

BRA APPROVAL: 4/29/08
ZC APPROVAL: 6/25/08
EFFECTIVE: 6/25/08

BOSTON REDEVELOPMENT AUTHORITY
AMENDED AND RESTATED DEVELOPMENT PLAN
for
PLANNED DEVELOPMENT AREA NO. 57
MASSACHUSETTS BIOLOGIC LABORATORIES

APRIL 29, 2008

Development Plan. On June 20, 2002, pursuant to Sections 3-1A, 60-29, and 80C of the Boston Zoning Code (the “Code”), the Boston Redevelopment Authority (the “BRA”) approved a Development Plan for Planned Development Area No. 57 (the “Original Development Plan”) concerning the proposed development of an approximately 20.56 acre parcel of land located at the corner of Walk Hill Street and Harvard Street in the Mattapan Neighborhood District of Boston. The Original Development Plan was approved by the Boston Zoning Commission on July 24, 2002. The effective date of the Original Development Plan is July 26, 2002. The Original Development is hereby revoked and this Amended and Restated Development Plan (this “Development Plan”) is approved in place thereof.

In accordance with Section 3-1A, 60-29, and 80C of the Code, this Development Plan sets forth information about the Proposed Projects, as defined herein, including the proposed location, dimensions, and appearance of structures, open spaces and landscaping, proposed uses of the area, densities, proposed traffic circulation, parking and loading facilities, and access to public transportation.

This Development Plan consists of nine (9) pages of text and Exhibits A through D. Phase 2, Phase 2A and Phase 3 are subject to final design, environmental, and other developmental review by the BRA and by other governmental agencies and authorities, and may evolve in the course of such review. Unless otherwise set forth herein, all references herein to terms set forth in the Code shall have the meanings set forth in the Code.

Developer. Worcester City Campus Corporation (the “Proponent”), an affiliate of the University of Massachusetts (“UMass”), with an address of 333 South Street, Shrewsbury, Massachusetts 01454 is the developer. Under the Original Development Plan, Franklin Place Associates LLC, a Massachusetts limited liability company with an address of c/o Fort Point Properties, 286 Congress Street, Boston, Massachusetts 02210, formed FPA Lot 3A, LLC, a Delaware limited liability company having an address of c/o Fort Point Properties, 286 Congress Street, Boston, Massachusetts 02210, as the developer (the “Original Developer”). In 2004, the Original Developer transferred its

interest in the approximate 20.56 acre parcel that was the subject of the Original Development Plan to the Proponent. The Proponent constructed the Existing Phase 1 Building on the approximate 20.56 acre parcel. This Development Plan provides that the Proponent will construct the Proposed Phase 2 Building, as well as the Phase 2A Renovation/Multi-Functional Building, and the Proposed Phase 3 Expansion of the Existing Phase 1 Building. Upon completion, the Proposed Projects will be leased to UMass and used by the Massachusetts Biologic Laboratories (“**MBL**”). Additional information about MBL is provided immediately below.

Background of MBL. MBL, established more than one hundred (100) years ago to serve the public health interests of the Commonwealth of Massachusetts (the “**Commonwealth**”), develops and manufactures human vaccines and other biologic products. Control of MBL was transferred from the Department of Public Health to UMass in 1997. MBL currently operates from two Boston campuses: the Jamaica Plain campus at 305 South Street and the state-of-the art filling and monoclonal antibody manufacturing facility at the Phase 1 Site. These existing facilities are the only publicly-operated, U.S. Food and Drug Administration licensed vaccine manufacturing facilities in the country and the only ones operated by a state government. MBL has positioned the Commonwealth as a leader in immunization and has afforded the state greater access to needed vaccines, saving taxpayers millions of dollars by relying less on commercially produced products.

Site Description. The site is an approximately 25.26-acre parcel of land in the Mattapan Neighborhood District of Boston (the “**Site**”), which includes (i) an approximately 20.56-acre parcel of land at the southwest corner of the former Boston State Hospital campus known and numbered as 460 Walk Hill Street in Mattapan (see Lots 3A, 3A-1 and 3A-2 on Exhibit A attached hereto), which was acquired from the Commonwealth acting by and through its Division of Capital Asset Management (“**DCAM**”) by the Original Developer, pursuant to a Land Disposition Agreement dated January 7, 2002 (as amended, the “**2002 LDA**”) and subsequently transferred to the Proponent in March 2004 (the “**Phase 1 Site**”), and (ii) an approximately 4.7-acre parcel of land located to the east of the Phase 1 Site which was acquired by the Proponent from the Commonwealth in January 2008 pursuant to a Land Disposition Agreement (the “**2007 LDA**”) between the Proponent and the Commonwealth by and through DCAM (see Lot 2A-3-1 on Exhibit A attached hereto) (the “**Phase 2A Site**”). A legal description of the Site is attached hereto and incorporated herein as Exhibit B.

Proposed Location and Appearance of Structures. The location and appearance of the Existing Phase 1 Building, the Proposed Phase 2 Building, the Phase 2A Renovation/Multi-Functional Building, and the Future Phase 3 Expansion of the Existing Phase 1 Building are shown on the site plan attached hereto and incorporated herein as Exhibit C.

Existing Phase 1 Building. The building (the “**Existing Phase 1 Building**”) currently existing on the Phase 1 Site consists of approximately eighty-seven thousand (87,000) square feet. It is used primarily for manufacturing and filling of FDA licensed pharmaceutical products which occupy approximately 32,256 square feet of Gross Floor

Area. Administrative offices occupy approximately 19,484 square feet of Gross Floor Area. Quality Control/Quality Assurance laboratories and product warehousing occupy approximately 35,260 square feet of Gross Floor Area in the Existing Phase 1 Building. The Existing Phase 1 Building was developed in accordance with the Original Development Plan and is now complete, as shown on the site plan attached hereto as Exhibit C. There may be future alterations to the Existing Phase 1 Building made in connection with the Future Phase 3 Expansion of the Existing Phase 1 Building that will be detailed in an amendment to this Development Plan when plans for the Future Phase 3 Expansion are complete.

Proposed Phase 2 Building. The Proponent will construct a new building on the Phase 1 Site consisting of up to one hundred thousand (100,000) square feet (the “**Proposed Phase 2 Building**”). The location and footprint of the Proposed Phase 2 Building are shown on the site plan attached hereto as Exhibit C. Additional information regarding the Proposed Phase 2 Building is provided below.

The Proposed Phase 2 Building will allow MBL to relocate research laboratories and additional administrative office from its Jamaica Plain site. The re-location of the administrative and research components, to closer proximity with the manufacturing programs located in the Existing Phase 1 Building, will result in improved management and efficiency of the laboratory’s activities. The Existing Phase 1 Building will also provide state-of-the-art research laboratories and administrative offices to replace the existing facilities in Jamaica Plain.

The Proponent’s design of the Proposed Phase 2 Building is intended to match the Existing Phase 1 Building to create a campus-like appearance. Accordingly, the façade of the Proposed Phase 2 Building is a curtain wall system with glass and metal panels on the south elevation continuing around to the east and west elevations. The north elevation is designed with a terra cotta panel system with curtain wall accents. The design of the Proposed Phase 2 Building and the expansion capability of the Existing Phase 1 Building are program driven and are also influenced by the naturally sloped topography of the Site.

Phase 2A Renovation of the Multi-Functional Building. The Phase 2A Site consists of an approximately 4.7-acre parcel of land located to the east of, and contiguous to, the Phase 1 Site. The Phase 2A Site serves two purposes: (1) the existing approximately three thousand (3,000) square foot structure (the “**Multi-Functional Building**”) directly behind the Existing Phase 1 Building is expected to be renovated (the “**Phase 2A Renovation**”) within 3 years of the Effective Date of this Development Plan as multi-functional space to accommodate meeting and training needs, among other operational requirements; and (2) portions of the Phase 2A Site as shown on the site plan attached hereto as Exhibit C will be utilized for parking to serve MBL uses, as further described herein. If the Phase 2A Renovation increases the floor area ratio of the Site to more than 0.5, or if the footprint or exterior dimensions or appearance of the Multi-Functional Building are altered, or if the Multi-Functional Building will be used in a manner not contemplated by this Development Plan, then all appropriate approvals from

the BRA (including an amendment to this Development Plan, if appropriate) and other applicable authorities will be obtained.

Future Phase 3 Expansion of the Existing Phase 1 Building. One or more additions to the Existing Phase 1 Building totaling up to one hundred thousand (100,000) square feet may be constructed in the future to accommodate similar scientific and office uses (the “**Future Phase 3 Expansion of the Existing Phase 1 Building**”). The Future Phase 3 Expansion of the Existing Phase 1 Building will accommodate up to four additional monoclonal antibody suites, filling suites, support office and laboratory space, and additional central utility plant capacity to support expanded program space. Any and all appropriate approvals will be sought for the Future Phase 3 Expansion of the Existing Phase 1 Building, including if applicable, an amendment to this Development Plan. The location of the Future Phase 3 Expansion of the Existing Phase 1 Building is shown on the site plan attached hereto as Exhibit C.

As used herein: “**Phase 1**” means the completed construction and development the Existing Phase 1 Building together with all other Site improvements and surface parking related thereto; “**Phase 2**” means the construction and development of the Site in connection with the Proposed Phase 2 Building and surface parking related thereto; “**Phase 2A**” means the renovation and development of the Multi-Functional Building and surface parking and other improvements on the Phase 2A Site; “**Phase 3**” means the construction and development of the Future Phase 3 Expansion of the Existing Phase 1 Building and surface parking related thereto. Phase 1, Phase 2, Phase 2A, and Phase 3 are collectively referred to herein as the “**Proposed Projects**”.

Proposed Dimensions of Structures. The Existing Phase 1 Building has approximately eighty-seven thousand (87,000) square feet, as approved by the BRA. The height of the Existing Phase 1 Building varies from approximately twenty (20) feet for the one-story portion, to approximately thirty (30) feet for the utility/mechanical equipment area, and up to forty-five (45) feet for the two-story portion and warehouse area. The Floor Area Ratio for the Site prior to completion of the Proposed Phase 2 Building is 0.1, as approved by the BRA.

As required by Section 60-30 of the Code, the Proposed Phase 2 Building will not exceed sixty-five (65) feet in height and the Floor Area Ratio for the Site will not exceed 0.5. Approximately sixty percent (60%) of the Proposed Phase 2 Building will be thirty-six feet and eight inches (36’-8”) and the other approximately forty percent (40%) will be forty-three feet and four inches (43’-4”). The Proposed Phase 2 Building will contain up to one hundred thousand (100,000) square feet and not more than two (2) levels. The Floor Area Ratio of the Site after completion of the Proposed Phase 2 Building will be 0.15.

The Phase 2A Renovation will not alter the height of the Multi-Functional Building, nor will it cause the floor area ratio of the Site to exceed 0.5.

The height of the Future Phase 3 Expansion of the Existing Phase 1 Building will not exceed sixty-five (65) feet and the Floor Area Ratio of the Site after completion of Phase 3 will not exceed 0.5.

Densities. Pursuant to Section 60-30 of the Code, the maximum Floor Area Ratio for the Site is 0.5. The Floor Area Ratio for the Site prior to completion of the Proposed Phase 2 Building is 0.1. After completion of the Phase 2 Building, the Floor Area Ratio will be 0.15.

Proposed Uses of the Site. The uses for the Site will include some or all of the uses listed on Exhibit D attached hereto and incorporated herein. The Existing Phase 1 Building is used primarily for the manufacturing and filling of FDA licensed pharmaceutical products. Administrative offices, Quality Control/Quality Assurance laboratories and product warehousing are also located in the Existing Phase 1 Building. The Proposed Phase 2 Building will allow MBL to bring research and administration from its Jamaica Plain site to now co-locate with the manufacturing uses in the Existing Phase 1 Building, which was permitted both by the BRA and the Executive Office of Energy and Environmental Affairs in 2002. This will result in improved management of the laboratory's activities and provide a state-of-the-art research facility for product discovery and process development activities. The uses for the Proposed Phase 2 Building will be as set forth on Exhibit D and may be more office and laboratory-oriented. The uses for the Proposed Phase 2A Renovation/Multi-Functional will be meeting and training uses, among other operational uses. The uses for the Future Phase 3 Expansion of the Existing Phase 1 Building may include office and laboratory space and use for an additional central utility plant, and will be detailed in an amendment to this Development Plan.

Urban Design Context. The Site is located at the southern corner of the former Boston State Hospital campus, which is centered on the intersection of Morton Street and American Legion Highway and is divided by Morton Street into the "West Campus" and the "East Campus." The Site was formerly a part of the former West Campus and includes mature vegetation typical of the heavily landscaped hospital campus. The Site has frontage on two public streets: Walk Hill Street and Harvard Street. Across Walk Hill Street to the southwest of the Site is the Mount Hope Cemetery and across Harvard Street to the southeast of the Site is a densely-developed, largely residential neighborhood. The Massachusetts Audubon Society's approximate sixty-seven (67 +/-) acre Boston Nature Center and Wildlife Sanctuary is located to the north of the Site. The Site has been designed to be responsive to the design guidelines for the Greater Mattapan Neighborhood District as set forth in Section 60-33 of the Code.

The Existing Phase 1 Building, the Proposed Phase 2 Building and all future improvements are sited so as to require the least amount of disturbance to the natural features and topography of the Site, which slopes upward sharply towards Harvard Street, thereby significantly limiting the amount of developable land on the Site. Parking and loading areas are sited so as to be screened from public view by the existing stone wall and fencing on Walk Hill Street. Additional measures to minimize visual impacts (i.e.

berms, additional fencing) may be undertaken around the remainder of the Site, as appropriate. In addition, the roof structures on top of the Proposed Phase 2 Building and any future improvements will be screened so as to minimize the visibility of roof-top mechanical equipment. The proposed exterior signage will be for identification purposes only and will be approved by the BRA in connection with its design review. All building and parking area lighting fixtures will be oriented so as to affect the Site only.

Open Space and Landscaping. Mature vegetation will be maintained on the Site to the greatest extent possible given the design. An approximately 1.5 acre portion of Lot 3A-1, which is shown as the “Audubon Easement” on the plan attached as part of Exhibit C will remain undeveloped as an open space area. Exhibit C shows the existing trees to remain, new trees to be planted, bioswale/rain garden, open space and the Audubon Easement area.

Proposed Traffic Circulation. Access to the Site, via West Main Street, is a private way, which is an approximately twenty-four (24) foot wide driveway off Walk Hill Street. Walk Hill Street is a two-way, public street that accommodates one lane of travel in each direction. Vehicular egress from the Site is stop-sign controlled.

Phase 2 will generate an estimated six hundred and twelve (612) daily vehicle trips to and from the site (306 trips in and 306 out). In the a.m. peak hour, an estimated seventy (70) vehicle trips in and ten (10) out will occur; in the p.m. peak hour, an estimated nine (9) vehicles in and sixty-eight (68) out will occur, which corresponds to approximately one (1) to two (2) additional vehicles per minute during the peak hours. This small increase in vehicular traffic should have a negligible impact on traffic operations in the area. Approximately eighty-five to ninety percent (85-90%) of the traffic will access the Site via Walk Hill Street with the remainder accessing the Site via Morton Street. No off-site improvements to Walk Hill Street or other public streets will be needed to accommodate the modest volume and type of truck traffic that is anticipated to be generated by Phase 2. There are existing sidewalks along Walk Hill Street and Harvard Street that will facilitate pedestrian traffic from the Site to the nearby Harvard Street neighborhood and to Morton Street and public bus lines that service Morton Street. Please see Exhibit C for illustration.

Access to the Existing Phase 1 Building’s parking lot (141 spaces) is provided via a separate driveway to the south side of West Main Street. Access to the Proposed Phase 2 Building’s two parking lots (consisting of 86 spaces and 65 spaces) will be provided via two separate new driveways on the north side of West Main Street, forming two four-way intersections with the existing MBL driveways currently located on the south side of West Main Street. Access to the overflow/multi-function parking lots (50 spaces and 30 spaces) will be provided east of the Proposed Phase 2 Building via new driveways on each of the north and south sides of West Main Street to the east of the Proposed Phase 2 Building’s driveways. All site driveways will be twenty-four (24) feet wide and operate under stop-sign control. Please see Exhibit C for illustration.

Parking and Loading Facilities. Currently, the Phase 1 Site contains parking for up to one hundred forty one (141) vehicles as shown on Exhibit C as “Existing 141 Cars”. The Proponent may expand the parking area containing such one hundred forty one (141) vehicles by adding parking spaces for an additional seventy-five (75) vehicles as shown on Exhibit C as “36 Cars” and “39 Cars”. Surface parking areas will be constructed as part of Phase 2 to accommodate a maximum of two hundred and thirty-one (231) additional vehicles: one parking lot with thirty (30) vehicles is proposed on the south side of West Main Street and three parking lots with eighty-six (86), sixty-five (65) and fifty (50) vehicles are proposed on the north side of West Main Street. Carpool and vanpool spaces, as well as spaces for the disabled, will be sited in preferred locations. All of the proposed parking lots will be configured around existing trees to retain as many mature trees as possible and various new trees will be planted as well for screening purposes. The parking areas shown on Exhibit C may be altered in accordance with the parameters set forth in this Development Plan, in order to add one or more new parking areas, in connection with the Phase 2A Renovation and the Future Phase 3 Expansion of the Existing Phase 1 Building.

The loading dock for the Proposed Phase 2 Building will be west of West Main Street and consists of two bays and one trash compactor/dumpster bay located on the northeast corner of the Proposed Phase 2 Building. Architectural and landscaping design elements will be used to screen the loading dock from public view, as shown on Exhibit C.

Access to Public Transportation. The Site is accessible by MBTA bus service, which stops along American Legion Highway and Morton Street within four-tenths of a mile from the Site. These bus services provide connections to MBTA Silver Line, Orange Line rapid transit, and commuter rail service.

In addition, MBL currently operates a private, contracted shuttle service that connects the Existing Phase 1 Building to MBL’s Jamaica Plain campus. This service will be extended to the Proposed Phase 2 Building and the Multi-Functional Building. The shuttle, which is free for all employees with an ID badge, currently operates every half hour between 6:30 a.m. and 6:00 p.m. each weekday. The shuttle also provides employees a connection to MBTA rapid transit and commuter rail at the Forest Hills Station. A comprehensive Transportation Demand Management program will be developed for the Site to provide additional incentives for transit and bicycle use.

Employees. Approximately one hundred and fifty-three (153) employees are expected to be located in the Proposed Phase 2 Building. Construction of Phase 2 will create approximately ten (10) new permanent jobs at the Site and an estimated fifty (50) to seventy-five (75) construction jobs during typical periods and as many as one hundred and seventy-five (175) to two hundred (200) construction jobs during peak periods.

Development Review Procedures. All appropriate approvals from the BRA and other applicable authorities have been obtained for the Existing Phase 1 Building, which project was completed in 2005. All design plans for the Proposed Phase 2 Building, the

Phase 2A Renovation, and the Future Phase 3 Expansion of the Existing Phase 1 Building are subject to ongoing development review and approval by the BRA.

Public Benefits.

Public Health. MBL is a principal supplier in the Commonwealth, as well as in the United States generally, of products that are critical to public health, specifically tetanus and diphtheria vaccines. MBL has in the past developed biologics to prevent chicken pox, Hepatitis A, respiratory infections in low weight babies, as well as biologics to treat infant botulism and respiratory infections. MBL also collaborates with private and public entities on the development and formulation of “orphan” products, or those that serve fewer than two hundred thousand (200,000) people and are, therefore, otherwise substantially unavailable to citizens of the Commonwealth. Thus, the provision of the Proposed Projects to house MBL and its expansion needs is critical to state and national Public Health objectives.

Site Improvements. Phase 1 of the Proposed Projects is complete and has transformed a vacant parcel to the south of West Main Street into an attractive development. The design of the Proposed Phase 2 Building is intended to match the Existing Phase 1 Building in order to create a campus-like appearance. Phase 1 and Phase 2 of the Proposed Projects have been designed to be both state-of-the-art functionally and a considered expression of the high quality of architectural and urban design that is expected to be undertaken throughout the redeveloped, former Boston State Hospital campus. The Proponent will continue to develop the Proposed Projects to preserve as many of the natural features of the Site as possible given the project nature, including some of the mature trees and vegetation that enhance the “urban wild” feel of much of the former Boston State Hospital campus.

Economic Development. Approximately one hundred and fifty-three (153) employees are expected to be located in the Proposed Phase 2 Building. Construction of Phase 2 will create approximately ten (10) new permanent jobs at the Site and an estimated fifty (50) to seventy-five (75) construction jobs during typical periods and as many as one hundred and seventy-five (175) to two hundred (200) construction jobs during peak periods.

Community Benefits. (a) **Phase 1 Building.** Pursuant to the 2002 LDA, the Proponent will continue contributing forty-nine thousand, five hundred dollars (\$49,500) per year to the Boston State Community Trust Fund until 2025.

(b) **Phase 2 Building.** Beginning thirty (30) days after the end of the fiscal year of the Proponent in which a certificate of occupancy (or equivalent) has been issued for the Phase 2 Building, the Proponent will make an annual contribution for 20 years to the Community Trust Fund in an amount equal to fifty cents (\$0.50) per each foot of usable square feet of space in the Phase 2 Building.

(c) **Multi-Functional Facility.** (i) In Section 3C1 of the 2007 LDA, the Proponent has committed to contribute to the Community Trust Fund \$0.50 per annum for each square foot of usable area of the Multi-Functional Facility, which equals

Exhibit A

Lot Plan

[See Attached]

Exhibit B

Legal Description of Site

That certain land and improvements thereon shown as Lots 3A, 3A-1, 3A-2, and 2A-3-1 on that certain subdivision plan titled "Subdivision Plan of Land, Boston State Hospital, Boston (West Roxbury District) Mass.", prepared by Feldman Professional Land Surveyors, dated February 12, 2007.

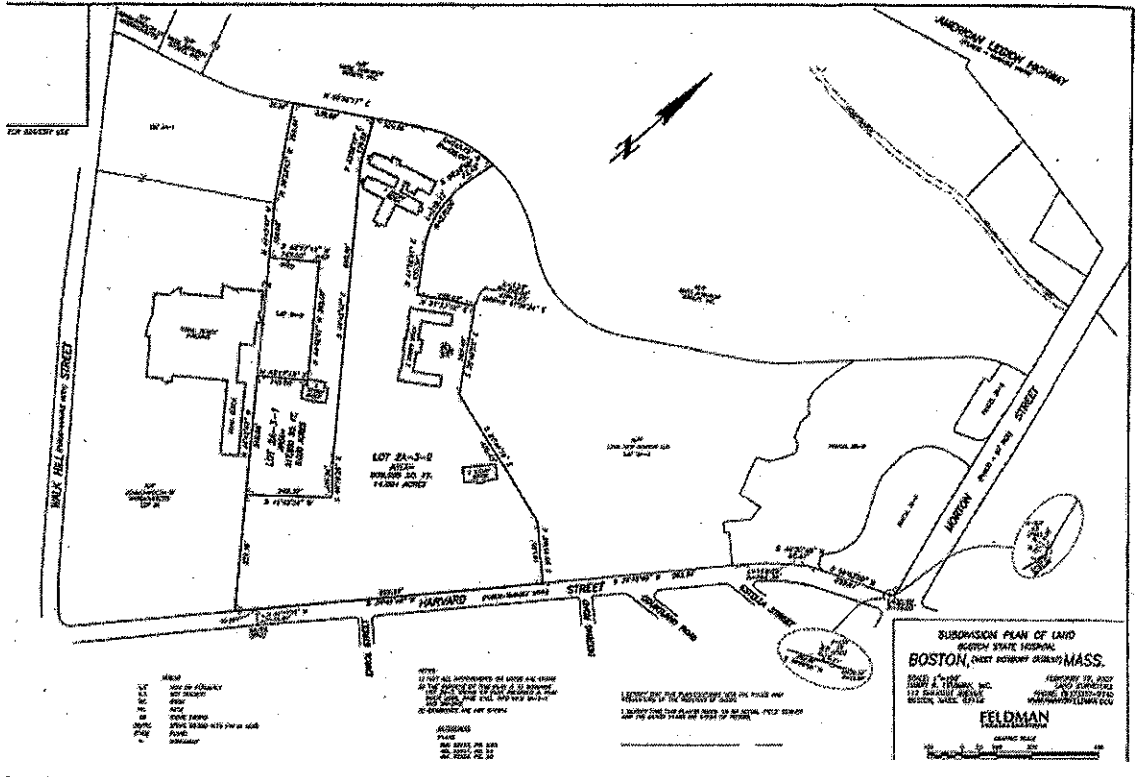


Exhibit C

Site Plan

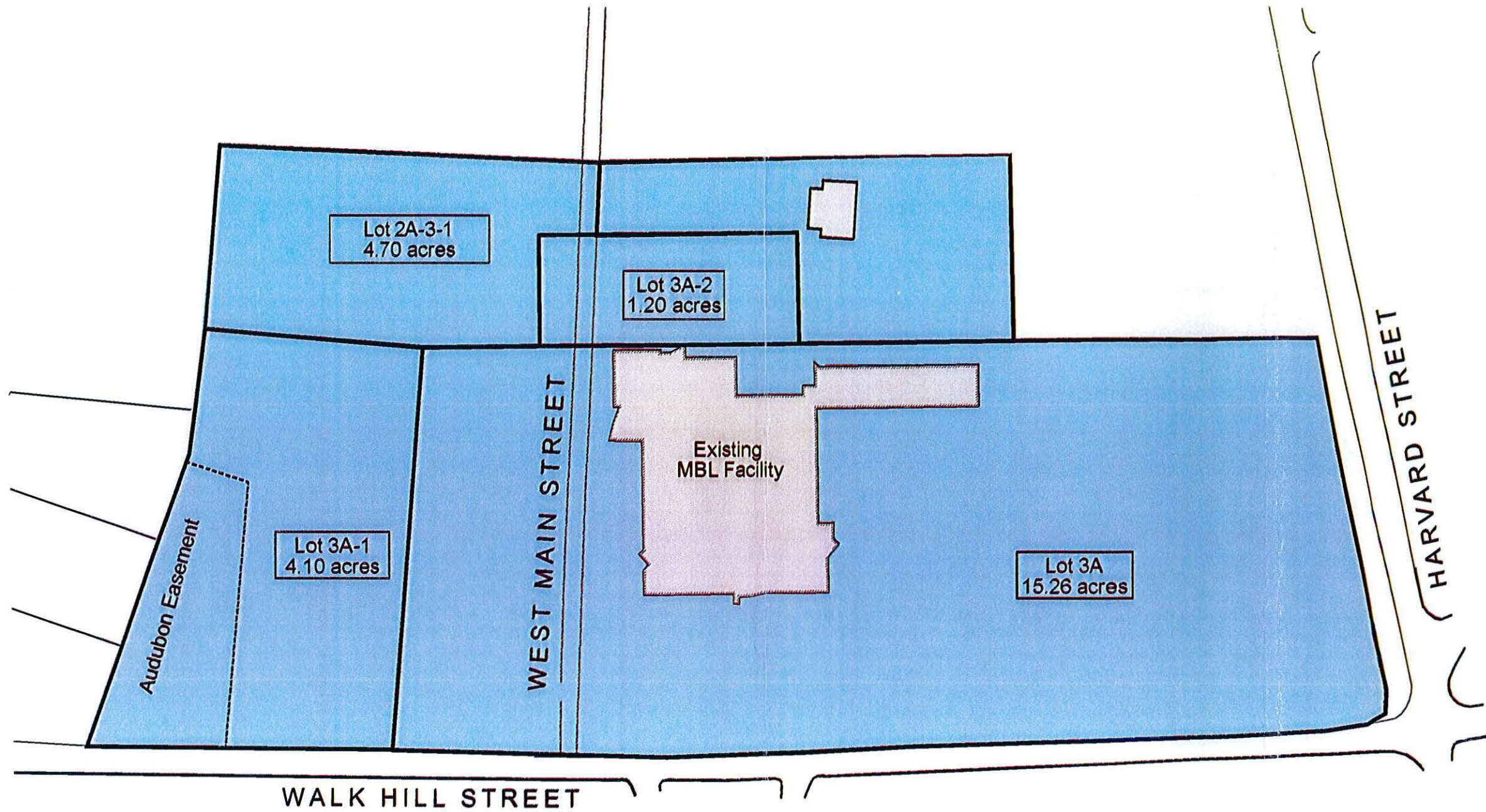
[See Attached]


Exhibit D

Permitted Uses

- Research laboratory
- General manufacturing
- Light manufacturing
- Wholesale business
- General office
- Office of wholesale business
- Accessory parking
- Accessory storage of flammable liquids and gases
- Vivarium
- Meeting and Training
- Operational Uses

All other uses permitted as of right in the Enterprise Protection Subdistrict pursuant to Article 60 of the Code.




UMMS -
Massachusetts
Biologic Laboratories
 Millis, MA

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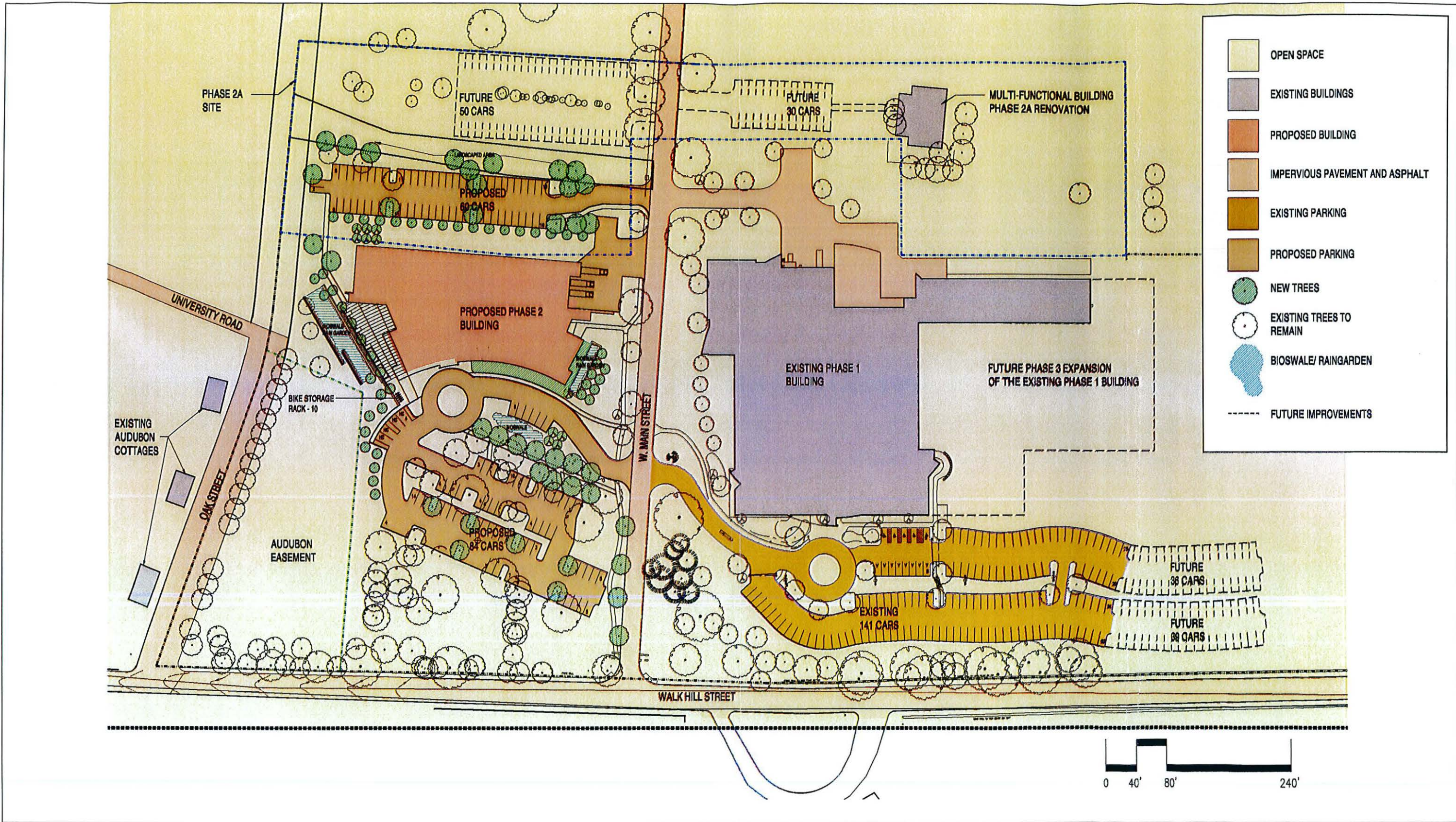
Survey

Architect

Scale

No. 2024-01
 Date: 11 January 2024

EXHIBIT A



UMMS - Massachusetts Biologic Laboratories
 UMMASS
 Mattapan, MA

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Key Plan
 [North Arrow]

Stamp
 [Professional Engineer Stamp]

Revisions	No.	Description	Date
	1	REVISED PER BCDC APPROVALS	27 MARCH 08

Drawing Title
 PDA SITE PLAN

Job Number: 23025-00 Drawing No.:
 Drawn by:
 Checked by:
 Date: 14 January 2008
 Scale:

EXHIBIT C

MEMORANDUM

APRIL 29, 2008

TO: BOSTON REDEVELOPMENT AUTHORITY AND
JOHN F. PALMIERI, DIRECTOR

FROM: JAMES M. TIERNEY, INTERIM DIRECTOR OF ECONOMIC
DEVELOPMENT
JANSI CHANDLER, MANAGING DIRECTOR OF ECONOMIC
DEVELOPMENT
HEATHER CAMPISANO, DEPUTY DIRECTOR OF DEVELOPMENT
REVIEW
JOHN DALZELL, SENIOR ARCHITECT, URBAN DESIGN
RODNEY SINCLAIR, PROJECT MANAGER

SUBJECT: PUBLIC HEARING REGARDING AN AMENDED AND RESTATED
DEVELOPMENT PLAN FOR PLANNED DEVELOPMENT AREA NO.
57, MASSACHUSETTS BIOLOGIC LABORATORIES, MATTAPAN, AND
RELATED ARTICLE 80 APPROVALS

SUMMARY: This memorandum requests that the Boston Redevelopment Authority (A) approve the Amended and Restated Development Plan for Planned Development Area No. 57, Massachusetts Biologic Laboratories, Mattapan ("Amended and Restated Development Plan for PDA No. 57"); and (B) authorize the Director to: (1) issue a Determination pursuant to Article 80A-6 of the Boston Zoning Code ("Code") in connection with the Notice of Project Change ("NPC") filed with the Authority for the Massachusetts Biologic Laboratories Expansion Project (the "Proposed Project"); (2) issue a Certification of Compliance under Section 80B-6 of the Code upon successful completion of the Article 80 review process; (3) execute and deliver a Cooperation Agreement, a Boston Residents Construction Employment Plan, and any and all other agreements and documents that the Director deems appropriate and necessary; (4) to petition the Zoning Commission for the Approval of the Amended and Restated Development Plan for PDA No. 57, and a map amendment to "Map 8E, Greater Mattapan Neighborhood District," and (5) issue a Certification of Consistency under Section 80C of the Code.

PROJECT SITE

The Massachusetts Biologic Laboratories (“MBL”) Expansion project will be located on the southern corner of the approximately 173 acre former Boston State Hospital campus, which is centered on the intersection of Morton Street and American Legion Highway (the “Project Site”).

The Project Site comprises approximately 25.26 acres at the corner of Walk Hill Street and Harvard Street in the Mattapan Neighborhood of Boston, and abuts the Mount Hope Cemetery to the southwest, a residential neighborhood to the southeast, and the Massachusetts’s Audubon Society’s new 67-acre Boston Nature Center and Wildlife Sanctuary to the north. The Project Site currently consists of meadows and heavy brush, as well as remnants of paved roads, sidewalks, and utility poles from the past hospital use.

PROJECT BACKGROUND

On June 20, 2007, the Zoning Commission approved a Development Plan for Planned Development Area No. 57, effective (the “Original PDA Plan”) for the development of an approximately 20.56 acre parcel of land at the southwest corner of the former Boston State Hospital campus known and numbered as 460 Walk Hill Street in Mattapan (“Project Site”). The Project Site includes (i) an approximately 20.56-acre parcel of land at the southwest corner of the former Boston State Hospital campus known and numbered as 460 Walk Hill Street in Mattapan, which was acquired from the Commonwealth acting by and through its Division of Capital Asset Management (“DCAM”) by the Original Developer, pursuant to a Land Disposition Agreement dated January 7, 2002 (as amended, the “2002 LDA”) and subsequently transferred to the Worcester City Campus Corporation (the, “Developer”) in March 2004, and (ii) an approximately 4.7-acre parcel of land located to the east of the Phase 1 Site which was acquired by the Developer from the Commonwealth in January 2008 pursuant to a Land Disposition Agreement (the “2007 LDA”) between the Developer and the Commonwealth by and through DCAM.

The Original PDA Plan allowed for the construction of a new product manufacturing facility for the Massachusetts Biologic Laboratories (“MBL”) to contain a maximum of 87,000 square feet of gross floor area (the “Original Project”). Associated site improvements included the construction of a driveway, on-site parking for a maximum of 145 vehicles, landscaping, stormwater management and connections to City infrastructure.

The Original PDA Plan also allowed for the one or more future additions to the Original Project totaling approximately 76,900 square feet and/or a new building of up to 120,000 square feet to be constructed over a period of 15 years to accommodate similar

scientific and office uses. The Original PDA Plan provided that any appropriate approvals would be sought for any such additions or new building, including if applicable, an amendment to the Original PDA Plan.

DEVELOPMENT TEAM

The development team is composed of John Finch of the Massachusetts Biologic Laboratories and Tim Fitzpatrick of the Worcester City Campus Corporation, an affiliate of the University of Massachusetts, as the Developer; Mitchell Fischman of Tetra Tech Rizzo as the Article 80 permitting consultant; Michael Bush of Tsoi-Kobus & Associates as the architectural firm; and Daniel Gaquin of Mintz, Levin, Cohn, Ferris, Glovsky + Popeo, PC as the attorney.

ARTICLE 80 REVIEW

On December 10, 2007, Worcester City Corporation (the "Developer") filed a Letter of Intent in accordance with the Boston Redevelopment Authority's (the "BRA") policy regarding Provision of Mitigation by Development Projects in Boston. The Boston Redevelopment Authority ("Authority") waived the implementation of an Impact Advisory Group ("IAG") for the Proposed Project. The Boston State Hospital Citizens Advisory Committee (the "CAC") has been involved with Boston State Hospital since 1985, as reconstituted in 1995 by the Massachusetts Legislature. The Community Advisory Committee for the Boston State Hospital at Mattapan has represented the broader Roxbury, Dorchester, Mattapan, Jamaica Plain, Hyde Park and Roslindale community for the planning and redevelopment of the site.

On January 17, 2008, the Developer filed an Amended and Restated Development Plan for Planned Development Area No. 57 (the "Amended PDA Plan") and a Notice of Project Change (the "NPC"), detailing the amended and restated plans for the phased development of the Existing Phase 1 Building, a Proposed Phase 2 Building, a Phase 2A for the renovation of the Multi-Functional Building, and the Future Phase 3 Expansion of the Existing Phase 1 Building (the "Proposed Project") and the addition of the Phase 2A site. The total FAR will not exceed the 0.5.

Notice of the receipt by the Authority of the Amended PDA Plan and NPC was published in the Boston Herald on January 17, 2008 which initiated a 45-day public comment period (requested by the Developer) with a closing date of March 4, 2008. The Notice and the Amended PDA Plan and NPC were sent to the City's public agencies pursuant to Section 80A-2 of the Code.

A Scoping Session for the Amended PDA Plan and the NPC was held on Tuesday, January 29, 2008 with the City's public agencies at which the Proposed Project was

reviewed and discussed. The Developer conducted a public meeting at the Foley Building, located at 249 River Street in Mattapan on Thursday, February 21, 2008.

The Developer has received the support of the CAC as well as Senator Jack Hart, 1st Suffolk District.

PROPOSED PROJECT

The Developer proposes to construct a new building of up to 100,000 square feet (the "Proposed Phase 2 Building") which will allow the MBL to relocate research laboratories and administrative offices from its Jamaica Plain site to Mattapan and co-locate with the existing manufacturing building, creating a more efficient and productive work environment for MBL programs.

Associated site improvements will include construction of a driveway with access off West Main Street and on-site parking for a maximum of 231 vehicles as follows: one parking lot with spaces for thirty (30) vehicles is proposed on the south side of West Main Street and three parking lots with eighty-six (86), sixty-five (65) and fifty (50) spaces are proposed on the north side of West Main Street. The parking lots will be substantially set back from Walk Hill Street, approximately 100 feet at the edge closest to West Main Street and 200 feet at the edge closest to Oak Street.

In addition, new trees will be planted to screen the parking lot from the Massachusetts Audubon Society. Further site improvements will include landscaping, bioswales and rain gardens.

COMMUNITY BENEFITS / MITIGATION

The Developer has committed to entering into a Memorandum of Understanding and First Source Agreement with the Economic Development and Industrial Corporation of the City of Boston (acting through its Office of Jobs and Community Services). The Memorandum of Understanding will set forth an Employment Opportunity Plan which presents the Developer's good faith effort to provide that fifty percent (50%) of certain employment opportunities created by the Proposed Project will be made available to Boston residents. The Developer has also committed to work with the Boston State Hospital CAC to implement an affirmative action/neighborhood utilization plan relative to the Project, which obligation is set forth in the 2002 LDA. The plan strives to maximize employment opportunities at the Proposed Project for area residents as well as Department of Mental Health clients.

- Pursuant to the 2002 LDA, the Developer will continue contributing forty-nine thousand, five hundred dollars (\$49,500) per year to the Community Trust Fund until 2025;

- Approximately 153 employees are expected to be located in the Phase 2 building; construction of the Phase 2 building will create approximately 10 new permanent jobs at the Project Site;
- The redevelopment of an underutilized site for the provision of a well-designed structure and the preservation of many of the natural features, including some of the mature trees and vegetation that enhance the urban wild feel of much of the Boston State Hospital campus;
- Pursuant to the 2002 LDA, beginning thirty (30) days after the end of the fiscal year in which a certificate of occupancy (or equivalent) has been issued for the Phase 2 building, the Developer will make an annual contribution for 20 years to the Community Trust Fund in an amount equal to fifty cents (\$0.50) per each foot of usable square feet of space in the new building; and
- In connection with the Multi-Functional Building on the Phase 2A Site:

(i) Pursuant to the 2007 LDA, the Developer has committed to contribute to the Community Trust Fund \$0.50 per annum for each usable square foot, which equals \$1,500.00 per year, for twenty (20) years; the first payment is to be made on the date which is not more than thirty (30) days after the end of the fiscal year of the Developer in which a certificate of occupancy (or equivalent) has been issued for the Multi-Functional Facility for the improvements constructed by the Developer, and the subsequent payments are to be made on the date not more than thirty (30) days after the end of each of the following fiscal years for a total of twenty (20) years, including the first payment.

(ii) Pursuant to the 2007 LDA, the Developer has committed to make a financial contribution for the development and maintenance of the *Heritage House*, in the amount of \$66,000.00 on the date which is not more than thirty (30) days after the end of the fiscal year of the Developer in which a certificate of occupancy (or equivalent) has been issued for improvements constructed by the Developer on the Phase 2A Site.

(iii) The Developer has agreed that the multi-purpose facility to be located on the Phase 2A Site may be used up to three (3) times per calendar year for community group meetings or public hearings requiring a large capacity facility (200 people or more), provided no other suitable facility is available in the community for the applicable meeting or hearing.

- Approximately 50-75 construction jobs during typical periods and as many as 175-200 during peak periods.

RECOMMENDATION

Approvals have been requested of the Authority pursuant to Article 80, Section 80A-6 of the Code for the issuance of a Determination pursuant to Article 80A-6 of the Code, and for the issuance of a Certification of Compliance under Section 80B-6 of the Code upon successful completion of the Article 80 review process.

Authority staff believes that the NPC and accompanying mitigation commitments and adequately describes the impact of the Proposed Project and offers appropriate ways to mitigate such impacts. It is therefore recommended that the Authority approve the Amended PDA Plan; and authorize the Director to (1) issue a Determination pursuant to Article 80A-6 of the Code; (2) issue Certification(s) of Compliance under Section 80B-6 upon successful completion of the Article 80 review process; (3) execute and deliver a Cooperation Agreement, a Boston Residents Construction Employment Plan, and any and all other agreements and documents that the Director deems appropriate and necessary; (4) issue Certification(s) of Consistency; and (5) petition the Zoning Commission to adopt a map amendment and for approval of the Amended PDA Plan.

Appropriate votes follow:

VOTED: That the Boston Redevelopment Authority (the "Authority") hereby finds and determines with respect to the Amended and Restated Development Plan for Planned Development Area No. 57 (the "Amended PDA Plan") that: (a) the Amended PDA Plan is not for a location or Proposed Project for which Planned Development Areas are forbidden by the underlying zoning; (b) the proposed Massachusetts Biological Laboratories Expansion project (the "Proposed Project"), as described in the Notice of Project Change (the "NPC") dated January 17, 2008 submitted by Worcester City Campus Corporation, an affiliate of the University of Massachusetts (the "Developer"), complies with any provisions of the underlying zoning that establishes use, dimensional, design, or other requirements in the Planned Development Area; (c) the Amended PDA Plan complies with any provisions of the underlying zoning that establishes planning and development criteria, including public benefits, for Planned Development Areas; (d) the Amended PDA Plan conforms to the plan for the district, subdistrict, or similar geographic area and to the general plan for the City of Boston as a whole; and (e) on balance, nothing in the Amended PDA Plan will be injurious to the neighborhood or otherwise detrimental to the public welfare, weighing all the benefits and burdens; and further finds and determines that the Amended PDA Plan complies with Section 80C-4 of the Boston Zoning Code (the "Code"), Standards for Planned Development Area Review Approval, and otherwise complies with all

applicable requirements for a Planned Development Area as set forth in the Code; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to issue a Determination under Section 80A-6 of the Code which finds that such NPC adequately describes the potential impacts of the Proposed Project and provides sufficient mitigation measures to minimize those impacts.; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to issue Certification(s) of Compliance pursuant to Section 80B-6 of the Code for the Proposed Project upon the successful completion of the Article 80B Large Project Review process; and

FURTHER

VOTED: That the Authority hereby approves, pursuant to Section 80C of the Code, the Amended PDA Plan as presented at the public hearing before the Authority on April 29, 2008; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to petition the Zoning Commission of the City of Boston ("Zoning Commission") for approval of the Amended PDA Plan and to adopt a map amendment to Map 8E, Greater Mattapan Neighborhood District, in substantial accord with the Amended PDA Plan and map amendment submitted to the BRA at its meeting on April 29, 2008; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to issue Certification(s) of Consistency pursuant to Section 80C-8 of the Code for the Proposed Project as described in the Amended PDA Plan when the Director finds that: (a) the Proposed Project is described adequately in the Amended PDA Plan; (b) the Proposed Project is consistent with such Amended PDA Plan; and (c) the Amended PDA Plan has been approved by the Authority and the Zoning Commission in accordance with the applicable provisions of Code Section 3-1A.a and Article 80C Planned Development Area Review; and

FURTHER

VOTED:

That the Director be, and hereby is, authorized to execute any and all agreements and any and all other documents deemed necessary and appropriate by the Director in connection with the foregoing, including, without limitation, a Cooperation Agreement, a Boston Residents Construction Employment Plan, amendments to any existing agreements relating to the Proposed Project, subject to such terms and conditions as the Director deems to be in the best interest of the Authority, and to take such other actions deemed necessary and appropriate by the Director in connection with the foregoing.

Map Amendment Application No. 557
Boston Redevelopment Authority
Amended and Restated Development Plan for
Planned Development Area No. 57,
Massachusetts Biologic Laboratories
Map 8B and 8C, Greater Mattapan Neighborhood
District

MAP AMENDMENT NO. 493

THE COMMONWEALTH OF MASSACHUSETTS

CITY OF BOSTON

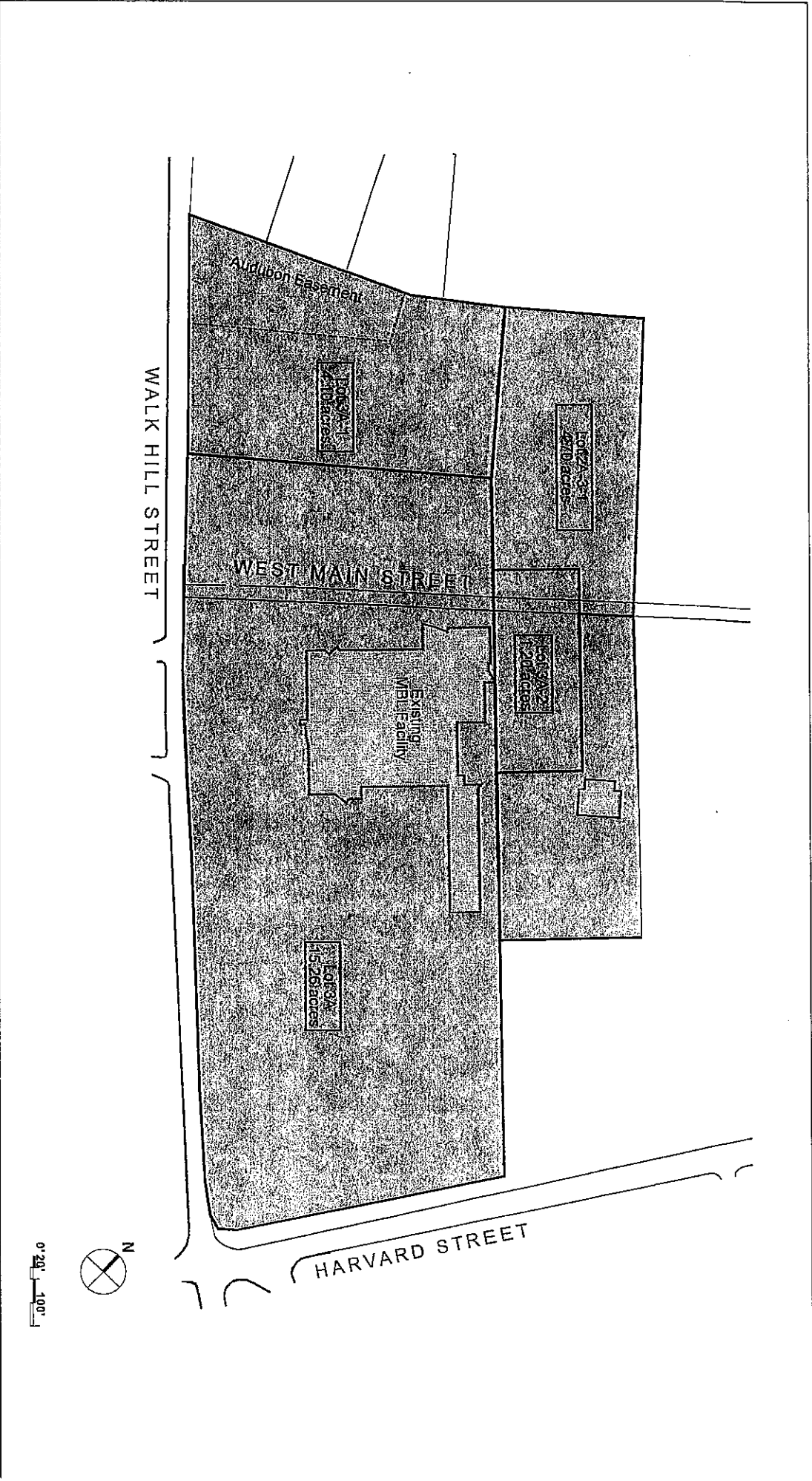
IN ZONING COMMISSION

The Zoning Commission of the City of Boston, acting under Chapter 665 of the Acts of 1956, as amended, after due report, notice and hearing, does hereby approve the Amended and Restated Development Plan for Planned Development Area No. 57, Massachusetts Biologic Laboratories, dated April 19, 2008, and amends "Map 8B, Greater Mattapan Neighborhood District" and "8C, Greater Mattapan Neighborhood District," of the series of maps entitled "Zoning Districts City of Boston, dated August 15, 1962, as amended as follows:

1. By adding approximately 4.7 acres of land to the already existing 20.56 acres of land making up Planned Development Area No. 57 and would also add the designation "D", indicating a Planned Development Area overly district to said 4.7 acres of land.

Said Amended and Restated Development Plan amends "Development Plan for Planned Development Area No. 57," approved by the Authority on June 20, 2002, and approved by the Zoning Commission on July 24, 2002, effective, July 26, 2002. Planned Development Area No. 57 was designated on "Map 8E, Greater Mattapan Neighborhood District" of the series of maps entitled "Zoning Districts City of Boston" dated August 15, 1962, as amended, by Map Amendment No. 407, adopted by the Zoning Commission on July 24, 2002, effective July 26, 2002.

Item	Quantity	Description	Unit	Notes
1	1	Site Plan	Sheet	As Shown
2	1	Site Plan	Sheet	As Shown
3	1	Site Plan	Sheet	As Shown
4	1	Site Plan	Sheet	As Shown
5	1	Site Plan	Sheet	As Shown
6	1	Site Plan	Sheet	As Shown
7	1	Site Plan	Sheet	As Shown
8	1	Site Plan	Sheet	As Shown
9	1	Site Plan	Sheet	As Shown
10	1	Site Plan	Sheet	As Shown
11	1	Site Plan	Sheet	As Shown
12	1	Site Plan	Sheet	As Shown
13	1	Site Plan	Sheet	As Shown
14	1	Site Plan	Sheet	As Shown
15	1	Site Plan	Sheet	As Shown
16	1	Site Plan	Sheet	As Shown
17	1	Site Plan	Sheet	As Shown
18	1	Site Plan	Sheet	As Shown
19	1	Site Plan	Sheet	As Shown
20	1	Site Plan	Sheet	As Shown



LOT 2A-3-1

A CERTAIN PARCEL OF LAND SITUATED IN THE CITY OF BOSTON, WEST ROXBURY DISTRICT, SUFFOLK COUNTY, AND COMMONWEALTH OF MASSACHUSETTS, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF LOT 2A-3-2 AS SHOWN ON A PLAN REFERENCED THEREIN (THE "PLAN"); THENCE

S33° 56' 17" E A DISTANCE OF 139.52 FEET; THENCE

S44° 42' 47" E A DISTANCE OF 860.50 FEET; THENCE

S48° 16' 26" E A DISTANCE OF 109.34 FEET; THENCE

S41° 43' 34" W A DISTANCE OF 246.27 FEET; THE PREVIOUS FOUR COURSES RUNNING ALONG SAID LOT 2A-3-2; THENCE

N44° 42' 47" W A DISTANCE OF 349.86 FEET; THENCE

N45° 17' 13" E A DISTANCE OF 145.00 FEET; THENCE

N44° 42' 47" W A DISTANCE OF 345.00 FEET; THENCE

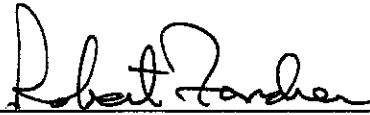
S45° 17' 13" W A DISTANCE OF 145.00 FEET; THENCE

N44° 42' 47" W A DISTANCE OF 158.00 FEET; THENCE

N 39° 23' 43" W A DISTANCE OF 292.54 FEET; THE PREVIOUS SIX COURSES RUNNING ALONG LAND NOW OR FORMERLY OF THE COMMONWEALTH OF MASSACHUSETTS LOT 3A, LOT 3A-2 AND LOT 3A-1 AS SHOWN ON THE PLAN; THENCE

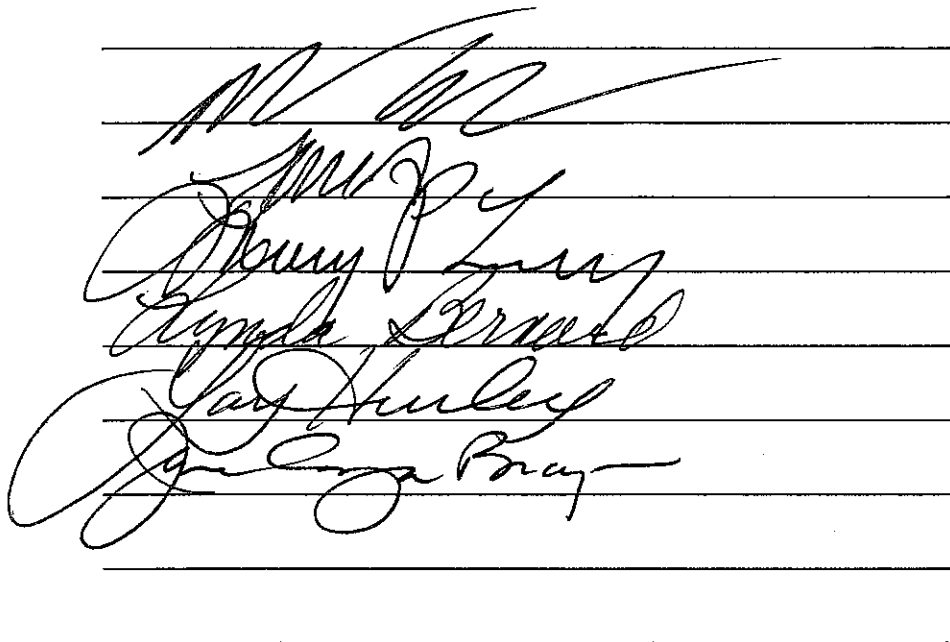
N50° 36' 17" E A DISTANCE OF 239.00 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 217,800 SQUARE FEET OR 5.00 ACRES, MORE OR LESS.



Chairman

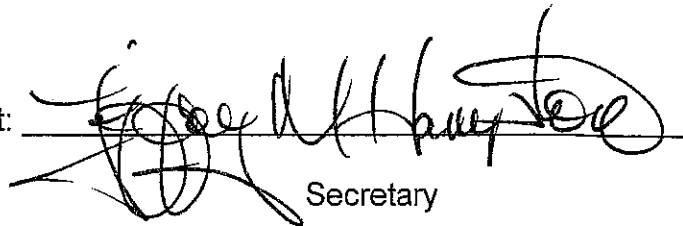
Vice Chairman



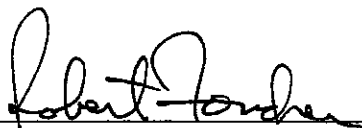
In Zoning Commission

Adopted: June 25, 2008

Attest:

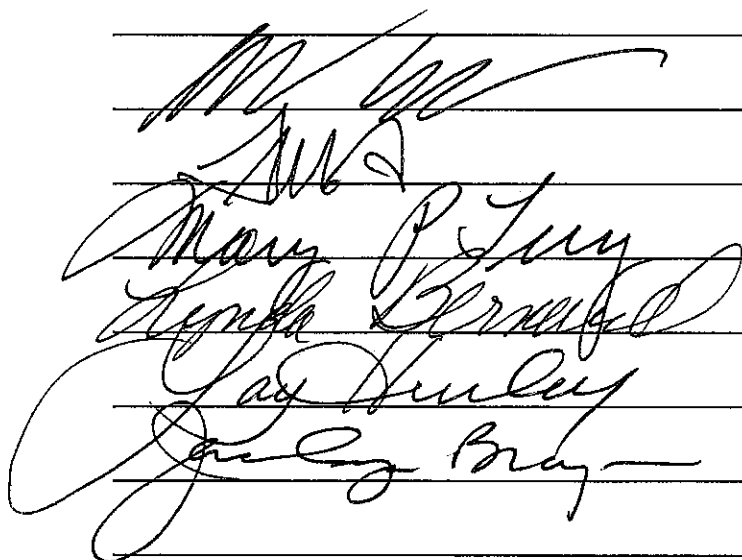

Secretary

Amended and Restated Development Plan for Planned Development Area No. 57,
Massachusetts Biologic Laboratories



Chairman

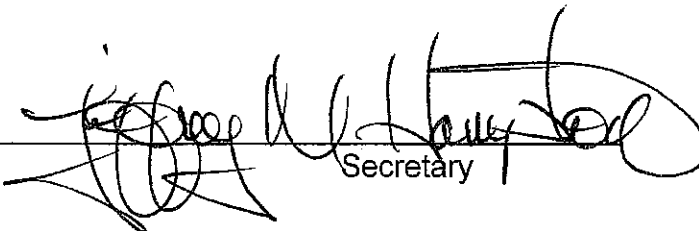
Vice Chairman



In Zoning Commission

Adopted: June 25, 2008

Attest:



Secretary



Mayor, City of Boston

Date: 6/25/08

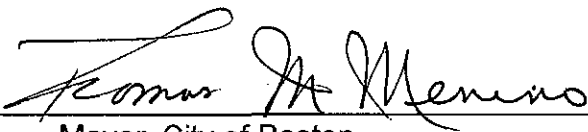
The foregoing amendment was presented to the Mayor on JUNE 25, 2008, and was signed by him on JUNE 25, 2008, whereupon it became effective on JUNE 25, 2008, in accordance with Section 3 of Chapter 665 of the Acts of 1956, as amended.

Attest:



Secretary to the Zoning Commission

Amended and Restated Development Plan for Planned Development Area No. 57,
Massachusetts Biologic Laboratories



Mayor, City of Boston

Date: 6/25/08

The foregoing Amended and Restated Development Plan for Planned Development Area No. 57, Massachusetts Biologic Laboratories, was presented to the Mayor on JUNE 26, 2008, and was signed by him on JUNE 26, 2008, whereupon it became effective on JUNE 26, 2008, in accordance with Section 3 of Chapter 665 of the Acts of 1956, as amended.

Attest:



Secretary to the Zoning Commission