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BOSTON REDEVELOPMENT AUTHORITY

MASTER PLAN

and

DEVELOPMENT IMPACT PROJECT PLAN

for

PLANNED DEVELOPMENT AREA NO. 41

SOUTH END TECHNOLOGY SQUARE

University Associates Limited Partnership, Developer

September 10, 1991

Planned Development Area Master Plan ("Master Plan") and Development Impact Project Plan ("DIP Plan"): Pursuant to Section 3-1A of the Boston Zoning Code (the "Code"), this Master Plan constitutes a Planned Development Area Master Plan and sets forth a statement of the development concept for the development of an approximately 8.5 acre site at 624-710 Albany Street (Urban Renewal Parcel 46B), Boston, Suffolk County, Massachusetts (the "Property" or the "Site") within a Special Purpose Overlay District Planned Development Area ("PDA"), 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 (the "Project" or "Projects"). A zoning change for the Site from H-3 and M-2 districts to a B-4 district is being pursued; and it is intended that this Master Plan will become effective once such zoning change has been made. This Master Plan is also intended to satisfy the requirements of Article 26 and Article 26B of the Code regarding Development Impact Project Plans and sets forth the proposed location and appearance of structures, open spaces and landscaping, proposed uses of the buildings, densities, projected number of employees, proposed traffic circulation, parking and loading requirements, access to public transportation, proposed dimensions of structures, public benefits and development review procedures. Two or more Planned Development Area Development Plans ("PDA

Development Plans") will be submitted either simultaneously with or subsequent to the submission of the Master Plan providing more specific information about the various Projects and components thereof.

Developer: University Associates Limited Partnership, a Massachusetts limited partnership to be formed, the general partners of which will be Univer Development Foundation, Inc., a Massachusetts non-profit corporation, and the Trustees of Boston University, a Massachusetts non-profit, educational corporation, its successors and assigns ("University").

Location and Description of Property: The Property consists of a parcel of land containing approximately 372,593 square feet or approximately 8.5 acres, located at 624-710 Albany Street, Boston, Suffolk County, Massachusetts, as more particularly bounded and described in Exhibit A attached hereto and as shown on the plan entitled "University Associates Development Plan in Boston, Mass (South End District)" dated May 2, 1991, revised August 5, 1991, prepared by Bryant Associates, Inc. and included in the set of plans entitled Master Plan for Planned Development Area, South End Technology Square, University Associates, Developer, August 1991," prepared by Cambridge Seven Associates, Inc. ("PDA Plans") copies of which are attached hereto as Exhibit B ("Site" or "Property").

STATEMENT OF DEVELOPMENT CONCEPT

Planning Objectives and Character of Development: The planning objectives for the development of the Site have as a foundation the goals of the Boston University Medical Center "to develop an integrated and coordinated program of education, research, and health for the purpose of providing and maintaining better health in contemporary society". Boston University Medical Center ("Medical Center") was founded in 1962 by the Trustees of Boston University and University Hospital, Inc., and today its member organizations include: Boston University School of Medicine, Boston University Henry M. Goldman School of Graduate Dentistry and the University Hospital. The Medical Center has a close affiliation with its neighbor, Boston City Hospital. The planning objectives for the development of the Site as a medical/research campus will: enable the Medical Center to fulfill its goals as set forth above, promote the development of research facilities in the South End, provide for sufficient office areas to service the medical institutional uses within the South End area, integrate within the medical/research and office uses a hotel use to service the demand created by the development, provide sufficient on-site and above-grade parking suitable for the development and provide for incidental, accessory, ancillary and auxiliary uses necessary and/or convenient for the uses on the Site.

The development plan will allow for the creation of a major medical research campus for the establishment of research institutes and laboratories affiliated with the medical institutions in the South End. The first phase of the development will include the construction of the Center for Advanced Biomedical Research ("Research Center"), the Technology Square Garage ("Garage") and a Doctors' office/clinic building ("Medical Arts Building"). The Research Center will be the catalyst for other medical research and laboratory buildings within the Site and will make a significant contribution to the establishment of Boston as a city in the forefront of biomedical research.

The planning objectives of the development are consistent with the South End Urban Renewal Plan ("Urban Renewal Plan") which was adopted by the City of Boston ("City") on December 6, 1965. The Urban Renewal Plan has as one of its specific objectives the promotion of industry, commerce, and institutions in appropriate locations and the provision of appropriate sites for the necessary expansion and reorganization of medical, institutional and industrial facilities. The planning and design concept in Section 202 of the Urban Renewal Plan recognizes that there are major communities in the South End Urban Renewal Project Area: residential, industrial and medical/institutional. The Urban Renewal Plan focuses the future development of medical/institutional uses in that area of the South End between Harrison Avenue and the Southeast Expressway, the area within which Parcel 46B is located. Thus, the development of Parcel 46B for medical/institutional use is an appropriate development activity within the directives of the Urban Renewal Plan.

Additionally, the planning objectives are consistent with the proposed Development Policy Plan for the South End/Lower Roxbury, which was prepared by the South End/Lower Roxbury Working Group, the Boston Redevelopment Authority ("Authority" or "BRA") and the Mayor's Office. The Development Policy Plan summarizes the recommendations of the Working Group and the BRA for guiding development in the South End/Lower Roxbury area over the next 20 years. The plan establishes as one of its goals the creation of employment opportunities for South End residents within certain specific districts of the South End. One of these districts is designated as a special study area and references the development of this area by Boston University Medical School and University Hospital.

The character of the development will be recognized in two elements: the uses contemplated for the Site and the design and dimensional elements of the Projects. Four major use elements are proposed for the Site: medical research/office with approximately 629,700 square feet of space, parking with approximately 352,000 square feet of space, hotel with approximately 166,000 square feet of space, retail with approximately 17,300 square feet of space and daycare with approximately 12,300 square feet of space. The entire proposed build-out would contain approximately 1,177,300

square feet of space with a site coverage of approximately 37%. The Site would also accommodate additional office and retail uses which are consistent with the development of the Site as a campus for the medical institutions in the South End. Accessory, ancillary and auxiliary uses which are both incidental and integral to the Project include medical, institutional, retail business, service establishments, retail catering, restaurants, entertainment, office, parking, recreational uses and open spaces.

An essential element in the character of the development is the provision for pedestrian plazas and open space within the campus. The pedestrian plaza involves a combination of grass and large and small trees in a geometric pattern which is coordinated with building entrances. Water features and benches are also integrated into the pedestrian plaza design and are shown on the PDA Plans attached hereto. During Phase I, the pedestrian plaza has one expanse approximately 60 feet wide and 400 feet long to the rear of the buildings along Albany Street and another expanse approximately 80 feet wide and 140 feet long between the Research Center and the Doctors' office/clinic building. Upon the completion of Phase I, the total pedestrian plaza area will be approximately 32,000 square feet. Upon the completion of Phase II, the pedestrian plaza is extended between Parcels D and E by an expanse approximately 80 feet wide and 120 feet long, increasing the total open space to approximately 42,000 square feet within the pedestrian plaza area and another 2 acres of landscaped open space along the perimeter of the Site and the Massachusetts Avenue connector. However, as set forth in the "Phase II (Option) Relocated Connector" section of the "University Associates Master Plan Report" dated September, 1991 submitted to and approved by the Boston Civic Design Commission, the pedestrian plaza may be significantly increased if the Central Artery/Tunnel project redesigns the Massachusetts Avenue Connector as a new, on-grade access road, and the resulting additional area is incorporated into the Site. With the increase in land area, one or more buildings could be placed in the southeast corner of the Site, and the pedestrian plaza behind the Research Center and the Medical Arts Building could be expanded by as much as 20,000 square feet over the former footprint of the relocated building on Parcel E, thus increasing the total pedestrian plaza area to as much as 62,000 square feet.

The Site plan capitalizes on the opportunity of providing a gateway to the South End from the new Massachusetts Avenue Connector. Pedestrian activity along Albany Street will be encouraged and stimulated through location of retail uses in each building on Albany Street as well as the location of the hotel and office entrances. The alignment of the pedestrian plaza with the existing South End Street pattern ensures that the open space and plazas conform to the existing alignment in the South End. East Concord Street is proposed to extend past the Garage planned for Parcel A to connect to the new Massachusetts Avenue Connector, and East Brookline Street will be extended along the eastside of the

hotel offering a new access point to the Site and a second entrance to the hotel. East Newton Street is continued through the Site as a pedestrian plaza and will allow for views from the South End through the Site. The contribution of additional open space and plazas is a significant element of this Project. A pedestrian bridge over Albany Street from the building on Parcel C to University Hospital is included in the Project plans, thereby enhancing the linkage of the Projects to the activity in the Medical Center.

Proposed Uses of the Area: The proposed uses for the various Projects within the PDA are set forth on the List of PDA Uses attached hereto as Exhibit C. A description of the major use components of the PDA are set forth below:

Parking Use: A 1,000 car parking Garage is planned for the westerly portion of the Site. The Garage will contain approximately 370,800 square feet of floor area used for retail, daycare and parking on seven (7) levels. The first floor of the Garage will be designed to incorporate day care use as well as retail/commercial space along Albany Street. The entrance to the Garage will be from a proposed extension of East Concord Street and a perimeter service or loop road. To the extent feasible after consideration of the soil conditions of the Site, additional parking may be developed within the Medical Arts Building, hotel, and other buildings to be developed on the Site. During the development of the Projects, surface parking lots will be retained on an interim basis on the undeveloped portion of the Site (but not on the Phase I pedestrian plaza/open space areas), and such parking will be made available to Boston City Hospital and the Medical Center. A proposed parking plan and memorandum of understanding between University and the City's Public Facilities Department regulating the interim use of the Site as a temporary parking lot for BCH and the Medical Center and setting forth the procedure for the replacement of existing parking on the Site is attached hereto as Exhibit D.

Laboratory/Research Use: The project plans for the Research Center include a biomedical research building containing approximately 180,000 square feet of floor area with a height of 144 feet and a 28 foot penthouse containing mechanical systems necessary for the operation of laboratory research facilities. This building will be an integral part of the Medical Center and serve as a scientific research and teaching laboratory. Phase II plans, as hereinafter described, contemplate the development of additional biomedical research and/or office buildings on the Site. The Site has the potential for approximately 400,000 to 630,000 square feet of laboratory research use which evidences the potential for the area to be a major laboratory research area of Boston.

Doctors' Office/Clinic Use: Project plans contemplate the construction of the 160,000 square foot Medical Arts Building on Albany Street to be used by University Hospital as a medical office/ambulatory care/clinic. This building would be connected to the existing University Hospital building on Albany Street via a pedestrian bridge. This project would allow University Hospital to provide additional outpatient care and ambulatory services and to provide modern office facilities for the hospital's physicians and evidences the continued community involvement of University Hospital.

Office Use: Office/research use may be located within the two additional buildings adjacent to the Massachusetts Avenue Connector. Each one of the two office/research buildings would contain approximately 140,500 to 160,000 square feet of floor area.

Hotel Use: The second phase of the development also includes plans for a 240-room hotel with a 180-seat restaurant and function facilities. The hotel use would be compatible with the medical research buildings and Medical Arts Building and serve a need for visitors and patients to the medical institutions within the area.

Retail Use: An aggregate of approximately 17,300 square feet of Retail/Commercial space is contemplated for the Garage, medical research building, the Medical Arts Building and the hotel. Retail/commercial space will be located along Albany Street and will contribute greatly to pedestrian activity and safety in the area, and will serve the needs of the local community.

Open Space Use: A landscaping and paving plan for the Site includes the creation of a pedestrian plaza which will serve to maximize views to and from the South End as well as to contribute to the boulevard character for the new Massachusetts Avenue Connector. Landscaping will be noted for its rich vocabulary in pavers, plantings, lighting, signage and other street furniture throughout the Site. The pedestrian plaza will include a combination of grass, large and small trees in a geometric pattern which will be coordinated with building entrances. Water features and benches are also integrated into the pedestrian plaza design. Additionally, plans contemplate a planting buffer zone between the Projects and the present Massachusetts Avenue Connector, as well as additional plantings upon the relocation of the Massachusetts Avenue Connector after the depression of the Central Artery. During Phase I, the pedestrian plaza has one expanse approximately 60 feet wide and 400 feet long to the rear of the buildings along Albany Street and another expanse approximately 80 feet wide and 140 feet long between the Research Center and the Medical Arts Building. Upon the completion of Phase I, the total pedestrian plaza area will be approximately 32,000 square feet. Upon the completion of Phase II, the pedestrian plaza is extended between Parcels D and E by an expanse approximately 80 feet wide and 120

feet long, increasing the total open space area to approximately 42,000 square feet within the pedestrian plaza area and another 2 acres of landscaped open space along the perimeter of the Site and the Massachusetts Avenue connector. However, as set forth in the "Phase II (Option) Relocated Connector" section of the "University Associates Master Plan Report" dated September, 1991 submitted to and approved by the Boston Civic Design Commission, the pedestrian plaza may be significantly increased if the Central Artery/Tunnel project redesigns the Massachusetts Avenue Connector as a new, on-grade access road, and the resulting additional area is incorporated into the Site. With the increase in land area, one or more buildings could be placed in the southeast corner of the Site, and the pedestrian plaza behind the Research Center and the Medical Arts Building could be expanded by as much as 20,000 square feet over the former footprint of the relocated building on Parcel E, thus increasing the total pedestrian plaza area to as much as 62,000 square feet.

Range of Dimensional Requirements: Dimensional elements of each Project within the PDA such as: the height, parking ratio, planning and design requirements are subject to BRA review in accordance with the requirements of the Urban Renewal Plan and the Cooperation Agreement to be entered into between the Developer and the BRA. A range of dimensional requirements for each of the six proposed Projects is set forth below:

<u>Use/Building</u>	<u>Area</u>	<u>Height</u>
Garage/Retail/Daycare	370,800	80 feet
Research/Retail	180,000	144 feet w/28' PH
Office/Clinic/Retail	160,000	110 feet
Office/Research	140,500	110 feet
Office/Research	160,000	110 feet
Hotel	166,000	100 feet
Total	1,177,300	

Proposed Phasing of Construction: The Projects contemplated in the Master Plan involve a building program of essentially two phases. Phase I involves the development of the Garage on Parcel A, the Research Center building on Parcel B and the Medical Arts Building on Parcel C. Phase II involves the development of research/office buildings on Parcels D and E, and a hotel on Parcel F. Therefore, the Project plans include a site plan which subdivides the Site into six development parcels: A, B, C, D, E and F. Construction is expected to begin on Parcel B in the last quarter of 1991. It is anticipated that the development and construction of the Research Center building on Parcel B will take approximately 18 to 24 months. Within six months of the start of construction of this building on Parcel B and subject to financing and approvals, it is contemplated that construction will commence on the Garage. Within nine months of the commencement of construction of the Research Center, present plans contemplate the

commencement of construction on the Medical Arts Building. Construction time for the Garage and the Medical Arts Building are each approximately 12 to 18 months.

It is anticipated that in addition to the construction of the Research Center building, the Garage and the Medical Arts Building, additional site work involving the access road to the Garage, landscaping and plantings will be developed as well as a reconfiguration of the existing parking areas on the remaining undeveloped portion of the Site. It is estimated that the development of Parcels D, E and F for office/research buildings and the proposed hotel will occur in the second half of a ten year development schedule subject to the availability of financing, approvals and tenant/investor interest.

Planning and development activities will be programmed so that each Project and parcel within the Site will be zoned and developed separately. It is contemplated that such parcels may either be sold or leased for development and this will necessitate the establishment of separate zoning parcels or "lots" and the creation of separate development plans for each parcel. As set forth in the preliminary statement of this Master Plan, it is contemplated that two or more development plans will be submitted simultaneously with the Master Plan and DIP Plan. Development plans for subsequent buildings will be prepared and submitted to the Authority in the future.

Future Development Phasing: As referenced in the draft Project Impact Report submitted to the Authority in accordance with Article 31 of the Code, additional areas may be added to the Site upon the completion of the Central Artery Tunnel project and the relocation of the Massachusetts Avenue Connector. Furthermore, the adjacent parcel at 600 Albany Street, which is owned by one of the general partners of the Developer, Univer Development Foundation, Inc., is contemplated to be used for parking during the development of the Projects. Such adjacent parcel, and any additional areas resulting from the relocation of the Massachusetts Avenue connector and conveyed to the Authority from the Commonwealth of Massachusetts through the City for urban renewal purposes or development in accordance with plans approved by the BRA as consistent with the general plan for the City, may be incorporated into the Master Plan PDA subject to the Authority's approval in accordance with Article 3-1A of the Code.

DEVELOPMENT IMPACT PROJECT PLAN

Proposed Location and Appearance of Structures: The location and appearance of structures within the PDA will be subject to BRA Development Review. It is proposed that the siting of the Garage, Research Center building, the Medical Arts Building, the office and research buildings and the hotel will be as shown on the PDA Plans. Modifications to the appearance and

location of the structures may result from a series of governmental approvals by the Authority and State and Federal agencies in connection with a review of the Project/Projects during the phased development of the Site.

The materials and design elements of the buildings in Phase I have been selected to be compatible with the historic and institutional/industrial character of the area and to respect the material, form and scale of the South End. The massing of the buildings is in keeping with other buildings in the area and employs similar techniques to deal with horizontal and vertical elements. The buildings within the entire project will be similar in style so as to offer a unity in rhythm throughout the complex and especially along Albany Street. The Garage will employ brick and glazing in a manner which is sympathetic to the historic district. The design of the Garage will allow for the separation of garage activity from daycare and retail activity on the first floor. The Research Center will also be brick with a precast treatment which will be compatible with other buildings in the area. A two-story mechanical penthouse design mimics the lower level horizontal feature in a manner that enhances the overall building massing and design. The design, massing and materials used in the other buildings in Phase I and Phase II will be reflective of the historic character of the South End. The pedestrian plaza will incorporate pavers and landscaping to accentuate its use as a pedestrian area and to provide a unifying fabric for the overall campus development.

Open Spaces and Landscaping: Phase I of the development contemplates the construction of the Research Center, the Garage and the Medical Arts Building. During the construction of these three buildings, landscaping and open space elements will be completed within the vicinity of the buildings so that a portion of the Site will be landscaped within the area of development. The remaining portion of the Site, which consists of Parcels D, E and F will be used for parking by Boston City Hospital and the Medical Center and buffer zones between the parking and the development on Parcels A, B and C will be provided by the developer. It is contemplated that the landscape and open space plan will be developed in phases so that each of the Projects will contribute additional segments to the landscaping and open space plan. The alignment of the pedestrian plaza with the existing South End street system provides a consistency in the extension of the visual element of East Brookline Street, East Newton Street and East Concord Street. Although the Project will have a perimeter service loop road, the internal area of the campus will be designed for pedestrian use. The elements of the landscaping are shown on the Landscape Features included within the PDA Plans. During Phase I, the pedestrian plaza has one expanse approximately 60 feet wide and 400 feet long to the rear of the buildings along Albany Street and another expanse approximately 80 feet wide and 140 feet long between the Research Center and the Medical Arts Building. Upon the completion of Phase I, the total open space

area will be approximately 32,000 square feet. Additionally, plans contemplate a planting buffer zone between the Projects and the present Massachusetts Avenue Connector, as well as additional plantings upon the relocation of the Massachusetts Avenue Connector after the depression of the Central Artery. Upon the completion of Phase II, the pedestrian plaza is extended between Parcels D and E by an expanse approximately 80 feet wide and 120 feet long, increasing the total open space area to approximately 42,000 square feet within the pedestrian plaza area and another 2 acres of landscaped open space along the perimeter of the Site and the Massachusetts Avenue connector. However, as set forth in the "Phase II (Option) Relocated Connector" section of the "University Associates Master Plan Report" dated September, 1991 submitted to and approved by the Boston Civic Design Commission, the pedestrian plaza may be significantly increased if the Central Artery/Tunnel project redesigns the Massachusetts Avenue Connector as a new, on-grade access road, and the resulting additional area is incorporated into the Site. With the increase in land area, one or more buildings could be placed in the southeast corner of the Site, and the pedestrian plaza behind the Research Center and the Medical Arts Building could be expanded by as much as 20,000 square feet over the former footprint of the relocated building on Parcel E, thus increasing the total pedestrian plaza area to as much as 62,000 square feet.

Proposed Uses of the Areas and Buildings: As set forth herein, the main category of uses for the Site is consistent with a medical/research institutional use affiliated with University Hospital and the Medical Center. Specific uses for the Parcels within the Site are:

<u>Parcel</u>	<u>Uses</u>
Parcel A	Garage, Commercial, Retail, Day Care and Recreational
Parcel B	Medical Research Facility, Laboratory, Commercial and Retail
Parcel C	Doctors' Offices, Clinic, Commercial, Retail and Parking
Parcel D	Office, Laboratory, Commercial, Retail and Parking
Parcel E	Office, Laboratory, Commercial, Retail and Parking
Parcel F	Hotel, Commercial, Retail and Parking

In addition to the specific uses set forth above, the Site will contain accessory, ancillary, auxiliary uses which are necessary and/or convenient for the development and operation of the Project. These uses are set forth on Exhibit C attached hereto.

Density and Zoning. Project densities are divided into two specific categories: Overall site density and individual parcel density. As hereinbefore referenced, it is contemplated that each parcel may be developed by separate entities and as a separate zoning lot for development and financing purposes. Therefore, it will be necessary to establish the approximate density of each development parcel within the Site. Based upon present plans, the approximate densities of the Site are as follows:

PARCEL DATA

Parcel A	91,411 sq.ft.	Parcel B	35,178 sq.ft.
Building 1	370,800 sq. ft.	Building 2	180,000 sq. ft.
FAR	4.0	FAR	5.1
Footprint	44,000 sq. ft.	Footprint	20,000 sq. ft.
Lot Coverage	48%	Lot Coverage	57%
Parcel C	31,872 sq. ft.	Parcel D	60,354 sq. ft.
Building 3	160,000 sq. ft.	Building 4	140,500 sq. ft.
FAR	5.0	FAR	2.4
Footprint	20,000 sq. ft.	Footprint	20,000 sq. ft.
Lot Coverage	63%	Lot Coverage	33%
Parcel E	64,775 sq. ft.	Parcel F	89,003 sq. ft.
Building 5	160,000 sq. ft.	Building 6	166,000 sq. ft.
FAR	2.5	FAR	1.9
Footprint	20,000 sq. ft.	Footprint	15,000 sq. ft.
Lot Coverage	31%	Lot Coverage	17%
	Development Site		372,593 sq. ft.
	Total Buildings		1,177,300 sq. ft.
	FAR		3.2
	Total Footprint		139,000 sq. ft.
	Lot Coverage		37%

The Site is located within an H-3 Zone as shown on Map 1, "Boston Proper" of the Zoning Map of the City of Boston. A portion of the Site is also located within an M-2 Zone. The H-3 Zone is a residential (apartment) district with a maximum Floor Area Ratio ("FAR") of three (3), while the M-2 Zone is an industrial (light manufacturing district with a maximum FAR of two (2). In order to comply with the Master Plan Planned Development Area requirements, as set forth in Article 3-1A of the Code, a district change from H and M districts to a B district is required

for the Project. Additionally, the FAR of the Projects within the Site range from 1.9 to 5.1 and the overall FAR is 3.2. Therefore, simultaneously with the submission of a request for approval of the Master Plan, a request will be submitted to the Zoning Commission to approve a re-zoning of the Site from a H-3 and M-2 Zone to a B-4-D Zone.

Due to the location and size of the buildings and the need to establish separate development parcels for the development and financing of the various Projects, it is contemplated that certain provisions of the Code will not be met by the project design. Therefore, pursuant to Article 6A of the Code, Exceptions may be granted by the Board of Appeal for projects located within planned development areas and urban renewal subdistricts. It is contemplated that, based upon present development planning, the following Exceptions are needed from the provisions of the Code:

1. Conditional Use Permits or Exceptions Required for Article 8, Section 8-7, Uses:

<u>Use Number</u>	<u>Use</u>	<u>Status</u>	
16A	College/University	Conditional	C
18	Trade/Professional School	Conditional	C
22	Hospital/Clinic, professional offices accessory to a hospital	Conditional (Allowed	C A)
24	Scientific research and teaching laboratories non-profit/accessory to Uses 16, 16A, 18, 22 or 23	Conditional (Allowed	C A)
34	Local retail business (outdoor display)	Allowed Conditional	A C
36A	Retail catering	Conditional	C
58	Parking Lot	Conditional	C
59	Parking Garage	Conditional	C
60	Repair Garage, gasoline station, car wash	Conditional	C
61	Car rental agency	Conditional	C

66	Helicopter Landing Facility	Conditional	C
68	Manufacturing of Pharmaceutical Products	Forbidden	F
71	Ancillary Uses	Conditional	C
72	Accessory Parking Use	Conditional	C
77	Keeping of Laboratory Animals	Conditional	C

2. Exceptions Required for Dimensional Requirements:

Article 2, Section 2-1	Area and Lot Definitions
Article 15, Section 15-1	Floor Area Ratio
Article 19, Section 19-1	Minimum Side Yard
Article 20, Section 20-1	Minimum Rear Yard
Article 21, Section 21-1	Minimum Setback Requirements
Article 24, Section 24-1	Off-Street Loading Requirements

In addition to the Exceptions set forth above, each development plan for each Project within the PDA will contain a list of Exceptions.

Projected Number of Employees: It is anticipated that the Project will generate approximately 2,600 construction jobs over the entire life of the Project. With respect to permanent jobs, based upon the current development planning, approximately 2,275 jobs will be created.

Proposed Traffic Circulation: The present use of the Site as a parking lot generates traffic from Albany Street and Massachusetts Avenue to two main parking lots within the Site. With the development of the Site as six separate development parcels, traffic circulation will be limited to a perimeter service loop road connected to Albany Street. Additionally, it is contemplated that parking may be constructed below one or more of the office buildings and hotel with entrances off the perimeter service road and/or Albany Street. Additional plans call for the connection of an extension of East Concord Street to a four-way intersection with the proposed new Massachusetts Avenue Connector. Restrictions would be established limiting vehicular accessibility to East Concord Street and Albany Street from the Massachusetts Avenue Connector. Traffic circulation within the Site would be limited to the perimeter service road for delivery and emergency vehicles and general vehicular traffic would not be permitted. The Developer will enter into a Transportation Access Plan Agreement with the City of Boston which will outline specific strategies such as roadway and traffic control improvements, traffic demand management, public transportation, parking management, loading, pedestrian improvements and construction traffic management. The goal will be to create a comprehensive

and realistic plan that is sensitive to the needs of those likely to be affected by the Project, including the construction activities. Construction activities will be coordinated with the reconstruction of the Central Artery.

With respect to pedestrian circulation, a Pedestrian Circulation Plan is included within the PDA Plans attached hereto as Exhibit B. Such Plan shows proposed pathways and pedestrian areas not only within the Site, but also along Albany Street and various points within the Medical Center Campus and University Hospital complex. The pedestrian environment will be improved with the incorporation of plazas, lighting, trees, brick sidewalks, and a pedestrian bridge linking the Project to University Hospital.

Parking and Loading Requirements: Project plans call for the construction of a 1,000 car parking Garage on Parcel A. To the extent feasible after consideration of the soil conditions of the Site, additional parking may be developed within the Medical Arts Building, hotel, and other buildings to be developed on the Site. Additional parking is available for Project users on land controlled by the Developer within the vicinity of the Site, but not presently included in the Master Plan PDA. An additional parking garage containing approximately 1,243 spaces may be constructed on such area which may also be incorporated into the Master Plan PDA subject to the Authority's approval. During the development of the Projects, surface parking lots will be retained on an interim basis on the undeveloped portion of the Site and such parking will be made available to Boston City Hospital and the Medical Center. A proposed parking plan and memorandum of understanding between University Associates and the City's Public Facilities Department regulating the interim use of the undeveloped portion of the Site (other than the Phase I pedestrian plaza/open space areas) as a temporary parking lot for BCH and the Medical Center and setting forth the procedure for the replacement of existing parking on the Site is attached hereto as Exhibit D.

The loading areas for the Project will consist of five (5) off-street loading facilities as shown on the Site Plan. These loading areas would serve from 8 to 13 delivery vehicles at a time depending upon the size of the vehicle. Proposed loading areas would be located at ground level and all loading activity would be off-street. Specific elements of the loading bays and the number and size of each would be described in the development plan for each Project.

Access to Public Transportation: With the relocation of the Orange Line to the Southwest Corridor, the availability of rapid transit service to the Project area has been reduced, although the MBTA has instituted bus service along Albany Street. The Project contemplates as a mitigation procedure under the Draft Environmental Impact Report the evaluation of an expansion of bus service between the Red and Orange Lines via Melnea Cass

Boulevard. Additionally, the Developer intends to coordinate with the MBTA in the promotion of public transportation together with carpools, vanpools and the caravan system. The City has recently proposed a development of a new rapid transit line within the area and the Developer will work closely with the Department of Transportation and the Authority in this regard. The Developer also will enter into an Inter-institutional Transportation Management Association ("ITMA") Agreement which would have as its specific objective: the implementation of measures that minimize automobile use to and from the area. The ITMA will seek to accomplish this objective by: promoting the concept of ride sharing through project marketing efforts, implementing a computerized ride share program, establishing a public awareness program on transportation options, establishing a preferential parking program for carpools and vanpools, sponsoring a semi-annual transportation awareness day, promoting bicycle transportation and encouraging employers to implement alternative work schedules and to promote increase usage of public transportation services.

Proposed Dimensions of Structures: The dimension of the structures, including elevations, schematic layout drawings and exterior building designs are shown on the PDA Plans attached hereto as Exhibit B.

Public Benefits: The Project will provide substantial public benefits to the City of Boston and the surrounding neighborhood. Not only will the Project provide direct benefits due to the development, construction and occupancy of the Project, but also the Project will insure continuation and strengthening of existing public benefits to the City and the neighborhood from the operation of the Medical Center and University Hospital. This Project is unique in the extent of public benefits in that it will ensure the continuation, strengthening and expansion of existing medical research institutions in the area. This Project will generate both direct and indirect economic benefits and directly affect the economic issues of jobs, health care, and education, which are of great importance to the City in the 1990's and the next century. These benefits are wide ranging and comprehensive and are directed to City of Boston residents, school children, and those in need of medical care. The additional benefits resulting from the Project will include a unique educational and occupational opportunity for graduates of Boston high schools in biomedical research programs and the clinical sciences of Boston University School of Medicine. The opportunity provides an opening for City of Boston residents and their children to make a contribution to the advancement of medical research in the City and to strengthen the economic fabric of the South End and the medical and institutional community.

In addition to these long-term and substantial benefits from the Project and its sponsors, the Project will also provide transportation alternatives in the South End by the establishment

of the ITMA and the establishment of a maintenance program for Franklin Square, Blackstone Square and Worcester Square parks in conjunction with the Boston Parks Department. The Projects are expected to generate approximately \$725,300 in Jobs Linkage, \$3,676,500 in Housing Linkage and significant contributions to the City in the form of taxes and PILOTs. It is anticipated that the Project will generate approximately 2,600 construction jobs over the entire life of the Project. With respect to permanent jobs, based upon the current development planning, approximately 2,275 jobs will be created. In summation, the DIP Plan and Agreement will provide for the continuation and enhancement of numerous public benefits from the Projects and from the sponsors of the Projects through the continuation of the medical research and institutional uses in the South End and the strengthening of such uses.

Development Review Procedures: All design plans for the Project are subject to on-going development review and approval of the BRA. Such review is to be conducted in accordance with Article 31 of the Code and the BRA Development Review Procedure, dated 1985, revised 1986, in the form attached to the Cooperation Agreement as defined and modified by such Cooperation Agreement.

LIST OF EXHIBITS
to
BOSTON REDEVELOPMENT AUTHORITY MASTER PLAN
and
DEVELOPMENT IMPACT PROJECT PLAN
for
PLANNED DEVELOPMENT AREA NO. 41
SOUTH END TECHNOLOGY SQUARE

- Exhibit A Site Description
- Exhibit B Set of plans entitled: "Master Plan for Planned
Development Area, South End Technology Square,
University Associates, Developer, August 1991"
- Exhibit C List of PDA Uses
- Exhibit D Parking Plan and Memorandum of Understanding by
and between University Associates Limited
Partnership and Public Facilities Department of
the City of Boston.

EXHIBIT A

PDA SITE DESCRIPTION

MASTER PLAN SITE

A certain parcel of land in Boston, Suffolk County, Massachusetts, shown on a plan entitled "University Associates Development Plan in Boston, Mass. (South End District)," prepared by Bryant Associates, Inc., dated May 2, 1991, revised August 5, 1991, scale 1" = 40', to be recorded with the Boston Redevelopment Authority for Master Plan for Planned Development Area No. 41 pursuant to Article 3, Section 3-1A of the Boston Zoning Code, and bounded and described according to said plan as follows:

Beginning at a point on the southeasterly side of Albany Street at the northwesterly corner of said parcel as shown on said plan, and thence running

NORTH 45° 56' 20" EAST by Albany Street for a distance of one thousand-fourteen and 35/100 (1,014.35) feet; thence turning and running

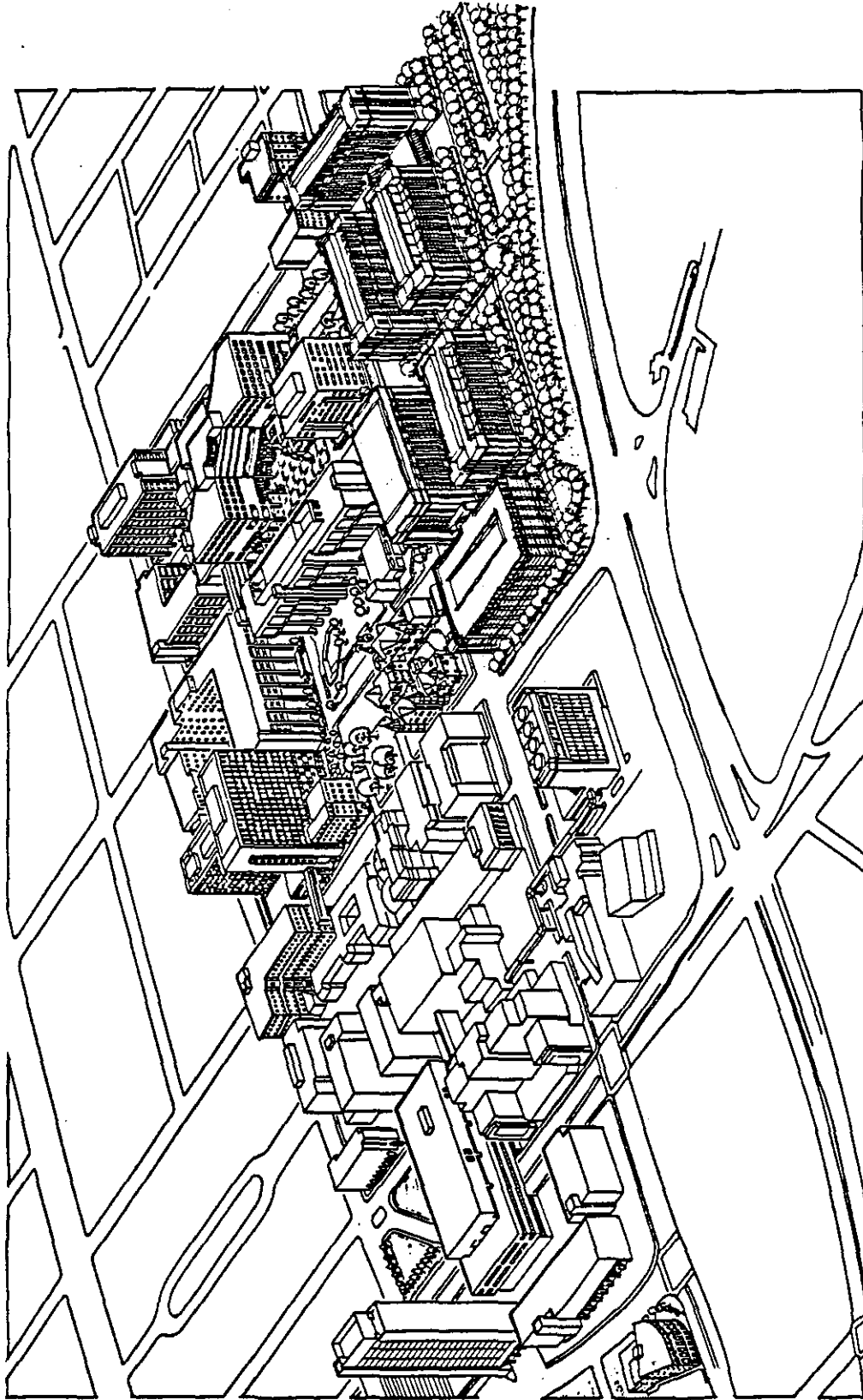
NORTH 44° 03' 40" WEST for a distance of four hundred forty-nine and 14/100 (449.14) feet; thence turning and running

SOUTH 55° 06' 9" WEST for a distance of one thousand twenty-seven and 46/100 (1,027.46) feet; thence turning and running

SOUTH 44° 03' 40" EAST for a distance of two hundred and eighty-five and 51/100 (285.51) feet to the point of beginning;

Containing 8.5 acres, or 372,593 square feet, of land (more or less), according to said plan.

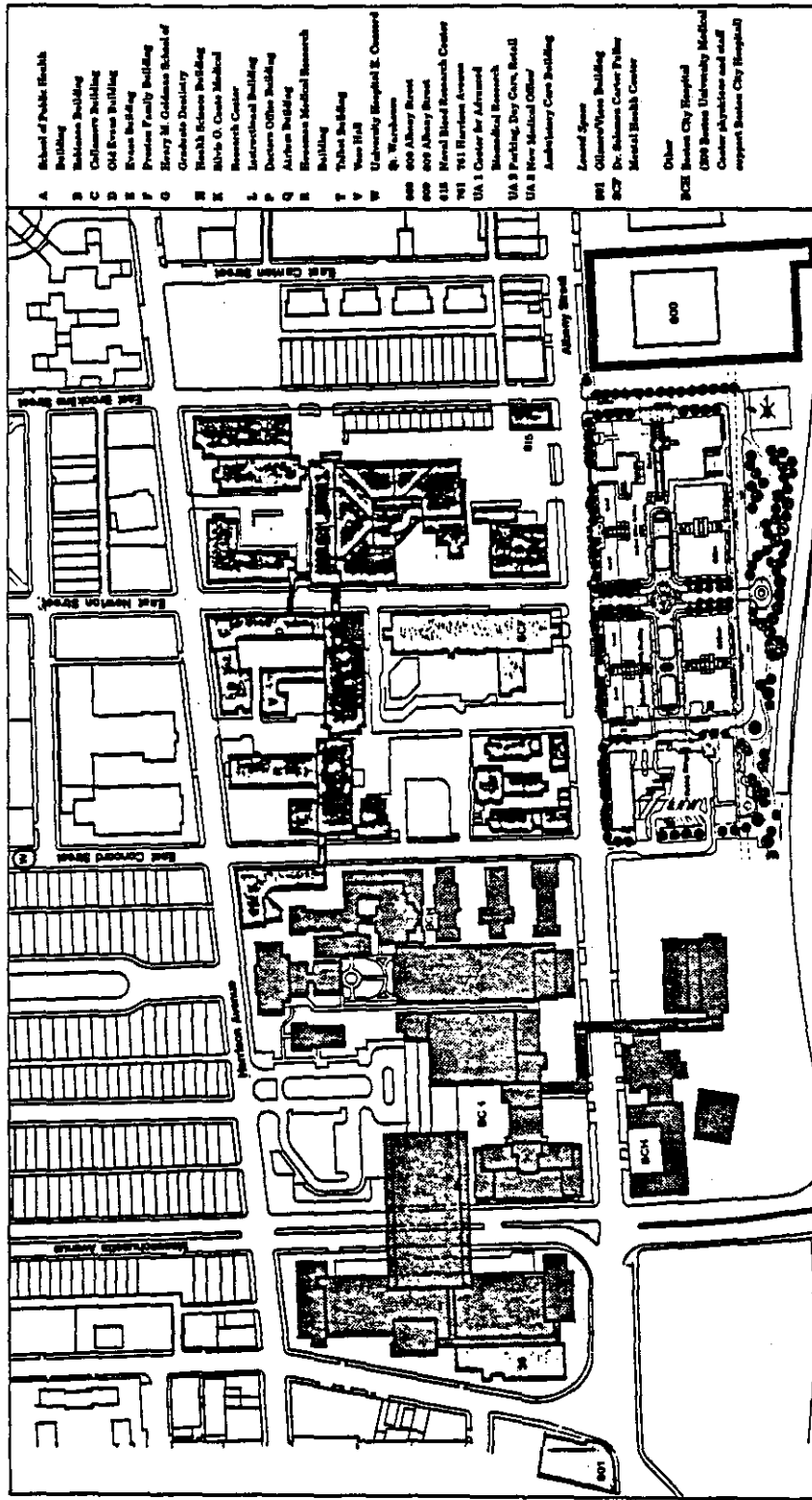
Cambridge System Associates, Inc.
100 Massachusetts Avenue, Cambridge, Mass. 02139
Project No. 100-100
Drawing No. 100-100-01
Date: 8/1/91
Scale: 1/4" = 1'-0"



Index

1	Problem Circulation Plan	9
2	Neighborhood Plan	10
3	Survey Plan	11
4	Plan (all) and	12
5	Final Plan	13
6	Site Plan (all) and	14
7	Final Site Plan	
8	Final Site Plan	
9	Final Site Plan	
10	Final Site Plan	
11	Final Site Plan	
12	Final Site Plan	
13	Final Site Plan	
14	Final Site Plan	

August 1991
**Master Plan for Planned Development Area
 South End Technology Square**
 University Associates, Developer



- A School of Public Health Building
- B Robinson Building
- C Callahan Building
- D Old Evans Building
- E Evans Building
- F Preston Family Building
- G Henry M. Goldstein School of Graduate Dentistry
- H Rankin Science Building
- I Mike O. Cooke Medical Research Center
- J Instructional Building
- K Deane Office Building
- L Altrera Building
- M Boston Medical Research Building
- N Tolbert Building
- O Year Hall
- P University Hospital E. O'Connor St. Warehouse
- Q 600 Albany Street
- R 600 Albany Street
- S 618 Mental Blood Research Center
- T 781 Harrison Avenue
- U 1 Center for Advanced Biomedical Research
- V UA 9 Parking Day Care, Retail
- W UA 8 New Medical Office Ambulatory Care Building
- X Lease Space
- Y 600 Albany Street
- Z Dr. Robinson Center Public Mental Health Center
- Other
- BC1 Boston City Hospital
- BC2 Boston University Medical Center physicians and staff support Boston City Hospital

Beales University Medical Center

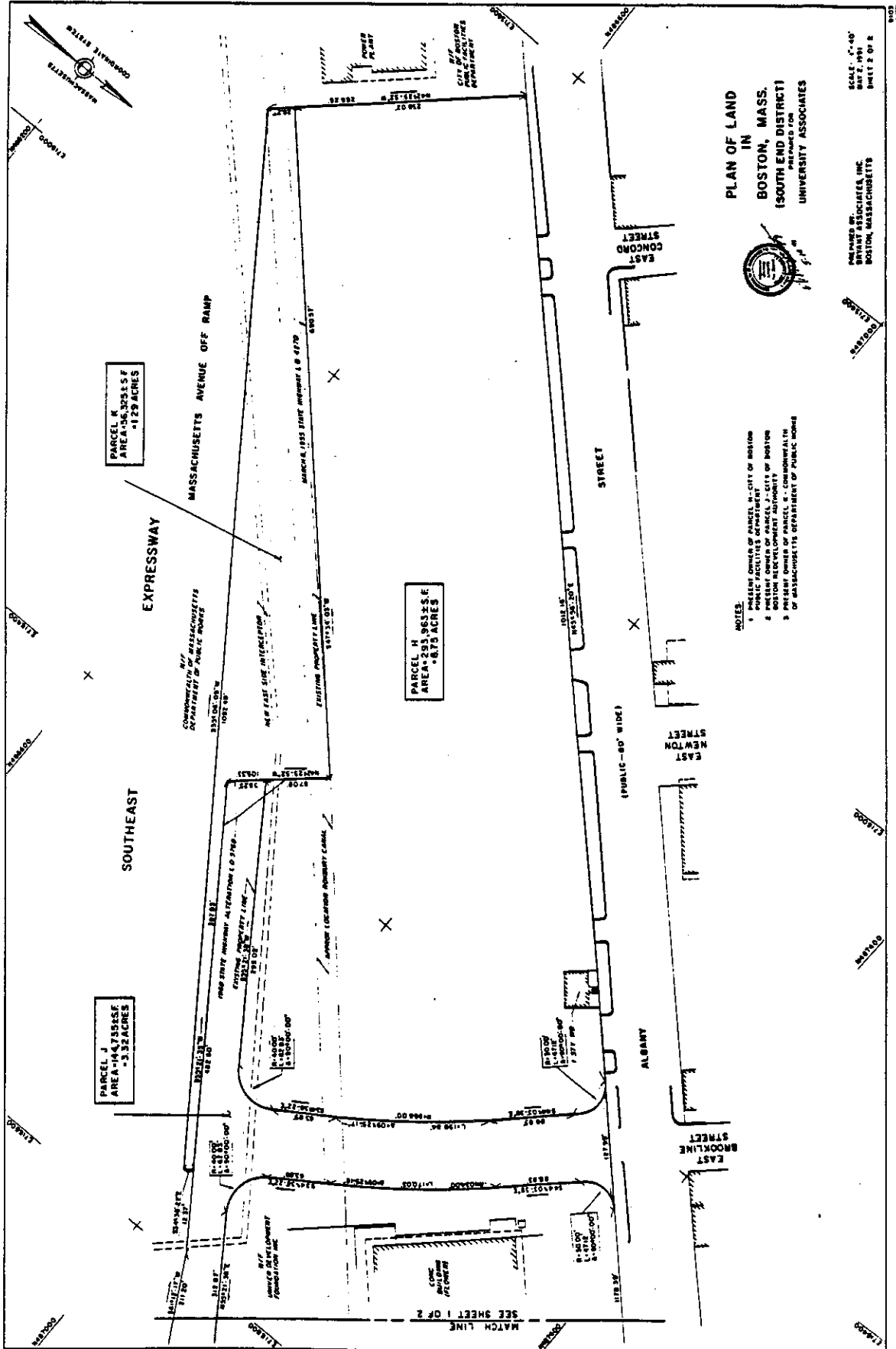
Illustration II

Master Plan



COPYRIGHT © 2000 UNIVERSITY ASSOCIATES, INC.

Survey Plan



**PLAN OF LAND
IN
BOSTON, MASS.
(SOUTH END DISTRICT)**
PREPARED FOR
UNIVERSITY ASSOCIATES

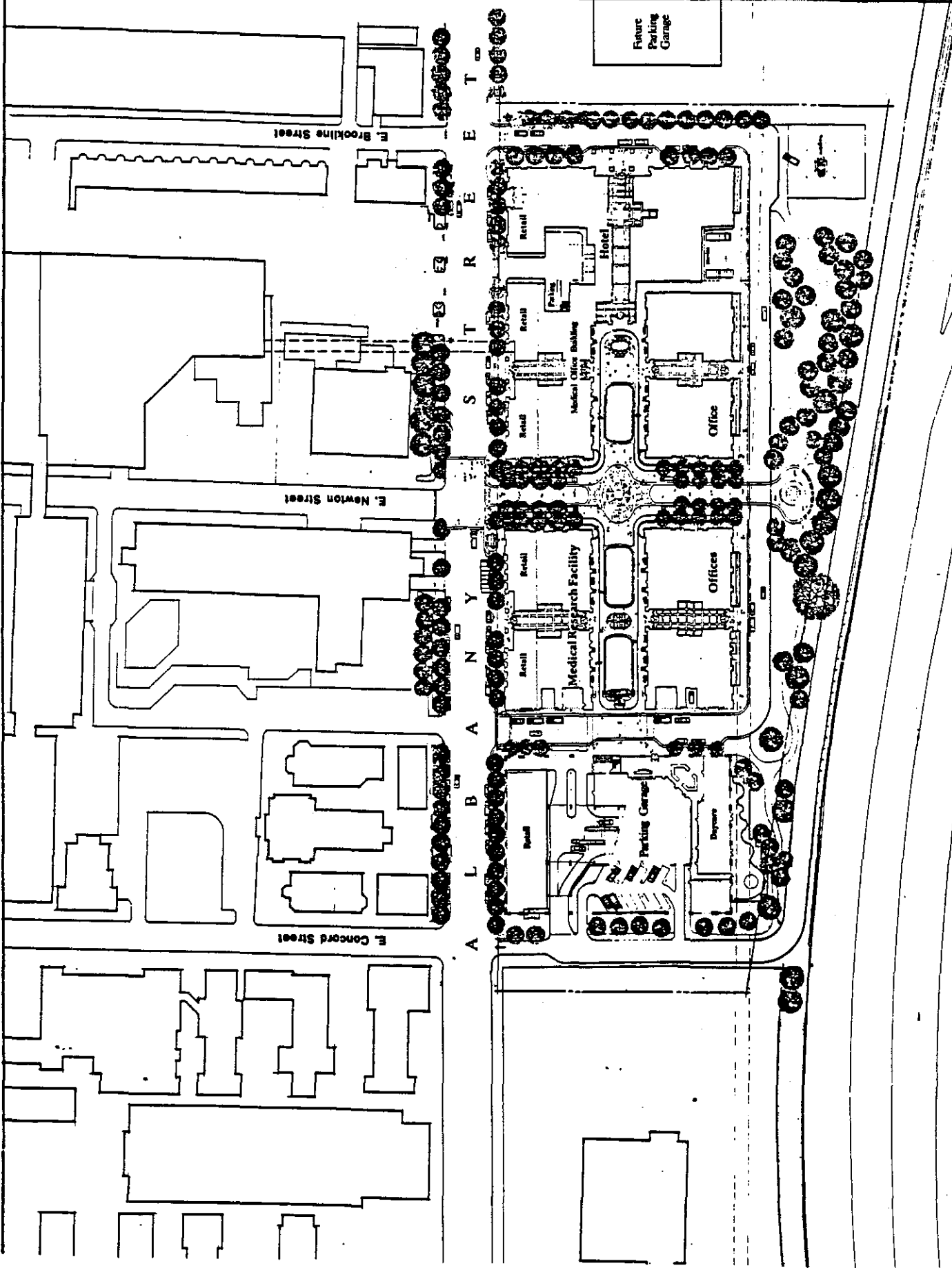


- NOTES:**
1. PRESENT OWNER OF PARCEL K, CITY OF BOSTON
 2. PRESENT OWNER OF PARCEL J, CITY OF BOSTON
 3. PRESENT OWNER OF PARCEL N, COMMONWEALTH OF MASSACHUSETTS, DEPARTMENT OF PUBLIC WORKS

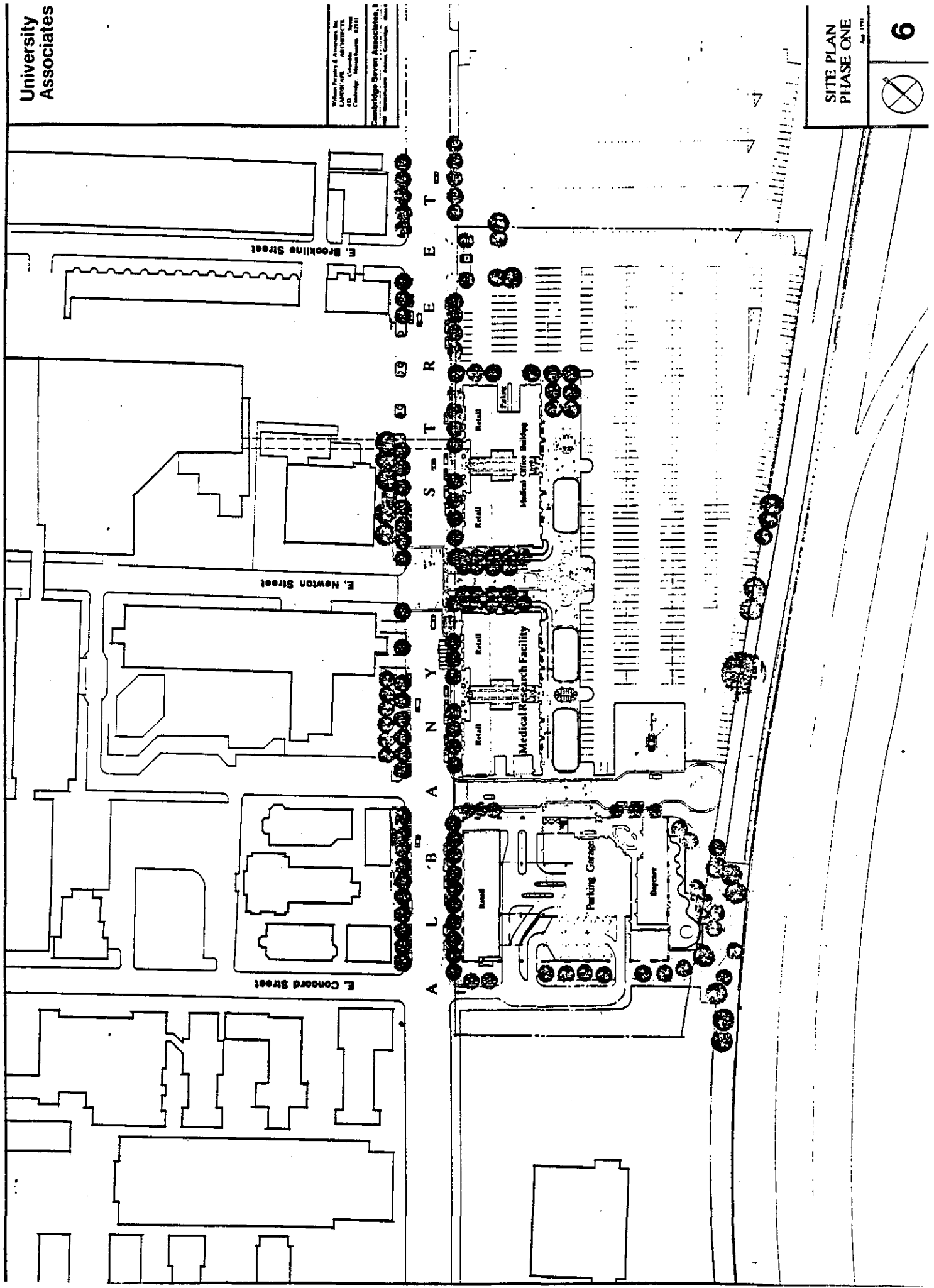
PREPARED BY
BRYANT ASSOCIATES, INC.
BOSTON, MASSACHUSETTS

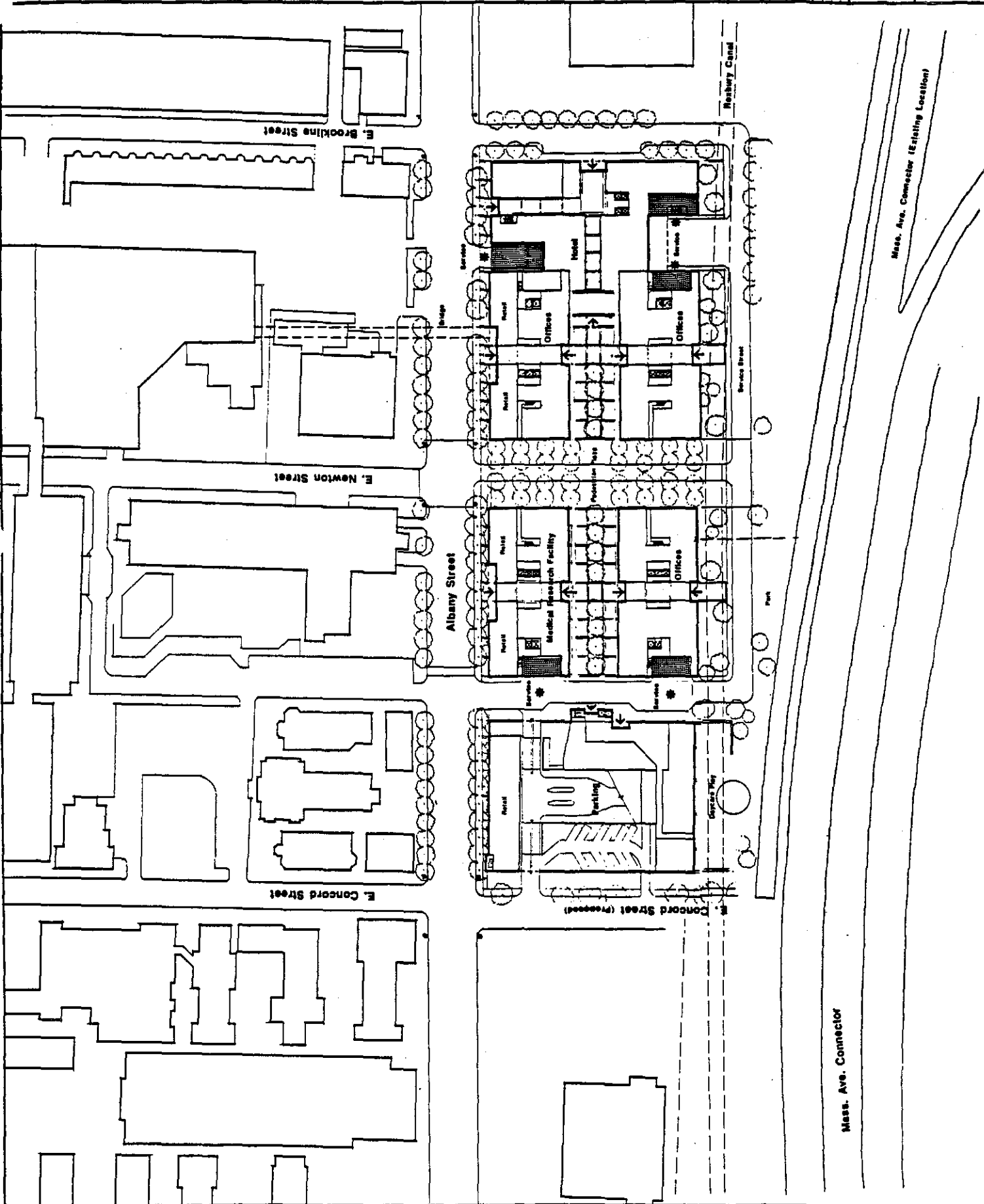


SCALE: 1" = 40'
MAY 2, 1961
SHEET 2 OF 2



William P. Ryan & Associates, Inc.
LANDSCAPE ARCHITECTS
411 Cambridge Street
Cambridge, Massachusetts 02142
Cambridge Street Associates, Inc.
100 Brookline Avenue, Cambridge, Mass.

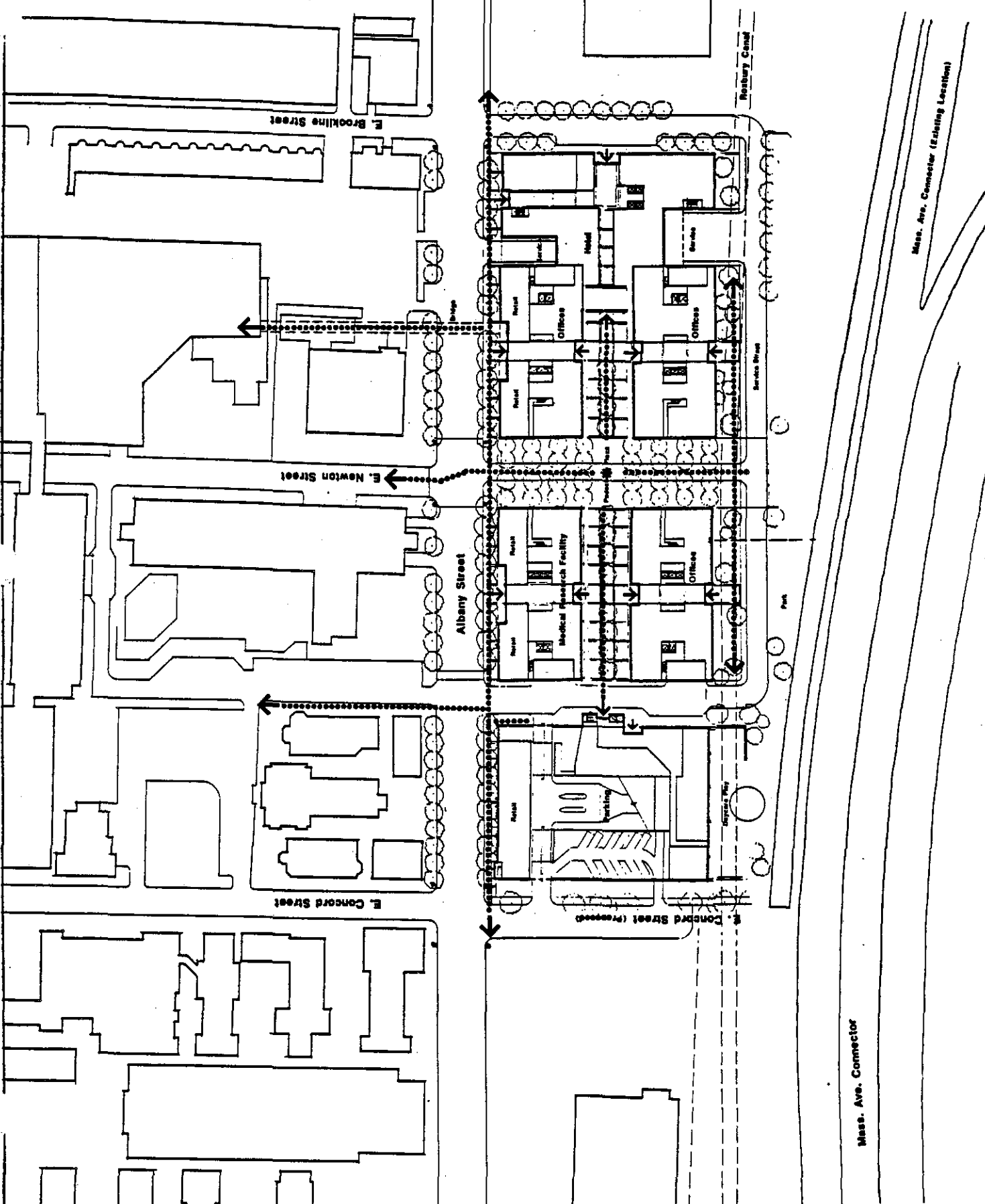




→ Center /
----- Pathways
* Activity /

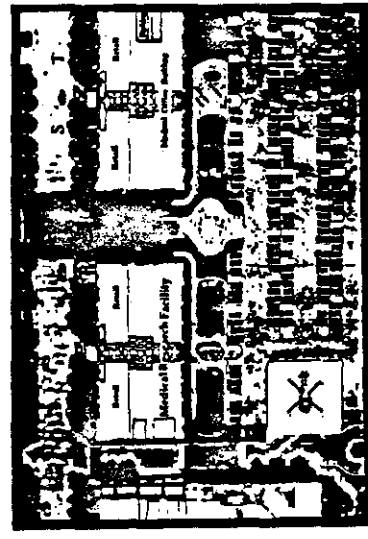
DATE	1/12
PROJECT	Cambridge Spine Associat
CLIENT	Cambridge Spine Associat
SCALE	1/4" = 1'-0"
DESIGNED BY	...
CHECKED BY	...
DATE OF DRAWING	...
REVISIONS	...
DATE	1/12

Pedestrian
Circulation Plan

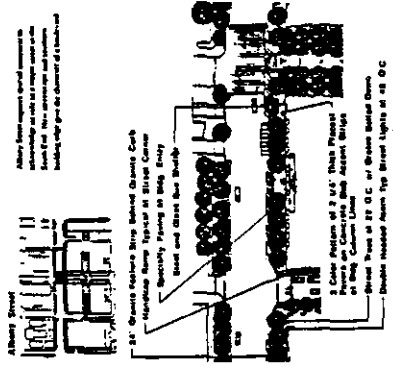


Mass. Ave. Connector

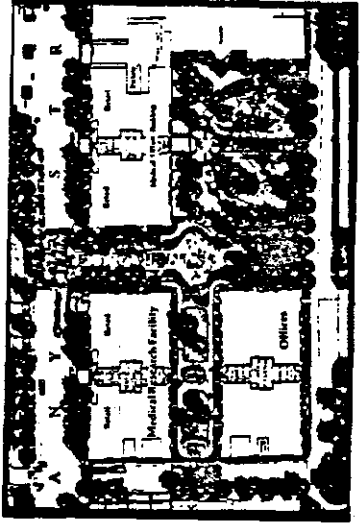
Mass. Ave. Connector (Existing Location)



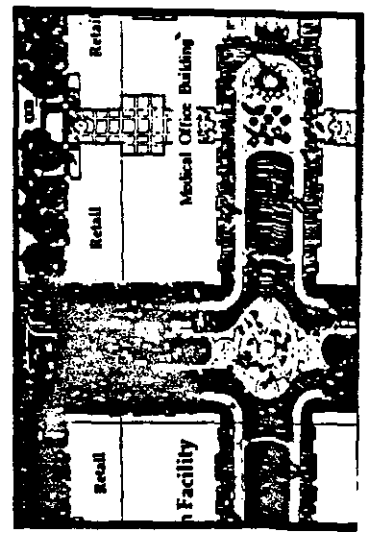
Phase 1 Landscape Plan



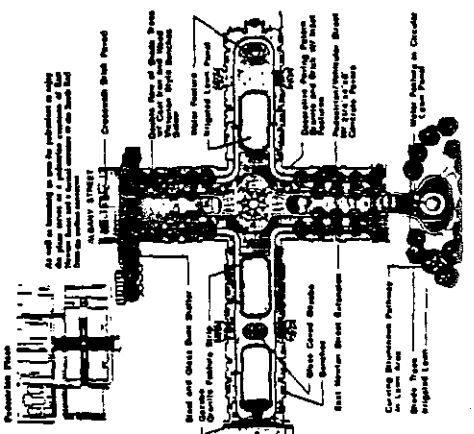
Main Entrance Landscaping Details



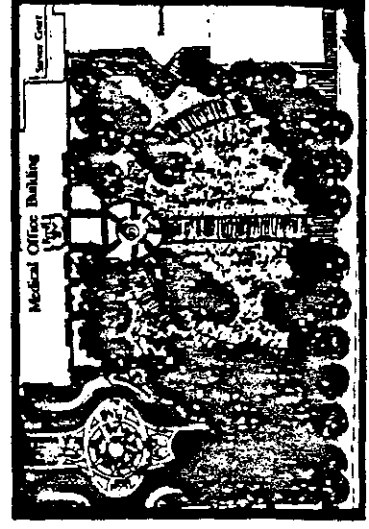
Phase 2 Option Landscape Plan



Phase 1 Phase Detail



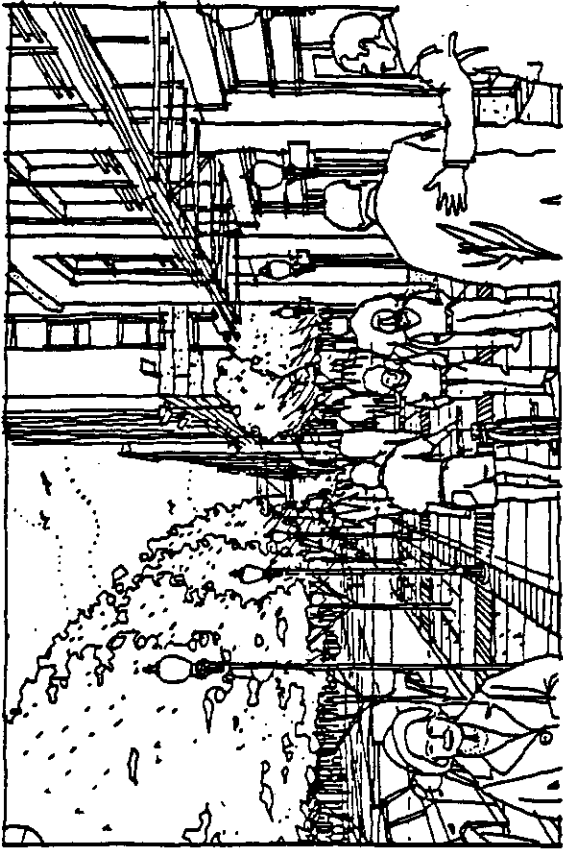
Main Entrance Landscaping Details



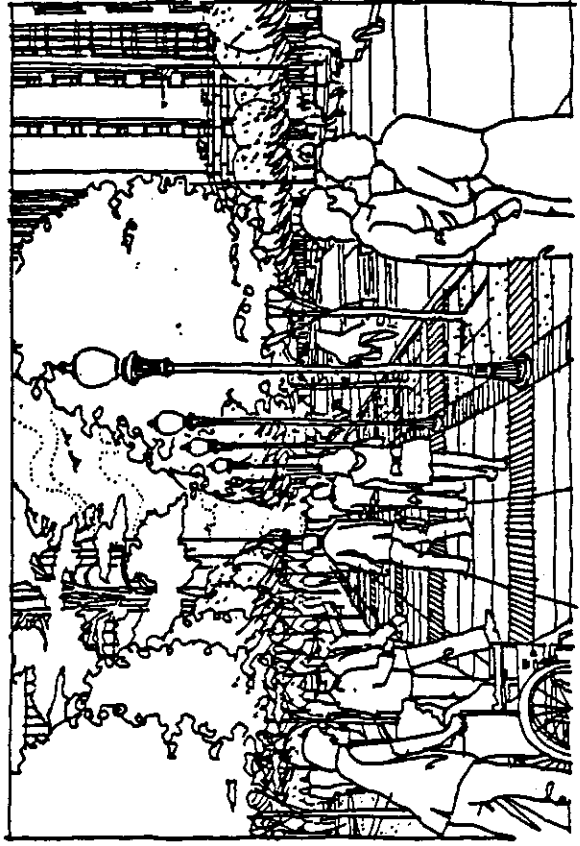
Phase 2 Phase Detail

Project Name	Cambridge State College
Project No.	1000000000
Scale	1/4" = 1'-0"
Date	10/1/00
Drawn by	J. Smith
Checked by	M. Jones
Approved by	[Signature]
Discipline	Landscape Architecture

Cambridge Seven Associates 1000 Massachusetts Avenue, Cambridge, Massachusetts 02139	
DESIGNED BY	UNIVERSITY ASSOCIATE
DATE	1964
SCALE	1/4" = 1'-0"
NO.	1
SITE	



VIEW OF ALBANY ST. LOOKING NORTHEAST

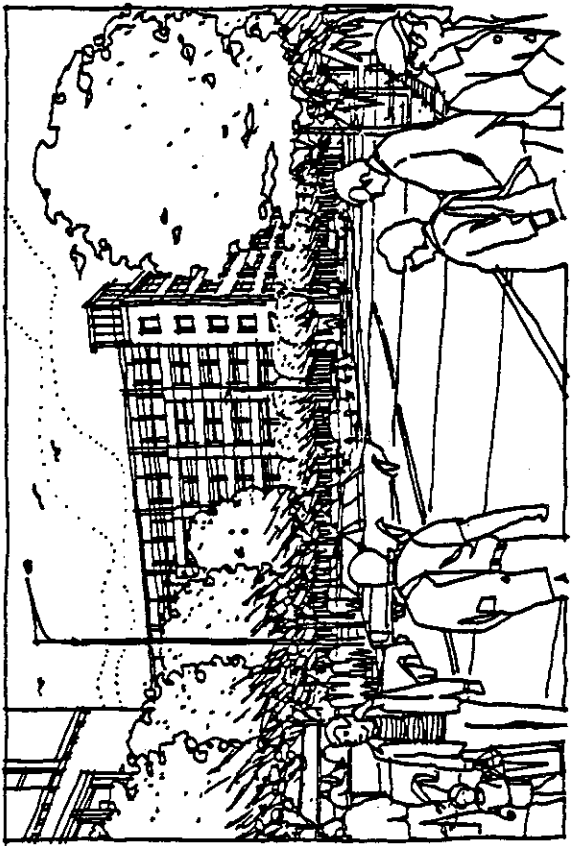


VIEW OF ALBANY ST. LOOKING NORTHEAST

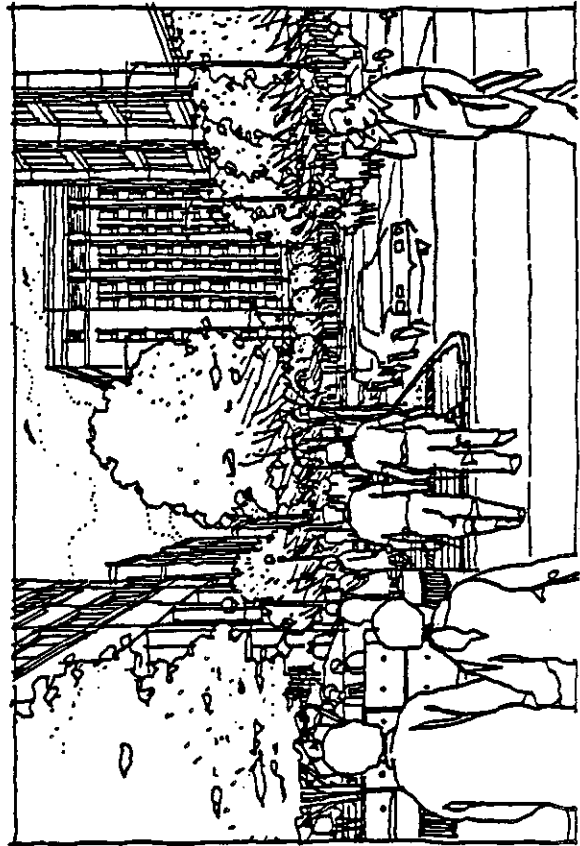


Cambridge Seven Street
100 Massachusetts Avenue, Cambridge, MA 02139
PROJECT NO. 03-002 (REV. 11/81)
DESIGNED BY UNIVERSITY ASSOCIATE
DATE 10/81
BY [Signature]
SCALE 1/8" = 1'-0"
DATE 11/81

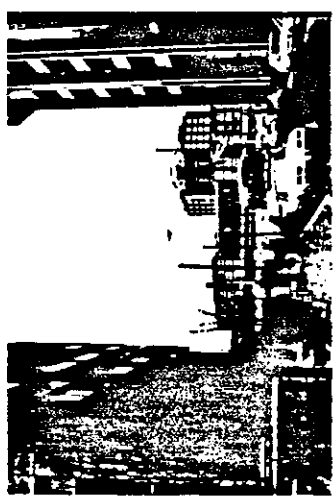
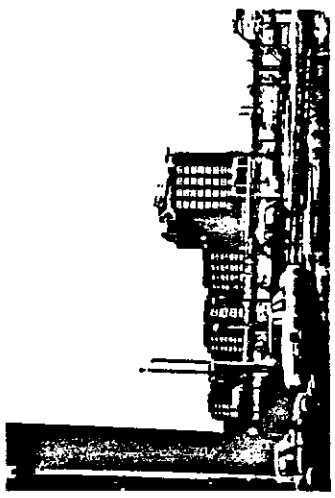
Site Photograph



VIEW OF PARKING GARAGE FROM
EAST CONCORD ST. LOOKING EAST

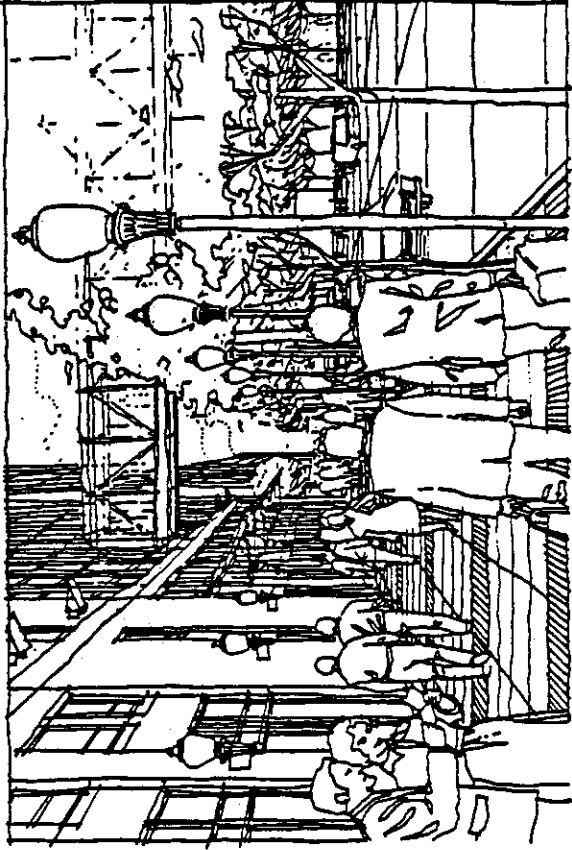


VIEW OF MEDICAL RESEARCH FACILITY FROM
EAST NEWTON ST. LOOKING SOUTHEAST

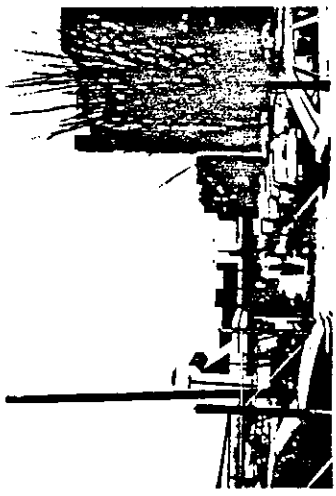
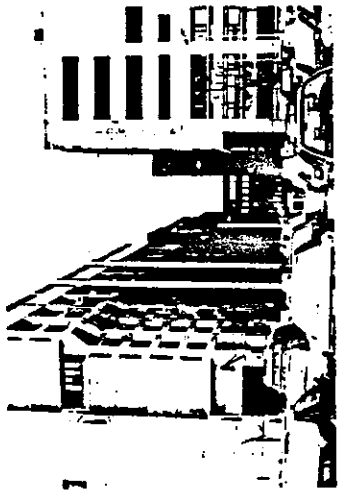


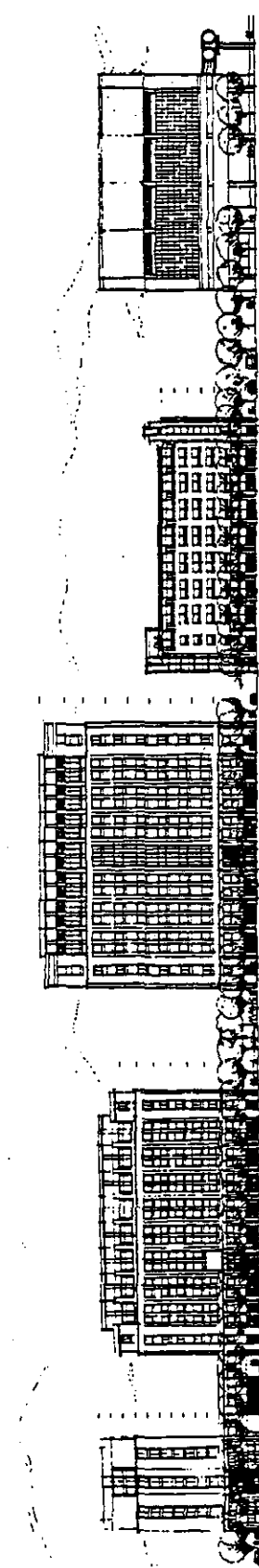


VIEW OF EAST NEWTON ST. FROM THE BOBONE LOOKING NORTHWEST

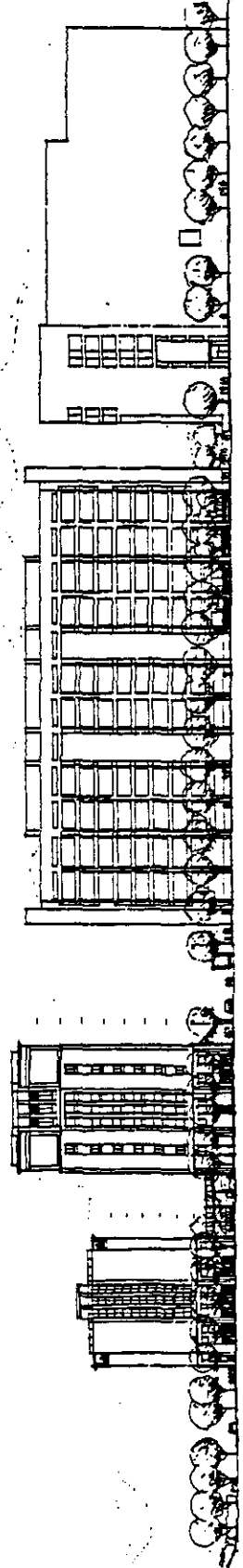


VIEW OF ALBANY ST. LOOKING SOUTHWEST





Elevation @ Albany Street

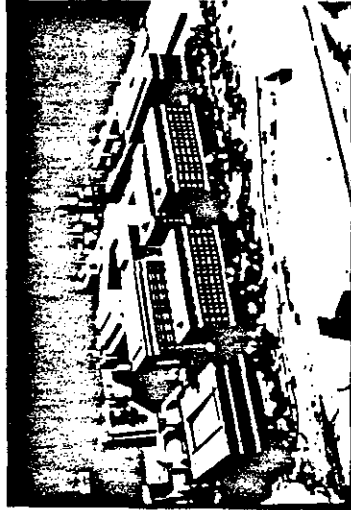


Section @ E. Newton Street

Project	
Client	
Architect	
Date	
Scale	
Sheet No.	
Project No.	
Revision	
Drawn By	
Checked By	
Approved By	

Cambridge Design Associates

Elevations and Sections



View from the South



View from the East



View from the West



View from the North

EXHIBIT C
to
MASTER PLAN
and
DEVELOPMENT PROJECT IMPACT PLAN
for
SOUTH END TECHNOLOGY SQUARE

LIST OF USES

<u>USE NO.</u>	<u>DESCRIPTION</u>	<u>STATUS</u>	
15	Hotel; motel; apartment hotel.	Allowed	A
16A	College or University granting degrees by authority of the Commonwealth of Massachusetts.	Conditional	C
17	Day care center; nursery school; kindergarten.	Allowed	A
18	Trade, professional or other school.	Conditional	C
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.	Conditional	C
24	Scientific research and teaching laboratories not conducted for profit and accessory to 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	Conditional (Allowed	C A)

<u>USE NO.</u>	<u>DESCRIPTION</u>	<u>STATUS</u>	
	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 private ownership for active or passive recreational use or for the conservation of natural resources.	Allowed	A
30	Private Club (including quarters of fraternal organizations) operating for members only.	Allowed	A
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, packaged alcoholic beverages, drugs, tobacco products, clothing, dry goods, books, flowers, paint, hardware and minor household appliances. (outdoor display)	Allowed Conditional	A C
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	Conditional	C
37	Lunch room, restaurant, cafeteria or other place for the service of 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	Allowed	A

<u>USE NO.</u>	<u>DESCRIPTION</u>	<u>STATUS</u>	
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)	Allowed	A
38	Place for sale and consumption of food and beverages (other than drive-in restaurant) providing dancing or entertainment or both	Allowed	A
39	Office of accountant, architect attorney, dentist, physician or other professional person, not accessory to a main use	Allowed	A
39A	Clinic not accessory to a main use	Allowed	A
40	Real estate, insurance or other agency office	Allowed	A
41	Office building, post office, bank (other than drive-in bank) or similar establishment	Allowed	A
43	Barber shop; beauty shop; shoe repair shop; self-service laundry; pick-up and delivery station of laundry or dry-cleaner; or similar use	Allowed	A
44	Tailor shop; hand laundry; dry cleaning shop	Allowed	A
48	Research laboratory; radio or television studio	Allowed	A
58	Parking Lot	Conditional	C
59	Parking Garage	Conditional	C
60	Repair Garage, gasoline service station, car wash	Conditional	C

<u>USE NO.</u>	<u>DESCRIPTION</u>	<u>STATUS</u>	
61	Rental agency, storing, servicing, and/or washing rental motor vehicles and trailers	Conditional	C
66	Helicopter Landing Facility	Conditional	C
68	Manufacturing of Pharmaceutical Products	Forbidden	F
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 if it were 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	Conditional	C
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	Conditional	C
77	As an accessory use subject to the limitations and restrictions of Article 10, the keeping of laboratory animals incidental to an educational or institutional use, provided that all resulting noise, dust, fumes, gases, odors and refuse matter are effectively confined to the lot or so disposed of as not to be a nuisance or hazard to health or safety	Conditional	C
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	Allowed	A

<u>USE NO.</u>	<u>DESCRIPTION</u>	<u>STATUS</u>	
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	Allowed	A

or any other allowed use for a B-4 district.

EXHIBIT D

PARCEL 46B

MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding ("MOU") is made this day of _____, 1991, by and between the City of Boston ("City"), acting by and through its Public Facilities Department ("PFD") and University Associates, a Massachusetts limited partnership, ("University").

WITNESSETH THAT:

WHEREAS, the City through its various agencies and through the Boston Redevelopment Authority ("BRA") has long planned to sell to private development interests that property known as Parcel 46B in order to accomplish urban renewal objectives of the City, as evidenced by a certain Cooperation Agreement dated March 15, 1967 between the BRA and the Boston University Medical Center ("BUMC") which provides for the acquisition of Parcel 46B by the BRA and for the sale of Parcel 46B by the BRA to BUMC, its successors and assigns; and also evidenced by a resolution adopted on September 29, 1983, in which the BRA tentatively designated University, the successor in interest to BUMC, as redeveloper of Parcel 46B for the phased development of 850,000 square feet of medical research and office space, retail space, a hotel and a 1,000 space parking garage ("Project"); and

WHEREAS, the BRA issued a Request For Proposals under the provision of Chapter 30B for the disposition of Parcel 46B, and University was selected as developer; and

WHEREAS, a portion of Parcel 46B is presently used as a parking lot by the City of Boston Department of Health and Hospitals ("DHH") for its employees ("DHH Parking Lot") as assured by a certain November 8, 1989 letter from Stephen Coyle, director of the BRA, to Mary Nee, Director of the City of Boston Mayor's Office of Capital Planning, and the remaining portion of Parcel 46B is used as a parking lot by BUMC ("BUMC Parking Lot A") for its purposes pursuant to a License Agreement with PFD dated October 1, 1989; and

WHEREAS, PFD has care, custody and control of that portion of Parcel 46B owned in fee by the City of Boston and by agreement with the BRA is responsible for the coordination of all City of Boston approvals necessary for the sale of Parcel 46B to University and the Project that will occur on Parcel 46B; and

WHEREAS, the City of Boston in connection with the construction of the new Boston City Hospital Inpatient Care Facility through the issuance of revenue bonds insured by the United States Department of Housing and Urban Development ("HUD") acting by and through the Federal Housing Commissioner ("FHA") has granted a mortgage on the portion of Parcel 46B upon which the DHH Parking Lot is located; and

WHEREAS, in order to undertake and complete the Project, University will be required upon acquisition of Parcel 46B to relocate the parking spaces contained within the DHH Parking Lot; and

WHEREAS, PFD acknowledges that the relocation of the parking spaces contained within the DHH Parking Lot is required for the Project and has agreed to cooperate with University to accomplish such relocation; and

WHEREAS, PFD also acknowledges that the undertaking of the Project will require the release of the mortgage on the DHH Parking Lot and the approval of such release by the Bond Trustee and by the appropriate federal agencies, including but not limited to HUD, FHA, and the Department of Health and Human Services ("HHS"); and

WHEREAS, the parties desire to specify their mutual undertakings for implementing the relocation of the parking, the release of the mortgage on the DHH Parking Lot and the approval of such release by the federal agencies and to specify the parties' respective rights and obligations.

NOW, THEREFORE, in consideration of the mutual covenants and agreements herein contained, the parties agree as follows, for themselves and for their respective successors and assigns:

1. The parties acknowledge that there are currently 481 parking spaces and a helipad within the DHH Lot, 633 parking spaces within the BUMC Lot A and 1250 parking spaces within the BUMC lot located to the rear of the Flower Market area off Albany Street ("BUMC Lot C").

2. University shall provide to DHH replacement parking on a one to one ratio for each parking space in the DHH Parking Lot which will be eliminated by the development of the Project and

shall also provide for the relocation of the helipad to a relocation acceptable to University Hospital and DHH. University shall be responsible for the coordination of approvals for such relocation, including but not limited to consultation with University Hospital, DHH and the operator of the helicopter service, and shall be responsible for all costs incurred in connection with the relocation of the DHH parking spaces and the helipad. The relocation of the DHH parking spaces and the helipad is shown on the plans prepared by Vanasse Hangen Brustlin entitled : " " , attached hereto as Exhibit A.

3. The replacement DHH parking spaces as described above shall be located on land owned or controlled by University and shall be situated so as not to diminish the access currently enjoyed by DHH employees.

4. The parties acknowledge that it will be necessary to enter into leasing, licensing or other agreements, which will be subject to federal and City review where required, with respect to the use and occupancy by DHH of portions of Parcel 46B and other land owned by University, and therefore the parties agree to enter into such agreements as may be necessary to accomplish the objectives set forth herein and the development of Parcel 46B. The parties acknowledge that one of such agreement shall described a relationship whereby University grants to the City through the care, custody and control of DHH the right to use pursuant to a lease the appropriate parking spaces for a term not to exceed 30 years, provided however such term may be extended

for such additional period as may be required by HUD and/or HHS in connection with the revenue bond financing on the Boston City Hospital Inpatient Care Facility, at the rate of one dollars (\$1) per year. The City shall have the option to renew such lease for an additional period of 20 years at the same amount then being charged to other users of similar parking spaces. University will require that its lender enter into attornment and non-disturbance agreements with the City, so that the City's lease for parking as referenced herein will not be adversely affected by a default by University of its obligations to its lender.

5. University shall provide PFD with sixty (60) days notice of the planned commencement of construction of each phase of the Project. Such notice shall include a time schedule setting forth in detail the sequencing of any required location transfer of DHH parking spaces. The notice shall also include detailed operating procedures developed in consultation with DHH for the implementation of directional signage and delineation by striping of the parking areas allocated for DHH employees.

6. The agreement described in paragraph 4 above shall also include detailed operating procedures for the DHH parking spaces prepared in consultation and agreement with DHH. Such procedures shall include provision for management, maintenance, security and lighting, as well as other provisions necessary for the operation of the parking spaces as reasonably required by DHH.

7. Immediately upon the execution of this agreement, the Collector-Treasurer of the City of Boston, acting as mortgagor, shall transmit to the appropriate federal agencies and the holder of the mortgage on the DHH Parking Lot a request for the approval of the release of such mortgage. The City and University shall cooperate in joint efforts to effectuate such approval in order to proceed with the Project.

8. University shall be responsible for the payment of costs not to exceed \$400,000.00 incurred by either PFD or other City departments in securing the mortgage release and parking relocation process.

9. Any notice required or desired to be given pursuant to this MOU shall be in writing with copies directed as indicated below and shall be personally served, or, in lieu of personal service, service may be made by depositing same in the United States mail, postage prepaid, certified or registered mail. If such notice shall be addressed to PFD, the address of the PFD is:

Director
Public Facilities Department
26 Court Street
Boston, Massachusetts 02108

with copies to:

Paul D. Roche, Esquire
General Counsel
Public Facilities Department
26 Court Street
Boston, Massachusetts 02108

and if addressed to University, the address of University is:

University Associates
c/o Robert F. Walsh
307 West First Street
South Boston, Massachusetts 02127

with copies to:

James H. Greene, Esquire
Rubin and Rudman
50 Rowes Wharf
Boston, Massachusetts 02110

Either PFD or University may change its respective address by giving written notice to the other in accordance with the provisions of this Paragraph.

10. No principal, general partner or limited partner of University shall have any personal liability for the obligations of University under this MOU. No member, official or employee of the City shall be personally liable to University in the event of any default or breach by the City or for any amount which may become due to University or on any obligations under the terms of this MOU.

11. Except as otherwise specifically provided in this MOU, whenever, under this MOU approvals, authorizations, determinations, satisfactions or waivers are required or permitted, such approvals, authorizations, determinations, satisfactions or waivers and shall be effective and valid only when given in writing signed by a duly authorized officer of the City or University.

12. The rights and obligations of the parties hereto shall be binding upon and shall inure to the benefit of the respective successors and assigns of the parties hereto.

13. Recognizing that the parties may find it necessary to establish to third parties the then current status of performance hereunder, either party, on the written request of the other made from time to time, will promptly furnish a written statement on the status of any matter pertaining to this MOU within a reasonable time.

14. This MOU shall be governed by the laws of the Commonwealth of Massachusetts.

IN WITNESS WHEREOF, the parties have caused this MOU to be executed under seal and delivered and their respective corporate seals affixed by duly authorized and acting officers on the day and year first above written.

CITY OF BOSTON ACTING BY AND
THROUGH ITS PUBLIC FACILITIES
DEPARTMENT

By: _____

UNIVERSITY ASSOCIATES

By: _____
Title

BRA APPROVAL: 9/26/91
BZC APPROVAL: 11/06/91
EFFECTIVE: 12/16/91

BOSTON REDEVELOPMENT AUTHORITY

DEVELOPMENT PLAN

for

TECHNOLOGY SQUARE GARAGE

within

PLANNED DEVELOPMENT AREA NO. 41

SOUTH END TECHNOLOGY SQUARE

University Associates Limited Partnership, Developer

September 10, 1991

Development Plan: Simultaneously herewith, the Boston Redevelopment Authority ("BRA") has approved the Master Plan for Planned Development Area No. ("Master Plan PDA") and the Development Impact Project Plan for the Master Plan PDA for South End Technology Square. As referenced in the Master Plan PDA, two or more development plans for projects within the Master Plan PDA would be submitted to the BRA for approval. In accordance with Section 3-1A of the Boston Zoning Code (the "Code"), this development plan sets forth information on the development of the Technology Square Garage ("Project" or "Garage"), including the proposed location and appearance of structures, open spaces and landscaping, the proposed uses of the Project, the proposed dimensions of the structure, the proposed density, the proposed traffic circulation, parking and loading facilities, access to public transportation and other major elements of the Project (the "Development Plan"). A Development Impact Project Plan has been filed with the Master Plan PDA pursuant to the requirements of Articles 26 and 26B of the Code. While the retail and day care areas of the Project are subject to the requirements of said Articles, the parking areas of the Project are not, in so far as a parking garage use is not included in Table C of Section 26-3, nor Table E of Section 26B-3, and such use does not directly result in a reduction in the supply of low and moderate income dwelling units.

Developer: The developer of the Project is University Associates Limited Partnership, a Massachusetts limited partnership to be formed, the general partners of which will be the Trustees of Boston University, a Massachusetts non-profit educational corporation, and Univer Development Foundation, Inc., a Massachusetts non-profit corporation, its successors and assigns (the "Developer").

Site: The Project will be constructed on that certain parcel of land shown as Parcel A within PDA No. 41, containing approximately 91,411 square feet (2.08 acres) and located at 710 Albany Street, Boston, Suffolk County, Massachusetts, as more particularly bounded and described in Exhibit A attached hereto and as shown on the plan entitled "University Associates Development Plan in Boston, Mass (South End District) dated May 2, 1991, revised August 5, 1991, prepared by Bryant Associates, Inc. and included in Exhibit B to the Master Plan PDA and as shown on the set of plans entitled: "Development Plan for Retail/Daycare/Parking Facility, University Associates, Developer", dated August 2, 1991, prepared by Zaldastani Associates, Inc. ("Development Plans"), copies of which are attached hereto as Exhibit B, (the "Site" or "Property").

Proposed Location and Appearance of Structure: The Project consists of a structure used for off-street parking, retail activity, day care and/or recreational activities. The Building contains approximately 6,500 square feet of retail use and approximately 12,300 square feet of day care and/or recreational use on the first floor level. It has a 44,000 square-foot footprint and a roof elevation of 80 feet with elevator and stairway penthouse structures. Of the seven levels of parking, there are approximately 147 parking spaces on each parking level with the exception of the second level on which there are 101 parking spaces. Access to the day care and/or recreational areas will be from the perimeter service or loop road, as well as another access road on the west side of the Site, which will eventually become an extension of East Concord Street to the new Massachusetts Avenue connector upon the completion of the Central Artery project. Plans also include an open, outdoor play area which is to be suitably screened and landscaped for the day care center. The location of the garage retail area is aligned with the retail areas in the medical research building and Doctors' office/clinic building ("Medical Arts Building") on Albany Street, and it will serve the needs of the Project as well as those of the medical complex and the neighborhood. The day care center is located away from the Albany Street traffic on the opposite side of the building. This location allows for a large, secure outdoor play area as well as the opportunity to connect with the park proposed along the Massachusetts Avenue connector. The design of the structure segregates parking garage traffic from the day care activities, which are to be served by separate pick-up and drop-off points.

The location of the Garage on the southern portion of the Site will provide a focal point from the pedestrian plaza as well as Albany Street. The Garage will be used by occupants of the medical research building and the Medical Arts Building as well as the hotel on the Master Plan PDA Site. Since site conditions may prevent the development of parking within the medical research building and the Medical Arts Building, this Garage will be an accessory use and/or ancillary use to all buildings within the Master Plan PDA.

The appearance of the Garage is shown on the attached Development Plans which contain elevations of the structure as well as a detailed rendering of the exterior materials of the Garage. The materials are to consist of brick and stone with a stone base and pre-cast belt courses. The parking decks will have pre-cast spandrel with reveals and color-galvanized steel spandrels and railings. The first two levels of the Garage will have recessed stone work with decorative light fixtures and anodized aluminum sash windows. As shown on the Development Plans, the Albany Street elevation and the pedestrian plaza elevation will have glazed store fronts and arcade features. The building has been designed in keeping with the requirements of a garage facility, yet sensitive to the form and materials of the surrounding South End and institutional area. Elevations, floor plans and specific design elements of the building are subject to further design, environmental and other development review by the BRA and other governmental agencies, and thus there may be further refinements in the Development Plans.

Open Spaces and Landscaping: A landscaping and paving plan for the Project includes the sidewalk area on Albany Street and the creation of a portion of the pedestrian plaza which is referenced in the PDA Plans filed with the Master Plan PDA. Landscaping will be noted for its rich vocabulary in pavers, plantings, lighting, signage and other street furniture. The pedestrian plaza will include a combination of grass, large and small trees in a geometric pattern which will be coordinated with building entrance. The specific area of landscaping for the Project is shown on the Phase I Site Plan attached hereto as Exhibit B.

Proposed Uses for the Site and Structure: The proposed use of the Site and structure is essentially as shown on the Development Plans attached hereto as Exhibit B. Such plans show the use of the ground floor of the Garage for retail stores, day care use, interior access parking and drop-off point for day care, office use for the Garage operation and a system of ramps and toll plazas. The second, third, fourth, fifth, sixth, seventh floors and roof area are dedicated to parking. The surrounding ground plane of the Site will be landscaped and paved with materials suitable and compatible with the proposed pedestrian plaza as shown on the Landscaping Feature Plan in the Master Plan PDA. Additionally, it is proposed that an outdoor play area be

constructed on the southern portion of the Site, adjacent to the proposed day care center.

It is contemplated that the Project uses will be as follows:

<u>Floor</u>	<u>Use</u>
First	Parking, retail use, garage office and administrative facility, day care and recreational or health club use, outdoor play area
Second, Third, Fourth, Fifth, Sixth, Seventh Roof	Parking use

The proposed zoning uses for the Site and for the structure planned for the Site may include one or more of the following uses:

<u>Use No.</u>	<u>Description</u>	<u>Status</u>	
17	Day care center; nursery school; Kindergarten	Allowed	A
27	Open Space in private ownership for active or passive recreational use or for the conservation of natural resources.	Allowed	A
30	Private Club (including quarters of fraternal organizations) operating for members only.	Allowed	A
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. (outdoor display)	Conditional (Allowed)	C A)
36A	Retail catering	Conditional	C

37	Lunchroom/Restaurant	Allowed	A
39	Office of an accountant, architect, attorney, dentist physician or other professional person, not accessory to a main use	Allowed	A
40	Real estate office, insurance or other agency office	Allowed	A
41	Office building, post office, bank (other than drive-in bank) or other similar establishment	Allowed	A
43	Barber/beauty/shoe shop Services Establishments	Allowed	A
44	Tailor/Dry Cleaning	Allowed	A
58	Parking Lot	Conditional	C
59	Parking Garage	Conditional	C
60	Repair Garage, gasoline service station, car wash	Conditional	C
61	Car rental agency	Conditional	C
66	Helicopter Landing Facility	Conditional	C
71	Ancillary Uses	Conditional	C
72	Accessory Parking Use	Conditional	C
80	Storage of Flammable Liquid and Gases Incidental to a lawful use	Allowed	A
85	Accessory Use which is ancillary to and ordinarily incident to a lawful main use	Allowed	A

or any other allowed use for a B-4 district.

Proposed Dimensions of Structure: The Garage will be located on Parcel A of the Site containing approximately 91,411 square feet of site area. The building will have a footprint of 44,000 square feet and will be set back from Albany Street approximately 15 feet. The side yard set back from the service road for the Site will be approximately 10 feet. The main open areas on Parcel A will be the areas between the Garage and the

Center for Advanced Biomedical Research on the north side and the area to the rear of the Garage which will be an open recreational area intended for the day care center. The gross floor area of the building will be approximately 370,800, and based upon the parcel size of 91,411 square feet, the floor area ratio equals 4.0. This may require an Exception from the provisions of the Code. Upon establishment of the Master Plan PDA, the Site will be located in a B-4-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. 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 due to such review.

Proposed Density and Zoning: This Development Plan provides for an overall FAR for the Site of 4.0 based upon the ratio of 370,800 square feet of gross floor area of Project to the total Site area of approximately 91,411 square feet. 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 greater than 4.0. For example, roadways, sidewalks, pathways and other paved areas forming the pedestrian plaza and the extension of East Concord Street 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 91,411 square feet of land area. As referenced in the Master PDA, the entire Master Plan PDA Site will be subdivided into various development parcels for sale or lease to users and developers of the various parcels. Therefore, it will be necessary to insure that the proposed density for Parcel A is not affected by changes in the densities of other parcels and building plans within the Master Plan PDA. Although the total proposed parcel density is 4.0 and the total proposed Master Plan PDA Site density is 3.2, these ratios may change due to design and development review by the authority and other governmental agencies and authorities.

Due to the location and size of the Garage and the need to establish separate development parcel for the development and financing of the Garage, it is contemplated that certain provisions of the Code will not be met by the Project design. Therefore, pursuant to Article 6A of the Code, Exceptions may be granted by the Board of Appeal for projects located within planned development areas and urban renewal subdistricts. It is contemplated that, based upon the present development plans for the Garage, the following Exceptions are needed from the provisions of the Code:

1. Conditional Use Permits or Exceptions Required for Article 8, Section 8-7, Uses;

<u>USE NO.</u>	<u>DESCRIPTION</u>	<u>STATUS</u>	
18	Trade, professional or other school.	Conditional	C
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, packaged alcoholic beverages, drugs, tobacco products, clothing, dry goods, books, flowers, paint, hardware and minor household appliances. (outdoor display)	Allowed Conditional	A C
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	Conditional	C
58	Parking Lot	Conditional	C
59	Parking Garage	Conditional	C
60	Repair Garage, gasoline service station, car wash	Conditional	C
61	Rental agency, storing, servicing, and/or washing rental motor vehicles and trailers	Conditional	C
66	Helicopter Landing Facility	Conditional	C
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 if it were 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	Conditional	C
72	Accessory Parking	Conditional	C

2. Exceptions Required for Dimensional Requirements.

Article 2, Section 2-1	Area and Lot Definitions
Article 15, Section 15-1	Floor Area Ratio
Article 19, Section 19-1	Minimum Side Yard
Article 20, Section 20-1	Minimum Rear Yard
Article 21, Section 21-1	Minimum Setback Requirements
Article 24, Section 24-1	Off-Street Loading Requirements

Projected Number of Employees: It is anticipated that the Project will generate approximately 500 construction jobs. With respect to permanent jobs, based upon the current development scheme, approximately 40-50 jobs will be created.

Proposed Traffic Circulation: The present use of the Site as a parking lot generates traffic from Albany Street and Massachusetts Avenue to two main parking lot within the Site. Albany Street will continue to be the main access road to the garage, until the completion of the Central Artery Project. As set forth in the Master Plan PDA, the access road from Albany Street to the Garage will be extended to the new Massachusetts Avenue connector upon completion of the Central Artery Project. The proposed East Concord Street extension will allow traffic to access the Garage from the Massachusetts Avenue connector, but the use of the extension will be limited so that vehicles may not access Albany Street from such extension. Vehicles exiting the Garage onto the extension will be restricted to a left turn only to the Massachusetts Avenue connector. Other access to the Garage will be from the perimeter service or loop road from Albany Street. Both access points are shown on the Development Plans attached hereto as Exhibit B.

Parking and Loading Requirements: Pursuant to the provisions of the Code, garage use is exempt from parking and loading requirements and the retail area, as well as the day care and/or recreational club area, are below the floor area requirements for off-street loading. However, parking for the retail stores as well as day care and/or recreational use will be provided for in the Garage. As set forth herein, the Garage is developed specifically to serve the needs of the Project users in the medical research building, the Medical Arts Building, the hotel and other buildings contemplated to be developed within the Master Plan PDA Site. Additionally, the Garage will provide parking for Boston University Medical Center and the Department of Health and Hospitals. Loading areas sufficient for the use of the retail and day care areas will be located on the ground floor as shown on the Development Plans attached hereto as Exhibit B.

Access to Public Transportation: With the relocation of the Orange Line to the Southwest Corridor, the availability of rapid transit service to the Site has been reduced, although the MBTA has instituted bus service along Albany Street. The Developer intends to coordinate with the MBTA to promote the use of public

transportation, carpools, vanpools and the caravan system. The Project will be subject to a Transportation Access Plan Agreement which will outline specific strategies such as roadway and traffic control improvements, traffic demand management, public transportation, parking management, loading, pedestrian improvements and construction traffic management. The Project will also be subject to an Inter-institutional Transportation Management Association Agreement ("ITMA") which would have as its specific objective: the implementation of measures that minimize automobile use to and from the area. The ITMA will seek to accomplish this objective by: promoting the concept of ride sharing through project marketing efforts, implementing a computerized ride share program, establishing a public awareness program on transportation options, establishing a preferential parking program for carpools and vanpools, sponsoring a semi-annual transportation awareness day, promoting bicycle transportation and encouraging employers to implement alternative work schedules and to promote increase usage of public transportation services.

Public Benefits: The Project as part of the Master PDA will provide substantial public benefits to the City of Boston and the surrounding neighborhood. Not only will the Project provide direct benefits due to the development, construction and occupancy of the Project, but also the Project will insure continuation and strengthening of existing public benefits to the City and the neighborhood from the operation of the Medical Center. This Project is unique in the extent of public benefits in that it will ensure the continuation, strengthening and expansion of existing medical research institutions in the area. The extent of the community and public benefits are enumerated the Master Plan PDA. An additional benefit provided by this Project will be the reservation of one-third of the 100 spaces in the day care center to community residents and employees of Boston City Hospital.

In addition to these long-term and substantial benefits from the Project and its sponsors, the Project, as part of the Master Plan PDA, will participate in the Inter-institutional Transportation Management Association with the Medical Center and Boston City Hospital, will contribute to the maintenance program for Franklin Square, Blackstone Square and Worcester Square parks in conjunction with the Boston Parks Department, and will contribute to Housing Linkage based upon the contribution formula of \$5.00 per square foot of floor area and Jobs Linkage based upon the contribution formula of \$1.00 per square foot of floor area, both exclusive of garage space. As set forth herein, the linkage contribution for this Project will be limited to the retail and day care and/or recreational areas of the structure. The linkage contribution will be governed by the Development Impact Project Agreement entered into by the Developer of the Master Plan PDA and the BRA. The Project will provide public benefits in construction jobs, taxes, PILOT contributions and indirect economic benefits for the neighborhood and the City of Boston.

In summation, the Project as part of the Master Plan PDA and the DIP Plan and DIP Agreement will provide for the continuation and enhancement of numerous public benefits through the support of the medical research and institutional uses in the South End and the strengthening of such uses.

Development Review Procedures: All design plans for the Project are subject to on-going development review and approval of the BRA. Such review is to be conducted in accordance with Article 31 of the Code and the BRA Development Review Procedure, dated 1985, revised 1986, in the form attached to the Cooperation Agreement for the Site as defined and modified by such Cooperation Agreement.

LIST OF EXHIBITS
to
DEVELOPMENT PLAN
for
TECHNOLOGY SQUARE GARAGE

- Exhibit A Site Description
- Exhibit B *Development Plan for Retail/Daycare/Parking
Facility, University Associates, Developer, August
1991, prepared by Zaldastani, Inc.

EXHIBIT A

PDA SITE DESCRIPTION

PARCEL "A"

A certain parcel of land in Boston, Suffolk County, Massachusetts, shown as Parcel "A" on a plan entitled "University Associates Development Plan in Boston, Mass. (South End District)," prepared by Bryant Associates, Inc., dated May 2, 1991, revised August 5, 1991, scale 1" = 40', to be recorded with the Boston Redevelopment Authority for the Master Plan and Development Impact Project Plan for Planned Development Area No. 41 pursuant to Article 3, Section 3-1A of the Boston Zoning Code, and bounded and described according to said plan as follows:

Beginning at a point on the southeasterly side of Albany Street at the northwesterly corner of said Parcel "A" as shown on said plan, and thence running

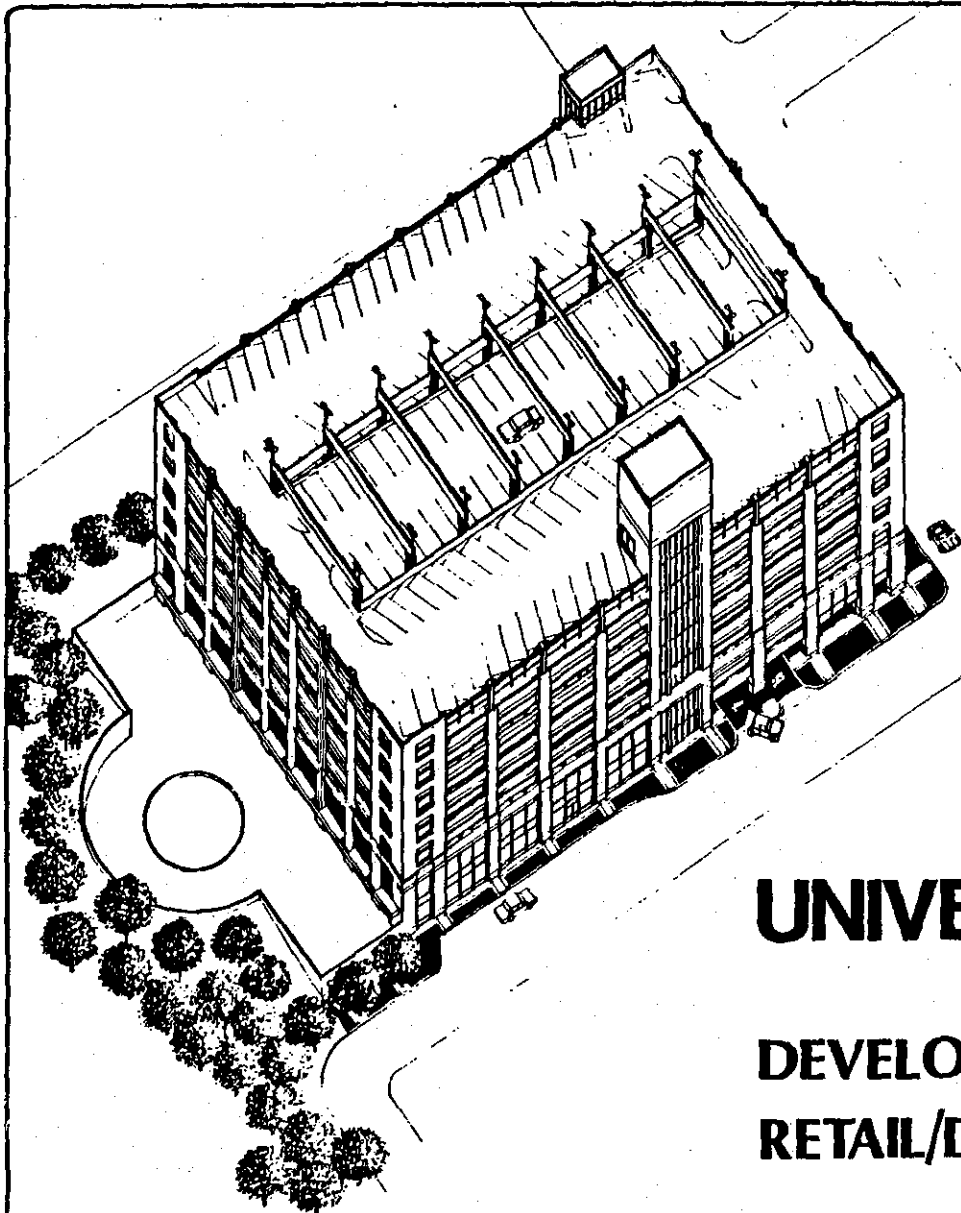
NORTH 45° 56' 20" EAST by Albany Street for a distance of two hundred ninety-five and 50/100 (295.50) feet; thence turning and running

NORTH 44° 03' 40" WEST for a distance of three hundred thirty-three and 18/100 (333.18) feet; thence turning and running

SOUTH 55° 06' 9" WEST for a distance of two hundred ninety-nine and 32/100 (299.32) feet; thence turning and running

SOUTH 44° 03' 40" EAST for a distance of two hundred eighty-five and 51/100 (285.51) feet to the point of beginning;

Containing 91,411 square feet of land (more or less), according to said plan.



ESTIMATED FLOOR AREA RATIO CALCULATIONS

LEVEL	NETAL	DAYCARE	PARKING	TOTAL
Ground Floor	1,000	1,000	1,000	3,000
Second Floor	1,000	1,000	1,000	3,000
Third Floor	1,000	1,000	1,000	3,000
Fourth Floor	1,000	1,000	1,000	3,000
Fifth Floor	1,000	1,000	1,000	3,000
Sixth Floor	1,000	1,000	1,000	3,000
Seventh Floor	1,000	1,000	1,000	3,000
Roof	1,000	1,000	1,000	3,000
Total	7,000	7,000	7,000	21,000

MEASUREMENTS

1.1 Net Area Floor
 1.2 Gross Area Floor
 1.3 Net Area Floor

MEASUREMENTS

1.1 Net Area Floor
 1.2 Gross Area Floor
 1.3 Net Area Floor

MEASUREMENTS

1.1 Net Area Floor
 1.2 Gross Area Floor
 1.3 Net Area Floor

GARAGE CAR CAPACITY

LEVEL	SPACING	ESTIMATED	UNIMPAIRED	TOTAL
Ground Floor				
Second Floor				
Third Floor				
Fourth Floor				
Fifth Floor				
Sixth Floor				
Roof				
Total				

UNIVERSITY ASSOCIATES

DEVELOPMENT PLAN FOR RETAIL/DAYCARE/PARKING FACILITY

ALBANY ST.

BOSTON

MASSACHUSETTS

Cambridge Space Associates, Inc.
100 New Avenue, Cambridge, Mass. 02139
Project: _____
Date: _____
Scale: _____
Sheet: _____

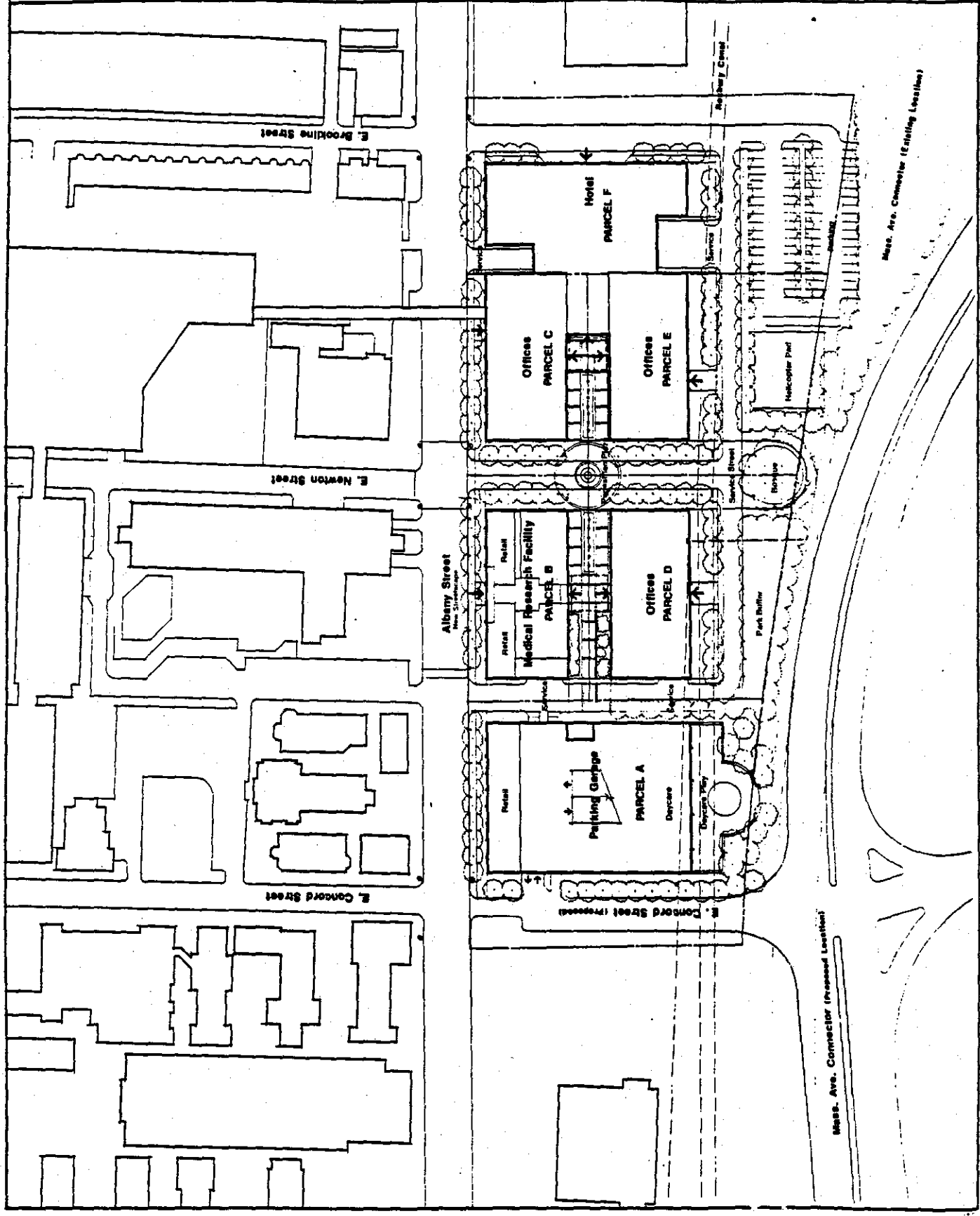
MASTER PLAN
Site Plan

1:1



DATE	10/11/01
BY	...
PROJECT	...
SCALE	1" = 100'
DATE	10/11/01
BY	...
PROJECT	...
SCALE	1" = 100'
DATE	10/11/01
BY	...
PROJECT	...
SCALE	1" = 100'

MASTER PLAN
Grade Level Plan

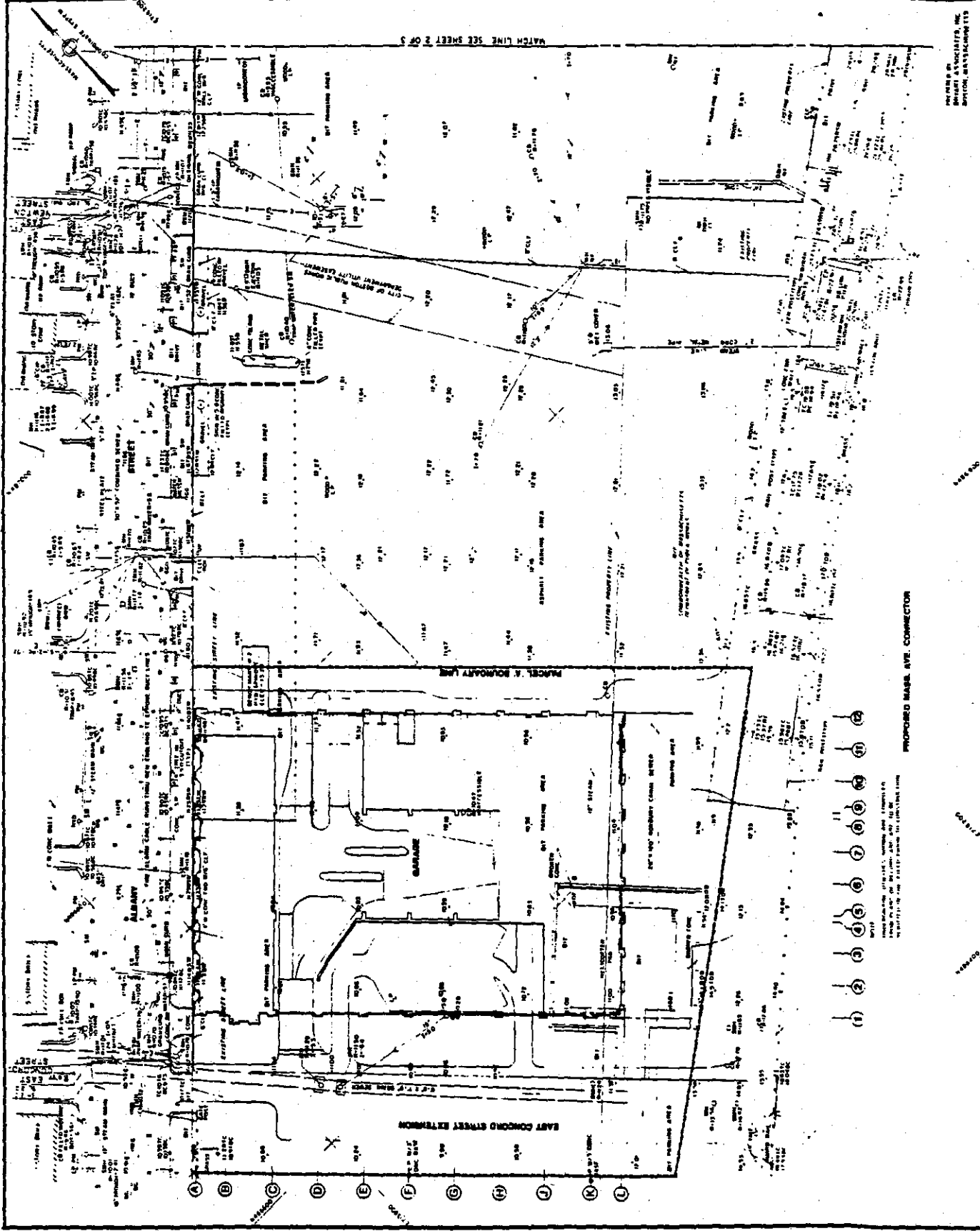


Mass. Ave. Connector (Existing Location)

Mass. Ave. Connector (Proposed Location)

Project Name	Cambridge Street Extension, Inc.
Project No.	
Sheet No.	
Scale	
Date	
Author	
Checker	
Engineer	
City	
State	
Country	

GARAGE
EXISTING CONDITIONS



UNIVERSITY ASSOCIATES, INC.
BOSTON, MASSACHUSETTS

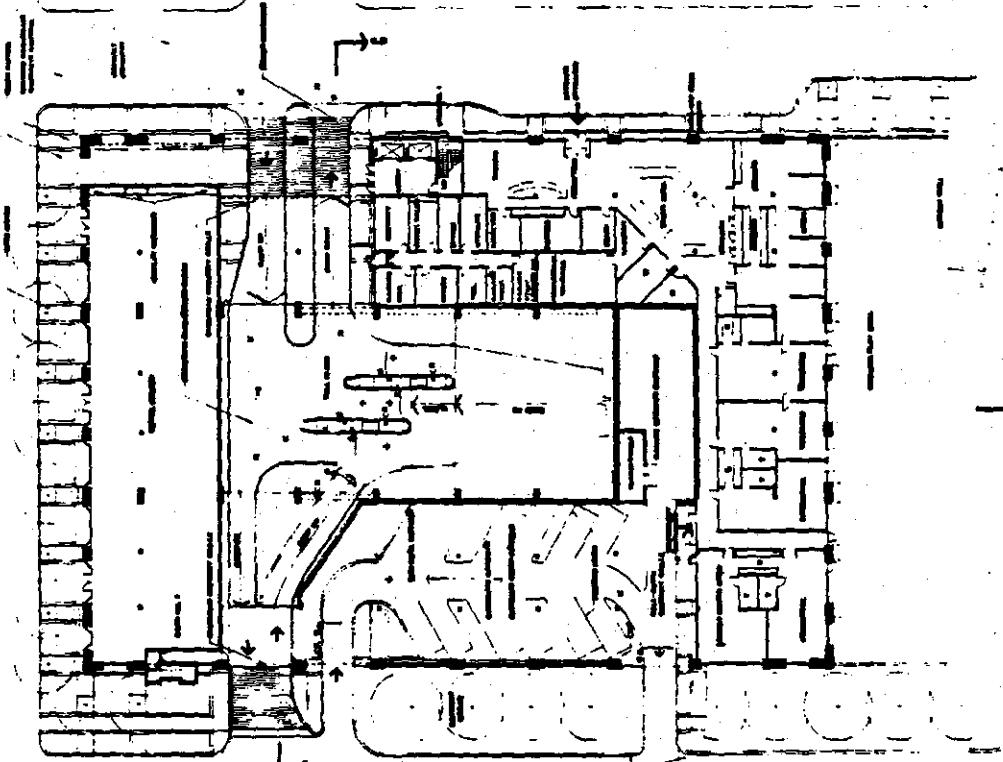
PROPOSED MASS. AVE. CONNECTOR

SEE SHEET 2 OF 3 FOR
GENERAL NOTES AND
SPECIFICATIONS

ALBANY STREET

1 2 3 4 5 6 7 8 9 10 11 12

(A) (B) (C) (D) (E) (F) (G) (H) (I) (J) (K) (L)



MEDICAL RESEARCH BUILDING

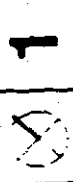
MEDICAL OFFICE BUILDING

LOOP ROAD

EAST CONCORD STREET EXTENSION

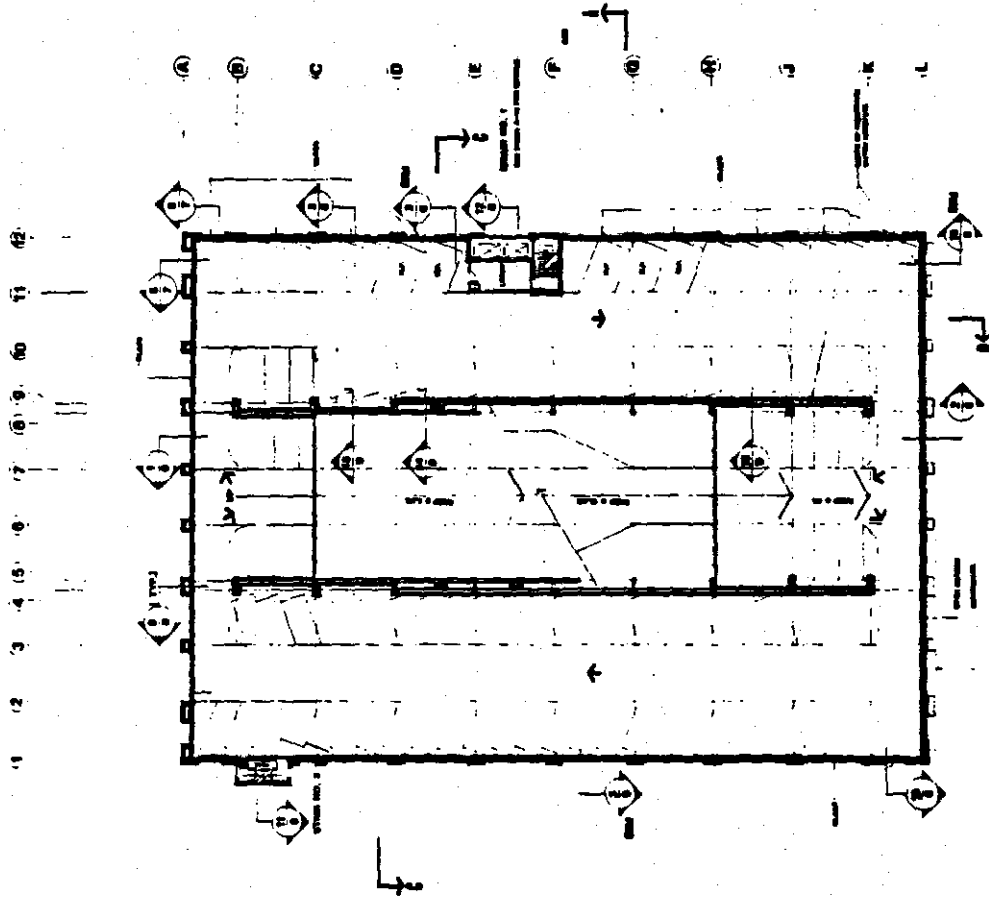
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SCALE	AS SHOWN

UNIVERSITY ASSOCIATES
GARAGE
Ground Floor Plan

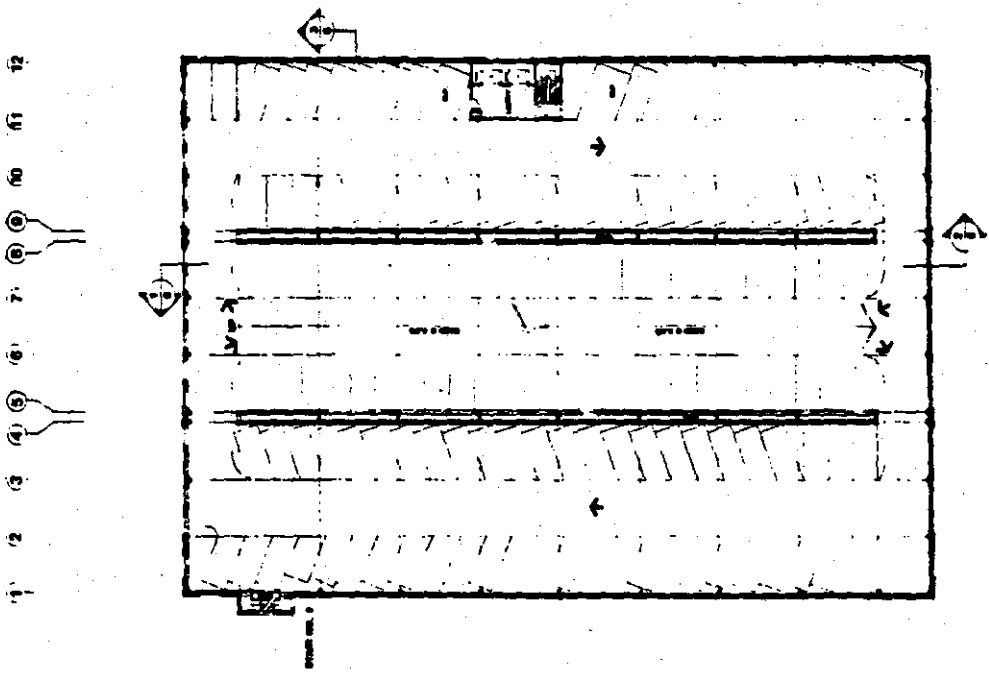


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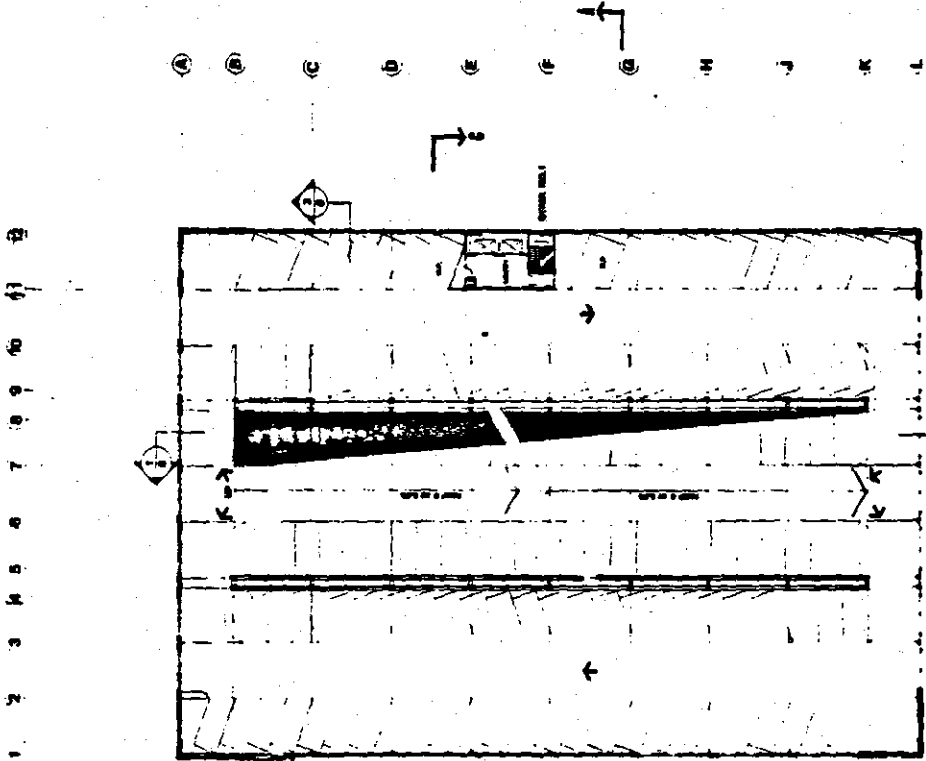
UNIVERSITY
ASSOCIATE
2ND, 4TH, 5TH & 6TH
FLOOR PLANS



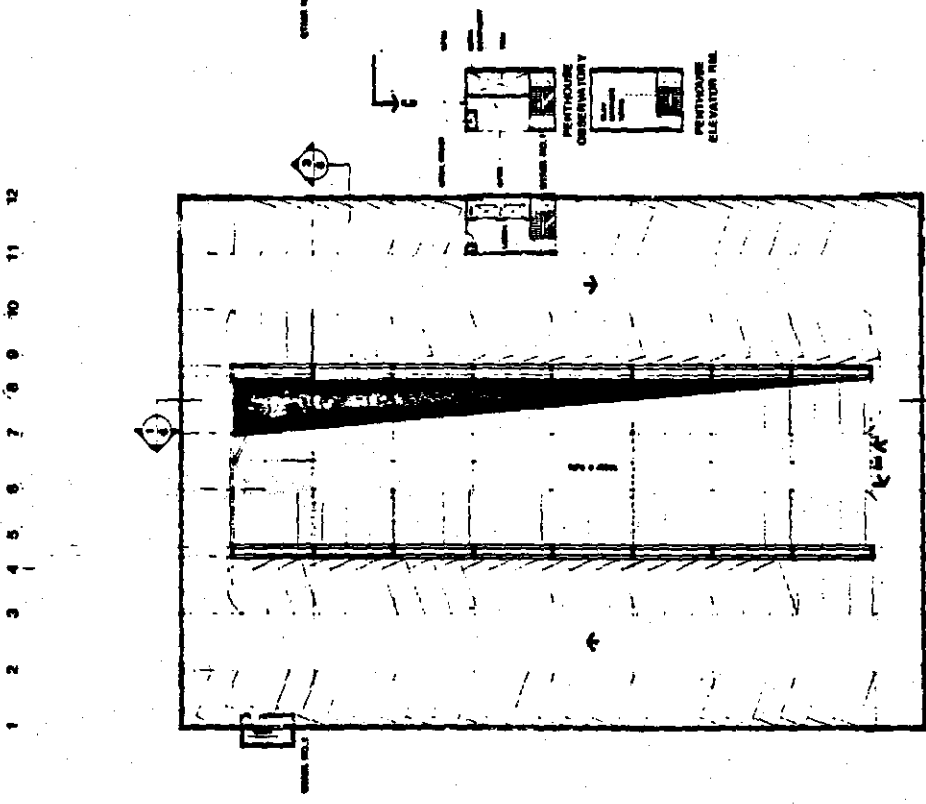
2ND FLOOR PLAN
BY CARL



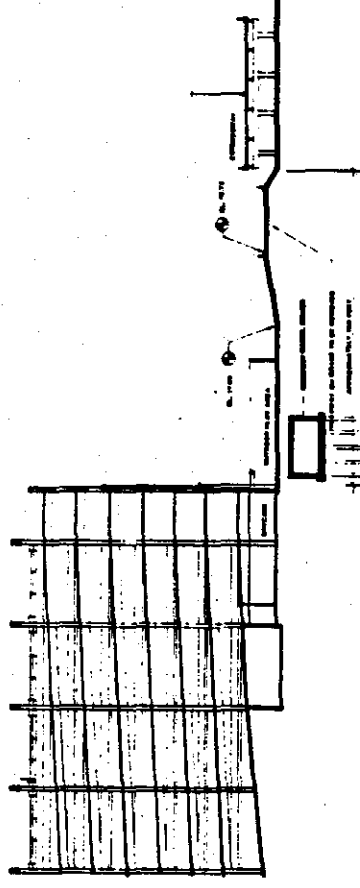
4TH, 5TH & 6TH FLOOR PLAN
BY CARL



8TH & 7TH FLOOR PLAN
BY CHAM



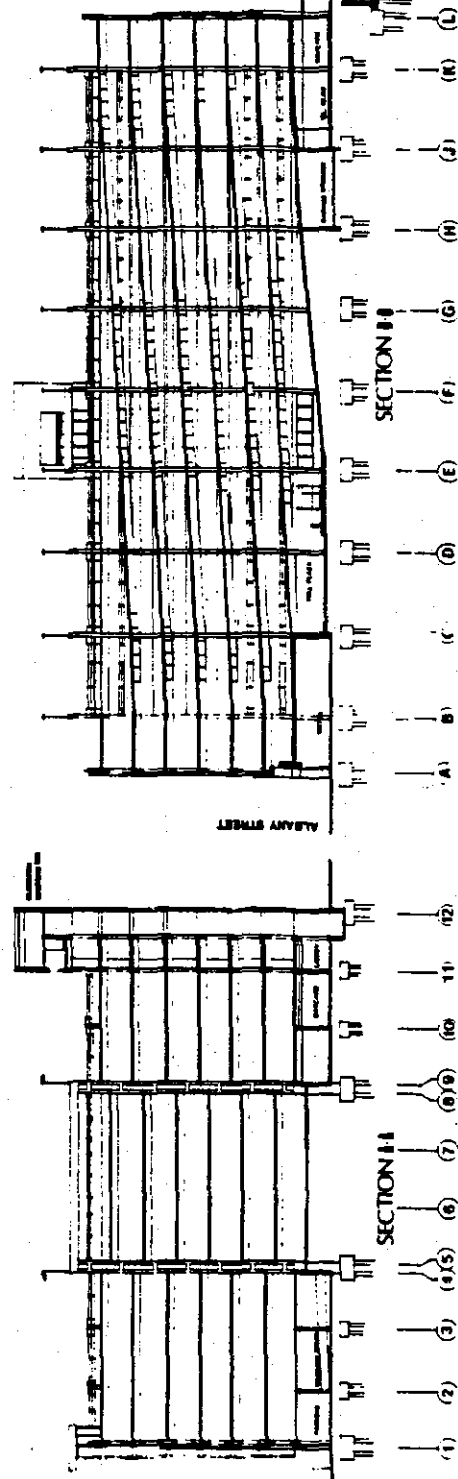
ROOF PLAN
BY CHAM



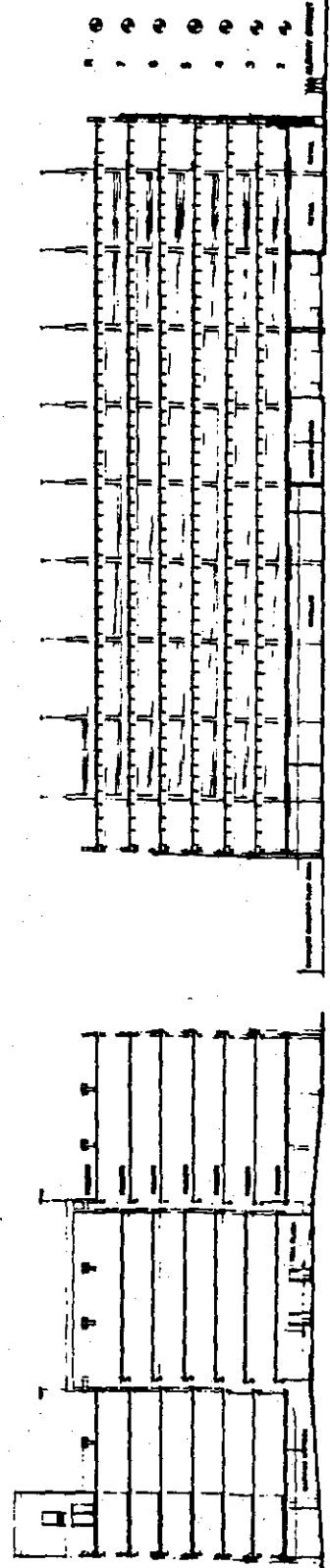
SECTION THRU EXPRESSWAY AND RAMP



- 1. CONCRETE
- 2. BRICK
- 3. GLASS
- 4. METAL
- 5. WOOD
- 6. PLASTER
- 7. INSULATION
- 8. ROOFING
- 9. PAINT
- 10. FINISH
- 11. FLOORING
- 12. CEILING
- 13. LIGHTING
- 14. MECHANICAL
- 15. ELECTRICAL



GARAGE Sections

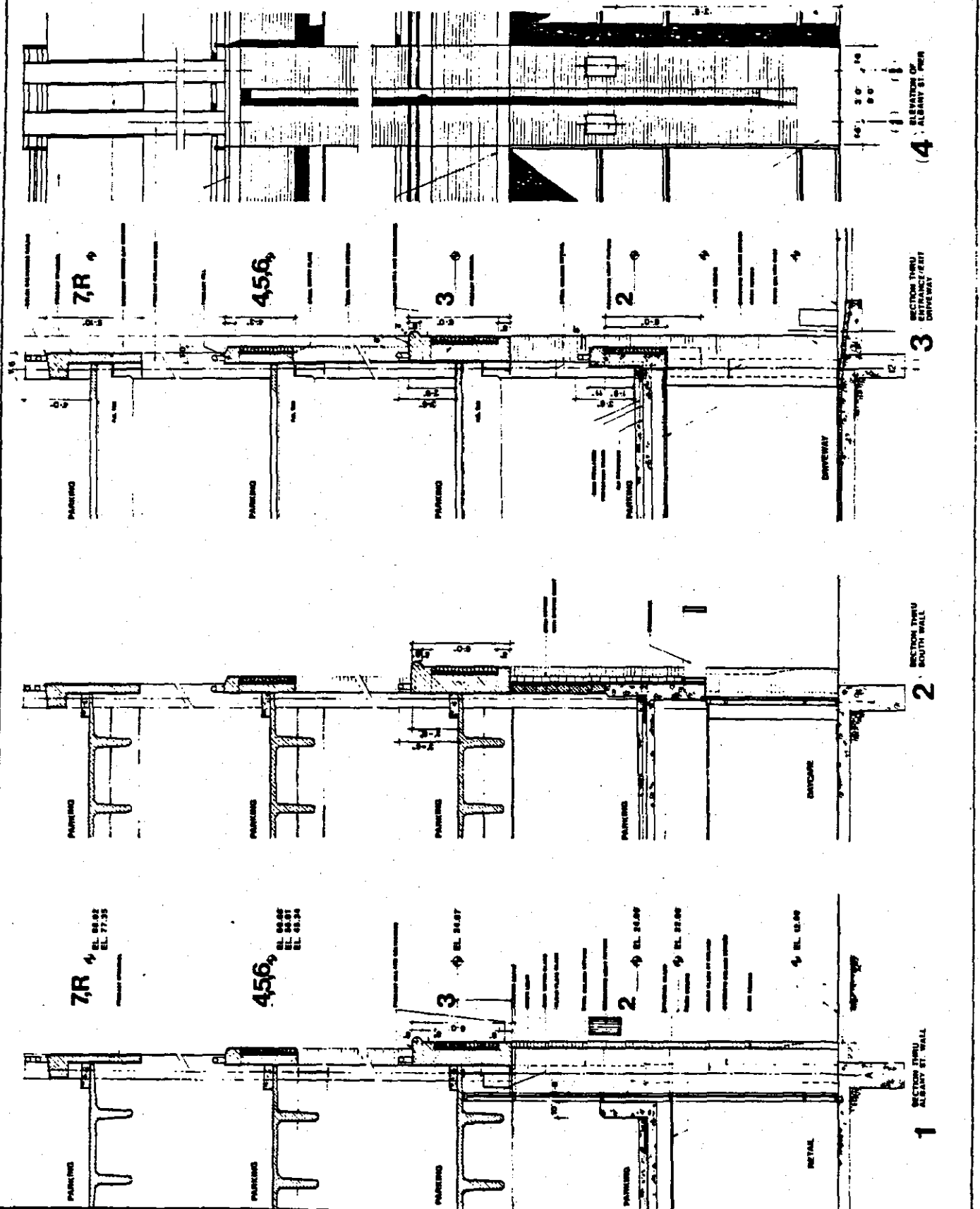


SECTION 11

SECTION 12

DATE: 11/15/88
BY: [Signature]
CHECKED: [Signature]
SCALE: AS SHOWN

GARAGE
Wall Sections



7R

456

3

2

7R

456

3

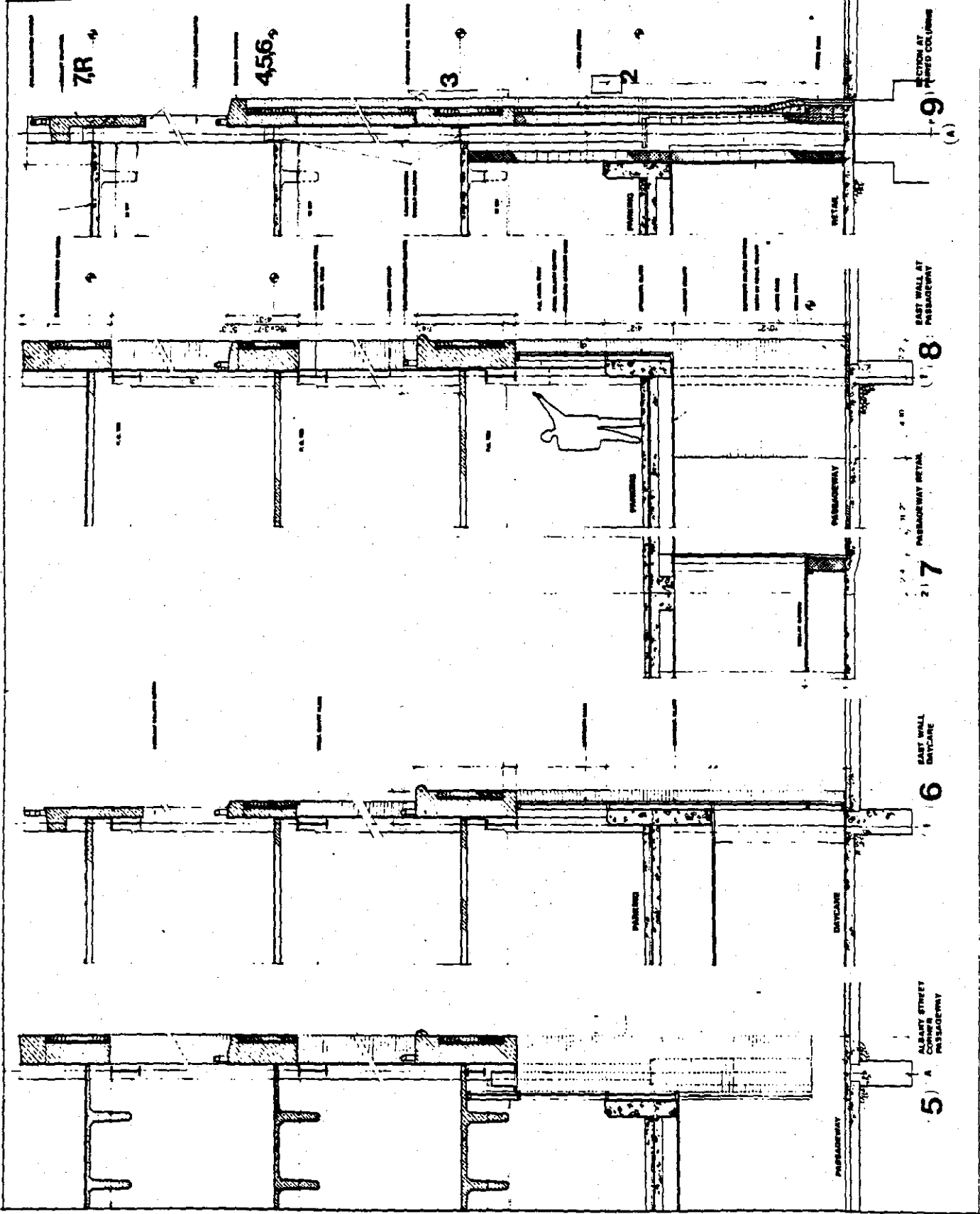
2

(4) ELEVATION OF ALBANY ST. PIER

3 SECTION THRU ENTRANCE/EXIT DRIVEWAY

2 SECTION THRU SOUTH WALL

1 SECTION THRU ALBANY ST. WALL



GARAGE
Wall Sections

SECTION AT
COLUMN

EAST WALL AT
PASSAGEWAY

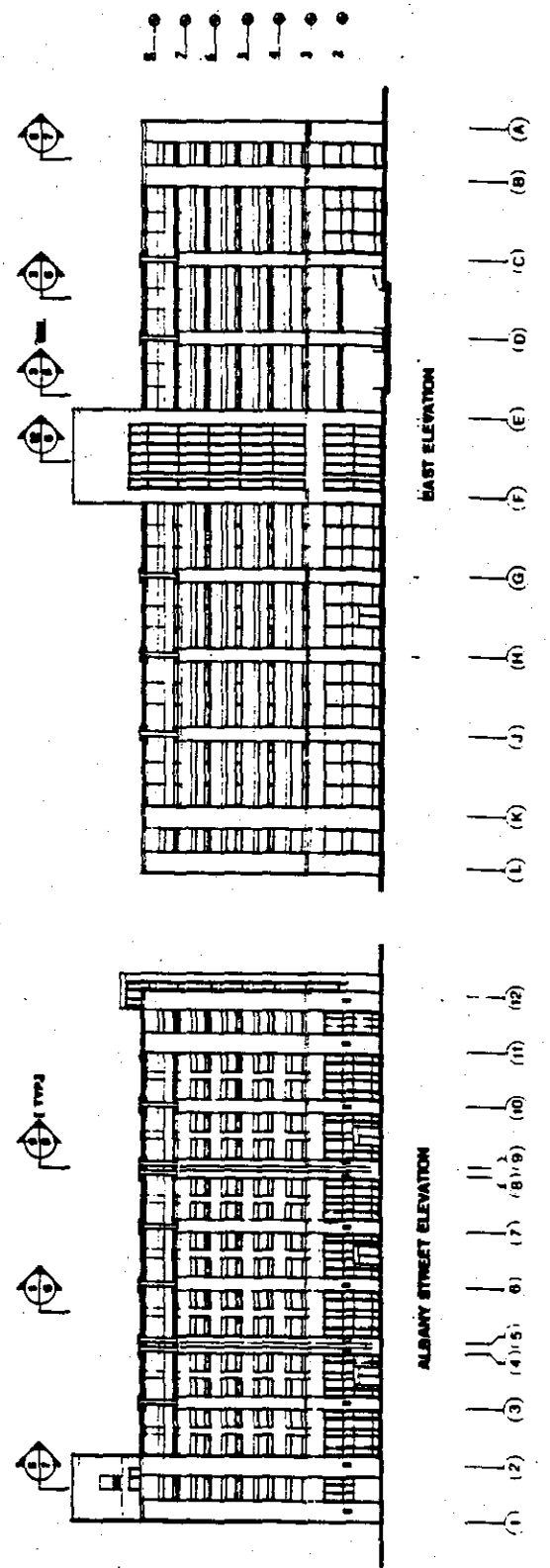
5'-11'-7"
PASSAGEWAY RETAIL

EAST WALL
DAYCARE

5) A
ALBANY STREET
CORNER
PASSAGEWAY

DATE: _____
SCALE: _____
PROJECT: _____
SHEET: _____

GARAGE
Elevations



8
7
6
5
4
3
2

EAST ELEVATION

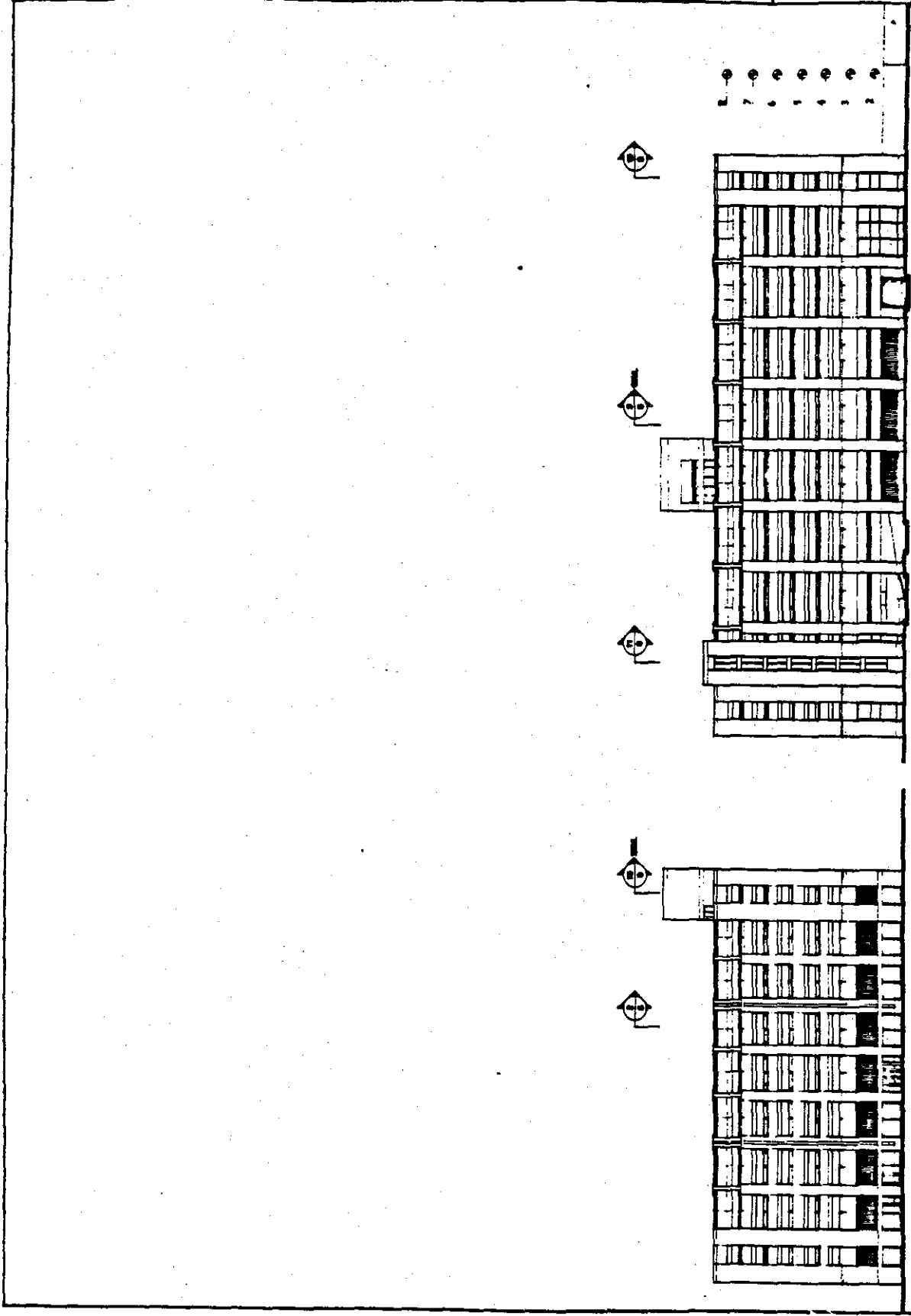
ALBANY STREET ELEVATION

(1) (2) (3) (4) (5) (6) (7) (8) (9) (10) (11) (12)

(A) (B) (C) (D) (E) (F) (G) (H) (J) (K) (L)

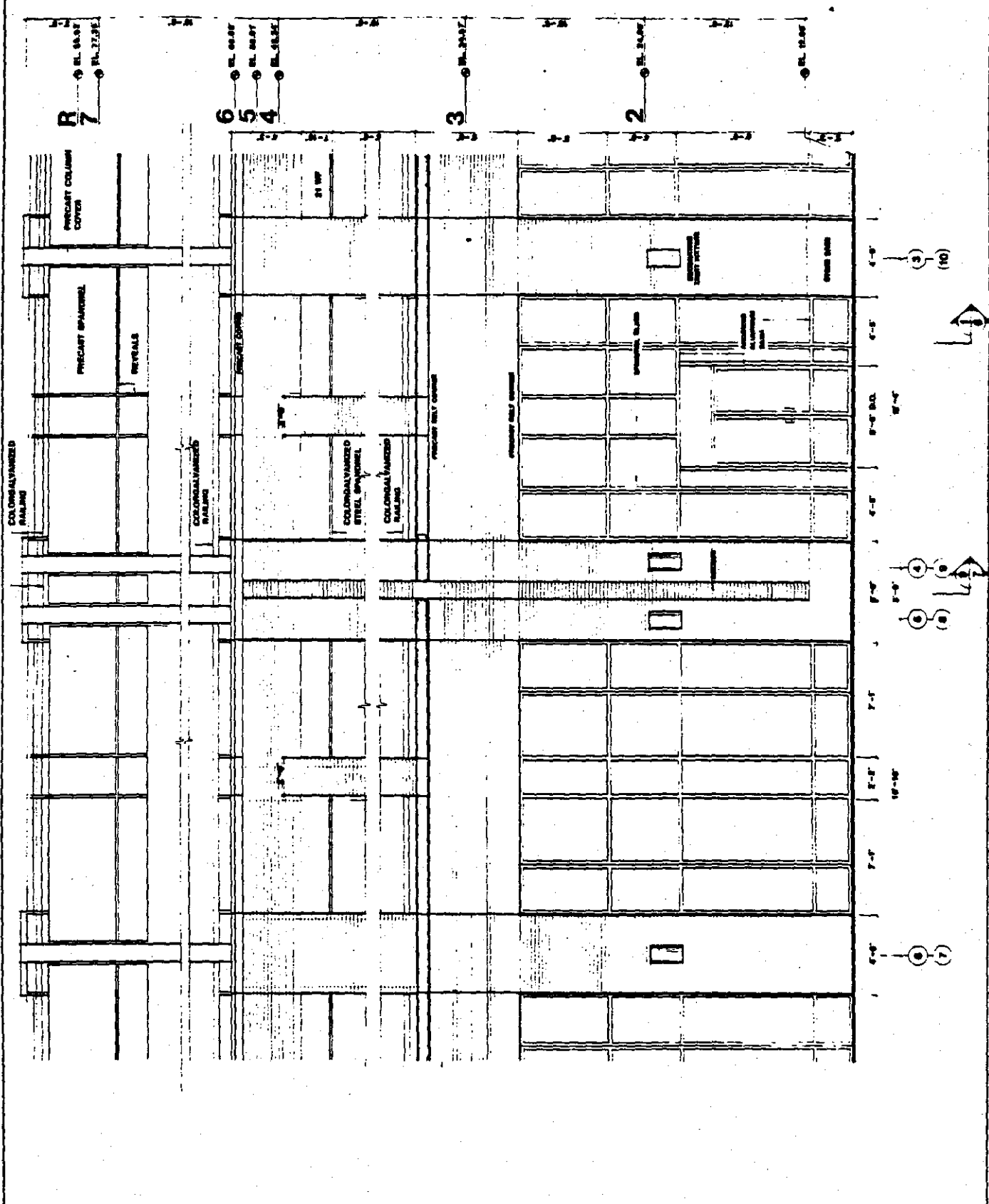
DATE: 11/11/88
BY: [Signature]

GARAGE
Elevation



WEST ELEVATION

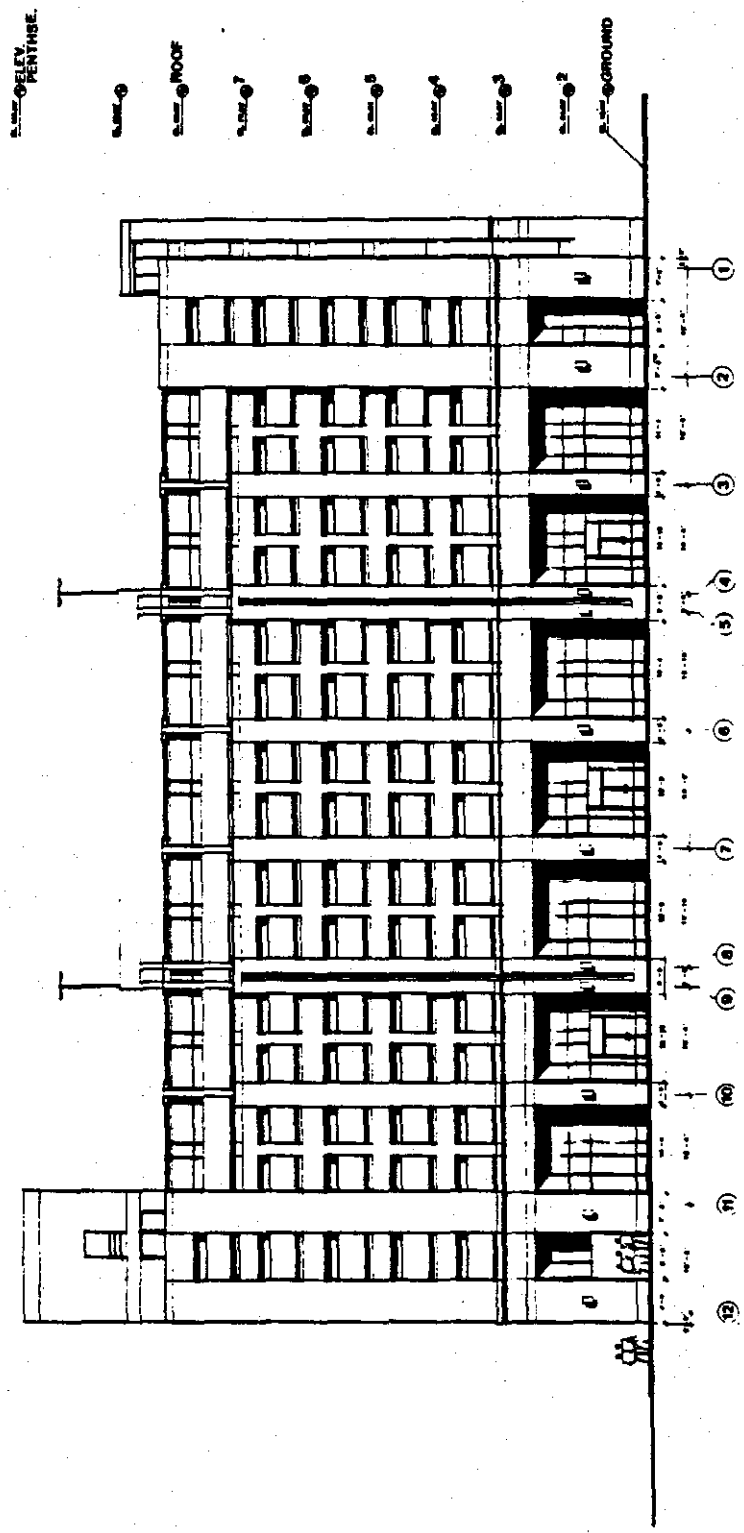
SOUTH ELEVATION



GARAGE
Elevations

DATE	11/11/78
BY	W. J. ...
CHECKED	...
SCALE	1/8" = 1'-0"
PROJECT	...
SHEET	...

GARAGE
Abbey Street Elevation



BRA: 9/26/91
Z.C.: 11/6/91
EFF.: 12/16/91

BOSTON REDEVELOPMENT AUTHORITY
DEVELOPMENT PLAN
for
CENTER FOR ADVANCED BIOMEDICAL RESEARCH
within
PLANNED DEVELOPMENT AREA NO. 41
SOUTH END TECHNOLOGY SQUARE
Trustees of Boston University, Developer

September 10, 1991

Development Plan: Simultaneously herewith, the Boston Redevelopment Authority ("BRA") has approved the Master Plan for Planned Development Area No. 41 ("Master Plan PDA") and the Development Impact Project Plan for the Master Plan PDA for South End Technology Square. As referenced in the Master Plan PDA, two or more development plans for projects within the Master Plan PDA would be submitted to the BRA for approval. In accordance with Section 3-1A of the Boston Zoning Code (the "Code"), this development plan sets forth information on the development of the Center for Advanced Biomedical Research ("Project" or "Center"), including the proposed location and appearance of structures, open spaces and landscaping, the proposed uses of the Project, the proposed dimensions of the structure, the proposed density, the proposed traffic circulation, parking and loading facilities, access to public transportation and other major elements of the Project (the "Development Plan"). The Development Impact Project Plan filed with the Master Plan PDA shall satisfy the requirements of Articles 26 and 26B for the Project.

Developer: The developer of the Project is the Trustees of Boston University, a Massachusetts non-profit educational corporation, its successors and assigns (the "Developer"). As contemplated by the Master Plan PDA, the Developer, subject to the BRA'S approval, will succeed to University Associates Limited

Partnership's interests in the Project in order to carry out the Project.

Site: The Project will be constructed on that certain parcel of land shown as Parcel B within PDA No. 41, containing approximately 35,178 square feet of land area and located at 700 Albany Street, Boston, Suffolk County, Massachusetts, as more particularly bounded and described in Exhibit A attached hereto and as shown on the plan entitled "University Associates Development Plan in Boston, Mass (South End District)" dated May 2, 1991, revised August 5, 1991, prepared by Bryant Associates, Inc. and included in Exhibit B to the Master Plan PDA and as shown on the plans entitled: "Development Plan for Center for Advanced Biomedical Research, Planned Development Area No. 41, Boston University, Developer, August, 1991, prepared by Cannon ("Development Plans"), copies of which are attached hereto as Exhibit B, (the "Site" or "Property").

Proposed Location and Appearance of Structure: The Project consists of a structure dedicated for biomedical research containing approximately 180,000 square feet of floor area with a height of 144 feet and a 28 foot penthouse for mechanical systems necessary for the operation of laboratory facilities within the building. This building will be an integral part of the Boston University Medical Center and serve as a scientific research and teaching laboratory. A portion of this building will have street level retail on Albany Street and open onto a pedestrian plaza to be located in the center of the Master Plan PDA site. As set forth in the Master Plan PDA, the entire Master Plan PDA site has the potential for approximately 400,000 to 630,000 square feet of laboratory research use, evidencing the potential of the area to be a major laboratory research area of Boston. The Center for Advanced Biomedical Research would be the catalyst for the expansion of such use and the affiliated uses as described in the Master Plan PDA, and would be in keeping with the City's economic plan for the 1990's which encourages medical and biomedical research as an important element in the stimulation of the city's economy. The establishment of research laboratory use on the site will provide jobs and economic benefits to a wide range of citizens.

The nine story with penthouse structure will be sited on Parcel B which contains approximately 35,178 square feet of land area. The building footprint is approximately 20,000 square feet which allows for a uniform floor size for laboratory use. The building is designed for laboratory research use with a building perimeter of 200 feet by 100 feet. This design allows the creation of laboratory areas of approximately 22 feet in width. The building will be set back approximately 15 feet from Albany Street and such area will be used for sidewalk and planting area. The building will be separated from the proposed 1,000 car garage building on the southwest by a perimeter service or loop road which will allow entrance to the garage as well as entrance to the

building's loading dock. On the east and south sides of the Center open areas will be landscaped as a pedestrian plaza separating the Center from the proposed University Hospital Doctors' office/clinic building ("Medical Arts Building").

The location of the building on Albany Street and its opening to the pedestrian plaza allows for the promotion of retail activities on the first floor. It is currently anticipated that the Center will be located approximately as shown on the Development Plans attached hereto as Exhibit B, although the final location and configuration of the building are subject to final design, environmental and other development review by the Authority and by other governmental agencies and authorities.

The building facade is divided into three horizontal sections: Base, Middle and Top. The Base consists of two stories with the ground level composed of a series of piers and solid corners with infill storefront glazing. The Middle section is separated from the Base and the Top by a series of reliefs and bandings. Vertical expression is emphasized through the proportion of windows, brick relief at column lines, and more solid corner elements. The Top is expressed with special materials, such as metal and stone, and changes in the treatment of windows, louvers, banding and brick reliefs. Distinctive treatment at entries and corners would be used to add definition. The building has been designed in conformity with the requirements of a laboratory research facility, yet sensitive to the form and materials of the surrounding South End and institutional area. Elevations and floor plans for the building are included in the Development Plans attached hereto as Exhibit B. The specific design elements of the building are subject to further design, environmental and other development review by the BRA and other governmental agencies.

Open Spaces and Landscaping: A landscaping and paving plan for the Project includes the sidewalk area on Albany Street and the creation of a portion of the pedestrian plaza which is referenced in the PDA Plans filed with the Master Plan PDA. Landscaping will be noted for its rich vocabulary in pavers, plantings, lighting, signage and other street furniture. The pedestrian plaza will include a combination of grass, large and small trees in a geometric pattern which will be coordinated with the building entrance. The specific area of landscaping for the Project is shown on the Phase I Site Plan included in the Development Plans attached hereto as Exhibit B.

Proposed Uses for the Site and Structure: Present plans contemplate that there will not be a basement area and that the first level will contain service and loading areas usually found in the basement. The first floor, which is accessible from Albany Street and the pedestrian plaza, will also contain retail areas, research areas, mechanical equipment areas and loading docks. Additionally, due to the construction restrictions of the Site and

the lack of basement area, mechanical systems normally located within the basement will be located in the two penthouse levels above the ninth floor. The lobby area of the building will have an open atrium and the second floor will be connected with two bridges crossing the atrium from the north and south sides of the building. It is contemplated that the uses of the second through penthouse levels will be as follows:

<u>Floor</u>	<u>Use</u>
2nd	Dental Laboratories with offices, conference rooms, service and equipment areas.
3rd	Biophysics Laboratories with offices, conference rooms, service and equipment areas.
4th	Biophysics Laboratories with offices, conference rooms, service and equipment areas.
5th	Cardiovascular Institute with offices, conference rooms, service and equipment areas.
6th	Cardiovascular Institute with offices, conference rooms, service and equipment areas.
7th	Animal Science Center with offices, conference rooms, service and equipment areas.
8th	Animal Science Center with offices, conference rooms, service and equipment areas.
9th	Animal Science Center with offices, conference rooms, service and equipment areas.
Penthouse(2)	Equipment, storage and mechanical rooms.
Roof	Cooling towers and exhaust fans.

The proposed zoning uses for the Site and for the structure planned for the Site may include one or more of the following uses:

<u>Use No.</u>	<u>Description</u>	<u>Status</u>
16A	College or University granting	Conditional C

degrees by authority of the Commonwealth of Massachusetts.

18	Trade, professional or other school.	Conditional	C
24	Scientific research and teaching laboratories not conducted for profit and accessory to 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.	Conditional (Allowed	C A)
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. (outdoor display)	Conditional (Allowed	C A)
36A	Retail catering	Conditional	C
37	Lunchroom/Restaurant	Allowed	A
39	Office of an accountant, architect, attorney, dentist, physician or other professional person, not accessory to a main use	Allowed	A
40	Real estate, insurance or other agency office	Allowed	A
41	Office building, post office,	Allowed	A

	bank (other than drive-in bank) or other similar establishment		
43	Barber/beauty/shoe shop services establishments	Allowed	A
44	Tailor/Dry Cleaning	Allowed	A
48	Research Laboratory	Allowed	A
61	Car rental agency	Conditional	C
71	Ancillary Uses	Conditional	C
77	Keeping of Laboratory Animals	Conditional	C
80	Storage of Flammable Liquid and Gases Incidental to a lawful use	Allowed	A
85	Accessory Use which is ancillary to and ordinarily incident to a lawful main use	Allowed	A

or any other allowed use for a B-4 district.

Proposed Dimensions of Structure: The Center will be located on Parcel B of the Site containing approximately 35,178 square feet of site area. The building will have a footprint of 20,000 square feet and will be set back from Albany Street approximately 15 feet. The side yard set back from the service road for the Site will be approximately 10 feet. The main open areas on the Site will be the areas between the Center and the Medical Arts Building on the north and the pedestrian plaza to the rear of the structure. The building measurements will be approximately 200 feet by 100 feet which allows for the placement of research laboratory bays with a dimension of 22 feet by 34 feet. The building will have a height of 144 feet for nine levels plus an additional (28 ft.) two level penthouse which will contain mechanical equipment for the operation of the building. The gross floor area of the building will be approximately 180,000 square feet which is calculated based upon nine levels of usable space, each level containing approximately 20,000 square feet. For purposes of determining gross floor area in accordance with the Code, mechanical and electrical space on the penthouse floors was not included. Based upon the gross floor area and the lot size of 35,178 square feet, the floor area ratio equals 5.1. This requires an Exception from the provisions of the Code. Upon establishment of the Master Plan PDA, the Site will be located in a B-4-D zoning district, modified from the former H-3 district, a residential district with a maximum floor area ratio ("FAR") of 3.0. In such districts, relief from the requirements of the Code

may be sought as Exceptions pursuant to Article 6A of the Code. 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 due to such review.

Proposed Density and Zoning: This Development Plan provides for an overall FAR for the Site of 5.1 based upon the ratio of 180,000 square feet of gross floor area of Project to the total Site area of approximately 35,178 square feet. 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 greater than 5.1. For example, roadways, sidewalks, pathways and other paved areas forming the pedestrian plaza 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. As referenced in the Master PDA, the entire Site will be subdivided into various development parcels for sale or lease to users and developers of the various parcels. Therefore, it will be necessary to insure that the proposed density for Parcel B is not affected by changes in the densities of other parcels and building plans within the Master Plan PDA. Although the total proposed density of the Project Site is 5.1 and the total proposed density of the Master Plan PDA site is 3.2, these ratios may change due to design and development review by the authority and other governmental agencies and authorities.

Due to the location and size of the Center and the need to establish separate development parcel for the development and financing of the Center, it is contemplated that certain provisions of the Code will not be met by the Project design. Therefore, pursuant to Article 6A of the Code, Exceptions may be granted by the Board of Appeal for projects located within planned development areas and urban renewal subdistricts. It is contemplated that, based upon the present development plans for the Center, the following Exceptions are needed from the provisions of the Code:

1. Conditional Use Permits or Exceptions Required for Article 8, Section 8-7, Uses;

<u>Use Number</u>	<u>Use</u>	<u>Status</u>	
16A	College or University granting degrees by authority of the Commonwealth of Massachusetts.	Conditional	C
18	Trade, professional or other school.	Conditional	C
24	Scientific research and teaching laboratories	Conditional (Allowed	C A)

not conducted for profit and accessory to 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.

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. (outdoor display)	Conditional (Allowed	C A)
36A	Retail catering	Conditional	C
61	Car rental agency	Conditional	C
71	Ancillary Uses	Conditional	C
77	Keeping of Laboratory Animals	Conditional	C

2. Exceptions Required for Dimensional Requirements.

Article 2, Section 2-1	Area and Lot Definitions
Article 15, Section 15-1	Floor Area Ratio
Article 19, Section 19-1	Minimum Side Yard
Article 20, Section 20-1	Minimum Rear Yard
Article 21, Section 21-1	Minimum Setback Requirements
Article 24, Section 24-1	Off-Street Loading Requirements

Projected Number of Employees: It is anticipated that the Project will generate approximately 500 construction jobs. With respect to permanent jobs, based upon the current development scheme, approximately 400 jobs will be created.

Proposed Traffic Circulation: The present use of the Site as a parking lot generates traffic from Albany Street and Massachusetts Avenue to two main parking lots within the Site. With the development of the Center, traffic circulation will be limited to a perimeter service or loop road connected to Albany Street. Vehicular traffic access to the Center is thus limited to Albany Street and the perimeter service road. Parking for such vehicles will be available in the parking garage to be constructed on Parcel A. Additionally, it is expected that on-street parking will remain available on Albany Street. Delivery and loading facilities are located on the service road side of the building and are accessible from such road.

Parking and Loading Requirements: The Center will not contain parking areas either at grade or below grade for the occupants and users of the Center. It is contemplated that the parking requirements of the Center will be satisfied with the construction of the 1,000 car parking garage adjacent to the Center on Parcel A. A parking access plan will be developed by a garage management organization to ensure the availability of parking for project users. Parking is accessible from the perimeter service road and upon completion of an extension of East Concord Street from such extension. The Center plans to contemplate the construction of two off-street loading bays which will be located completely within the building and accessible from the perimeter service road. These loading areas are shown on the Development Plans attached hereto as Exhibit B. The loading platform will be of sufficient depth and width to allow for their use by delivery vehicles.

Access to Public Transportation: With the relocation of the Orange Line to the Southwest Corridor, the availability of rapid transit service to the Site has been reduced, although the MBTA has instituted bus service along Albany Street. The developer intends to coordinate with the MBTA the promotion of public transportation together with carpools, vanpools and the caravan system. The Project will be subject to a Transportation Access Plan Agreement which will outline specific strategies such as roadway and traffic control improvements, traffic demand management, public transportation, parking management, loading, pedestrian improvements and construction traffic management. The Project will also be subject to an Inter-institutional Transportation Management Association Agreement ("ITMA") which would have as its specific objective: the implementation of measures that minimize automobile use to and from the area. The ITMA will seek to accomplish this objective by: promoting the concept of ride sharing through project marketing efforts, implementing a computerized ride share program, establishing a public awareness program on transportation options, establishing a preferential parking program for carpools and vanpools, sponsoring a semi-annual transportation awareness day, promoting bicycle transportation and encouraging employers to implement alternative work schedules and to promote increase usage of public

transportation services.

Public Benefits: The Project as part of the Master PDA will provide substantial public benefits to the City of Boston and the surrounding neighborhood. Not only will the Project provide direct benefits due to the development, construction and occupancy of the Project, but also the Project will insure continuation and strengthening of existing public benefits to the City and the neighborhood from the operation of the Boston University Medical Center (the "Medical Center"). This Project is unique in the extent of public benefits in that it will ensure the continuation, strengthening and expansion of existing medical research institutions in the area. This Project will generate both direct and indirect economic benefits and directly affect the economic issues of jobs, health care, and education, which are of great importance to the City in the 1990's and the next century. These benefits are wide ranging and comprehensive and are directed to City of Boston residents, school children, and those in need of medical care. The additional benefits resulting from the Project will include a unique educational and occupational opportunity for graduates of Boston high schools in biomedical research programs and the clinical sciences of Boston University School of Medicine. The opportunity provides an opening for City of Boston residents and their children to make a contribution to the advancement of medical research in the City and to strengthen the economic fabric of the South End and the medical and institutional community.

In addition to these long-term and substantial benefits from the Project and its sponsors, the Project, as part of the Master Plan PDA, will participate in the Inter-institutional Transportation Management Association with the Medical Center and Boston City Hospital, will contribute to the maintenance program for Franklin Square, Blackstone Square and Worcester Square parks in conjunction with the Boston Parks Department, and will contribute to Housing Linkage based upon the contribution formula of \$5.00 per square foot of floor area in excess of 100,000 square feet, exclusive of garage space, and Jobs Linkage based upon the contribution formula of \$1.00 per square foot of floor area in excess of 100,000 square feet, exclusive of garage space. The Project will also provide public benefits in construction jobs, taxes, PILOT contributions and indirect economic benefits for the neighborhood and the City of Boston.

In summation, the Project as part of the Master Plan PDA and the DIP Plan and DIP Agreement will provide for the continuation and enhancement of numerous public benefits through the continuation of the medical research and institutional uses in the South End and the strengthening of such uses.

Development Review Procedures: All design plans for the Project are subject to on-going development review and approval of the BRA. Such review is to be conducted in accordance with Article 31 of the Code and the BRA Development Review Procedure,

dated 1985, revised 1986, in the form attached to the Cooperation Agreement for the Site, as defined and modified by such Cooperation Agreement.

9/24/91

LIST OF EXHIBITS
to
DEVELOPMENT PLAN
for
CENTER FOR ADVANCED BIOMEDICAL RESEARCH

- Exhibit A Site Description
- Exhibit B Development Plan for Center for Advanced
Biomedical Research, Boston University, Developer,
August 1991, prepared by Cannon

EXHIBIT A

PDA SITE DESCRIPTION

PARCEL "B"

A certain parcel of land in Boston, Suffolk County, Massachusetts, shown as Parcel "B" on a plan entitled "University Associates Development Plan in Boston, Mass. (South End District)," prepared by Bryant Associates, Inc., dated May 2, 1991, revised August 5, 1991, scale 1" = 40', to be recorded with the Boston Redevelopment Authority for the Master Plan and Development Project Impact Plan for Planned Development Area No. 41 pursuant to Article 3, Section 3-1A of the Boston Zoning Code, and bounded and described according to said plan as follows:

Beginning at a point on the southeasterly side of Albany Street at the northwesterly corner of said Parcel "B" as shown on said plan, and thence running

NORTH 45° 56' 20" EAST by Albany Street for a distance of two hundred sixty-nine and 19/100 (269.19) feet; thence turning and running

NORTH 44° 03' 40" WEST for a distance of one hundred thirty and 68/100 (130.68) feet; thence turning and running

SOUTH 45° 56' 20" WEST for a distance of two hundred sixty-nine and 19/100 (269.19) feet; thence turning and running

SOUTH 44° 03' 40" EAST for a distance of one hundred thirty and 68/100 (130.68) feet to the point of beginning;

Containing 35,178 square feet of land (more or less), according to said plan.



BOSTON UNIVERSITY

Development Plan for the Center for Advanced Biomedical Research Planned Development Area # _____

List of Drawings

Master Plan
Site Plan
Ground Floor Plan
Second Floor Plan
Third Floor Plan
Fourth Floor Plan
Fifth Floor Plan
Sixth Floor Plan
Seventh Floor Plan
Eighth Floor Plan
Ninth Floor Plan
Penthouse Floor Plan
Equipment Platform Plan
Roof Plan
North Elevation
East and West Elevations
South Elevation
Building Section

Developer Boston University
147 Bay State Road
Boston, MA 02215

Architect Cannon
148 State Street
Boston, MA 02109
(617) 742-5440

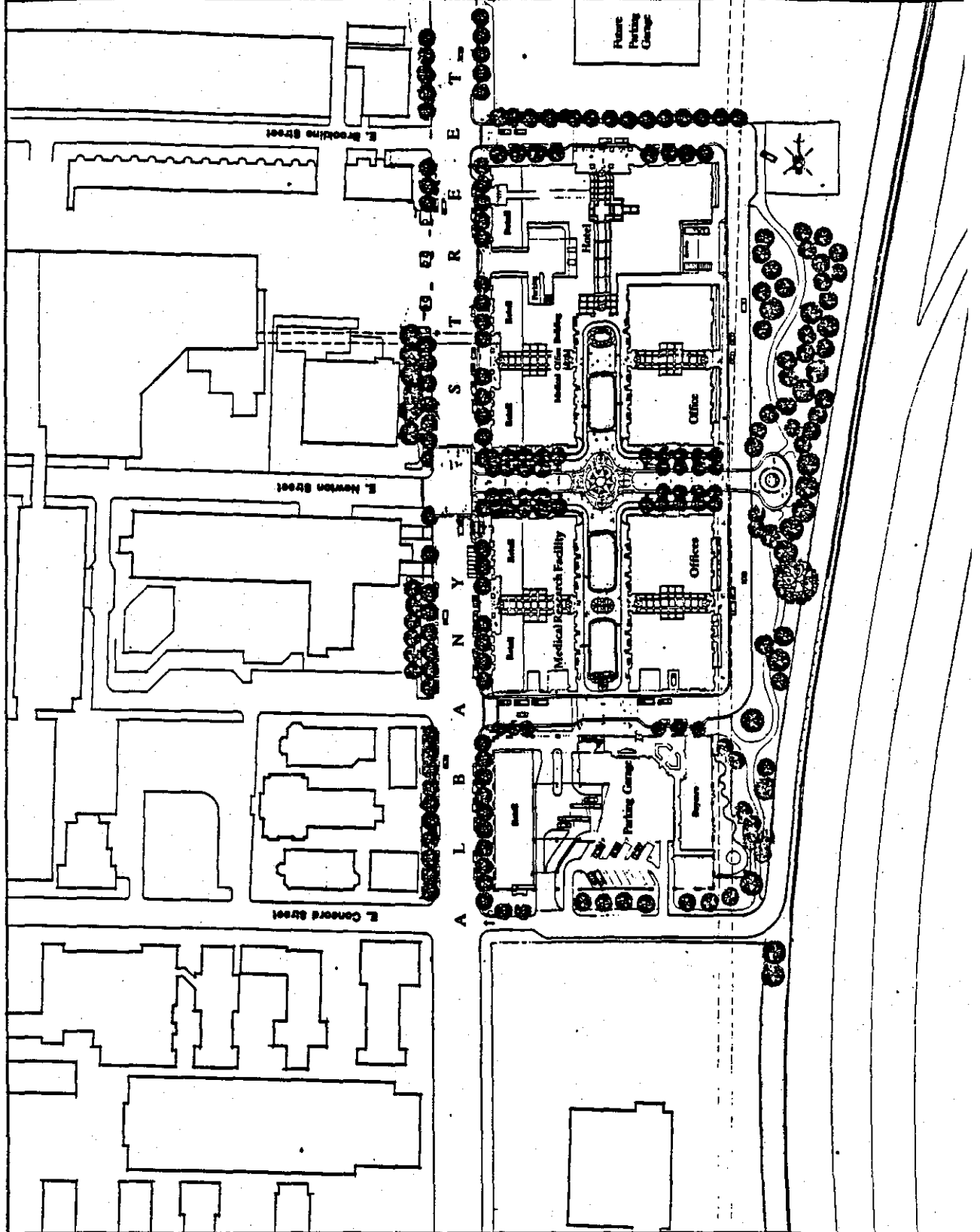
**Structural
Engineer** Cannon
270 Whitehaven Road
Grand Island, NY 14072
(716) 773-6800

**Mechanical/
Electrical
Engineer** Cosentini Associates
44 Brattle Street
Cambridge, MA 02138
(617) 876-3830

**Laboratory
Consultant** Earl Walls Associates
5348 Carroll Canyon Road
San Diego, CA 92121
(619) 457-2400

AUGUST 1991

Project Name	
Location	
Client	
Architect	
Date	
Scale	
Sheet No.	
Total Sheets	
Prepared by	
Checked by	
Drawn by	
Project No.	
Site No.	



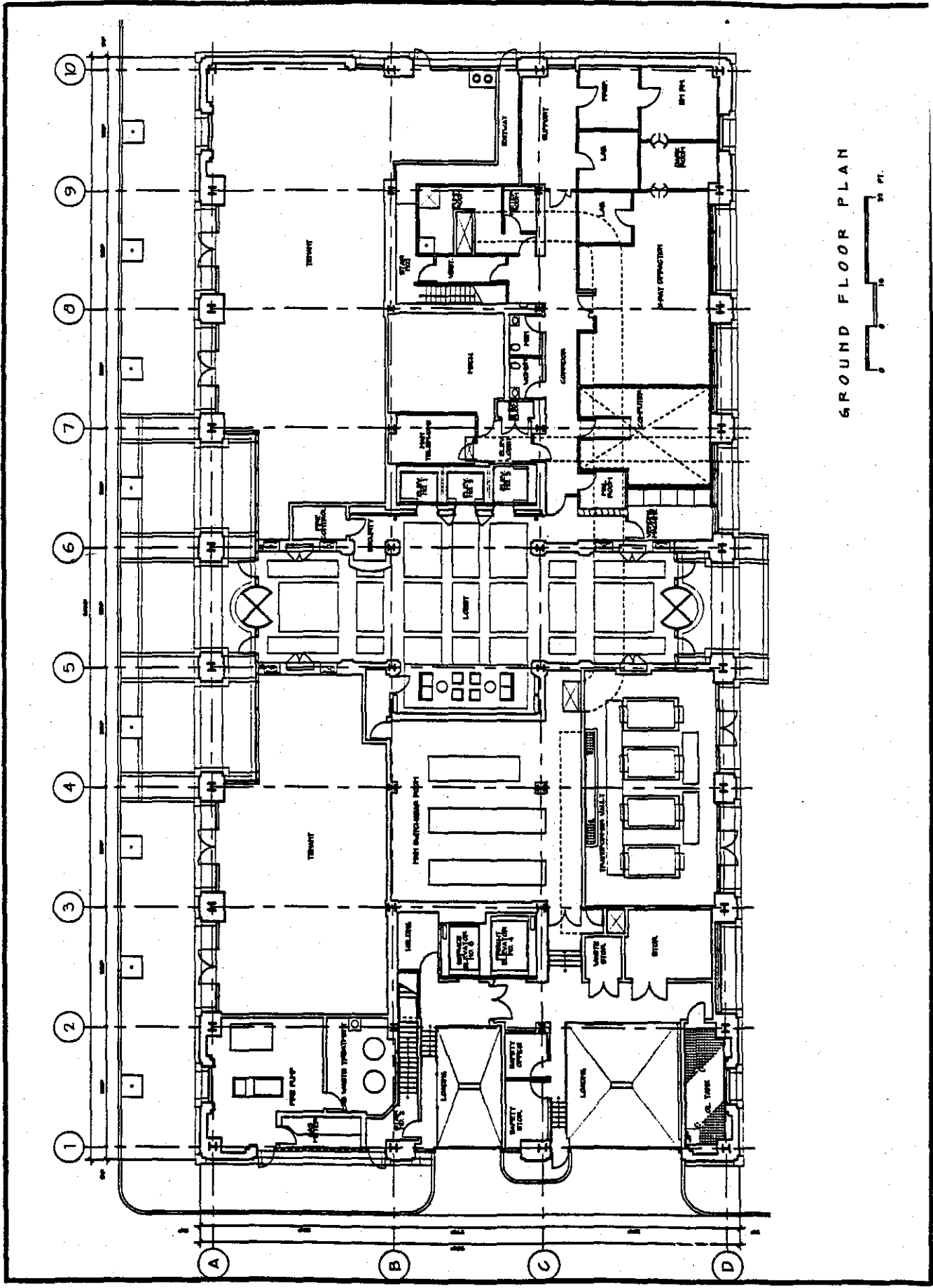


University of Maryland System
 Center for Advanced
 Research and Education

DATE	10/1/74
BY	J. W. [unclear]
CHECKED BY	[unclear]
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PROJECT	UNIVERSITY OF MARYLAND SYSTEM
LOCATION	COLLEGE PARK, MARYLAND
DESCRIPTION	UNIVERSITY CENTER FOR ADVANCED RESEARCH AND EDUCATION
DESIGNER	ARCHITECTS
OWNER	UNIVERSITY OF MARYLAND SYSTEM
NO. OF SHEETS	10
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DESCRIPTION	UNIVERSITY CENTER FOR ADVANCED RESEARCH AND EDUCATION
DESIGNER	ARCHITECTS
OWNER	UNIVERSITY OF MARYLAND SYSTEM
NO. OF SHEETS	10
SHEET NO.	10

PROVISIONS MADE FOR CONSTRUCTION

NO.	1
DATE	10/1/74
BY	J. W. [unclear]
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PROJECT	UNIVERSITY OF MARYLAND SYSTEM
LOCATION	COLLEGE PARK, MARYLAND
DESCRIPTION	UNIVERSITY CENTER FOR ADVANCED RESEARCH AND EDUCATION
DESIGNER	ARCHITECTS
OWNER	UNIVERSITY OF MARYLAND SYSTEM
NO. OF SHEETS	10
SHEET NO.	10



GROUND FLOOR PLAN





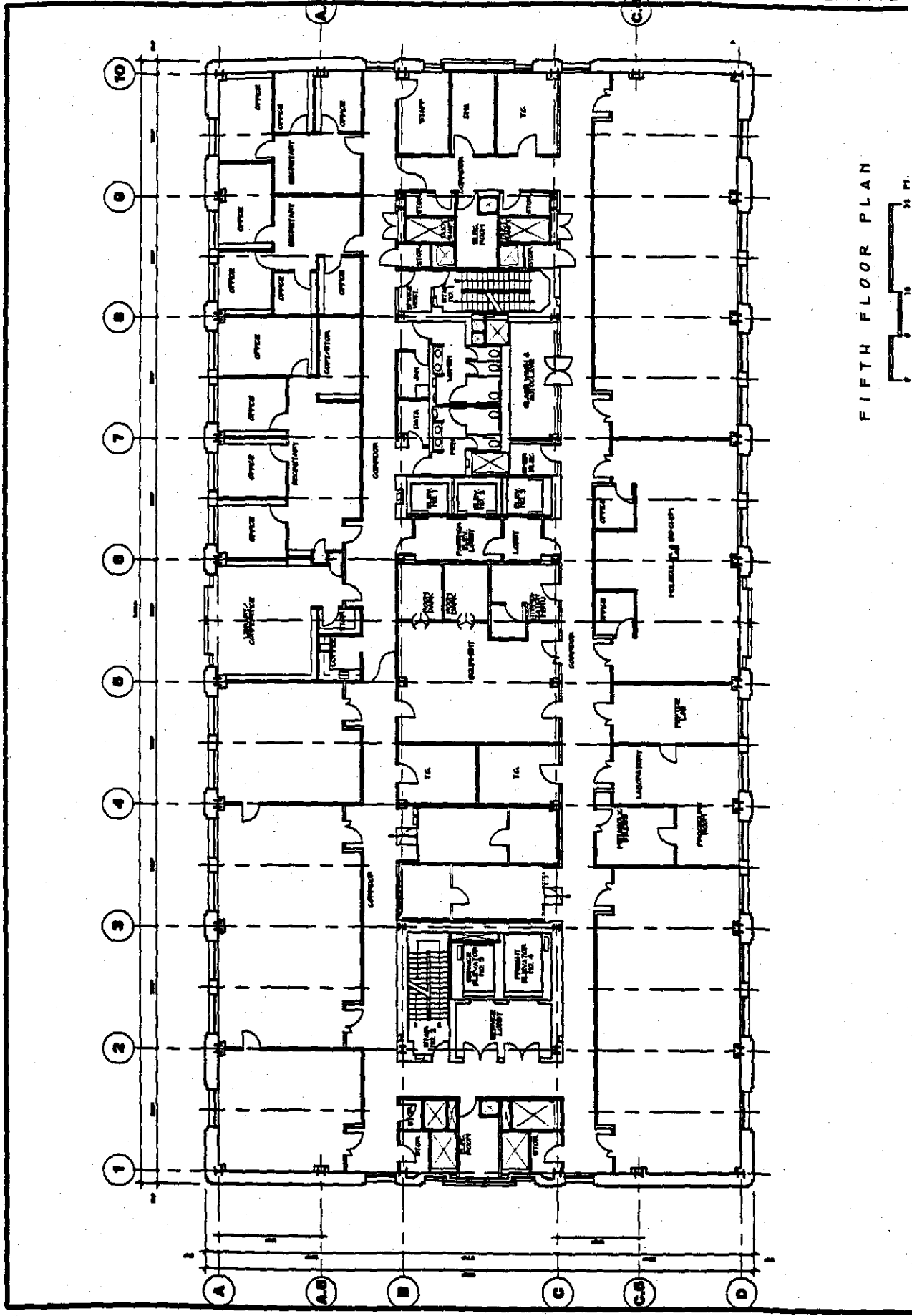
United States Coast and Geodetic Survey

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Spheroid	WGS 84
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False Easting	500000
False Northing	0
Central Meridian	15° 00' 00"
Scale Factor	0.999609302260465
False Origin	0 0

PROJECTION FOR
NET PLAN DRAWING



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FIFTH FLOOR PLAN

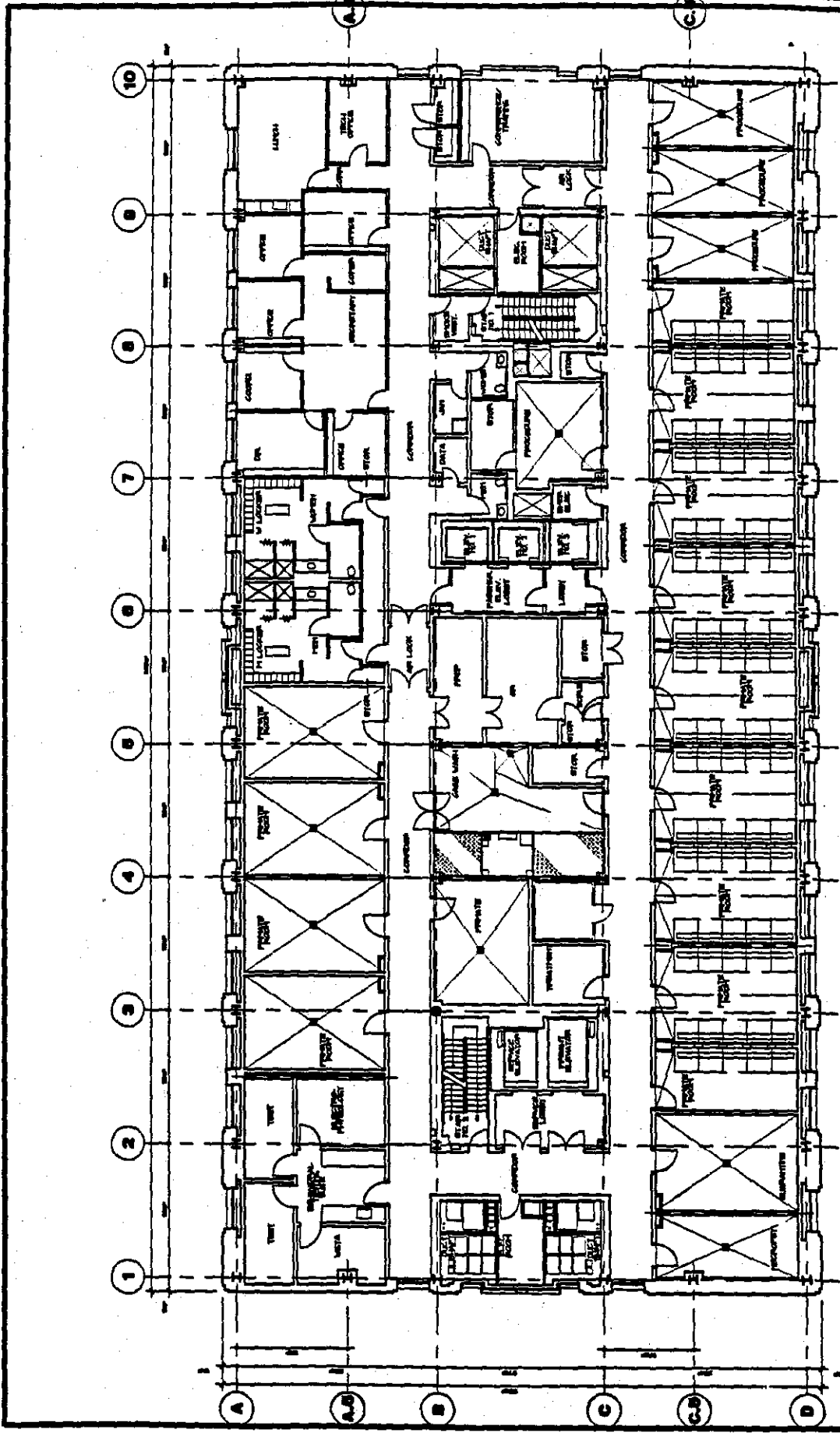




U.S. Army Corps of Engineers
ENGINEERING DIVISION

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DESCRIPTION										
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PROPOSED BY
DATE OF ISSUE



SEVENTH FLOOR PLAN



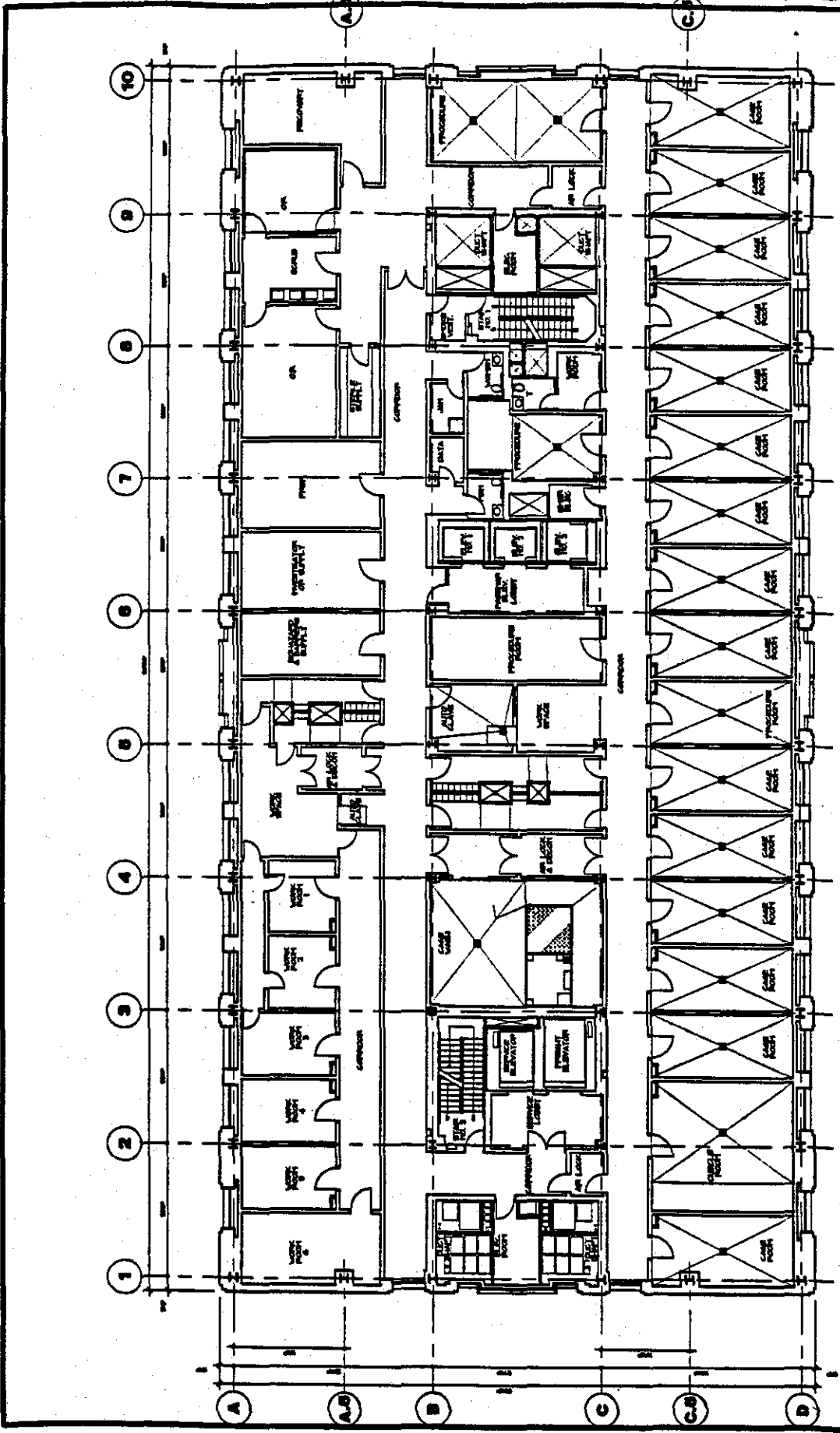


Division of Army
Center for Public
Engineering

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Sheet No.	
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Date	
Author	
Checker	
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Project No.	
Contract No.	
Sheet No.	
Scale	
Date	
Author	
Checker	
Appr. by	

PROVISIONS FOR
NET FLOOR COVERING

Room No.	
Room Name	
Room Area	
Room Volume	
Room Height	
Room Perimeter	
Room Shape	
Room Orientation	
Room Notes	
Room Status	
Room Location	
Room Dimensions	
Room Construction	
Room Finish	
Room Equipment	
Room Utilities	
Room Access	
Room Egress	
Room Security	
Room Safety	
Room Health	
Room Environment	
Room Maintenance	
Room Operations	
Room Management	
Room Administration	
Room Accounting	
Room Information	
Room Communication	
Room Transportation	
Room Energy	
Room Materials	
Room Labor	
Room Equipment	
Room Utilities	
Room Access	
Room Egress	
Room Security	
Room Safety	
Room Health	
Room Environment	
Room Maintenance	
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Room Communication	
Room Transportation	
Room Energy	
Room Materials	
Room Labor	



NINTH FLOOR PLAN





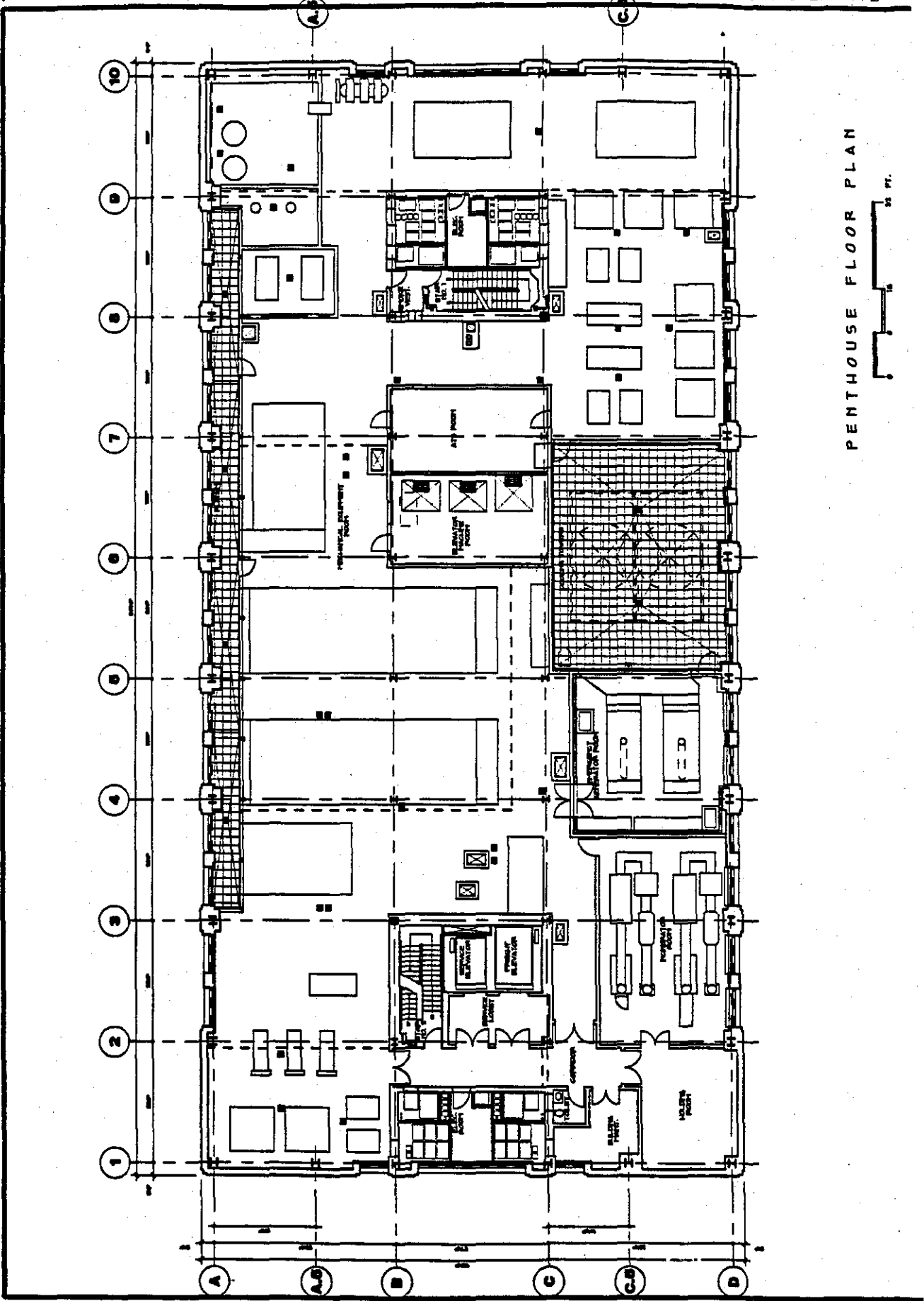
State of New York
Department of State
Division of Professional Services

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Client	
Address	
City	
State	
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Sheet No.	
Total Sheets	
Date	
Drawn By	
Checked By	
Project Engineer	

PROVISIONS FOR
NOT FOR CONTRACT



DATE	
BY	
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PROJECT ENGINEER	
SCALE	
SHEET NO.	
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DATE	
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PROJECT ENGINEER	



PENTHOUSE FLOOR PLAN





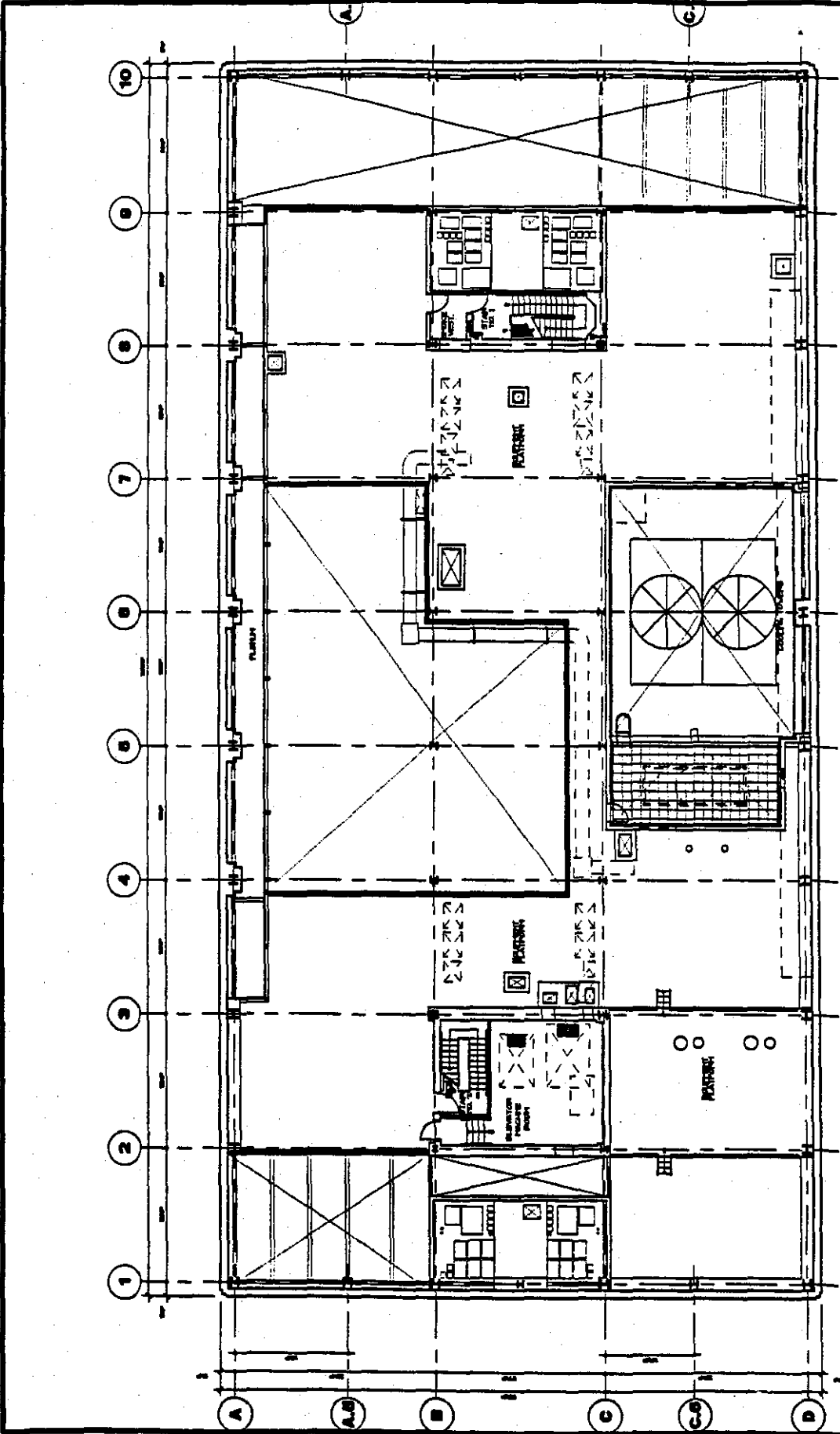
United States
Coast Guard Auxiliary

Project No.	
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Approved by	
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Project Client	
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Project Status	
Project Budget	
Project Schedule	
Project Risk	
Project Impact	
Project Stakeholders	
Project Objectives	
Project Deliverables	
Project Milestones	
Project Risks	
Project Opportunities	
Project Challenges	
Project Success Factors	
Project Lessons Learned	
Project Contact Information	

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Project No.	
Sheet No.	
Scale	
Date	
Drawn by	
Checked by	
Approved by	
Project Engineer	
Project Manager	
Project Director	
Project Sponsor	
Project Client	
Project Location	
Project Description	
Project Status	
Project Budget	
Project Schedule	
Project Risk	
Project Impact	
Project Stakeholders	
Project Objectives	
Project Deliverables	
Project Milestones	
Project Risks	
Project Opportunities	
Project Challenges	
Project Success Factors	
Project Lessons Learned	
Project Contact Information	



EQUIPMENT PLATFORM PLAN



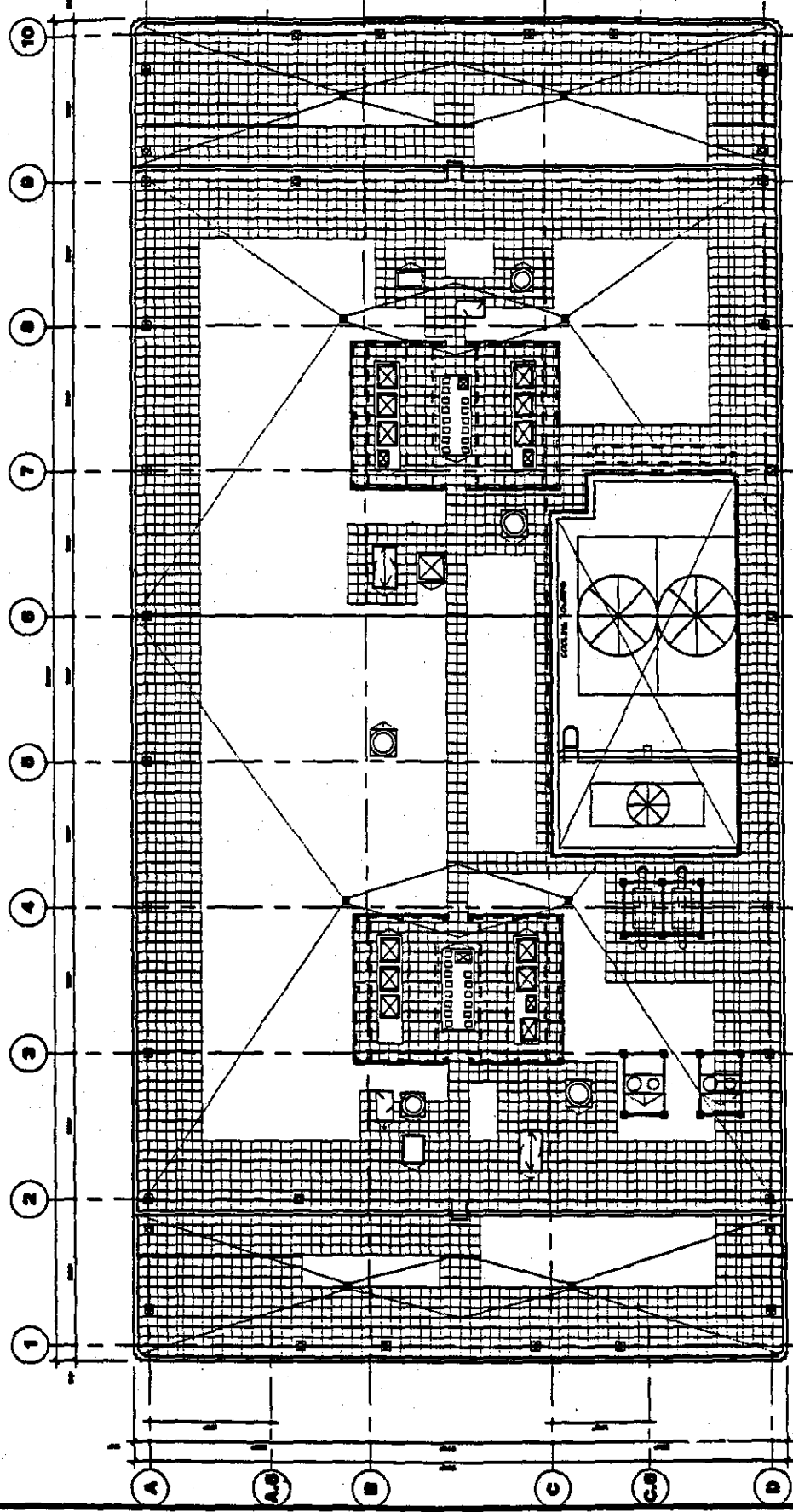


United States Army
Corps of Engineers
Department of the Army



Scale: 1/8" = 1'-0"
Drawing No. 100-100-100-100-100
Project No. 100-100-100-100-100
Sheet No. 100-100-100-100-100

PREPARED BY
100-100-100-100-100



ROOF PLAN



Development Plan for
Center for Advanced Biomedical Research
within Planned Development Area No. 41
Boston Redevelopment Authority in behalf of
Trustees of Boston University

DEVELOPMENT PLAN
FOR
CENTER FOR ADVANCED BIOMEDICAL RESEARCH
WITHIN
PLANNED DEVELOPMENT AREA NO. 41
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 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 September 26, 1991, does hereby approve the "Development Plan for Center for Advanced Biomedical Research within Planned Development Area No. 41." Said Center is to be located on Parcel B (700 Albany Street) of the Planned Development Area, as more particularly described in Exhibit A of said Development Plan, which was approved by the Boston Redevelopment Authority on September 26, 1991.

On even date herewith, the Zoning Commission has approved the Master Plan and Development Impact Project Plan for Planned Development Area No. 41 and the Development Plan for the Technology Square Garage on Parcel A of the Planned Development Area, and has designated the Planned Development Area on "Map 1 Boston Proper," "Map 4 South Boston," and "Map 6 Roxbury," of the series of maps entitled "Zoning Districts City of Boston" dated August 15, 1962.

Development Plan for Center for Advanced Biomedical Research
within Planned Development Area No. 41

Richard B. Fowler

Chairman

Robert C. Mean

Vice Chairman

Robert Jordan

Herbert J. Jurek

Edward J. DiAgostino

1022 Linde

Ernest J. Gray

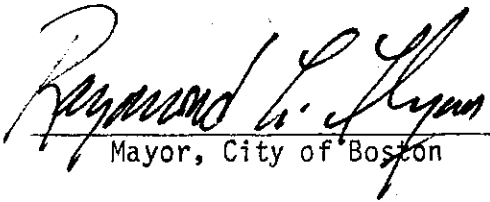
In Zoning Commission

Adopted November 6, 1991

Attest:

Ursula M. ...
Secretary

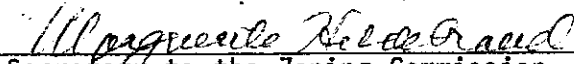
Development Plan for Center for Advanced Biomedical Research
within Planned Development Area No. 41



Mayor, City of Boston

Date: December
~~January~~ 16, 1991

The foregoing vote, with said Development Plan, was presented to the Mayor on November 29, 1991, and was signed by him on December 16, 1991, whereupon it became effective on December 16, 1991, in accordance with the provisions of Section 3 of Chapter 665 of the Acts of 1956.

Attest: 

Secretary to the Zoning Commission