

BRA Approval: 4/30/98
Z.C. Approval: 7/22/98
EFFECTIVE: 7/30/98

BOSTON REDEVELOPMENT AUTHORITY
DEVELOPMENT PLAN
for
NORTHEASTERLY DEVELOPMENT AREA
of
PLANNED DEVELOPMENT AREA NO. 38

28 Buick Street

Trustees of Boston University

April 30, 1998

Development Plan: On January 25, 1990 the Boston Redevelopment Authority (the "BRA"), acting pursuant to Section 3-1A of the Boston Zoning Code (the "Code"), approved (a) a Master Plan and Development Impact Project Plan for Planned Development Area ("PDA") No. 38 (the "PDA Master Plan") regarding the development of 899-925 Commonwealth Avenue, a site of approximately 10.19 acres located in Boston, Massachusetts (the "Site"), (b) a Development Plan for Easterly Development Area of Planned Development No. 38 (the "Easterly Development Plan"), and (c) a Development Plan for Westerly Development Area of Planned Development Area No. 38 (the "Westerly Development Plan"). In accordance with Section 3-1A and Article 80C of the Code, this PDA development plan (the "Northeasterly Development Plan") sets forth information on the proposed development (the "Project") of that portion of the Site known as 28 Buick Street (the "Northeasterly Development Area"), including the proposed location and appearance of structures, open spaces and landscaping, proposed uses of the Northeasterly Development Area, densities, proposed traffic circulation, parking and loading facilities, access to public transportation and proposed dimensions of structures. This Northeasterly Development Plan is intended to and shall supercede the Easterly Development Plan with respect to the Northeasterly Development Area which was originally a part of the area governed by the Easterly Development Plan (the "Original Easterly Development Area"). The Northeasterly Development Area shall be governed by this Northeasterly Development Plan, and the balance of the Original Easterly Development Area (the "Easterly Development Area") shall continue to be governed by the Easterly Development Plan.

This Northeasterly Development Plan represents a stage in the planning process for the improvement of the Northeasterly Development Area between the PDA Master Plan stage and the stage at which final plans and specifications for the Project are submitted to the BRA pursuant to Section 3-1A and Article 80C of the

Code for final design review approval and certification as to consistency with this Northeasterly Development Plan. This Northeasterly Development Plan consists of 5 pages of text plus attachments designated Exhibits A through G. All references to this Northeasterly Development Plan contained herein shall pertain only to such 5 pages and exhibits. Exhibit A through G are subject to final design, environmental and other development review by the BRA and by other governmental agencies and authorities.

Developer: Trustees of Boston University, a Massachusetts nonprofit, educational corporation, its successors and assigns (the "University").

Location and Description of Northeasterly Development Area: The Northeasterly Development Area consists of a parcel of land containing approximately 57,374 square feet or approximately 1.317 acres, located at 28 Buick Street, Boston, Suffolk County, Massachusetts, as more particularly bounded and described in Exhibit A attached hereto and as shown on a plan entitled "Northeasterly Development Area, 28 Buick Street, Boston, Mass.", dated February 4, 1998, prepared by Harry R. Feldman, Inc. and attached hereto as Exhibit B.

Proposed Location and Appearance of Structures: As currently planned, the Project will include the construction of a single building (the "Building") fronting on Buick Street. It is currently anticipated that the Building will be located approximately as shown on Exhibit C attached hereto. The Building will have a gross floor area and height not in excess of those set forth on Exhibit D attached hereto. The Building will consist of elements at three different heights, with the highest element to contain 18 stories on the westerly portion of the Northeasterly Development Area, the next element to step down to 9 stories in the center of the Northeasterly Development Area, and the third element to rise to 15 stories on the easterly portion of the Northeasterly Development Area along Buick Street, all measured above 45 feet Boston City Base. All references herein to "gross floor area" refer to that term as defined in the Code.

The elevations attached hereto as Exhibit E illustrate the general appearance of the Building as currently envisioned. The final location, appearance, height and gross floor area of the Building are subject to final design, environmental and other development review by the BRA and other governmental agencies and authorities.

The building currently located on both the Northeasterly Development Area and the Easterly Development Area will be demolished incidental to the construction of the Project.

Proposed Open Spaces and Landscaping: Two courtyard areas are presently planned in connection with the Project. It is anticipated that these courtyards will be defined to the northeast and southwest by the facades of the Building. These

courtyards will be landscaped with a variety of paving materials, lighting, decorative seating, fences, trees, shrubs and ground cover. It is also expected that additional landscaping will be provided along Buick Street. As contemplated in the PDA Master Plan, the landscaping of the Westerly Development Area, including the construction of an overlook terrace, will be undertaken concurrent with development of the Easterly Development Area.

Proposed Uses of the Area: The Project is planned to include student residences and uses ancillary, accessory, incidental and/or auxiliary thereto, possibly including several classrooms or seminar rooms. The proposed uses planned for the Project may include those uses listed in Exhibit F attached hereto.

Proposed Dimensions of Structures: The Building's height and gross floor area will not exceed those set forth on Exhibit D attached hereto. The Site is located in the Boston University Institutional Subdistrict of the Allston-Brighton Neighborhood District (the "BU Subdistrict"). In that the Site is a PDA, relief from the requirements of the Code may be sought as exceptions pursuant to Article 6A of the Code. However, because this Northeasterly Development Plan, the PDA Master Plan and Article 80 of the Code establish extensive BRA control over and involvement with design of the Project, the University has requested that the BRA and the Zoning Commission confirm by approval of this Northeasterly Development Plan that under Article 80C of the Code conformance of the Project with the PDA Master Plan and the Northeasterly Development Plan shall constitute the Project's compliance with the Code, notwithstanding the uses to which the Project will be put as set forth herein and the deviations from underlying zoning requirements listed in Exhibit G, or other zoning deviations which may result because the design of the Project is subject to further design, environmental and other development review by the BRA and other governmental agencies and authorities. In addition, the Project is contemplated in the Boston University Charles River Campus Master Plan dated October 1, 1997 previously approved by the BRA.

Proposed Densities: The Northeasterly Development Area is located in the BU Subdistrict in which the maximum floor area ratio ("FAR") under the Code is 3.0. The PDA Master Plan provides for an overall FAR of 3.3 for the Site based upon the ratio of 1,468,000 square feet of gross floor area (calculated as described in the Code) to the existing land area of the Site of approximately 443,875 square feet. This Northeasterly Development Plan provides for an FAR of 6.3 for the Northeasterly Development Area based upon the ratio of up to 360,000 square feet of gross floor area of proposed development (calculated as described in the Code) to the existing land area in the Northeasterly Development Area of approximately 57,374 square feet. The Original Easterly Development Area will continue to be subject to an overall FAR of 4.8 as set forth in the Easterly Development Plan.

Proposed Traffic Circulation: Vehicular access to and egress from the Building is expected to be on Buick Street and Harry Agganis Way. Current plans provide for the service entrance to be located at the rear of the Building along a service road to be constructed parallel to the Massachusetts Turnpike Extension.

Proposed Parking and Loading Facilities: Interim parking for the Building will be located on the surface parking lot located on the Easterly and Westerly Development Areas with up to 600 parking spaces. The Project will include loading docks which are currently planned for the rear of the Building facing the Massachusetts Turnpike Extension.

Access to Public Transportation: The Northeasterly Development Area is located on the Commonwealth Avenue branch of the MBTA Green Line. Trolley stops are located on Commonwealth Avenue at Armory Street, Buick Street and Harry Agganis Way at the easterly and westerly ends of the Site. MBTA buses to Watertown and Kenmore Square also travel along Commonwealth Avenue with stops at Buick Street and Harry Agganis Way.

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

Public Benefits: The Project will improve the aesthetic character of the Northeasterly Development Area and its surroundings. As described above, new open spaces will be provided to enhance the urban environment. The quality of the design and its construction on underutilized site currently used for surface parking will improve the urban design characteristics of the Northeasterly Development Area and its surroundings.

Attachments:

Exhibit A: Legal Description

Exhibit B: Plan entitled "Northeasterly Development Area, 28 Buick Street, Boston, Mass."

Exhibit C: Plan showing approximate location of 28 Buick Street

Exhibit D: Maximum Building Heights and Gross Floor Area

Exhibit E: Elevations

Exhibit F: Table of Proposed Uses

Exhibit G: Anticipated Deviations from Underlying Zoning

EXHIBIT A
to PDA Northeasterly Development Plan

Northeasterly Development Area

That certain parcel of land with the buildings and other improvements thereon situated on the north side of Commonwealth Avenue and the east side of Harry Agganis Way in Boston, Massachusetts, being shown as a parcel containing 57,374 square feet on a plan entitled "Northeasterly Development Area, 28 Buick Street, Boston, Mass" dated February 4, 1998, prepared by Harry R. Feldman, Inc., bounded and described according to said plan as follows:

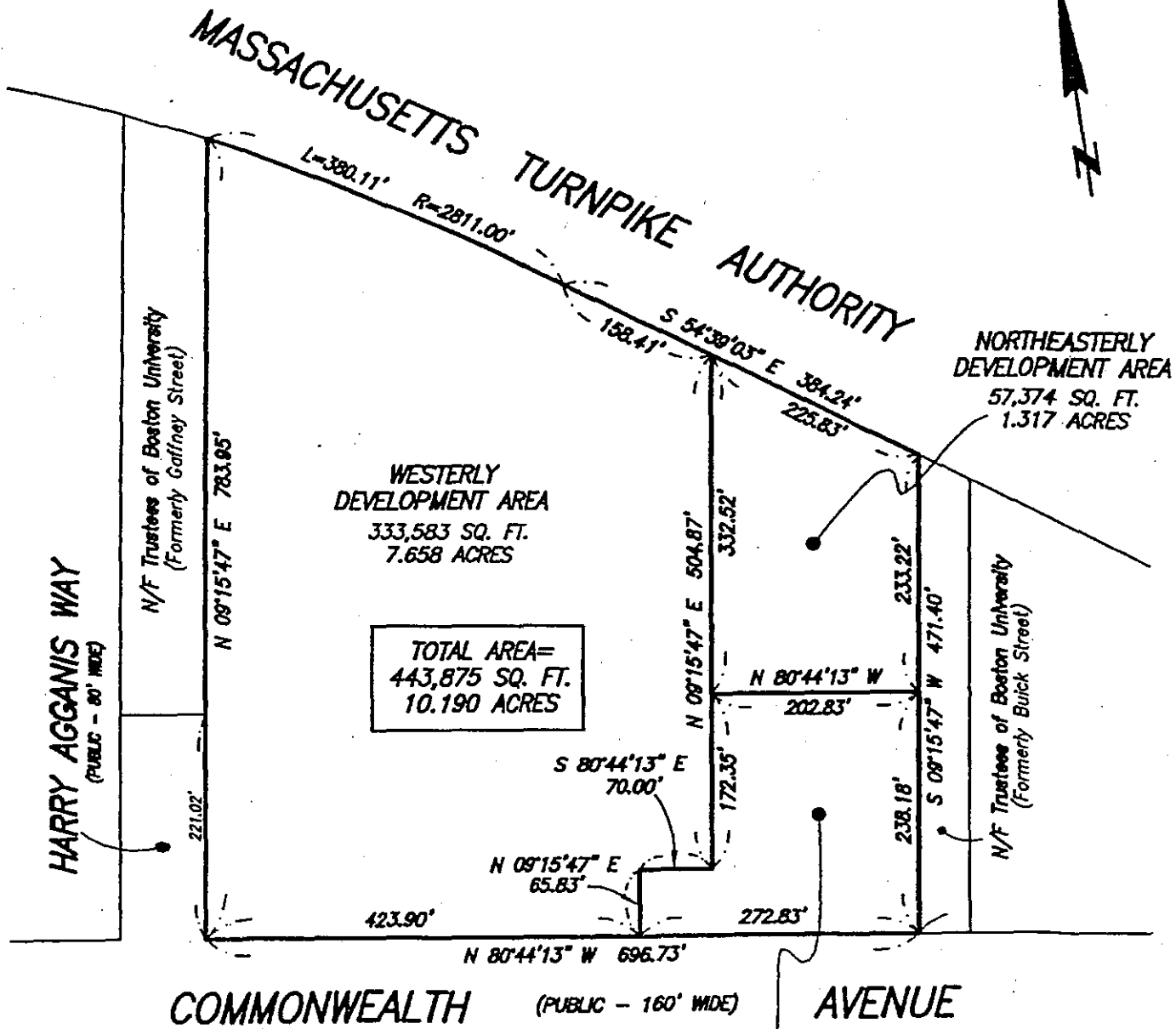
SOUTHERLY	by the Easterly Development Area, 202.83 feet;
WESTERLY, NORTHERLY and WESTERLY	by the Westerly Development Area, 332.52 feet;
NORTHEASTERLY	by land of the Massachusetts Turnpike Authority, 225.83 feet; and
EASTERLY	by land of Trustees of Boston University, 233.22 feet.

The above-described parcel is a portion of the premises conveyed to Trustees of Boston University by deed of the Commonwealth of Massachusetts dated February 8, 1987 and recorded with said Deeds in Book 13396, Page 9.

EXHIBIT B
to PDA Northeasterly Development Plan

(exhibit begins on next page)

Exhibit B
to PDA Northeasterly Development Plan

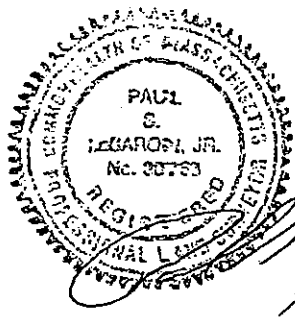


TOTAL AREA=
443,875 SQ. FT.
10.190 ACRES

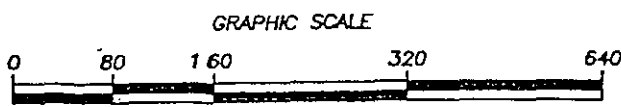
WESTERLY DEVELOPMENT AREA
333,583 SQ. FT.
7.658 ACRES

EASTERLY DEVELOPMENT AREA
52,918 SQ. FT.
1.215 ACRES

NORTHEASTERLY DEVELOPMENT AREA
57,374 SQ. FT.
1.317 ACRES



NORTHEASTERLY DEVELOPMENT AREA
28 BUICK STREET
BOSTON, MASSACHUSETTS



SCALE: 1"=160'
HARRY R. FELDMAN, INC.
112 SHAWMUT AVENUE

FEBRUARY 4, 1998
LAND SURVEYORS
BOSTON, MASS 02118

PHONE: (617)357-9740

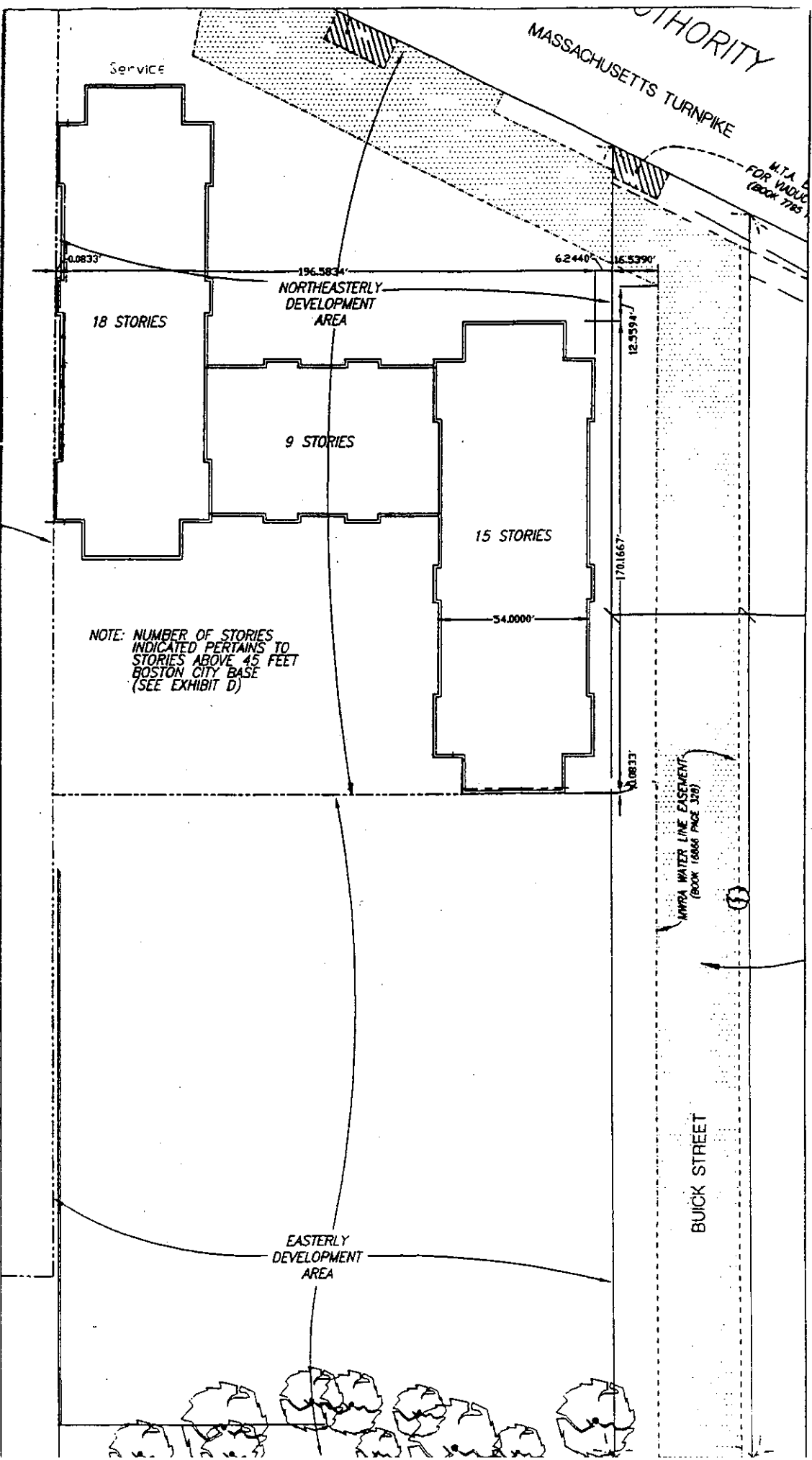
EXHIBIT C
to PDA Northeasterly Development Plan

(exhibit begins on next page)



COMMONWEALTH AIRMOBIL STUDENT HOUSING PHASE 1

Boston University



NOTE: NUMBER OF STORIES
 INDICATED PERTAINS TO
 STORIES ABOVE 45 FEET
 BOSTON CITY BASE
 (SEE EXHIBIT D)

EXHIBIT C
 to PDA Northeasterly Development Plan



Boston University

COMMONWEALTH ARMY STUDENT HOUSING PHASE I

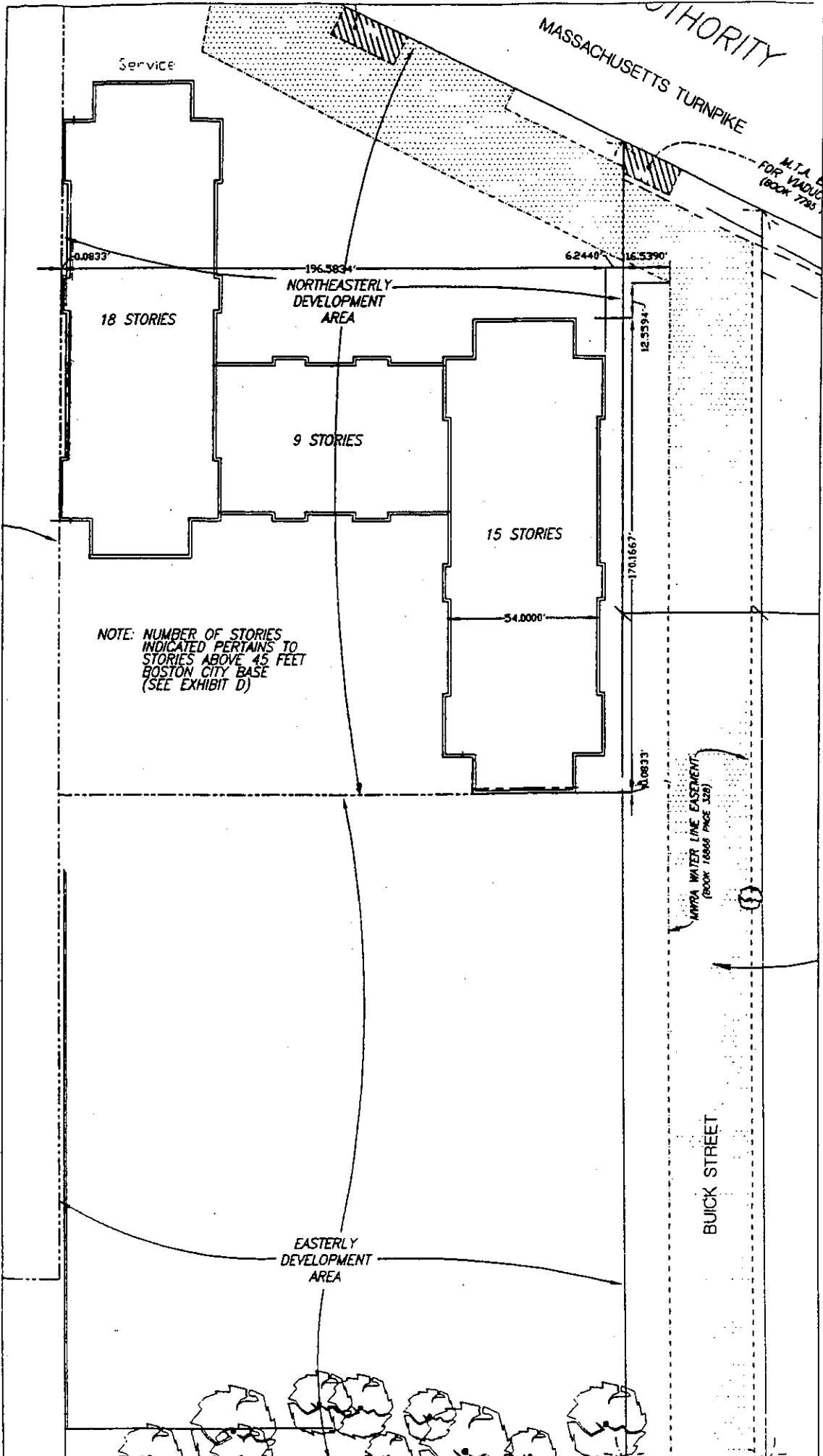


EXHIBIT C
to PDA Northeastly Development Plan

EXHIBIT D
to PDA Northeasterly Development Plan

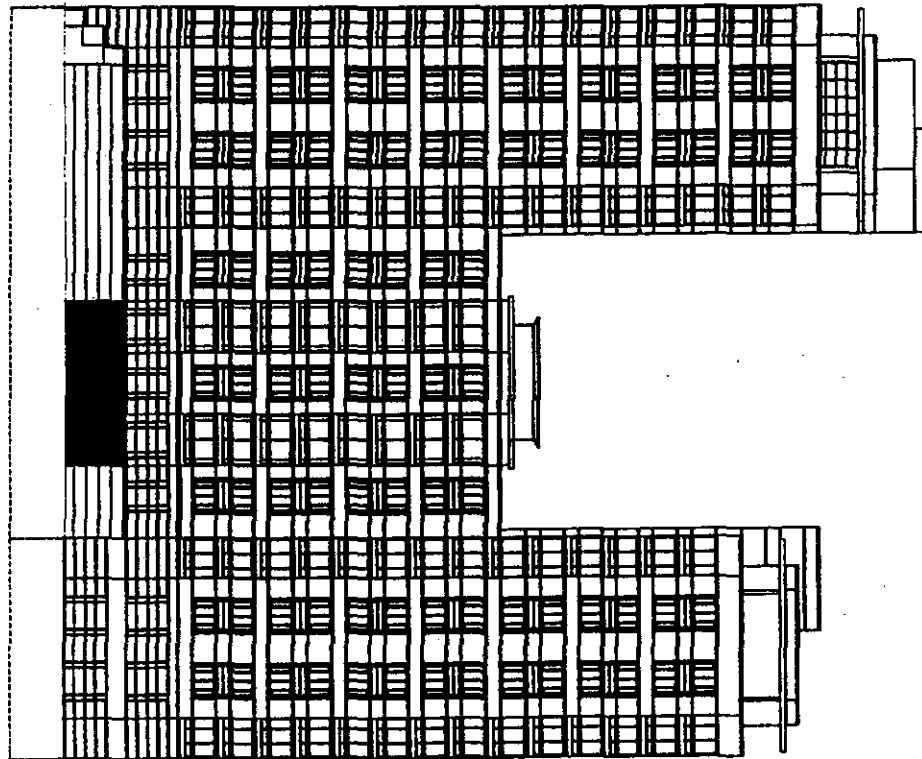
MAXIMUM BUILDING HEIGHT AND GROSS FLOOR AREA

Gross Floor Area Not to Exceed (square feet)	360,000 square feet
Height Not to Exceed (stories above 45 feet Boston City Base)	18 Stories
Height Not to Exceed (feet above 45 feet Boston City Base)	195 Feet

EXHIBIT E
to PDA Northeasterly Development Plan

(exhibit begins on next page)

EXHIBIT E
to PDA Northeasterly Development Plan



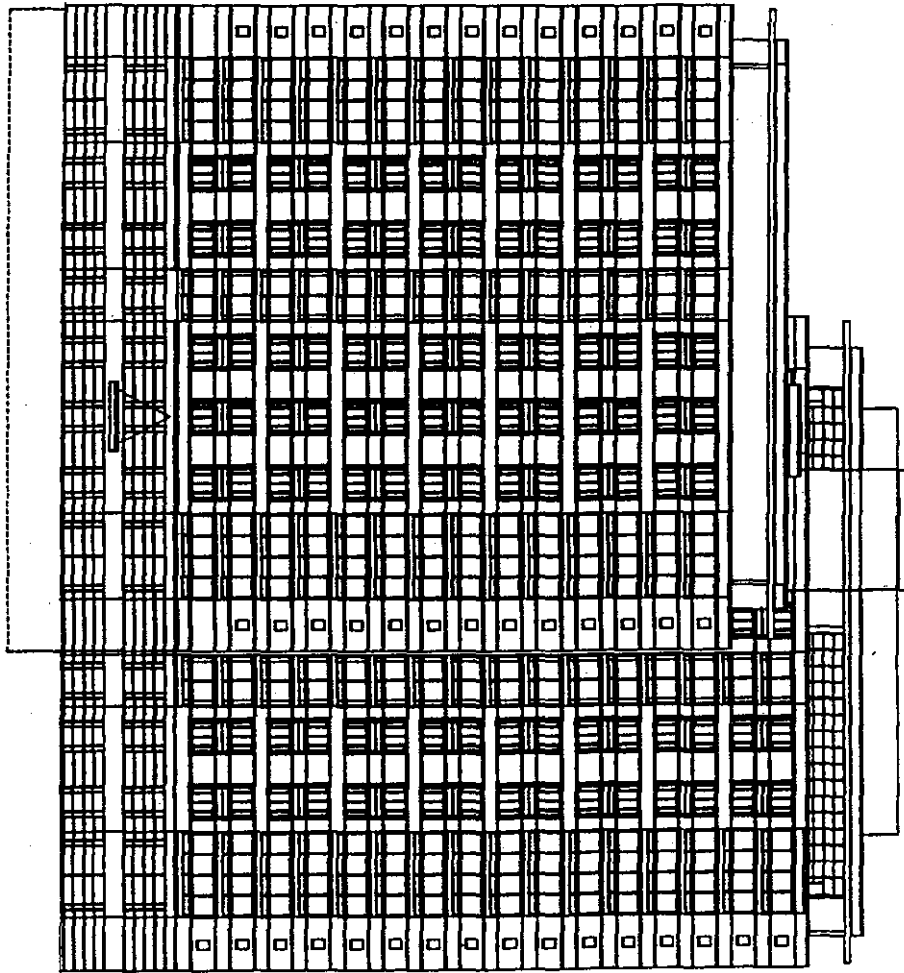
Facade Treatment - South Elevation
View from Commonwealth Avenue

Boston University
STUDENT HOUSING PHASE I





EXHIBIT E
to PDA Northeasterly Development Plan



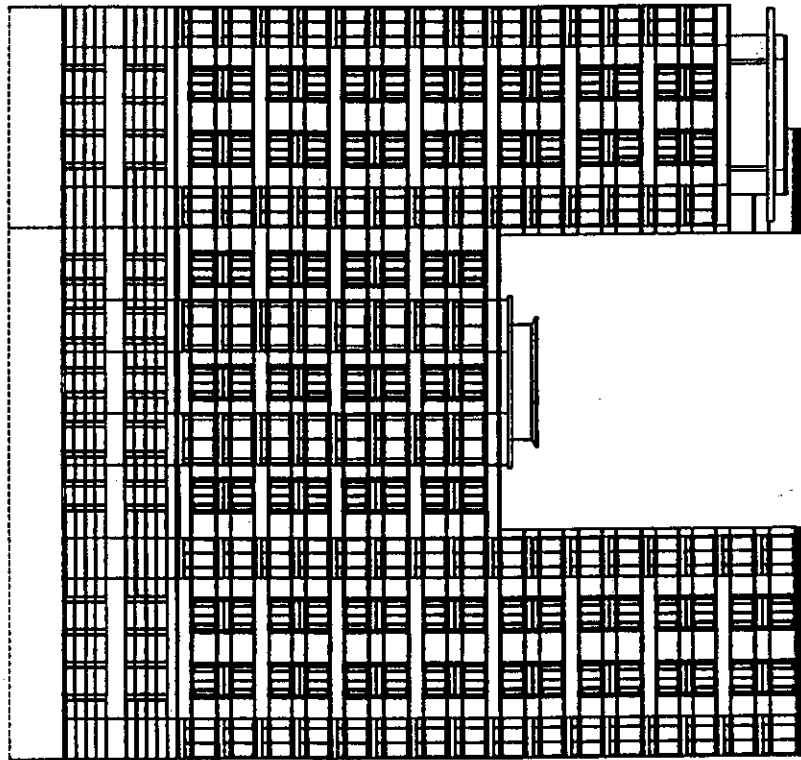
East Elevation

Boston University
STUDENT CENTER PHASE I





EXHIBIT E
to PDA Northeasterly Development Plan



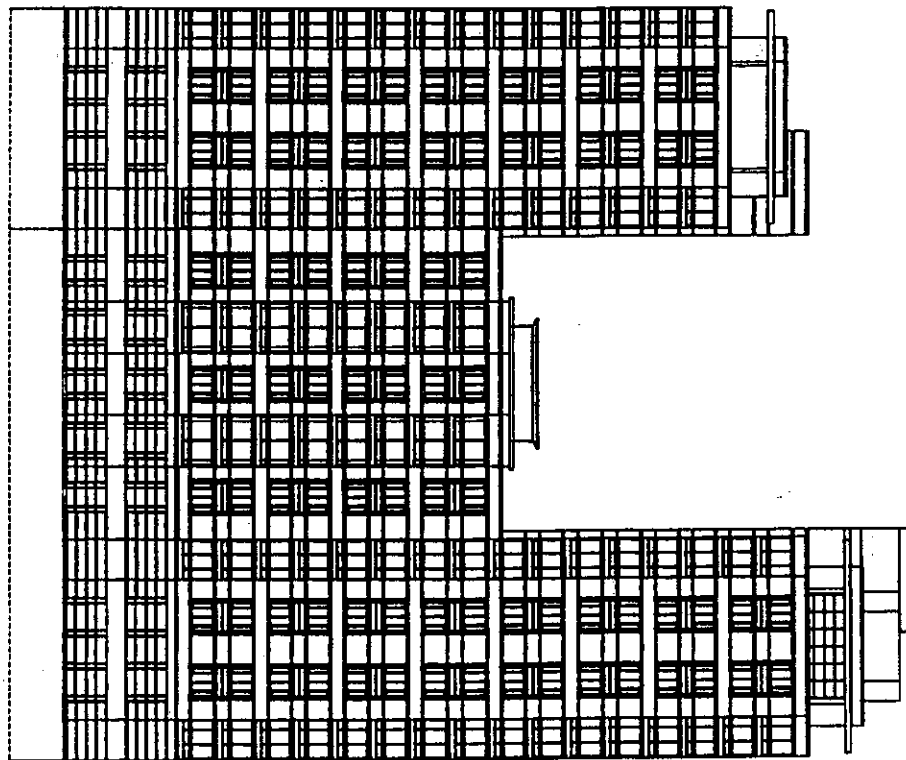
North Elevation

Boston University
STUDENT HOUSING PHASE I





EXHIBIT E
to PDA Northeasterly Development Plan



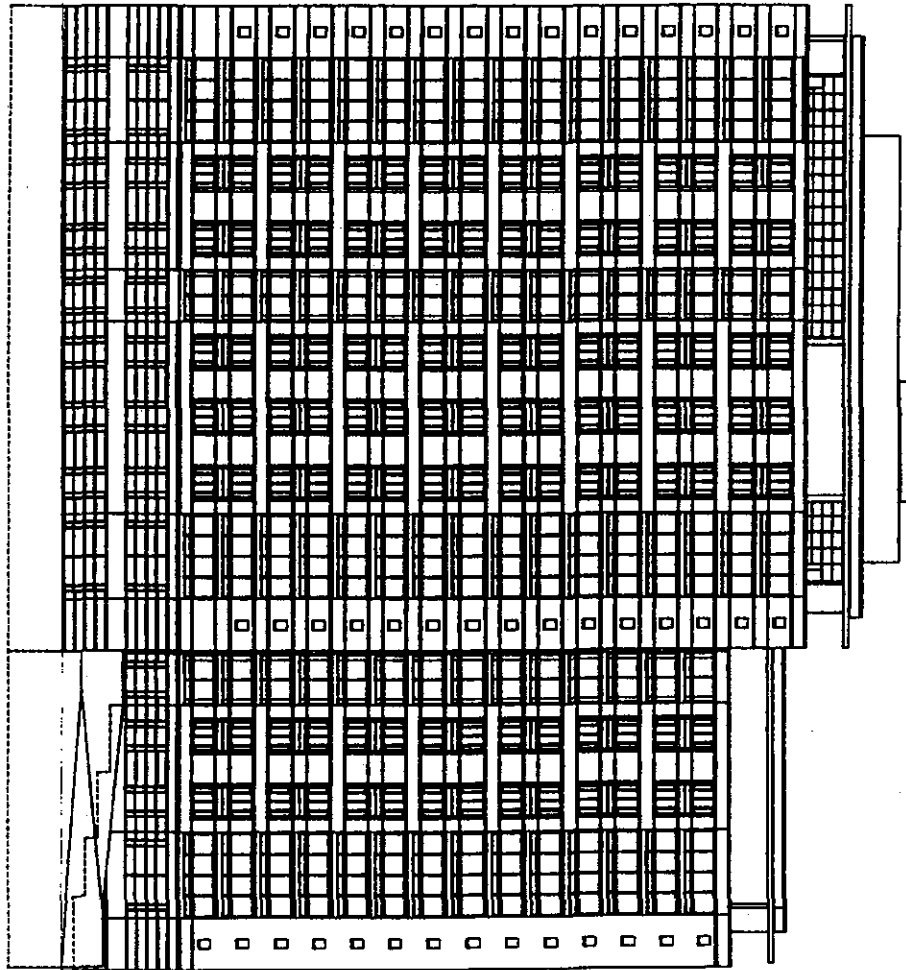
North Elevation

Boston University
STUDENT HOUSING PHASE I





EXHIBIT E
to PDA Northeasterly Development Plan



West Elevation

Boston University
STUDENT HOUSING PHASE I



EXHIBIT F
to PDA Northeasterly Development Plan

TABLE OF PROPOSED USES

Dormitory (both accessory and not accessory to a use)
Fitness center
College or university
Library
Open space
Restaurant
Sub-station
Take out restaurant
Adult education center
Art gallery
Studio, arts
Automatic teller machine
Amusement game machines in non-commercial establishment
Accessory use ordinarily incident to a lawful main use
Accessory amusement game machines
Accessory art use
Accessory automatic teller machine
Accessory cafeteria
Accessory cultural uses
Accessory offices for university
Accessory outdoor cafe
Accessory parking
Accessory personnel quarters
Accessory retail
Accessory recycling
Accessory services incidental to educational uses other than college or university use
Accessory service uses
Accessory storage of flammable liquid and gases
Ancillary use

EXHIBIT G
to PDA Northeasterly Development Plan

ANTICIPATED DEVIATIONS FROM UNDERLYING ZONING

<u>Section</u>	<u>Requirements</u>	<u>Proposed</u>
51-28 Maximum Floor Area Ratio	3.0	6.3
51-28 Maximum Building Height	55 feet	18 stories/ 195' (above 45 feet Boston City Base)

The Project is in an existing PDA which pre-existed both Article 51 and Article 80 of the Code, but this Development Plan is subject to the Large Project Review requirements of Article 80B of the Code and the provisions governing approval of a PDA Development Plan in Article 80C of the Code. Accordingly, the design guidelines of Section 51-44, the specific design requirements of Section 51-45, the screening and buffering requirements of Section 51-46, and the sign regulations of Section 51-48 of the Code shall not be applicable to the project as the same will be subject to extensive BRA review and control under Article 80 requirements.

BRA Approval: Jan. 25, 1990
Zoning Comm. Approval: April 18, 1990
effective: April 25, 1990

098.02.398/mp0125

BOSTON REDEVELOPMENT AUTHORITY
MASTER PLAN
and
DEVELOPMENT IMPACT PROJECT PLAN
for
PLANNED DEVELOPMENT AREA NO. 38

899-925 Commonwealth Avenue

Trustees of Boston University

January 25, 1990

Planned Development Area Master Plan and Development Impact Project Plan ("Plan"): Pursuant to Section 3-1A of the Boston Zoning Code (the "Code"), pursuant to an agreement entitled "Agreement Between Boston University and the City of Boston Relative to the Transfer of Commonwealth Armory from the Commonwealth of Massachusetts to Boston University" dated December 1, 1984 between the University and the City (the "1984 Agreement"), and pursuant to Section 13 of the Land Disposition Agreement dated February 10, 1987 between the Commonwealth of Massachusetts, acting by and through the Deputy Commissioner of the Division of Capital Planning and Operations, and the University recorded with Suffolk County Registry of Deeds in Book 13396, Page 13 (the "Land Disposition Agreement"), this Plan constitutes a Planned Development Area Master Plan and sets forth a statement of the development concept for the development of a 10.19+ acre site at 899-925 Commonwealth Avenue, Boston, Suffolk County, Massachusetts (the "Property" or the "Site"), including the planning objectives and character of the development, the proposed uses of the area and the structures, the densities, the range of dimensional requirements contemplated for each of the proposed uses, the projected number of employees, the proposed location, appearance and dimensions of the structures, parking and loading facilities, proposed traffic circulation, access to public transportation, the proposed location and appearance of open spaces and landscaping, and the proposed phasing of construction

(the "Project" or "Projects"). This Plan is also intended to satisfy the requirements of Article 26 and Article 26B of the Code regarding Development Impact Project Plans. Two or more Planned Development Area Development Plans ("PDA Development Plans") will be submitted providing more specific information about the various Projects and components thereof.

Developer: Trustees of Boston University, a Massachusetts nonprofit, educational corporation, its successors and assigns (the "University" or "Boston University").

Location and Description of Property: The Property consists of two contiguous parcels of land containing approximately 443,875 square feet or approximately 10.19 acres, located at 899-925 Commonwealth Avenue, Boston, Suffolk County, Massachusetts, as more particularly bounded and described in Exhibit A attached hereto and as shown on the plan entitled "Site Plan of Land 899-925 Commonwealth Avenue, Boston, Mass", dated August 25, 1989, prepared by Harry R. Feldman, Inc. and attached hereto as Exhibit B.

Planning Objectives and Character of Development: The objectives for the development of the Site are to increase the supply and improve the quality of student housing, to improve the athletic and recreational opportunities for the University community, to provide additional parking, to build complementary academic space and incidental or compatible retail and commercial uses and to improve the appearance and open spaces of the Site. These objectives are consistent with the Boston University Master Plan for the Charles River Campus dated January 1987 (the "University's Master Plan").

The Projects will involve the conversion of the Site to uses necessary to support the operation, management and functioning of the University and will also serve the larger community. Specifically, the University contemplates a mix of uses on the Site, which is planned to include dormitories, multi-family dwellings, educational and other institutional uses, retail business, service establishments, retail catering, eating places and entertainment, office uses, parking, recreational/athletic uses, open space and uses ancillary, accessory, incidental and/or auxiliary to any of the foregoing uses, including driveways and pedestrian areas for access through the Site. It is proposed that the amount of gross floor area dedicated to various uses will be consistent with the range of dimensional requirements set forth on Table 1.

Housing: Responding to the concerns of local residents and City of Boston officials regarding student housing, the University proposes to construct new undergraduate student housing in dormitory-style, apartment-style and/or suite-style units on the Site, thereby increasing the number of undergraduate students living on its campus. It is proposed that the dormitories and multi-family dwellings on the Site will contain a total of up to 2,300 bed spaces.

Recreational/Athletic Uses: Current plans call for addressing the athletic and recreational needs of the University community for indoor and outdoor activities at the Site by creating a facility capable of accommodating up to 8,500 permanent and 1,500 non-permanent seats and capable of being used for intramural and inter-collegiate athletic uses such as racquet sports, swimming, dance and aerobic workouts, basketball and track. In addition, the facility will be able to be used by public and private school students in a manner to be outlined in more specific detail when a subsequent PDA Development Plan for the relevant portion of the Site (or an amendment or amendments to the PDA Development Plan for such portion of the Site) is submitted for community review and Boston Redevelopment Authority ("BRA") and Boston Zoning Commission ("BZC") approval. Within the recreational/athletic facility, in addition to athletic activities, events may include, among others, convocations, commencements, special meetings, lectures and concerts. The specific nature of non-University events to be conducted at the recreational/athletic facility will be outlined in more specific detail (with consideration given to minimizing nuisance to the community) when a subsequent PDA Development Plan for the relevant portion of the Site (or an amendment or amendments to the PDA Development Plan for such portion of the Site) is submitted for community review and BRA and BZC approval. Such events will be subject to applicable licensing requirements of the City of Boston in effect at that time. With regard to the Westerly Development Area, any so-called "rock and roll" concert(s) with the number of attendees expected to exceed 2,000 will not be permitted in the recreational/athletic facility.

Traffic and Parking: Plans call for the eventual construction of up to 1,425 structured parking spaces on the Site for University and general public use. Current plans provide for these structured parking spaces to be located below the plaza level. Vehicular access and egress to and from the Site is planned by means of Buick and Gaffney Streets.

Academic: The University's Master Plan calls for academic uses on the Site. The location of some educational/institutional

uses on the Site, including academic, research, and administrative uses, will compliment other uses on the Site. It is proposed that the amount of gross floor area dedicated to educational, institutional and office uses will be consistent with the range of dimensional requirements set forth on Table 1.

Commercial: Business and retail uses will be located on the Site, primarily to respond to the needs of the students, faculty and staff in the University's West Campus area. Such uses will also be available to the general public, as are other facilities such as those in the University's 700 Commonwealth Avenue (Warren Towers) property, and will be further specified when the PDA Development Plans are submitted for community review and BRA and BZC approval.

Open Space: The Site is to contain an open space of not less than two acres with access provided to such open space from Commonwealth Avenue. Trees and other plantings will be used to soften the pedestrian environment of the Site. A variety of paving and landscape materials will be used to differentiate and enrich the pedestrian pathways throughout the Site.

Proposed Phasing of Construction: Construction is expected to begin on the easterly portion of the Site, containing approximately 2.5 acres (the "Easterly Development Area"), in early 1990. It is anticipated that the initial development of the Easterly Development Area will include approximately 1,200 bed spaces, up to 375 parking spaces and approximately 43,000 square feet of retail/commercial space. The remainder of the Site, containing approximately 7.7 acres (the "Westerly Development Area"), is to be used for athletic, recreational, office, academic and parking uses, among others. Concurrent with the development of the Easterly Development Area, the Westerly Development Area will be landscaped, including the construction of an overlook terrace in the southeasterly portion of the Westerly Development Area. The Easterly Development Area and the Westerly Development Area are shown on a plan entitled "Easterly and Westerly Development Areas 899-925 Commonwealth Avenue, Boston, Mass." dated November 21, 1989, prepared by Harry R. Feldman, Inc. and attached hereto as Exhibit C. No new major construction is planned for the Westerly Development Area in the immediate future. It is anticipated that additional buildings will be constructed on the Westerly Development Area during the period 1991 to 2001. The University's ability to construct any given Project on the Site will depend upon the availability of funds and/or the Project's financial feasibility. Each Project on the Site may be funded or financed independently from other Projects, and the land on which

each Project is located may need to be considered as a separate zoning lot capable of being mortgaged and conveyed as such.

Proposed Uses of Area and Structures: The Projects are planned to include dormitories, multi-family dwellings, educational and other institutional uses, retail business, service establishments, retail catering, eating places and entertainment, office uses, parking, recreational/athletic uses and uses ancillary, accessory, incidental and/or auxiliary to any of the foregoing uses, including driveways and pedestrian areas for access through the Site. Except for the parking use, the foregoing listing of categories of planned uses for the Site is derived from the general classifications of various uses or Use Items set forth in Section 8-7 of the Code. It is proposed that the amount of gross floor area dedicated to various uses will be consistent with the range of dimensional requirements set forth on Table 1.

Range of Dimensional Requirements: The buildings on the Site will contain up to a maximum of 1,468,000 square feet of gross floor area (calculated as described in the Code). Table 1 provides information on the gross floor area of various uses proposed in connection with the Projects.

TABLE 1

<u>Use</u>	<u>Gross Floor Area Ranges</u> <u>(square feet)</u>
Dormitories	650,000 - 675,000
Multi-family Dwellings (Students, Faculty, Staff and the General Public)	90,000 - 150,000
Educational/Institutional/ Educational and Insti- tutional Offices	90,000 - 100,000
Recreational/Athletic (up to 8,500 fixed and 1,500 non-permanent seats)	500,000 - 520,000

Retail Business and
Catering, Eating
Places, Other Offices
and Entertainment and
Service Establishments 40,000 - 55,000

Parking (up to 1,425
spaces)

Note to Table 1:

All of the figures set forth in Table 1 are approximate and are subject to change in a manner consistent with this Plan's approved total of up to 1,468,000 square feet of gross floor area for the Site. The figures set forth in Table 1 may change in a manner consistent with subsequently approved PDA Development Plans and will be subject to design, environmental and other development review. Changes, if any, will be reflected in such PDA Development Plans.

Any multi-family dwellings to be constructed on the Westerly Development Area will not, without the approval of the BRA and community review, be inhabited by persons other than attendees at the University and faculty and staff of colleges and universities and persons associated with any of the foregoing. The University currently intends that there be up to 25 multi-family dwelling units on the Easterly Development Area.

A building devoted primarily to non-University related office space will not be constructed on the Site.

Proposed Location, Appearance and Dimensions of Structures:
The Projects' buildings will be generally located along the perimeter of the Site. The location, massing and height of each building will be more particularly described and fixed in PDA Development Plan submissions as they are prepared. Exhibit D, attached for conceptual purposes only, presents one possible configuration or development scheme for the Site.

Certain dimensional limitations and design objectives will shape the character of the Projects. Buildings will have articulated facades and varied heights and will be designed and located so as to avoid creating a continuous wall along the

northerly side of the Site above the plaza level. Buildings located in the northeasterly and northwesterly portions of the Site will not exceed 18 stories; and buildings located in the north central portion of the Site will not exceed 13 stories. Provided the recreational/athletic facility is located along Commonwealth Avenue, residential buildings located along Commonwealth Avenue in the Easterly Development Area will not exceed, for approximately two-thirds of the length of their Commonwealth Avenue facades, 7 stories or, for approximately one-third of the length of their Commonwealth Avenue facades, 9 stories. All calculations of stories shall be measured from 45 feet above Boston City Base in the Easterly Development Area and 55 feet above Boston City Base in the Westerly Development Area.

Open Spaces and Landscaping: While the final siting of buildings will be established in PDA Development Plan submissions, this Plan establishes certain design elements for the Site's open space. The Site is to contain an open space of not less than two acres with access provided to such open space from Commonwealth Avenue. Such open space shall be open to the public to the same extent as comparable residential areas in the University, if any, at the sole discretion of the University. Further, there are to be at least two uninterrupted view corridors through or adjacent to the Site from Commonwealth Avenue to the north, and one of these corridors will be a minimum of twenty-five feet wide through the Site. Also, the University is prepared to meet with the appropriate public agencies to discuss the potential for one or more pedestrian links to the MDC land on the Charles River. The University will include on its conceptual plans for the Westerly Development Area (but may, if appropriate, relocate on subsequent plans) a potential location or locations for such a pedestrian link, although the University will not be obligated to construct any such project or to bear costs or expenses related to any such project. Finally, the Site will be landscaped with trees, shrubs, ground cover and pedestrian pathways.

Density and Zoning: The Property is located in a B-2, General Business Zoning District, within the Allston-Brighton Interim Planning Overlay District (the "A-B IPOD"), in which the maximum floor area ratio ("FAR") under the Code is 2.0. This Plan provides for an FAR of 3.3 based upon the ratio of 1,468,000 square feet of gross floor area (calculated as described in the Code) to the existing land area of approximately 443,875 square feet. As the Projects proceed, some components, analyzed separately, will have greater FARs.

The University anticipates that exceptions may be required from a number of Articles of the Code, including, among others: Article 8 (Regulation of Uses), Article 15 (Building Bulk), Article 16 (Building Height), Article 17 (Open Space), Article 18 (Front Yard), Article 19 (Side Yards), Article 20 (Rear Yard), Article 21 (Setbacks), Article 22 (Yards), Article 23 (Parking), Article 24 (Loading) and Article 27F (Allston-Brighton Interim Planning Overlay District). As designs are prepared and uses are determined, additional exceptions, permits and approvals may be needed.

Projected Number of Employees: It is estimated that the Projects will generate approximately 1,300 person years of construction work and that approximately 235 people will be employed at the Site when the Projects are completed.

Proposed Traffic Circulation: Vehicular access to and egress from the Site is expected to be on Buick and Gaffney Streets. Pedestrians will gain access to the interior of the Site from Commonwealth Avenue and Buick and Gaffney Streets. Provided demolition of existing structures proceeds as anticipated, an access drive is planned for the rear of the Site.

Parking and Loading Facilities: Structured garage parking and interim open-air parking will be built on the Site to accommodate demand from the uses proposed for the Site as well as from other areas of the University and, possibly, surrounding neighbors.

Off-street parking facilities owned or controlled by the University will be utilized by the University to accommodate parking needs for the most intense use of the recreational/athletic facility. A traffic access plan has been generated to determine the transportation and parking needs associated with the development of the Site. Loading facilities will be constructed when and where necessary to serve the retail/commercial and other proposed uses at the Site.

Access to Public Transportation: The Site is located on the Commonwealth Avenue branch of the MBTA Green Line. Trolley stops are located on Commonwealth Avenue at both Buick and Gaffney Streets at the easterly and westerly ends of the Site. MBTA buses to Watertown and Kenmore Square also travel along Commonwealth Avenue with stops at Buick and Gaffney Streets.

Development Review Procedures: All design plans for the Projects are subject to ongoing development review and approval by the BRA. Such review is to be conducted in accordance with the

BRA's "Development Review Procedures" dated 1985, revised 1986 in the modified form attached to the Cooperation Agreement for the Site, as modified by such Cooperation Agreement.

Public Benefits: The Projects are expected to result in positive benefits to the City and to several neighborhoods which are adjacent to or near the University. By locating undergraduate students on the Property, the University will reduce the number of undergraduate students inhabiting housing units in neighborhoods near the University's campus. Reducing the number of students residing in these neighborhoods will respond to the specific concerns raised by neighborhood residents and City officials and will increase the number of available housing units.

From a financial and economic perspective, the Projects are expected to contribute significantly to Boston's economy by adding approximately 1,300 person years of construction work. It is also anticipated that approximately 235 people will be employed at the Site when the Projects are completed. With 12,700 employees, the University is the second largest private employer in Boston. The University will make payments in lieu of taxes for the Site as agreed in the 1984 Agreement and, to the extent required by law and not otherwise inconsistent with the Cooperation Agreement dated July 15, 1980 between the University and the City, pay real estate taxes on commercial portions of the Development. In addition, the University is developing a number of special programs that are geared to encourage community use of the recreational/athletic facility. These benefits will be further defined when plans for the recreational/athletic facility are developed.

Development Impact Project Contribution: As required under Section 26A-3 of the Code, the University will enter into a Development Impact Project Agreement (the "DIP Agreement") with the BRA and will be responsible for making a Development Impact Project Contribution (the "DIP Contribution") with regard to the Projects, to the extent required by the DIP Agreement. As required under Section 26B-3 of the Code, the University will also be responsible for making a Jobs Contribution with regard to the Projects, to the extent required by the DIP Agreement.

Attachments:

Exhibit A: Legal Description

Exhibit B: Plan entitled "Site Plan of Land 899-925
Commonwealth Avenue, Boston, Mass"

Exhibit C: Plan entitled "Easterly and Westerly Development
Areas 899-925 Commonwealth Avenue, Boston, Mass."

Exhibit D: Conceptual Plan

EXHIBIT A
to PDA Master Plan

(exhibit begins on next page)

EXHIBIT A

That certain parcel of land with the buildings and other improvements thereon situated on the north side of Commonwealth Avenue and the east side of Gaffney Street in Boston, Massachusetts, being numbered 899-925 Commonwealth Avenue and shown as a parcel of 436,611 square feet and a parcel of 7264 square feet on a plan entitled "Site Plan of Land 899-925 Commonwealth Avenue, Boston, Mass" dated August 25, 1989, prepared by Harry R. Feldman, Inc., bounded and described according to said plan as follows:

SOUTHERLY by Commonwealth Avenue, 696.73 feet;
WESTERLY by Gaffney Street, 783.95 feet;
NORTHEASTERLY by land of the Massachusetts Turnpike
 Authority, 764.35 feet; and
EASTERLY by land of Trustees of Boston University,
 471.40 feet.

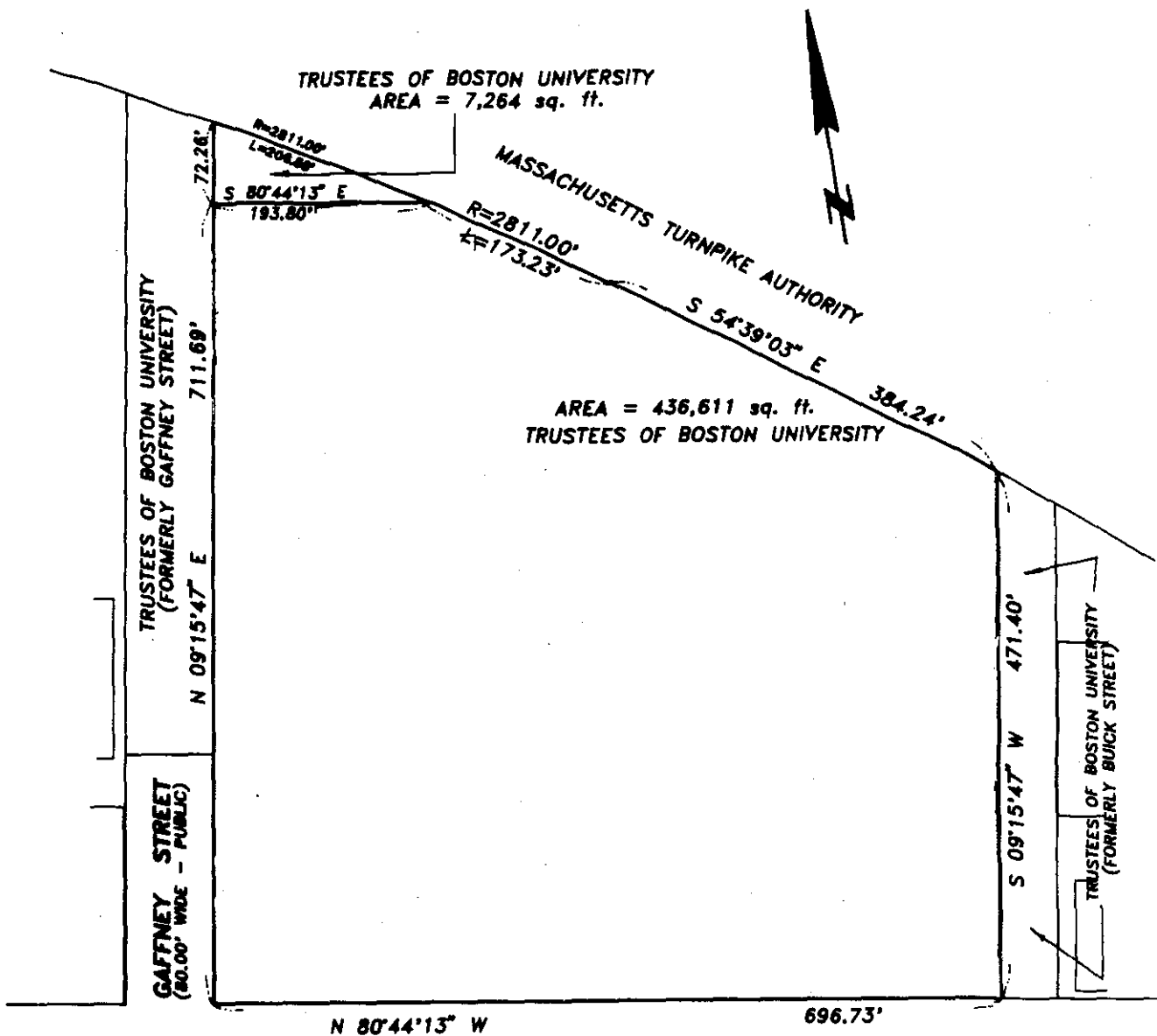
Containing 443,875 square feet.

Being the same premises conveyed to Trustees of Boston University by the following deeds:

- a. deed of Boston Edison Company dated December 28, 1981 and recorded with Suffolk County Registry of Deeds in Book 9896, Page 247, and
- b. deed of the Commonwealth of Massachusetts dated February 8, 1987 and recorded with said Deeds in Book 13396, Page 9.

EXHIBIT B
to PDA Master Plan

(exhibit begins on next page)



Robert G. Applegate



COMMONWEALTH (PUBLIC - 180.00' WIDE) AVENUE

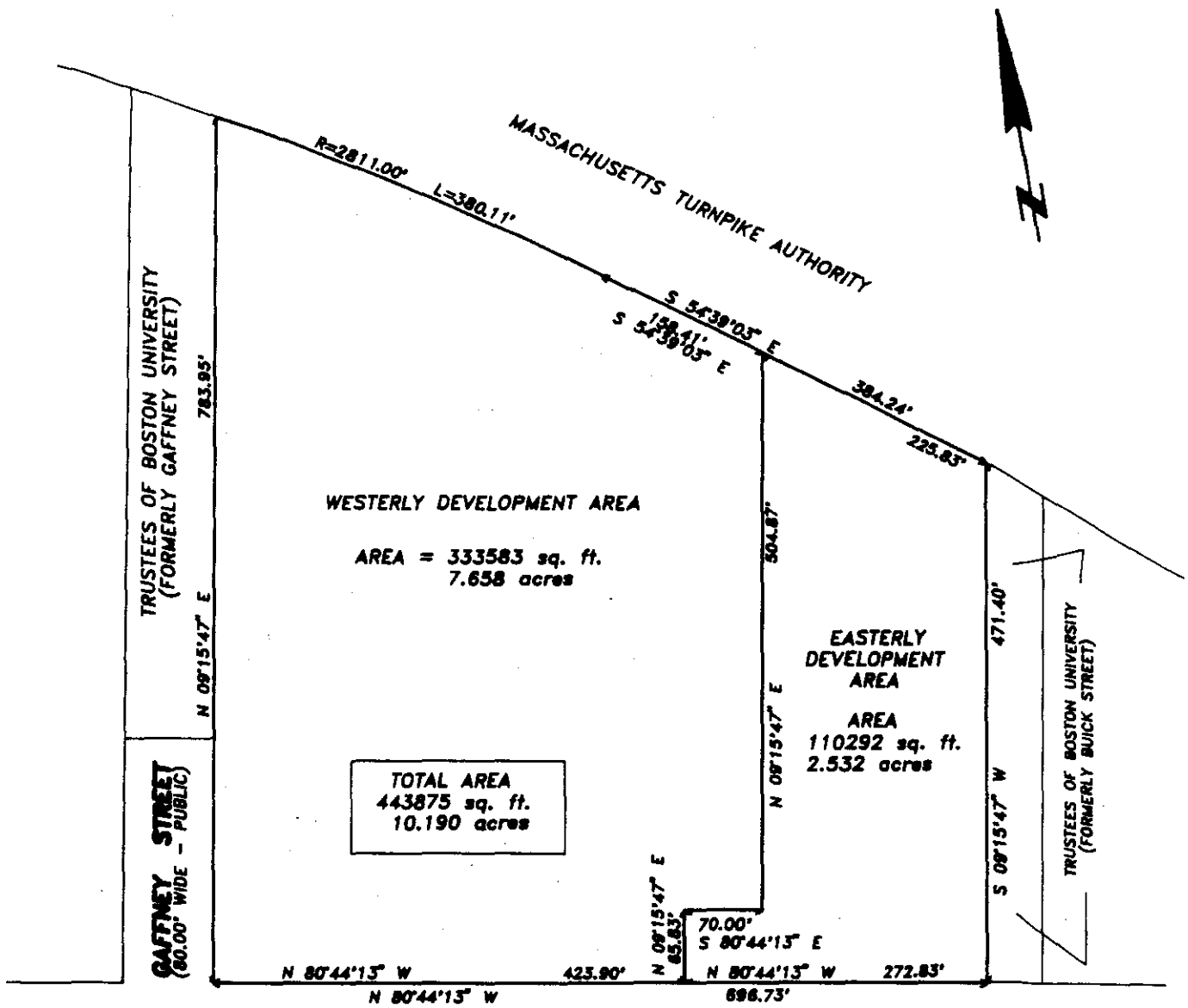
**SITE PLAN OF LAND
899-925 COMMONWEALTH AVENUE
BOSTON, MASS**

SCALE 1"=150'
HARRY R. FELDMAN, INC.
112 SHAWMUT AVENUE

AUGUST 25, 1989
LAND SURVEYORS
BOSTON, MASS

EXHIBIT C
to PDA Master Plan

(exhibit begins on next page)



COMMONWEALTH (PUBLIC - 160.00' WIDE) AVENUE



Joseph L. Calabro

EASTERLY AND WESTERLY DEVELOPMENT AREAS
 899-925 COMMONWEALTH AVENUE
BOSTON, MASS.

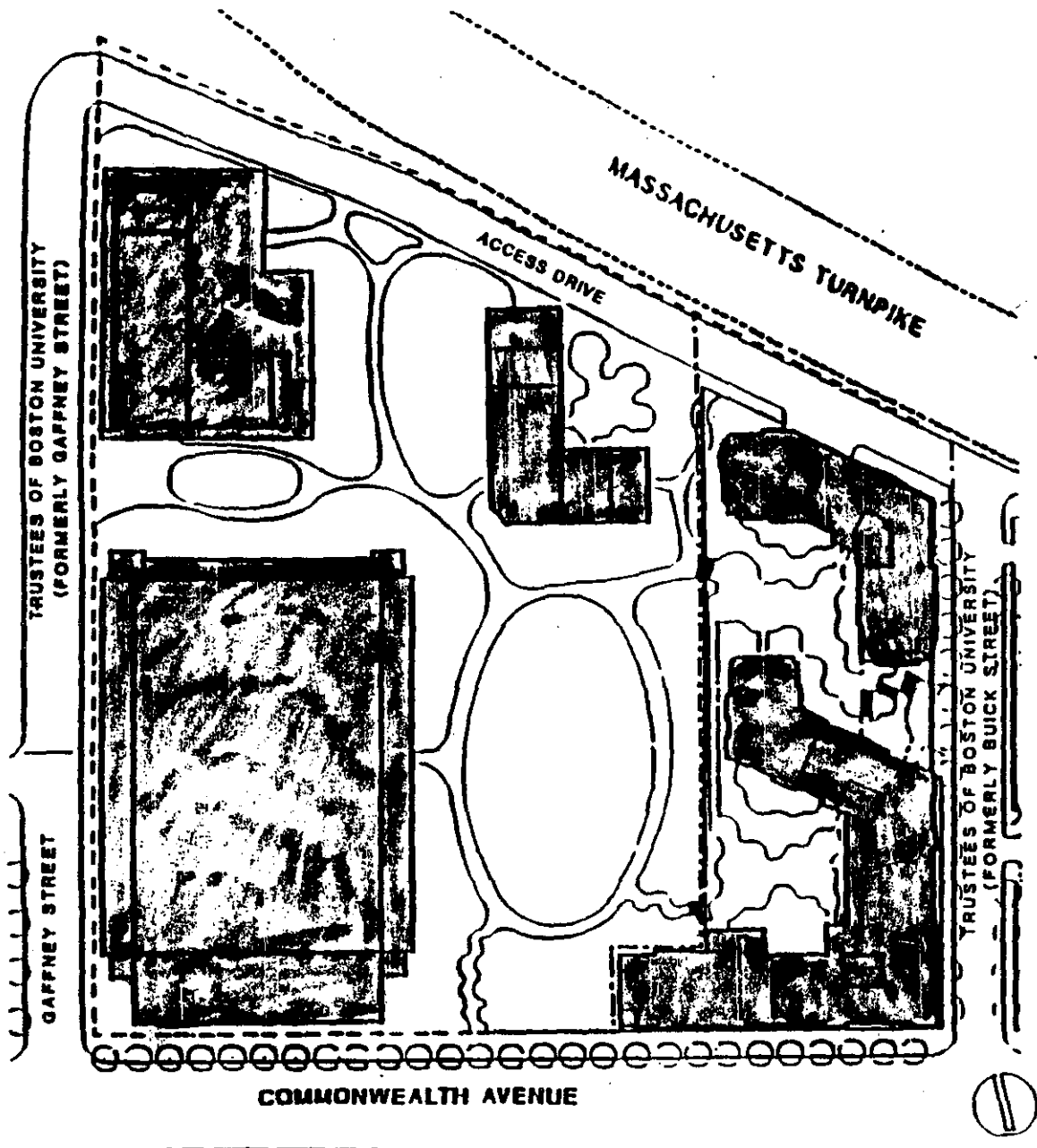


SCALE: 1" = 150'
 HARRY R. FELDMAN, INC.
 112 SHAWMUT AVENUE

OCTOBER 27, 1989
 LAND SURVEYORS
 BOSTON, MASS

EXHIBIT D
to PDA Master Plan

(exhibit begins on next page)



For illustrative and conceptual purposes only; not intended to determine the location or dimensions of buildings.

11/30/89

098.02.398/dpw0125

BRA Approval: Jan. 25, 1990

BZC APPROVAL: 4/18/90
EFFECTIVE: 4/25/90

BOSTON REDEVELOPMENT AUTHORITY
DEVELOPMENT PLAN
for
WESTERLY DEVELOPMENT AREA
of
PLANNED DEVELOPMENT AREA NO. 38

925 Commonwealth Avenue

Trustees of Boston University

January 25, 1989

Development Plan: On even date herewith, the Boston Redevelopment Authority (the "BRA"), acting pursuant to Section 3-1A of the Boston Zoning Code (the "Code"), approved a Master Plan and Development Impact Project Plan for Planned Development Area ("PDA") No. 38 (the "PDA Master Plan") regarding the development of 899-925 Commonwealth Avenue, a site of approximately 10.19 acres located in Boston, Massachusetts (the "Site"). In accordance with Section 3-1A of the Code, this PDA development plan (the "Westerly Development Plan") sets forth information on the proposed development and use (the "Project") of that portion of the Site known as 925 Commonwealth Avenue (the "Westerly Development Area"), including the proposed location and appearance of structures, open spaces and landscaping, proposed uses of the Westerly Development Area, densities, proposed traffic circulation, parking and loading facilities, access to public transportation and proposed dimensions of structures. A separate PDA development plan is being submitted simultaneously for the 899 Commonwealth Avenue portion of the Site - to be known as the "Easterly Development Area." This Westerly Development Plan represents a stage in the planning process for the improvement of the Westerly Development Area between the PDA Master Plan stage and the stage at which final plans and specifications for the Project are submitted to the BRA pursuant to Section 3-1A of the Code for final design review approval and certification as to consistency with this Westerly Development Plan. This Westerly Development Plan consists of 5 pages of text plus attachments designated Exhibits A through F. All references to this Westerly Development Plan contained herein shall pertain only to such 4 pages and exhibits. Exhibits A through F are subject to final

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

This Westerly Development Plan does not contemplate major new construction on the Westerly Development Area in the immediate future. However, as described in and consistent with the PDA Master Plan, it is anticipated that such construction will eventually be undertaken on the Westerly Development Area. When financing or funding, programming, planning, design and other requirements have been finalized or satisfied with regard to such construction, it is expected that a subsequent PDA development plan or plans and/or an amendment or amendments to this Westerly Development Plan will be submitted for community review and BRA and Boston Zoning Commission ("BZC") approval.

Developer: Trustees of Boston University, a Massachusetts non-profit, educational corporation, its successors and assigns (the "University").

Location and Description of Westerly Development Area: The Westerly Development Area consists of a parcel of land containing approximately 333,583 square feet or approximately 7.66 acres located at 925 Commonwealth Avenue, Boston, Suffolk County, Massachusetts, as more particularly bounded and described in Exhibit A attached hereto and as shown on a plan entitled "Easterly and Westerly Development Areas 899-925 Commonwealth Avenue, Boston, Mass.", dated October 27, 1989, prepared by Harry R. Feldman, Inc. and attached hereto as Exhibit B.

Proposed Location and Appearance of Structures: The current locations of the buildings on the Westerly Development Area are shown on a plan entitled "Plan of Land 899-925 Commonwealth Avenue, Boston, Mass.", dated November 21, 1989, prepared by Harry R. Feldman, Inc. and attached hereto as Exhibit C. Except for the planned demolition of some or all of the structures on the Westerly Development Area, as described in more detail below, the location and appearance of the buildings on the Westerly Development Area are not expected to change in any material respect in the immediate future.

As stated above, this Westerly Development Plan does not contemplate major new construction on the Westerly Development Area in the immediate future. It is currently anticipated that certain of the existing structures will be demolished, as depicted on the plan attached hereto as Exhibit C. Certain other structures currently located on the Westerly Development Area, also depicted on Exhibit C, may be demolished as well. Following any required governmental reviews and approvals, and following the demolition of certain buildings, tennis courts covered with air structures to allow use all year around may be constructed in the northerly portion of the Westerly Development Area.

Proposed Open Spaces and Landscaping: A large portion of the Westerly Development Area will remain open for surface parking, pedestrian walkways and recreational/athletic uses. Landscaping on the Westerly Development Area will be integrated and harmonious with the landscaping of the Easterly Development Area so as to visually unify the Site. Trees and other plantings will be used to soften the pedestrian environment. A variety of paving and landscape materials will be used to differentiate and enrich the paths and walkways throughout the Westerly Development Area. An overlook terrace will be constructed in the southeasterly portion of the Westerly Development Area. The plan attached hereto as Exhibit D depicts certain aspects of the open spaces and landscaping currently proposed for the Westerly Development Area.

As noted above, this Westerly Development Plan does not contemplate major new construction on the Westerly Development Area in the immediate future. However, it is anticipated that such construction will eventually be undertaken on the Westerly Development Area and that a subsequent PDA development plan or plans and/or an amendment or amendments to this Westerly Development Plan will be submitted for community review and BRA and BZC approval in connection with such construction. When completed, the subsequent development of the Westerly Development Area will include an open space of not less than two acres with access to such open space provided from Commonwealth Avenue. Provision for this open space will be made in the appropriate development plan or plans for the Westerly Development Area.

Proposed Uses of the Area: The Project is planned to include educational institutional uses, parking, recreational/athletic uses and uses ancillary, accessory, incidental and/or auxiliary to any of the forgoing uses, including driveways and pedestrian areas for access through the Site. The proposed uses planned for the Project may include those uses listed in Exhibit E attached hereto. Prior to any rehabilitation or replacement thereof pursuant to a subsequent PDA development plan or plans and/or an amendment or amendments to this Westerly Development Plan, the existing Armory structure located on the Westerly Development Area shall not be used for any non-University related events with the number of attendees expected to exceed 2,000 except for recreational or athletic uses by children of primary and secondary school age and commencements and other functions of other educational institutions.

Proposed Dimensions of Structures: As stated earlier, this Westerly Development Plan does not contemplate major new construction on the Westerly Development Area in the immediate future. It is anticipated that those structures that are not demolished will generally retain their present dimensions. Upon establishment of the PDA, the Site will be located in a B-2-D zoning district. In such districts, relief from the requirements of the Code may be sought as exceptions pursuant to Article 6A of

the Code. Exhibit F 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 BRA and other governmental agencies and authorities, the zoning relief required for the Project may change correspondingly.

Proposed Densities: The Westerly Development Area is located in a B-2, General Business Zoning District, within the Allston-Brighton Interim Planning Overlay District (the "A-B IPOD"), in which the maximum floor area ratio ("FAR") under the Code is 2.0. The PDA Master Plan provides for an overall FAR of 3.3 for the Site based upon the ratio of 1,468,000 square feet of gross floor area (calculated as described in the Code) to the existing land area of the Site of approximately 443,875 square feet. This Westerly Development Plan provides for an FAR for the Westerly Development Area of less than the 2.0 permitted as-of-right under the Code.

As noted above, it is anticipated that subsequent construction will be undertaken on the Westerly Development Area, in addition to the development proposed in connection with this Westerly Development Plan, and that a subsequent PDA development plan or plans and/or an amendment or amendments to this Westerly Development Plan will be submitted for community review and BRA and BZC approval in connection with such construction. Because the PDA Master Plan provides for an overall FAR of 3.3 for the Site (based upon the construction of up to 1,468,000 square feet of gross floor area), any PDA development plan or plans for the Westerly Development Area will not provide for construction on the Westerly Development Area in a manner that would cause the FAR for the Site to exceed 3.3 or the number of square feet of gross floor area on the Site (calculated as described in the Code) to exceed 1,468,000.

Proposed Traffic Circulation: Gaffney and Buick Streets will continue to allow vehicles access and egress to the Site. Provided demolition of existing structures proceeds as anticipated, an access drive is planned for the rear of the Site.

Proposed Parking and Loading Facilities: The Westerly Development Area will provide up to 155 surface parking spaces. Off-street grade-access service areas, including loading bays, will also be provided on the Westerly Development Area.

Access to Public Transportation: The Westerly Development Area is located on the Commonwealth Avenue branch of the MBTA Green Line. Trolley stops are located on Commonwealth Avenue at both Buick and Gaffney Streets at the easterly and westerly ends of the Site. MBTA buses to Watertown and Kenmore Square also travel along Commonwealth Avenue with stops at Buick and Gaffney Streets.

PDA Master Plan: The Westerly Development Area shall be developed in a manner consistent with the development concept, land uses, density and building heights contemplated in the PDA Master Plan.

Development Review Procedures: All design plans for the Project are subject to ongoing development review and approval by the BRA. Such review is to be conducted in accordance with the BRA's "Development Review Procedures" dated 1985, revised 1986 in the modified form attached to the Corporation Agreement for the Site, as modified by such Cooperation Agreement.

Attachments:

- Exhibit A: Legal Description
- Exhibit B: Plan entitled "Easterly and Westerly Development Areas 899-925 Commonwealth Avenue, Boston, Mass."
- Exhibit C: Plan entitled "Plan of Land 899-925 Commonwealth Avenue, Boston, Mass."
- Exhibit D: Landscape Plan
- Exhibit E: Table of Proposed Uses
- Exhibit F: Anticipated Zoning Exceptions

EXHIBIT A
to PDA Westerly Development Plan
(exhibit begins on next page)

Exhibit A

Westerly Development Area

That certain parcel of land with the buildings and other improvements thereon situated on the north side of Commonwealth Avenue and the east side of Gaffney Street in Boston, Massachusetts, being shown as a parcel containing 333,583 square feet on a plan entitled "Easterly and Westerly Development Areas 899-925 Commonwealth Avenue, Boston, Mass" dated October 27, 1989, prepared by Harry R. Feldman, Inc., bounded and described according to said plan as follows:

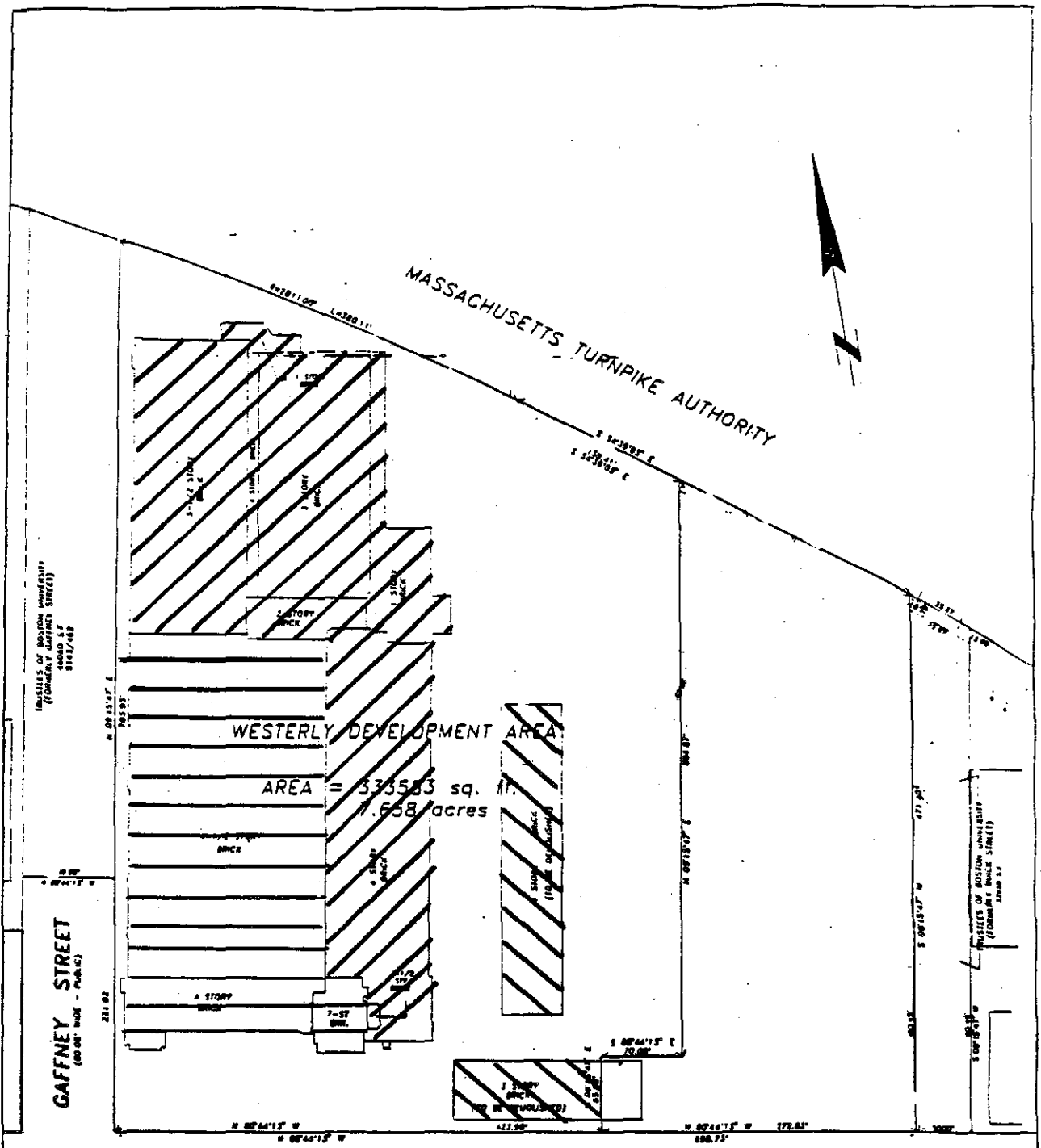
SOUTHERLY	by Commonwealth Avenue, 423.90 feet;
WESTERLY	by Gaffney Street, 783.95 feet;
NORTHEASTERLY	by land of the Massachusetts Turnpike Authority, 538.52 feet; and
EASTERLY, SOUTHERLY and EASTERLY	by the Easterly Development Area, 504.87 feet, 70.00 feet and 65.83 feet, respectively.

The above-described parcel includes:

- a. the premises conveyed to Trustees of Boston University by deed of Boston Edison Company dated December 28, 1981 and recorded with Suffolk County Registry of Deeds in Book 9896, Page 247, and
- b. a portion of the premises conveyed to Trustees of Boston University by deed of the Commonwealth of Massachusetts dated February 8, 1987 and recorded with said Deeds in Book 13396, Page 9.

EXHIBIT B
to PDA Westerly Development Plan
(exhibit begins on next page)

EXHIBIT C
to PDA Westerly Development Plan
(exhibit begins on next page)



COMMONWEALTH (PUBLIC - 160.00' WIDE) AVENUE



To be demolished pursuant to this Westerly Development Plan



May be demolished pursuant to this Westerly Development Plan



May be demolished pursuant to subsequent PDA development plans

PLAN OF LAND
 899-925 COMMONWEALTH AVENUE
BOSTON, MASS.

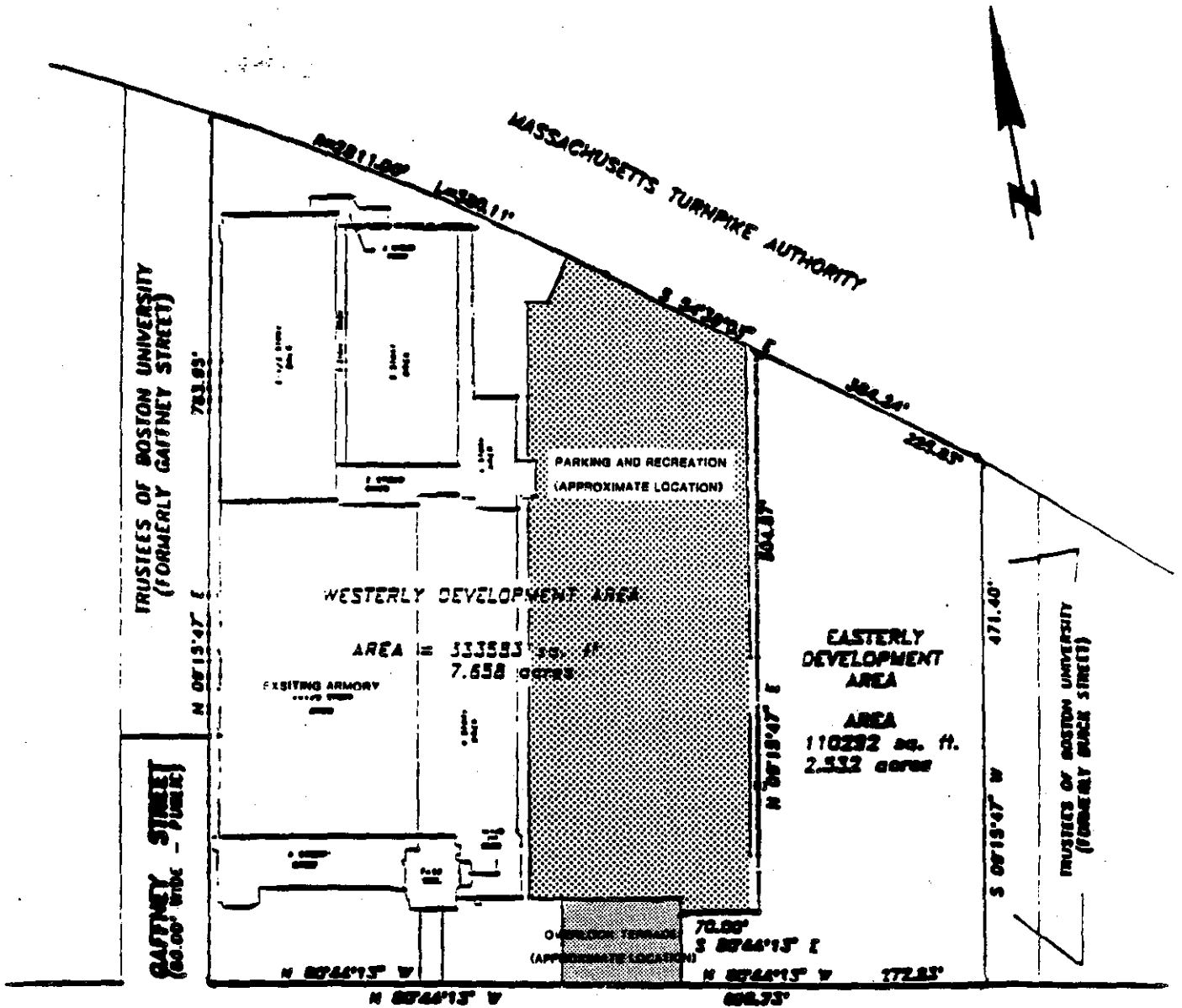


SCALE 1" = 40'
 HARRY R. FELDMAN, INC. LAND SURVEYORS
 112 SHAWMUT AVENUE BOSTON, MASS.

NOVEMBER 21, 1989



EXHIBIT D
to PDA Westerly Development Plan
(exhibit begins on next page)



COMMONWEALTH (PUBLIC - 120.00' WIDE) AVENUE

TOTAL AREA
 443875 sq. ft.
 10.190 acres

EASTERLY AND WESTERLY DEVELOPMENT AREAS
 899-925 COMMONWEALTH AVENUE
BOSTON, MASS.



SCALE: 1" = 150'
 HARRY R. FELDMAN, INC.
 112 SHAWMUT AVENUE

OCTOBER 27, 1988
 LAND SURVEYORS
 BOSTON, MASS

EXHIBIT E
to PDA Westerly Development Plan
(exhibit begins on next page)

TABLE OF PROPOSED USES

<u>USE NO.</u>	<u>USE</u>
16A	College or university granting degrees by authority of the Commonwealth of Massachusetts
24	Scientific research and teaching laboratories not conducted for profit and accessory to a use listed under Use Item No. 16, 16A, 18, 22, or 23, whether or not on the same lot, provided that all resulting cinders, dust, flashing, fumes, gases, odors, refuse matter, smoke and vapor are effectively confined to the lot or so disposed of as not to be a nuisance or hazard to health or safety; and provided also that no noise or vibration is perceptible without instruments more than fifty feet from the lot or any part of the lot
27	Open space in public ownership dedicated to or appropriated for active or passive recreational use or to the conservation of natural resources; including but not limited to the waterway areas, beaches, reservations, parks, and playgrounds within the boundaries of the City of Boston; or, open space in private ownership for active or passive recreational use or for the conservation of natural resources. In an OS district there shall be no structures except those accessory to open space uses, in accordance with Use Item No. 27A
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
28	Private grounds for games and sports not conducted for profit
58	Parking lot

- 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
- 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 F.
to PDA Westerly Development Plan
(exhibit begins on next page)

ANTICIPATED ZONING EXCEPTIONS

Use Item Nos. 16A, 24, 27A, 71, 85

Article

- 16 Maximum Height
- 20 Rear Yards
- 21 Minimum Setback of Parapet
- 23 Off-Street Parking
- 24 Off-Street Loading
- 27F Allston-Brighton Interim Planning Overlay District

Development Plan for the Northeasterly
Development Area of Planned
Development Area No. 38
Boston Redevelopment Authority on
behalf of the Trustees of Boston
University

*Effective:
July 30, 19

DEVELOPMENT PLAN FOR THE NORTHEASTERLY

DEVELOPMENT AREA WITHIN PLANNED

DEVELOPMENT AREA NO. 38

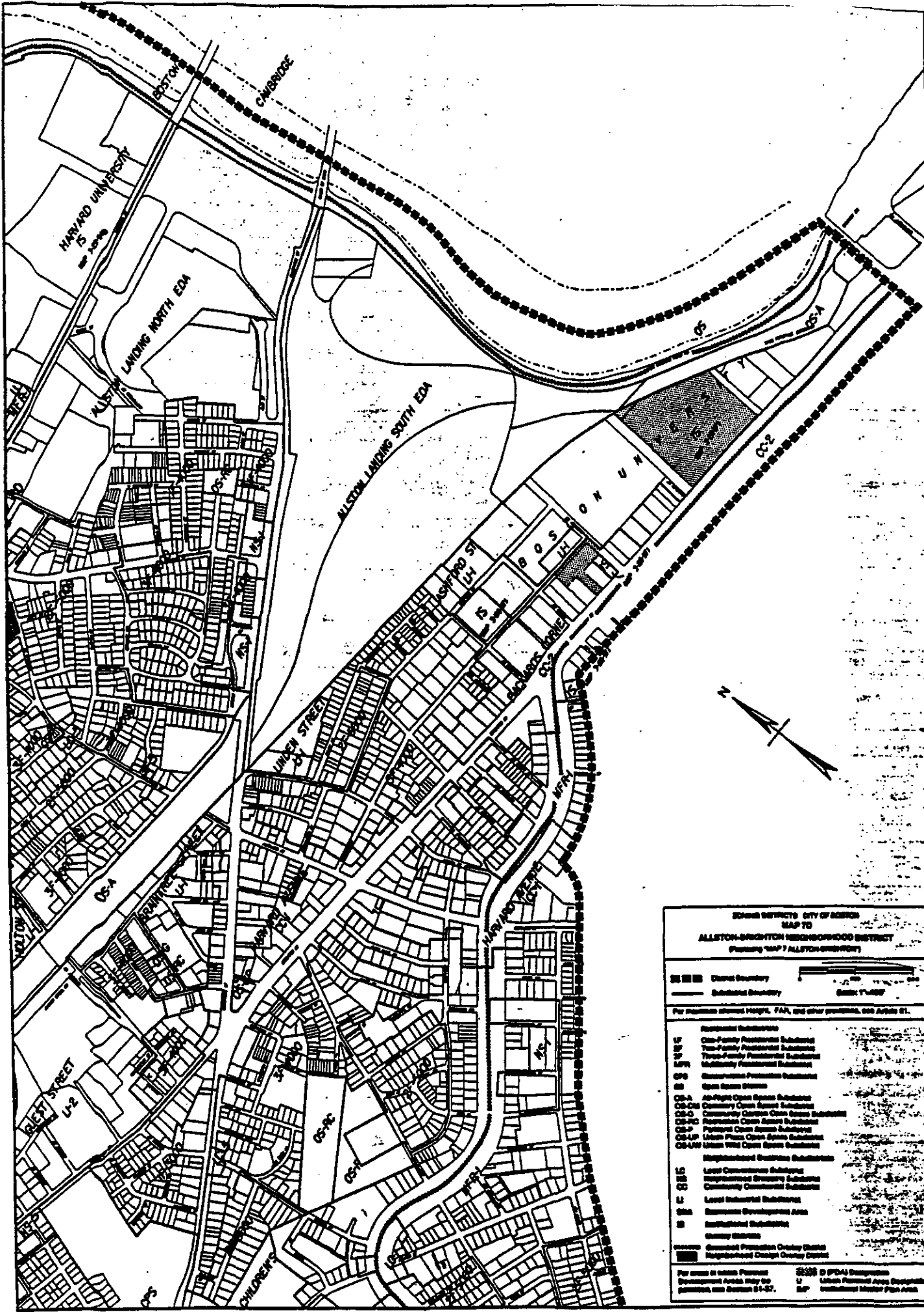
THE COMMONWEALTH OF MASSACHUSETTS

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, and under Section 3-1A of the Boston Zoning Code, after due report, notice and hearing and after due consideration of the findings adopted by the Boston Redevelopment Authority on April 30, 1998, does hereby approve the Development Plan for the Northeasterly Development Area of Planned Development Area No. 38. The Northeasterly Development Area is bounded by Buick Street, the Massachusetts Turnpike, and the Westerly and Easterly Development Areas of Planned Development Area No. 38. The Development Plan for the Northeasterly Development Area provides for the development and construction of a dormitory at 28 Buick Street to house up to 819 undergraduate students of Boston University, together with uses accessory thereto. Planned Development Area No. 38 was designated originally on "Map 7, Brighton" (now "Map 7D, Allston-Brighton Neighborhood District") of the series of maps entitled "Zoning Districts City of Boston" dated August 15, 1962, as amended, by Map Amendment No. 237 adopted by the Zoning Commission on April 18, 1990, effective April 25, 1990.

*Date of public notice: June 29, 1998 (see St. 1956, c. 665, s. 5)



SOME DISTRICTS CITY OF BOSTON
MAP TO
ALLSTON-BRIGHTON NEIGHBORHOOD DISTRICT
 (Planning MAP 7 ALLSTON-BRIGHTON)

Legend:
 --- District Boundary
 --- Subdistrict Boundary

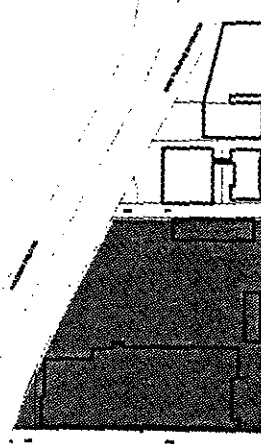
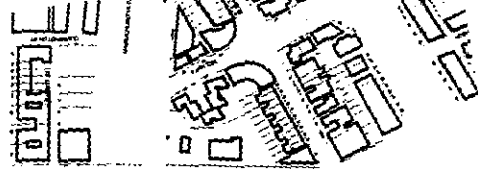
For purposes shown Height, FAP, and other provisions, see Article 81.

Residential Subdistricts
 SF One-Family Residential Subdistrict
 TF Two-Family Residential Subdistrict
 MF Multi-Family Residential Subdistrict
 OF Office Subdistrict
 OS Open Space District
 OS-A Job-Rigid Open Space Subdistrict
 OS-B Community Open Space Subdistrict
 OS-C Community Garden Open Space Subdistrict
 OS-D Recreation Open Space Subdistrict
 OS-E Professional Office Subdistrict
 OS-F Urban Plaza Open Space Subdistrict
 OS-G Urban Wild Open Space Subdistrict

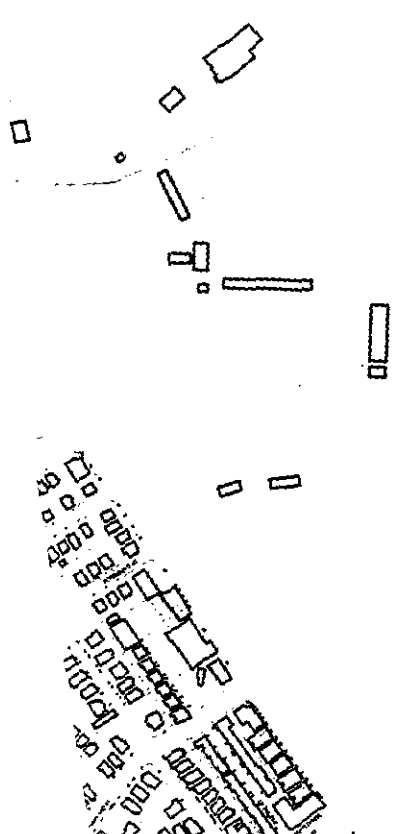
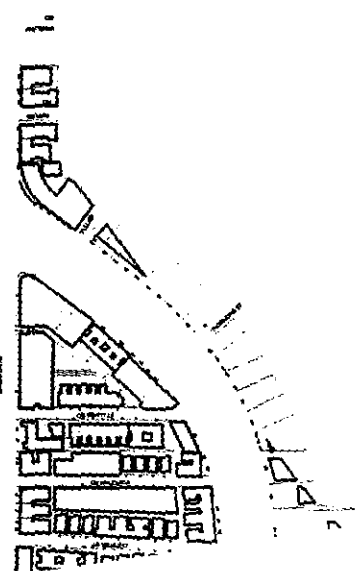
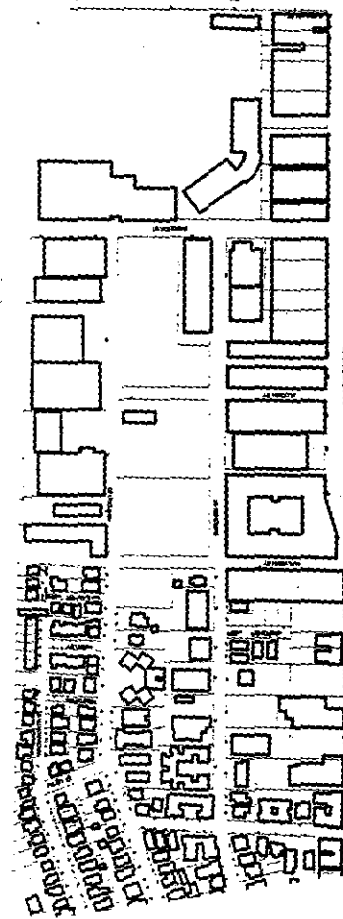
Neighborhood Distinctive Subdistricts
 LC Local Commercial Subdistrict
 MC Medium Density Subdistrict
 CC Community Commercial Subdistrict
 LI Local Industrial Subdistrict
 SM Medium Density Subdistrict
 NI Neighborhood Subdistrict
 OS Open Space District

Other
 OS-PA Open Space Park Area Subdistrict
 OS-PC Open Space Park Area Subdistrict
 OS-PD Open Space Park Area Subdistrict
 OS-PE Open Space Park Area Subdistrict
 OS-PF Open Space Park Area Subdistrict
 OS-PG Open Space Park Area Subdistrict
 OS-PH Open Space Park Area Subdistrict
 OS-PI Open Space Park Area Subdistrict
 OS-PJ Open Space Park Area Subdistrict
 OS-PL Open Space Park Area Subdistrict
 OS-PM Open Space Park Area Subdistrict
 OS-PN Open Space Park Area Subdistrict
 OS-PO Open Space Park Area Subdistrict
 OS-PP Open Space Park Area Subdistrict
 OS-PQ Open Space Park Area Subdistrict
 OS-PR Open Space Park Area Subdistrict
 OS-PS Open Space Park Area Subdistrict
 OS-PT Open Space Park Area Subdistrict
 OS-PU Open Space Park Area Subdistrict
 OS-PV Open Space Park Area Subdistrict
 OS-PW Open Space Park Area Subdistrict
 OS-PX Open Space Park Area Subdistrict
 OS-PY Open Space Park Area Subdistrict
 OS-PZ Open Space Park Area Subdistrict

For areas in which Present Development Areas may be permitted, see Section 81-57.
 OS-PA (PDA) Designation
 OS-PC (PDA) Designation
 OS-PD (PDA) Designation
 OS-PE (PDA) Designation
 OS-PF (PDA) Designation
 OS-PG (PDA) Designation
 OS-PH (PDA) Designation
 OS-PI (PDA) Designation
 OS-PJ (PDA) Designation
 OS-PL (PDA) Designation
 OS-PM (PDA) Designation
 OS-PN (PDA) Designation
 OS-PO (PDA) Designation
 OS-PP (PDA) Designation
 OS-PQ (PDA) Designation
 OS-PR (PDA) Designation
 OS-PS (PDA) Designation
 OS-PT (PDA) Designation
 OS-PU (PDA) Designation
 OS-PV (PDA) Designation
 OS-PW (PDA) Designation
 OS-PX (PDA) Designation
 OS-PY (PDA) Designation
 OS-PZ (PDA) Designation



← AREA INVOLVED



Development Plan for the Northeastly Development Area within Planned Development Area No. 38, Boston University

R. H. New

Chairman

Robert Fouden

Vice Chairman

John Bean

William S. Foulmer

James C. Clark

M. M. Szymanski

Ralph Cooper

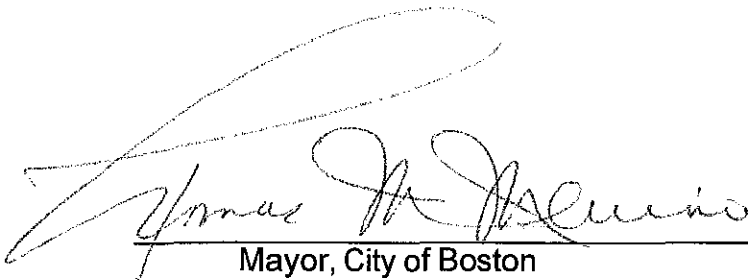
In Zoning Commission

Adopted July 22, 1998

Attest:

Gregory M. Hampton
Secretary

Development Plan for the Northeasterly Development Area within Planned Development Area No. 38, Boston University

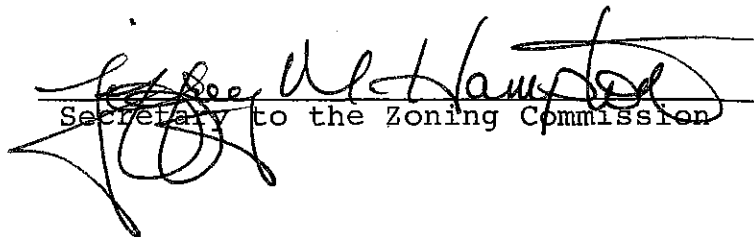


Mayor, City of Boston

Date: 7/30/98

The foregoing development plan was presented to the Mayor on July 28, 1998, and was signed by him on July 30, 1998, whereupon it became effective on July 30, 1998, in accordance with Section 3 of Chapter 665 of the Acts of 1956, as amended.

Attest:



Secretary to the Zoning Commission

FACT SHEET
MASTER PLAN AND DEVELOPMENT IMPACT PROJECT PLAN,
EASTERLY DEVELOPMENT PLAN, AND
WESTERLY DEVELOPMENT PLAN
FOR
PLANNED DEVELOPMENT AREA NO. 38
899-925 COMMONWEALTH AVENUE

Developer Trustees of Boston University, a Massachusetts non-profit, educational corporation its successors and assigns.

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

Architect Cannon/Mintz Associate Architects, 148 State Street, Boston, Massachusetts 02109.

Site Two contiguous parcels of land containing approximately 443,875 square feet or 10.19 acres, located at 899-925 Commonwealth Avenue, Boston, and bounded by Commonwealth Avenue, Gaffney Street, Buick Street and the Massachusetts Turnpike. The Site consists of an Easterly Development Area and a Westerly Development Area. A site plan is attached as Exhibit A (the "Site Plan").

General Description of Master Plan and Development Plans A. Master Plan. The Master Plan sets forth a statement of the development concept, including the planning objectives and character of the development, the proposed uses of the area, the range of dimensional requirements contemplated for each of the proposed uses and the proposed phasing of construction of the development. More detailed descriptions of the development proposed for the Easterly Development Area and the Westerly Development Area are set forth in the Easterly Development Plan and the Westerly Development Plan, respectively.

B. Easterly Development Plan. As currently planned, the development of the Easterly Development Area will include the construction of a single structure (899 Commonwealth Avenue) consisting of two components rising above the grade of Commonwealth Avenue. These above-grade components will be constructed above a common parking facility located below the grade of Commonwealth Avenue. The common parking facility is planned to contain uses in addition to parking, including retail/commercial uses. The southerly above-grade component of 899 Commonwealth Avenue will front on Commonwealth Avenue and will be located in the southeasterly portion of the Site. The northerly above-grade component of 899 Commonwealth Avenue will front on Buick Street and will be located on the northeasterly portion of the Site.

C. Westerly Development Plan. Except for the planned demolition of some of the structures currently located in the Westerly Development Area, as described in the Westerly Development Plan, the location and appearance of the buildings in the Westerly Development Area are not expected to change in any material respect in the immediate future. Tennis courts, covered with air structures to allow use all year around, may be constructed on the northern portion of the Westerly Development Area after certain buildings presently located in this area are demolished.

Proposed Densities

The Site is presently zoned B-2, a General Business District, within the Allston-Brighton Interim Planning Overlay District, in which the maximum floor area ratio ("FAR") under the Boston Zoning Code (the "Code") is 2.0. The Master Plan provides for a FAR of 3.3 for the Site, based upon the ratio of 1,468,000 square feet of gross floor area to the existing land area of approximately 443,875 square feet. The Easterly Development Plan provides for an FAR of 4.8 for the Easterly Development Area, based upon the ratio of approximately 528,228 square feet of gross floor area of proposed development to the existing land area in the Easterly Development Area of approximately 110,292 square feet. The Westerly Development Plan provides for an FAR of less than the 2.0 permitted as of right under the Code.

Parking

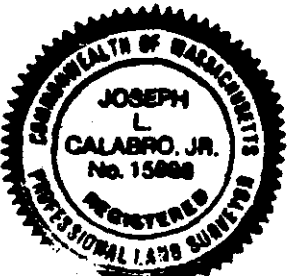
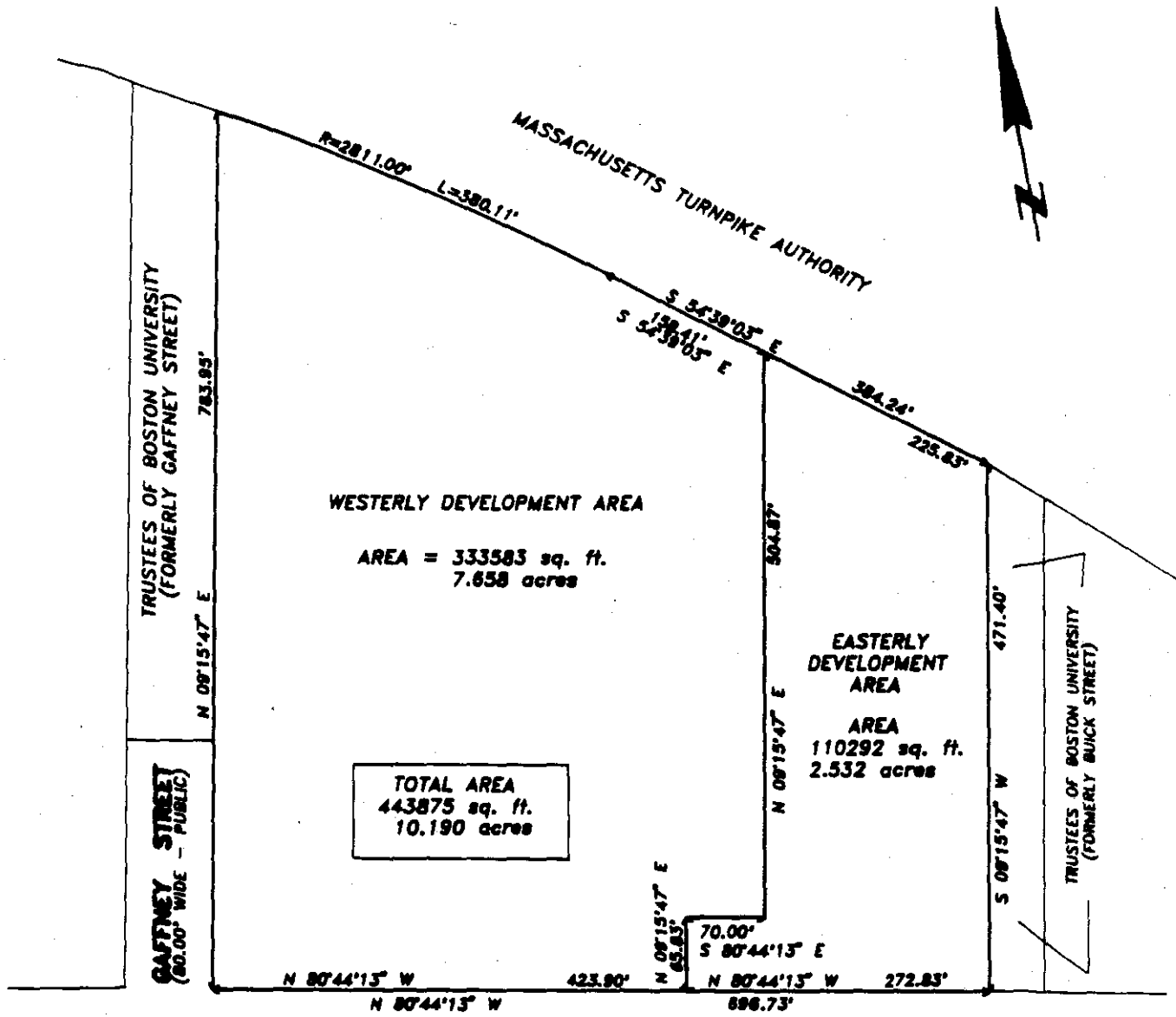
Plans call for the eventual construction of up to 1,425 structured parking spaces on the Site for University and general public use.

Development
Costs

Estimated cost of initial development
\$80,000,000 to \$100,000,000.

Anticipated
Increase in Number
of Employees

Approximately 1,300 person years of
construction work and approximately 235
permanent jobs.



Joseph L. Calabro, Jr.



EASTERLY AND WESTERLY DEVELOPMENT AREAS
 899-925 COMMONWEALTH AVENUE
BOSTON, MASS.

SCALE: 1" = 150'
 HARRY R. FELDMAN, INC.
 112 SHAWMUT AVENUE

OCTOBER 27, 1989
 LAND SURVEYORS
 BOSTON, MASS

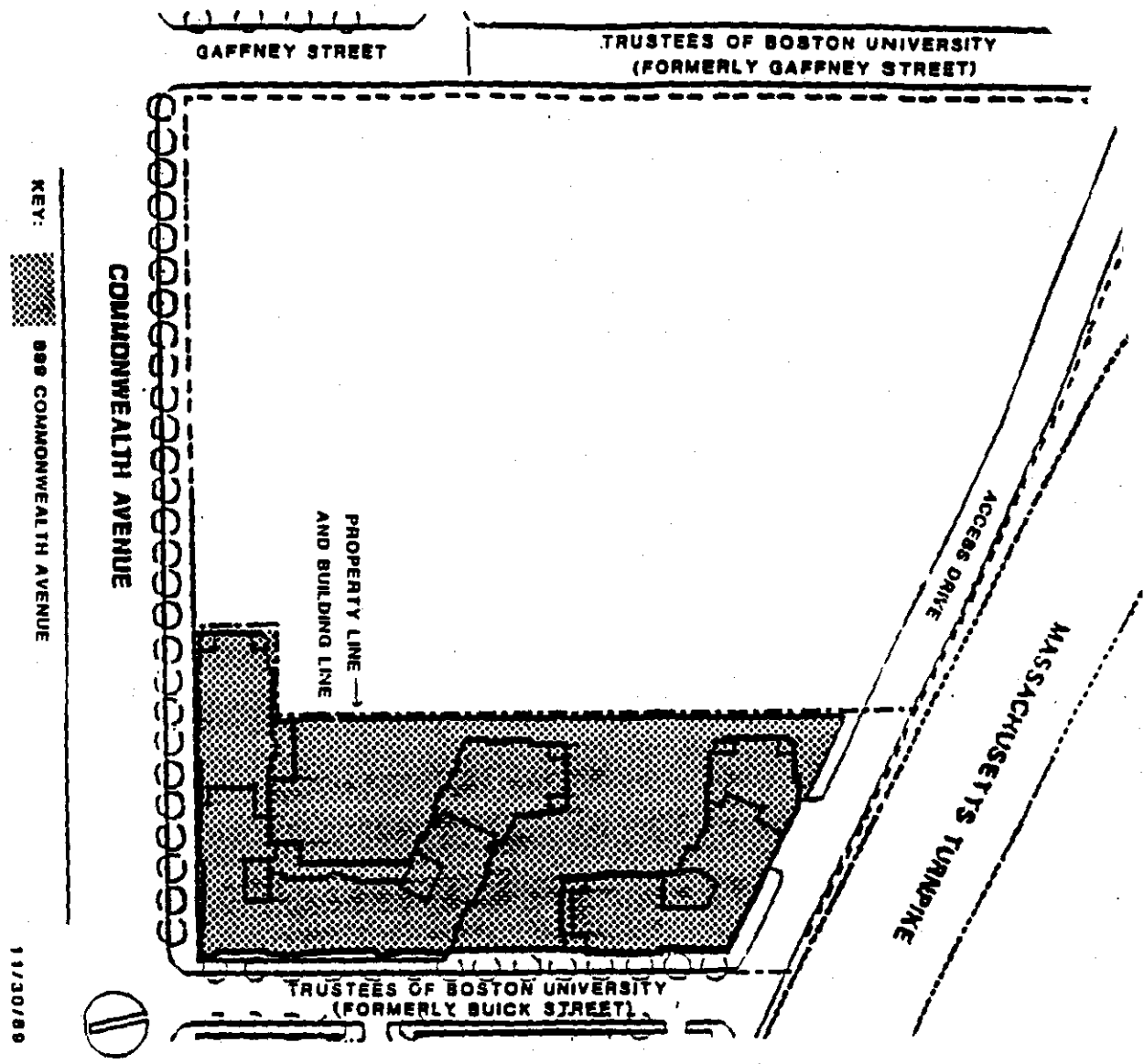


Exhibit C to Easterly Development Plan

MEMORANDUM

JANUARY 25, 1990

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: PAMELA WESSLING, ASSISTANT DIRECTOR
FOR URBAN DESIGN AND DEVELOPMENT
LINDA BOURQUE, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD PLANNING AND ZONING
RICHARD GARVER, ASSISTANT DIRECTOR FOR SPECIAL PROJECTS
GERRY KAVANAUGH, DIRECTOR OF INSTITUTIONAL PLANNING
LAURENCE KOFF, PROJECT COORDINATOR

SUBJECT: BOSTON UNIVERSITY MASTER PLAN AND DEVELOPMENT IMPACT
PROJECT PLAN FOR PLANNED DEVELOPMENT AREA #38,
899-925 COMMONWEALTH AVENUE, AND DEVELOPMENT PLANS FOR
EASTERLY AND WESTERLY DEVELOPMENT AREAS.

EXECUTIVE

SUMMARY: This memorandum requests that, with regard to the proposal to redevelop the Commonwealth Armory property, also known as 899-925 Commonwealth Avenue, the Boston Redevelopment Authority adopt the attached resolution with findings and resolves which (1) approve the Master Plan and Development Impact Project Plan for a Planned Development Area ("PDA") Zoning Designation and Development Plans for Easterly and Westerly Development Areas of the PDA and (2) authorize the Director to petition the Zoning Commission for the designation of the Planned Development Area, and (3) authorize the Director to take all actions and to execute all documents deemed necessary and appropriate relative to the Master Plan, Development Impact Project Plan, and Development Plans. Specific actions are subject to the terms and conditions outlined in the attached resolution.

INTRODUCTION

Boston University filed an application for a Planned Development Area designation pursuant to a Master Plan and Development Impact Project Plan for the Commonwealth Armory site. This memorandum requests that the Boston Redevelopment Authority ("BRA") adopt the attached resolution with findings and resolves which:

- (1) Approve the attached Master Plan and Development Impact Project Plan described herein;
- (2) Authorize the Director to petition the Zoning Commission for the designation of the Planned Development Area described herein; and

- (3) Authorize the Director to take all actions and execute all documents deemed necessary and appropriate relative to the Master Plan and Development Impact Project Plan and Agreement.

BACKGROUND

In 1984 Boston University and the City of Boston entered into an agreement which provided for the redevelopment of the Commonwealth Armory property, located at 899-925 Commonwealth Avenue, in accordance with Section 3-1A of the Boston Zoning Code. The agreement calls for Boston University to use a portion of the property for student housing.

In March of 1987, the BRA approved the Boston University Charles River Campus Master Plan ("Campus Master Plan"). The Master Plan, as amended, contains a program and development schedule under which 1,100 student beds would be constructed and occupied on the armory site by 1991.

THE PDA MASTER PLAN

The PDA Master Plan identifies an anticipated development program to be undertaken between 1990 and the year 2000. The Master Plan's total maximum development program for the 10.2 acre site consists of 1,468,000 square feet and a floor area ratio of 3.3.

The proposal includes an 825,000 square foot residential component which is proposed to contain up to a total of 2,300 beds of housing by the year 2000. The residential component includes 150,000 square feet of multi-family housing, serving students, faculty, staff, and the general public. The balance of the residential component, up to 675,000 square feet, would be used for dormitory student housing. The occupancy of certain units by the general public would be subject to community review and BRA approval. The program also includes a 2 acre open space, a maximum of 100,000 square feet of educational/ institutional office space, up to 55,000 square feet of commercial/retail space, up to 1,425 below grade parking spaces, and a recreational/athletic facility of up to 520,000 square feet. The athletic facility would contain up to 8,500 fixed seats and up to 1,500 temporary seats.

The Master Plan establishes height limits for the rear of the site of 18 stories in the northeasterly and northwesterly portions of the property and 13 stories in the center of the site. Residential structures would be up to 7 and 9 stories along Commonwealth Avenue. The development program outlined in the Master Plan is estimated to cost \$250 million. A fact sheet outlining the elements of the Master Plan is attached as Exhibit A and a site map is attached as Exhibit B.

Boston University has submitted, for the BRA's review, Development Plans showing the proposed locations and appearances of buildings in the Master Plan Development Area.

DEVELOPMENT PLANS

Boston University has prepared, for BRA review and approval, two Development Plans relative to the PDA Master Plan described above. The Development Plan for the Easterly Development Area is attached as Exhibit C and the Development Plan for the Westerly Area is attached as Exhibit D.

Easterly Development Area

The Easterly Development Area, located at 899 Commonwealth Avenue, contains approximately 2.5 acres. The Easterly Development Area is the location of the first development phase of residential, parking, academic, retail and other uses proposed under the Master Plan. A 320 space below-grade parking facility and a 1,200 bed development with ground-floor commercial uses on Commonwealth Avenue are proposed as the major component of the Eastern Development Area.

Westerly Development Area

The Westerly Development Area, located at 925 Commonwealth Avenue, covers the balance of the site and contains approximately 7.7 acres. The site contains the existing armory structure, a 3-story building on Commonwealth Avenue, and a garage shed in the rear. The Development Plan for the Westerly Development Area contemplates the demolition of the 3-story building and a garage shed structure in order to provide space for the construction of a landscaped overlook park, a ground-level multi-purpose recreation area for tennis, volleyball and skating, and a landscaped surface parking lot. Shed structure #2, located to the rear of the Armory, may be demolished for the construction of an inflatable structure to house tennis courts. The east wing of the armory, which was added in 1953, may be demolished to provide for additional parking. Surface parking for up to 155 cars is proposed in conjunction with substantial landscaping improvements. Athletic and recreational activities currently taking place within the armory structure, including the use of this facility by City of Boston public schools, are expected to continue.

It is anticipated that if any subsequent construction planned for the Westerly Development area is proposed, a subsequent PDA development plan or amendment to this Development Plan will be submitted for community review and BRA and Zoning Commission approval in conformity with the Master Plan PDA submitted for the site.

Phasing of Development Areas

Boston University proposes to begin construction of Development Plan as soon as it receives the necessary legislative, and other approvals. In order to complete Campus Master Plan which stipulates that the housing by September, 1991, Boston University proposes to begin construction of the Easterly Development Area in the 1990. The proposed landscaping and parking areas of the Westerly Development Area will be constructed in conjunction with the completion of the Easterly Development Area. The construction cost of these projects is estimated to be \$80 million and \$100 million.

ENVIRONMENTAL REVIEW

A Draft EIR has been prepared for the project and was submitted to the Secretary of Environmental Affairs on December 15. The public comment period ends January 25. The initial development consists of student housing and relatively small amounts of commercial space. To minimize construction traffic and parking impacts, Boston University has implemented mitigation measures which will be incorporated in its Transportation Management Plan. The impacts of subsequent development will be limited primarily to the traffic and parking impacts created by the proposed recreational/athletic facility. Boston University has prepared a Transportation Access Plan which indicates that they will provide arena parking for Boston University-controlled facilities. As stipulated in the Cooperation Agreement, attached hereto as Exhibit E, Boston University will submit a revised Transportation Access Plan. Once the plans for the arena facility are finalized and a design including the arena is brought before the community, additional environmental analysis would be carried out by Boston University if required by the BRA. This analysis would evaluate any impacts of subsequent development and appropriate mitigation measures.

ARMORY LEGISLATION

The Armory Disposition Legislation, Section 37, Chapter 23A, was approved in 1985. Boston University is seeking to amend this legislation to allow the project financing. The community is concerned that any amendment of this legislation would weaken the provisions and the protections established by the Cooperation Agreement and the present legislation. The PAC and PZAC hoped to review this legislation prior to their vote on the Master Plan, but the legislation has not been

Phasing of Development Areas

Boston University proposes to begin construction of the Easterly Development Plan as soon as it receives the necessary zoning, legislative, and other approvals. In order to comply with the Campus Master Plan which stipulates that the housing be occupied by September, 1991, Boston University proposes to begin construction of the Easterly Development Area in the spring of 1990. The proposed landscaping and parking areas contemplated in the Westerly Development Area will be constructed in conjunction with the completion of the Easterly Development Area. The total construction cost of these projects is estimated to be between \$80 million and \$100 million.

ENVIRONMENTAL REVIEW

A Draft EIR has been prepared for the project and was submitted to the Secretary of Environmental Affairs on December 1, 1989. The public comment period ends January 25. The initial phase of development consists of student housing and relatively small amounts of commercial space. To minimize construction related traffic and parking impacts, Boston University has proposed mitigation measures which will be incorporated in its Transportation Management Plan. The impacts of subsequent phases will be limited primarily to the traffic and parking needs created by the proposed recreational/athletic facility. Boston University has prepared a Transportation Access Plan which indicates that they will provide arena parking for 1,750 cars in Boston University-controlled facilities. As stipulated in the Cooperation Agreement, attached hereto as Exhibit E, Boston University will submit a revised Transportation Access Plan when plans for the arena facility are finalized and a development plan including the arena is brought before the community and the BRA. Additional environmental analysis would be carried out by Boston University if required by the BRA. This analysis will identify any impacts of subsequent development and appropriate mitigation measures.

ARMORY LEGISLATION

The Armory Disposition Legislation, Section 37, Chapter 812, was approved in 1985. Boston University is seeking to amend the legislation to allow the project financing. The community is concerned that any amendment of this legislation not compromise the provisions and the protections established by the PDA, Cooperations Agreement and the present legislation. While the PAC and PZAC hoped to review this legislation prior to the Board vote on the Master Plan, the legislation has not been filed.

PUBLIC BENEFITS

The proposed project will generate substantial public benefits. The primary public benefit is provision of the housing for 1,200 students on campus in the first phase. The goal of removing students from neighborhood housing is one of the principal objectives of the University's 1986 Charles River Campus Master Plan. Other public benefits include the provision of 1,300 person years of construction jobs and approximately 235 permanent jobs, annual taxes and payments in lieu of taxes to the City estimated at \$200,000, and a Development Impact Project Plan providing for a possible \$2,375,000 housing impact contribution and a possible \$475,000 jobs contribution depending upon the size and timing of subsequent phases. Additional benefits include the construction of a major open space of a minimum of 2 acres, and the delivery of a number of services to residents and school children of the Allston-Brighton neighborhood.

COMMUNITY REVIEW

The Commonwealth Armory Project Advisory Committee (PAC) was organized by the Mayor's Office in April, 1987 and consists of representatives of 22 community groups located in Allston, Brighton, the Fenway, Back Bay, Audubon Circle, Bay State Road, Kenmore Square and Brookline. The PAC has held approximately 30 meetings to review the project since the initial scoping of issues by the Secretary of Environmental Affairs. As a direct result of PAC involvement in the review of the project, the proposal was reduced from the University's preferred option of 1,770,000 square feet to the current Reduced Build Plan of 1,468,000 square feet. The arena was reduced from 16,000 seats to 8,500 fixed seats.

The Commonwealth Armory PAC approved the project on January 3, 1990 subject to review of revised legislation with regard to the site. Since certain revisions to the PDA and to the legislation has not been available, the PAC voted on January 18, 1990 to continue its approval with the proviso that the BRA be requested not to approve a subsequent Development Plan or an amended PDA development plan for the Westerly Development Area (i.e., subsequent to the currently proposed PDA Development Plan for such area) unless community and BRA review determines that the legislation is satisfactory. On January 24, 1990, the PAC reviewed revisions to the documents and affirmed its vote to support this project.

The Allston-Brighton PZAC has also reviewed the project in detail. A major concern of the PZAC was the community benefits deriving from the project. In response, Boston University presented a list of benefits to the PZAC. On January 8, 1990 the Allston-Brighton PZAC approved the project subject to satisfactory review of the pending legislation. On January 22, 1990, the PZAC reconfirmed its approval of the project with the same proviso that was approved by the PAC on January 18, 1990.

In summary, after two years of planning and review by BRA staff, both the Commonwealth Armory Project Advisory Committee and the Allston-Brighton Planning and Zoning Advisory Committee, have endorsed the proposed MPDA and the two Development Plans.

CONCLUSION

Attached to this memorandum are documents regarding the designation of a Master Plan and Development Impact Project Plan for Planned Development Area Number 38 and approval of PDA Development Plans for Easterly and Westerly Development areas and related matters. After a lengthy community process involving the PAC and Allston Brighton PZAC, the project has been improved significantly. In light of the improvements proposed and extensive community benefits resulting from this project, the BRA staff recommends to the BRA Board that the attached documents be approved, thereby approving the Development Plan and Development Impact Project Plan for the Boston University Armory project.

Appropriate votes follow:

VOTED: That the Authority hereby adopts the Resolutions presented to the BRA on January 25, 1990 and entitled "Resolutions of the Boston Redevelopment Authority regarding Master Plan and Development Impact Project Plan, Easterly Development Plan, and Westerly Development Plan, for 899-925 Commonwealth Avenue" and dated January 25, 1990, and the Authority specifically adopts the findings incorporated therein, and specifically adopts the Resolves that are outlined in said Resolution.