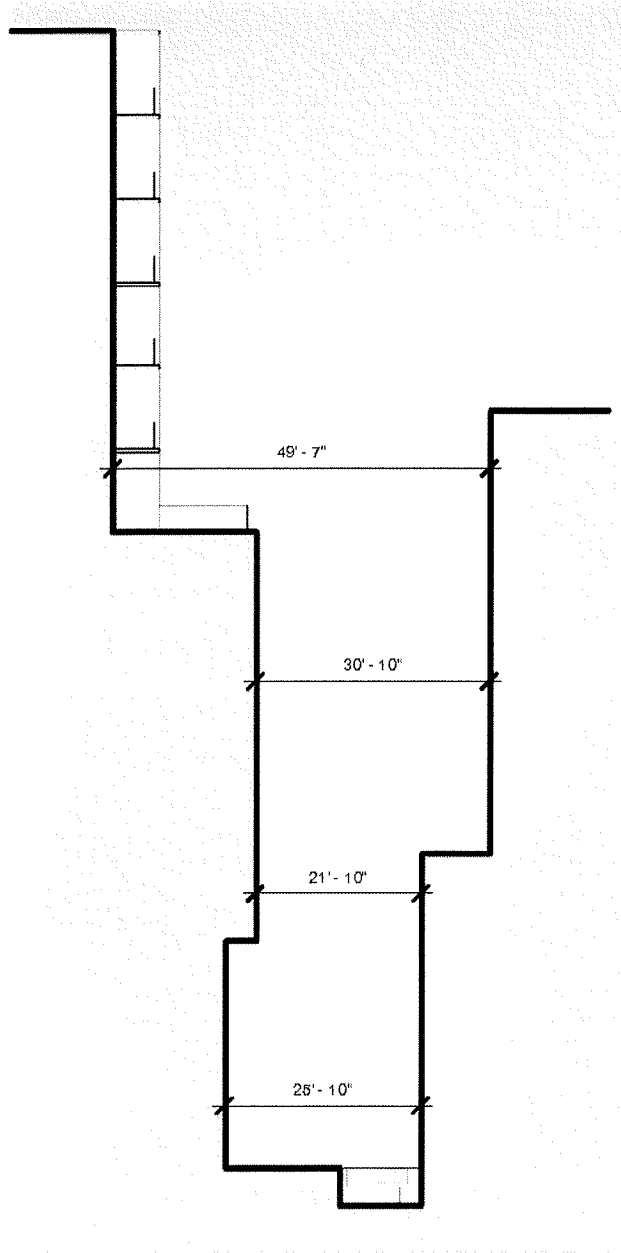
**A107**



Section A



Section B



Section C

## Exhibit J

### Permitted Uses within the Planned Development Area (PDA Site)

- Adult education center
- Community center
- Day care center
- Day care center, elderly
- Place of worship
- Art gallery
- Offices
- Coffee shop/café
- Open space
- Fitness studio
- Multi-family dwellings
- Elderly housing
- Take-out restaurant, small\*<sup>1</sup>
- Bakery, small\*
- Local retail business (including, without limitation, grocery stores)
- Service uses (dry cleaning shop with off-site cleaning services; self-service laundry; barbershop; beauty salon; shoe repair or tailor shop)\*
- Telecommunications uses (subject to BPDA design review approval if visible from a public way)
- Automatic teller machine
- Accessory uses ordinarily incidental to a lawful permitted use, but restricted to the following:
  - Accessory automatic teller machines
  - Accessory home occupation (w/ no employees)
  - Accessory offices
  - Accessory outdoor café
  - Accessory parking
  - Accessory services for building residents
  - Accessory telecommunications uses (subject to BPDA design review approval if visible from a public way)

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<sup>1</sup> \* = Less than 1,000 s.f. in Gross Floor Area.