

12/13/89

BRA Approval: Nov. 30, 1989
Zoning Comm. Approval:* Dec. 13, 1989
effective: Dec. 14, 1989

BOSTON REDEVELOPMENT AUTHORITY

November 16, 1989
Revised, November 30, 1989

DEVELOPMENT PLAN
and
DEVELOPMENT IMPACT PROJECT PLAN
for
PLANNED DEVELOPMENT AREA NO. 36

OLMSTED PLAZA

Bounded by Park Drive, Brookline Avenue,
Fullerton Street and MBTA Right-of-Way

Development Plan: In accordance with Section 3-1A of the Boston Zoning Code (the "Code"), this development plan and development impact project plan sets forth information on the development of the Project, including the proposed location and appearance of structures, open spaces and landscaping, the proposed uses of the Project, the proposed dimensions of structures, the proposed densities, the proposed traffic circulation, parking and loading facilities, access to public transportation and other major elements of the Project (the "Development Plan"). This Development Plan is also intended to satisfy the requirements of Sections 26A-2(2) and 26A-3(1) and 26B-2(2) and 26B-3(1) of the Code regarding development impact project plans.

This Development Plan represents the first stage in the planning process for the development of the Project. In the next stage of the development process, design development plans for the initial phase of the Project will be submitted to the Authority prior to the submission of final plans and specifications therefor pursuant to Section 3-1A of the Code for final design review approval and certification as to consistency with this Development Plan. In addition, schematic design submissions for the two new buildings to be constructed in later stages of development will be submitted to the Authority for approval. This Development Plan consists of 7 pages of text plus attachments designated Exhibits A through H. All references to this Development Plan contained herein shall pertain only to such 7 pages and attachments. Exhibits A through H are subject to, and may change as a result of, final design, environmental and other development review by the Authority and by other governmental agencies and authorities.

*with amendments to Use Items Nos. 16A, 36A, 50, 68, and 70 in Exhibit F, Table of Proposed Uses, and in Exhibit G, Anticipated Zoning Exceptions, sections I.B.1.a, II.B.1.a, and III.A.1.

Developer: The developer of the Project is Olmsted Plaza Associates, a Massachusetts general partnership, the partners of which are JMB/Olmsted Limited Partnership, an Illinois limited partnership, and Macomber Olmsted Plaza Associates Limited Partnership, a Massachusetts limited partnership, its successors and assigns (the "Developer").

Site: The Project will be constructed on the parcel of land described in Exhibit A attached hereto, containing approximately 8.9 acres and bounded generally by Park Drive, Brookline Avenue, Fullerton Street and an MBTA right-of-way (the "Site").

Proposed Location and Appearance of Structures: The Project will consist of four major buildings: the renovated Sears building (the "Sears Building"), a new building along Park Drive on the western corner of the Site (the "Park Drive Building"), a new building at the corner of Brookline Avenue and Fullerton Street (the "Brookline Avenue Building") and a new six-story parking garage (the "Garage"). It is currently anticipated that the buildings planned for the Site will be located approximately as shown on Exhibit B attached hereto, although the final locations and configurations of the buildings are subject to final design, environmental and other development review by the Authority and by other governmental agencies and authorities.

The base of the Sears Building is eight stories in height and is capped by a tower that rises approximately 100 feet above the parapet of the building's base. The facade of the Sears Building is composed of light gray brick and Indiana limestone. Currently, the Sears Building includes a number of warehouse additions that were added to the main structure after its initial construction. In connection with Phase 1 of the Project, the Developer plans to demolish these additions.

In place of the warehouse additions that are to be demolished, two new buildings, the Park Drive Building and the Brookline Avenue Building, are planned for subsequent stages of development on the Site. The Sears Building, Park Drive Building, Brookline Avenue Building and the Garage shall have heights and gross floor areas not in excess of those set forth on Exhibit C attached hereto. The heights and gross floor areas are subject to design, environmental and other development review by the Authority and other governmental agencies and authorities. All references herein to "height" and "gross floor area" refer to those terms as defined in the Code. The elevations attached hereto as Exhibit D illustrate the general appearance of the Sears Building, Park Drive Building, Brookline Avenue Building and the Garage. The elevations of these buildings are subject to further

design, environmental and other development review by the Authority and other governmental agencies and authorities.

Open Spaces and Landscaping: In addition to the open spaces to be located between the buildings planned for the Site, a large landscaped area will be provided along Park Drive in front of the Sears Building. New pedestrian walkways are planned for the Site to allow public access to and through the Site and to provide several choices of outdoor routes exiting the MBTA Fenway Park Green Line Station. The Site will be landscaped with a variety of trees, shrubs and paving materials. In addition, permanent landscaping will include the planting of trees in vacant tree pits along the portion of Park Drive between the Site and Beacon Street. Phase 1 of the Project will also include landscaping to enhance the stairway from the Project to the MBTA Fenway Park Green Line Station. Subject to design, environmental and other development review by the Authority and other governmental agencies and authorities, the Developer will also be responsible for landscaping improvements within the area which is shown on Exhibit E attached hereto, including public sidewalks adjacent to the Site.

Proposed Uses of Site and Structures: The proposed uses for the Site and the structures planned for the Site may include one or more of the uses set forth on Exhibit F attached hereto.

Proposed Dimensions of Structures: Exhibit C provides the proposed maximum dimensions for the renovated Sears Building, the Park Drive Building, the Brookline Avenue Building and the Garage. Upon establishment of the Planned Development Area, the Site will be located in M-2-D and B-2-D zoning districts. In such districts, relief from the requirements of the Code may be sought as exceptions pursuant to Article 6A of the Code. Exhibit G attached hereto sets forth a list of anticipated zoning exceptions required for the Project. Because the design of the Project is subject to further design, environmental and other development review by the Authority and other governmental agencies and authorities, the zoning relief required for the Project may change correspondingly. Furthermore, any one or more of the buildings located or to be located on the Site may be financed independently of the other buildings located or to be located on the Site and, therefore, any one or more of such buildings may need to be considered as situated on a separate zoning lot, capable of being conveyed or mortgaged as such.

Proposed Densities: The bulk of the Site is presently zoned M-2, a Restricted Manufacturing District, with a maximum floor area ratio ("FAR") of 2.0. A portion of the Site, consisting of a strip of land 100 feet in width along both Park Drive and

Brookline Avenue, is zoned B-2, a general business district with a maximum FAR of 2.0. This Development Plan provides for an overall FAR for the Site of 4.74 based upon the ratio of 1,836,000 square feet of gross floor area of Project (including the garage) to the total land area included in the Site of approximately 387,620 square feet, or approximately 8.9 acres. However, the actual FAR calculated in accordance with the technical definitions of "gross floor area," "floor area ratio" and "lot area" in the Code may be larger than 4.74. For example, roadways, sidewalks, pathways and other paved areas may be excluded from the definition of "lot area" in the Code. Accordingly, the "lot area" used to calculate FAR in accordance with the Code may not include the entire area of the Site. Furthermore, in the event that the Site is subdivided, the FAR for particular components of the Project, analyzed separately, may have a different FAR. The total Project, however, will not exceed 1,836,000 square feet of gross floor area (including the Garage). Excluding the Garage, the gross floor area of the Project as currently planned is approximately 1,446,000 square feet. The FAR for the Project, based upon the ratio of 1,446,000 square feet of gross floor area of Project (excluding the Garage) to the total land area of the Site, is 3.73.

Proposed Traffic Circulation: The Project will promote vehicular and pedestrian circulation. The entryway to the Sears Building will feature a redesigned driveway. In addition, the Garage will be constructed to facilitate easy entry and exiting. The Project will also improve pedestrian access and circulation by including attractive pedestrian thoroughfares and interior passageways unifying the Site and connecting the Site to the surrounding area and the MBTA Fenway Park Green Line Station.

Proposed Parking and Loading Facilities: The Garage will provide up to 1,155 parking spaces. In addition, the Project will include loading docks located in the Garage.

Proposed Phasing of Construction: It is currently anticipated that the initial phase of the Project will involve the demolition of the warehouse additions, renovation of the Sears Building, construction of the Garage and permanent landscaping on the completed portions of the Site. The remainder of the Site will consist of temporary grade level parking accommodating up to 160 cars and temporary landscaping during this initial stage of development. Construction of a stairway from the Project to the MBTA Fenway Park Green Line Station will also occur during the initial phase of the Project. Subsequent stages of development will entail completion of the Project, including the construction of the Park Drive Building and the Brookline Avenue Building. During these subsequent stages of development, permanent

landscaping and circulation systems will be completed, including a walkway along the station platform, an extension of the existing canopy, and, if necessary, modifications to the stairway from the Project to the Fenway Park Station. In the event that construction of the Park Drive Building or the Brookline Avenue Building has not commenced by the end of 1996, permanent landscaping will be undertaken on the remainder of the Site. The stages of development are summarized in Exhibit H.

Sears, Roebuck and Co., the current owner of the Site, and the Developer have entered into an agreement providing for acquisition of the Site by the Developer. Assuming that the necessary approvals are obtained, the Developer will proceed immediately with its construction schedule after purchasing the Site. The demolition of the warehouse additions is scheduled to begin in early 1990, with the renovation of the Sears Building planned for substantial completion by the end of 1991. Excavation for the Garage is scheduled to occur during the summer of 1990. It is estimated that the Park Drive Building and the Brookline Avenue Building will be constructed during the period 1992 to 1996. The construction schedule at this time is tentative and is subject to change.

Access to Public Transportation: The Site is ideally situated for both local and regional public transit access. The Project is immediately adjacent to the MBTA Green Line and is served by local bus routes. The Developer will assure access to the Fenway Park Station on the MBTA Green Line during the construction of the Project.

Development Impact Project Contribution: As required under Section 26A-3 of the Code, the Developer will enter into a Development Impact Project Agreement (the "DIP Agreement") with the Authority and will be responsible for making a Development Impact Project Contribution (the "DIP Contribution") with regard to the Project. The DIP Contribution shall be made, at the Developer's option, by (i) the grant and payment by the Developer of a sum of money, payable at the times and in the manner and under the conditions specified in the DIP Agreement (referred to in Section 26A-2(3) as the "Housing Contribution Grant"), (ii) the Developer's creating or causing to be created housing units for occupancy exclusively by low and moderate income residents of the City of Boston at a cost at least equal to the amount of the Housing Contribution Grant and under the conditions specified in the DIP Agreement (referred to in Section 26A-2(3) as the "Housing Creation Option"), or (iii) some combination of items (i) and (ii) above. As required under Section 26B-3 of the Code, the Developer will also be responsible for making a Jobs Contribution with regard to the Project. The Jobs Contribution shall be made, at

the Developer's option by (i) the grant and payment by the Developer of a sum of money, payable at the times and in the manner and under the conditions specified in the DIP Agreement (the "Jobs Contribution Grant"), (ii) the Developer's creating or contributing to the creation of a jobs training program for use by low and moderate income people at a cost at least equal to the Jobs Contribution Grant and under the conditions specified in the DIP Agreement ("Jobs Creation Option"), or (iii) some combination of items (i) and (ii) above.

Projected Number of Employees: It is anticipated that the Project will generate approximately 1,700 construction jobs and provide approximately 4,200 permanent jobs.

Development Review Procedures: All design plans for the Project are subject to ongoing development review and approval by the Authority. Such review is to be conducted in accordance with the Authority's "Development Review Procedures" dated 1985, revised 1986 and Article 31 of the Code ("Development Review Procedures").

Public Benefits: The Project is of critical importance to the physical and economic revitalization of the Fenway area. The uses proposed for the Site are expected to provide job opportunities, services and resources for area residents as well as the larger community. The 1.6 acre parcel of land across Park Drive from the Site was originally included in Frederick Law Olmsted's Emerald Necklace park system, but was paved for use as a parking lot some time before 1955. The Developer will cause this parcel to be conveyed to the City of Boston (or another entity designated by the Authority pursuant to an agreement to be entered into by the Authority and the Developer). Subject to obtaining necessary permits and approvals, the Developer will develop, or cause to be developed, a public park on this parcel. The park shall be completed by July 1, 1992, subject to extension for delays caused by circumstances beyond the reasonable control of the Developer, provided that the approval of the Authority is obtained, such approval not to be unreasonably withheld or delayed.

The Project is expected to make significant economic contributions to the City by generating additional property tax revenues, additional training and employment opportunities and increased affordable office space. In addition, it is presently estimated that the Developer will contribute approximately \$6,730,000 in housing linkage payments or cause the creation of low and moderate income housing of an equivalent value. It is also currently anticipated that the Developer will make jobs linkage contributions totalling approximately \$1,346,000 or cause

the creation of a Jobs Creation Program of an equivalent value. The Developer has funded a study by a labor market economist to assess the needs of the unemployed and underemployed residents of the Fenway area to assist with the allocation of this jobs contribution grant. Finally, not less than 2,000 square feet of space in the Project will be set aside for a job training, counseling and referral center, and not less than 8,000 square feet of indoor space in the Project serving not less than 100 children shall be set aside as a child day care center. The outdoor spaces allotted to the child day care center must be in conformance with regulations promulgated by the Office for Children, the Massachusetts State Building Code and other applicable regulations. The Developer will secure the initial operators of such centers and make available, or cause to be made available, the facilities to include the fixtures, furnishings and equipment required for operation of such centers.

EXHIBIT A

. (exhibit begins on next page)

A certain parcel of land in Boston, Suffolk County, Massachusetts shown on a plan entitled "Plan of Property Owned By Sears Roebuck And Co. Brookline Avenue & Park Drive Boston Massachusetts" prepared by Cullinan Engineering Co., Inc. Civil Engineers - Land Surveyors dated March 20, 1989 to be recorded with Suffolk Registry of Deeds and bounded and described according to said plan as follows:

SOUTHEASTERLY by Brookline Avenue, 366.11 feet;

SOUTHEASTERLY,
SOUTHERLY and
SOUTHWESTERLY by the intersection of Brookline Avenue and Park Drive, 219.24 feet, 70.00 feet and 119.34 feet;

SOUTHWESTERLY by Park Drive, 307.97 feet and 258.42 feet;

NORTHWESTERLY by land now or formerly of Consolidated Rail Corporation, 459.86 feet and 20.87 feet; and

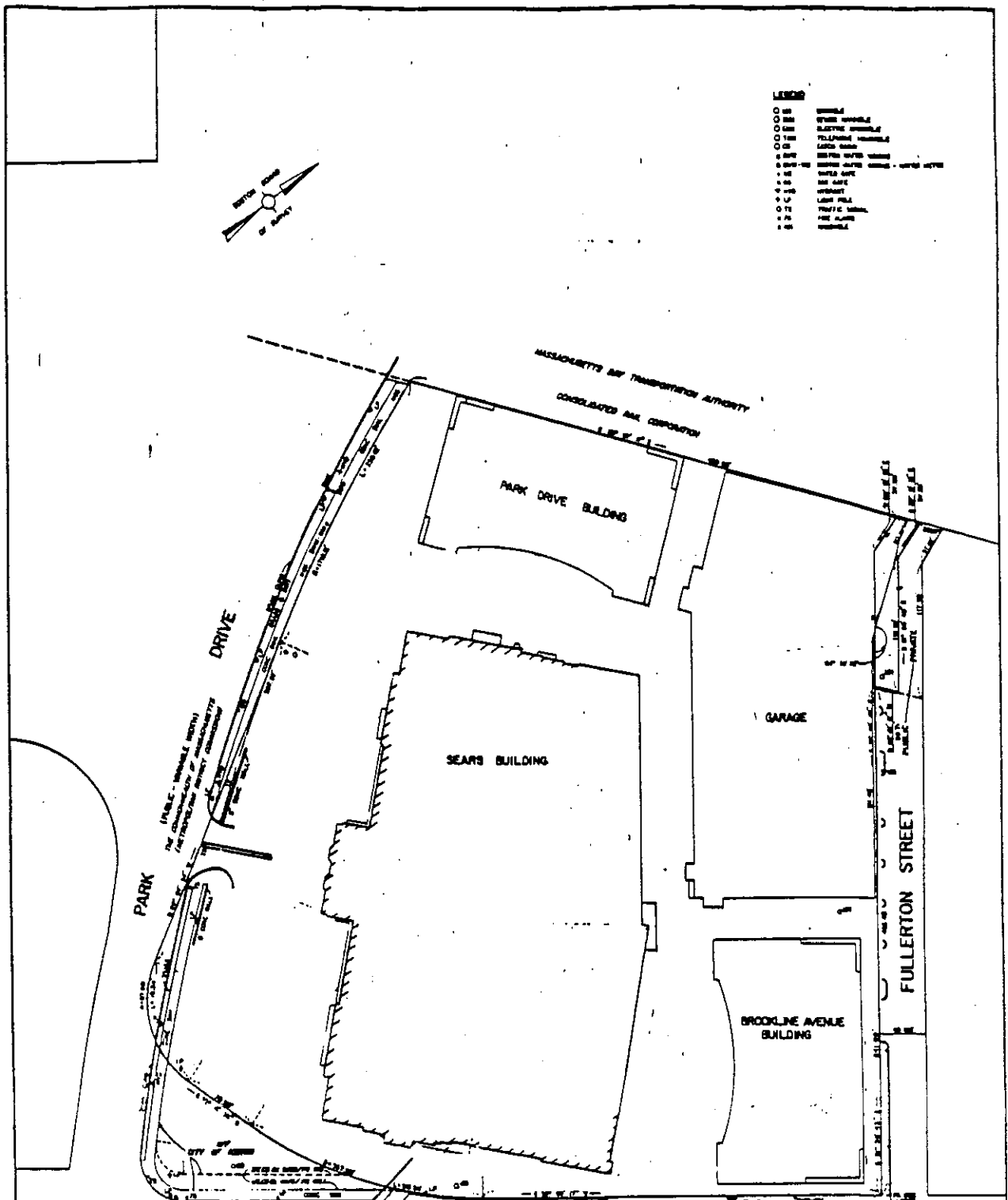
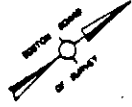
EASTERLY,
NORTHEASTERLY,
SOUTHEASTERLY
and
NORTHEASTERLY by three lines in Fullerton Street and by Fullerton Street, measuring respectively 37.55 feet, 118.29 feet, 20.71 feet and 452.43 feet.

Said premises contain 387,620 square feet more or less or 8.90 acres according to said plan.

EXHIBIT B

(exhibit begins on next page)

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BROOKLINE AVENUE
 THE COMMONWEALTH OF MASSACHUSETTS (METROPOLITAN DISTRICT COMMISSION)
 CITY OF BOSTON (PUBLIC - 50.07 WIRE)

2014 08

11/18/20	1	PROPOSED 1" x 1" x 1" BILTZER	208
11/18/20	4	PROPOSED BALCONY FOOT-PREST ACCESS	208
02/14/20	5	PROPOSED 1" x 1" x 1" WELDED	208
04/14/20	6	PROPOSED 2" x 2" x 2" WELDED	208
04/14/20	7	PROPOSED 2" x 2" x 2" WELDED	208
04/14/20	8	PROPOSED 2" x 2" x 2" WELDED	208

PLAN OF PROPERTY
 OWNED BY
SEARS, ROEBUCK AND CO.
 BROOKLINE AVENUE & PARK DRIVE
 BOSTON, MASSACHUSETTS

PLANNED BY THE CITY OF BOSTON
 PROFESSIONAL LAND SURVEYOR
CE
 COLLIER ENGINEERING CO., INC.
 BOSTON - BOSTON, MASSACHUSETTS

SCALE: AS SHOWN
 SHEET NO. 1 OF 2
 DATE: 11/18/20
 DRAWN BY: J. W. BROWN
 CHECKED BY: J. W. BROWN
 APPROVED BY: J. W. BROWN

EXHIBIT C

(exhibit begins on next page)

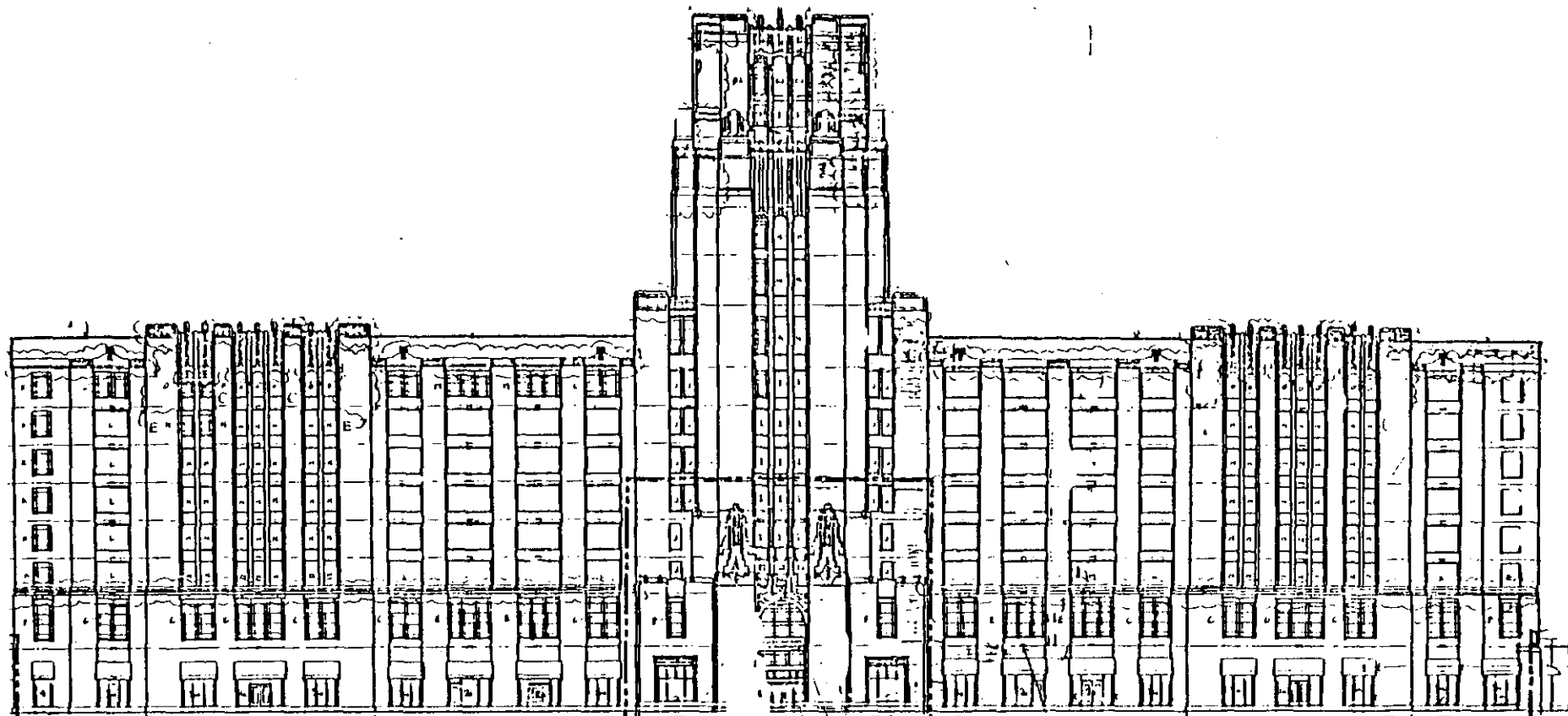
MAXIMUM BUILDING
HEIGHTS AND GROSS
FLOOR AREAS

Building	Height Not To Exceed (feet)	Gross Floor Area Not To Exceed (square feet)
Sears Building	200	907,000
Park Drive Building	120 ^A	223,000
Brookline Avenue Building	175	316,000
Garage	85 ^B	390,000

- A. The heights set forth above are based upon the definition of "Height of building" contained in the Code. Measurement of height under the Code is in part based on the grade of the land around the building. Accordingly, although the height of the base of the Sears Building calculated in accordance with the Code is less than the figure set forth above for the Park Drive Building, the top of the parapet of the Park Drive building will rise no higher than approximately the top of the parapet of the base of the Sears Building.
- B. The height of the Garage to the top of the last occupiable floor of the tower housing the stairwell and elevator shall not exceed 85 feet. The top of the parapet of the main portion of the Garage (other than the tower) shall not exceed 70 feet.

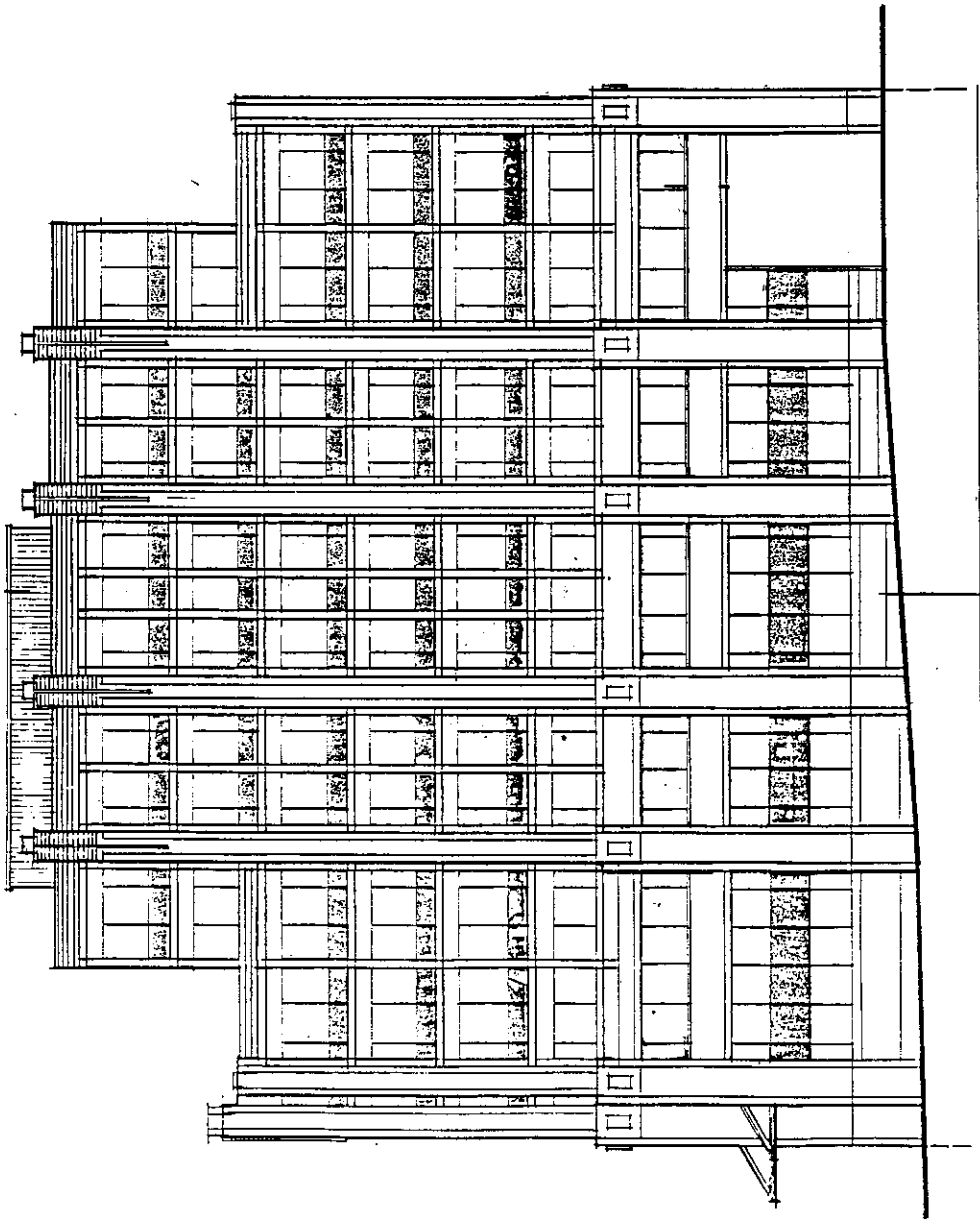
EXHIBIT D

(exhibit begins on next page)



SEARS BUILDING - South elevation

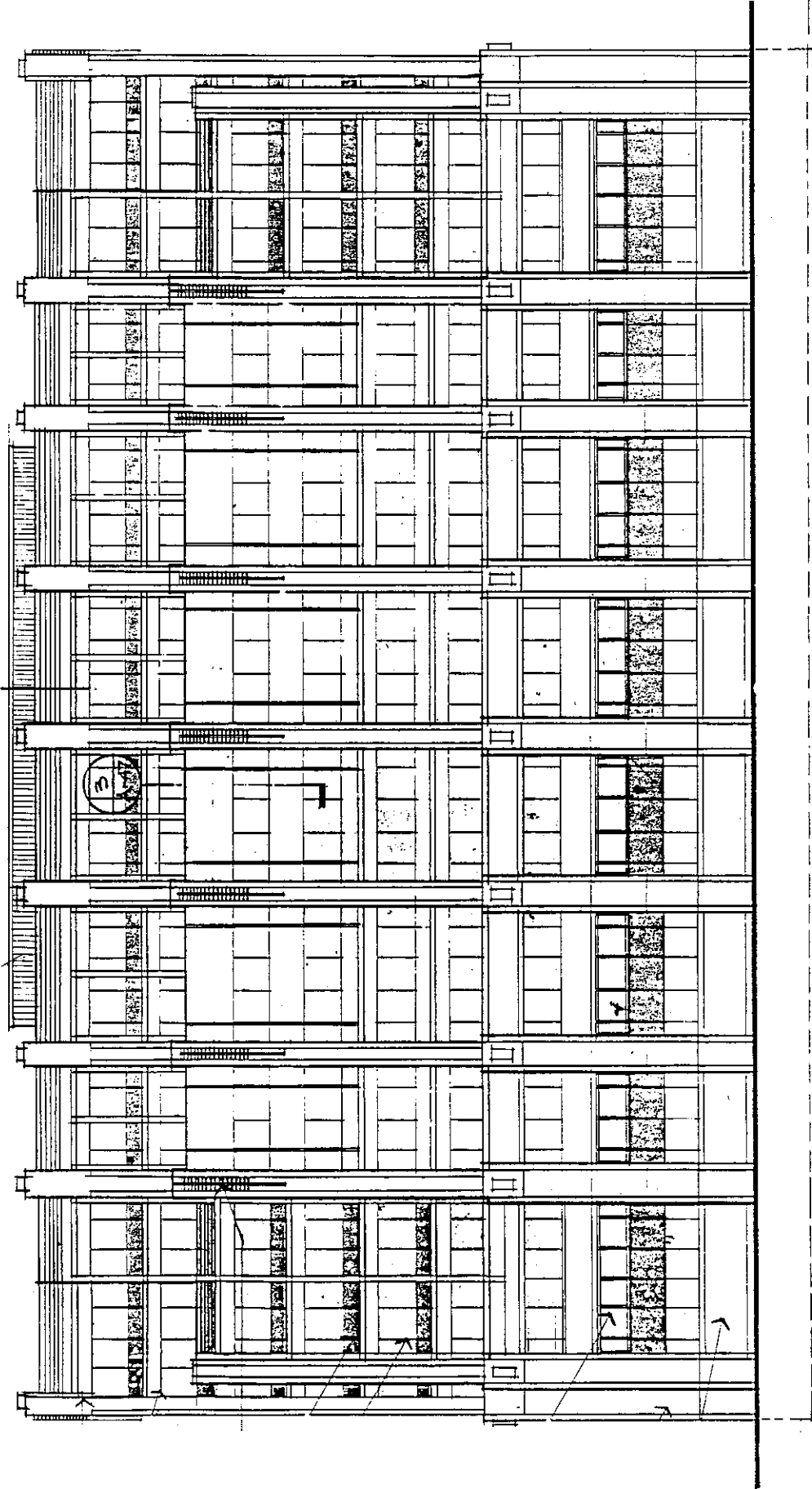
This elevation is shown on a plan entitled "Olmsted Plaza - Design Development Submission, 309 Park Drive, Boston, Massachusetts" dated November 15, 1989 prepared by Notter Finegold + Alexander Inc., Sheet A-10



SOUTH ELEVATION

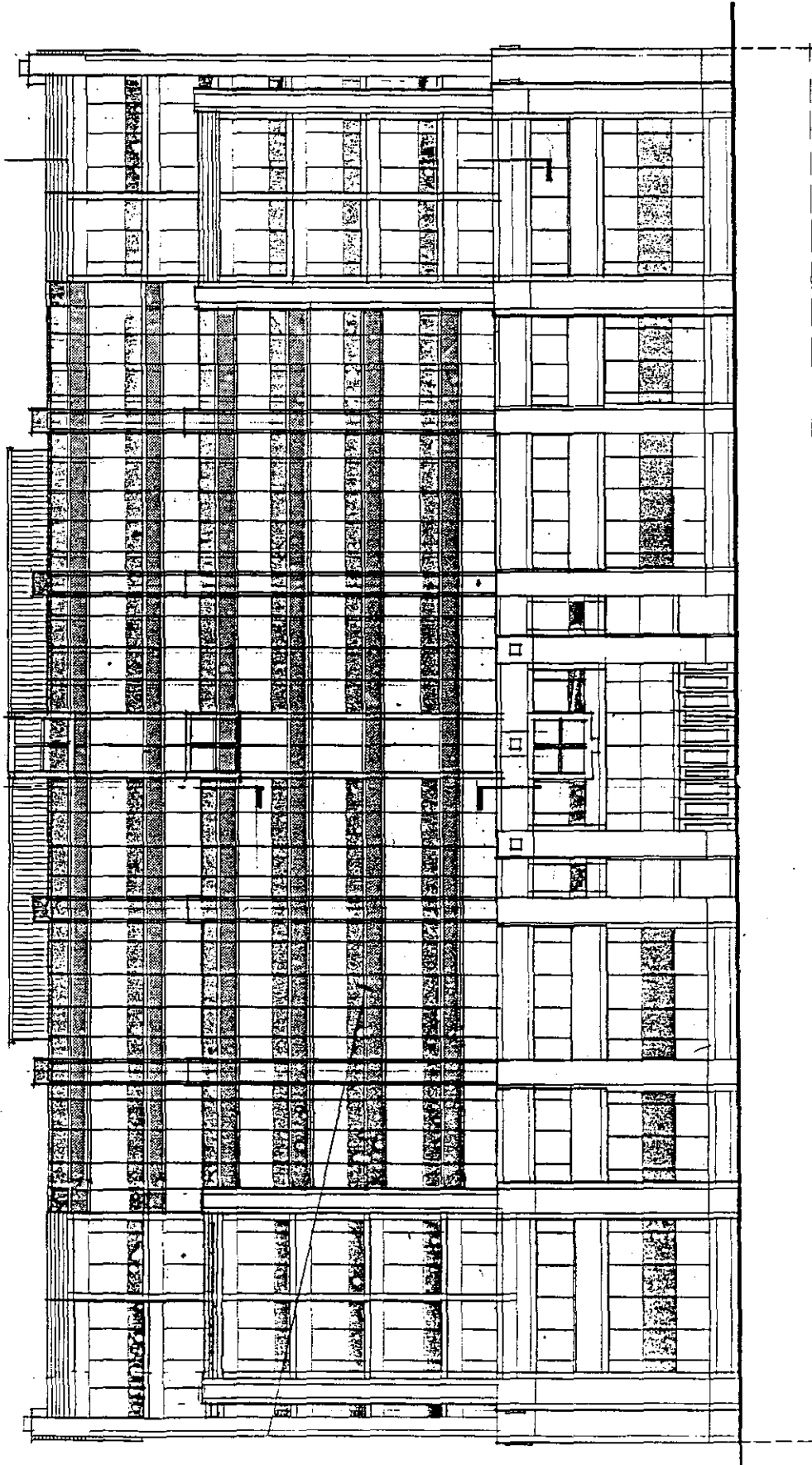
SCALE: 1/16"=1'-0"

(NORTH ELEVATION SIMILAR)



WEST ELEVATION

SCALE: 1/16" = 1'-0"



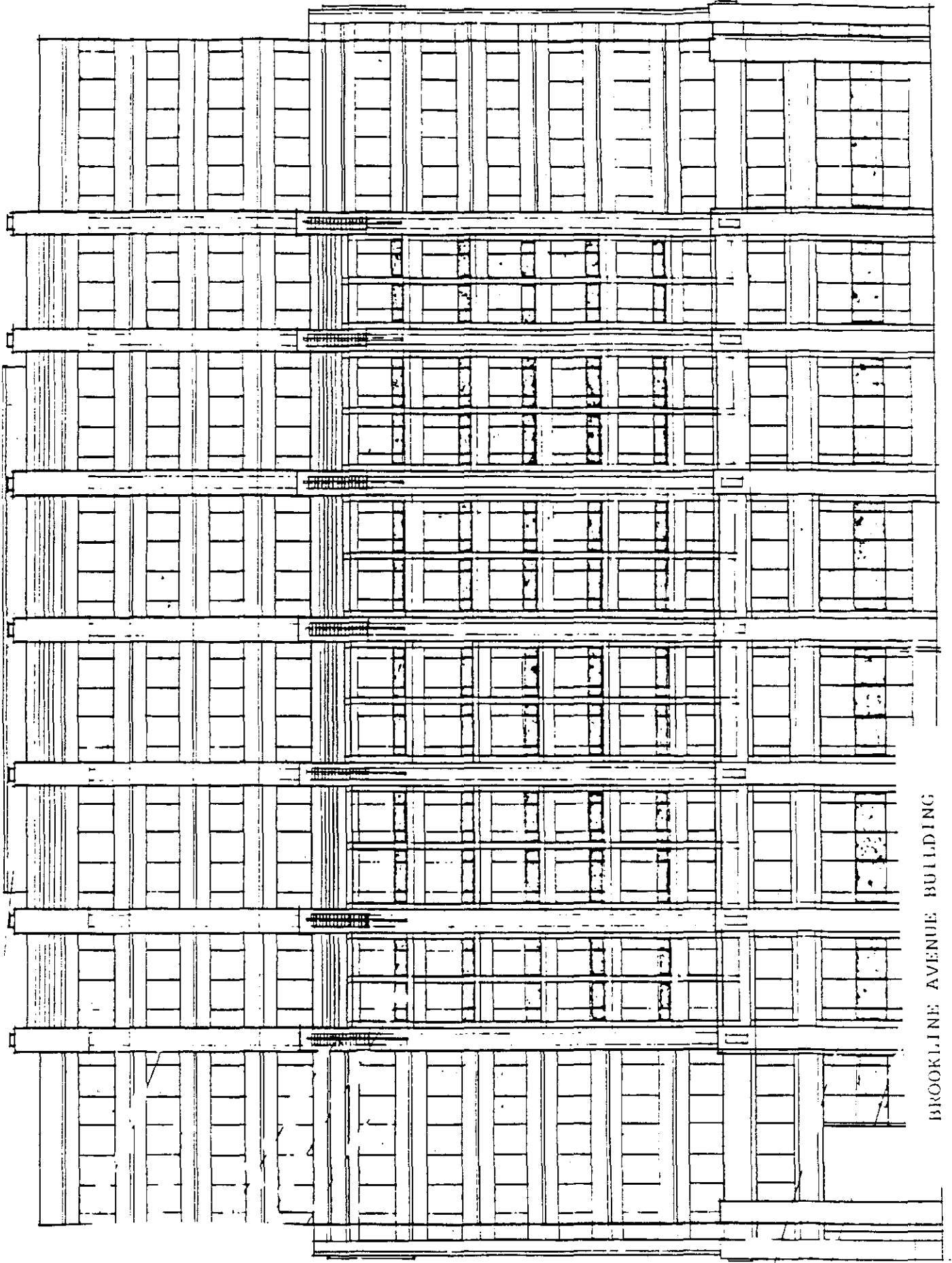
EAST ELEVATION

SCALE: 1/16" = 1'-0"

Drawing as prepared by
Nottter Finegold + Alexander Inc



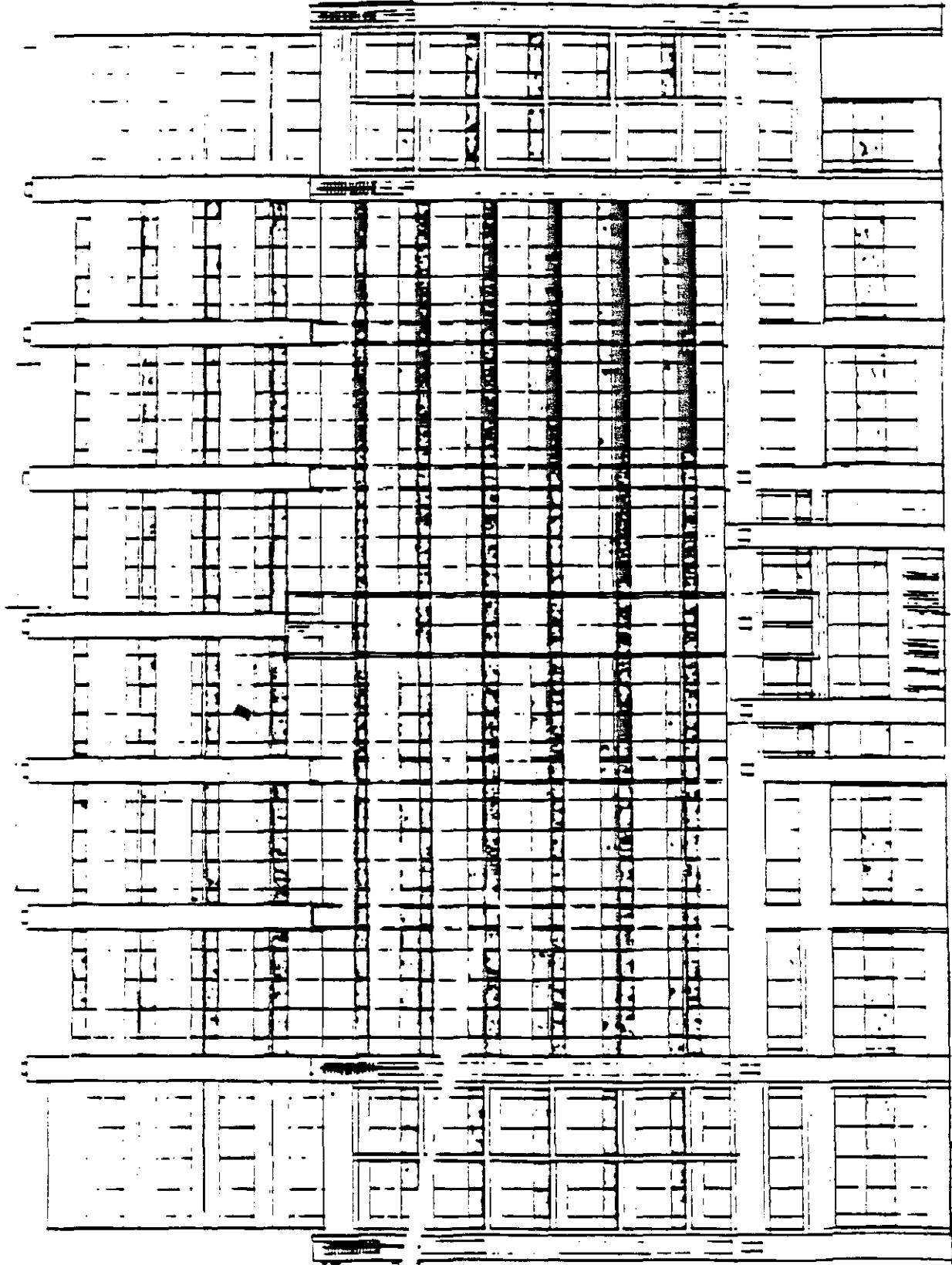
BROOKLINE AVENUE BUILDING
East elevation



BROOKLINE AVENUE BUILDING

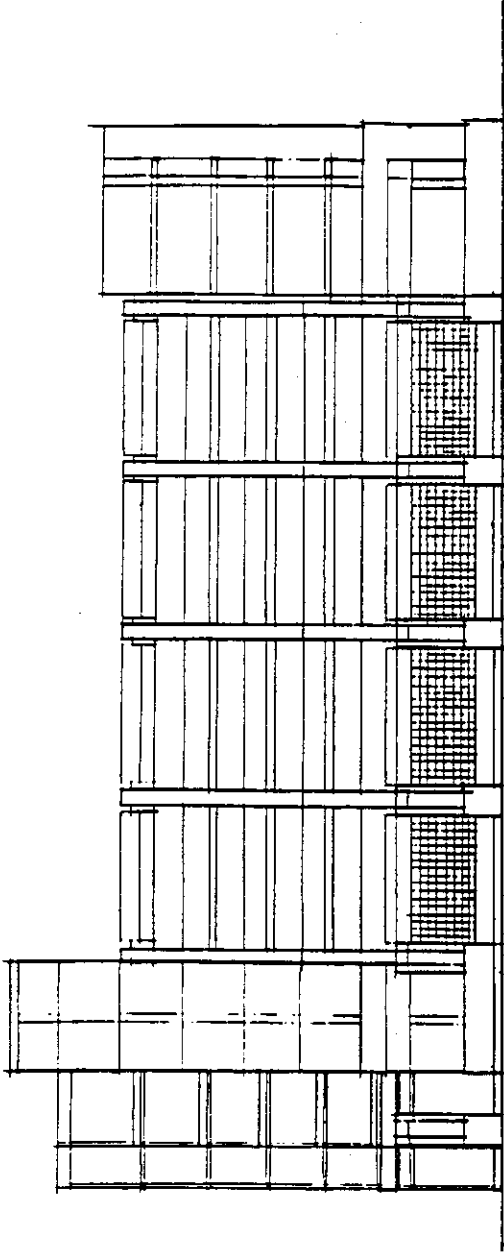
North elevation

Drawing as prepared by Notter Finegold + Alexander Inc

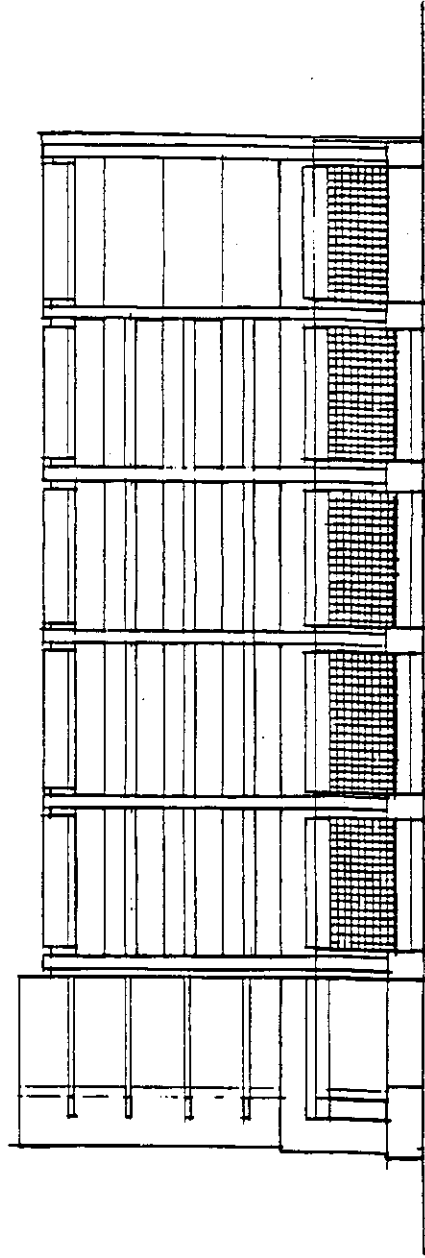


Drawing as prepared by Notter Finegold + Alexander Inc

BROOKLINE AVENUE BUILDING - South Elevation

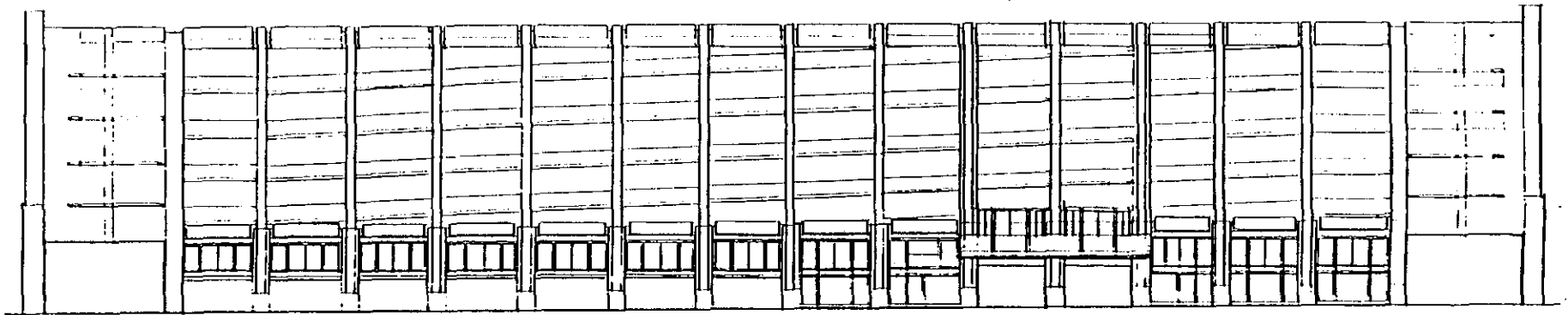


GARAGE EAST ELEVATION

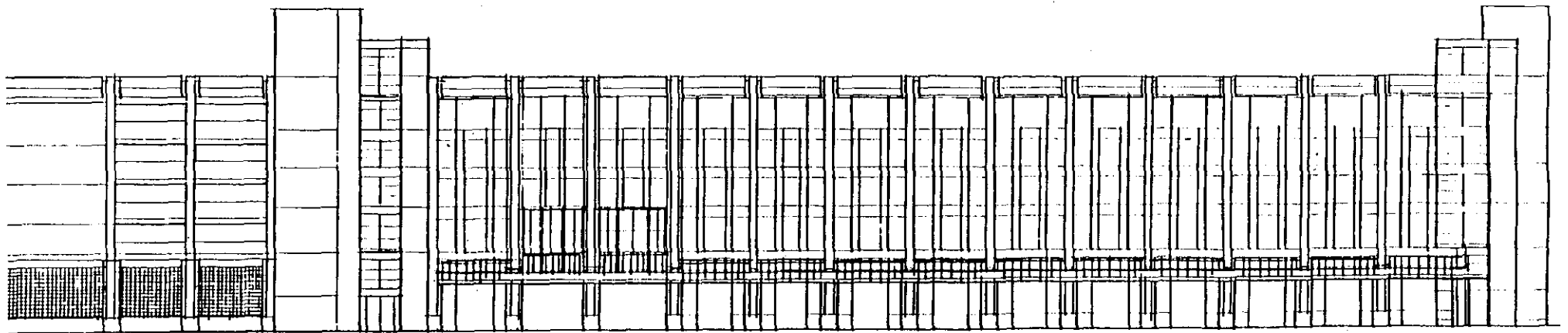


GARAGE WEST ELEVATION

As prepared by Notter Finegold + Alexander Inc



GARAGE NORTH ELEVATION



GARAGE SOUTH ELEVATION

As prepared by Notter Finegold + Alexander Inc

EXHIBIT E

(exhibit begins on next page)

EXHIBIT F

(exhibit begins on next page)

TABLE OF PROPOSED USES

<u>USE NO.</u>	<u>USE</u>
15	Hotel; motel; apartment hotel
16A	College or university granting degrees by authority of the Commonwealth of Massachusetts, provided that use for classroom teaching shall not be permitted unless such teaching is accessory to research and development uses
17	Day care center; nursery school; kindergarten
18	Trade, professional or other school
20	Library or museum, not conducted for profit and not accessory to a use listed under Use Item No. 16A, 18, 22, 23, or 24
20A	Library or museum not conducted for profit and accessory to use listed under Item 16A, 18, 22, 23, or 24, whether or not in the same lot
21	Place of worship; monastery; convent; parish house
22	Hospital or sanatorium not providing custodial care for drug addicts, alcoholics or mentally ill or mentally deficient persons; clinic or professional offices accessory to a hospital or sanatorium whether or not on the same lot
24	Scientific research and teaching labs not conducted for profit and accessory to Use Item 16, 16A, 18, 22, or 23, whether or not on the same lot
27A	Open space recreational building, a structure on an open space area that is necessary and/or appropriate to the enhanced enjoyment of the particular open space area
29	Adult education center building; community center building; settlement house

- 30 Private club (including quarters of fraternal organizations) operated for members only
- 32 Telephone exchange (other than automatic)
- 33 Fire Station; police station
- 34 Store primarily serving the local retail business needs of the residents of the neighborhood, but not constituting a business as described in Use Item No. 34A, including, but not limited to, store retailing one or more of the following: food, baked goods, groceries, packaged alcoholic beverages, drugs, tobacco products, clothing, dry goods, books, flowers, paint, hardware and minor household appliances
- 35 Department store, furniture store, general merchandise mart, or other store serving the general retail business needs of a major part of the city, including accessory storage
- 36A Sale over the counter, not wholly incidental to a use listed under Use Item No. 34 or Use Item No. 37 or Use Item No. 50, of on-premises prepared food or drink for off-premises consumption or for on-premises consumption if, as so sold, such food or drink is ready for take-out, provided that such use shall not be designed for drive-through customers
- 37 Lunch room, restaurant, cafeteria or other place for the service or sale of food or drink for on-premises consumption, provided that there is no dancing nor entertainment other than phonograph, radio and television, and that neither food nor drink is served to, or consumed by, persons while seated in motor vehicles

- 37A The maintenance and operation of any amusement game machine in a private club, dormitory, fraternity or sorority house, or similar non-commercial establishment (other than as an accessory use described in Use Item No. 86a)
- 38 Place for sale and consumption of food and beverages (other than drive-in restaurant) providing dancing or entertainment or both; theatre (including motion picture concert hall; dance hall; skating rink; bowling alley; pool room; billiard parlor; other social, recreational or sports center conducted for profit; or any commercial establishment maintaining and operating any amusement game machine (other than as accessory use described in Use Item No. 86b or 86c); provided that such establishment is customarily open to the public at large and does not exclude any minor by reason of age as a prevailing practice
- 39 Office of accountant, architect, attorney, dentist, physician, or other professional person, not accessory to a main use
- 39A Clinic not accessory to a main use
- 40 Real estate, insurance or other agency office
- 41 Office building, post office, bank (other than drive-in bank) or similar establishment
- 42 Office or display or sales space of a wholesale, jobbing or distributing house
- 43 Barber shop; beauty shop; shoe repair shop; self-service laundry; pick-up and delivery station of laundry or dry-cleaner; or similar use

- 44 Tailor shop; hand laundry; dry-cleaning shop
- 46 Caterer's establishment; photographer's studio; printing plant; taxidermist's shop; upholsterer's shop; carpenter's shop; electrician's shop; plumber's shop; radio and television repair shop
- 48 Research laboratory; radio or television studio
- 49 Animal hospital or clinic; kennel; pound
- 50 Place for the service or sale of on-premises prepared food or drink for on-premises or off-premises consumption, providing off-street parking facilities for its customers while doing business on the premises; outdoor sale or display for sale of garden supplies, agricultural produce, flowers and the like, provided that such use shall not be designed for drive-in customers
- 54 Wholesale business, including accessory storage (other than of flammable liquid, gases and explosives) in roofed structures
- 56 Warehouse; storage of fifteen thousand gallons or less of flammable liquids or of ten thousand cubic feet or less of gases
- 58 Parking lot
- 59 Parking garage
- 60 Car wash
- 61 Rental agency, storing, servicing and/or washing rental motor vehicles and trailers
- 63 Railroad passenger station

- 68 Industrial Uses including manufacture or repair of cameras, cosmetics, electronic components, optical equipment, orthopedic or medical appliances, pharmaceutical products, packaging chemicals in connection with research and development uses otherwise permitted on the site.
- 70 Any use required to allow for the manufacture of chemicals which is objectionable or offensive for various reasons set forth in the Code
- 71 Any use on a lot adjacent to, or across the street from, but in the same district as, a lawful use to which it is ancillary and ordinarily incident and for which it would be a lawful accessory use on the same lot; any such use on such a lot in another district unless such use is a use specifically forbidden in such other district
- 72 As an accessory use subject to the limitations and restrictions of Article 10, a garage or parking space for occupants, employees, customers, students and visitors; provided that, in the case of a lot lying in two or more districts, such parking is accessory to a use that is lawful in the district in which such parking is located
- 72A As an accessory use subject to the limitations and restrictions of Article 10, a swimming pool or tennis court not within a required front yard
- 73 As an accessory use subject to the limitations and restrictions of Article 10, an office, within a main building, of an accountant, architect, attorney, dentist, physician or other professional person who resides in such building
- 74 As an accessory use subject to the limitations and restrictions of Article 10, an occupation for profit customarily carried on in a dwelling unit by a person residing therein

- 77 As an accessory use subject to Article 10, the keeping of laboratory animals incidental to educational or institutional use
- 78 As an accessory use subject to the limitations and restrictions of Article 10, in buildings with more than fifty dwelling units, and in hotels with more than fifty sleeping rooms, news-stand, barber shop, dining room and similar services primarily for the occupants thereof, when conducted wholly within the building and entered solely from within the building
- 80 As an accessory use subject to the limitations and restrictions of Article 10, the storage of flammable liquids and gases incidental to a lawful use
- 81 As an accessory use subject to the limitations and restrictions of Article 10, the manufacture, assembly or packaging of products sold on the lot
- 83 As an accessory use subject to the limitations and restrictions of Article 10, permanent dwellings for personnel required to reside on a lot for the safe and proper operation of a lawful main use of such lot
- 84 As an accessory use subject to the limitations and restrictions of Article 10, any nonresidential use lawful in an I district
- 85 As an accessory use subject to the limitations and restrictions of Article 10, any use ancillary to, and ordinarily incident to, a lawful main use

EXHIBIT G

(exhibit begins on next page)

ANTICIPATED ZONING EXCEPTIONS

In connection with the development of the Project, it is anticipated that the Site will be subdivided into three lots. These lots are shown on the plan attached hereto as Exhibit 1. The lots shown on Exhibit 1 are designated the "Park Drive Lot" (on which the Park Drive Building is planned), the "Brookline Avenue Lot" (on which the Brookline Avenue Building is planned) and the "Sears Lot" (on which the Sears Building and the Garage are planned). The final locations and configurations of subdivided lots on the Site will be affected by final design, environmental and other development review by the Authority and by other governmental agencies and authorities.

The initial stage of development of the Project will involve the demolition of the warehouse additions, renovation of the Sears Building and construction of the Garage. As noted above, the Sears Building and the Garage are to be located on the Sears Lot. The remainder of the Site, including all of the Park Drive Lot and Brookline Avenue Lot, will consist of temporary grade level parking and temporary landscaping during this initial stage of development. Subsequent stages of development will entail completion of the Project, including the construction of the Park Drive Building on the Park Drive Lot, the construction of the Brookline Avenue Building on the Brookline Avenue Lot, and the completion of the Garage (to the extent not completed in the initial stage of development) on the Sears Lot.

Set forth below is a list of zoning exceptions required in connection with the Project for the Park Drive Lot, the Brookline Avenue Lot and the Sears Lot.

I. Park Drive Lot

A. Exceptions Required for Grade Level Parking

1. Conditional Use Permits or Exceptions Required for Uses

Article 8, Section 7 (Use Items)

<u>No.</u>	<u>Use</u>
58	Parking lot

2. Exceptions Required for Dimensional Requirements

Section

23-9 Off-Street Parking Design

3. Other Exceptions Required

Section

6-3A Additional Relief Required Within
Restricted Parking District

B. Exceptions Required for Park Drive Building

1. Conditional Use Permits or Exceptions Required for Uses

a. Article 8, Section 7 (Use Items)

No.

Use

16A	College or university granting degrees by authority of the Commonwealth of Massachusetts, provided that use for classroom teaching shall not be permitted unless such teaching is accessory to research and development uses.
18	Trade, professional or other school.
20A	Library or museum not conducted for profit and accessory to use listed under Item 16A, 18, 22, 23, or 24 whether or not in the same lot.
22	Hospital or sanatorium not providing custodial care for drug addicts, alcoholics or mentally ill or mentally deficient persons; clinic or professional offices accessory to a hospital or sanatorium whether or not on the same lot.

- 24 Scientific research and teaching labs not conducted for profit and accessory to Use Item 16, 16A, 18, 22, or 23, whether or not on the same lot.
- 27A Open space recreational building, a structure on an open space area that is necessary and/or appropriate to the enhanced enjoyment of the particular open space area.
- 29 Adult education center building; community center building; settlement house.
- 30 Private club (including quarters of fraternal organizations) operated for members only.
- 34 Store primarily serving the local retail business needs of the residents of the neighborhood, but not constituting a business as described in Use Item No. 34A, including, but not limited to, store retailing one or more of the following: food, baked goods, groceries, packaged alcoholic beverages, drugs, tobacco products, clothing, dry goods, books, flowers, paint, hardware and minor household appliances.
- 35 Department store, furniture store, general merchandise mart, or other store serving the general retail business needs of a major part of the city, including accessory storage.
- 36A Sale over the counter, not wholly incidental to a use listed under Use Item No. 34 or Use Item No. 37 or Use Item No. 50, of on-premises prepared food or drink for off-premises consumption or for on-premises consumption if, as so sold, such food or drink is ready for

take-out, provided that such use shall not be designed for drive-through customers.

- 50 Place for the service or sale of on-premises prepared food or drink for on-premises or off-premises consumption, providing off-street parking facilities for its customers while doing business on the premises; outdoor sale or display for sale of garden supplies, agricultural produce, flowers and the like, provided that such use shall not be designed for drive-in customers.
- 54 Wholesale business, including accessory storage (other than of flammable liquid, gases and explosives) in roofed structures.
- 56 Warehouse; storage of fifteen thousand gallons or less of flammable liquids or of ten thousand cubic feet or less of gases.
- 61 Rental agency, storing, servicing and/or washing rental motor vehicles and trailers.
- 68 Industrial uses including manufacture or repair of cameras, cosmetics, electronic components, optical equipment, orthopedic or medical appliances, pharmaceutical products, packaging chemicals in connection with research and development uses otherwise permitted on the site.
- 70 Any use required to allow for the manufacture of chemicals which is objectionable or offensive for various reasons set forth in the Code.

- 71 Any use on a lot adjacent to, or across the street from, but in the same district as, a lawful use to which it is ancillary and ordinarily incident and for which it would be a lawful accessory use on the same lot; any such use on such a lot in another district unless such use is a use specifically forbidden in such other district.
- 77 As an accessory use subject to the limitations and restrictions of Article 10, the keeping of laboratory animals incidental to educational or institutional use.
- 83 As an accessory use subject to the limitations and restrictions of Article 10, permanent dwellings for personnel required to reside on a lot for the safe and proper operation of a lawful main use of such lot.
- 84 As an accessory use subject to the limitations and restrictions of Article 10, any nonresidential use lawful in an I district.
- 85 As an accessory use subject to the limitations and restrictions of Article 10, any use ancillary to, and ordinarily incident to, a lawful main use.

b. Article 34 - Interim Office Use Controls

<u>No.</u>	<u>Use</u>
39	Office of accountant, architect, attorney, dentist, physician, or other professional person, not accessory to a main use.
40	Real estate, insurance or other agency office.

41 Office building, post office, bank
(other than drive-in bank) or
similar establishment.

2. Exceptions Required for Dimensional Requirements

Section

15-1 Floor Area Ratio

21-1 Setback of Parapets

3. Others Exceptions Required

Section

24-1 Off-Street Loading Bay Requirements

25-6 Flood Hazard District

II. Brookline Avenue Lot

A. Exceptions Required for Grade Level Parking

1. Conditional Use Permits or Exceptions Required for Uses

Article 8, Section 7 (Use Items)

<u>No.</u>	<u>Use</u>
58	Parking Lot

2. Exceptions Required for Dimensional Requirements

Section

23-9 Off-Street Parking Design

3. Other Exceptions Required

Section

6-3A Additional Relief Required Within Restricted
Parking District

B. Exceptions Required for Brookline Avenue Building

1. Conditional Use Permits or Exceptions Required for Uses

a. Article 8, Section 7 (Use Items)

<u>No.</u>	<u>Use</u>
15	Hotel; motel; apartment hotel.
16A	College or university granting degrees by authority of the Commonwealth of Massachusetts, provided that use for classroom teaching shall not be permitted unless such teaching is accessory to research and development uses.
18	Trade, professional or other school.
20A	Library or museum not conducted for profit and accessory to use listed under Item 16A, 18, 22, 23, or 24 whether or not in the same lot.
22	Hospital or sanatorium not providing custodial care for drug addicts, alcoholics or mentally ill or mentally deficient persons; clinic or professional offices accessory to a hospital or sanatorium whether or not on the same lot.
24	Scientific research and teaching labs not conducted for profit and accessory to Use Item 16, 16A, 18, 22, or 23, whether or not on the same lot.
27A	Open space recreational building, a structure on an open space area that is necessary and/or appropriate to the enhanced enjoyment of the particular open space area.
29	Adult education center building; community center building; settlement house.

- 30 Private club (including quarters of fraternal organizations) operated for members only.
- 34 Store primarily serving the local retail business needs of the residents of the neighborhood, but not constituting a business as described in Use Item No. 34A, including, but not limited to, store retailing one or more of the following: food, baked goods, groceries, packaged alcoholic beverages, drugs, tobacco products, clothing, dry goods, books, flowers, paint, hardware and minor household appliances.
- 35 Department store, furniture store, general merchandise mart, or other store serving the general retail business needs of a major part of the city, including accessory storage.
- 36A Sale over the counter, not wholly incidental to a use listed under Use Item No. 34 or Use Item No. 37 or Use Item No. 50, of on-premises prepared food or drink for off-premises consumption or for on-premises consumption if, as so sold, such food or drink is ready for take-out, provided that such use shall not be designed for drive-through customers.
- 50 Place for the service or sale of on-premises prepared food or drink for on-premises or off-premises consumption, providing off-street parking facilities for its customers while doing business on the premises; outdoor sale or display for sale of garden supplies, agricultural produce, flowers and the like, provided that such use shall not be designed for drive-in customers.
- 54 Wholesale business, including accessory storage (other than of flammable liquid, gases and explosives) in roofed structures.

- 56 Warehouse; storage of fifteen thousand gallons or less of flammable liquids or of ten thousand cubic feet or less of gases.
- 61 Rental agency, storing, servicing and/or washing rental motor vehicles and trailers.
- 68 Industrial uses including manufacture or repair of cameras, cosmetics, electronic components, optical equipment, orthopedic or medical appliances, pharmaceutical products, packaging chemicals in connection with research and development uses otherwise permitted on the site.
- 70 Any use required to allow for the manufacture of chemicals which is objectionable or offensive for various reasons set forth in the Code.
- 71 Any use on a lot adjacent to, or across the street from, but in the same district as, a lawful use to which it is ancillary and ordinarily incident and for which it would be a lawful accessory use on the same lot; any such use on such a lot in another district unless such use is a use specifically forbidden in such other district.
- 77 As an accessory use subject to the limitations and restrictions of Article 10, the keeping of laboratory animals incidental to educational or institutional use.
- 78 As an accessory use subject to the limitations and restrictions of Article 10, in buildings with more than fifty dwelling units, and in hotels with more than fifty sleeping rooms, newsstand, barber shop, dining room and similar services primarily for the occupants thereof, when conducted wholly within the building and entered solely from within the building.

- 83 As an accessory use subject to the limitations and restrictions of Article 10, permanent dwellings for personnel required to reside on a lot for the safe and proper operation of a lawful main use of such lot.
- 84 As an accessory use subject to the limitations and restrictions of Article 10, any nonresidential use lawful in an I district.
- 85 As an accessory use subject to the limitations and restrictions of Article 10, any use ancillary to, and ordinarily incident to, a lawful main use.

b. Article 34 - Interim Office Use Controls

- 39 Office of accountant, architect, attorney, dentist, physician, or other professional person, not accessory to a main use.
- 40 Real estate, insurance or other agency office.
- 41 Office building, post office, bank (other than drive-in bank) or similar establishment.

2. Exceptions Required for Dimensional Requirements

Section

- 14-2 Lot Area Per Dwelling Unit
- 15-1 Floor Area Ratio
- 18-1 Front Yard Requirements
- 18-3 Traffic Visibility Across Corner
- 18-4 Front Yard Requirements (Other Street)
- 20-1 Rear Yard Requirements
- 21-1 Setback of Parapets

3. Other Exceptions Required

Section

23-1	Off-Street Parking Requirements
23-8	Location of Off-Street Parking
24-1	Off-Street Loading Bay Requirements
25-6	Flood Hazard District

III. Sears Lot

A. Conditional Use Permits or Exceptions Required for Uses

1. Article 8, Section 7 (Use items)

<u>No.</u>	<u>Use</u>
16A	College or university granting degrees by authority of the Commonwealth of Massachusetts, provided that use for classroom teaching shall not be permitted unless such teaching is accessory to research and development uses.
18	Trade, professional or other school.
20A	Library or museum not conducted for profit and accessory to use listed under Item 16A, 18, 22, 23, or 24 whether or not in the same lot.
22	Hospital or sanatorium not providing custodial care for drug addicts, alcoholics or mentally ill or mentally deficient persons; clinic or professional offices accessory to a hospital or sanatorium whether or not on the same lot.
24	Scientific research and teaching labs not conducted for profit and accessory to Use Item 16, 16A, 18, 22, or 23, whether or not on the same lot.

- 27A Open space recreational building, a structure on an open space area that is necessary and/or appropriate to the enhanced enjoyment of the particular open space area.
- 29 Adult education center building; community center building; settlement house.
- 30 Private club (including quarters of fraternal organizations) operated for members only.
- 34 Store primarily serving the local retail business needs of the residents of the neighborhood, but not constituting a business as described in Use Item No. 34A, including, but not limited to, store retailing one or more of the following: food, baked goods, groceries, packaged alcoholic beverages, drugs, tobacco products, clothing, dry goods, books, flowers, paint, hardware and minor household appliances.
- 35 Department store, furniture store, general merchandise mart, or other store serving the general retail business needs of a major part of the city, including accessory storage.
- 36A Sale over the counter, not wholly incidental to a use listed under Use Item No. 34 or Use Item No. 37 or Use Item No. 50, of on-premises prepared food or drink for off-premises consumption or for on-premises consumption if, as so sold, such food or drink is ready for take-out, provided that such use shall not be designed for drive-through customers
- 50 Place for the service or sale of on-premises prepared food or drink for on-premises or off-premises consumption, providing off-street parking facilities for its customers while doing business on the premises; outdoor sale or display for sale

of garden supplies, agricultural produce, flowers and the like, provided that such use shall not be designed for drive-in customers.

- 54 Wholesale business, including accessory storage (other than of flammable liquid, gases and explosives) in roofed structures.
- 56 Warehouse; storage of fifteen thousand gallons or less of flammable liquids or of ten thousand cubic feet or less of gases.
- 59 Parking garage.
- 61 Rental agency, storing, servicing and/or washing rental motor vehicles and trailers.
- 68 Industrial uses including manufacture or repair of cameras, cosmetics, electronic components, optical equipment, orthopedic or medical appliances, pharmaceutical products, packaging chemicals in connection with research and development uses otherwise permitted on the site.
- 70 Any use required to allow for the manufacture of chemicals which is objectionable or offensive for various reasons set forth in the Code.
- 71 Any use on a lot adjacent to, or across the street from, but in the same district as, a lawful use to which it is ancillary and ordinarily incident and for which it would be a lawful accessory use on the same lot; any such use on such a lot in another district unless such use is a use specifically forbidden in such other district.
- 72 As an accessory use subject to the limitations and restrictions of Article 10, a garage or parking space for occupants, employees, customers, students and visitors; provided that, in the case of a lot lying in two or more districts, such parking is accessory to a use that is lawful in the district in which such parking is located.

- 77 As an accessory use subject to the limitations and restrictions of Article 10, the keeping of laboratory animals incidental to educational or institutional use.
- 83 As an accessory use subject to the limitations and restrictions of Article 10, permanent dwellings for personnel required to reside on a lot for the safe and proper operation of a lawful main use of such lot.
- 84 As an accessory use subject to the limitations and restrictions of Article 10, any nonresidential use lawful in an I district.
- 85 As an accessory use subject to the limitations and restrictions of Article 10, any use ancillary to, and ordinarily incident to, a lawful main use.

2. Article 34 - Interim Office Use Controls

- 39 Office of accountant, architect, attorney, dentist, physician, or other professional person, not accessory to a main use.
- 40 Real estate, insurance or other agency office.
- 41 Office building, post office, bank (other than drive-in bank) or similar establishment.

B. Exceptions Required for Dimensional Requirements

1. Exceptions Required for Sears Building

Section

- 15-1 Floor Area Ratio
- 20-1 Rear Yard Requirements
- 21-1 Setback of Parapets

2. Exceptions Required for Garage

Section

- 15-1 Floor Area Ratio
- 20-1 Rear Yard Requirements
- 21-1 Setback of Parapets
- 23-9 Off-Street Parking Design

C. Other Exceptions Required

1. Exceptions Required for Sears Building

Section

- 24-1 Off-Street Loading Bay Requirements
- 25-6 Flood Hazard District

2. Exceptions Required for Garage

Section

- 6-3A Additional Relief Required Within
Restricted Parking District
- 25-6 Flood Hazard District

EXHIBIT H

(exhibit begins on next page)

Olmsted Plaza Summary

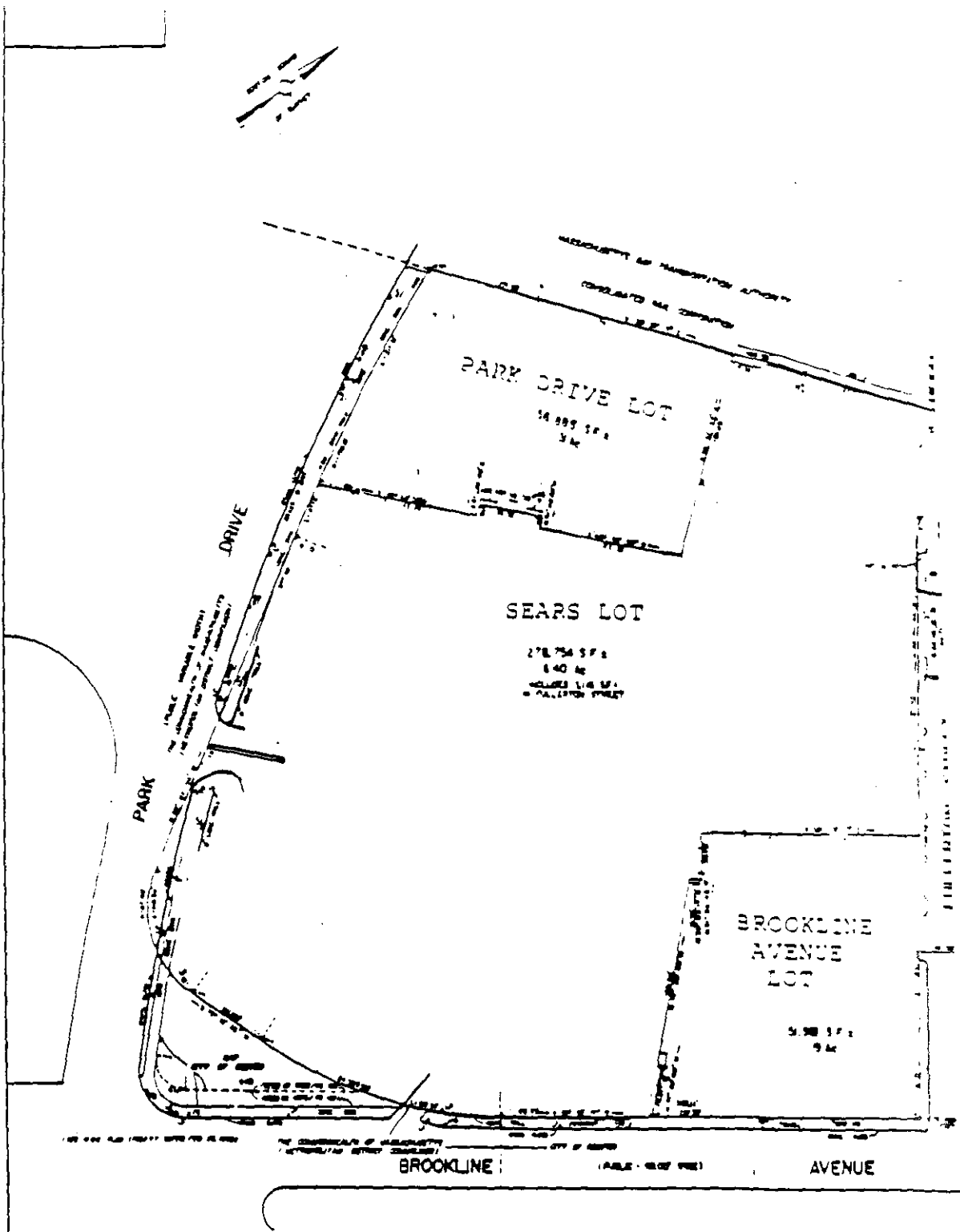
<u>Site</u>	<u>Development</u>	<u>Maximum Parking Spaces</u>	<u>Estimated Construction Period</u>	<u>Other Improvements Included in Phase</u>
<u>PHASE I</u>				
Sears Lot	Sears Building (907,000 GFA) Garage (390,000 GFA)	0 1155	1990-1991 1990-1992	°All circulation side-walks on the Sears Lot °Temporary landscaping around surface parking lots
Park Dr. Lot	Temporary Surface Parking	80	1990-1992	°All landscaping associated with the Sears Lot °Stairways from the Porter Drive sidewalk and from the Project to the Fenway Park stop on MBTA Green Line
Brookline Ave. Lot	Temporary Surface Parking	80 <u>1315</u> ¹	1990-1992	°Sidewalks on Brookline Avenue and Park Drive Lots in at least the same condition as they now are
<u>SUBSEQUENT STAGES OF DEVELOPMENT</u>				
Sears Lot	No further development	1155	n/a	°Permanent Sidewalks adjacent to Park Drive Lot and Brookline Drive Lot
Park Dr. Lot	Park Dr. Building (235,000 GFA)	0	1992-1996	°All landscaping associated with the Park Drive Lot and Brookline Drive Lot, including, if necessary, modifications to stairway from the Project to the Fenway Park Stop on MBTA Green Line
Brookline Ave. Lot	Brookline Dr. Building (316,000 GFA)	0	1992-1996	
		<u>1155</u> ²		

¹ In addition, it is anticipated that, subject to obtaining necessary approvals, temporary surface parking will also be available on the parcel across Park Drive from the Site (the "Emerald Necklace Parcel") and on the parcel on Van Ness Street bounded by Van Ness Street, Yawkey Way, a passageway and land now or formerly of Harvard Community Health Plan (the "Van Ness Parcel"). The Emerald Necklace Parcel will contain up to 260 parking spaces. The Van Ness Parcel will contain up to 125 parking spaces.

² Subject to obtaining necessary approvals, it is anticipated that a parking garage containing approximately 440-500 parking spaces will be developed on the Van Ness Parcel. Temporary surface parking will be eliminated from both the Van Ness Parcel and the Emerald Necklace Parcel. The Emerald Necklace Parcel will be developed as a public park. Construction of the park will be completed by July 1, 1992, subject to causes beyond the reasonable control of the developer.

EXHIBIT 1

(exhibit begins on next page)



DATE	12-2-1911	RECORD NO.	12-2-1911
PLAT NO.	12-2-1911	BOOK NO.	12-2-1911
PLAN OF PROPERTY FILED BY SEARS, ROEBUCK AND CO BROOKLINE AVENUE & PARK DRIVE BOSTON, MASSACHUSETTS			
REGISTERED CE COLLIER ENGINEERS CO., INC. BOSTON - OFFICE MASSACHUSETTS 24 STATE - 100 BOSTON		SCALE 1" = 100' 1/4" = 25' 1/8" = 12.5' 1/16" = 6.25'	

**FACT SHEET
DEVELOPMENT PLAN AND
DEVELOPMENT IMPACT PROJECT PLAN FOR
PLANNED DEVELOPMENT AREA NO. 36
OLMSTED PLAZA**

Developer Olmsted Plaza Associates, a Massachusetts general partnership, the general partners of which are JMB/Olmsted Limited Partnership, an Illinois limited partnership, and Macomber Olmsted Plaza Associates Limited Partnership, a Massachusetts limited partnership, its successors and assigns.

Legal Counsel Hale and Dorr, 60 State Street, Boston, MA 02109.

Architect Notter Finegold + Alexander Inc., 77 North Washington Street, Boston, MA 02114.

Site for Proposed Planned Development Area Designation Approximately 387,620 square feet, or 8.9 acres, located in the Fenway area of Boston and bounded generally by Park Drive, Brookline Avenue, Fullerton Street, and an MBTA Right-of-Way. A site plan is attached as Exhibit A.

General Description of Development Plan The project will consist of a mixed-use development, including the renovated Sears Building, a 9-story building located on Park Drive, a 13-story building located on Brookline Avenue, and a six-story parking garage accommodating up to 1,155 cars. A table showing the gross square footages of the structures is attached as Exhibit B. The Project will be developed in phases. The initial phase will involve the demolition of the warehouse additions to the Sears Building, the renovation of the Sears Building, and construction of the garage. The remainder of the Site will consist of temporary landscaping and temporary grade-level parking accommodating up to 160 cars during this initial stage of development. Subsequent stages of development will entail completion of the Project, including the construction of the Park Drive Building and the Brookline Avenue Building. Uses in the Project will include office, research and development, clinical, retail, and possibly hotel uses. A child day care center of no less than 8,000 square feet to accommodate at least 100 children will also be included in the Project.

Proposed
Densities

The bulk of the Site is presently zoned M-2, a Restricted Manufacturing district, with a maximum floor area ratio ("FAR") of 2.0. A portion of the Site, consisting of a strip of land 100 feet in width along both Park Drive and Brookline Avenue, is zoned B-2, a General Business district with a maximum FAR of 2.0. The Development Plan provides for an overall FAR for the Site of 4.74 based upon the ratio of 1,836,000 square feet of gross floor area of Project (including the garage) to the total land area included in the Site of approximately 387,620 square feet, or approximately 8.9 acres. Because of the technical definitions of "gross floor area," "floor area ratio," and "lot area" in the Code and the construction of roadways, sidewalks, and other such areas on the Site, the actual FAR of the Project may be larger than 4.74 because such areas may be excluded from the area of the "lot" upon which the FAR is calculated pursuant to the Code. Furthermore, in the event that the Site is subdivided, the FAR for particular components of the Project, analyzed separately, may have a different FAR. The total Project, however, will not exceed 1,836,000 square feet of gross floor area (including the Garage). Excluding the Garage, the gross floor area of the Project as currently planned is approximately 1,446,000 square feet. The FAR for the Project, based upon the ratio of the 1,446,000 square feet of gross floor area of Project (excluding the Garage) to the total land area of the Site, is 3.73.

Ancillary
Parking

Although not part of the Project, it is also currently anticipated that ancillary parking will be provided on the parcel of land across Brookline Avenue from the Site and generally bounded by Van Ness Street, Yawkey Way, a passageway and land owned by Harvard Community Health Plan (the "Van Ness Site"). Initially, it is anticipated that approximately 125 parking spaces will be available on an existing grade-level parking lot on the Van Ness Site. Subject to obtaining necessary approvals, a multistory parking garage accommodating approximately 440 to 500 cars will be constructed on the Van Ness Site concurrently with subsequent stages of development of the Project.

Development
Costs

Estimated total \$325,000,000.

Real Estate
Taxes

Approximately \$3,000,000 in additional annual real estate tax revenues.

Anticipated
Increase in
Number of
Employees

Approximately 1,700 construction jobs and approximately 4,200 permanent jobs.

Development
Impact
Project
Contribution

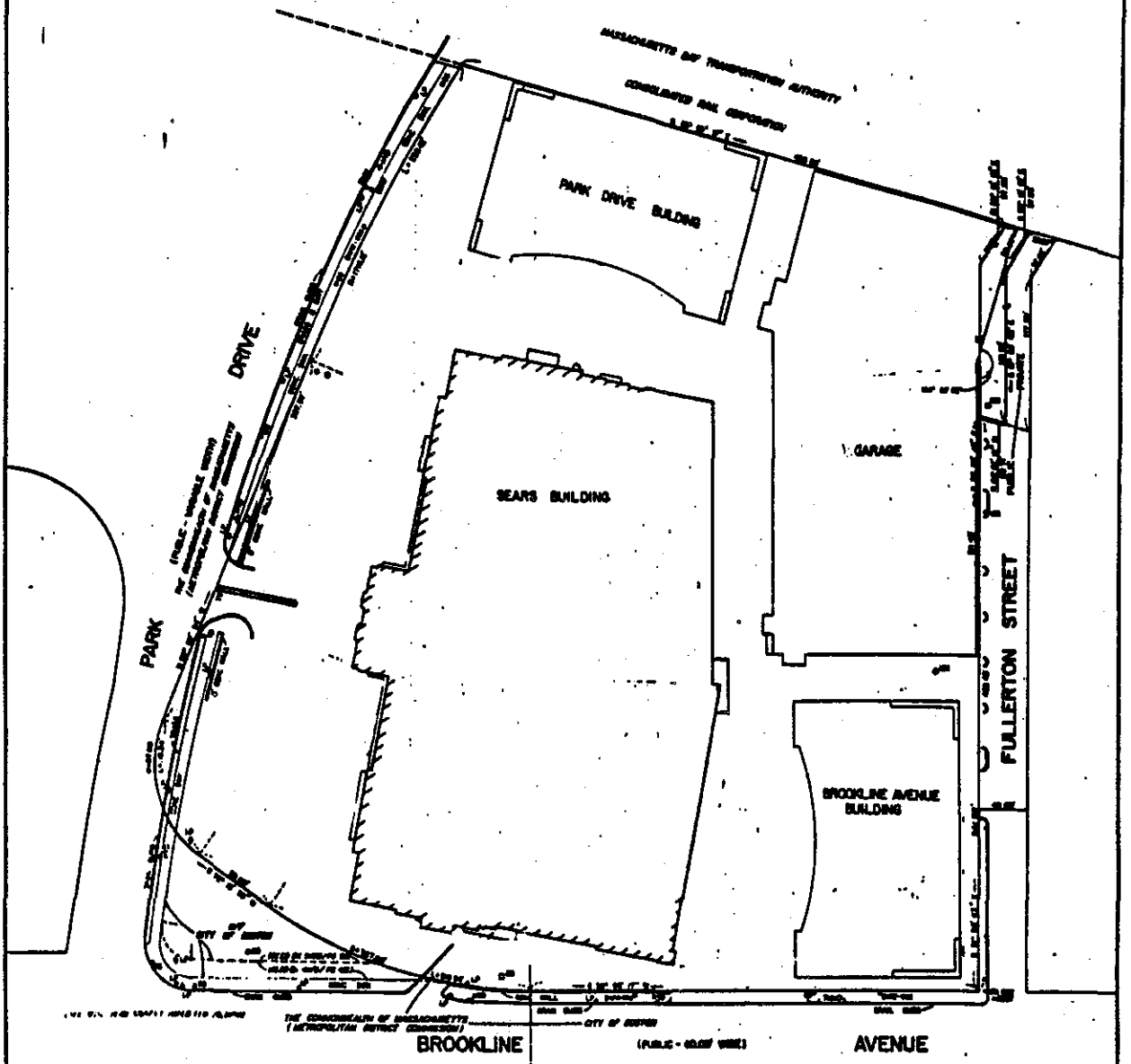
It is currently estimated that the Developer will contribute approximately \$6,730,000 in housing linkage payments or cause the creation of low and moderate income housing of an equivalent value pursuant to Article 26A of the Boston Zoning Code. It is also further anticipated that the Developer will make jobs linkage contributions totalling approximately \$1,346,000 pursuant to Article 26B of the Boston Zoning Code.

Estimated
Construction
Time

Sears, Roebuck and Co., the current owner of the Site, and the Developer have entered into an agreement providing for acquisition of the Site by the Developer. Assuming that the necessary approvals are obtained, the Developer will proceed immediately with its construction schedule after purchasing the Site. The demolition of warehouse additions to the Sears Building is scheduled to begin in early 1990, with the renovation of the Sears Building planned for substantial completion by the end of 1991. Excavation for the Garage is scheduled to occur during the summer of 1990. It is estimated that the Park Drive Building and the Brookline Avenue Building will be constructed during the period 1992 to 1996. The construction schedule at this time is tentative and is subject to change.

EXHIBIT A

- 1.00 WALL
- 2.00 OPEN
- 3.00 GLASS WALL
- 4.00 GLASS WALL
- 5.00 GLASS WALL
- 6.00 GLASS WALL
- 7.00 GLASS WALL
- 8.00 GLASS WALL
- 9.00 GLASS WALL
- 10.00 GLASS WALL
- 11.00 GLASS WALL
- 12.00 GLASS WALL
- 13.00 GLASS WALL
- 14.00 GLASS WALL
- 15.00 GLASS WALL
- 16.00 GLASS WALL
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NO.	DESCRIPTION	DATE
1	FIELD 2, 3 & 4 SHEET	1928
2	PROPOSED BUILDING FOOT-PRINT SHEET	1928
3	FIELD 1, 2, 3 & 4 SHEET	1928
4	PROPOSED STRUCTURE BUILDING AND FOUNDATION SHEET	1928
5	FIELD 1, 2, 3 & 4 SHEET	1928

PLAN OF PROPERTY			
SEARS, ROEBUCK AND CO			
BROOKLINE AVENUE & PARK DRIVE			
BOSTON, MASSACHUSETTS			
DRAWN BY: [Signature]		DATE: [Date]	
CHECKED BY: [Signature]		DATE: [Date]	
SCALE: 1" = 10'		SHEET NO. 1 OF 1	

MADE BY ORDER OF THE CITY OF BOSTON
 METROPOLITAN DISTRICT COMMISSION
 100 STATE STREET, BOSTON, MASS.
 1928

CE CHILMAN ENGINEERING CO., INC.
 ARCHITECTS - BOSTON, MASSACHUSETTS
 100 STATE STREET - 10TH FLOOR

Exhibit B

OLMSTED PLAZA PROGRAM

Total Square Footage
of Gross Floor Area
Not to Exceed

PHASE 1

1. SEARS BUILDING

Total Area 907,000

2. GARAGE

Total Area 390,000

SUBSEQUENT STAGES OF DEVELOPMENT

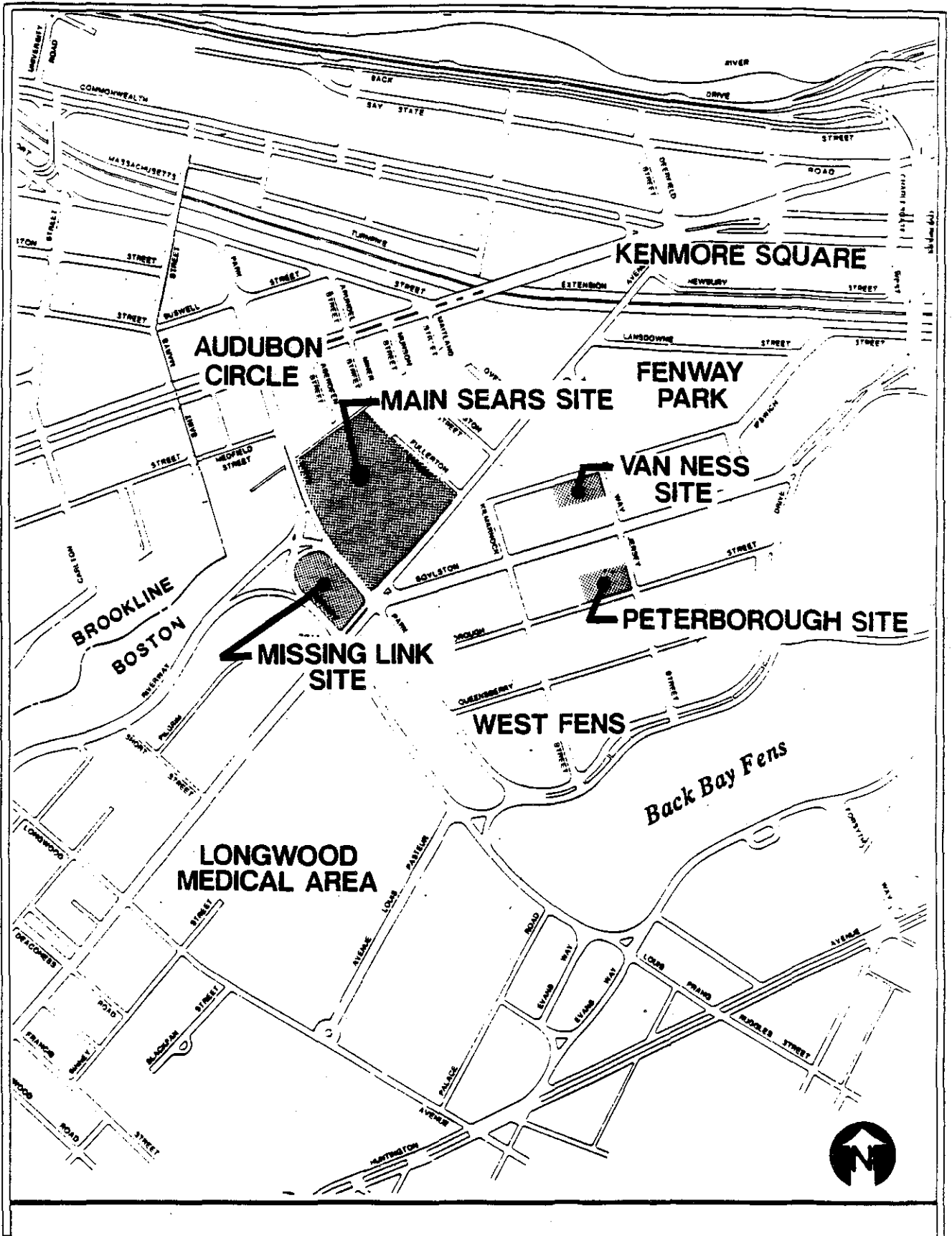
3. BROOKLINE AVENUE BUILDING

Total Area 316,000

4. PARK DRIVE BUILDING

Total Area 223,000

PROJECT TOTAL EXCLUSIVE OF GARAGE SPACE 1,446,000



SITE MAP

Map Amendment Application No. 293
Planned Development Area No. 36
Boston Redevelopment Authority
in behalf of Olmsted Plaza
Associates, its successors and
assigns

Boston Proper: land bounded by
Park Drive, Brookline Avenue,
Fullerton Street, and land owned
by the Massachusetts Bay
Transportation Authority: M-2
and B-2 to M-2-D and B-2-D,
respectively

MAP AMENDMENT NO. 234

EFFECTIVE
December 14, 1989†

THE COMMONWEALTH OF MASSACHUSETTS

CITY OF BOSTON

IN ZONING COMMISSION

The Zoning Commission of the City of Boston, acting under Chapter 665 of the Acts of 1956 as amended, after due report, notice, and hearing, and after due consideration of the findings adopted by the Boston Redevelopment Authority on November 30, 1989, does hereby approve the Development Plan for Planned Development Area No. 36, as amended by the Commission, and amend "Map 1 Boston Proper," of the series of maps entitled "Zoning Districts City of Boston," dated August 15, 1962, as follows:

By adding to the existing M-2 and B-2 zoning designations of land described below the suffix "D", indicating a Planned Development Area overlay district. Said land is bounded and described as follows:

A certain parcel of land in Boston, Suffolk County, Massachusetts, shown on a plan entitled "Plan of Property Owned By Sears Roebuck And Co. Brookline Avenue & Park Drive Boston, Massachusetts" prepared by Cullinan Engineering Co., Inc. Civil Engineers - Land Surveyors, dated March 20, 1989, to be recorded with Suffolk Registry of Deeds and bounded and described according to said plan as follows:

SOUTHEASTERLY by Brookline Avenue, 366.11 feet;

†Date of public notice: December 2, 1989 (see St. 1956, c. 665, s. 5).

SOUTHEASTERLY,
SOUTHERLY and
SOUTHWESTERLY

by the intersection of Brookline Avenue and
Park Drive, 219.24 feet, 70.00 feet and 119.34
feet;

SOUTHWESTERLY by Park Drive, 307.97 feet and 258.42 feet;

NORTHWESTERLY by land now or formerly of Consolidated Rail
Corporation, 459.86 feet and 20.87 feet; and

EASTERLY,
NORTHEASTERLY,
SOUTHEASTERLY
and

NORTHEASTERLY by three lines in Fullerton Street and by
Fullerton Street, measuring respectively 37.55
feet, 118.29 feet, 20.71 feet and 452.43 feet.

Said premises contain 387,620 square feet more or less or 8.90
acres according to said plan.

Richard B. Fowler

Chairman

Vice Chairman

Robert Fordren

Martha Bernard Welsh

Edward J. D. Agostini

Jan M. McBrath

Ava Perry

Joseph W. Joyce

In Zoning Commission

Adopted December 13, 1989

Attest:

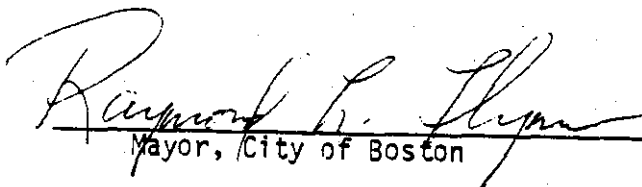
Marguerite Hildebrand
Secretary

Development Plan for Planned Development

Area No. 36

Map Amendment Application No. 293

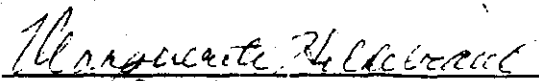
Map Amendment No. 234



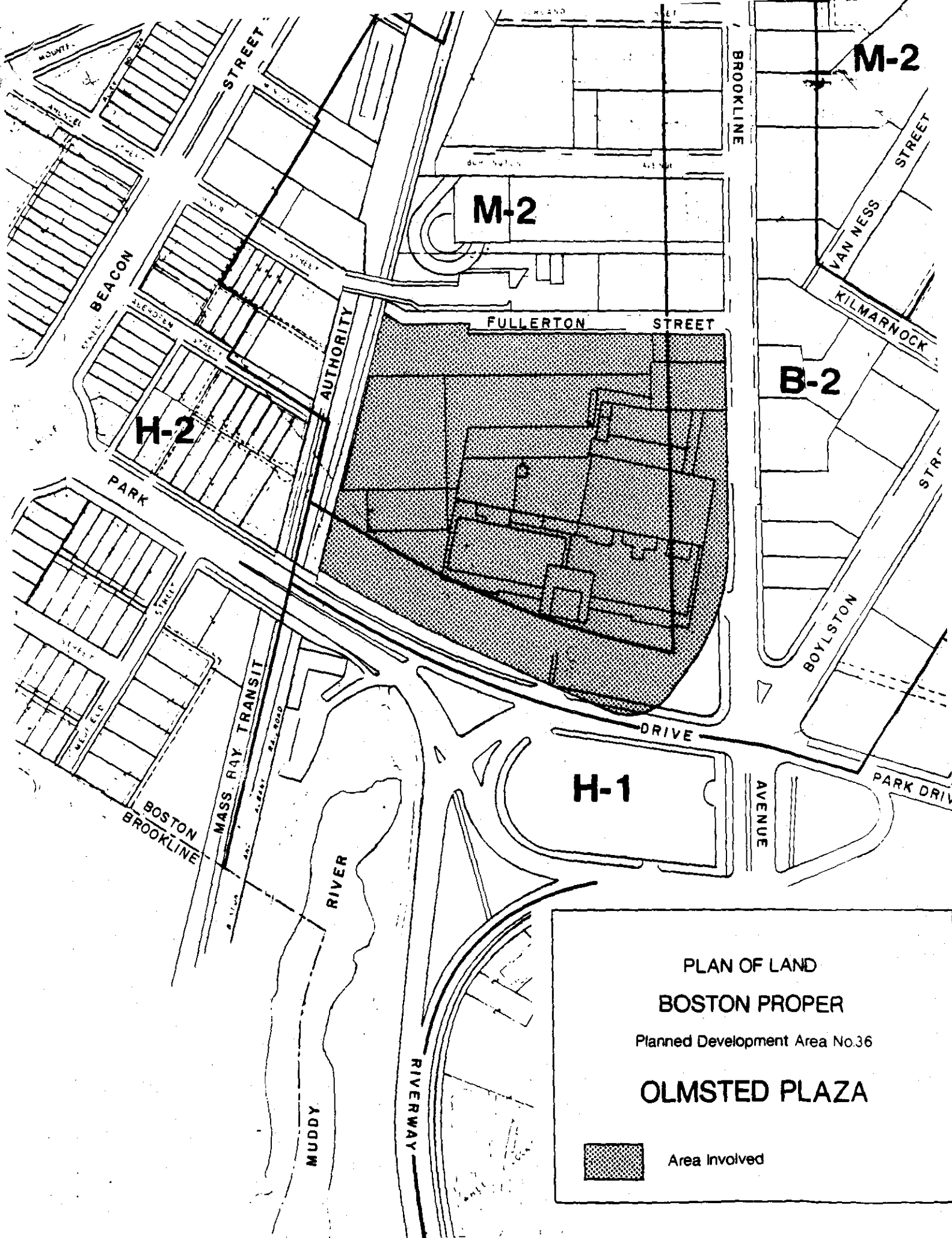
Mayor, City of Boston

Date: 12/14/89

The foregoing amendment was presented to the Mayor on December 14, 1989, and was signed by him on December 14, 1989, whereupon it became effective on December 14, 1989, in accordance with the provisions of Section 3 of Chapter 665 of the Acts of 1956.

Attest: 

Secretary



M-2

M-2

H-2

B-2

H-1

PLAN OF LAND
BOSTON PROPER
Planned Development Area No.36
OLMSTED PLAZA



Area Involved

