

BRA APPROVAL: 4/29/08  
 ZC APPROVAL: 5/28/08  
 EFFECTIVE: 5/29/08

**DEVELOPMENT PLAN**  
**FOR**  
**PLANNED DEVELOPMENT AREA NO. 71**  
**LONGWOOD CENTER**  
**BOSTON, MASSACHUSETTS**

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**DEVELOPMENT PLAN**  
**FOR**  
**PLANNED DEVELOPMENT AREA NO. 71**  
**LONGWOOD CENTER**  
**BOSTON, MASSACHUSETTS**

Dated: \_\_\_\_\_, 2008

**I. Development Plan:**

Pursuant to Section 3-1A and Article 80C of the Zoning Code of the City of Boston, Massachusetts (the "**Code**"), this plan constitutes a Planned Development Area Development Plan (the "**Plan**") for development of Longwood Center, a site comprising approximately 44,656 square feet in area (the "**Site**"), or approximately 1.02 acres, bounded generally by Longwood Avenue, Brookline Avenue, Pilgrim Road, and land owned by the Joslin Diabetes Center, Inc. ("**JDC**"), as described in **Exhibit A** attached hereto and as shown on **Exhibit B** attached hereto. The Site comprises land currently owned by JDC and leased to the proponent hereunder (the "**Proponent**") pursuant to a ground lease (the "**Ground Lease**") between JDC, as Lessor, and the Proponent, as Lessee. The Site will be conveyed in fee to the Proponent subsequent to the issuance of permits required for the subdivision of the Site from adjacent premises located at One Joslin Place owned by JDC (the "**JDC Property**").

The Proponent intends to develop on the Site a mixed-use development (the "**Project**") including research laboratory, office and clinical use, retail/restaurant use and parking facilities and related uses in a building on the Site (the "**Building**"), as more fully described below. Consistent with Section 3-1A of the Code, this Plan sets forth the proposed location and appearance of structures, open spaces and landscaping, proposed uses of the area, densities, proposed traffic circulation, parking and loading facilities, access to public transportation, and proposed dimensions of structures, and other matters appropriate to consideration of the Project.

This Plan consists of \_\_\_ pages of text plus attachments designated **Exhibits A** through **E**. All references to this Plan shall pertain to such pages and exhibits.

**II. Proponent:**

The Proponent is ARE/ND/CR Longwood, LLC ("**ARE/ND/CR**"). ARE/ND/CR is a limited liability company formed under the laws of Delaware, with a business address c/o National Development, 2310 Washington Street, Newton Lower Falls, MA 02462. As Lessor under the Ground Lease, JDC has consented to this Development Plan. The Proponent and its successors and assigns from time to time owning all or any portion(s) of the Site, shall succeed to all rights, privileges and obligations hereunder.

The Proponent will file with the Boston Redevelopment Authority (the "**Authority**") a Disclosure Statement in the form required by Section 80B-8 of the Code. Members of the Project

team are identified on Exhibit C attached hereto, which may be modified by the Proponent from time to time.

### **III. Site Description:**

The Site is approximately 44,656 square feet in area, or approximately 1.02 acres, bounded generally by Longwood Avenue, Brookline Avenue, Pilgrim Road, and land owned by JDC known as One Joslin Place, as shown on Exhibit B. The Site does not include the JDC Property. The Project will be located in a project area containing more than one (1) acre, as described on Exhibit A and shown on Exhibit B. The Site is in close proximity to Planned Development Areas Nos. 16, 29, and 61. The Site comprises a single parcel of land on which will be constructed the Building.

Upon removal of the Site from the JDC IMP Area (hereinafter defined), the underlying zoning for the Site will consist of regulations associated in part with the H-2 subdistrict (Residential Apartment District) and in part with the L-1 subdistrict (Local Business District) under the Code, within which Planned Development Areas ("PDAs") are permitted, and in the Restricted Parking Overlay District.

### **IV. Background of Project:**

The Project, subject to certain modifications as described below, was approved on May 1, 2003 in the 2003 JDC Institutional Master Plan approved by the Authority pursuant to Article 80D-5 of the Code for the parcels of land consisting of the Site and the JDC Property (the "JDC IMP Area"). The Authority, by vote adopted on May 1, 2003, authorized the Director to issue an Adequacy Determination for the 2003 JDC Institutional Master Plan. On May 7, 2003, the Director issued an Adequacy Determination for the 2003 JDC Institutional Master Plan waiving further review. On May 28, 2003, the Boston Zoning Commission approved Map Amendment No. 482 establishing the JDC IMP Area described in the 2003 JDC Institutional Master Plan as an Institutional Master Plan Area, which was approved by the Mayor on May 29, 2003. The 2003 JDC Institutional Master Plan was adopted for a term of five (5) years, from May 1, 2003 through April 30, 2008.

The IMP proposed one major project (the "Proposed IMP Project") for which a Project Notification Form under Article 80B was filed concurrent with the filing of the Master Plan. The Authority, by a vote adopted on May 1, 2003 after a public hearing pursuant to Article 80B-5, approved the Proposed IMP Project as a Development Impact Project, and authorized the Director to issue a Preliminary Adequacy Determination Waiving Further Review of the Draft Project Impact Report, as supplemented by the Supplemental Information to the Draft Project Impact Report, filed with the Authority by JDC. On May 7, 2003, the Director also issued a Preliminary Adequacy Determination for the Proposed IMP Project waiving further review, subject to continuing design approval by the Authority.

Subsequent to approval of the 2003 JDC Institutional Master Plan, the Proponent and JDC have established a development planning collaboration that is intended to bridge property ownership boundaries between the private sector and Institutions. Reflecting this collaboration, JDC and the Proponent have proposed the development of the Project in a manner which

complements JDC's Institutional Master Plan, while allowing the Project to proceed under private ownership with private capital financing sources. Since the Project is now proposed to be developed and either entirely or primarily owned by a private party which is not an Institution, as defined in the Code, it is appropriate that in addition to the Article 80B approval that the Project has already secured, the Project be removed from the 2003 JDC Institutional Master Plan and be approved by means of this Development Plan under Article 80C.

The Proponent and JDC contemplate the conveyance of the Site (now owned by JDC and leased to the Proponent), to the Proponent following approval of this Development Plan. The Proponent, together with its successors and assigns, which may include separate developers and owners of the Building, will construct and operate the Project. Although the Project will be developed by the Proponent rather than by JDC, JDC will occupy either by ownership or by lease, at JDC's election, a portion of the Building to meet a portion of its current and future needs, commencing on building completion. In the event JDC elects to occupy its space in the Building pursuant to a lease, such occupancy would be for a period (including extension rights) of up to 90 years, commencing upon Building completion.

In addition to the filing of this Development Plan, it is anticipated that Joslin will file an Amendment to the 2003 JDC Institutional Master Plan to remove the Project from the JDC Institutional Master Plan, and to remove the Site from the JDC IMP Area as established by Map Amendment No. 482. This Project has also been the subject of a Notice of Project Change under Section 80B of the Code, as to which the Authority, by a vote adopted on \_\_\_\_\_, 2008, authorized the Director to issue an Adequacy Determination Waiving Further Review, subject to continuing design review by the Authority.

Since the approval of the 2003 JDC Institutional Master Plan, Elkus/Manfredi Architects, Ltd. has replaced Tsoi/Kobus & Associates as Project Architect. JDC and the Proponent have engaged in more detailed design and engineering analysis of the Proposed IMP Project with the Project Architect and other appropriate consultants. The Project described in this Development Plan consists of the 2003 Proposed IMP Project subject to certain modifications resulting from such further review, as well as significant changes in economic conditions. The most significant modification to the Project from the 2003 Proposed IMP Project is the elimination of the residential component and tower, which results in the Building being approximately 140 feet shorter, and having significantly reduced environmental impacts.

**V. Compliance with Planning and Development Criteria:**

The Project is located in the Longwood Institutional Area ("LMA") of Boston, as described in Appendix A to Article 80 of the Code. The LMA is characterized by a high concentration of medical and academic institutions, including Joslin Diabetes Center, Harvard Medical School, Children's Hospital, the Dana-Farber Cancer Institute, Beth Israel Deaconess Medical Center, Brigham and Women's Hospital, Simmons College, and Emmanuel College, all in proximity to the Project. The Building is intended to support life science research activities, and is therefore consistent with the plans of the City of Boston to support medical, academic and research activities within the LMA.

The new design for the Project (to be known as Longwood Center) respects the intent of the Longwood Medical Area Interim Guidelines to enhance and protect the physical assets of the LMA. Longwood Center will also comply with the fundamental principals of good planning in the areas of urban design, transportation, and workforce development. By virtue of elimination of the 305-foot residential tower, and siting of the façade along Longwood Avenue to increase the pedestrian sidewalk, the new design will insure that the reconfigured project will minimize visual and environmental impacts on the surrounding area. The Project's contributions to improved transportation and increased opportunities for employment will also meet the planning goals of the LMA Interim Guidelines.

The Project is consistent with the LMA Interim Guidelines with the variations approved in the 2003 JDC Institutional Master Plan, and the following variations approved hereby: (i) setback occurring at a streetwall height of approximately 135'7.25" along Longwood Avenue; and (ii) height of the Building including mechanical stories as set forth in Section X.

#### **VI. General Description of Project:**

The Project is shown on the plan and elevations set forth in **Exhibit D** (collectively, the "**Plans**"), and are more particularly described below. The Project includes one building, an underground parking garage (the "**Garage**") and ancillary improvements.

1. **The Building:** The Building will have a total gross floor area of a maximum of 350,000 square feet to be used for research laboratory, office, clinical and retail/restaurant uses. There are a total of nine (9) floors to be occupied above grade, with two (2) mechanical equipment floors above floor nine. A below-grade portion of the Building may also be used for research laboratory, office, clinical and retail/restaurant uses. The height of the Building to the roof of the highest occupiable floor is approximately 135'7.25".

2. **Parking Garage:** The Project also includes the Garage to be constructed below grade, which will contain up to 290 parking spaces on 3 levels serving the Building.

#### **VII. Location and Appearance of Structures:**

The proposed location and appearance of the structure on the Site are shown in more detail on the Plans at **Exhibit D**. Consistent with Article XVI of this Plan, the final location, massing and appearance of these structures may change during the Authority's final design review of the Project.

The Project is a mixed-use development representing an architectural style compatible to the context of the LMA. The ground floors of the Building have been designed to enhance the pedestrian environment along both Brookline and Longwood Avenues. Importantly, the Project has been modified from the 2003 Proposed IMP Project to increase the overall sidewalk width along Longwood Avenue, which affords more space for sidewalk and street trees and further enhances pedestrian circulation in the area of the Project.

The ground level of the Building includes the main building entrances on Longwood and Brookline Avenues. The Building will contain state-of-the-art life science research laboratories, office, clinical and retail/restaurant space, serviced by the two (2) additional mechanical floors.

The design of the Building along Longwood Avenue has been modified by reducing the overall Building size to create greater pedestrian space, while adjusting the floorplates at upper levels to be more effective for life science use. Although this results in an exceedence of the LMA Interim Guidelines setback threshold along Longwood Avenue, the new design both creates greater pedestrian space at the street level and reduces overall shadows from the Project. The massing establishes a series of architectural articulations which complement the incremental growth of both the existing JDC and the neighborhood, while the architectural design of the Building at Longwood and Brookline Avenues serves as a gateway design element at this key location in the LMA. Exterior building materials for the Building will be determined during the course of the design review process.

Loading docks, entrances to underground parking and support areas are efficiently accommodated along the Pilgrim Road frontage, with enhancements having been made to the 2003 Proposed IMP Project to allow SU-30 and SU-35 trucks to enter and exit the loading dock area head first, consistent with the new two-way traffic circulation on Pilgrim Road. These loading docks will service the Project as well as the adjacent JDC Property, as memorialized in a cross-easement agreement between the Proponent and JDC.

#### **VIII. Open Space and Landscaping:**

The Site is within the LMA, a densely-developed section of the City dominated by educational, medical, and research institutions. Other land uses in the immediate vicinity include the Longwood Galleria, the Winsor School athletic fields, and the Emerald Necklace. Other open space resources in the area include Joslin Park and the plaza in front of the Beth Israel Medical Center Shapiro Building.

Because the proposed Building will occupy virtually the entire Site, the Project presents limited opportunities for open space and landscaping. The Project will, however, incorporate improvements to all sidewalks surrounding the Site, and in particular, along Longwood Avenue. The first and second floors of the buildings will be set back along both Longwood Avenue and Brookline Avenue, facilitating pedestrian movements along the Site perimeter. The expanded sidewalk dimensions also allows for the placement of street trees and lighting along the primary building frontage.

#### **IX. Uses:**

The Project is primarily intended for research and development, laboratory, office, clinic, retail/restaurant, and service and parking facilities and related uses, but may also consist of any one or more of the uses listed on Exhibit E hereto. In accordance with Article 80C-9 of the Code, the regulations set forth in this Development Plan for proposed uses will be applicable to the Project and to the Site in place of any zoning regulations made applicable by Article 8 or any other provision of the Code applicable to the H-2 residential district, the L-1 local business district, and the Restricted Parking Overlay District. The intended uses for the Project are consistent with other uses of properties within the LMA.

**X. Dimensions and Densities:**

The Project will consist of adding a new structure, at a height of a maximum of 135'7.25" as measured to the top of the highest occupiable floor.

The following dimensional regulations shall be allowed for the Project in lieu of any and all of the dimensional regulations set forth in the Code, including without limitation those provided in Article 13-1 or elsewhere as pertaining to the H-2 residential district, the L-1 local business district, the Restricted Parking Overlay District, and/or the 2003 JDC Institutional Master Plan. Without limitation, these dimensional regulations shall be in lieu of regulations concerning lot size, lot width, FAR, height of buildings, front yard minimum depth, side yard minimum width, rear yard minimum depth, parapet setback minimum distance from lot line, maximum percent of rear yard occupied by accessory buildings, or any other dimensional requirements of the Code.

The Building shall be developed within and shall be consistent with the following dimensional regulations:

	<b>PROJECT TOTAL</b>
<b>Parcel Lot Area</b>	44,656 SF
<b>Maximum Gross Floor Area<sup>1</sup></b>	350,000 SF
<b>Maximum Building Height (as defined in Article 2A)<sup>2</sup></b>	135'7.25" to top of 9 <sup>th</sup> story 175'7.25" to top of 2 mechanical stories 195'7.25" to top of penthouse/roof screen <sup>3</sup>

The completed Project will contain a total maximum square feet of gross floor area of 350,000 SF. This Plan establishes a maximum FAR for the Site of 7.84 based upon the lot area of 44,656 SF and the 350,000 SF of the Building.

Subject to the provisions of Section XVI of this Plan, the plans at **Exhibit D** set forth various additional dimensional requirements for the Project, other than the maximum FAR and building heights which are set forth above.

<sup>1</sup> All building areas in this Plan are indicated in terms of "Floor Area, Gross" consistent with Article 2A of the Code.

<sup>2</sup> Height measurements in this Plan are measured from Grade consistent with Article 2A of the Code as in effect on the effective date of this Plan. Some of the variations in height from the 2003 JDC Institutional Master Plan are attributable to the fact that height in the 2003 JDC Institutional Master Plan was measured from Grade based on the JDC IMP Area (which included One Joslin Place) and that height in this Plan is measured from Grade based on the Site (which excludes One Joslin Place).

<sup>3</sup> Notwithstanding any provision to the contrary in the Code, including without limitation the definition of "Building Height" set forth in Article 2A of the Code, the Project's roof structures and penthouses shall be excluded from the measurement of Building Height so long as (a) the total area of such roof structures and penthouses does not exceed 45 percent of the total of all roof areas, measured horizontally, and (b) the maximum height of any Project appendage (i.e., the tops of the exhaust stacks, antennae, and other rooftop equipment) is no more than ten (10) feet higher than the top of such roof structures and penthouses.

## **XI. Vehicular Circulation and Pedestrian Circulation:**

Vehicular access to the Project will be by means of one entrance to the underground Garage, which will be accessed via a new two-way ramp from Pilgrim Road. The service and loading area for the Site also will be located on the Pilgrim Road side of the Site. The elimination of the residential component of the Project results in less vehicular and pedestrian traffic during the peak hour. The Project design has also been modified to increase the turning radii at the corners of Pilgrim Road and Longwood Avenue and Longwood Avenue and Brookline Avenue, in order to further facilitate traffic flow on the existing roadways. In addition, the Project will result in a widening of Longwood Avenue at the Project Site of approximately 2' to 4' to accommodate an improved turning lane onto Brookline Avenue.

Pedestrian access to the Site will be available from each abutting street. The primary entrance for the Building will be via a secure, controlled entrance on Longwood Avenue, as well as a separate access way from Pilgrim Road which will maintain and preserve the existing pedestrian flow to the Site from the northerly side of the parcel. Secure internal connections from the Building to the JDC Property will be provided for authorized individuals to travel between the Building and the JDC Property. Public sidewalks will be provided along Longwood Avenue, Pilgrim Road and Brookline Avenue. As described above, pedestrian access will be improved with widened sidewalks and street trees.

## **XII. Parking and Loading Facilities:**

The Project will include a maximum of 290 off-street parking spaces located in the below-grade Garage. The Site currently includes 28 parking spaces. The Garage will thus provide 262 net new spaces, or a total of 290 accessory and ancillary spaces to serve the Project's needs and to replace the 28 parking spaces. The Garage will have an entrance on Pilgrim Road to serve employees of and invitees to the Building. Under the terms of its occupancy agreement for the Project, JDC will have the right to use a pro rata share of the self-park parking spaces approved by the City of Boston in the Garage. The LMA Interim Guidelines propose parking ratios for new development within the LMA of 0.75 spaces/1,000 gross square feet floor area for non-residential uses. The net new spaces provided by the Project are in compliance with these Guidelines.

The Project will include the construction of three off-street loading bays and an area for two dumpsters/compactors. The new loading area will be accessible only from Pilgrim Road, which will be widened to 26 feet and changed to two-way operations between Longwood Avenue and BIDMC's Crossover Street. The new dock will be significantly larger than the existing JDC loading dock which is currently accessed from Longwood Avenue. The new dock will serve the JDC Property and the Building. Internal connections and corridors will be constructed as part of the Project to facilitate materials movement to and from the loading dock. No on-street loading is planned. The new dock has been designed to minimize impacts on Pilgrim Road traffic operations. As noted above, the circulation design of the 2003 Proposed IMP Project has been enhanced to allow SU-30 and SU-35 trucks to enter and exit the loading area head first, consistent with the two-way traffic plan for Pilgrim Road, and do their backing/maneuvering on-site. Trash trucks will also enter the site traveling forward. Trucks larger than WB-40 tractor-trailers will need to back into the proposed loading dock.



The foregoing parking and loading will, in accordance with Article 80C-9 of the Code, be permitted as of right and be sufficient, notwithstanding any regulation thereof on account of the Restricted Parking Overlay District, Articles 3, 23, or 24 or otherwise in the Code.

### **XIII. Access to Public Transportation:**

The Site is generally bounded by Longwood Avenue, Brookline Avenue, Pilgrim Road, and the JDC Property. The Site is centrally located within the LMA and is well served by public transportation.

The Site is located between two branches of the Green Line: the MBTA's Arborway Branch (E Line) and the Riverside Branch (D Line). The nearest E Line station is the Longwood Medical Area Station at the intersection of Longwood and Huntington Avenues. The nearest D Line stop to the LMA is the Longwood Station, which is located near Longwood Avenue and the Site, just west of the Muddy River. Also nearby are Ruggles Street Station on the MBTA's Orange Line and three MBTA commuter rail lines serving the west and southern suburbs, and the Yawkey Station on the Framingham/Worcester commuter rail line. Connecting shuttle bus service between Yawkey Station and remote LMA parking is provided by the Medical Academic and Scientific Community Organization, Inc. ("MASCO").

The MBTA also operates eight bus routes that provide service within one-half mile of the Site:

- Crosstown 2 (CT2) bus route operates on 20-minute headways between Kendall Square in Cambridge and Ruggles Station (MBTA Orange Line service and commuter rail services to points south and west of Boston). CT2 makes several stops along Brookline Avenue, Longwood Avenue, and Huntington Avenue within the LMA.
- Crosstown 3 (CT3) bus route operates on 20-minute headways between Beth Israel Deaconess Medical Center East Campus and the Andrew Square MBTA Red Line Station in Dorchester. In the LMA, CT3 travels along the Fenway, Avenue Louis Pasteur, Longwood Avenue, and Brookline Avenue and makes several stops within one block of the Site.
- Route 8 operates on 20-minute intervals between Kenmore Square and Harbor Point in Dorchester, with high-frequency service between Kenmore Square and the Ruggles Street MBTA Orange Line/Commuter Rail Station during peak commuter periods. Route 8 stops at the corner of Longwood Avenue and Binney Street, which is one block from the Site.
- Route 39 provides service between the Forest Hills MBTA Orange Line Station and the Back Bay and stops at Brigham Circle. This service operates on 4-minute headways during peak periods and 7-minute headways during off-peak periods.
- Route 60 provides service between Chestnut Hill in Newton and Kenmore Square and operates on 18-minute headways during peak periods and 30-minute headways during

off-peak periods. This route makes several stops along Brookline Avenue within the LMA.

- Route 65 provides service between Brighton Center and Kenmore Square and operates on 25-minute headways during peak periods and 30-minute headways during off-peak periods. This route also makes several stops along Brookline Avenue within the LMA.
- Route 66 provides service between Harvard Square in Cambridge and Dudley Square and operates on 10-minute headways during peak periods and 15-minute headways during off-peak periods. This route stops at Brigham Circle in the LMA, which a five-minute walking distance from the Site.

Private shuttles run by MASCO provide another option for occupants of and visitors to the Project. A total of nine shuttle routes provide service within one-half mile of the Project.

#### **XIV. Construction Plan:**

The Proponent currently estimates that construction of the Building will commence approximately 2008-2009 and will be completed approximately 2010-2011. However, the foregoing dates may be expedited or extended depending on market forces, without further approval required by the Authority.

#### **XV. Public Benefits:**

The Project is expected to provide numerous public benefits, including the following:

##### *Economic Development:*

The Building will contribute to and reinforce the economic strength of the LMA through the creation of additional state-of-the-art life science research space. The Building will result in the infusion of capital from the private sector Proponent for development of facilities which could not otherwise be supported alone by the resources of the Institutions within the LMA.

##### *Housing Linkage Contribution and Additional Housing Contribution:*

As required by Section 80B-7(3)(a) of the Code, a housing linkage contribution will be made with respect to the Project. Although the housing linkage contribution could have been at the rate in effect at the time of the original approval of the Project in 2003, the Proponent has agreed that the housing linkage contribution will be made at the current rate. Consistent therewith, based on commercial square footage of 350,000, the DIP contribution with respect to the Project is expected to include a Housing Exaction in the approximate amount of \$1,967,500.

The Proponent will also make an additional contribution of \$747,000 to create affordable housing in the neighborhoods adjacent to the Project.

*Jobs Linkage Contribution, Additional Workforce Development and Other Economic Benefits:*

As required by Section 80B-7(3)(b) of the Code, a jobs linkage contribution will be made with respect to the Project. Although the jobs linkage contribution could have been at the rate in effect at the time of the original approval of the Project in 2003, the Proponent has agreed that the jobs linkage contribution will be made at the current rate. Consistent therewith, based on commercial square footage of 350,000, the DIP contribution with respect to the Project is expected to include a Jobs Exaction in the approximate amount of \$392,500.

The Proponent will also make an additional contribution of \$50,000 to support workforce development efforts in the neighborhoods adjacent to the Project.

It is estimated that the Project will generate approximately \$3.5 million in annual real estate taxes, by conversion of property which is currently primarily tax exempt, as well as additional increased sales taxes from the larger retail/restaurant component of the Project.

Construction of the Project will generate approximately 150 construction jobs on a daily basis and create up to 250 construction jobs, in addition to new permanent jobs, including professional and support jobs for the companies or institutions occupying space in the research laboratory, office and clinic components.

The Proponent will contribute \$225,000 to area-wide transportation improvements. This includes so-called "Urban Ring" projects and improvements to mass-transit services and projects identified by Boston Transportation Department and MASCO.

The Proponent will also provide an additional \$350,000 to be used to provide additional community benefits in the neighborhoods adjacent to the Project.

The Proponent will provide wider sidewalks to accommodate pedestrian flow, as well as street trees and furnishings, all to improve streetscape and street activation, at a cost of approximately \$100,000.

The Project is being designed with a LEED Silver rating as a targeted goal.

*Cooperative Planning Between JDC and the Proponent:*

As the result of cooperative planning between the Proponent and JDC, the following benefits will result:

- Providing district-wide loading access improvements.
- Replacing above-grade parking with below grade parking for JDC.
- The sale of the Site to the Proponent in anticipation of the Project contributed to the financial well-being of JDC, a non-profit health care institution that is important to the City of Boston.

## **XVI. Development Review Procedures:**

As discussed in Section IV above, the Project is subject to Large Project Review under Section 80B of the Code. The Authority, by a vote adopted on May 1, 2003, approved the Draft Project Impact Report for the 2003 Proposed IMP Project, as supplemented by the Supplemental Information to the Draft Project Impact Report, filed with the Authority by JDC, and authorized the Director to issue a Preliminary Adequacy Determination Waiving Further Review. On May 7, 2003, the Director issued a Preliminary Adequacy Determination for the 2003 Proposed IMP Project waiving further review, subject to continuing design review by the Authority. The Project described in this Development Plan consists of the 2003 Proposed IMP Project which has been approved under Large Project Review, subject to certain modifications incorporated in response to significant changes in economic conditions. This Project has been the subject of a Notice of Project Change under Section 80B of the Code, as to which the Authority, by a vote adopted on \_\_\_\_\_, 2008, authorized the Director to issue an Adequacy Determination Waiving Further Review, subject to continuing design review by the Authority.

Final plans and specifications for any portion of the Project shall be subject to review and approval by the Authority in accordance with its Development Review Procedures. The final plans and specifications, as approved by the Authority through the Development Review Procedures, shall be deemed to be consistent with this Plan.

Subsequent to completion of the Project, modifications which are minor in nature will be eligible to receive a supplemental Certification of Consistency evidencing compliance and consistency with this Plan.

Pursuant to Article 80C of the Code, upon approval of this Plan by the Authority and its adoption by the Boston Zoning Commission, uses or structures existing or described in this Plan will be deemed to be in compliance with the use, dimensional, parking and loading requirements of the underlying zoning (including special purpose overlay districts) and may be reconstructed after casualty, notwithstanding any provision of the underlying zoning to the contrary and without the requirement of further zoning relief. Such approvals shall apply whether such uses or structures are conducted or occupied by the Proponent or any other entity, whether for-profit or non-profit, and notwithstanding any requirement that any such entity undertake such uses or occupy such structures pursuant to a Planned Development Area Development Plan.

## **XVII. Miscellaneous:**

Applicability: In accordance with Section 80C-9 of the Code, consistency of the Project with this Plan constitutes compliance with the underlying zoning to the extent such requirements have been addressed in this Plan. Where conflicts exist between the provisions of this Development Plan and any provisions of the Code, the provisions of this Development Plan shall govern.

Miscellaneous: Unless otherwise set forth herein, all references herein to terms set forth in the Code shall have the meaning set forth in the Code, as amended to the effective date hereof, and not as the same may be amended hereafter.

**EXHIBIT A**

**LEGAL DESCRIPTION OF SITE**

That certain parcel of land in the City of Boston, Suffolk County, Commonwealth of Massachusetts, shown as "Development Parcel" on a plan entitled "Lease Plan of Development Parcel and Joslin Parcel in Boston, Massachusetts", dated October 30, 2007, prepared by Vanasse Hangen Brustlin, Inc., recorded with Suffolk County Registry of Deeds in Book 2007, Page 808, said parcel being a portion of the block bounded by Pilgrim Road, Longwood Avenue, Brookline Avenue and Joslin Place, said parcel being more particularly described as follows:

BEGINNING at a point being the northwesterly most corner of said parcel, said point being the southeasterly intersection of Pilgrim Road and Longwood Avenue; thence

S 52° 07' 22" E a distance of three hundred and no hundredths feet (300.00') by the southwesterly side line of Longwood Avenue to a point, said point being the southwesterly intersection of Longwood Avenue and Brookline Avenue; thence

S 37° 41' 32" W a distance of ninety four and three hundredths feet (94.03') by the northwesterly side line of Brookline Avenue to a point; thence

S 40° 14' 34" W a distance of twelve and ninety hundredths feet (12.90') feet by said side line to a point;

THENCE running by land now or formerly Joslin Diabetes Center, Inc., on the following five (5) courses:

N 52° 07' 23" W a distance of one hundred fifteen and forty hundredths feet (115.40') to a point; thence

S 37° 52' 37" W a distance of thirty four and no hundredths feet (34.00') to a point; thence

N 52° 07' 23" W a distance of forty four and ninety two hundredths feet (44.92') to a point; thence

S 37° 52' 37" W a distance of forty five and no hundredths feet (45.00') to a point; thence

N 52° 07' 23" W a distance of one hundred thirty nine and sixty seven hundredths feet (139.67') to a point on the southeasterly sideline of Pilgrim Road; thence

N 37° 56' 29" E a distance of one hundred eighty five and ninety two hundredths feet (185.92') by the southeasterly side line of Pilgrim Road to the point of beginning.

Said parcel containing 44,656 square feet more or less according to said plan.

**EXHIBIT B**

**PLAN OF SITE**

**See attached**



**EXHIBIT C**  
**PROJECT TEAM**

**Proponent** ARE/ND/CR Longwood LLC

**Alexandria Real Estate Equities, Inc.**  
One Innovation Drive, 4th Floor  
Worcester, MA 01605  
P: 508-755-4249  
F: 508-754-9487  
*Thomas J. Andrews, SVP-Regional Market Director*

**National Development**  
2310 Washington Street  
Newton Lower Falls, MA 02462  
P: 617-559-5020  
F: 617-965-7361  
*Thomas Alperin, President*

**Charles River Realty Investors, LLC**  
2310 Washington Street, Suite 410  
Newton Lower Falls, MA 02462  
P: 617-559-5067  
F: 617-527-0775  
*Brian H. Kavooogian, President*

**Developer** **National Development**  
2310 Washington Street  
Newton Lower Falls, MA 02462  
P: 617-559-5046  
F: 617-965-7361  
*Sam Wolff, Vice President*  
*Sherry Clancy, Vice President*

**Legal Counsel** **Wilmer Hale LLP**  
60 State Street  
Boston, MA 02109  
P: 617-526-6216  
F: 617-526-5000  
*Katharine E. Bachman*  
*Kevin J. Sullivan Jr.*



**Architect** **Elkus Manfredi, Ltd.**  
530 Atlantic Avenue  
Boston, MA 02210  
P: 617-426-1300  
F: 617-426-7502  
*David Manfredi, Principal*  
*Kent Knight*

**Pre-Construction Services** **John Moriarty & Associates**  
3 Church Street  
Winchester, MA 01890  
P: 781-729-3900  
F: 781-729-8456  
*John Moriarty*  
*Steve Weber*

**Civil / Traffic Engineer** **Vanasse Hangen Brustlin, Inc. (VHB)**  
*and* 99 High Street  
**Permitting Consultant** Boston, MA 02110  
P: 617-728-7777  
F: 617-607-2969  
*Karen Wynne*  
*Sean Manning*

**Structural Engineer** **McNamara/Salvia, Inc.**  
160 Federal Street, 16th Floor  
Boston, MA 02110  
P: 617-850-4100  
*Joseph Salvia*  
*John Matuszewski*

**MEP/FP** **Bard, Rao + Athanas Consulting Engineers**  
The Arsenal on the Charles  
311 Arsenal Street  
Watertown, MA 02472  
P: (617) 254-0016  
F: (617) 924-9339

**LEED Consultant** **Viridian Energy and Environmental, LLC**  
50 Washington Street  
Norwalk, CT 06854  
P: 203.299.1411  
F: 203.299.1656

**Code Consultant** **Hughes Associates, Inc.**  
5 Mount Royal Avenue, 3rd Floor  
Marlborough, MA 01752-1900  
P: (508) 624-7766  
F: (508) 624-7718  
*Eric Cote*

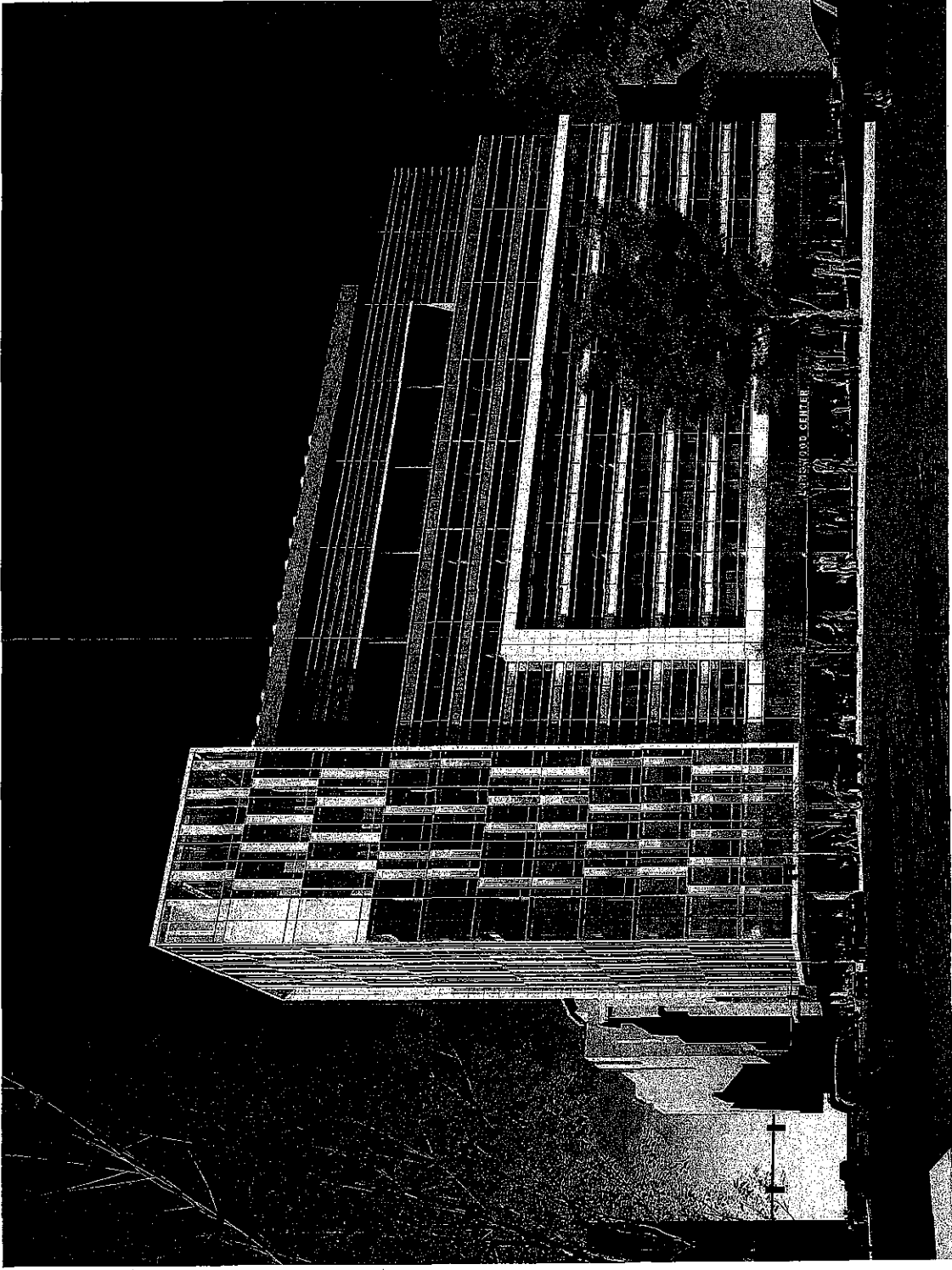
**Wind Consultant** **Rowan Williams Davies & Irwin Inc. (RWDI)**  
650 Woodlawn Road West  
Guelph, Ontario, Canada N1K 1B8  
P: (519) 823-1311  
F: (519) 823-1316

**Geotechnical/Environmental** **Sanborn, Head & Associates, Inc. (SHA)**  
**Engineer** Sanborn, Head & Associates, Inc.  
1 Technology Park Drive  
Westford, MA 01886  
P: 978-392-0900  
F: 978-392-0987  
*Kevin Stetson, Senior Project Manager*

**EXHIBIT D**

**Conceptual Plan and Elevations showing Proposed Location and Dimensions of Building**

**See attached**



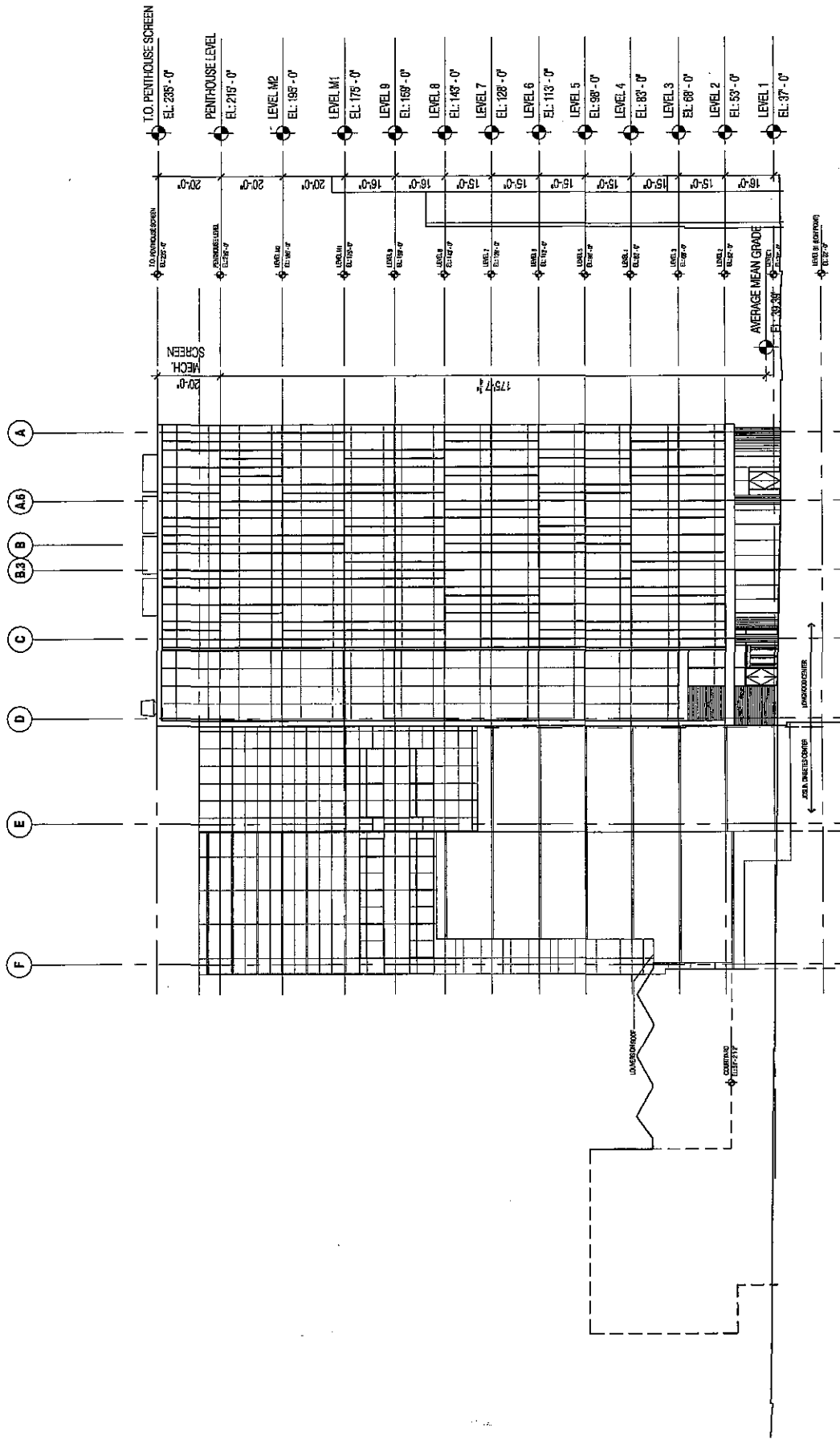
LONGWOOD CENTER  
ARE/ND/CR Longwood, LLC

EXHIBIT 1

12 MAY 2008

ELKUS MANFREDI  
ARCHITECTS



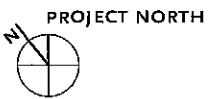
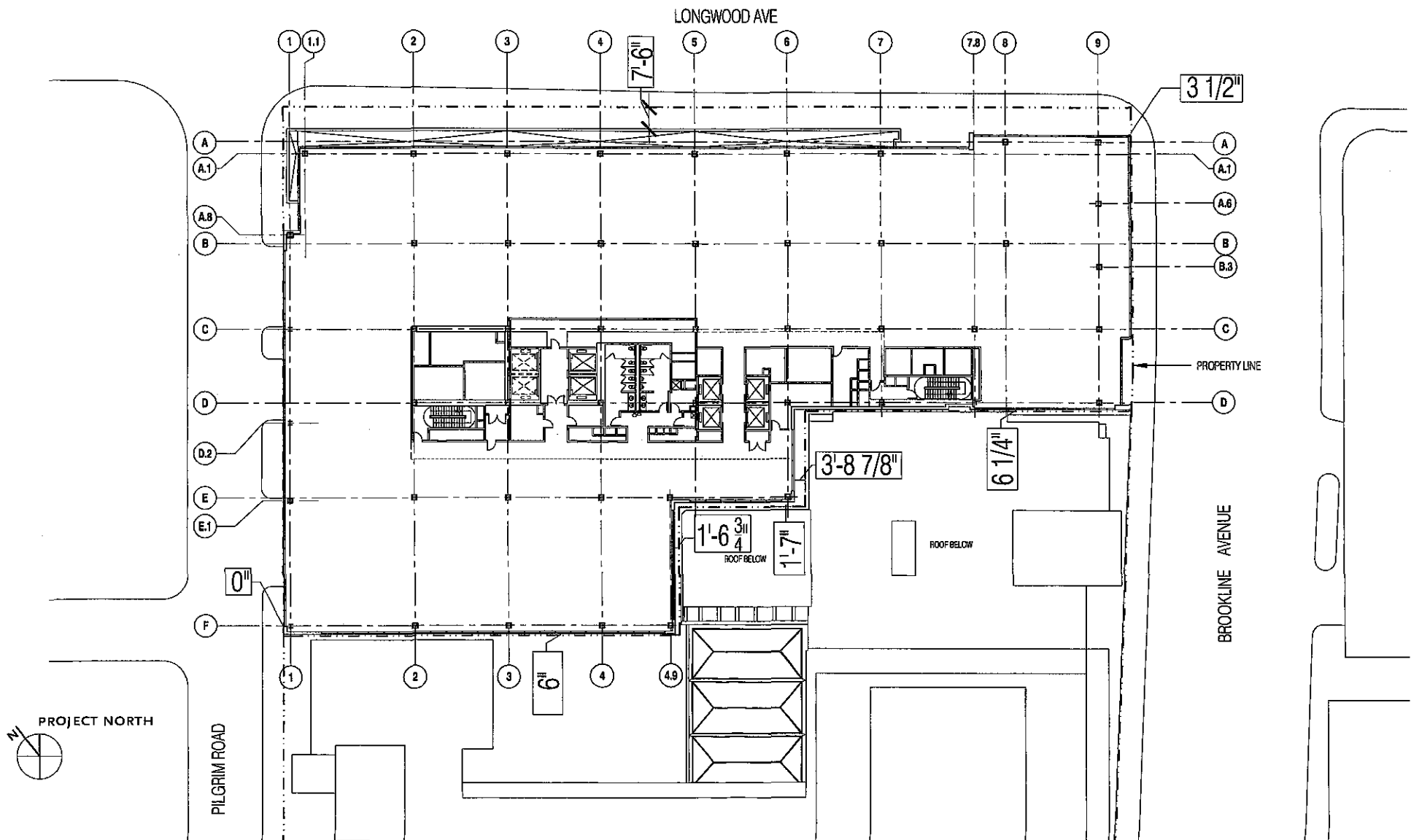


LONGWOOD CENTER  
 ARE/ND/CR LONGWOOD, LLC

EXHIBIT 2B - EAST ELEVATION

12 MAY 2008

ELKJUS MANFREDI  
 ARCHITECTS



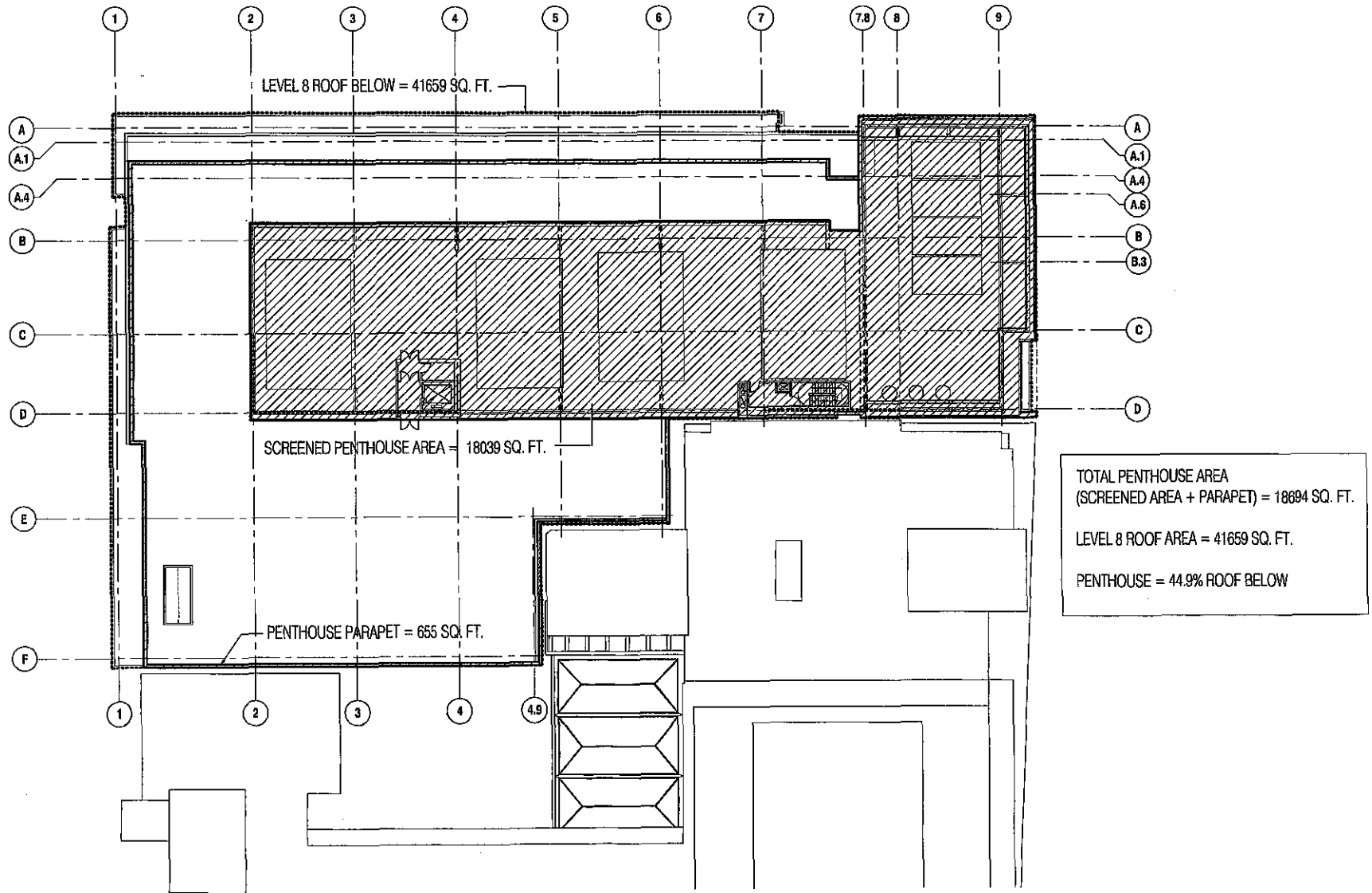
LONGWOOD CENTER

EXHIBIT 3 - TYPICAL UPPER FLOOR PLAN SHOWING SETBACK OF BUILDING TO PROPERTY LINES

12 MAY 2008

ARE/ND/CR LONGWOOD, LLC

ELKUS | MANFREDI ARCHITECTS





## **EXHIBIT E**

### **Permitted Uses**

**Uses Allowed Of Right.** (1) Any research and development, laboratory, office, clinical and related uses whether as main, accessory or ancillary uses, (2) any retail, office, restaurant, or service uses, whether as main, accessory or ancillary uses, (3) Light Manufacturing in accordance with the Performance Standards for pharmaceutical, medical, optical, diagnostic, electronic, instruments, and other similar products, (4) fitness center, health club or spa; (5) any use allowed as provided in **Table A**, attached, (6) vehicular uses (whether accessory or ancillary), limited to parking garage, parking lot, accessory car wash/cleaning within a parking garage; and (7) uses accessory or ancillary to any of the foregoing, including, without limitation, offices, keeping of laboratory animals/vivarium (provided that such use shall comply with all guidelines and standards promulgated by the National Institutes of Health concerning the care and use of laboratory animals), clinics, storage of flammable liquids and gases, retail and service uses, and any other accessory or ancillary use customary or incidental to any of the foregoing.

**Other.** Any person occupying the Project for any of the foregoing uses shall be permitted to do so whether or not such uses or subuses are conducted by a hospital or college or university (which such uses or subuses shall not be deemed thereby to constitute a "Hospital Use" or "College and University Use," as defined in Article 2A of the Code) and notwithstanding any requirement that such person have an Institutional Master Plan or that such a Plan be amended.

TABLE A

A = Allowed

<u>Community Uses (1)</u>	
Community center or meeting facility	A
Day care center	A
<u>Cultural Uses (1)</u>	
Art gallery	A
Art use	A
Ticket sales	A
<u>Educational Uses (2)</u>	
Professional school	A
Trade school	A
Adult education center	A
<u>Health Care Uses</u>	
Clinic	A
Clinical laboratory	A
Hospital	A
<u>Conference Center Uses</u>	
Conference Center	<i>* Deleted by BZC vote on 5/28/08</i> A
<u>Retail Uses (1)</u>	
Bakery	A
Local retail business	A
Liquor store	A
Post office	A
<u>Service Uses (1)</u>	
Barber or beauty shop	A
Dry-cleaning shop	A
Laundry, retail	A
Laundry, self-service	A
Photocopying establishment	A
Shoe repair	A
Tailor shop	A
<u>Other Uses</u>	
Agency or professional office	A
Automatic teller machine	A
Bank	A
Clinic or Hospital	A
Research laboratory	A

Fitness center or gymnasium	A
General office	A
Keeping of laboratory animals other than as accessory or ancillary uses, provided that any such uses shall comply with all guidelines and standards promulgated by the National Institutes of Health concerning the care and use of laboratory animals	A
Restaurant	A
Take-out restaurant	A

- (1) Provided that such use primarily serves the local area.
- (2) Provided that such use is limited to workforce development training for existing and potential employees in the Longwood Medical and Academic Area.





LONGWOOD CENTER

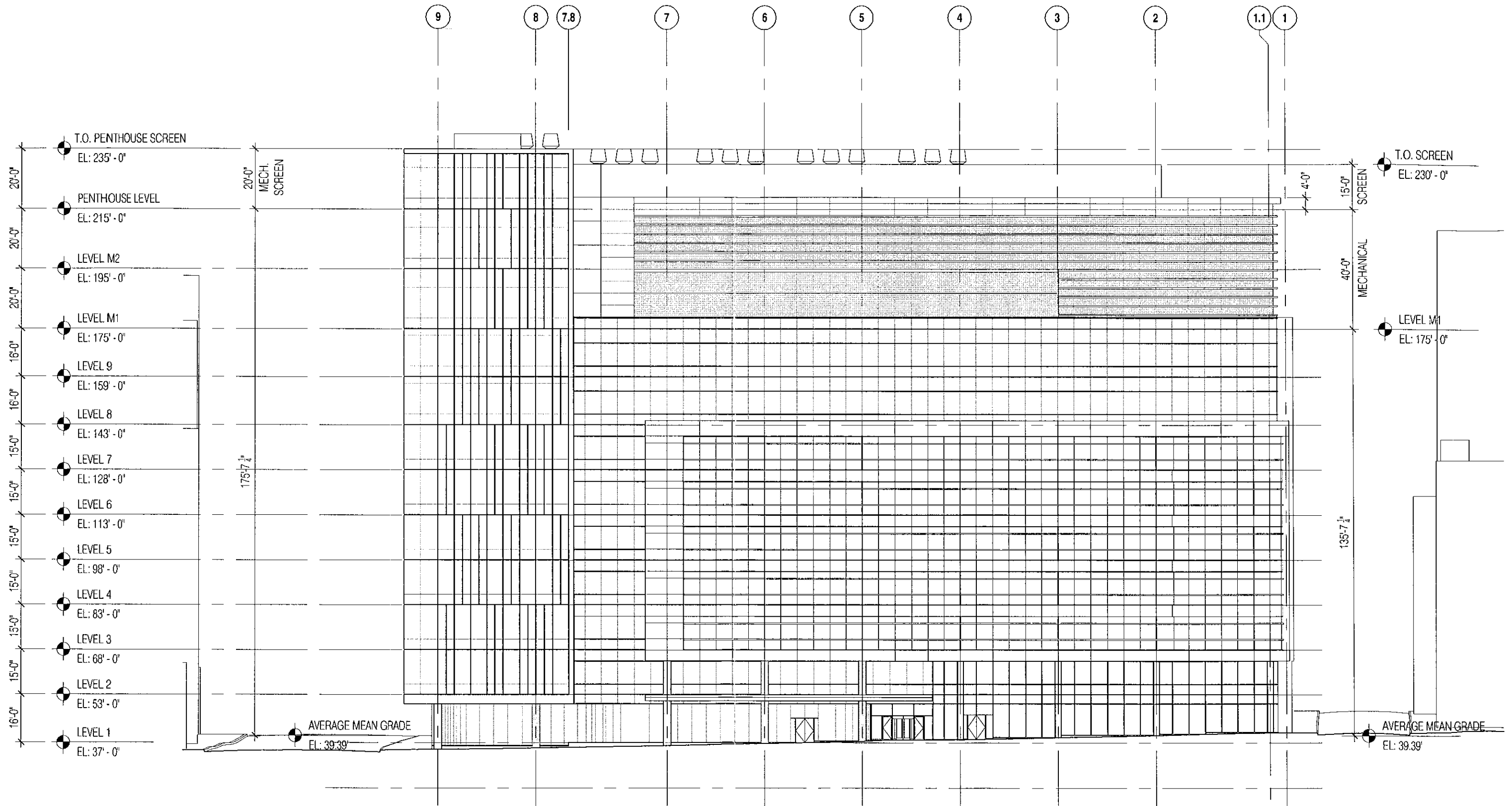
ARE/ND/CR LONGWOOD, LLC

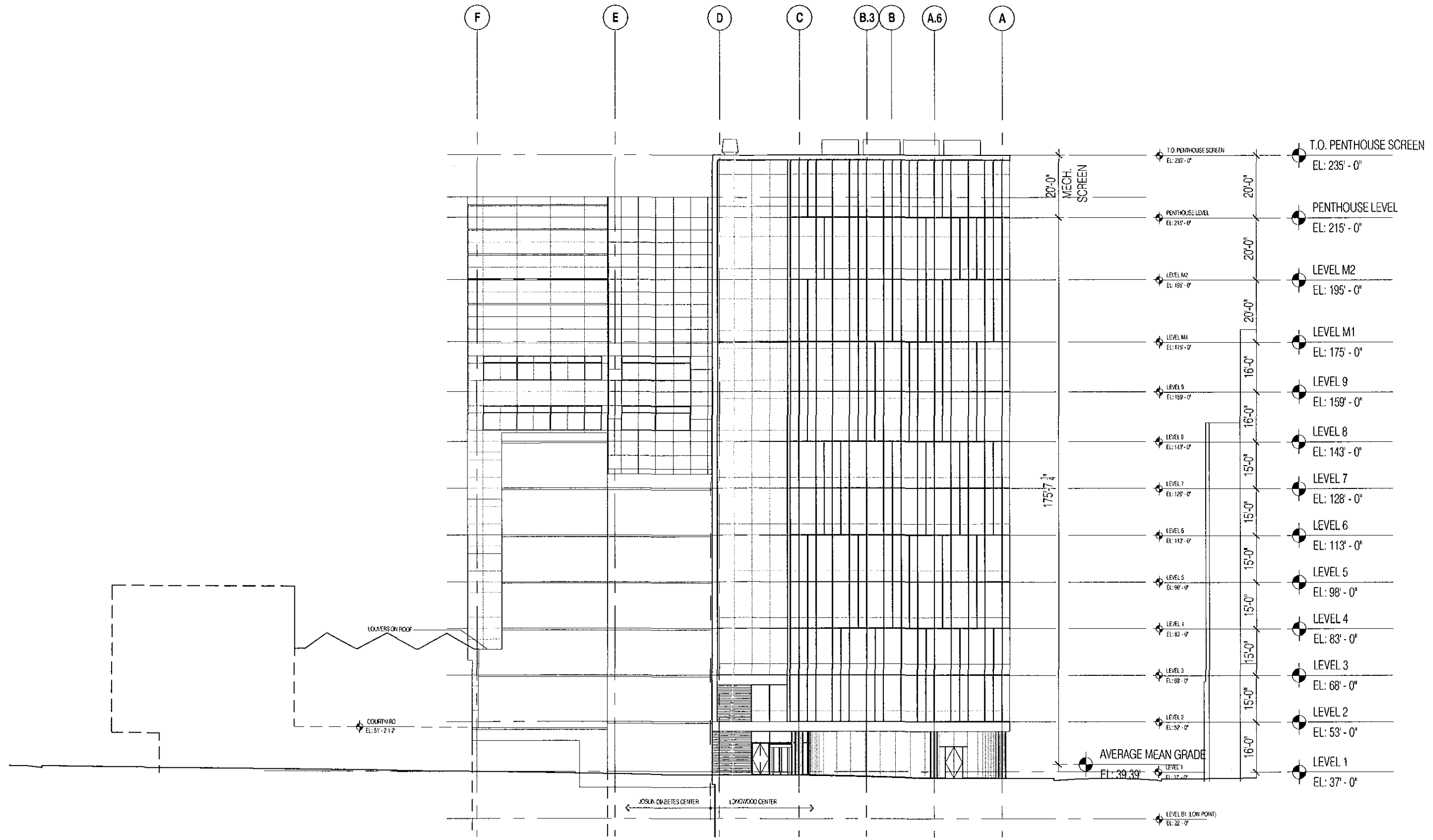
EXHIBIT 1

12 MAY 2008

ELKUS MANFREDI  
ARCHITECTS





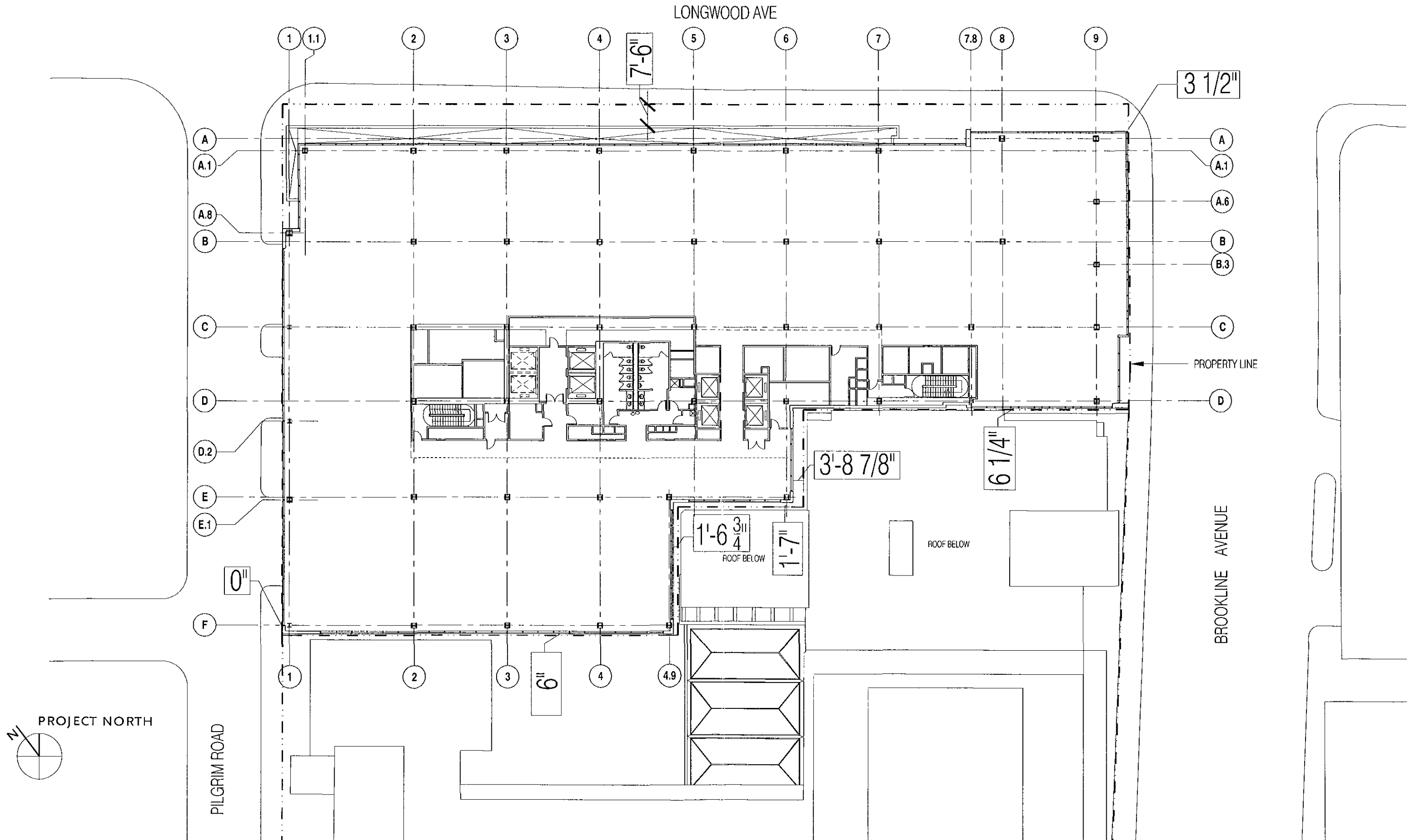


LONGWOOD CENTER

ARE/ND/CR LONGWOOD, LLC

EXHIBIT 2B - EAST ELEVATION

12 MAY 2008



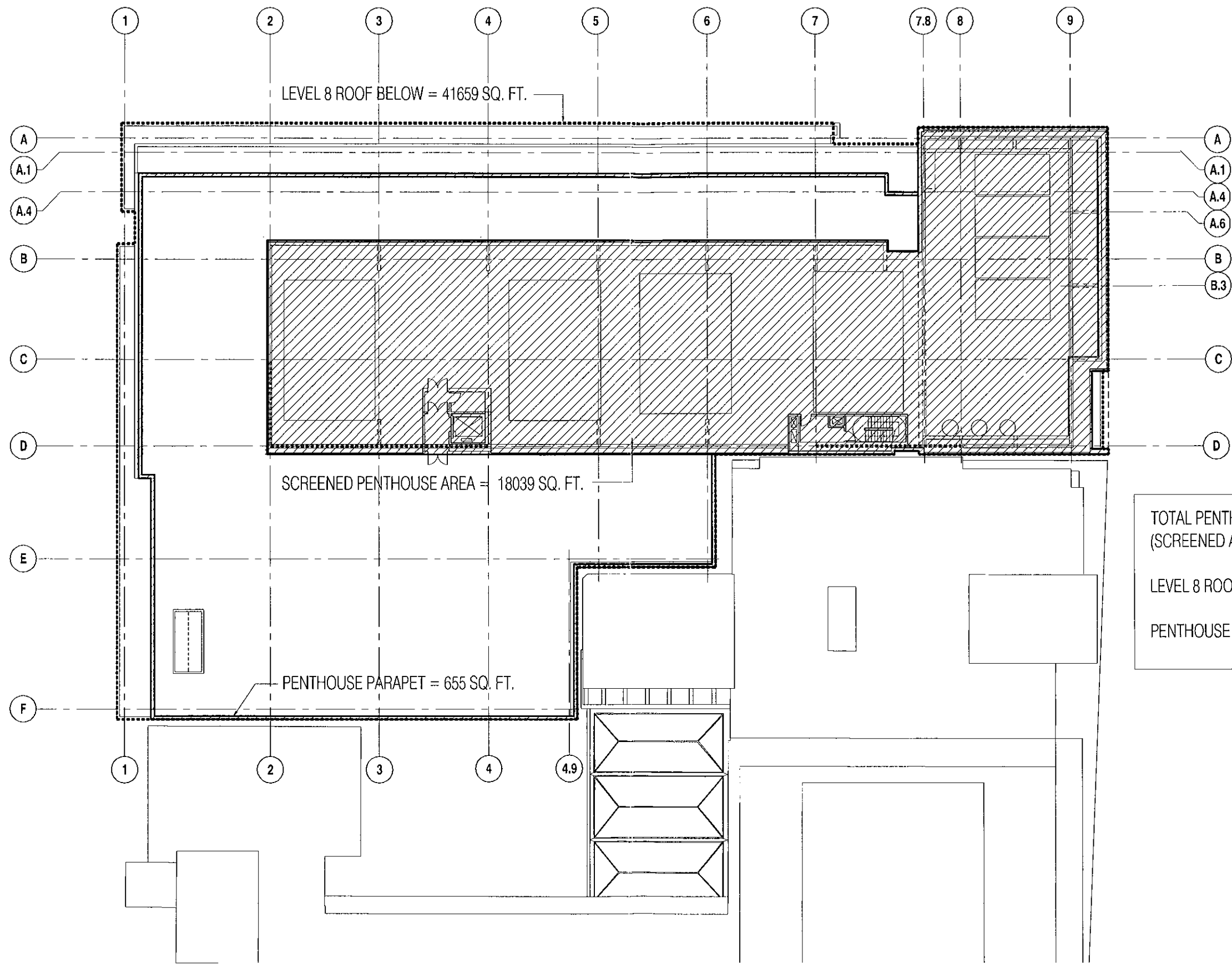
LONGWOOD CENTER

EXHIBIT 3 - TYPICAL UPPER FLOOR PLAN SHOWING SETBACK OF BUILDING TO PROPERTY LINES

12 MAY 2008

ARE/ND/CR LONGWOOD, LLC

ELKUS | MANFREDI  
ARCHITECTS

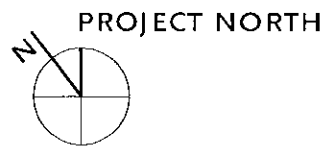


LEVEL 8 ROOF BELOW = 41659 SQ. FT.

SCREENED PENTHOUSE AREA = 18039 SQ. FT.

PENTHOUSE PARAPET = 655 SQ. FT.

TOTAL PENTHOUSE AREA  
(SCREENED AREA + PARAPET) = 18694 SQ. FT.  
LEVEL 8 ROOF AREA = 41659 SQ. FT.  
PENTHOUSE = 44.9% ROOF BELOW





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  
SONAL GANDHI, SENIOR PROJECT MANAGER

**SUBJECT:** PUBLIC HEARING TO CONSIDER THE (I) JOSLIN DIABETES CENTER  
INSTITUTIONAL MASTER PLAN AMENDMENT; (II) DEVELOPMENT  
PLAN FOR PLANNED DEVELOPMENT AREA NO. 71 FOR THE  
LONGWOOD CENTER PROJECT; AND (III) LONGWOOD CENTER  
PROJECT AS A DEVELOPMENT IMPACT PROJECT.

---

**SUMMARY:** This Memorandum requests that the Boston Redevelopment Authority ("BRA" or "Authority") (A) approve pursuant to Section 80C-5.4 of the Boston Zoning Code (the "Code") the Development Plan for Planned Development Area No. 71 for the Longwood Center project ("PDA No. 71"); and (B) authorize the Director to: (1) issue an Adequacy Determination, pursuant to Section 80D-5.4(c) of the Code, approving the Joslin Diabetes Center Institutional Master Plan Amendment and renewal ("Joslin IMPA"); (2) issue a Determination regarding the Notice of Project Change ("NPC") for the Longwood Center project, pursuant to Section 80A-6 of the Code, determining that no further review is required, subject to BRA design review; (3) issue a Certification of Compliance, pursuant to Article 80B-6 of the Code, for the Longwood Center project; (4) issue a Certification of Consistency, pursuant to Article 80C-8 of the Code, for PDA No. 71; (5) issue a Certification of Consistency, pursuant to Article 80D-10 of the Code, for the Joslin Institutional Master Plan, as amended by the Joslin IMPA; (6) petition the Boston Zoning Commission for approval of the Joslin IMPA and to amend "Map 1, Boston Proper" of the series of maps entitled "Zoning Districts City of Boston", dated August 15, 1962 by deleting the designation "IMP," indicating an Institutional Master Plan Area overlay district, from a portion of the Joslin Diabetes Center Institutional Master Plan Area, approximately 44,656 square feet (1.02 acres); (7) petition the Boston Zoning Commission for approval of the Development Plan for PDA No. 71, Longwood Center by

adding the designation "D," indicating a Planned Development Area to the property to be known as "Planned Development Area No. 71, Longwood Center,"; and (8) take all actions and execute a Development Impact Project Agreement for Longwood Center project, a Cooperation Agreement, a Boston Residents Construction Employment Plan and any and all documents deemed necessary and appropriate by the Director, in connection with the IMPA and Longwood Center project.

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### **JOSLIN DIABETES CENTER INSTITUTIONAL MASTER PLAN AMENDMENT**

An Institutional Master Plan (the "2003 Institutional Master Plan") for the 89,433 square feet (2.05 acres) of land (the "2003 Institutional Master Plan Area") owned by the Joslin Diabetes Center ("Joslin") within the Longwood Medical and Academic Area ("LMA") bounded generally by Brookline Avenue, Joslin Place, Pilgrim Road and Longwood Avenue was approved in 2003. On May 1, 2003 pursuant to Article 80D-5 of the Boston Zoning Code (the "Code"), the Boston Redevelopment Authority ("Authority") approved a "Modified Institutional Master Plan" filed by Joslin on February 25, 2003 as the 2003 Institutional Master Plan. Map Amendment No. 421, which was adopted by the Boston Zoning Commission on May 28, 2003, approved the 2003 Institutional Master Plan and established the land subject to the 2003 Institutional Master Plan as an Institutional Master Plan Area. The Mayor approved the Map Amendment on May 29, 2003. The 2003 Institutional Master Plan was for a five (5) year period from May 1, 2003 through April 30, 2008. The 2003 Institutional Master Plan proposed one major research project (the "2003 Project") that would house laboratory, office and clinic space, a residential component, and parking for 350 cars.

On February 20, 2008, Joslin filed an Institutional Master Plan Amendment ("IMPA") to (1) remove the 2003 Project from the 2003 Institutional Master Plan, (2) remove the 44,656 square foot area ("Project Site") of the Longwood Center Project from the 2003 Institutional Master Plan Area, and (3) renew the Joslin Institutional Master Plan for a period of ten (10) years. Notice of the receipt of the IMPA was published in the Boston Herald on February 20, 2008 initiating a 60-day comment period, which will end on April 21, 2008. After approval of the IMPA, the area under the Joslin Institutional Master Plan will consist of 44,787 square feet bounded generally by Brookline Avenue, Joslin Place, Pilgrim Road and the Project Site.

### **LONGWOOD CENTER PROJECT**

The 2003 Project has been the subject of state and City of Boston environmental review since October 2001. On May 1, 2003, the BRA Board voted to authorize the BRA Director to approve the 2003 Project. Subsequent to the approval of the 2003

Institutional Master Plan and the 2003 Project, Joslin sold the Project Site to ARE/ND/CR Longwood, LLC ("ARE/ND/CR" or the "Developer").

On February 15, 2008 the Developer filed a Notice of Project Change ("NPC") for revisions to the 2003 Project. Notice of the receipt of the NPC was published in the Boston Herald on February 15, 2008 initiating a 30-day comment period. At the request of the Developer, the comment period was extended to 45-days, ending on March 31, 2008. The NPC modifies the program and design of the 2003 Project and proposes the Longwood Center Project, an approximately 350,000 square foot building, to be located on a 1.02 acre site ("Project Site"), bounded by Brookline Avenue, Longwood Avenue, Pilgrim Road, and adjacent property owned by Joslin. The Longwood Center Project is a 9-story, 350,000 square foot building that includes research laboratory and associated office and clinical uses on the second through ninth floors, with two mechanical floors and a rooftop mechanical penthouse, ground floor retail/restaurant space, and approximately 290 below-grade parking spaces in three levels.

On February 15, 2008 the Developer also submitted a Development Plan for Planned Development Area for the Longwood Center Project ("PDA Development Plan"). Notice of the receipt of the PDA Development Plan was published in the Boston Herald on February 15, 2008 initiating a 45-day comment period, which ended on March 31, 2008.

## **PROCESS**

A Task Force consisting of members of the public, neighboring institutions and neighborhood leaders has been in place for Joslin since the approval of the 2003 Institutional Master Plan. This Task Force was reconvened to advise the BRA, Joslin and the Developer of the impacts of the Longwood Center Project. Task Force meetings were held on February 21, 2008, March 5, 2008 and March 19, 2008. The Developer and Joslin also presented their mission, strategic plan and need for the Longwood Center Project at the LMA Forum on January 28, 2008 and February 25, 2008.

## **PUBLIC BENEFITS**

### *Public Benefits: Joslin Diabetes Center*

Founded in 1898, the Joslin Diabetes Center is today the world's largest diabetes research center, diabetes clinic and provider of diabetes education. It employs over 620 individuals in three major divisions: (1) Joslin Research, a collaborative team undertaking the largest research program aimed at preventing and curing Type 1 and Type 2 diabetes and their long-term complications; (2) Joslin Clinic Inc., a joint venture between Joslin and Beth Israel Deaconess Medical Center, also located in the LMA, which cares for over 23,000 adult and pediatric patients a year; and (3) Joslin Strategic Initiatives which develops and markets innovative programs, products and services

that expand the availability of Joslin knowledge and expertise to people with diabetes and the clinicians who care for them.

With respect to transportation, Joslin currently offers a 30% T pass subsidy to its employees and will explore increasing its subsidy to 50%.

With respect to workforce development, Joslin currently employs 624 individuals, 31% of whom are Boston residents. Joslin expects to lease some space in the Longwood Center project, increasing its employee base by approximately 40 individuals. As part of the approvals for the 2003 Institutional Master Plan, Joslin provided the Training Institute a \$240,000 cash contribution to develop workforce development programs. In addition to computer training, ESL training, and tuition reimbursement programs, Joslin partners with community programs and agencies to provide internship opportunities for Boston and adjacent neighborhood residents.

As part of the IMPA approval, Joslin will continue to expand its proposed workforce development by: (1) delivering new training programs; (2) participating in the LMA Gateway Program; (3) increase efforts to recruit Boston residents.

With respect to other community benefits, Joslin will continue the Latino Diabetes Initiative and the Asian American Diabetes Initiative. Joslin also participates in and supports numerous community outreach programs.

Joslin will provide bi-annual updates to the BRA and the Task Force on the status of the implementation of the benefits, any proposed projects within its IMPA, and the Institutional Partnership Program (see attached). In addition to the above information, the bi-annual updates will also include a summary of any planning and envisioned projects to date.

Public Benefits: Longwood Center

In addition to creating much-needed research and laboratory space, the Longwood Center project will provide the following public benefits:

1. Housing: The Longwood Center project will provide Development Impact Project exactions calculated using 250,000 square feet (350,000 square feet of DIP uses minus 100,000 square foot exemption) totaling approximately \$1,967,500 to the Neighborhood Housing Trust, based on \$7.87 for every square foot of DIP uses (as defined in Section 80B-7 of the Code).

The Proponent will make an additional contribution of \$747,000 to create affordable housing in the adjacent neighborhoods.

2. Workforce Development/Jobs: The Longwood Center project will maintain and retain and/or create approximately 660 permanent full and part time jobs at all skill levels. The Longwood Center project will provide Development Impact Project exactions calculated using 250,000 square feet (350,000 square feet of DIP uses minus 100,000 square foot exemption) totaling approximately \$392,500 to the Neighborhood Jobs Trust, based on \$1.57 for every square foot of DIP uses (as defined in Section 80B-7 of the Code).

The Proponent will make an additional contribution of \$50,000 to support workforce development efforts in the adjacent neighborhoods.

3. Area-wide transportation improvements: The Proponent will contribute \$225,000 to area wide transportation improvements. This includes Urban Ring projects and improvements to mass-transit services and projects identified by BTM and MASCO.
4. Additional Community Benefits: The Proponent will provide an additional \$350,000 to be used to provide community benefits in the adjacent neighborhoods.
5. Improved streetscape and street activation: wider sidewalks to accommodate pedestrian flow, street trees and furnishings will be provided as part of the Longwood Center project.
6. LEED Design: The Longwood Center project is being designed with a LEED Silver rating as a targeted goal.
7. Construction jobs: Approximately 150 jobs on a daily basis and up to 250 construction jobs will be created.
8. Real Estate Taxes: The current taxes on this site are \$85,000 annually. The Longwood Center project will pay taxes based on a market rate commercial tax valuation, estimated at \$3,500,000 dollars in annual tax revenue upon completion and at full occupancy.

### **RECOMMENDATION**

This Memorandum requests that the Boston Redevelopment Authority ("BRA" or "Authority") (A) approve pursuant to Section 80C-5.4 of the Code the Development Plan for Planned Development Area No. 71 for the Longwood Center project ("PDA No. 71"); and (B) authorize the Director to: (1) issue an Adequacy Determination, pursuant to Section 80D-5.4(c) of the Code, approving the Joslin IMPA; (2) issue a Determination

regarding the NPC for the Longwood Center project, pursuant to Section 80A-6 of the Code, determining that no further review is required, subject to BRA design review; (3) issue a Certification of Compliance, pursuant to Article 80B-6 of the Code, for the Longwood Center project; (4) issue a Certification of Consistency, pursuant to Article 80C-8 of the Code for PDA No. 71; (5) issue a Certification of Consistency, pursuant to Article 80D-10 of the Code, for the Joslin Institutional Master Plan, as amended by the Joslin IMPA; (6) petition the Boston Zoning Commission for approval of the Joslin IMPA and to amend "Map 1, Boston Proper" of the series of maps entitled "Zoning Districts City of Boston", dated August 15, 1962 by deleting the designation "IMP," indicating an Institutional Master Plan Area overlay district, from a portion of the Joslin Diabetes Center Institutional Master Plan Area, approximately 44,656 square feet (1.02 acres); (7) petition the Boston Zoning Commission for approval of the Development Plan for PDA No. 71, Longwood Center by adding the designation "D," indicating a Planned Development Area to the property to be known as "Planned Development Area No. 71, Longwood Center,"; and (8) take all actions and execute a Development Impact Project Agreement for Longwood Center project, a Cooperation Agreement, a Boston Residents Construction Employment Plan and any and all documents deemed necessary and appropriate by the Director, in connection with the Joslin IMPA and Longwood Center project.

Appropriate votes follows:

**VOTED:** That in connection with the Joslin Diabetes Institutional Master Plan Amendment and renewal (" Joslin IMPA"), presented at a public hearing held pursuant to Section 80D-5.4(c)(ii) of the Boston Zoning Code ("Code") at the offices of the Boston Redevelopment Authority ("BRA" or "Authority") on April 29, 2008, and after consideration of evidence presented at, and in connection with, the IMPA, the BRA hereby finds that (i) the IMPA conforms to the provisions of Article 80 of the Code; (ii) the IMPA conforms to the general plan for the City as a whole; and (iii) on balance, nothing in the IMPA will be injurious or otherwise detrimental to the public welfare, weighing all the benefits and burdens; and

**FURTHER**

**VOTED:** That the Director be, and hereby is authorized, to issue an Adequacy Determination approving the Joslin IMPA ; and

**FURTHER**

**VOTED:** That the BRA hereby finds and determines that the proposed Longwood Center project, as described in the Notice of Project Change filed with the Authority on February 15, 2008 ("NPC"), conforms to the general plan for

the City as a whole, and that nothing in the Longwood Center project will be injurious or otherwise detrimental to the public welfare, weighing all the benefits and burdens; and

**FURTHER**

**VOTED:** That the Director be, and hereby is, authorized to issue a Determination pursuant to Section 80A-6 of the Code, determining that no further review of the Longwood Center project is required, subject to BRA design review; and

**FURTHER**

**VOTED:** That the Director be, and hereby is, authorized to execute a Development Impact Project Agreement for the Longwood Center project in accordance with Article 80B-7 of the Code; and

**FURTHER**

**VOTED:** That the Director be, and hereby is, authorized to issue one or more Certification(s) of Compliance for the Longwood Center project pursuant to Section 80B-6 of the Code after the Director has determined that the Longwood Center project complies with to the extent applicable, the following provisions of the Code: (i) Section 80B-7: Development Impact Project Exactions; (ii) Section 80B-8: Disclosure of Beneficial Interests; (iii) Section 80C-8: Planned Development Area review; and (iv) Article 28: Boston Civic Design Commission; and

**FURTHER**

**VOTED:** That in connection with the Development Plan for Planned Development Area No. 71 ("PDA No. 71"), presented at a public hearing held at the offices of the BRA on April 29, 2008, and after consideration of evidence presented at, and in connection with the Longwood Center project, the BRA hereby finds that (i) PDA No. 71, when approved by the Boston Zoning Commission, will not be for a location or proposed project for which PDAs are forbidden by the underlying zoning; (ii) the Longwood Center project complies with any provisions of the underlying zoning that establish use, dimensional, design, or other requirements for proposed projects in PDAs; (iii) PDA No. 71 complies with any provisions of the underlying zoning that establish planning and development criteria for PDAs; (iv) PDA No. 71 conforms to the plan for the district, subdistrict, or similar geographic area in which the PDA is located, and to the general plan for the City as a whole; (v) on balance, nothing in PDA No. 71 will be

injurious or otherwise detrimental to the public welfare, weighing all the benefits and burdens; and (vi) PDA No. 71 adequately and sufficiently satisfies all other development plan criteria and specifications for a PDA as set forth in the Code; and

**FURTHER**

**VOTED:**

That, pursuant to Article 80D of the Code, the BRA hereby authorizes the Director to (i) petition the Boston Zoning Commission for approval of the Joslin IMPA and to amend "Map 1, Boston Proper" of the series of maps entitled "Zoning Districts City of Boston," dated August 15, 1962 by deleting the designation "IMP," indicating an Institutional Master Plan Area overlay district, from a portion of the Joslin Diabetes Center Institutional Master Plan Area, approximately 44,656 square feet (1.02 acres); and (ii) petition the Boston Zoning Commission for approval of the Development Plan for PDA No. 71, Longwood Center and to amend "Map 1, Boston Proper" of the series of maps entitled "Zoning Districts City of Boston," dated August 15, 1962 by adding the designation "D," indicating a Planned Development Area to the property to be known as "Planned Development Area No. 71, Longwood Center"; and

**FURTHER**

**VOTED:**

That, the Director be, and hereby is, authorized to issue one or more Certification(s) of Consistency pursuant to Section 80C-8 of the Code when the Director finds that (i) the Longwood Center project is described adequately in a PDA Development Plan applicable to the Longwood Center project's location, (ii) the Longwood Center project is consistent with PDA No. 71; and (iii) PDA No. 71 has been approved by the BRA and the Boston Zoning Commission in accordance with the applicable provisions of Section 3-A.a and Section 80C, IMP Review; and

**FURTHER**

**VOTED:**

That, the Director be, and hereby is, authorized to issue one or more Certification(s) of Consistency pursuant to Article 80D-10 of the Code in connection with the Joslin Institutional Master Plan, as amended by the Joslin IMPA; and

**FURTHER**

**VOTED:**

That, the Director be, and hereby is, authorized to execute and deliver any and all documents deemed necessary and appropriate by the Director in connection with the foregoing, including, without limitation, a Boston Residents Construction Employment Plan and a Cooperation Agreement.



Map Amendment Application No. 555  
Boston Redevelopment Authority  
Joslin Diabetes Center Institutional  
Master Plan Area  
Planned Development Area No. 71  
Longwood Center  
Map 1, Boston Proper

MAP AMENDMENT NO. 492

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 Amendment to the Joslin Diabetes Center Institutional Master Plan, the Development Plan for Planned Development Area No. 71, Longwood Center, and also amends "Map 1, Boston Proper" of the series of maps entitled "Zoning Districts City of Boston", dated August 15, 1962, as amended, as follows:

1. By deleting the designation "IMP," indicating an Institutional Master Plan Area overlay district, from a portion of the Joslin Diabetes Center Institutional Master Plan Area, approximately 44,656 square feet (1.02 acres) as described on Exhibit A and shown on Exhibit B.
2. By adding the designation "D," indicating a Planned Development Area to the property to be known as "Planned Development Area No. 71, Longwood Center," to the area described on Exhibit A and shown on Exhibit B.

EXHIBIT A

LEGAL DESCRIPTION OF SITE

That certain parcel of land in the City of Boston, Suffolk County, Commonwealth of Massachusetts, shown as "Development Parcel" on a plan entitled "Lease Plan of Development Parcel and Joslin Parcel in Boston, Massachusetts", dated October 30, 2007, prepared by Vanasse Hangen Brustlin, Inc., recorded with Suffolk County Registry of Deeds in Book 2007, Page 808, said parcel being a portion of the block bounded by Pilgrim Road, Longwood Avenue, Brookline Avenue and Joslin Place, said parcel being more particularly described as follows:

BEGINNING at a point being the northwesterly most corner of said parcel, said point being the southeasterly intersection of Pilgrim Road and Longwood Avenue; thence

S 52° 07' 22" E        a distance of three hundred and no hundredths feet (300.00') by the southwesterly side line of Longwood Avenue to a point, said point being the southwesterly intersection of Longwood Avenue and Brookline Avenue; thence

S 37° 41' 32" W        a distance of ninety four and three hundredths feet (94.03') by the northwesterly side line of Brookline Avenue to a point; thence

S 40° 14' 34" W        a distance of twelve and ninety hundredths feet (12.90') feet by said side line to a point;

THENCE running by land now or formerly Joslin Diabetes Center, Inc., on the following five (5) courses:

N 52° 07' 23" W        a distance of one hundred fifteen and forty hundredths feet (115.40') to a point; thence

S 37° 52' 37" W        a distance of thirty four and no hundredths feet (34.00') to a point; thence

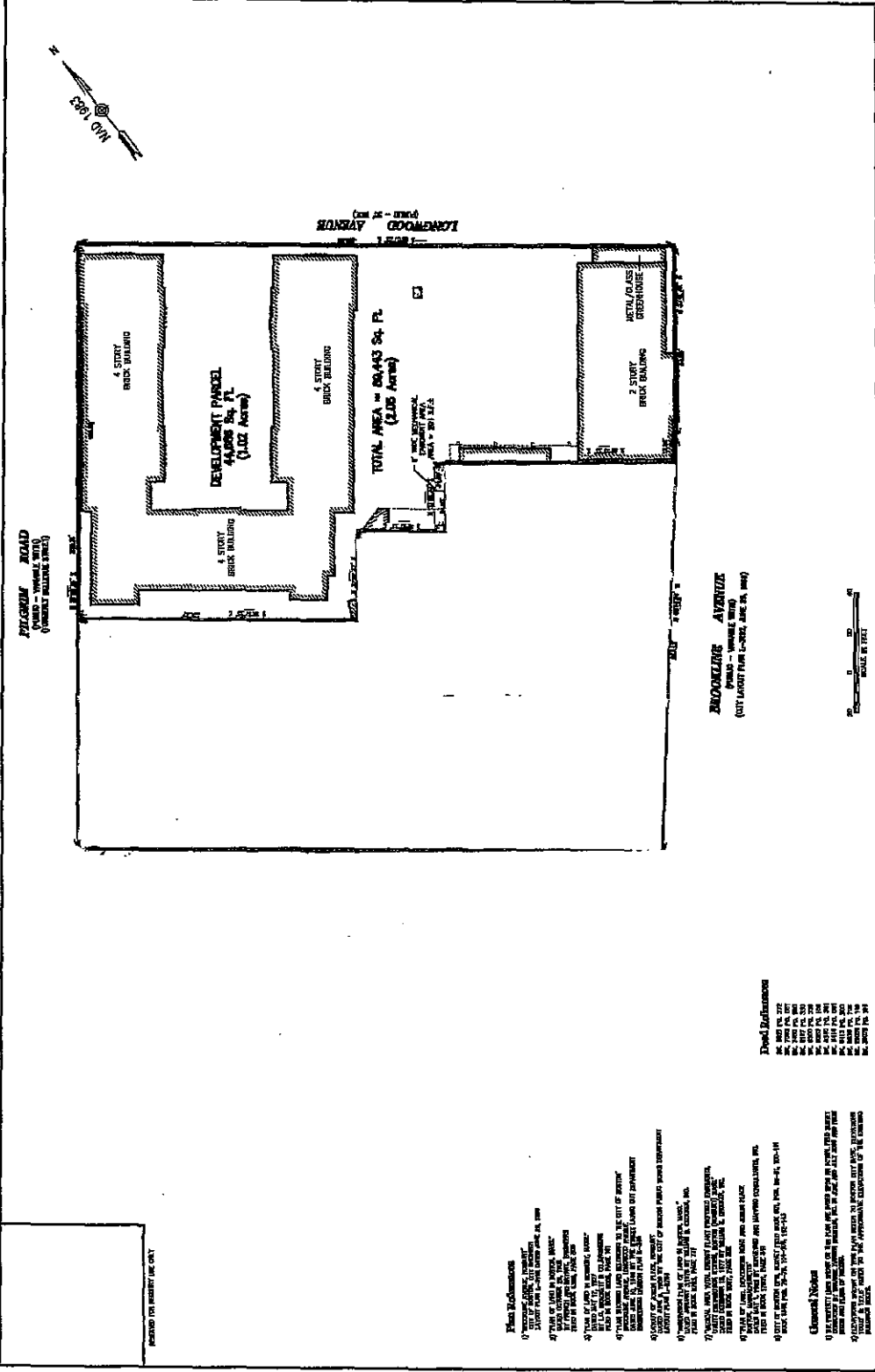
N 52° 07' 23" W        a distance of forty four and ninety two hundredths feet (44.92') to a point; thence

S 37° 52' 37" W        a distance of forty five and no hundredths feet (45.00') to a point; thence

N 52° 07' 23" W        a distance of one hundred thirty nine and sixty seven hundredths feet (139.67') to a point on the southeasterly sideline of Pilgrim Road; thence

N 37° 56' 29" E        a distance of one hundred eighty five and ninety two hundredths feet (185.92') by the southeasterly side line of Pilgrim Road to the point of beginning.

Said parcel containing 44,656 square feet more or less according to said plan.



**PLYMOUTH ROAD**  
 (WIDE - VARIABLE WIDTH)  
 (UNDEVELOPED SIDEWALKS)

**NO. 1 ST.**  
 (WIDE - VARIABLE WIDTH)  
 (UNDEVELOPED SIDEWALKS)

**BROOKLINE AVENUE**  
 (WIDE - VARIABLE WIDTH)  
 (CITY LAYOUT PLAN 1-1962, AUG. 28, 1968)



**Plan Annotations**

- 01 CITY OF BOSTON, CITY ENGINEER
- 02 CITY OF BOSTON, CITY ENGINEER
- 03 CITY OF BOSTON, CITY ENGINEER
- 04 CITY OF BOSTON, CITY ENGINEER
- 05 CITY OF BOSTON, CITY ENGINEER
- 06 CITY OF BOSTON, CITY ENGINEER
- 07 CITY OF BOSTON, CITY ENGINEER
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- 16 CITY OF BOSTON, CITY ENGINEER
- 17 CITY OF BOSTON, CITY ENGINEER
- 18 CITY OF BOSTON, CITY ENGINEER
- 19 CITY OF BOSTON, CITY ENGINEER
- 20 CITY OF BOSTON, CITY ENGINEER

**General Notes**

- 01 THE PROJECT IS BASED ON THE DATA AND RECORDS ON FILE AT THE CITY ENGINEER'S OFFICE.
- 02 THE PROJECT IS BASED ON THE DATA AND RECORDS ON FILE AT THE CITY ENGINEER'S OFFICE.
- 03 THE PROJECT IS BASED ON THE DATA AND RECORDS ON FILE AT THE CITY ENGINEER'S OFFICE.
- 04 THE PROJECT IS BASED ON THE DATA AND RECORDS ON FILE AT THE CITY ENGINEER'S OFFICE.
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- 20 THE PROJECT IS BASED ON THE DATA AND RECORDS ON FILE AT THE CITY ENGINEER'S OFFICE.

**Proposed Easements**

- 01 100' WIDE EASEMENT FOR UTILITY LINES
- 02 100' WIDE EASEMENT FOR UTILITY LINES
- 03 100' WIDE EASEMENT FOR UTILITY LINES
- 04 100' WIDE EASEMENT FOR UTILITY LINES
- 05 100' WIDE EASEMENT FOR UTILITY LINES
- 06 100' WIDE EASEMENT FOR UTILITY LINES
- 07 100' WIDE EASEMENT FOR UTILITY LINES
- 08 100' WIDE EASEMENT FOR UTILITY LINES
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- 17 100' WIDE EASEMENT FOR UTILITY LINES
- 18 100' WIDE EASEMENT FOR UTILITY LINES
- 19 100' WIDE EASEMENT FOR UTILITY LINES
- 20 100' WIDE EASEMENT FOR UTILITY LINES

PREPARED FOR SUBMITTAL TO THE CITY.

*Robert Taden*

Chairman

*James C. Clark*

Vice Chairman

*William Talar*

*James Bray*

*Jay Huley*

*Mark [unclear]*

*Mary Lynn*

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\_\_\_\_\_  
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In Zoning Commission

Adopted: May 28, 2008

Attest:

*George W. Hampton*  
Secretary

Joslin Diabetes Center Institutional Master Plan Amendment

*Robert Anderson*

Chairman

*James Clark*

Vice Chairman

*John M. [unclear]*

*Mary [unclear]*

*Joe [unclear]*

*Jay [unclear]*

*William [unclear]*

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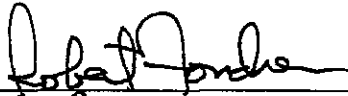
In Zoning Commission


Adopted: May 28, 2008

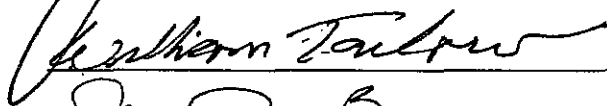
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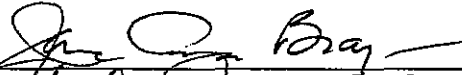
*[Signature]*  
Secretary

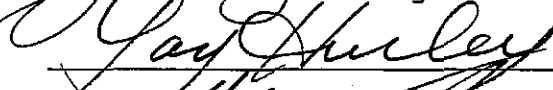
Development Plan for Planned Development Area No.71, Longwood Center

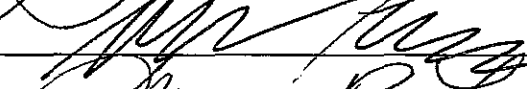
  
Chairman

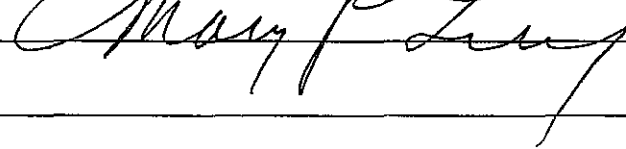
  
Vice Chairman







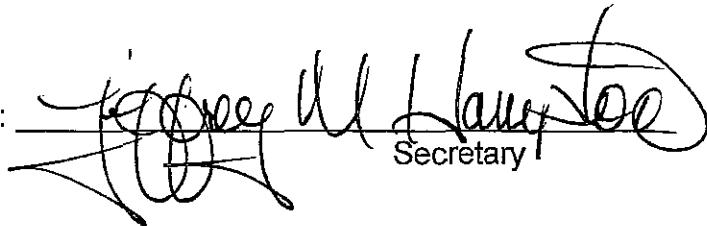




In Zoning Commission

Adopted: May 28, 2008

Attest:

  
Secretary

  
\_\_\_\_\_  
Mayor, City of Boston

Date: 5/29/08


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The foregoing amendment was presented to the Mayor on May 29, 2008, and was signed by him on May 29, 2008, whereupon it became effective on May 29, 2008, in accordance with Section 3 of Chapter 665 of the Acts of 1956, as amended.

Attest:

  
\_\_\_\_\_  
Secretary to the Zoning Commission

Joslin Diabetes Center Institutional Master Plan Amendment

  
\_\_\_\_\_  
Mayor, City of Boston

Date: 5/29/08

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The foregoing Joslin Diabetes Center Institutional Master Plan Amendment was presented to the Mayor on May 29, 2008, and was signed by him on May 29, 2008, whereupon it became effective on May 29, 2008, in accordance with Section 3 of Chapter 665 of the Acts of 1956, as amended.

Attest:

  
\_\_\_\_\_  
Secretary to the Zoning Commission



Development Plan for Planned Development Area No. 71, Longwood Center

  
\_\_\_\_\_  
Mayor, City of Boston

Date: 5/29/08

\_\_\_\_\_  
The foregoing Development Plan for Planned Development Area No. 71 was presented to the Mayor on May 29, 2008, and was signed by him on May 29, 2008, whereupon it became effective on May 29, 2008, in accordance with Section 3 of Chapter 665 of the Acts of 1956, as amended.

Attest:

  
\_\_\_\_\_  
Secretary to the Zoning Commission