

BRA APPROVAL: 6/30/02
ZC APPROVAL: 7/24/02
EFFECTIVE: 7/26/02

Development Plan

For

Planned Development Area No. 57

June 20, 2002

Development Plan: Pursuant to Section 3-1A and Section 60-29 of the City of Boston Zoning Code (the "Zoning Code"), this plan constitutes a Planned Development Area Plan (the "PDA Plan") for the development of an approximately 20.56 acre parcel of land more particularly described herein (the "Site") in the Mattapan neighborhood of Boston by the Developer (as hereinafter defined) for a new facility for the Massachusetts Biologic Laboratories (such facility, together with the parking, loading, landscape and other improvements referenced herein, the "Project"). This PDA Plan sets forth information on the proposed development of the Site, including the proposed location and appearance of structures, open spaces and landscaping, proposed uses of the Site, densities, proposed traffic circulation, parking and loading facilities, access to public transportation, and proposed dimensions of structures. A 15.26± acre portion of the Site ("Lot 3A") is owned by FPA Lot 3A, LLC ("Developer"), an affiliate of the proponent, Franklin Place Associates, LLC. The remaining 5.3 acres of the Site (the "Additional Land") is owned by the Commonwealth of Massachusetts, and is expected to be conveyed to the Developer. Definitions used but not defined in this PDA Plan shall have the meanings set forth in the Zoning Code as of the date hereof.

This PDA Plan consists of 6 pages of text plus attachments designated as Exhibits A through D. Because the final site plan and the final plans and specifications for the Project have not yet been approved by the Boston Redevelopment Authority ("BRA") pursuant to Article 80C and Section 3-1A of the Zoning Code for consistency with this PDA Plan, Exhibits A through D are subject to change and to final design, environmental and other development review by the BRA and by other governmental agencies and authorities.

Developer: The proponent, Franklin Place Associates LLC, a Massachusetts limited liability company with an address of c/o Fort Point Properties, 286 Congress Street, Boston, Massachusetts 02210, has been designated by the Commonwealth of Massachusetts Division of Capital Asset Management and Maintenance ("DCAM"), as the developer of Lot 3A. Franklin Place Associates LLC has formed the Developer, FPA Lot 3A, LLC, a Delaware limited liability company having an address of c/o Fort Point Properties, 286 Congress Street, Boston, Massachusetts 02210, to develop the Site. The Developer has acquired Lot 3A pursuant to a Land Disposition Agreement with DCAM (the "LDA"). The LDA is expected to be amended in connection with the Developer's designation as developer of, and its acquisition of, the Additional Land.

Site Description/Project Area: The Site comprises approximately 20.56 acres at the corner of Walk Hill Street and Harvard Street in the Mattapan neighborhood of Boston. The Site forms a part of the approximately 173 acre former Boston State Hospital campus. The Site is more particularly described and shown in Exhibit A, and depicted as well on Exhibit B, each of which exhibits is attached hereto and incorporated herein.

The Site is located within the Enterprise Protection Subdistrict of the Mattapan Neighborhood District under Section 60-10 of the Zoning Code. The Site is now unoccupied; it formerly contained two structures used as ancillary buildings for Boston State Hospital, as well as a portion of the former "Building G" for the hospital. The Site presently consists mainly of meadows and heavy brush, as well as remnants of paved roads, sidewalks, and utility poles from the past hospital use.

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; that campus was 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 former 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, while across Harvard Street to the southeast of the Site is a densely-developed, largely residential neighborhood. The Massachusetts Audubon Society's new 67± acre Boston Nature Center and Wildlife Sanctuary is located to the north of the Site.

The Project design has been formulated to be responsive to the design guidelines for the Greater Mattapan Neighborhood District as set forth in Section 60-33 of the Zoning Code. There is one building proposed for the Project ("Building"). One or more additions to the Building totaling approximately 76,900 s.f., and/or a new building of up to 120,000 square feet (three to four stories) may be constructed over an extended (i.e., approximately 15 year) period to accommodate similar scientific and office uses; any appropriate approvals would be sought for any such additions or new building, including if applicable, an amendment to this PDA Plan.

The Building and all future improvements will be 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. The parking and loading areas will be sited so as to be screened from public view by the existing stone wall on Walk Hill Street, and by new fencing to be constructed around the remainder of the Site, as appropriate. In addition, the roof structures on top of the Building and any future building will be screened so as to minimize the visibility of roof-top mechanical equipment. The proposed exterior signage will be for identification purposes only. All building and parking area lighting fixtures will be oriented so as to affect the Site only.

General Description of Proposed Development and Use Allocation: The Building has been designed to accommodate aseptic filling lines and monoclonal antibody production for the Massachusetts Biologic Laboratories ("MBL"), which develops and manufactures human vaccines, plasma products and monoclonal antibodies. MBL is a division of the University of Massachusetts Medical School; its facility at 305 South Street in Jamaica Plain is the only

publicly-operated, U.S. Food and Drug Administration – licensed biologics manufacturing facility in the country. MBL has outgrown its Jamaica Plain facility, and the Project represents an important expansion of MBL’s existing capacity. The MBL activities at the Project will complement the MBL activities at its Jamaica Plain facility.

The Building will contain state-of-the-art aseptic filling operations, biologics manufacturing uses, monoclonal antibody production uses, quality control laboratories, and related offices. The filling and manufacturing functions will initially occupy about 34,000 s.f. of Gross Floor Area, while the product laboratory and office uses will initially occupy about 23,000 s.f. of Gross Floor Area. The Building will also include a discrete, approximately 9,500 s.f. utility/mechanical equipment area at the rear, as well as warehouse and distribution functions for the vaccines and other products formulated by MBL at the Project, as well as at its Jamaica Plain facility. The proposed expansions of the Building will accommodate up to four additional monoclonal antibody suites, office and laboratory space, additional utility areas to support the scientific uses, and additional warehouse and filling capability.

Proposed Location and Appearance of Structures: The location and appearance of the Building is currently anticipated to be as shown on the site plan and illustration attached hereto and incorporated herein as Exhibit C; the final Building location and design and the site plan for the Project will be determined as part of the Article 80 Large Project Review process. The form of the Building is derived from the specialized nature of the functions it will house; those functions must operate on a single level. The Building will therefore be largely one-story. An approximately 13,250 s.f. portion of the Building will be two stories high and is proposed to contain the quality control and accessory office functions.

If the Developer acquires the Additional Land, it is expected that the location of the Building and related improvements will be as shown on the alternative site plan attached hereto and incorporated herein as Exhibit C-1. This siting of the Building would make possible the continued availability of West Main Street as a private way open for limited public travel purposes, i.e., as a secondary means of egress from portions of the former “West Campus” other than the Site. Exhibit C-2 shows the potential future expansion of the Building to accommodate the additional monoclonal antibody suites and related functions. If the Additional Land is acquired by the Developer, an approximately 1.5 acre portion of Lot 3A-1, which is shown on the plan attached as part of Exhibit A, would be left undeveloped, as an open space area.

The site plan attached hereto and incorporated herein as Exhibit C-3 shows the potential expansion of the Building as depicted on the alternative site plan (Exhibit C-1). The expansion capability of the Building is program driven and also, influenced by the naturally sloped topography of the Site. If a second building is constructed, it (and any related parking) would be located to the west of West Main Street.

Proposed Dimensions of Structures: The Building will initially have a maximum of 87,000 square feet of Gross Floor Area. The Height of the Building will vary from approximately 20 feet for the one-story portion, to approximately 30 feet for the utility/mechanical equipment area, and up to 45 feet for the two-story portion and warehouse area. The Floor Area Ratio for the Site, after construction of the proposed improvements, and future construction of a second building, would not exceed 0.5. Any additions to the Building,

and the proposed second building, would not exceed 65 feet in height. Section 60-30 of the Zoning Code sets forth the following dimensional limits for Proposed Projects in the Enterprise Protection Subdistrict:

Maximum Building Height:	65
Maximum FAR:	0.5

Thus, the Project and the planned additions and additional building would comply with the applicable dimensional requirements.

Proposed Traffic Circulation: Access to the Site is planned to be via an approximately 24 foot wide driveway off Walk Hill Street; alternative access may be created from a new road constructed by other parties as part of the final master plan for the former Boston State Hospital campus. Walk Hill Street is a two-way, public street that accommodates one lane of travel in each direction. The use of the existing driveway curb cut would enable the existing stone wall on Walk Hill Street along the Site's edge, to be preserved. Vehicular egress from the Site will be sign controlled.

Traffic generated by the Site is expected to be evenly distributed among area primary roads, including American Legion Highway, Walk Hill Street, Morton Street and Harvard Street. Cumulatively, about 30 percent of traffic entering/exiting the Site is expected to be oriented to the west of the Site via Walk Hill Street; about 70 percent is expected to enter/exit from the east of the Site via Walk Hill 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 the Project. The Walk Hill Street intersection is signalized, as is the intersection of Walk Hill Street and American Legion Highway.

There are existing sidewalks along Walk Hill Street and Harvard Street that will facilitate pedestrian traffic from the Project to the nearby Harvard Street neighborhood and to Morton Street and public bus lines that service Morton Street. The Proponent will construct a new sidewalk adjacent to the Site, connecting to Harvard Street.

"West Main Street," a private road on the former West Campus, is proposed to be eliminated. However, if the Developer acquires the Additional Land and constructs the improvements as shown on the alternative site plan attached hereto as Exhibit C-1, then "West Main Street" will become a private way open for limited public travel use, to the extent West Main Street exists on the Site. In such event, West Main Street shall serve as access to the Site, and as a means of secondary egress from portions of the former "West Campus" other than the Site.

Parking and Loading Facilities: A surface parking area will be constructed as part of the Project, and will accommodate a maximum of 145 vehicles. Carpool and vanpool spaces, as well as spaces for the disabled, will be sited in preferred locations. The parking area will be lighted and landscaped in accordance with design plans approved by the BRA. Bicycle racks will also be provided. This parking area may be altered, and one or more new parking areas created, in connection with future additions to the Building or the construction of the second building.

There will be a covered loading area at the side of the Building, with three loading bays, designed to accommodate standard size tractor trailers. All truck access and turn-around movements will occur within the Site. Appropriate adjustments to the Building and the Site will be made to ensure that expansion of the Building or the construction of a second building does not adversely affect loading operations.

Projected Number of Employees: Approximately 130 employees will initially work at the Project, some of whom will be relocated from MBL's current facility in Jamaica Plain. It is anticipated that the Project will create approximately 82 new jobs.

Access to Public Transportation: The Site is accessible by bus routes which stop along Morton Street within several blocks of the Site and provide connections to virtually all major activity and residential areas of the City. To enhance the Site's accessibility to public transportation, MBL is currently investigating the possibility of providing a shuttle van between the Site and the Forest Hills and/or Mattapan MBTA stations. This van would operate during peak hours, resulting in less dependence in single-occupancy vehicles to reach the Site. A comprehensive Transportation Demand Management program will be developed for the Project to provide additional incentives for transit and bicycle use, and carpooling.

Open Space and Landscaping: The Site contains a good deal of mature vegetation, which will be maintained to the greatest extent possible given the Project design.

Development Review Procedures: The Project is subject to Large Project Review in accordance with Article 80A of the Zoning Code. The Project is also subject to design review by the Boston Civic Design Commission. All design plans for the Project are subject to ongoing development review and approval by the BRA.

Density: Pursuant to Section 60-30 of the Zoning Code, the maximum Floor Area Ratio for the Site is 0.5. After construction of the Project, the proposed additions to the Building, and the second building, the Floor Area Ratio at the Site will not exceed 0.5.

Proposed Uses of the Area: The Project is planned to house the Massachusetts Biologic Laboratories, and therefore will include aseptic filling lines, product development laboratories, quality control and analytic laboratories, and accessory office and other uses. The proposed uses planned for the Project will include some or all of the uses listed on Exhibit D, attached hereto and incorporated hereto. It is possible that the uses in the second building may be more office and laboratory-oriented.

Public Benefits:

A. **Massachusetts Biologic Laboratories:** MBL is the only, or a principal, supplier in the United States of products that are critical to public health, such as the tetanus vaccine and 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 200,000 people. Thus, the provision of a new facility to house MBL and its expansion needs is critical to national public health objectives.

B. **Site Improvements:** The construction of the Project will transform a vacant parcel into an attractive development that has 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.

C. **Economic Development:** Approximately 130 employees will initially be based at the Project. The Project will create approximately 82 new jobs. The Developer will work with the Boston State Hospital Citizens Advisory Committee established by DCAM (the “CAC”) to implement an affirmative action plan/neighborhood utilization plan relative to the Project, which forms a part of the LDA. That plan strives to maximize employment opportunities at the Project for area residents as well as Department of Mental Health clients.

D. **Community Benefits:** The LDA also requires that the Developer contribute to the Boston State Community Trust, a trust to be established by the CAC with input, consultation and representation from the broader community, \$0.50 per annum for each square feet of usable area of the Project constructed up to the “Contribution Date.” The initial contribution date is to occur within 30 days after the end of the Developer’s fiscal year in which a certificate of occupancy has been issued for the Project, and on each anniversary thereof for the subsequent 19 years.

Exhibits

- Exhibit A: Description of Site
- Exhibit B: Survey of Site
- Exhibit C: Site Plan and Illustration
- Exhibit C-1: Alternative Site Plan
- Exhibit C-2: Proposed Additions to Building
- Exhibit C-3: Proposed Additions to Building in Alternative Site Plan
- Exhibit D: Proposed Uses

EXHIBIT A

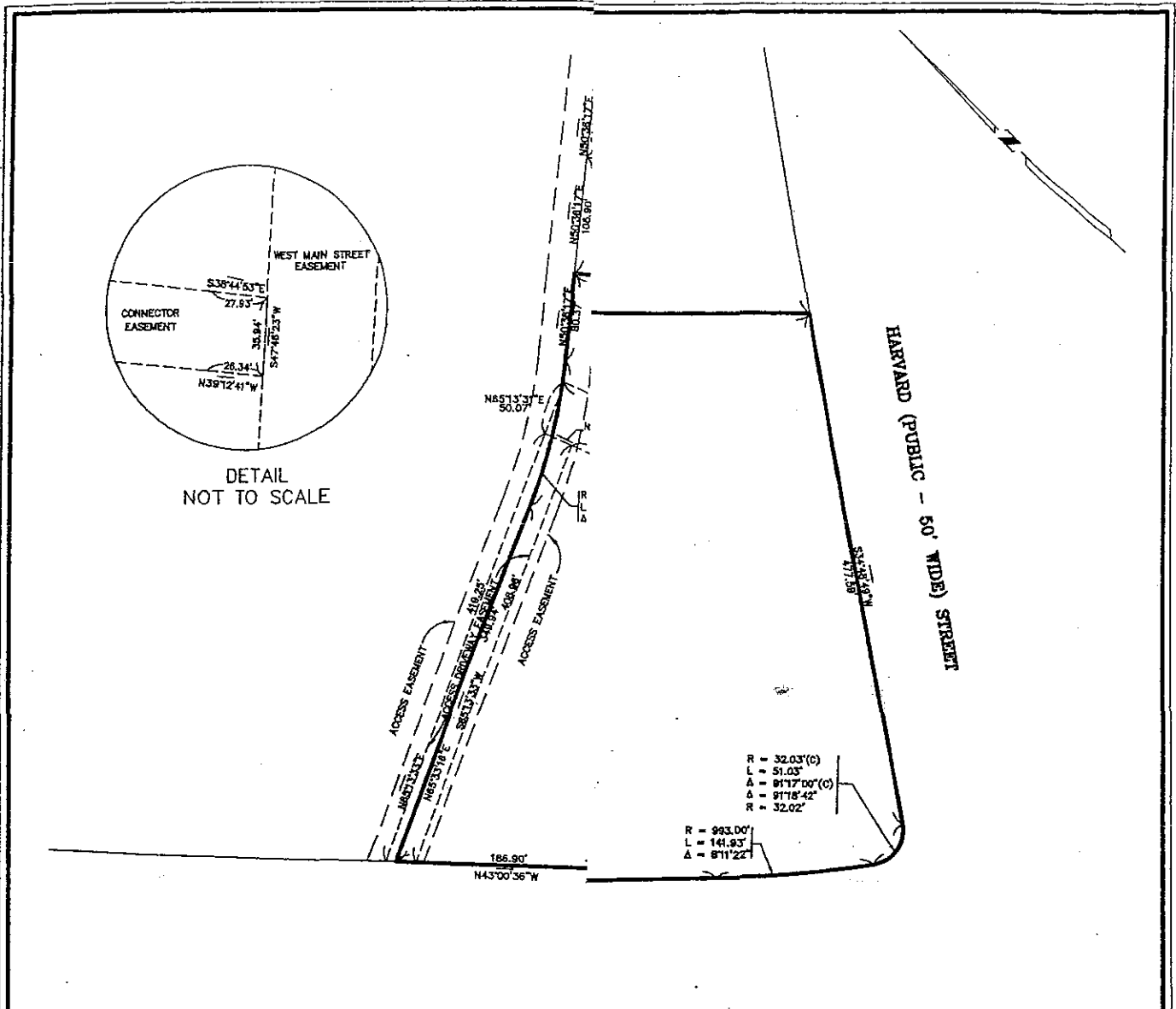
Description of the Site

“Lot 3A, Lot 3A-1 and Lot 3A-2” as shown on a plan entitled “Lot 3A/Additional Land (Boston State Hospital), Boston (Mattapan), Mass.” prepared by Judith Nitsch Engineering, Inc. dated March 22, 2002, a copy of which is attached hereto.

EXHIBIT B

Survey

[See Attached]



PLAN REFERENCES AN REFERENCES

"CITY OF BOSTON, PUBLIC WORKS DEPARTMENT, ENGINEERING OF MASSACHUSETTS DIVISION OF CAPITAL PLANNING AND NORTHERLY SIDE OF HARVARD STREET", MARCH 28, 1966, LAYOUT PLAN", MARCH 12, 1998, PREPARED BY RIZZO ASSOCIATES, INC.

"CITY OF BOSTON, PUBLIC WORKS DEPARTMENT, ENGINEERING REPAIR PLAN, HARVARD STREET", MARCH 28, 1966, LAYOUT PLAN", BOSTON STATE HOSPITAL, COMM. OF MASSACHUSETTS DEPARTMENT OF HEALTH AND MAINTENANCE", MARCH 17, 1999, PREPARED BY RIZZO ASSOCIATES, INC.

"PLAN OF LAND, BOSTON, MA (SUFFOLK COUNTY). COMMONWEALTH OF MASSACHUSETTS DEPARTMENT OF TRANSPORTATION AND CONSTRUCTION, BUREAU OF HIGHWAYS AND BRIDGES, DIVISION OF HIGHWAYS AND BRIDGES, "REPAIR AND MAINTENANCE", NOV. 9, 2001, PREPARED BY RIZZO ASSOCIATES, INC.

REVISIONS		
REV.	COMMENTS	DATE
1	W. MAIN ST. EASEMENT	5/29/02

ADDITIONAL LAND
STATE HOSPITAL
BOSTON (MATTAPAN), MASS.

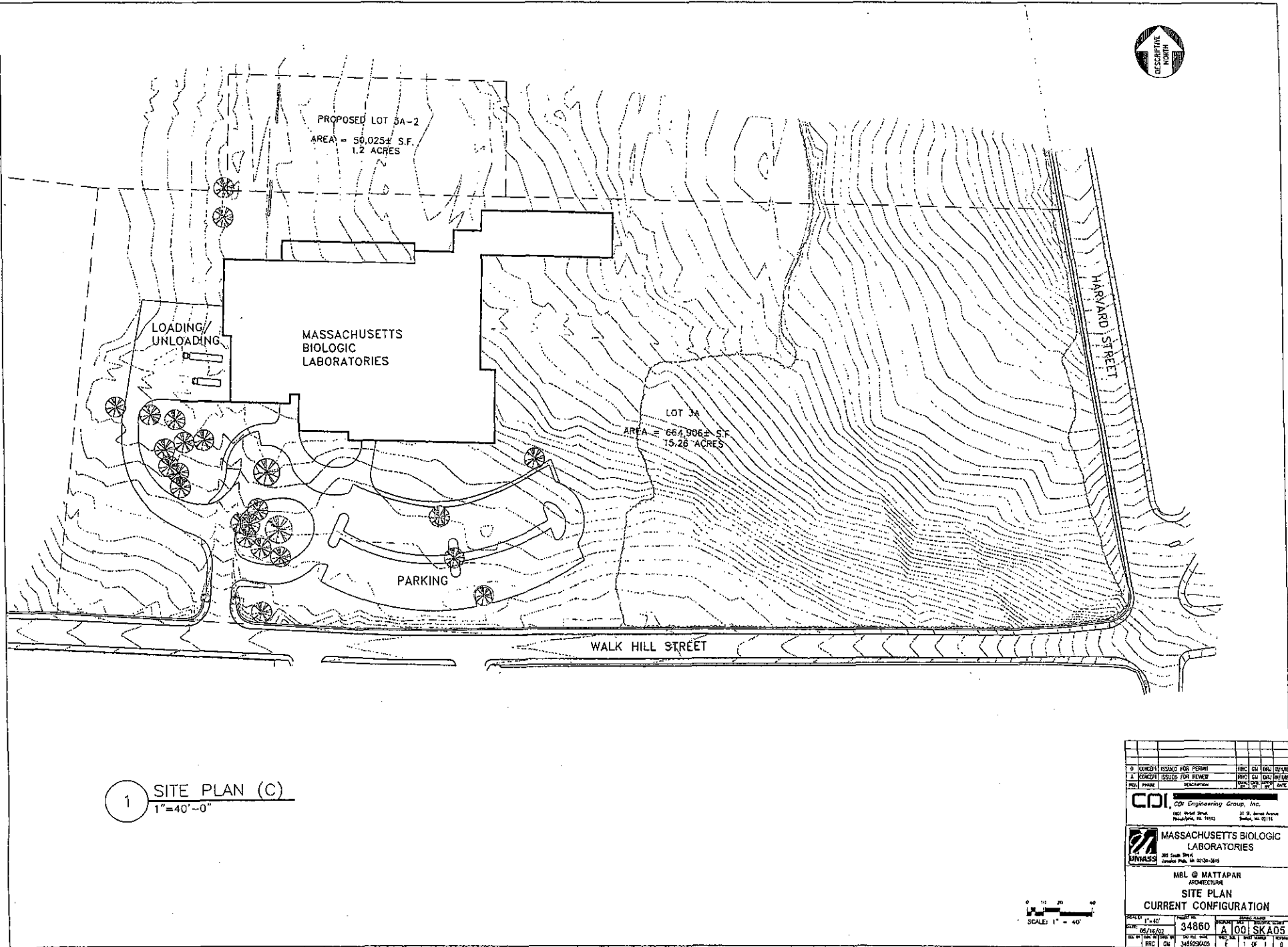
PREPARED FOR:
RIZZO ASSOCIATES LLC
 100 STATE STREET BOSTON MA 02110

FIELD CHIEF: M. RIZZO
 DATE: 3/26/2002

EXHIBIT C

Site Plan and Illustration

[See Attached]



1 SITE PLAN (C)
1"=40'-0"

0	CONCEPT	ISSUED FOR PERMIT	DATE	BY	CHKD	DATE
1	CONCEPT	ISSUED FOR REVIEW	DATE	BY	CHKD	DATE
2	PRELIMINARY	DESIGNATION	DATE	BY	CHKD	DATE
3	FINAL	DESIGNATION	DATE	BY	CHKD	DATE

CDI
CDI Engineering Group, Inc.
1801 Mount Street
Boston, MA 02116

MASSACHUSETTS BIOLOGIC LABORATORIES
301 State Street
Boston, MA 02108-3415

MBL @ MATTAPAN ARCHITECTURE
SITE PLAN
CURRENT CONFIGURATION

SCALE: 1" = 40'

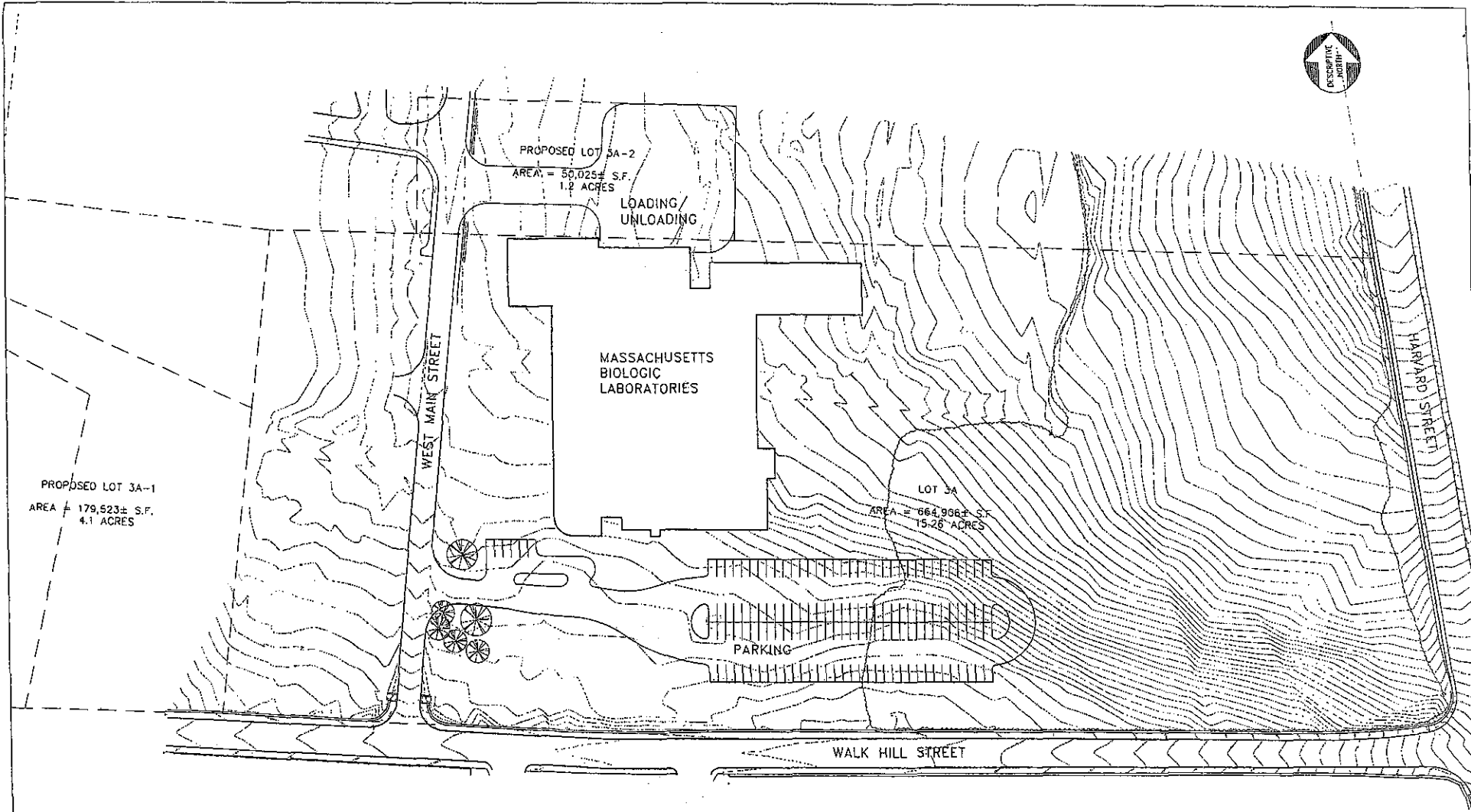
DATE	PROJECT NO.	PROJECT NAME
05/16/02	34860	A 1001 SKA05
BY: MATTAPAN ARCHITECTURE	DATE: 05/16/02	SCALE: 1" = 40'
BY: MATTAPAN ARCHITECTURE	DATE: 05/16/02	SCALE: 1" = 40'

EXHIBIT C-1

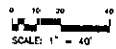
Alternative Site Plan

(with Additional Land)

[See Attached]



1 SITE PLAN (C-1)
1"=40'-0"

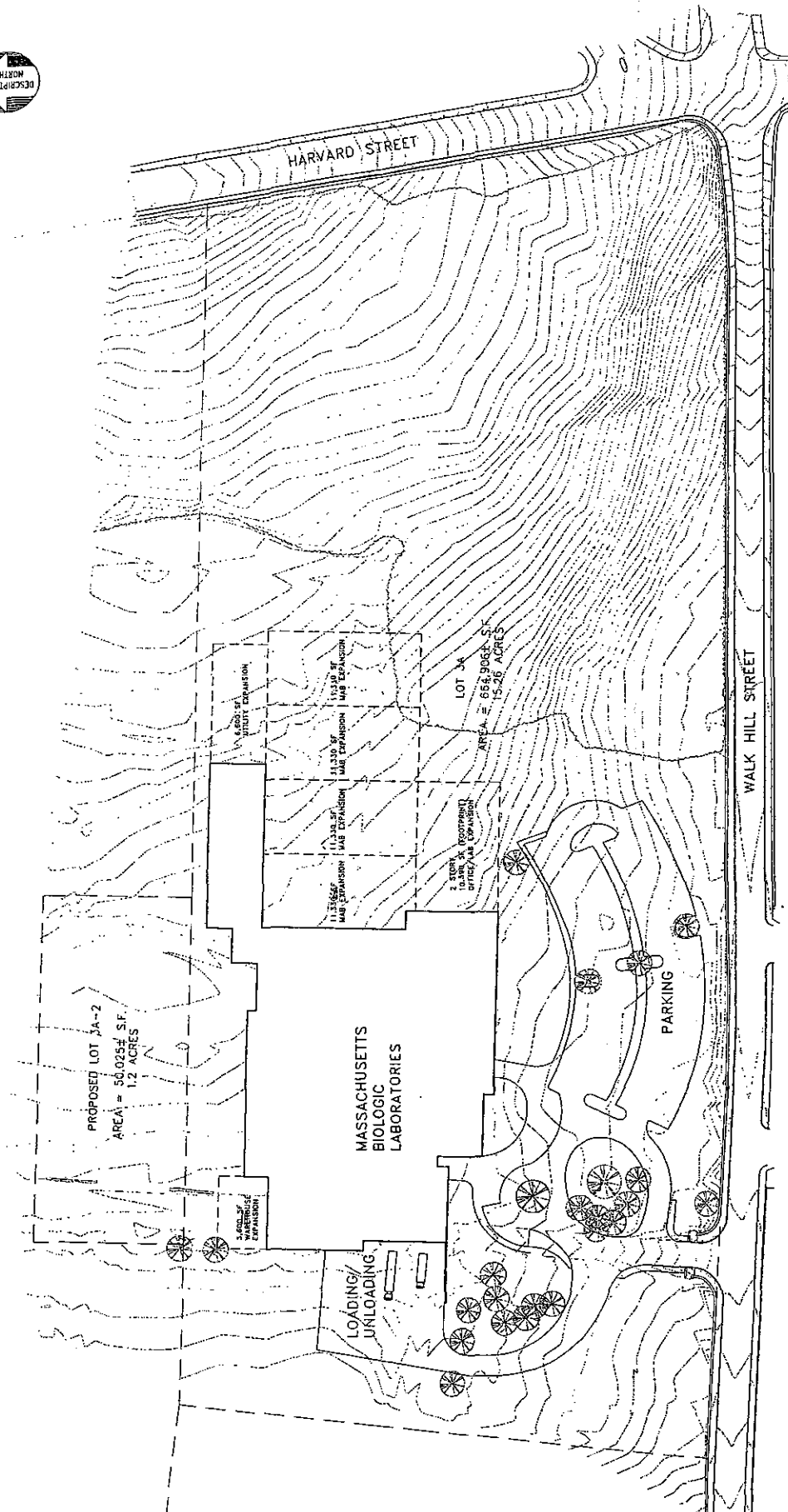


NO.	DATE	ISSUED FOR	BY	CHK'D	DATE
1	06/16/02	DESIGNED FOR PERMIT	BC	CU	06/16/02
REV.	NO.	DESCRIPTION	BY	CHK'D	DATE
CDI CDI Engineering Group, Inc. 100 West Street Philadelphia, PA 19103 215.251.1000					
UMASS MASSACHUSETTS BIOLOGIC LABORATORIES 225 South Street Amherst, MA 01003-0001					
MBL @ MATTAPAN ARCHITECTURAL SITE PLAN ALTERNATIVE SCHEME					
SCALE:	1"=40'	PROJECT NO.	34860	REVISION	100 SKA07
DATE:	06/16/02	DATE:	06/16/02	DATE:	06/16/02
BY:	BC	BY:	CU	BY:	CU
CHK'D:	CU	CHK'D:	CU	CHK'D:	CU

EXHIBIT C-2

Potential Building Expansions

[See Attached]



1	CONTRACT	1000000000	DATE	01/15/2010
2	PROJECT	MASSACHUSETTS BIOLOGIC LABORATORIES	DATE	01/15/2010
3	CLIENT	MASSACHUSETTS BIOLOGIC LABORATORIES	DATE	01/15/2010
4	PROJECT NO.	34860	DATE	01/15/2010
5	PROJECT NAME	MASSACHUSETTS BIOLOGIC LABORATORIES	DATE	01/15/2010
6	PROJECT ADDRESS	1000 WALK HILL STREET, BOSTON, MA 02118	DATE	01/15/2010
7	PROJECT PHONE	(617) 552-1234	DATE	01/15/2010
8	PROJECT FAX	(617) 552-1234	DATE	01/15/2010
9	PROJECT EMAIL	PROJECT@CPI.COM	DATE	01/15/2010
10	PROJECT WEBSITE	WWW.CPI.COM	DATE	01/15/2010
11	PROJECT CONTACT	JOHN J. HANCOCK	DATE	01/15/2010
12	PROJECT CONTACT PHONE	(617) 552-1234	DATE	01/15/2010
13	PROJECT CONTACT FAX	(617) 552-1234	DATE	01/15/2010
14	PROJECT CONTACT EMAIL	JOHN.HANCOCK@CPI.COM	DATE	01/15/2010
15	PROJECT CONTACT WEBSITE	WWW.CPI.COM	DATE	01/15/2010
16	PROJECT CONTACT ADDRESS	1000 WALK HILL STREET, BOSTON, MA 02118	DATE	01/15/2010
17	PROJECT CONTACT CITY	BOSTON, MA	DATE	01/15/2010
18	PROJECT CONTACT STATE	MA	DATE	01/15/2010
19	PROJECT CONTACT ZIP	02118	DATE	01/15/2010
20	PROJECT CONTACT COUNTRY	USA	DATE	01/15/2010

1 SITE PLAN (C-2)
1"=40'-0"

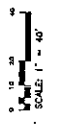
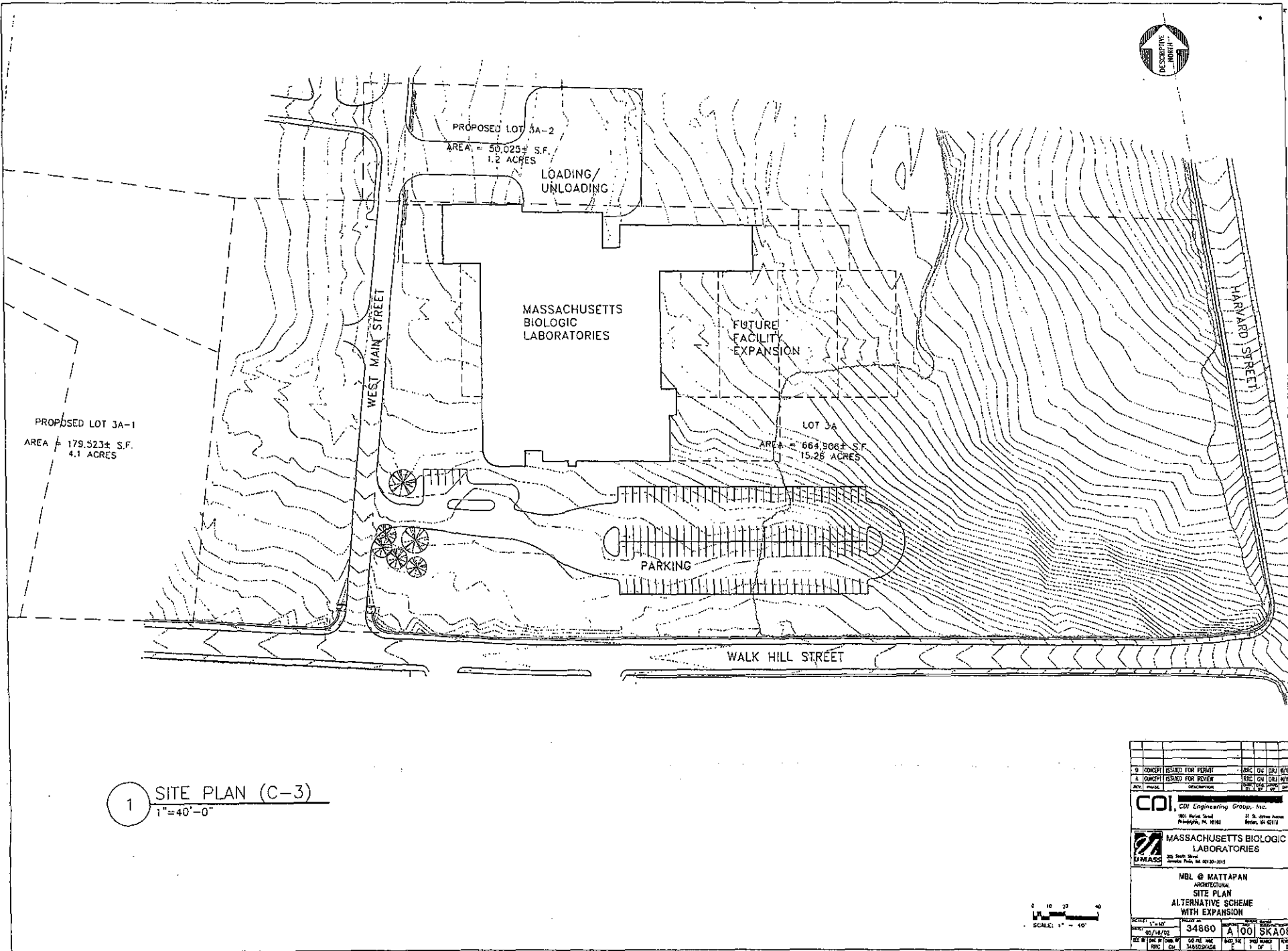


EXHIBIT C-3

Alternative Site Plan with Building Expansions

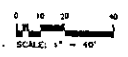
(with Additional Land)

[See Attached]



1 SITE PLAN (C-3)
1"=40'-0"

DESIGNED BY	DATE	SCALE	PROJECT NO.	DATE	SCALE	PROJECT NO.
1. CONCEPT	10/14/02	1"=40'	34860	10/14/02	1"=40'	34860
2. PRELIMINARY						
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198. FINAL						
199. RECORD						
200. AS-BUILT						



CDI CDI Engineering Group, Inc.
180 Main Street
Providence, RI 02901
31 S. Green Avenue
Bristol, RI 02809

MASSACHUSETTS BIOLOGIC LABORATORIES
30 South Street
Providence, RI 02903-2013

MBL @ MATTAPAN ARCHITECTURAL
SITE PLAN
ALTERNATIVE SCHEME
WITH EXPANSION

SCALE: 1" = 40'
DATE: 10/14/02
BY: [Signature]
CHECKED BY: [Signature]
PROJECT NO.: 34860
SHEET NO.: A100
TOTAL SHEETS: 5
DATE PLOTTED: 10/14/02
SCALE: 1" = 40'

EXHIBIT D

Proposed Uses

- Research laboratory
- General manufacturing
- Light manufacturing
- Wholesale business
- General office
- Office of wholesale business
- Accessory parking
- Accessory storage of flammable liquids and gases

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

JUNE 20, 2002

TO: BOSTON REDEVELOPMENT AUTHORITY AND
MARK MALONEY, DIRECTOR

FROM: KATHY KOTTARIDIS, DIRECTOR OF ECONOMIC
DEVELOPMENT
SUSAN HANNON, DEPUTY DIRECTOR FOR PROJECT
MANAGEMENT
LINDA HAAR, DIRECTOR OF PLANNING AND DEVELOPMENT
PRATAAP PATROSE, ASSISTANT DIRECTOR, URBAN DESIGN
JOHN DALZELL, SENIOR ARCHITECT, URBAN DESIGN
HEATHER CAMPISANO, PROJECT MANAGER

SUBJECT: PUBLIC HEARING ON THE DEVELOPMENT PLAN FOR
PLANNED DEVELOPMENT AREA NO. 57 FOR THE
MASSACHUSETTS BIOLOGIC LABORATORIES IN MATTAPAN,
AND RELATED ARTICLE 80 APPROVALS

**EXECUTIVE
SUMMARY:**

This memorandum requests that the Boston Redevelopment Authority authorize the Director to (1) issue a Scoping Determination waiving the requirement of further review pursuant to Article 80B-5 of the Boston Zoning Code; (2) issue a Certificate 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) approve the Development Plan for Planned Development Area No. 57, Massachusetts Biologic Laboratories, Mattapan, and authorize the Director to petition the Zoning Commission for the approval of the Development Plan for Planned Development Area No. 57, Massachusetts Biologic Laboratories, Mattapan, and a map amendment to "Map 8E, Greater Mattapan Neighborhood District," and (5) issue a Certificate of Consistency under Section 80C.

Project Site

The Massachusetts Biologic Laboratories ("MBL") 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 20.56 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.

Proposed Project

Franklin Place Associates, LLC (the "Developer") proposes to develop for MBL, an affiliate of the University of Massachusetts Medical School, a new facility with a maximum of 87,000 square feet on the 20.56 acre site. The building will be largely one-story, with the exception of an approximately 13,250 square foot portion that will be two-stories and will contain the quality control and accessory office functions. The development will provide space for aseptic filling lines, product and prototype manufacturing, quality control and analytic laboratories, and accessory offices and other uses. Associated site improvements will include the construction of a driveway and on-site parking for approximately 145 vehicles, landscaping, stormwater management and connections to City infrastructure, including the implementation of approximately 500 feet of a new 10-inch sanitary sewer in Walk Hill Street to connect to the existing sewer main (the "Proposed Project").

MBL, established more than 100 years ago to serve the public health interests of the Commonwealth, develops and manufactures human vaccines, plasma products, and monoclonal antibodies. Its current facility, located at 305 South Street in Jamaica Plain, is the only publicly-operated, U.S. Food and Drug Administration-licensed vaccine manufacturing facility in the country, and the only one of its kind still operated by a state government. MBL has outgrown its Jamaica Plain facility, and the new building represents an important expansion of its manufacturing capacity. The realization of this development will greatly enhance MBL's ability to address significant public health needs in the coming years.

The approximate development cost for the Proposed Project is \$77 million, with an estimated commencement in fourth quarter 2002 and an estimated completion in fourth quarter 2004.

Article 80 Review

On January 22, 2002, the Developer filed a Letter of Intent in accordance with the Authority's policy regarding Provision of Mitigation by Development Projects in Boston. The Boston Redevelopment Authority (the "BRA") 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.

The Developer filed a Project Notification Form ("PNF") for the Proposed Project on March 29, 2002. Notice of the receipt by the BRA of the PNF was published in the Boston Herald on March 30, 2002 which initiated a 45-day public comment period (requested by the Developer) with a closing date of May 13, 2002. The Notice and the PNF were sent to the City's public agencies pursuant to Section 80A-2 of the Boston Zoning Code (the "Code").

Pursuant to Section 80B-5.3 of the Code, a Scoping Session was held on Friday, April 12, 2002 with the City's public agencies at which the Proposed Project was reviewed and discussed. Upon

the request of the Developer, the public comment period was extended until Tuesday, June 11, 2002. The Developer conducted a public meeting at the Area B-3 Police Station in Mattapan on Wednesday, May 22, 2002 and at the Covenant Congregational Church in Jamaica Plain on Tuesday, June 4, 2002 for the community's review and comment.

The Developer has also worked closely with the CAC to formulate an affirmative action/neighborhood obligation plan, which is memorialized in the Land Disposition Agreement (the "LDA") between the Division of Capital Asset Management and Maintenance ("DCAM") and an affiliate of the Developer. The LDA aims to maximize the employment opportunities for area residents and Department of Mental Health clients. The LDA also provides that the Developer shall contribute to the Boston State Community Trust, to be established by the CAC with input, consultation and representation from the broader community, \$0.50 per annum for each square foot of usable area (as defined in the LDA) of the Proposed Project constructed up to the "Contribution Date." The initial contribution date is to be 30 days after the end of the Developer's fiscal year in which a Certificate of Occupancy has been issued, and on each anniversary thereof for the subsequent nineteen years. In addition, if no mental health facility has been constructed and is operating at the Project Site within five years of the initial contribution date, the Developer is required to make a one-time contribution of \$40,000 to the Boston State Community Trust.

The Proposed Project represents Phase I development on the Project Site. One or more additions totaling approximately 76,900 square feet and/or a new building of up to 120,000 square feet (three to four stories) may be constructed over an extended (i.e., approximately 15 year) period to accommodate similar scientific and office uses. Any and all appropriate approvals will be sought for any such additions or new building. Furthermore, any additional square footage will be added to the 87,000 square feet represented in Phase I, and will be subject to a single 100,000 square foot exemption for linkage.

On June 4, 2002, the Boston Civic Design Commission ("BCDC") voted to approve the design for the Proposed Project.

The Proponent is currently working with the Boston Transportation Department to develop a Construction Management Plan and a Transportation Access Plan Agreement.

Mitigation and Public Benefits

- The establishment of approximately 130 permanent jobs, 82 of which are expected to be new;
- 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;
- The construction of a new sidewalk along Walk Hill Street;
- Monetary contributions to the Boston State Community Trust;
- Approximately 50-75 construction jobs during typical periods and as many as 175-200 during peak periods;

- Approximately \$225,000 in real estate taxes paid to the City of Boston.

Recommendations

Approvals have been requested of the Authority pursuant to Article 80, Section 80B of the Code for the issuance of a Scoping Determination waiving the requirement of further review pursuant to Article 80, Section 80B-5.3(d) of the Code, and for the issuance of a Certificate of Compliance under Section 80B-6 upon successful completion of the Article 80 review process. In accordance with Section 80B-5.3(d) of the Code, the Authority may issue a Scoping Determination Waiving Further Review if the PNF, together with any additional material and comments received by the BRA prior to the issuance of the Scoping Determination, adequately describes the impact of the Proposed Project and offers appropriate ways to mitigate such impacts.

Authority staff believes that the PNF, project design changes, and accompanying mitigation commitments meet the criteria for the issuance of a Scoping Determination Waiving Further Review. It is therefore recommended that the Authority approve the Massachusetts Biologic Laboratories project and authorize the Director to (1) issue a Scoping Determination waiving the requirement of further review pursuant to Article 80, Section 80B-5.3(d) of the Code; (2) issue a Certificate 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) approve Planned Development Area No. 57 and issue a Certification of Consistency; and (5) petition the Zoning Commission to adopt a map amendment and for approval of Planned Development Area No. 57.

Appropriate votes follow:

VOTED: That the Director be, and hereby is, authorized to issue a Scoping Determination under Section 80B-5.3(d) of the Boston Zoning Code, which (i) finds that the Project Notification Form adequately describes the potential impacts arising from the Massachusetts Biologic Laboratories project, and provides sufficient mitigation measures to minimize these impacts, and (ii) waives further review of the Massachusetts Biologic Laboratories project under subsection 3 of Section 80B-5 of the Boston Zoning Code, subject to continuing design review by the Boston Redevelopment Authority; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to issue a Certification of Compliance for the Massachusetts Biologic Laboratories project upon the successful completion of all Article 80 processes; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute a Cooperation Agreement, a Boston Residents Construction Employment Plan, and any and all other agreements and documents which the Director deems appropriate and necessary in

connection with the Massachusetts Biologic Laboratories project, all upon terms and conditions determined to be in the best interests of the Boston Redevelopment Authority; and

**FURTHER
VOTED:**

That the Director be, and hereby is, authorized to petition the Boston Zoning Commission to adopt a map amendment to Map 8E, Greater Mattapan Neighborhood District, to add the designation "D", indicating a Planned Development Area overlay district at the approximately 20.56 acre site at the corner of Walk Hill Street and Harvard Street in the Mattapan neighborhood of Boston, in substantial accord with the map amendment submitted to the BRA at its meeting on June 20, 2002; and

**FURTHER
VOTED:**

That the Director be, and hereby is, authorized to petition the Boston Zoning Commission for the approval of Planned Development Area No. 57, Massachusetts Biologic Laboratories, pursuant to Section 80C-5 of the Code; and

**FURTHER
VOTED:**

That the Authority hereby finds and determines that the proposed Massachusetts Biologic Laboratories project, located in Mattapan, and as described in the Project Notification Form dated March 29, 2002 submitted by Franklin Place Associates, LLC, conforms to the general plan for the City of Boston as a whole, and that nothing proposed in the Massachusetts Biologic Laboratories project will be injurious to the neighborhood or otherwise detrimental to the public welfare, and further finds and determines that the Proposed Project complies with Section 80C-4. Standards for Planned Development Area Review Approval of the Boston Zoning Code; and

**FURTHER
VOTED:**

That upon approval of the Development Plan for Planned Development Area No. 57 by the Zoning Commission, the Director be, and hereby is authorized to issue one or more Certificates of Consistency for the Massachusetts Biologic Laboratories project under Article 80C of the Code; and

**FURTHER
VOTED:**

That the Director is authorized to petition the Zoning Commission for approval of the Development Plan for Planned Development Area No. 57, Massachusetts Biologic Laboratories, Mattapan.

Map Amendment Application No. 466
Development Plan for Planned
Development Area No. 57
Boston Redevelopment Authority, on
behalf of Franklin Place Associates
Map 8E, Greater Mattapan
Neighborhood District

MAP AMENDMENT NO. 407

THE COMMONWEALTH OF MASSACHUSETTS

CITY OF BOSTON

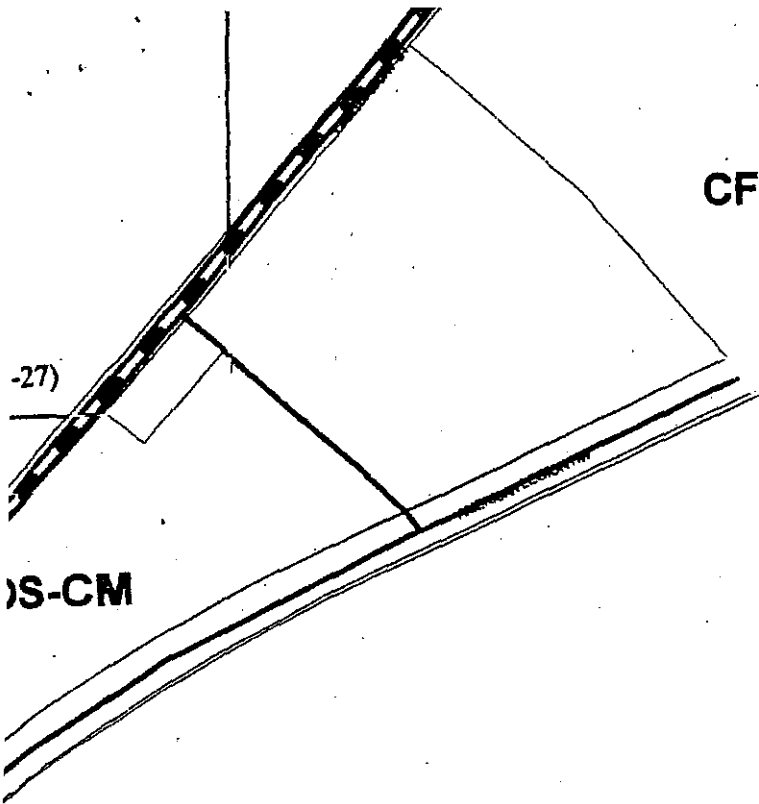
IN ZONING COMMISSION

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 Development Plan for Planned Development Area No. 57, Massachusetts Biologic Laboratories, and amends "Map 8E, Greater Mattapan Neighborhood District," of the series of maps entitled "Zoning Districts City of Boston," dated August 15, 1962, as amended, as follows:

1. On Map 8E:

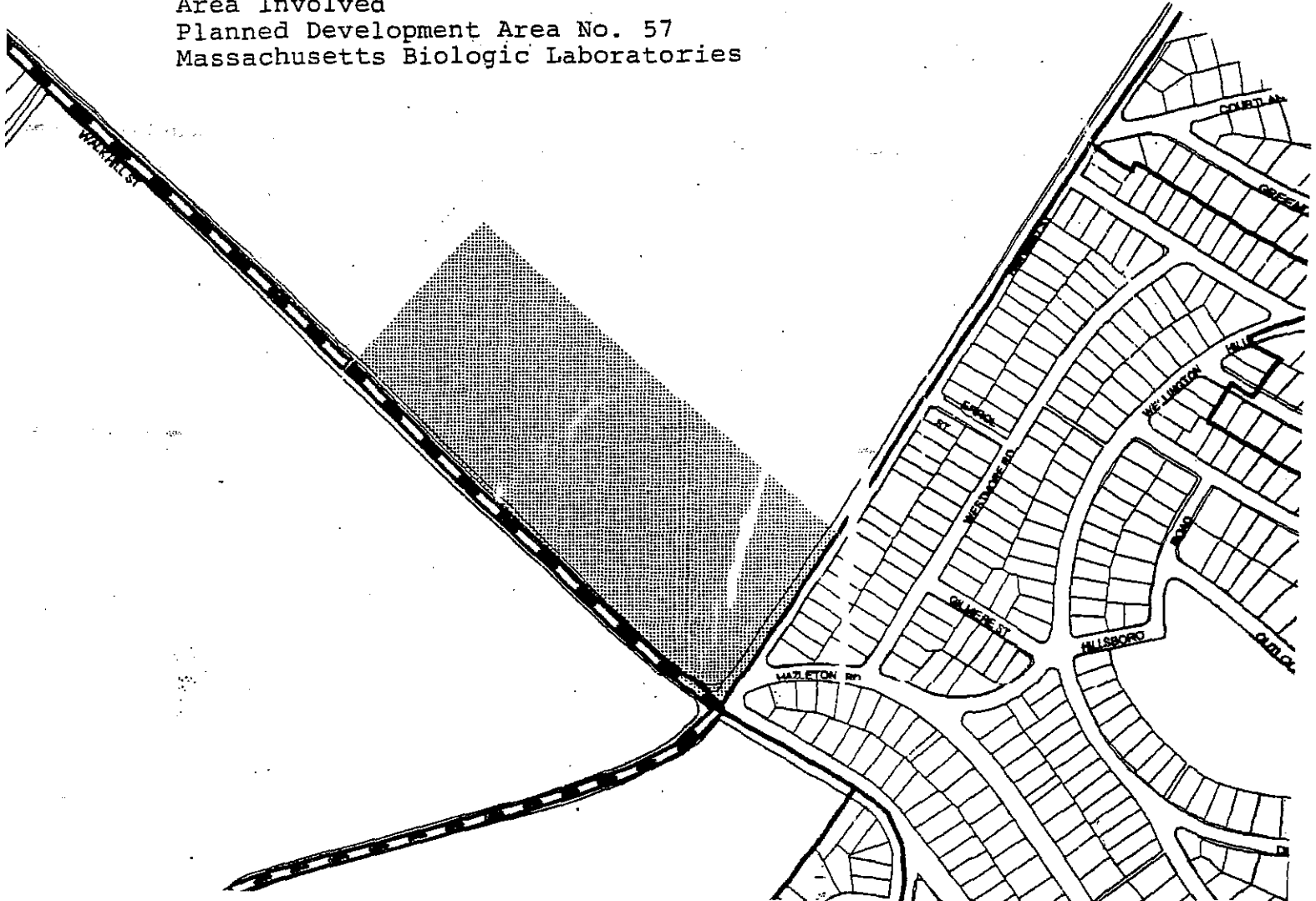
By adding the suffix "D", indicating a Planned Development Area overlay district to the zoning designation of that parcel of land at the corner of Walk Hill Street and Harvard Street, totaling approximately 20.56 acres, as shown on a plan of land entitled "Lot 3A/Additional Land (Boston State Hospital), Boston, (Mattapan), Mass." prepared by Judith Nitsch Engineering, Inc. and attached hereto as Exhibit A. The site forms a part of the approximately 173 acre former Boston state Hospital campus.

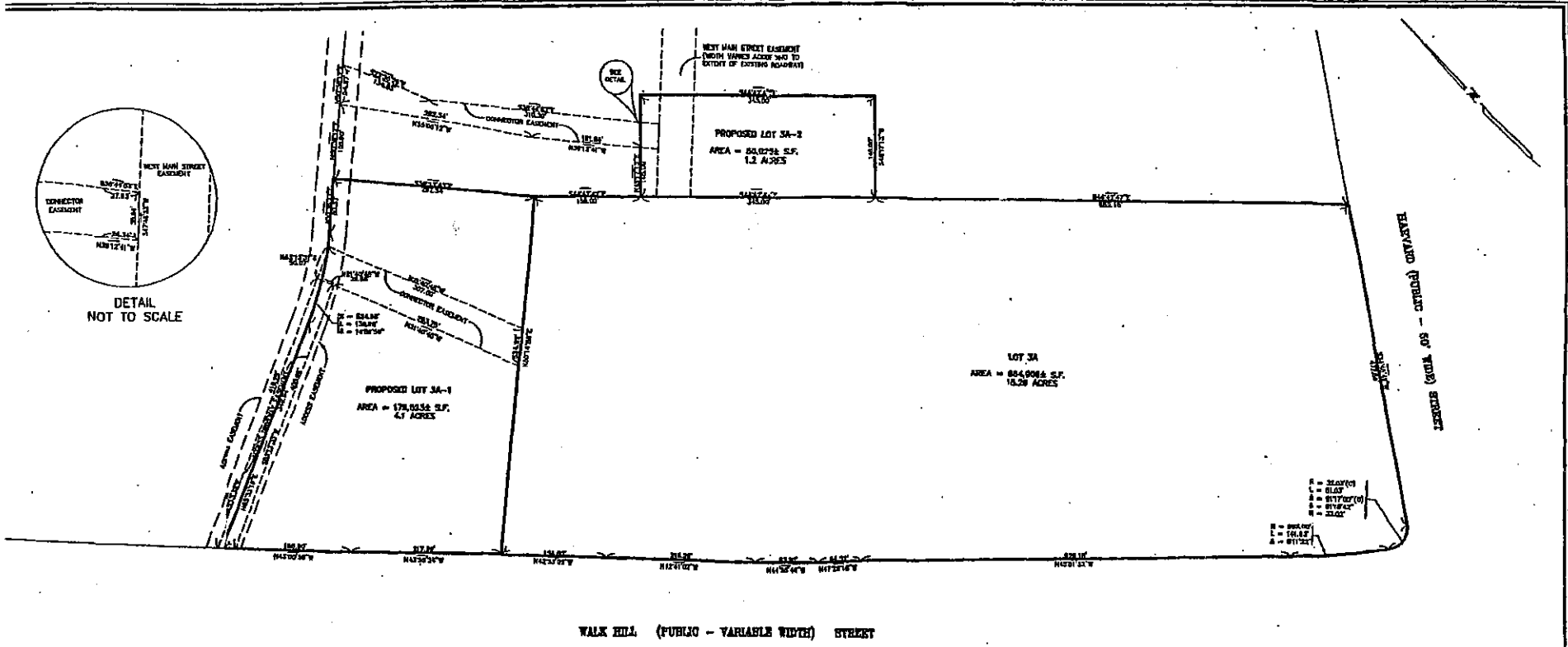
*Date of public notice: June 24, 2002 (see St. 1956, c. 665, s. 5)



EPS

Area Involved
Planned Development Area No. 57
Massachusetts Biologic Laboratories





WALK HILL (PUBLIC - VARIABLE WIDTH) STREET

PLAN REFERENCES

CITY OF BOSTON, PUBLIC WORKS DEPARTMENT, ENGINEERING DIVISION, PLAN OF LAND ON OR OTHERLY SIDE OF HARVARD STREET", MARCH 28, 1966, LAYOUT NO. L-8273A.
 CITY OF BOSTON, PUBLIC WORKS DEPARTMENT, ENGINEERING DIVISION, WIDENING AND SPECIFIC REPAIR PLAN, HARVARD STREET", MARCH 28, 1966, LAYOUT NO. L-9577
 PLAN OF LAND, BOSTON, MA (SUFFOLK COUNTY), COMMONWEALTH OF MASS. DIVISION OF CAPITAL ASSET MGMT. AND MAINTENANCE", NOV. 9, 2001, PREPARED BY PRECISION LAND SURVEYING, INC.

PLAN NOTE

ALL BEARINGS AND DISTANCES ARE RECORD UNLESS CALCULATED (C).

PLAN REFERENCES

"SUBDIVISION PLAN OF LAND, COMM. OF MASSACHUSETTS DIVISION OF CAPITAL PLANNING AND OPERATIONS BOSTON STATE HOSPITAL", MARCH 12, 1998, PREPARED BY RIZZO ASSOCIATES, BOOK 22406 PAGE END.
 "REVISED SUBDIVISION PLAN OF LAND, BOSTON STATE HOSPITAL, COMM. OF MASSACHUSETTS DIVISION OF CAPITAL ASSET MANAGEMENT AND MAINTENANCE", MARCH 17, 1999, PREPARED BY RIZZO ASSOCIATES, BOOK 23797 PAGE END.

REV.	COMMENTS	DATE
1	W. MAIN ST. EASEMENT	5/29/02

JUDITH NITSCH ENGINEERING, INC.
 CIVIL ENGINEERS • LAND SURVEYORS • PLANNERS
 186 LINCOLN STREET, SUITE 200 BOSTON, MA 02111-2403
 TEL: (617) 338-0063 • FAX: (617) 338-6472

FIELD CHIEF: MJ/DP	DES/COMP.: SD	DRAFTED BY: FLS	CHECKED BY: CRD
DATE: 3/26/2002	SCALE: 1" = 150'	JNET #3495	3495YPL-11X17.DWG

LOT 3A / ADDITIONAL LAND
 BOSTON STATE HOSPITAL
 WALK HILL STREET, BOSTON (MATTAPAN), MASS.

PREPARED FOR:
FRANKLIN PLACE ASSOCIATES LLC
 286 CONGRESS STREET BOSTON MA 02110

EXHIBIT A - PLANNED DEVELOPMENT AREA NO. 57

Massachusetts Biologic Laboratories

Map Amendment Application No. 466

Map Amendment No. 407

Chairman

Robert Fendler

Vice Chairman

Robert Long

MA

Alena Wood

Jill Hutton

Lay Shirley

Gregory Ford

William Taylor

In Zoning Commission

Adopted: July 24, 2002

Attest:

Jeffrey W. Husted

Secretary

Planned Development Area No. 57, Massachusetts Biologic Laboratory

Chairman

Robert Fowden

Vice Chairman

Paul Long
M. O.

Alison Walker

Jill Stratton

Jay Hurley

Jan O. Bond

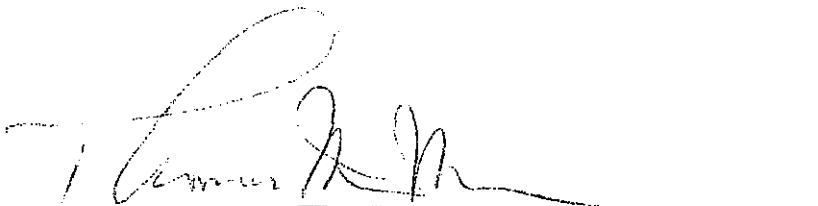
William T. Turner

In Zoning Commission

Adopted: July 24, 2002

Attest:

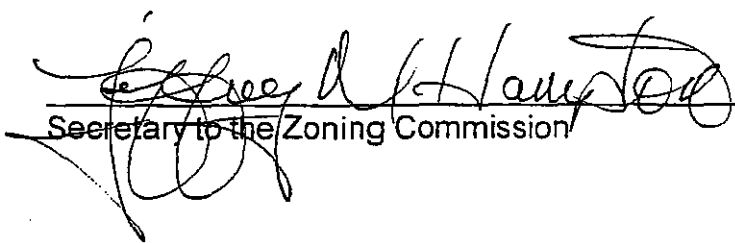
[Signature]
[Signature]
Secretary



Mayor, City of Boston

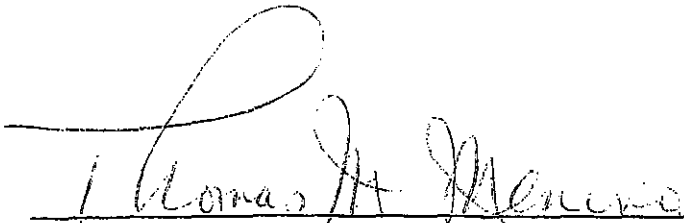
Date: 7/26/03

The foregoing amendment was presented to the Mayor on JULY 25, 2003, and was signed by him on JULY 26, 2003, whereupon it became effective on JULY 26, 2003, in accordance with Section 3 of Chapter 665 of the Acts of 1956, as amended.

Attest: 

Secretary to the Zoning Commission

Planned Development Area No. 57, Massachusetts Biologic Laboratory



Mayor, City of Boston

Date: 7/26/03

The foregoing Development Plan was presented to the Mayor on July 25, 2003, and was signed by him on July 26, 2003, whereupon it became effective on July 26, 2003, in accordance with Section 3 of Chapter 665 of the Acts of 1956, as amended.

Attest:



Secretary to the Zoning Commission