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DEVELOPMENT PLAN  
FOR  
PLANNED DEVELOPMENT AREA NO. 83  
THE WINSOR SCHOOL CAMPUS

LONGWOOD MEDICAL AND ACADEMIC AREA, BOSTON

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## DEVELOPMENT PLAN

FOR

### PLANNED DEVELOPMENT AREA NO. 83

#### THE WINSOR SCHOOL CAMPUS

#### LONGWOOD MEDICAL AND ACADEMIC AREA, BOSTON

**Dated: September 15, 2011**

1. **The Development Plan.** Pursuant to Section 3-1A and Article 80C of the Zoning Code of the City of Boston, Massachusetts, as amended (as so amended, the “Zoning Code”), this plan constitutes a Planned Development Area Development Plan (the “PDA Plan”) for the development of an approximately 7.41 acre parcel of land at the corner of Brookline and Longwood Avenues in the Longwood Medical and Academic Area of Boston, Massachusetts (such land, the “Winsor Campus”). The entirety of the Winsor Campus is located within the Planned Development Area to be governed by this PDA Plan. The Winsor Campus is legally described in Exhibit A-1 attached hereto and shown on the plan dated June 30, 2010, revised to January 11, 2011 entitled “Plan of Land, The Winsor School, Boston, Massachusetts” prepared by Harry R. Feldman, Inc., a copy of which is attached hereto as Exhibit B-1 (the “Survey”).

This Plan consists of 14 pages of text plus the attachments designated as Exhibit A-1 through Exhibit G. All references herein to “this PDA Plan” refer to such pages and exhibits. Capitalized terms used but not defined in this PDA Plan are as defined in Article 2A of the Zoning Code as in effect on the date hereof.

This PDA Plan describes three (3) proposed new projects (each a “Proposed Project” and collectively, the “Proposed Projects”) to be located on the Winsor Campus: (i) a new health and fitness center/performing arts building with an underground garage (the “Pilgrim Road Project”); (ii) an addition to the existing academic complex (the “Courtyard Addition Project”); and (iii) a commercial building with an underground parking garage on an approximately 40,000 square foot parcel of land at the corner of Longwood and Brookline Avenues (the “Longwood Avenue Project”). Each of the Proposed Projects is discussed in detail below. This PDA Plan sets forth the proposed location, appearance and dimensions of the structures to be constructed, the open space and landscape improvements to be undertaken, the proposed uses and densities at the Proposed Projects, the proposed traffic circulation and access to nearby public transportation

resources, the public benefits of the Proposed Projects, the means by which the applicable Proposed Projects will adhere to the green building standards promulgated by the City of Boston pursuant to Article 37 of the Zoning Code, and the means by which the Proposed Projects will comply with the Groundwater Conservation Overlay District performance standards required by Section 32-6 of the Zoning Code. This PDA Plan also describes the history of the Winsor Campus and its planning/urban design context.

**2. The Proponent.** The proponent is The Winsor School (“Proponent” or “Winsor”), an independent girls’ day school that was founded in 1886 in the Back Bay neighborhood. The Winsor School moved to the Longwood Medical and Academic Area (the “LMA”) over a century ago and opened the Main Building (defined below) in 1910, making Winsor one of the LMA’s most long-standing charitable organizations. Winsor’s mission is to prepare its students to pursue their aspirations and contribute to the world, and it encourages its students to lead lives of purpose as responsible and generous-minded women. Today, Winsor enrolls approximately 435 girls in grades 5-12 who come from diverse racial, cultural, ethnic and economic backgrounds. Although approximately 25% of Winsor students reside in Boston, Winsor enrolls students from almost 50 communities in and around Boston.

The Proponent, a Massachusetts not-for-profit corporation, has filed a Statement of Beneficial Interests with the Boston Redevelopment Authority (“BRA”), the City of Boston Zoning Commission, and the Boston City Clerk as required by Section 80B-8 of the Zoning Code.

**3. The Winsor Campus/PDA Area.** The Winsor Campus consists of 8 contiguous parcels of land comprising four tax lots and 322,677± square feet of land area, and is bounded to the northwest by the Riverway, Nessel Way (a private way), and the so-called MASCO building/garage at 375 Longwood Avenue; to the northeast by the Wheelock College Campus and the Simmons College Residential Campus; to the southeast by Brookline Avenue; and to the southwest by Longwood Avenue. The Winsor Campus contains Short Street Extension (7,351± square feet as shown on the Survey), which is a private way open to public travel; Short Street Extension provides a vehicular and pedestrian connection from Pilgrim Road to the Riverway. For the purposes of this PDA Plan, the Winsor Campus, exclusive of Short Street Extension, is considered to comprise three Lots, as shown on the PDA Lot Plan attached hereto and incorporated herein as Exhibit B-2. Upon approval of this PDA Plan, the entirety of the Winsor Campus (including Short Street Extension), all of which is owned by Winsor, will be located within the Planned Development Area governed by this PDA Plan, and will comprise the PDA Area.

The Winsor Campus makes up approximately 3.53% of the land area in the LMA and contains just 127,500± square feet of academic facilities. Winsor’s academic facilities consist of its main building, which was constructed in 1909-1910 (the “Main Building”); later additions to the Main Building, including a 1980’s science wing and a 2004 dining hall facility; and a circa 1924 stand-alone gymnasium building containing 16,900± square feet of Gross Floor Area that was renovated and added to in 1994. The 1920’s-era gymnasium structure will be replaced by the Pilgrim Road Project discussed below. At this time, approximately 68.5% of the Winsor Campus consists of open space, *i.e.*, two full-sized athletic fields used for soccer, lacrosse and

other athletic and recreational activities, and six outdoor tennis courts located along Brookline Avenue, as well as a large grassy courtyard framed by the Main Building and the later additions thereto. (This open space figure is approximately 58% if the tennis courts are excluded.) The Floor Area Ratio (“FAR”) of the Winsor Campus/PDA Area (exclusive of Short Street Extension) is only .40 as it currently exists (i.e., excluding the Proposed Projects), which is substantially lower than the FAR’s for the institutional facilities and commercial developments that are Winsor’s neighbors, and less than half that permitted by the existing zoning for the Winsor Campus (which has a permitted FAR of 1.0 in the underlying zoning).

**4. The Proposed Projects.** The Proponent proposes the development of three new building projects to enable Winsor to better accommodate its academic programs and advance its educational mission. The three Proposed Projects (all of which are shown on the Site and Traffic Circulation Plan (Final Condition) attached to this PDA Plan as Exhibit C-2) are as follows:

(a) Pilgrim Road Project. The Pilgrim Road Project (to be constructed on Subparcel A as shown on Exhibit B-2), entails the construction of a new, up to 110,000 square foot, five-story academic and administrative building on the eastern end of the Winsor Campus, to replace the existing gymnasium building. This Proposed Project will contain athletic and performing arts facilities, including two gymnasiums, a fitness center, squash courts, a performing arts auditorium and assembly space, music, dance and theatre rehearsal studios, classrooms, backstage facilities for costume and set design and storage, and related offices, locker rooms, and storage and other ancillary space. This Proposed Project will also include a one-level garage for approximately 148 vehicles that will be located underneath the adjacent athletic field and accessed via a vehicular ramp underneath the structure; such garage may be constructed on a phased basis as discussed in Section 11 of this PDA Plan. The schematic designs for the Pilgrim Road Project are included within this PDA Plan as part of Exhibit D, and were approved by the Boston Civic Design Commission on July 5, 2011. As part of the Pilgrim Road Project, the Proponent will reconfigure the existing two-story assembly space in the Main Building, which will be immediately adjacent to the connecting link portion of the new building; this reconfiguration would result in the creation of an additional up to 3,000 square feet of Gross Floor Area for academic and administrative uses.

(b) Longwood Avenue Project. The Longwood Avenue Project (to be constructed on Subparcel B as shown on Exhibit B-2), consists of the construction of an approximately 300,000 square foot (maximum 320,000 square foot), up to ten-story commercial building to contain mixed uses, including research and development uses, scientific laboratories, offices, educational uses (excluding College and/or University uses), certain types of medical facilities, community uses, and ground floor retail/commercial/service uses (including restaurant uses) as well as parking. The Longwood Avenue Project will contain a four-level underground garage accommodating approximately 225 vehicles; the garage will be accessed from the shared MASCO/Winsor driveway off of Longwood Avenue, opposite the continuation of Pilgrim Road. The garage will be utilized by users of the building. The design of this Proposed Project is in the conceptual stage, as shown on the conceptual and other plans attached to this PDA Plan as Exhibit E. This PDA Plan seeks approval of the height, massing and uses for this building. The Longwood Avenue

Project shall comply with the requirements of Article 80B (Large Project Review) of the Zoning Code and shall be subject to design review by the BRA, as well as design review by the Boston Civic Design Commission pursuant to Article 28 of the Zoning Code. The development of this building is contemplated to be undertaken by a private development entity selected by Winsor, on an approximately 40,000 square foot project site shown as Subparcel B on the plan attached hereto as Exhibit B-2, which site is legally described in Exhibit A-2 (the “Longwood Avenue Project Site”). Winsor does not contemplate selling the Longwood Avenue Project Site but rather, entering into a long-term ground lease with a private development entity, so as to ensure appropriate Winsor control over the scale, design and use of the Longwood Avenue Project. After its development by such private development entity in a manner that is consistent with the provisions of this PDA Plan (as evidenced by the BRA’s issuance of a Certification of Compliance and a Certification of Consistency therefor pursuant to Articles 80B and 80C of the Zoning Code, respectively), the Longwood Avenue Project will be operated and maintained for the term of such ground lease by such private development entity or its successors and assigns.

(c) Courtyard Addition Project. The Courtyard Addition Project (to be constructed on Subparcel C as shown on Exhibit B-2) consists of the construction of an up to 30,000 square foot, up to four-story addition to the Main Building that will connect existing buildings and enclose an existing grassy courtyard. The Courtyard Addition will contain classrooms, offices, and other facilities that will allow Winsor to “decompress” its existing academic facilities. The Courtyard Addition will be compatible in scale with the existing buildings to which it will be connected, and its design is in the conceptual stage, as shown on the conceptual plans attached to this PDA Plan as Exhibit F. There is no new parking associated with development of the Courtyard Addition. This PDA Plan seeks approval of the use, height and massing of this addition, subject to further design review by the BRA pursuant to Article 80E of the Zoning Code.

**5. General Description of Proposed Development and Use Allocation.** The uses proposed to continue to exist on the entirety of the Winsor Campus are Educational Uses (excluding College and/or University Uses) accessory and ancillary thereto, including parking. Thus, the Pilgrim Road Project and the Courtyard Addition Project will contain Educational Uses (excluding College and/or University Uses) and uses accessory and ancillary thereto, including parking in the case of the Pilgrim Road Project. This PDA Plan seeks approval, as discussed in Section 6 below, for the Longwood Avenue Project to include a range of uses such as Research and Development Uses, Scientific Laboratory Uses, Offices, certain Light Manufacturing uses, Educational Uses (excluding College and/or University Uses), certain types of medical facilities, Retail Uses, Restaurant uses (including take-out restaurants), Service Uses, and uses accessory or ancillary thereto, including without limitation, parking.

**6. Zoning.** The Winsor Campus is located within the H-1 (residential apartment) district as shown on Map 1 of the Boston Zoning Maps. The Winsor Campus is also located within the Restricted Parking Overlay District, as established by Section 3-1A.c of the Zoning Code, and the Groundwater Conservation Overlay District, as established pursuant to Article 32 of the Zoning Code. The nearby zoning is primarily institutional (Wheelock College, Simmons College, Beth Israel Deaconess Medical Center) or a Planned Development Area (Longwood

Center). As shown on the Survey, the Winsor Campus (exclusive of Short Street Extension) contains at least one acre, as required by Section 3-1A.a of the Zoning Code.

The existing uses at the Winsor Campus (elementary and secondary school) are permitted as of right pursuant to Table B of Article 8 (Use Item 16) of the Zoning Code. There are myriad dimensional requirements currently applicable to the Winsor Campus under Article 13 of the Zoning Code. There is no stated Height restriction currently applicable to the Winsor Campus. This PDA Plan sets forth the use, dimensional, parking, loading and certain other zoning regulations for the PDA Area, as follows:

(a) Permitted Uses (Winsor Campus other than the Longwood Avenue Site) – Educational Uses (excluding College and/or University Uses), whether as a principal, accessory or ancillary use.

(b) Permitted Uses (Longwood Avenue Site) – The following uses shall be permitted, whether as a principal, accessory or ancillary use:

- Research and Development Uses
- Scientific Laboratories
- Offices
- Non-Institutional medical facilities such as clinics, clinical laboratories, medical offices, and ambulatory care centers (but specifically excluding in-patient overnight facilities, conference centers, and nurses' residences); and provided that ambulatory care and/or medical office uses shall be restricted to a maximum of 30,000 square feet of Gross Floor Area
- Educational uses (excluding College and/or University Uses)
- Retail Uses (excluding adult bookstore)
- Restaurant, including take-out
- Community Uses
- Service Uses
- Light Manufacturing uses (consistent with the Performance Standards set forth in Article 2A of the Zoning Code) for pharmaceutical, medical, optical, diagnostic, electronic and similar products
- Bank, automatic teller machine, fitness center, spa or post office

- (c) Accessory and Ancillary Uses – All accessory and ancillary uses customary or incidental to the foregoing shall be permitted, including without limitation, parking, educational uses (excluding College and/or University Uses) and offices, but excluding any residential, hotel or extended stay uses.
- (d) Maximum FAR (Winsor Campus/PDA Area) – 1.85<sup>1</sup>.
- (e) Maximum Building Height (Winsor Campus exclusive of the Longwood Avenue Project Site) – 105 feet.
- (f) Maximum FAR (Longwood Avenue Project Site) – 8.0.
- (g) Maximum Building Height (Longwood Avenue Project Site) – 165 feet; provided that any mechanical equipment enclosures, building stories devoted primarily or entirely to mechanical use, roof wall and mechanical equipment screens may have a height of up to 199 feet.
- (h) Parking – As set forth in this PDA Plan.
- (i) Loading – As set forth in this PDA Plan.
- (j) Rooftop Appurtenances and Equipment (Longwood Avenue Project) – Rooftop appurtenances, mechanical rooms and equipment at the Longwood Avenue Project shall be subject to BRA design review pursuant to Articles 80B and 80C of the Zoning Code, and shall be located and occupy such rooftop area as is approved by the BRA pursuant to Articles 80B and 80C of the Zoning Code, as evidenced by the BRA’s issuance of a Certification of Consistency and Compliance for the Longwood Avenue Project pursuant to said Article 80B and Article 80C, respectively.
- (k) Longwood Avenue Project Signage – Exterior signage at the Longwood Avenue Project shall be subject to BRA design review pursuant to Articles 80B and 80C of the Zoning Code, and the BRA’s approval of the same shall be evidenced by the BRA’s issuance of a Certification of Consistency and Certification of Compliance for the Longwood Avenue Project pursuant to said Article 80B and Article 80C, respectively. Any such signage may not be electronic and shall be limited to identifying entities occupying the Longwood Avenue Project, as well as parking and loading areas, as appropriate.

7. **Planning Context/Objectives.** The Winsor Campus (including the Longwood Avenue Project Site) borders the large-scale institutional buildings of the LMA to the south and east, additional moderate-scale institutional development to the north, and a portion of Frederick Law Olmsted’s Emerald Necklace and the Riverway to the far west, beyond the existing

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<sup>1</sup> FAR calculations in this PDA Plan exclude Short Street Extension as part of the lots comprising the “Winsor Campus” or the “PDA Area.”



buildings of MASCO and Temple Israel of Boston. The Pilgrim Road Project has been designed to relate to the disparate scales and architectural appearances of these areas, as shown on the schematic and other plans for such project in Exhibit D. The height and massing of the Longwood Avenue Project, as shown on the conceptual and other plans included in Exhibit E, shall be compatible with the existing and planned developments immediately across Longwood and Brookline Avenues (*i.e.*, the proposed Longwood Center project, the Longwood Galleria project, and the Beth Israel Deaconess Medical Center Campus). The Courtyard Addition, as shown on the conceptual plans included within Exhibit F, will be located on a portion of the Winsor Campus that is entirely interior and therefore, will generally not be visible from any public way. The Courtyard Addition will be similar in scale and character to the existing academic buildings to which it will be connected.

**8. Proposed Location and Appearance of Structures.** The location of the Proposed Projects will be consistent with the Site and Traffic Circulation Plan (Final Condition) attached as Exhibit C-2. The schematic plans for the Pilgrim Road Project are included within Exhibit D and will continue to evolve during the course of further design development as well as the design review process by the BRA pursuant to Article 80B of the Zoning Code. The conceptual design plans for the Longwood Avenue Project and the Courtyard Addition Project are attached as Exhibit E and Exhibit F, respectively. The architectural design of the Longwood Avenue Project and the Courtyard Addition Project will be developed further prior to the construction of those buildings, and those designs will be subject to further BRA design review, as well as the requirements of Articles 80B and 80E, respectively, of the Zoning Code, as applicable. The Longwood Avenue Project will also be subject to Boston Civic Design Commission review pursuant to Article 28 of the Zoning Code. Such design development and review process will be undertaken under the aegis of the private development entity selected by Winsor to develop the Longwood Avenue Project. Final architectural plans and specifications for all three Proposed Projects (or portions thereof, as applicable) will be submitted to the BRA for approval. The issuance of a building permit for each of these Proposed Projects will occur after the issuance by the BRA, on a project-by-project basis, of a Certification of Consistency with this PDA Plan in accordance with Article 80C-8 of the Zoning Code, as well as Certifications of Compliance pursuant to Article 80B of the Zoning Code for the Pilgrim Road Project and the Longwood Avenue Project, and a Certification of Approval pursuant to Article 80E of the Zoning Code for the Courtyard Addition Project.

**9. Density and Dimensions of Proposed Improvements.** This PDA Plan seeks the approval of (i) the Pilgrim Road Project as described herein and shown on the schematic plans attached hereto as Exhibit D, and (ii) the building height, general massing, and uses of the Longwood Avenue Project and the Courtyard Addition Project as described herein and as set forth on the conceptual plans attached as Exhibit E and Exhibit F, respectively. After the development of the Proposed Projects, the Winsor Campus (exclusive of Short Street Extension) will have an FAR of approximately 1.76; this PDA Plan seeks a maximum FAR of 1.85 for the Winsor Campus/PDA Area (exclusive of Short Street Extension), to allow for design refinements anticipated to occur during the design development and public agency design review process, and construction needs, including those for the Longwood Avenue Project. This PDA Plan also seeks a maximum building height of 105 feet for the Winsor Campus exclusive of the Longwood Avenue Project Site. The Longwood Avenue Project, which is still in the conceptual stage of

design, will have a maximum building height of 165 feet and result in a maximum FAR of 8.0 for the Longwood Avenue Project Site. Accordingly, this PDA Plan seeks a maximum building height of 165 feet and a maximum FAR of 8.0 for the Longwood Avenue Project Site only. Each Proposed Project shall be deemed to be in conformity with the building height and density requirements of this PDA Plan provided that (i) it is constructed in accordance with the maximum FAR and maximum building height for the Winsor Campus exclusive of Short Street Extension (or in the case of the Longwood Avenue Project, the maximum FAR and maximum building height for the Longwood Avenue Project Site) approved by this PDA Plan, and (ii) a Certification of Consistency is issued for such Proposed Project pursuant to Article 80C-8 of the Zoning Code.

**10. Proposed Traffic Circulation.** The Winsor Campus is bounded by the Riverway and Nessel Way to the northwest, Longwood Avenue to the southwest, Brookline Avenue to the southeast, and the Wheelock College Campus and Simmons College Residential Campus on the northeast. Nessel Way is a private way that is primarily operated in one direction, while each of the Riverway, Brookline Avenue, and Longwood Avenue are two-way public streets. The Riverway is under the jurisdiction of the Commonwealth of Massachusetts' Department of Conservation and Recreation and is a part of Frederick Law Olmsted's Emerald Necklace. No modifications to the Riverway are proposed as part of the Proposed Projects. Pilgrim Road, a one-way public street, runs southerly from Brookline Avenue to the Winsor Campus' northern boundary, at which point it terminates/intersects at a 90 degree angle with Short Street Extension, a one-way private way open to public travel that ends at a signalized intersection at the Riverway.

The Proponent has prepared transportation studies as part of the expanded Project Notification Form for the Proposed Projects submitted to the BRA pursuant to the Article 80B Large Project Review process, as well as the Supplemental Information Submission submitted to the BRA on June 27, 2011. The proposed vehicular and pedestrian circulation patterns are shown on the Site and Traffic Circulation Plan (Final Condition) attached to this PDA Plan as Exhibit C-2.

Pedestrian access to the Longwood Avenue Project will be provided at the building entrance at the corner of Longwood and Brookline Avenues. This building may have one or more canopy elements to help protect pedestrians during inclement weather, particularly along the Longwood Avenue face of the building. In addition, the sidewalk area at the Longwood/Brookline Avenue intersection and along Longwood Avenue for the length of the building will be substantially expanded from the existing condition to provide more comfortable pedestrian circulation and queuing areas; the Longwood Avenue sidewalk is expected to range from approximately 15 feet wide to approximately 25 feet wide, which would be substantially wider than the existing approximately 8 foot wide sidewalk. Pedestrian access for the Winsor community and visitors to the Winsor Campus, including all of its academic facilities, will remain through the Main Building entrance on Short Street Extension; after-hours pedestrian access to the athletic fields will be via a new gate on Brookline Avenue.

**11. Parking and Loading Facilities.** Two of the Proposed Projects involve the construction of new parking facilities. The Pilgrim Road Project will be constructed on the site of the existing Winsor gymnasium, which site includes approximately 72 striped existing surface

parking spaces for Winsor faculty, staff and visitors. Those surface parking spaces will be eliminated and relocated to a one-level parking garage for approximately 148 vehicles underneath the northerly athletic field; that garage will be a part of the Pilgrim Road Project. The Pilgrim Road structure itself will contain only the ramp to the underground garage. It is possible that this Proposed Project will be constructed in two or more phases, with the first phase comprising the building (or some portion thereof) and the ramp within, and a subsequent phase comprising the adjacent underground garage. Access to this building's garage entrance will be from Pilgrim Road, approximately in the location of the existing vehicular access to the surface parking area. Vehicles will exit the underground garage to Short Street Extension, a private way open to public travel that is owned by Winsor and runs one-way from Pilgrim Road to the Riverway (where there is a signalized intersection).

The Longwood Avenue Project is also proposed to contain a four-level underground parking facility containing approximately 225 spaces. Access to this garage will be via the shared MASCO building/Winsor driveway off of Longwood Avenue, opposite Pilgrim Road. Thus, the Pilgrim Road Project and the Longwood Avenue Project will result in the creation of approximately 301 net new parking spaces on the Winsor Campus.

The Winsor Campus also includes an existing surface lot located across from the Main Building and other surface parking spaces, totaling approximately 43 spaces; those parking areas will not be materially altered as part of the Proposed Projects.

The tennis courts site will be used as an interim parking area during the development of the Pilgrim Road Project, and may also be used as a temporary parking area during the construction of the Courtyard Addition if the underground garage slated to be developed as part of the Pilgrim Road Project has then not yet been constructed. Further, if the garage planned as part of the Pilgrim Road Project is not built concurrently with that building's construction, the tennis courts location will serve as the related interim parking area. A plan showing the existing condition is attached to this PDA Plan as Exhibit C; a plan showing the interim parking condition (the "Interim Parking Lot") is attached hereto as Exhibit C-1. The Interim Parking Lot and the other parking facilities to be constructed will contain a mix of full-size and compact spaces. The tennis courts footprint will eventually form a part of the Longwood Avenue Project Site. Upon completion and occupancy of the Pilgrim Road Project's below-grade parking garage, and whether or not the Longwood Avenue Project has commenced construction, the Interim Parking Lot will no longer be used for interim parking, and shall be permitted to be used for other purposes consistent with Winsor's educational mission, until development of the Longwood Avenue Project Site occurs.

Loading operations for the Pilgrim Road Project and the Courtyard Addition Project will be consistent with existing Winsor loading operations and will generally occur at Winsor's centralized off-street loading area/dock located on Nessel Way. Some Pilgrim Road Project theatre-related loading activities (*e.g.*, sets) may be loaded off Pilgrim Road, but no material disruptions to existing traffic patterns are anticipated as a result of these short-term loading activities. The Pilgrim Road Project will include a below-ground loading area as well, in the garage adjacent to the structure. Winsor's operations do not generate significant truck traffic other than those that typically serve academic institutions (*i.e.*, single unit mail delivery and food

delivery trucks, and trash/recycling removal trucks). Loading operations for the Longwood Avenue Project will occur within an interior loading area on the basement level of the building that is accessed from the shared MASCO building/Winsor driveway (“Shared Driveway”), as shown on the Site and Traffic Circulation Plan (Final Condition) attached to this PDA Plan as Exhibit C-2. The garage entrance will be located approximately across from the entrance/exit to the MASCO building garage. To facilitate smooth traffic flow, upon completion of the Longwood Avenue Project, there will be no service or other parking permitted on the Shared Driveway.

**12. Access to Public Transportation and Pedestrian Connections.** The Winsor Campus has ready access to an array of public transportation services, including the MBTA Green Line trolleys (D line Longwood Station stop and E line Longwood Avenue stop at Huntington Avenue), and MBTA bus service along Huntington Avenue, Brookline Avenue, and Longwood Avenue.

There are public sidewalks adjacent to the Winsor Campus on Longwood Avenue, Pilgrim Road, Brookline Avenue and the Riverway. There is a pedestrian path located between the existing Winsor gymnasium and the Simmons College Holmes Sports Center; that pedestrian path extends the pedestrian access afforded along the Winsor-owned Short Street Extension sidewalk to Brookline Avenue, and that pedestrian path will continue to exist after construction of the Pilgrim Road Project. The design of the Pilgrim Road Project façade along this pedestrian pathway includes windows and a lighting system designed to enhance the pedestrian experience.

The Proponent intends to undertake certain pedestrian improvements as part of the Longwood Avenue Project, including the creation of a wider sidewalk along Longwood Avenue and at the Brookline Avenue/Longwood Avenue intersection, as discussed above in Section 10; new street trees on Brookline Avenue and Longwood Avenue; new street lighting on Longwood Avenue; and resurfacing and reconfiguring (radius widening) of the Longwood Avenue/Brookline Avenue intersection at its northeast corner in order to improve roadway operations and traffic flow, and facilitate right-hand vehicular turning movements onto Longwood Avenue. In connection with the Pilgrim Road Project, the Proponent will undertake certain improvements at the Short Street Extension/Pilgrim Road intersection to enhance the redesigned pedestrian circulation area as well as pedestrian safety.

**13. Open Space and Landscaping.** At the current time, approximately 68.5% of the Winsor Campus comprises open space such as athletic fields, tennis courts, a large courtyard, and other green spaces. The athletic fields will remain in their current location and configuration. The development of the Pilgrim Road Project will include restoration of the pedestrian path to the north of the structure that links the Riverway and Brookline Avenue. The Courtyard Addition Project will be built upon a portion of the existing academic complex courtyard and will create a new, fully-enclosed courtyard area. After completion of all of the Proposed Projects, approximately 57% of the Winsor Campus will remain open space.

**14. Public Benefits.** The Proposed Projects will provide numerous public benefits, including the following:

- Even after the development of each of the Proposed Projects, the Winsor Campus will comprise about 57% open space, including athletic fields (which are and will continue to be used in part by other non-profit organizations and community organizations), a courtyard, and other open space;
- If developed by a private, for-profit entity, the Longwood Avenue Project will be subject to City of Boston taxation, and will thereby enhance the City's real estate tax base;
- The Proposed Projects will collectively create a total of approximately 440 annual full-time equivalent construction period jobs, as well as an estimated 15 new full-time jobs at the Winsor School and approximately 950 (full-time equivalent) jobs at the Longwood Avenue Project when fully occupied;
- The Proposed Projects will collectively generate approximately \$2,439,700 in housing linkage funds and approximately \$486,700 in jobs linkage funds for the City of Boston;
- The Proponent will contribute \$50,000 towards employment training programs in the LMA in connection with the Longwood Avenue Project's development;
- Each of the Proposed Projects will have a sensitive and sustainable design that responds to its surrounding context and minimizes environmental impacts;
- In connection with construction of the Interim Parking Lot, the Proponent will construct a new decorative fence along Longwood Avenue between the Shared Driveway and Brookline Avenue; install a bioswale stormwater management system at the Interim Parking Lot; create a larger pedestrian queuing area at the Brookline/Longwood Avenues intersection, in part on Winsor land; retain as many of the existing street trees along Longwood Avenue as possible and create a "green edge" along that campus border for a more pleasant Longwood Avenue pedestrian experience; and construct improvements at the intersection of Longwood Avenue and the Shared Driveway;
- The existing pedestrian path on the northerly end of the Winsor Campus that facilitates pedestrian movements from the Longwood Avenue MBTA stop and the Riverway to Brookline Avenue, will be maintained and will be enhanced with landscaping, lighting and windows related to the Pilgrim Road Project;

- The Pilgrim Road Project will include a new plaza on Brookline Avenue near the reconstructed pedestrian path, including pavers and new landscaping;
- The Pilgrim Road Project will also encompass the construction of pedestrian improvements at the intersection of Short Street Extension and Pilgrim Road;
- In connection with the development of the Longwood Avenue Project, the Proponent will be making substantial improvements to the public realm with respect to the intersection of Longwood Avenue and Brookline Avenue, including changing the Brookline Avenue/Longwood Avenue intersection geometry to facilitate right-hand turning movements onto Longwood Avenue; substantially widening the Longwood Avenue sidewalk onto a portion of the Winsor property to facilitate pedestrian circulation (including providing perpetual easement rights over Winsor land to facilitate the same); constructing other streetscape improvements including improved street lighting and new street trees; and the possible introduction of one or more canopy elements at the Longwood Avenue Project to shelter pedestrians; and
- In connection with the development of the Longwood Avenue Project, the Proponent will fund a signal warrant analysis for the Shared Driveway/Longwood Avenue intersection pursuant to specifications of the Boston Transportation Department, and if BTD determines that a traffic signal is warranted, the Proponent will construct the new signal installations.

**15. Green Buildings.** Article 37 of the Zoning Code was promulgated to promote sustainable development in the City of Boston, and requires certain proposed projects to be “LEED Certifiable” (as defined in Section 37-2 of the Zoning Code); those projects include the Pilgrim Road Project and the Longwood Avenue Project. Accordingly, such projects shall be planned, designed, and constructed to achieve the level “certified” using the most current applicable LEED building rating system promulgated by the U.S. Green Building Council, in compliance with Article 37 of the Zoning Code. The Proponent is committed to sustainable design for each of the Proposed Projects, and each of the Pilgrim Road and Longwood Avenue Projects will be “LEED Certifiable.” As the design of the Pilgrim Road Project progresses, the Proponent will file with the BRA such additional LEED information as is required under Article 37 and in conjunction with the review and compliance requirements of Article 80B of the Zoning Code, as applicable. The Longwood Avenue Project shall comply with the requirements of Article 37 of the Zoning Code. The filing of additional appropriate LEED information for the Longwood Avenue Project will be the responsibility of the private development entity undertaking that project and shall be undertaken in conjunction with the review and compliance requirements of Article 80B of the Zoning Code, as applicable. The Proponent will also explore means to ensure that the Courtyard Addition is as sustainable a development as is feasible, consistent with Winsor’s own environmental responsibility goals.

**16. Groundwater Conservation.** The Winsor Campus is located within the City of Boston's Groundwater Conservation Overlay District ("GCOD"), which is governed by Article 32 of the Zoning Code. Section 32-4 of the Zoning Code is relevant to Proposed Projects involving either (a) the erection or extension of a structure that will occupy more than fifty (50) square feet of lot area, or (b) the erection or extension of a structure designed or used for human occupancy or access, mechanical equipment, or laundry or storage facilities, including garage space. Each of the Proposed Projects meets these criteria and the construction of such projects will involve excavation below grade to a depth equal to or below seven (7) feet above Boston City Base. The Proponent's geotechnical studies, as referenced in the expanded Project Notification Form filed with the BRA pursuant to Article 80B of the Zoning Code, have determined that the Winsor Campus is not on filled land but rather, *terra firma*. Nonetheless, the Proponent will, as part of each of the Pilgrim Road and Courtyard Addition Projects, (i) construct a groundwater recharge system (*e.g.*, a vertical recharge well or an underground recharge gallery) that meets the performance standards of Section 32-6 of the Zoning Code, (ii) obtain Boston Water and Sewer Commission ("BWSC") approval of the design of each such groundwater recharge system as part of each project's BWSC site plan approval, and (iii) provide evidence of such BWSC approval (in the form of a written determination confirming compliance with such standards) and provide said written determination to the BRA and the Boston Groundwater Trust as a precondition to the BRA's issuance of a Certificate of Consistency for each such Proposed Project pursuant to the provisions of Article 80C-8 of the Zoning Code. Similarly, any private entity developing the Longwood Avenue Project shall also be required to comply with the groundwater recharge standards set forth in Section 32-6 of the Zoning Code and shall comply with clauses (i), (ii) and (iii) of the preceding sentence. The BRA's issuance of a Certification of Consistency for any of the Proposed Projects shall constitute confirmation that (i) such Proposed Project complies with the provisions of Article 32 of the Zoning Code, and (ii) no conditional use permit from the Board of Appeal is required for such Proposed Project under Article 32 of the Zoning Code.

**17. Other Approvals.** As noted above, the design of each of the Proposed Projects is subject to further design review by the BRA at the schematic design stage (to the extent not already undertaken as noted herein), design development stage, and construction drawings stage pursuant to the BRA's Development Review Guidelines and Article 80B of the Zoning Code with respect to the Longwood Avenue and Pilgrim Road Projects, and Article 80E of the Zoning Code with respect to the Courtyard Addition Project. The design of the Longwood Avenue Project will be presented to the LMA Forum, and will also be subject to schematic design review by the Boston Civic Design Commission. The Proposed Projects are undergoing concurrent review under the Massachusetts Environmental Protection Act ("MEPA") through the Proponent's filing with the MEPA Office, of an Environmental Notification Form and a request for a waiver from the requirement of an Environmental Impact Report for the Proposed Projects under MEPA. The demolition of the existing gymnasium has received Boston Landmarks Commission review under the provisions of Article 85 (Demolition Delay) of the Zoning Code, and the 90 day demolition delay expired on July 12, 2011. Aspects of each of the Proposed Projects will also require the approval of the Boston Water and Sewer Commission and may require the approval of other governmental agencies and authorities, such as the City of Boston Public Improvement Commission.

**18. Development Schedule.** Construction of the Pilgrim Road Project is expected to take approximately 20 months and to commence in late 2012. (Construction of the Interim Parking Lot will precede full construction of the Pilgrim Road Project.) Construction of the Longwood Avenue Project is expected to take approximately 28 months and could commence after the Pilgrim Road Project has been constructed and the Proponent has identified a suitable entity to develop the project and entered into legally binding agreements related thereto. Construction of the Courtyard Addition Project is expected to take approximately 16 months. This PDA Plan seeks approval for (i) construction of the Proposed Projects in multiple phases, which phases may proceed sequentially or simultaneously; and (ii) interruptions between the completion of such phases and the commencement of construction of the next phase. Nothing in this PDA Plan shall be deemed to require the Proponent to undertake the Proposed Projects or to undertake the Proposed Projects in any specific sequence. The construction of each of the Proposed Projects will be dependent upon the availability of financing/funding and in the case of the Longwood Avenue Project, market conditions and other factors.

**19. Applicability, Compliance and Phasing.** In accordance with Section 80C-8 of the Zoning Code, the consistency of any Proposed Project with this PDA Plan, as evidenced by the issuance by the BRA of one or more Certifications of Consistency therefor, constitutes compliance with the dimensional, density, use, parking, loading, GCOD, green building and other requirements of the Zoning Code to the extent that such requirements have been addressed in this PDA Plan. Where any conflict exists between the provisions of this PDA Plan and any provisions of the underlying zoning for the PDA Area, the provisions of this PDA Plan shall be dispositive. For the purposes of this PDA Plan, (i) the compliance of the Longwood Avenue Project with the requirements of this PDA Plan shall not affect the compliance of the Pilgrim Road Project or the Courtyard Addition Project with the provisions of this PDA Plan, and (ii) the compliance of the Courtyard Addition Project and/or the Pilgrim Road Project with the requirements of this PDA Plan shall not affect the compliance of the Longwood Avenue Project with the provisions of this PDA Plan. In the future, the parcels comprising the Winsor Campus may be consolidated and/or subdivided into one or more separate parcels. This PDA Plan seeks approval for any zoning nonconformity created or increased by the separation of ownership of the Winsor Campus, or by the consolidation, subdivision, or re-subdivision of such parcels, provided that the appropriate use, dimensional/density, parking and loading requirements of this PDA Plan are met by the resulting parcel or parcels, including the Floor Area Ratio requirements set forth in Section 6 hereof. Upon adoption of this PDA Plan, all uses and buildings, structures and other improvements existing or described in this PDA Plan shall be deemed to comply with the use, dimensional, parking, and loading requirements of the underlying zoning at the Winsor Campus/PDA Area, and may be reconstructed after casualty, notwithstanding any provisions of the underlying zoning to the contrary, and without the requirement of further zoning relief.



**Exhibit A-1**

**Legal Description of Winsor Campus/PDA Area**

A certain parcel of land situated on the northwesterly side of Brookline Avenue in the City of Boston, County of Suffolk and the Commonwealth of Massachusetts, bounded and described as follows:

Beginning at a point at the intersection of the northwesterly sideline of Brookline Avenue and the northeasterly sideline of Longwood Avenue; thence running,

N52°04'06"W along said sideline of Longwood Avenue, a distance of three hundred twenty and no hundredths (320.00') feet to a point; thence turning and running,

N37°44'48"E by land now or formerly of Congregation Adath Israel, a distance of two hundred sixty and no hundredths (260.00') feet to a point; thence turning and running,

N52°04'06"W by land now or formerly of said Congregation Adath Israel, a distance of two hundred forty and no hundredths (240.00') feet to a point; thence running,

N52°15'12"W by land now or formerly of said Congregation Adath Israel, a distance of twenty and no hundredths (20.00') feet to a point; thence turning and running,

N37°44'48"E by land now or formerly of said Congregation Adath Israel, a distance of one hundred fifty-six and forty-two hundredths (156.42') feet to a point; thence turning and running,

N52°04'06"W by land now or formerly of said Congregation Adath Israel, a distance of thirty-seven and sixty-nine hundredths (37.69') feet to a point on the southerly sideline of the Riverway; thence turning and running,

N70°12'56"E along the southerly sideline of the Riverway, a distance of twenty-three and sixty-six hundredths (23.66') feet; thence turning and running,

Northerly along said sideline of the Riverway, by a non-tangent curve to the right having a radius of fifteen and no hundredths (15.00') feet, a length of thirty-one and fifty-three hundredths (31.53') feet a delta angle of 120°25'35" a chord bearing of N8°08'33"E a chord length of twenty-six and four hundredths (26.04') feet to a point of compound curvature on the southerly sideline of Riverway; thence turning and running,

- Northeasterly along said sideline of the Riverway, by a curve to the left having a radius of one thousand four hundred thirty-two and sixty-nine hundredths (1432.69') feet and a length of two hundred and ninety-two and ninety-one hundredths (292.91') feet to a point of compound curvature on said southerly sideline of the Riverway; thence turning and running,
- Northeasterly along said sideline of the Riverway, by a curve to the left having a radius of five hundred seventy-three and seventy-one hundredths (573.71') feet and a length of twenty-five and fifty hundredths (25.50') feet to a point on said southerly sideline of the Riverway; thence turning and running,
- S51°56'19"E by land now or formerly of Wheelock College, a distance of one hundred and forty-seven and seventy-two hundredths (147.72') feet to a point on the northwesterly sideline of the Pilgrim Road; thence turning and running,
- S37°44'48"W by said sideline of Pilgrim Road, a distance of one hundred four and eighty-nine hundredths (104.89') feet to a point on the northwesterly sideline of said Pilgrim Road; thence turning and running,
- S52°15'12"E by said sideline of Pilgrim Road, a distance of forty and no hundredths (40.00') feet to a point on the southwesterly sideline of Short Street; thence turning and running,
- S51°52'25"E by said sideline of Short Street, a distance of three hundred and no hundredths (300.00') feet to a point on the northwesterly sideline of Brookline Avenue; thence turning and running,
- S37°44'48"W by said sideline of Brookline Avenue, a distance of six hundred and forty-three and nine hundredths (643.09') feet to the point of beginning.

Said parcel contains an area of approximately 322,677 square feet (7.40764+/- acres).

**Exhibit A-2**

**Legal Description of Longwood Avenue Project Site**

A certain parcel of land situated on the northwesterly side of Brookline Avenue in the City of Boston, County of Suffolk and the Commonwealth of Massachusetts, bounded and described as follows:

Beginning at a point at the intersection of the northwesterly sideline of Brookline Avenue and the northeasterly sideline of Longwood Avenue; thence running,

N52°04'06"W            along said sideline of Longwood Avenue, a distance of three hundred twenty and no hundredths (320.00') feet to a point; thence turning and running,

N37°44'48"E            by land now or formerly of Congregation Adath Israel, a distance of one hundred twenty-five and no hundredths (125.00') feet to a point; thence turning and running,

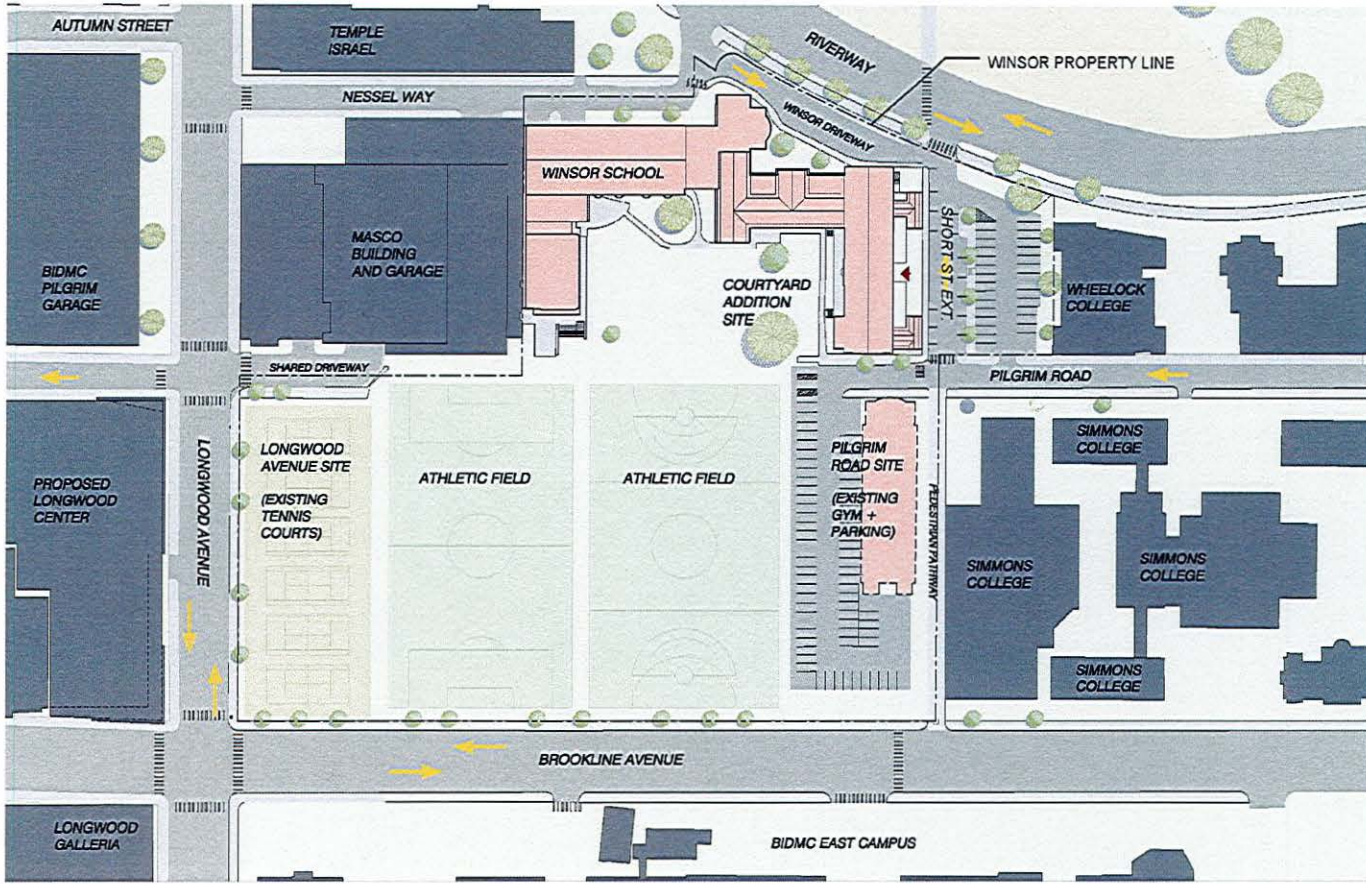
S52°04'06"E            through land now or formerly of The Winsor School, a distance of three hundred and twenty and no hundredths (320.00') feet to a point on the northwesterly sideline of Brookline Avenue; thence turning and running,

S37°44'48"W            by said sideline of Brookline Avenue, a distance of one hundred and twenty-five and no hundredths (125.00') feet to the point of beginning.

Said parcel contains an area of approximately 40,000 square feet.







Site and Traffic Circulation Plan

EXHIBIT C



The Winsor School

Existing Condition

William Rawn Associates, Architects, Inc.

Exhibit C

Site and Traffic Circulation Plan (Existing Condition)

**Exhibit C-1**

**Site and Traffic Circulation Plan (Interim Condition)**

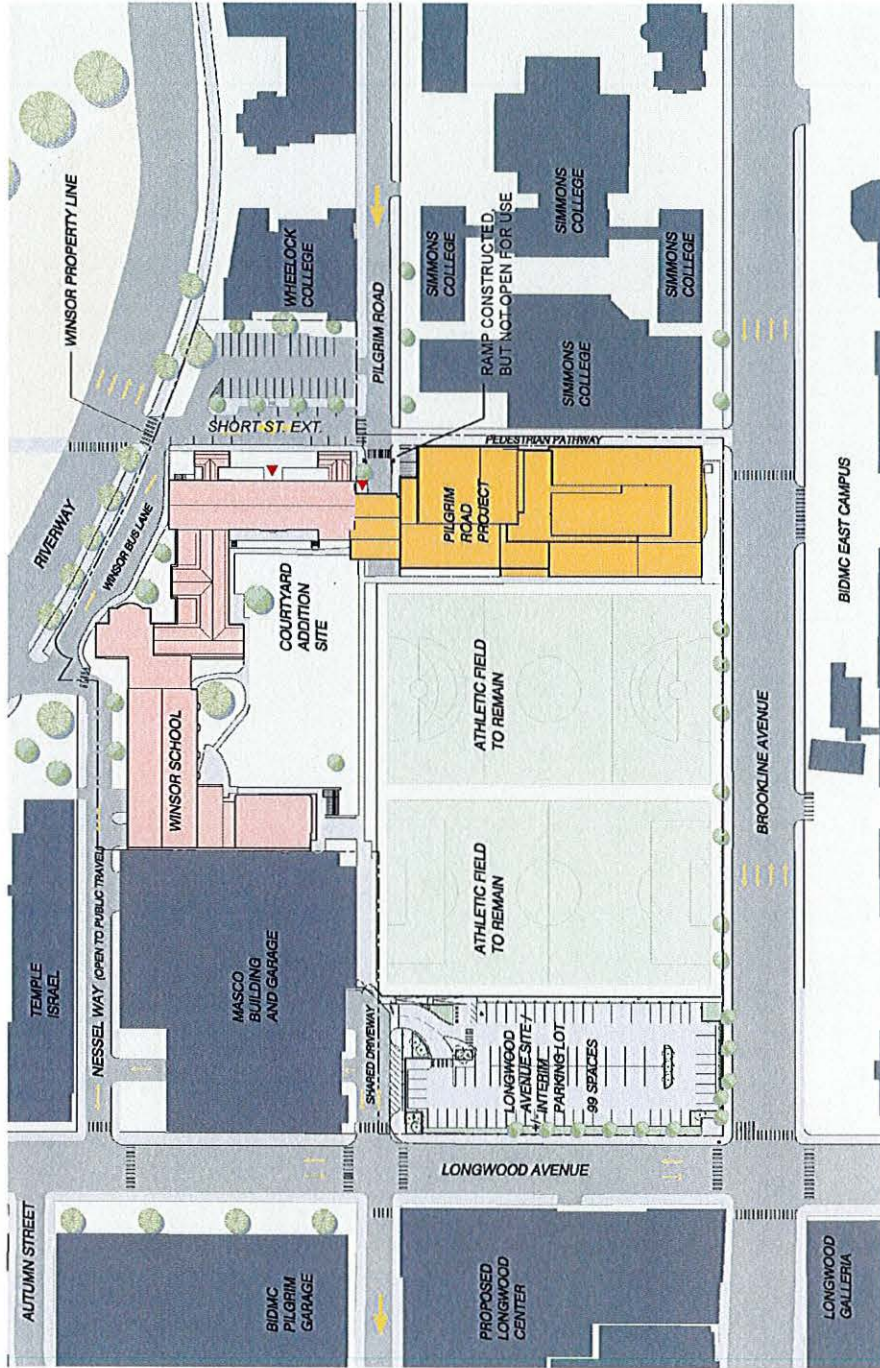


EXHIBIT C-1

Site and Traffic Circulation Plan  
Interim Condition

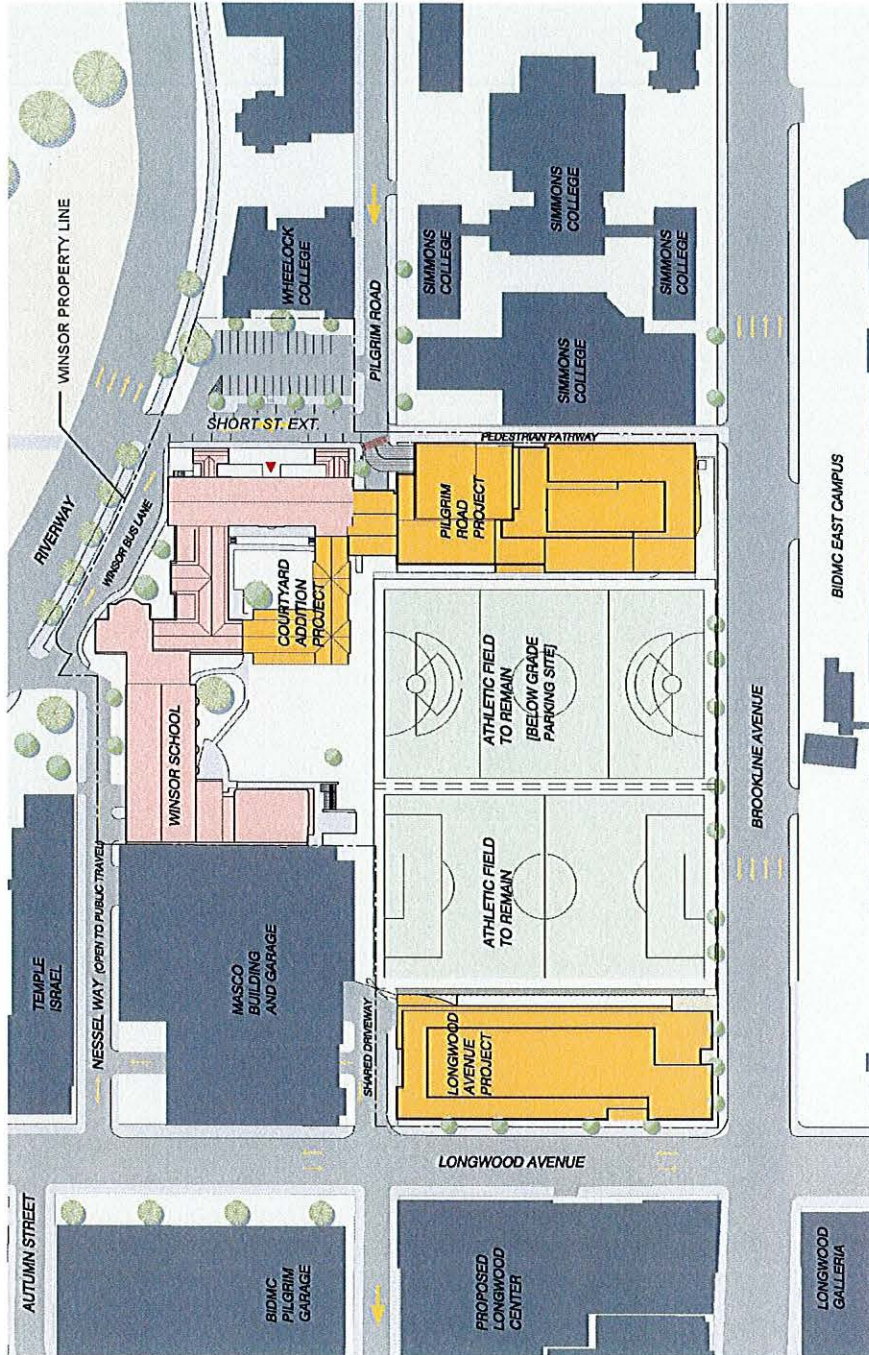
William Rawn Associates,  
Architects, Inc.

The Winsor School



**Exhibit C-2**

**Site and Traffic Circulation Plan (Final Condition)**



**EXHIBIT C-2**

**Site and Traffic Circulation Plan**

William Rawn Associates,  
Architects, Inc.

**Final Condition**

**The Winsor School**





**Exhibit D**

**Schematic and Other Plans of Pilgrim Road Project**

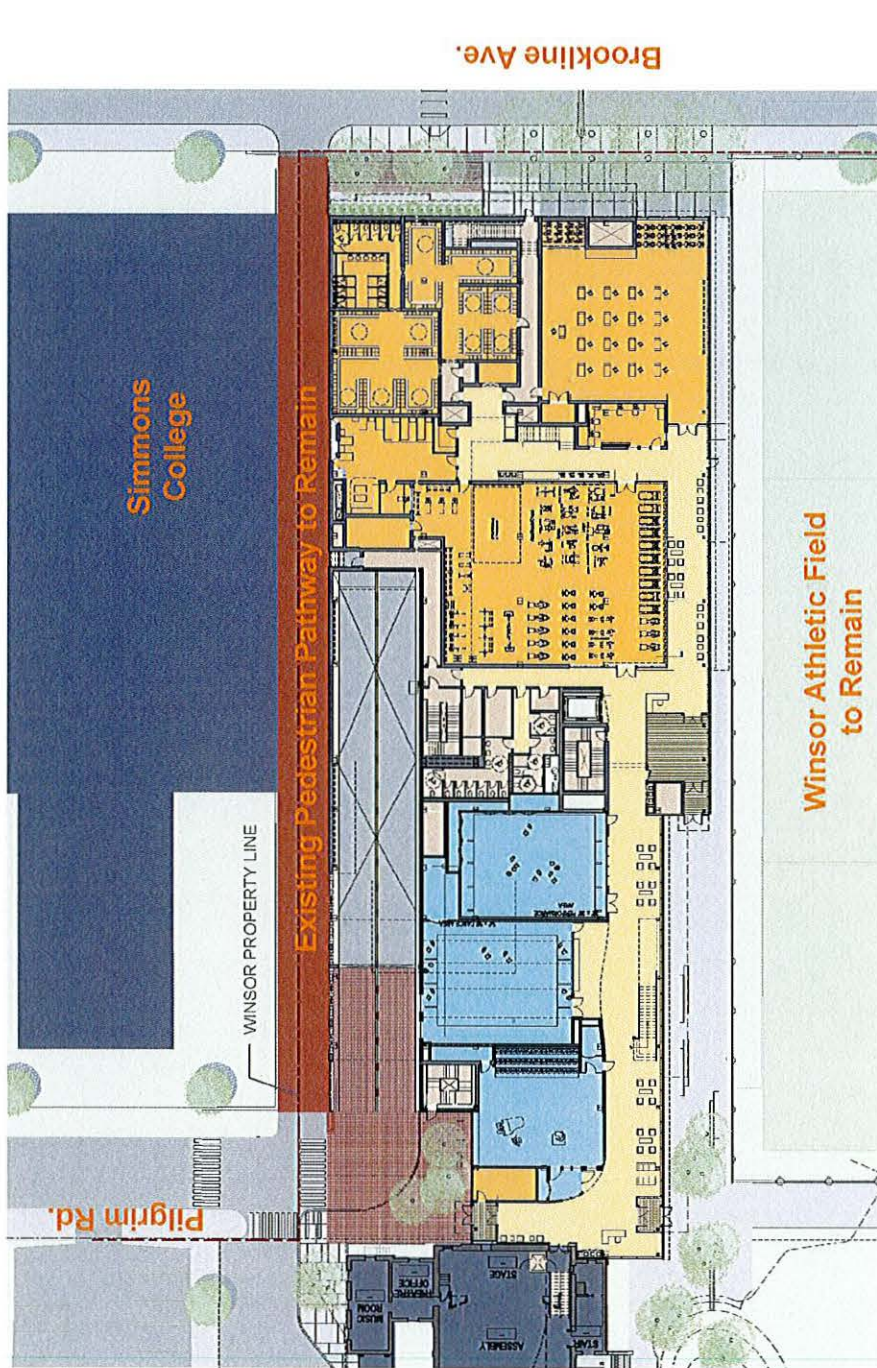


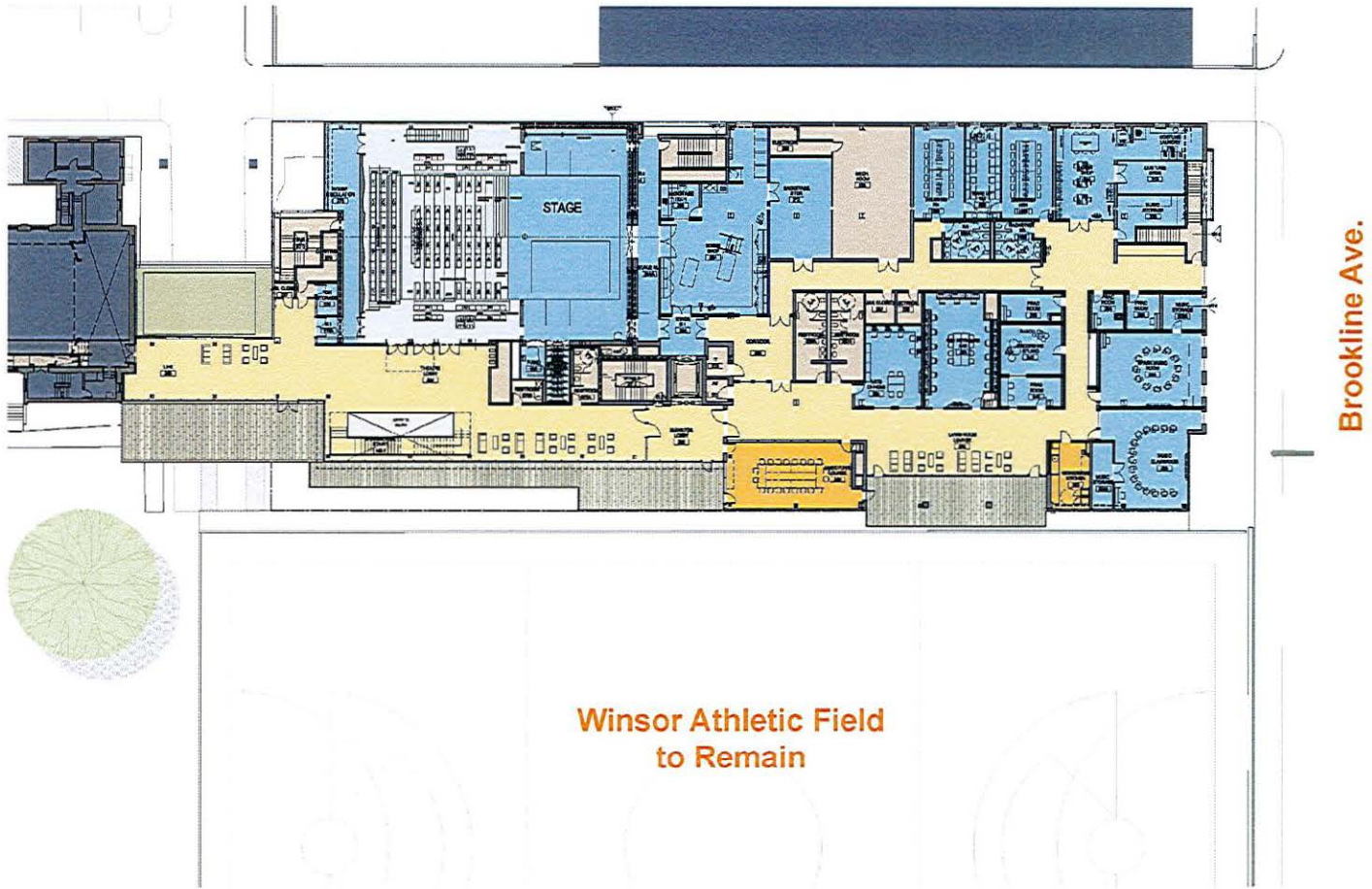
EXHIBIT D

William Rawn Associates,  
Architects, Inc.

Pilgrim Road Project  
Ground Floor Plan

The Winsor School



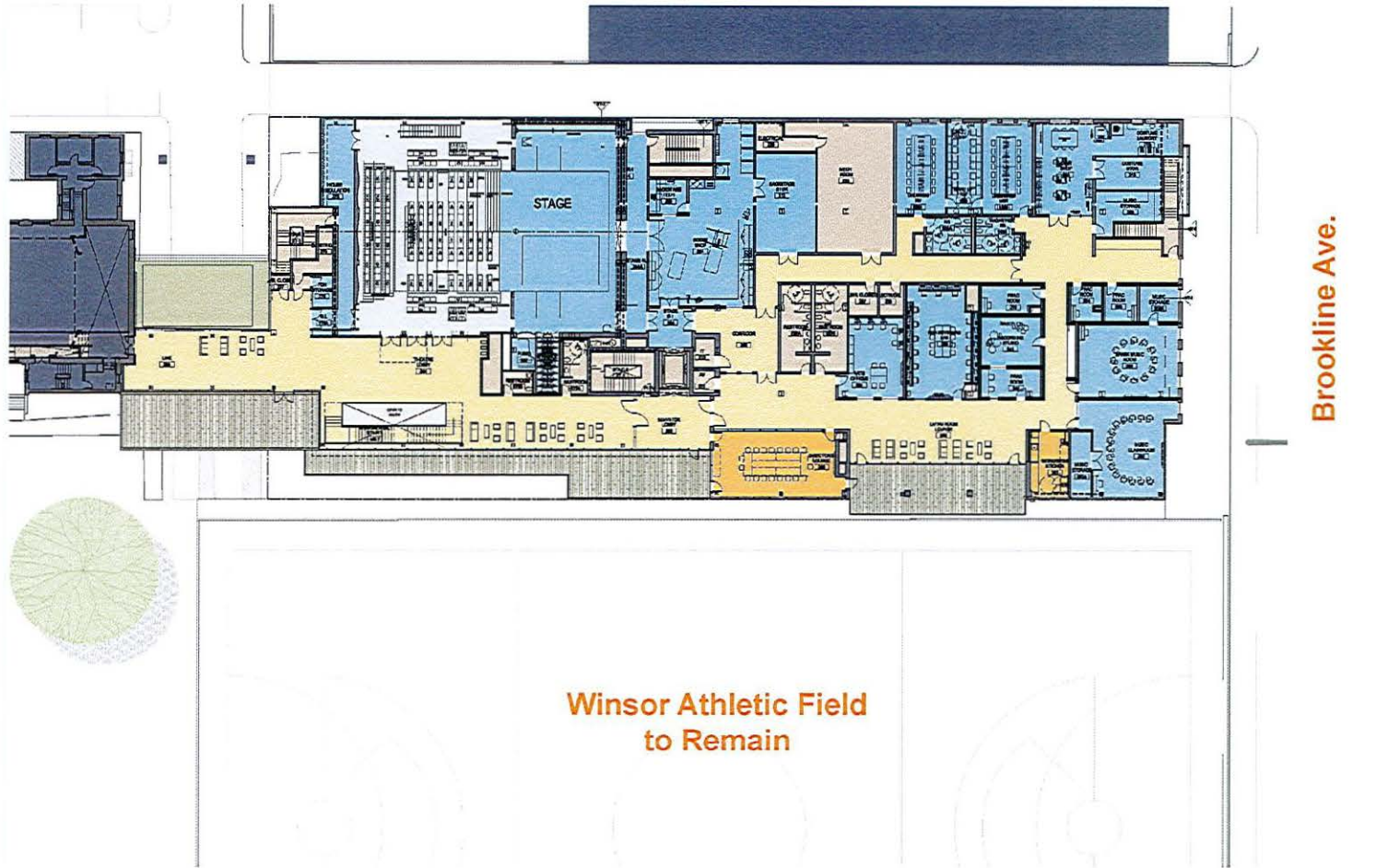


The Winsor School

Pilgrim Road Project  
Second Floor Plan

EXHIBIT D

William Rawn Associates,  
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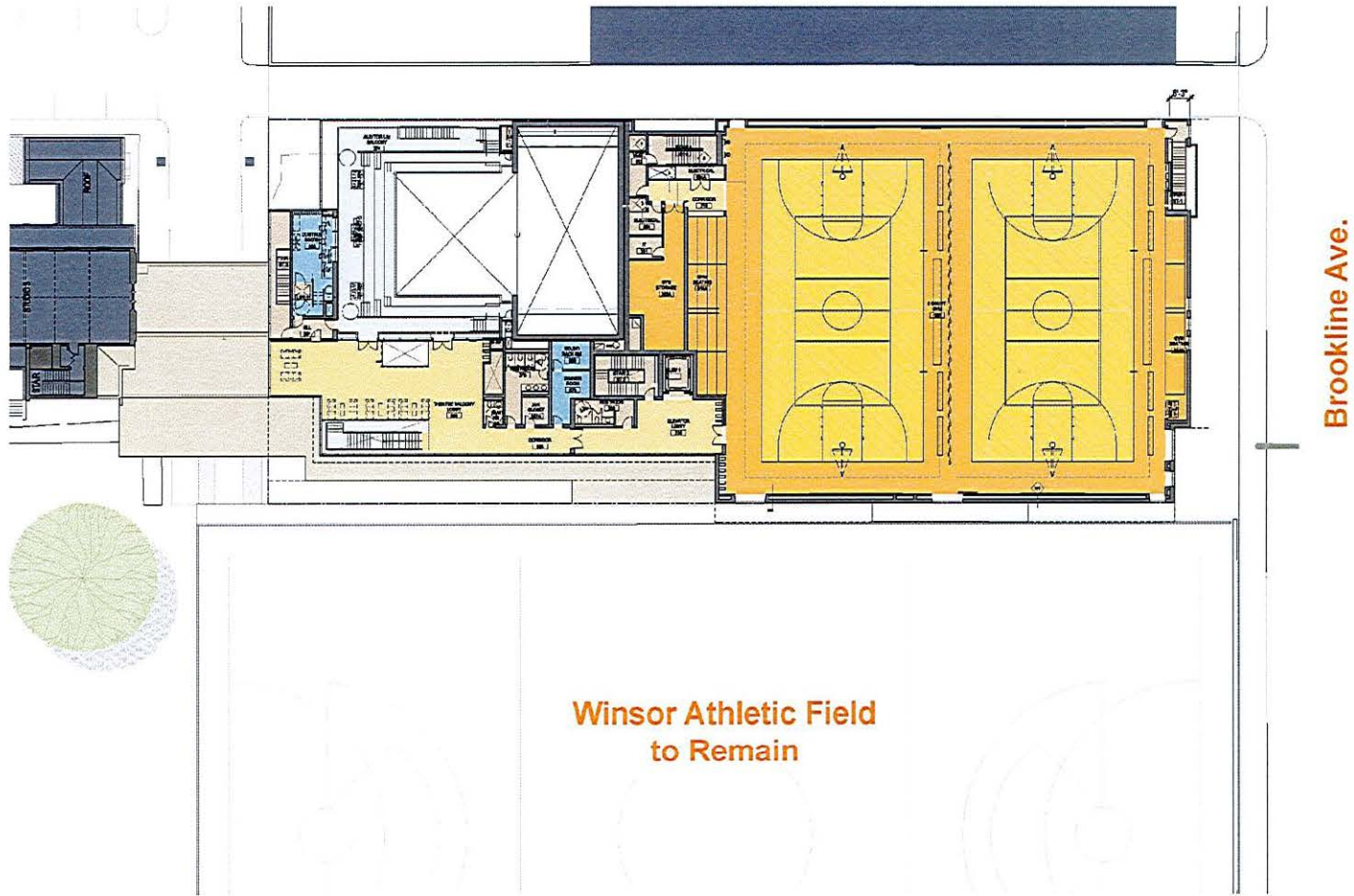


The Winsor School

Pilgrim Road Project  
Second Floor Plan

EXHIBIT D

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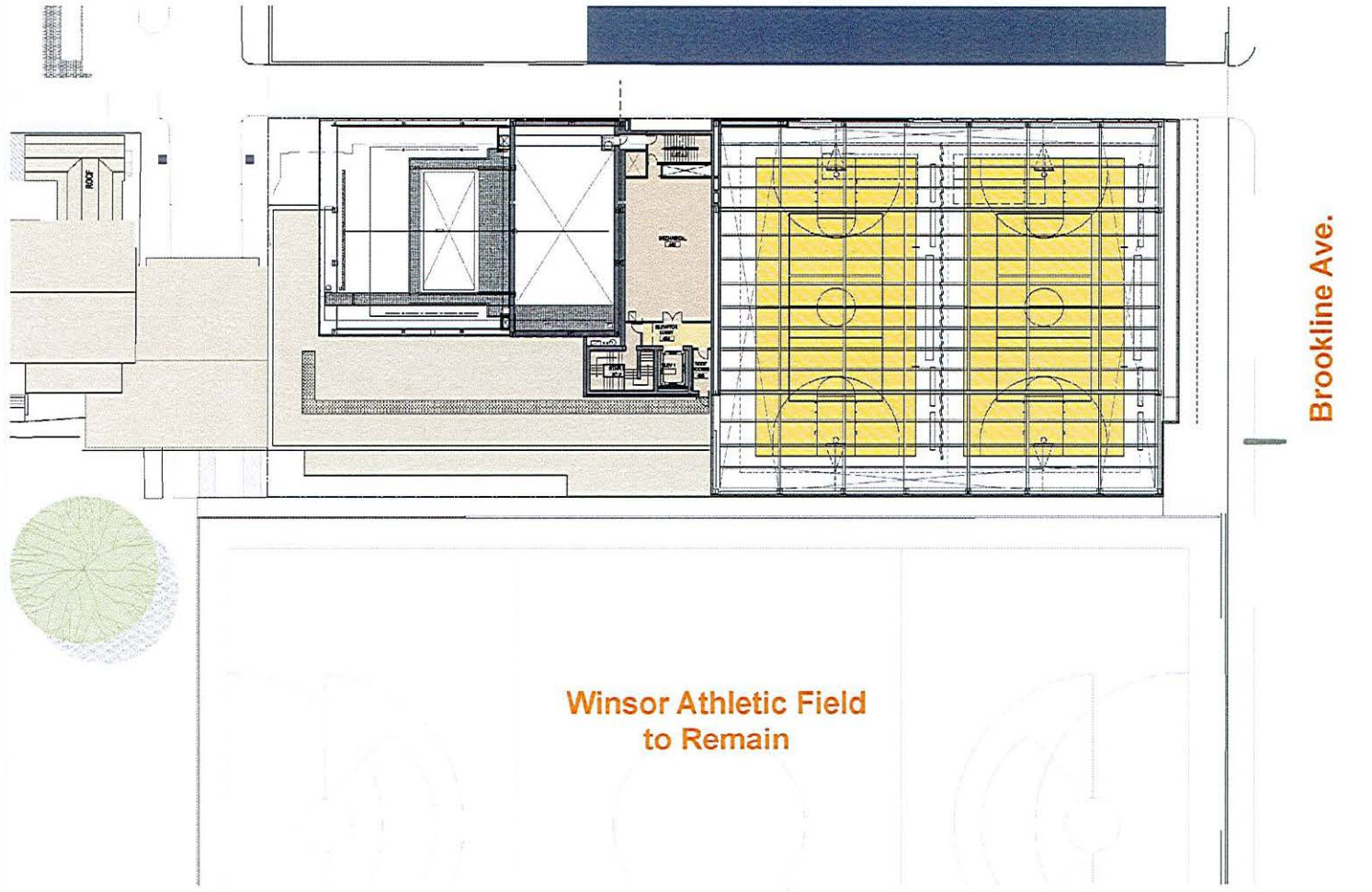


The Winsor School

Pilgrim Road Project  
Third Floor Plan

EXHIBIT D

William Rawn Associates,  
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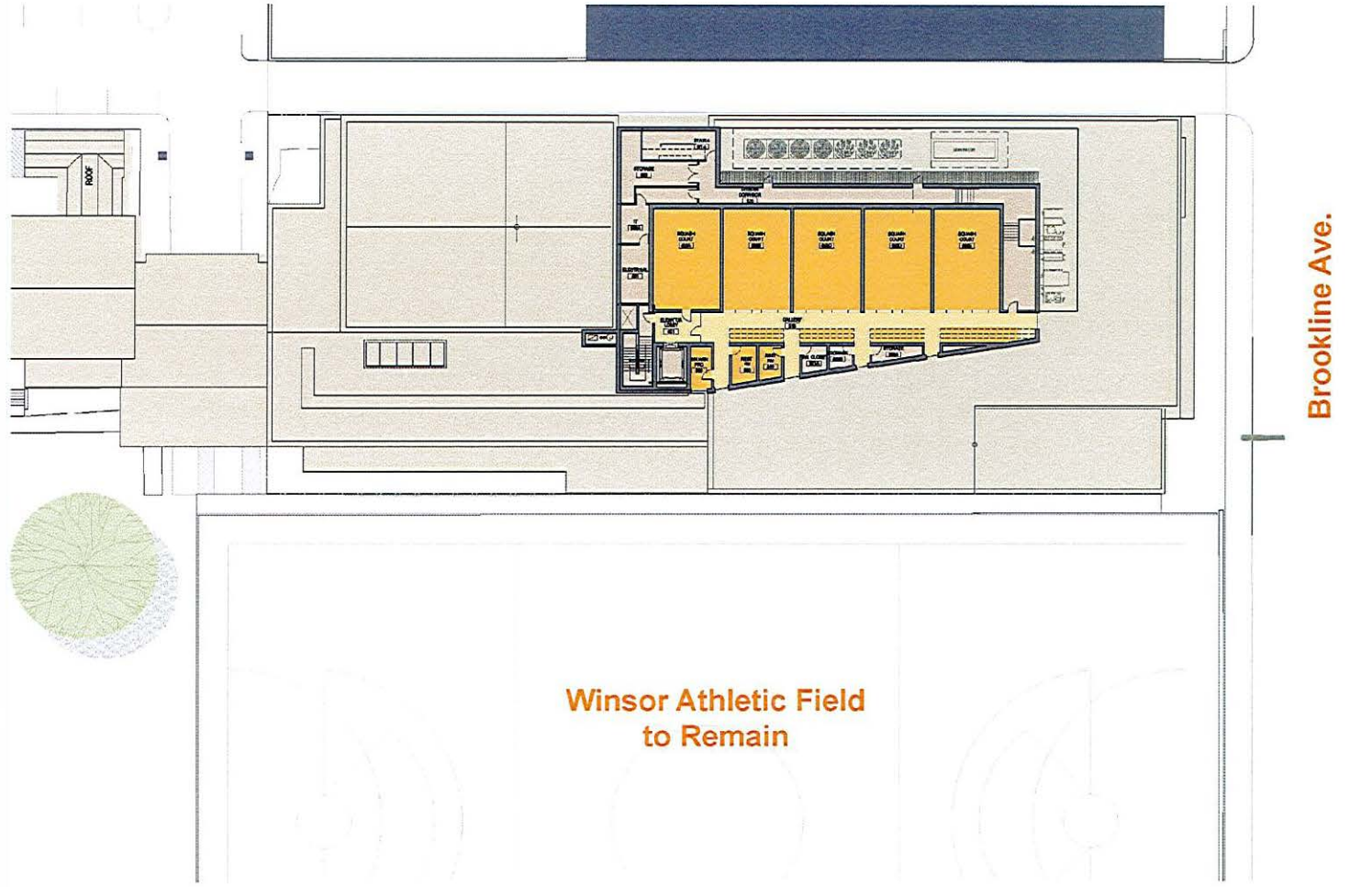


The Winsor School

Pilgrim Road Project  
Fourth Floor Plan

EXHIBIT D

William Rawn Associates,  
Architects, Inc.

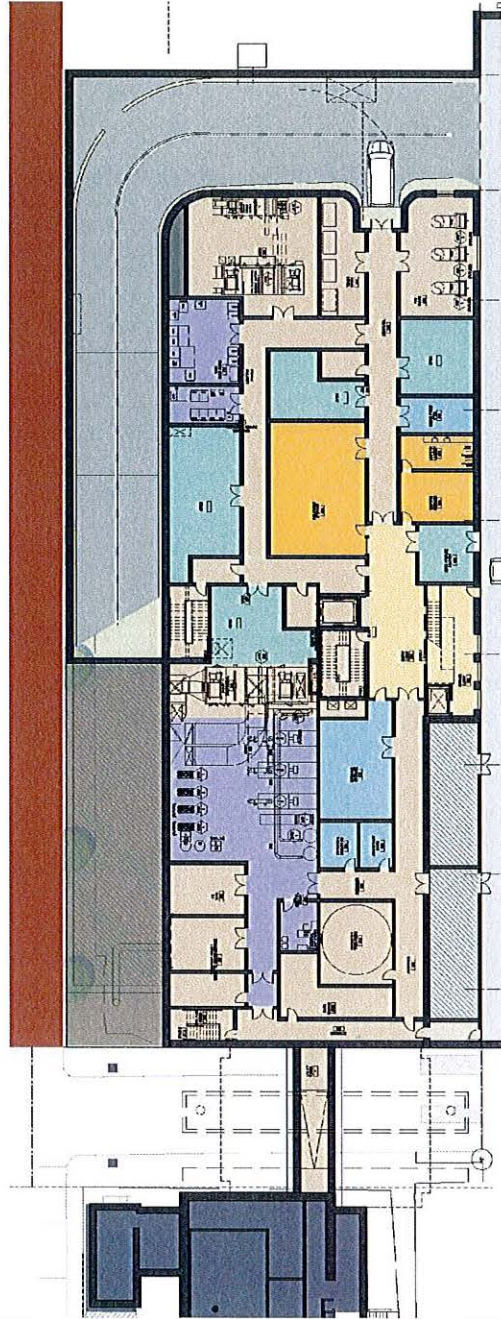


The Winsor School

Pilgrim Road Project  
Roof Level Plan

EXHIBIT D

William Rawn Associates,  
Architects, Inc.



Below-Grade Parking  
(See Next Page)



EXHIBIT D

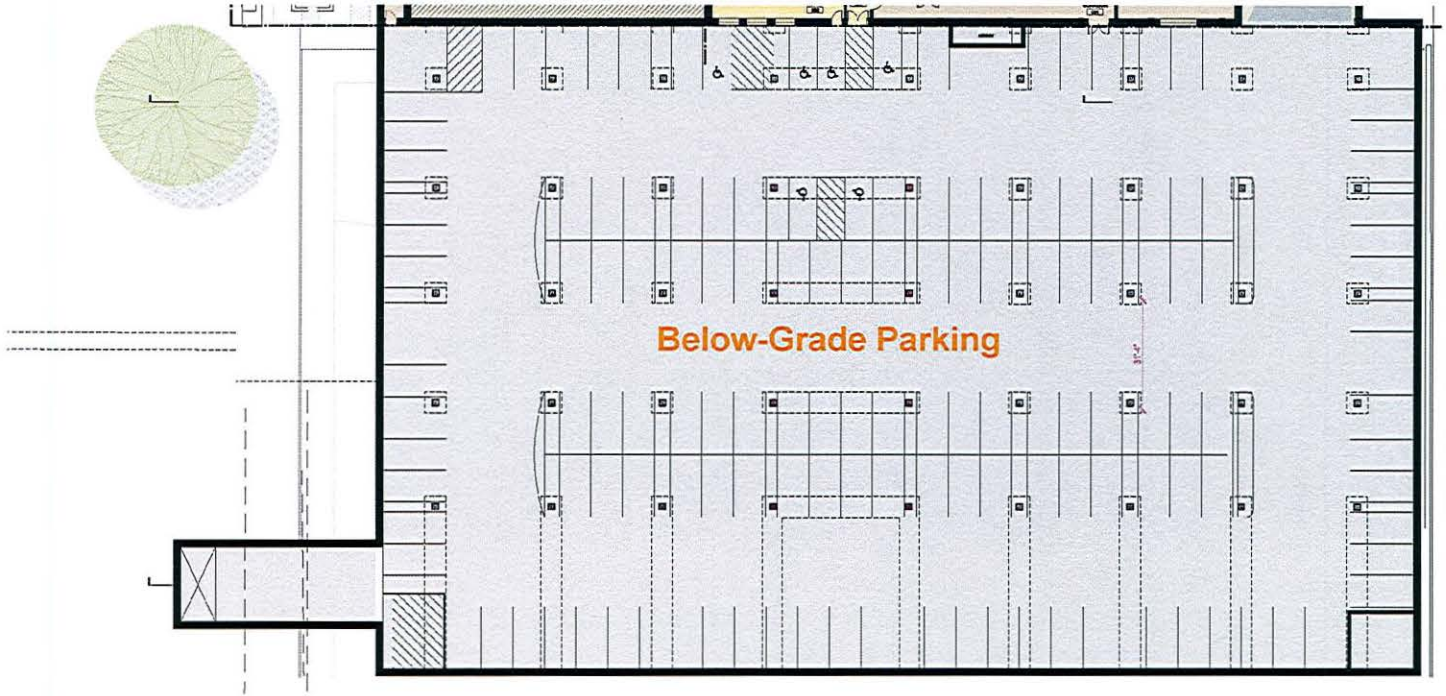
William Rawn Associates,  
Architects, Inc.

Pilgrim Road Project  
Basement Plan

The Winsor School



**Building Basement  
(See Previous Page)**



**EXHIBIT D**



**The Winsor School**

**Pilgrim Road Project  
Below-Grade Parking Plan**

**William Rawn Associates,  
Architects, Inc.**





Campus Elevation



South Elevation



Elevation at Pedestrian Path

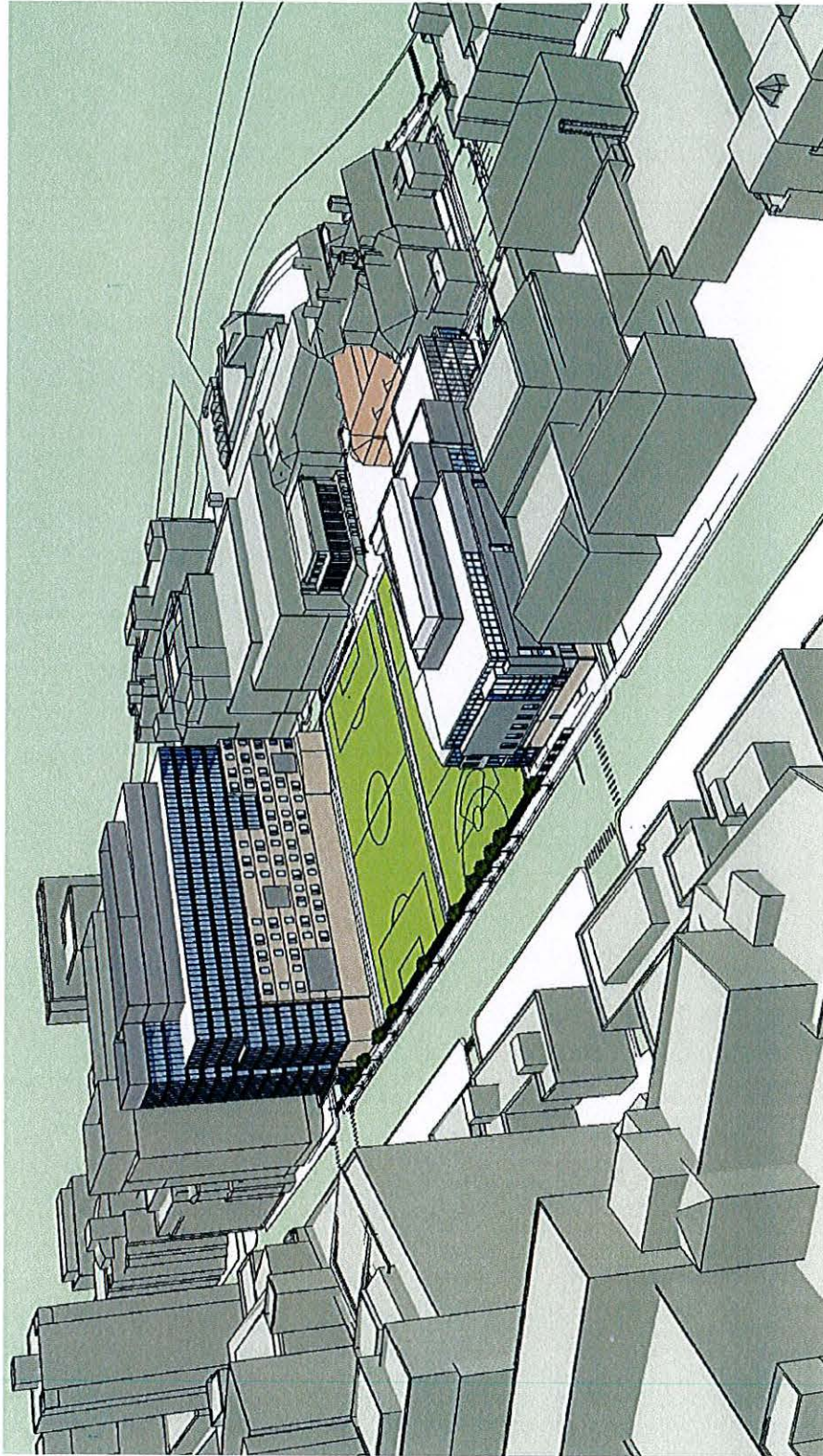
EXHIBIT D



The Winsor School

Pilgrim Road Project  
Elevations

William Rawn Associates,  
Architects, Inc.



**EXHIBIT D**

William Rawn Associates,  
Architects, Inc.

**Pilgrim Road Project  
Proposed Massing**

**The Winsor School**





DONGIK LEE / 083010

**EXHIBIT D**



**The Winsor School**

**Pilgrim Road Project  
Campus View**

**William Rawn Associates,  
Architects, Inc.**

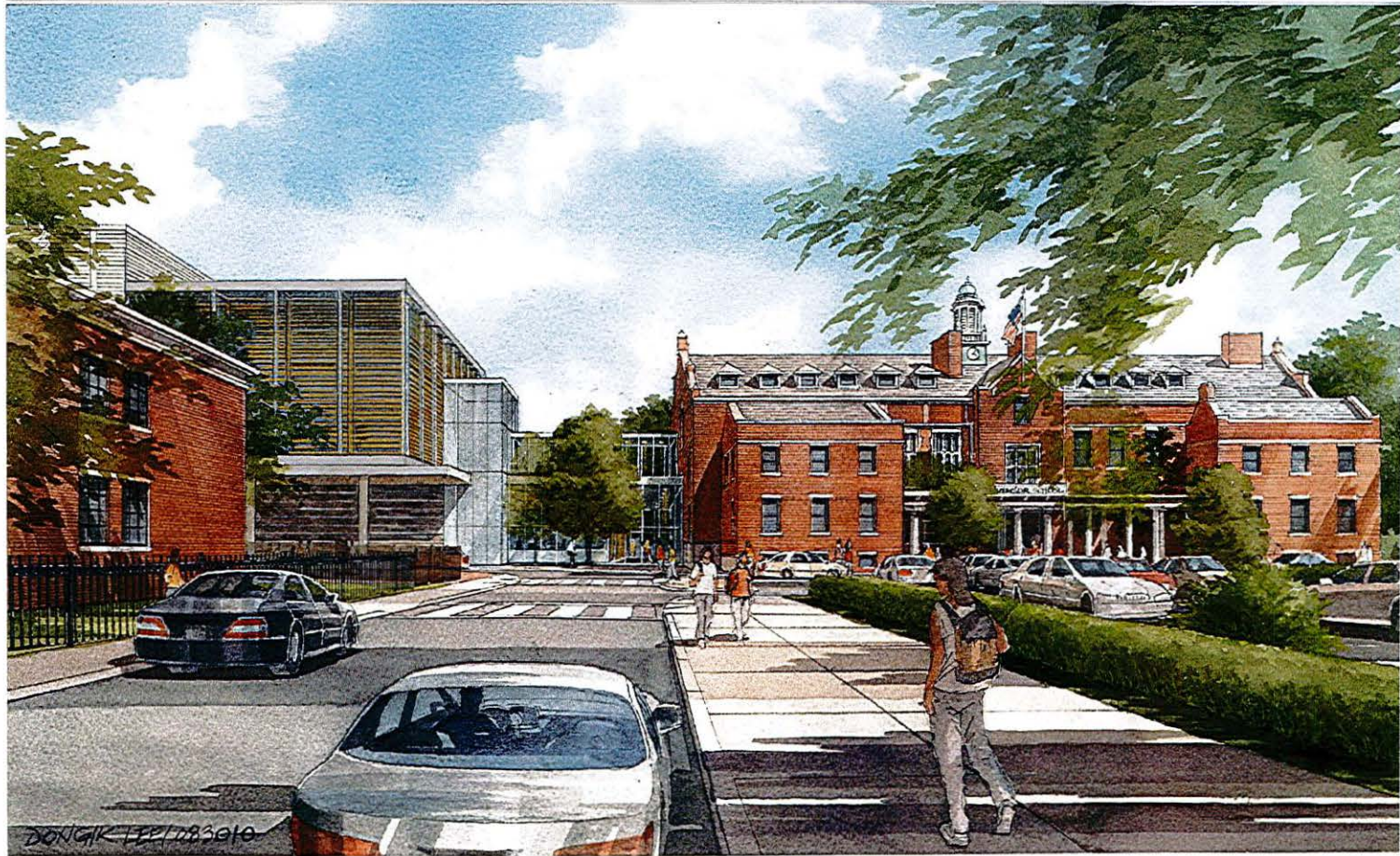


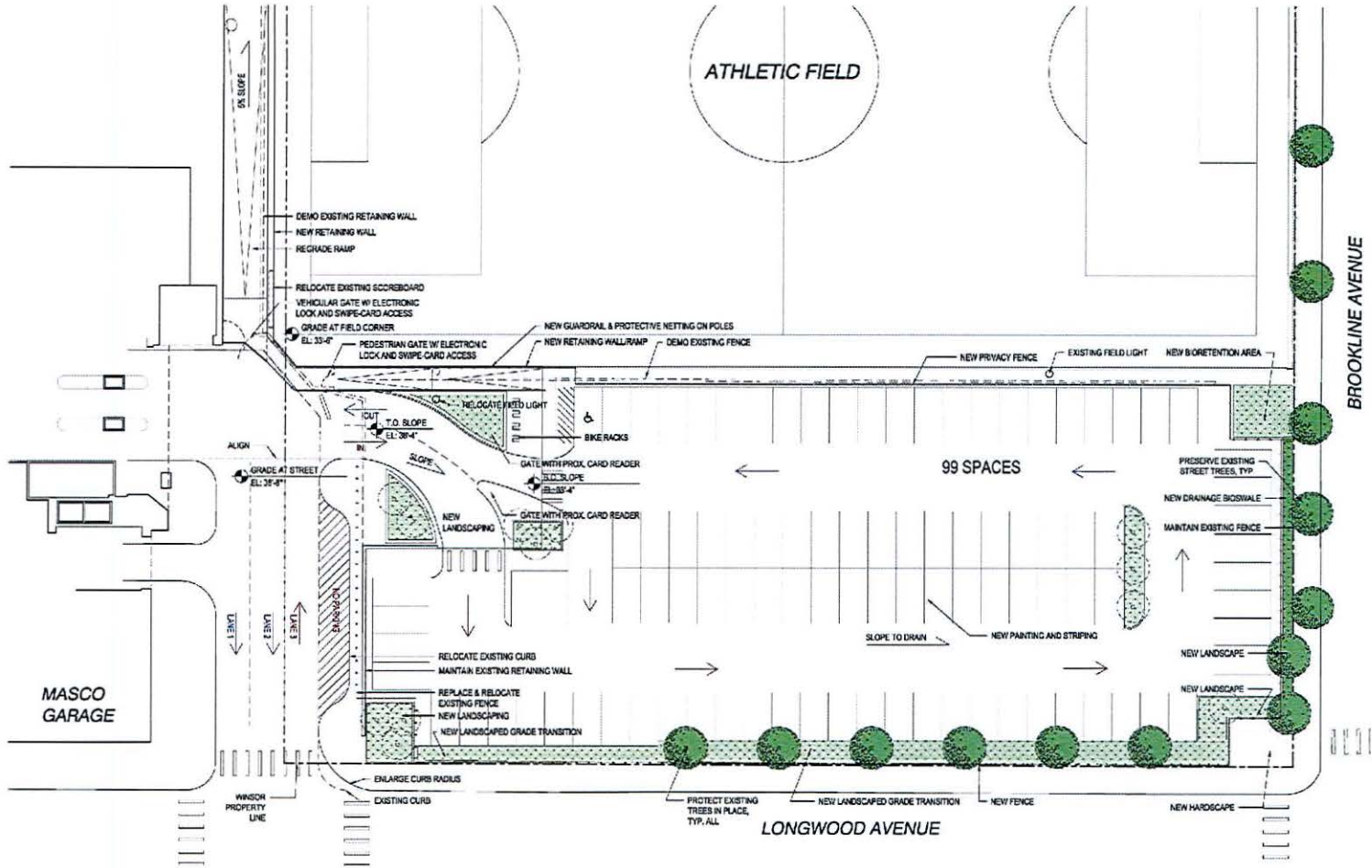
EXHIBIT D



The Winsor School

Pilgrim Road Project  
Pilgrim Road View

William Rawn Associates,  
Architects, Inc.



Interim Parking Lot

Exhibit D-1

EXHIBIT D-1

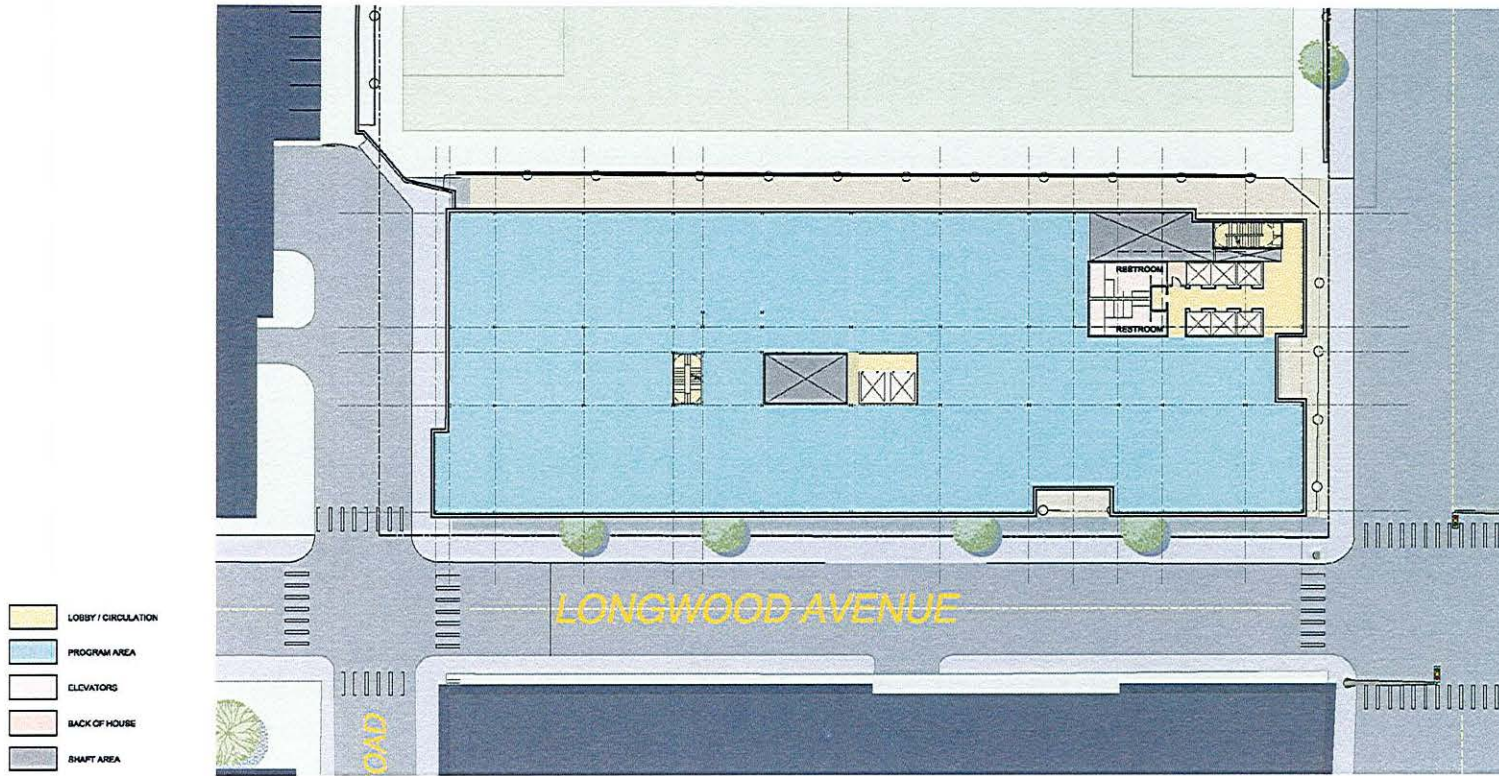


The Winsor School

Pilgrim Road Project  
Interim Parking Lot

William Rawn Associates,  
Architects, Inc.





The Winsor School

Longwood Avenue Project  
Typical Floor Plan (2-5) Pre-Fitout

EXHIBIT E



William Rawn Associates,  
Architects, Inc.

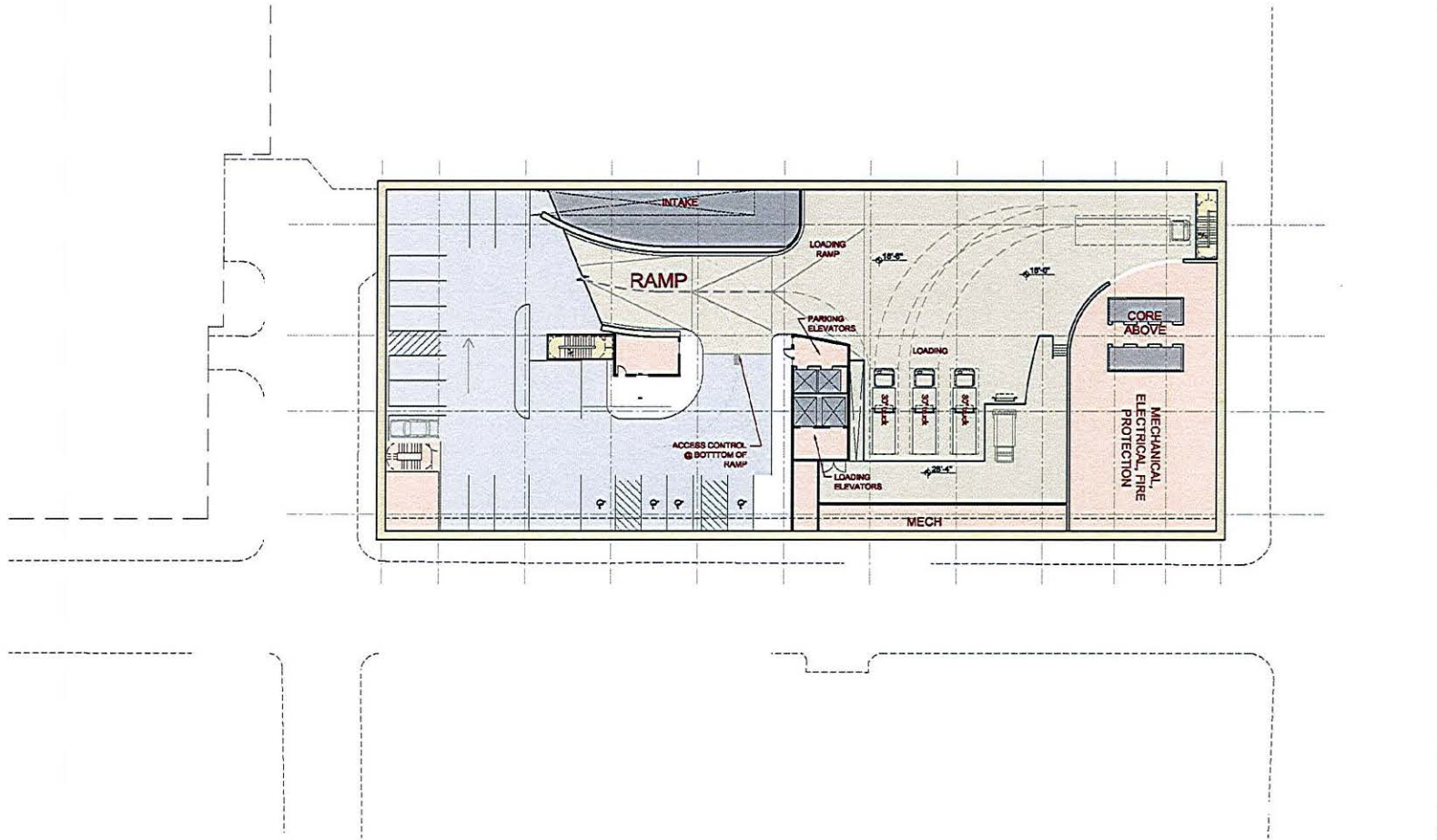


EXHIBIT E 



The Winsor School

Longwood Avenue Project  
First Parking Floor Plan

William Rawn Associates,  
Architects, Inc.



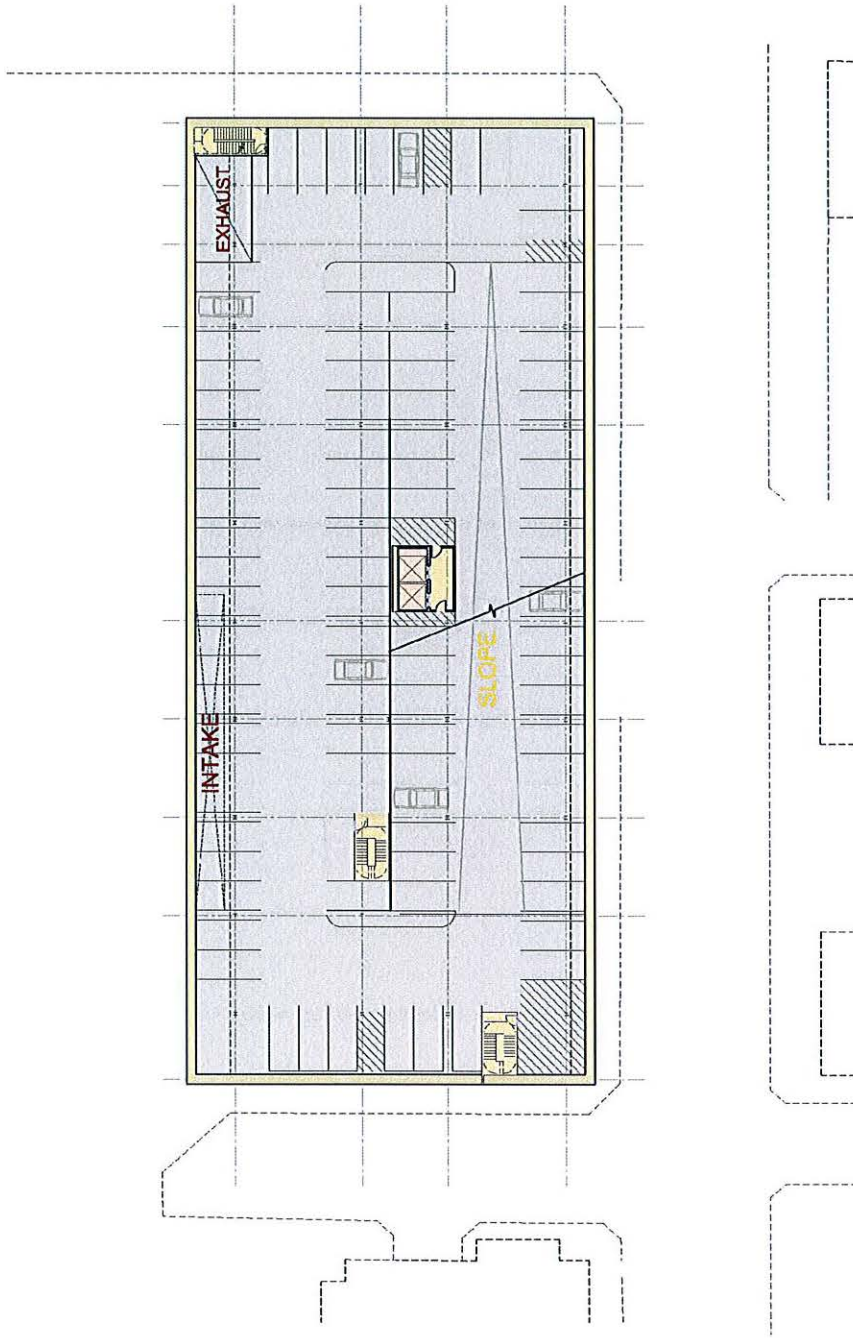


EXHIBIT E

The Winsor School

Longwood Avenue Project  
Typical Parking Floor Plan

William Rawn Associates,  
Architects, Inc.



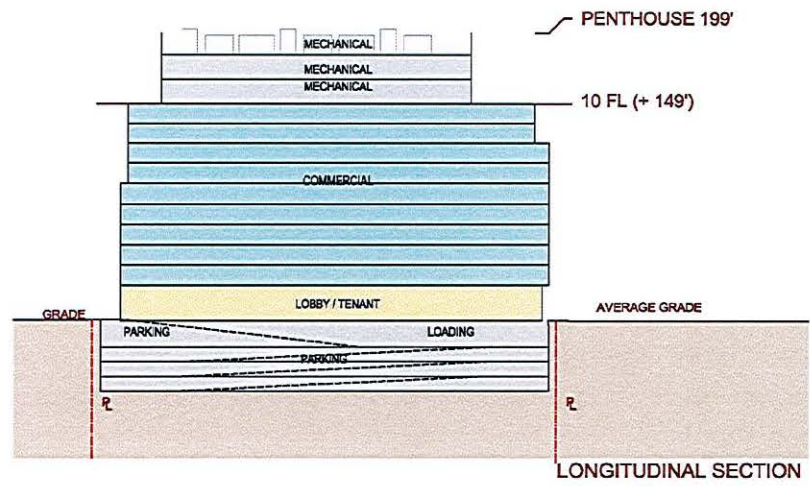
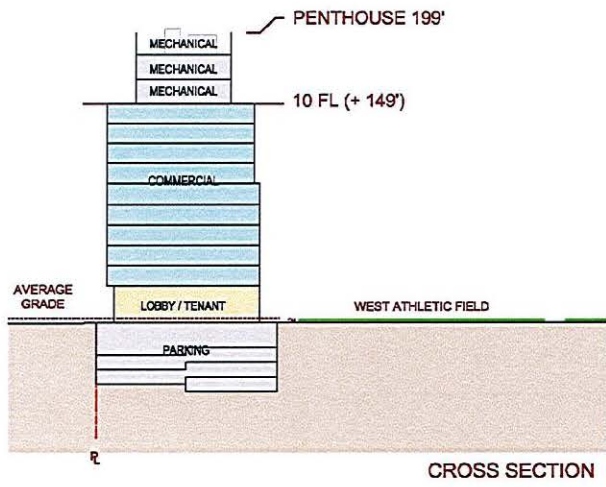


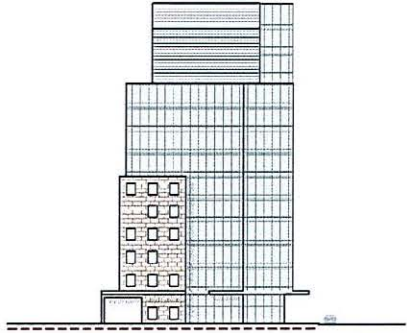
EXHIBIT E



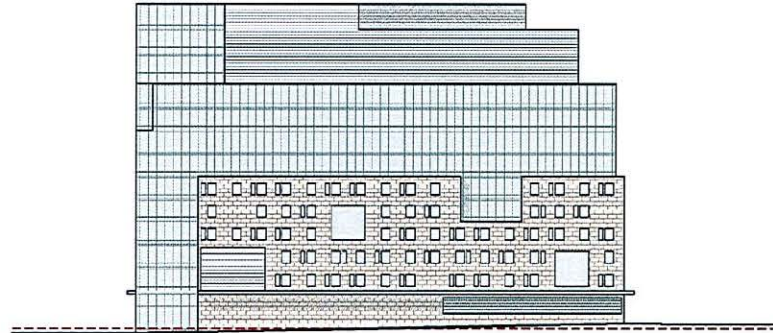
The Winsor School

Longwood Avenue Project  
Building Sections

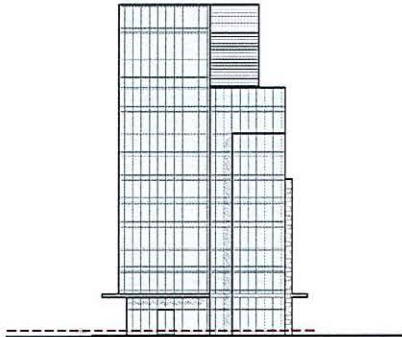
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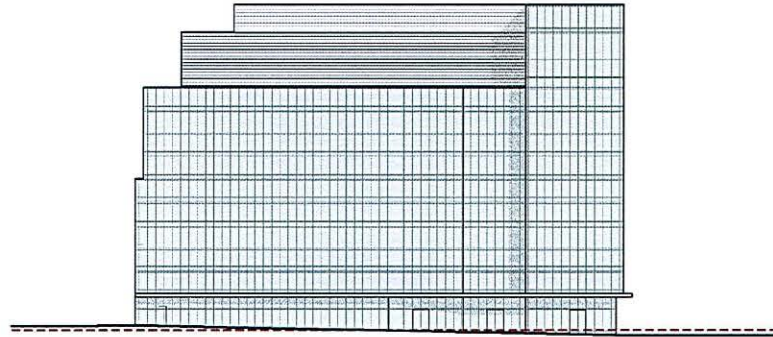
SHARED DRIVEWAY ELEVATION



FIELD ELEVATION



BROOKLINE AVE. ELEVATION



LONGWOOD AVE. ELEVATION

**EXHIBIT E**



**The Winsor School**

**Longwood Avenue Project  
Building Elevations**

William Rawn Associates,  
Architects, Inc.



**EXHIBIT E**

William Rawn Associates,  
Architects, Inc.

**Longwood Avenue Project  
Massing**

**The Winsor School**





**EXHIBIT E**

William Rawn Associates,  
Architects, Inc.

**Longwood Avenue Project  
Views**

**The Winsor School**





**EXHIBIT E**

William Rawn Associates,  
Architects, Inc.

**Longwood Avenue Project  
Street-Level View**

**The Winsor School**





ACADEMIC SPACE  
CIRCULATION

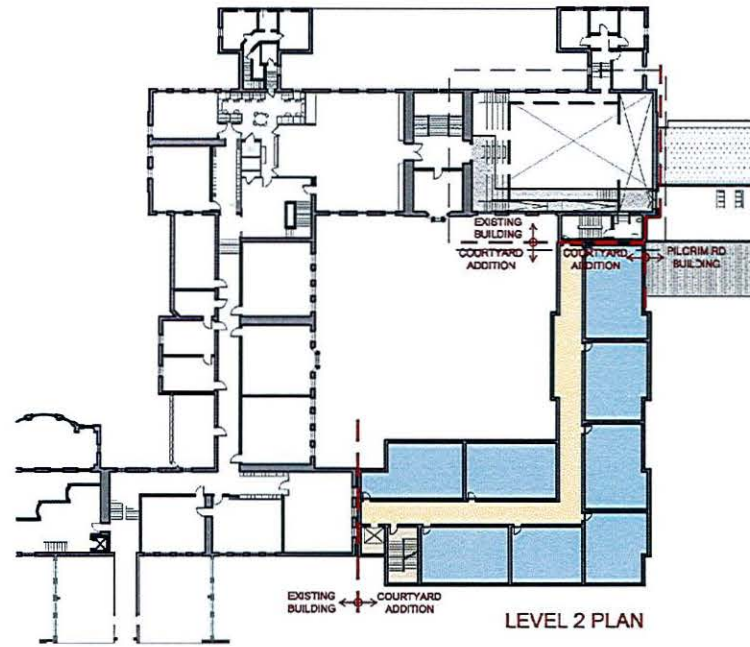
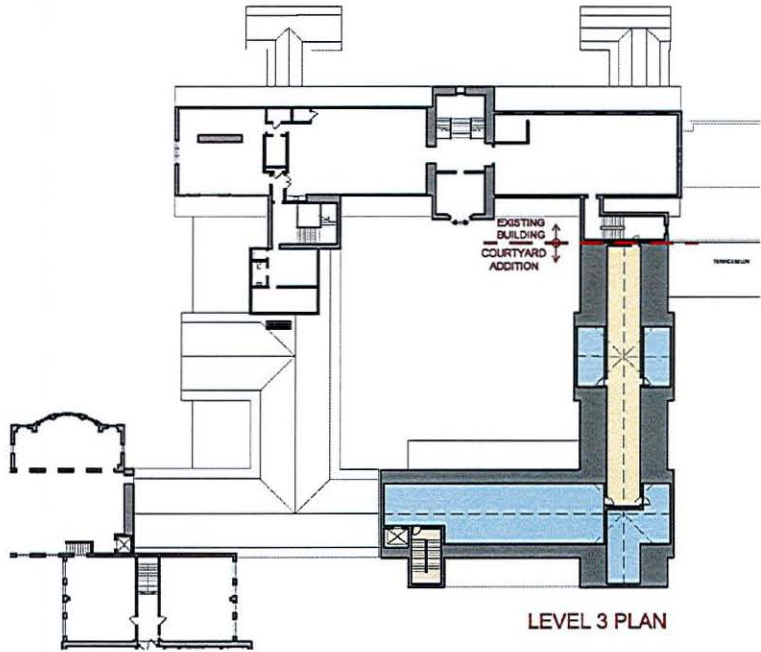


EXHIBIT F ⊗

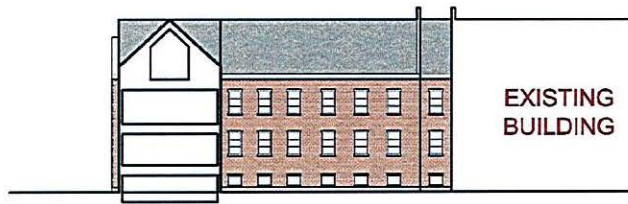


The Winsor School

Courtyard Addition Project  
Levels 2 and 3 Floor Plans

William Rawn Associates,  
Architects, Inc.

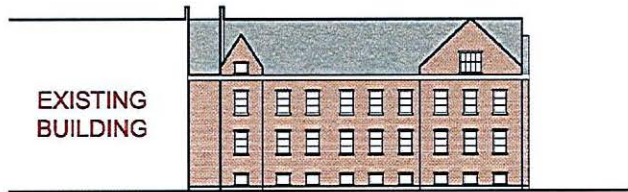




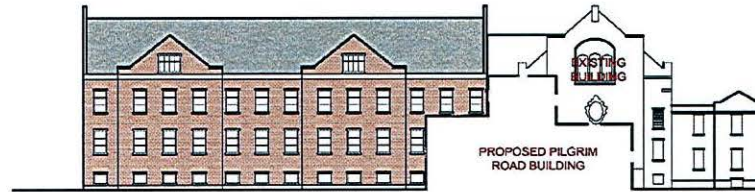
NW ELEVATION



NE ELEVATION



SW ELEVATION



SE ELEVATION

EXHIBIT F



The Winsor School

Courtyard Addition Project  
Building Elevations

William Rawn Associates,  
Architects, Inc.

**Exhibit G**

**Project Team Members**

Proponent:	The Winsor School Pilgrim Road Boston, MA 02215 <i>Rachel Friis Stettler, School Director</i> <i>Richard Bernasco, Chief Financial Officer</i> <i>Cynthia Westerman, Project Manager</i>
Architect:	William Rawn Associates, Architects, Inc. Ten Post Office Square, Suite 1010 Boston, MA 02109 <i>William L. Rawn, Principal</i> <i>Clifford V. Gayley, Principal</i>
Development Consultant:	Colliers International 160 Federal Street Boston, MA 02110 <i>Thomas J. Hynes, Jr., Chief Executive Officer</i> <i>Yanni Tsipis, Senior Vice President</i>
Environmental and Permitting Consultant:	Vanasse Hangen Brustlin 99 High Street Boston, MA 02110 <i>Mark Junghans, Principal</i> <i>Sean Manning, Senior Project Manager</i>
Legal Counsel:	Edwards Angell Palmer & Dodge LLP 111 Huntington Avenue Boston, MA 02199 <i>Rebecca A. Lee, Esq.</i> <i>Emily K. Yu, Esq.</i>

Civil Engineer:	Nitsch Engineering, Inc. 186 Lincoln Street Boston, MA 02111 <i>John Schmid, P.E.</i>
Landscape Design:	Landworks Studio Inc. 112 Shawmut Avenue, Studio 6B Boston, MA 02118 <i>Michael Blier, Principal</i>

MEMORANDUM

SEPTEMBER 15, 2011

**TO:** BOSTON REDEVELOPMENT AUTHORITY AND  
PETER MEADE, DIRECTOR

**FROM:** BRENDA MCKENZIE, DIRECTOR OF ECONOMIC DEVELOPMENT  
HEATHER CAMPISANO, DEPUTY DIRECTOR FOR DEVELOPMENT  
REVIEW  
JOHN FITZGERALD, PROJECT MANAGER

**SUBJECT:** PUBLIC HEARING FOR DEVELOPMENT PLAN FOR PLANNED  
DEVELOPMENT AREA NO. 83, THE WINSOR SCHOOL CAMPUS,  
AND FOR THE WINSOR SCHOOL CAMPUS PROJECTS, LONGWOOD  
MEDICAL AND ACADEMIC AREA

**SUMMARY:** This Memorandum requests that the Boston Redevelopment Authority ("BRA"), as part of the scheduled Public Hearing concerning the Development Plan for Planned Development Area No. 83, The Winsor School Campus, and for the Winsor School Campus Projects, located on an approximately 7.41 acre parcel of land in the Longwood Medical and Academic Area (the "LMA"), and consisting of the Pilgrim Road Project, the Longwood Avenue Project, and the Courtyard Addition Project (collectively, the "Proposed Projects"), authorize the Director to: (1) issue a Scoping Determination Waiving Further Review pursuant to Article 80B, Section 80B-5.3(d) of the Boston Zoning Code (the "Code") with respect to the Pilgrim Road Project and the Longwood Avenue Project, subject to continuing design review of such Proposed Projects by the BRA; (2) approve the Development Plan for Planned Development Area No. 83, The Winsor School Campus, Longwood Medical and Academic Area, Boston (the "Development Plan") pursuant to Section 80C of the Code (such area, "PDA #83") and the accompanying map amendment, both in substantial accord with those reviewed by the BRA Board at its September 15, 2011 hearing; (3) issue Certification(s) of Compliance under Large Project Review pursuant to Section 80B-6 of the Code upon completion of the Article 80 review process for each of the Pilgrim Road Project and the Longwood Avenue Project; (4) issue a Certification of Approval for the Courtyard Addition Project pursuant to Section 80E-3 of the Code; (5) issue Certification(s) of Consistency under Article 80C of the Code when appropriate for each Proposed Project; (6) petition the Boston Zoning Commission for the adoption of a map amendment to "Map 1 Boston Proper" of the series of maps entitled "Zoning Districts City of

Boston" for PDA #83 in substantial accord with map amendment attached hereto; (7) petition the Boston Zoning Commission for the approval of the Development Plan pursuant to Article 80C of the Code in substantial accord with the Development Plan attached hereto; (8) execute and deliver a Cooperation Agreement, a Development Impact Project Agreement, a Boston Residents Construction Employment Plan, and any and all documents deemed appropriate by the Director, all in connection with development of the Pilgrim Road Project and the Longwood Avenue Project; and (9) take such actions and execute such agreements as the Director shall determine to be in the best interests of the BRA, in connection with the foregoing.

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### LOCATION AND BACKGROUND

The Winsor School ("Winsor" or the "Proponent") is a private, non-profit secondary day school serving girls in grades 5-12. Winsor has been located at its Longwood Medical and Academic Area campus for 100 years; it was established in 1886, and it initially operated in the Back Bay neighborhood of Boston.

Winsor's campus (the "Winsor Campus") is the subject of the Development Plan for Planned Development Area No. 83, The Winsor School Campus. The PDA Overlay Area comprises approximately 7.41 acres of land generally bounded by the Riverway, a private way, and land of Congregation Adath Israel to the northwest; by the Wheelock College campus and the Simmons College Residential Campus to the northeast; by Brookline Avenue to the southeast; and by Longwood Avenue to the southwest. The Winsor Campus includes the main building constructed in 1910 and modest additions thereto, and a 1924 stand-alone gymnasium that was renovated and added to in 1994. Altogether, the Winsor Campus contains approximately 127,500 square feet of building area housing classrooms, offices, other academic, administrative and athletic facilities, as well as two high school-sized playing fields, six tennis courts, surface parking areas and passive open space areas.

Approximately 68.5% of the Winsor Campus comprises open space (including the tennis courts); after development of the Proposed Projects as described below, the Winsor Campus will still comprise almost 57% open space. The existing floor area ratio ("FAR") at the Winsor Campus is 0.40, well below the FAR of 1.0 allowed pursuant to the underlying zoning and also well below the FAR's typical in the LMA, including the institutional and commercial developments that surround the Winsor Campus such as the Longwood Galleria, the MASCO building/garage, and the Beth Israel Deaconess Medical Center, as well as the BRA-approved Longwood Center project.

## **ZONING/ PLANNED DEVELOPMENT AREA**

The Winsor Campus is located within an H-1 (residential apartment) subdistrict within the Boston Proper District as shown on Map 1 of the Boston Zoning Maps. The nearby zoning is primarily institutional (Wheelock College, Simmons College, Beth Israel Deaconess Medical Center) or a Planned Development Area (Longwood Center). As Winsor is currently subject to the dimensional requirements of an H-1 (residential apartment) subdistrict, Winsor must obtain zoning relief for the Pilgrim Road Project and the Longwood Avenue Project.

Winsor has proposed the use of a Planned Development Area ("PDA") for zoning relief on the Winsor Campus. The Winsor Campus contains at least one acre, as required for a PDA by Section 3-1A.a of the Code. The Development Plan submitted by Winsor to the BRA sets forth the zoning and development parameters for the Winsor Campus. The Development Plan includes, *inter alia*, (a) a maximum height (i) of 105 feet on the Winsor Campus (exclusive of the Longwood Avenue Project site), and (ii) 165 feet on the Longwood Avenue Project site (with a maximum height of 199 feet for rooftop mechanical equipment and enclosures); and (b) a maximum floor area ratio ("FAR") on (i) the entire Winsor Campus of 1.85, and (ii) the Longwood Avenue Project site of 8.0. Winsor has also submitted a map amendment to "Map 1 Boston Proper" of the series of maps entitled "Zoning Districts City of Boston" to designate the Winsor Campus as a PDA pursuant to Section 3-1A.a of the Code.

## **DEVELOPMENT TEAM**

Colliers International, Inc. (Thomas J. Hynes and Yanni Tsipis) is serving as the development advisor to Winsor, and Edwards Angell Palmer & Dodge LLP (Rebecca A. Lee, Esq.) is Winsor's legal counsel. Winsor's environmental permitting consultant is Vanasse Hangen Brustlin (VHB) (Sean Manning, P.E.). The architect for the Pilgrim Road Project is William Rawn Associates, Architects, Inc. (William Rawn, Cliff Gayley and Mark Oldham), and that project's landscape architect is Landworks Studio, Inc. (Michael Blier).

## **ARTICLE 80 PUBLIC REVIEW PROCESS**

On March 11, 2011, the Proponent filed an expanded Project Notification Form ("PNF") with the BRA in accordance with Article 80 of the Code for the Winsor Campus projects as described below (each, a "Proposed Project"; collectively, the "Proposed Projects"), which initiated a thirty-day public comment period. The comment period was voluntarily extended with the consent of the Proponent three times, to July 28, 2011. A Scoping Session was held on March 28, 2011 with the City's public agencies, at which the Proposed Projects were reviewed and discussed. On March 28, 2011, the Proposed Projects were presented by the Proponent at an LMA Forum meeting conducted by the

BRA at the Winsor Campus. The Proponent subsequently filed a Supplemental Information Submission ("Supplemental Submission") with the BRA on June 27, 2011. On June 27, 2011, the Proponent also presented updates on the Proposed Projects and related mitigation issues at an LMA Forum meeting held at Emmanuel College.

The Supplemental Submission was submitted in response to myriad comments and suggestions made to Winsor in meetings and discussions the Proponent has had with area stakeholders; these include abutting landowners such as Congregation Adath Israel and Simmons College, as well as the Medical Area and Scientific Community Organization, Inc. ("MASCO"), which operates the MASCO garage structure, as well as local elected officials, community organizations such as the Fenway Civic Association and the Fenway Community Development Corporation, and other groups such as the Emerald Necklace Conservancy and the Fenway Alliance. This community dialogue process included a series of meetings hosted by MASCO for its member institutions, to discuss the Proposed Projects and their potential impacts, with a particular focus on the Longwood Avenue Project (described below).

The public comment period on the PNF (as amended by the Supplemental Submission) expired on July 28, 2011.

On March 11, 2011, pursuant to Article 80C of the Code, the Proponent also filed the Development Plan for Planned Development Area No. 83, The Winsor School Campus ("Development Plan") with the BRA for the Proposed Projects. This filing initiated a 45-day public comment period, which was voluntarily extended with the Proponent's consent twice, to July 28, 2011. The March 28, 2011 LMA Forum meeting advertised and conducted by the BRA included a discussion of the Development Plan in addition to the discussion regarding the Proposed Projects and the PNF. The public comment period on the PDA Plan expired on July 28, 2011.

On August 16, 2011, the BRA Board authorized the Secretary to advertise a public hearing, pursuant to Sections 80B-5.3(d) and 80C of the Code regarding the Development Plan relating to the Proposed Projects. Such notice appeared in the Boston Herald on August 30, 2011.

## **PROPOSED PROJECTS**

The following three projects comprise the Proposed Projects, as shown on the PDA Site Plan attached to this Memorandum as Appendix A:

- (a) Pilgrim Road Project. The Pilgrim Road Project entails the construction of a new, up to 110,000 square foot, five-story building on the eastern end of the Winsor Campus, and will replace the existing gymnasium building. This Proposed Project will contain athletic and performing arts facilities, including

two gymnasiums, a fitness center, squash courts, a performing arts auditorium and assembly space, music, dance and theatre rehearsal studios, classrooms, backstage facilities for costume and set design and storage, and related offices, locker rooms, and storage and other ancillary space. This Proposed Project will also include a one-level garage for approximately 148 vehicles that will be located underneath the adjacent playing field and accessed via a vehicular ramp underneath the structure; such garage may be constructed on a phased basis. As part of the Pilgrim Road Project, the Proponent will reconfigure the existing two-story assembly space in the Main Building, which will be immediately adjacent to the connecting link portion of the new building; this reconfiguration would result in the creation of an additional up to 3,000 square feet of building area containing academic and administrative space.

(b) Longwood Avenue Project. The Longwood Avenue Project consists of the construction of an up to ten-story commercial building containing a maximum of 320,000 square feet, including research and development uses, scientific laboratories, offices, certain non-institutional medical facilities uses, educational uses (excluding college and university uses), community uses, and ground floor retail/commercial/service uses (including restaurant uses) as well as parking. The Longwood Avenue Project will contain a multi-level underground garage accommodating approximately 225 vehicles; the garage will be accessed from the shared MASCO/Winsor driveway off of Longwood Avenue, opposite the continuation of Pilgrim Road ("Shared Driveway"). The garage will be utilized by users of the building. The Longwood Avenue Project will be located on an approximately 40,000 square foot project site at the corner of Longwood and Brookline Avenues, at the southeast corner of the Winsor Campus. It is anticipated that this Proposed Project will be privately developed by an entity that enters into a long-term ground lease with Winsor, so as to ensure appropriate Winsor control over the scale, design and use of this project. This Proposed Project is expected to be operated and maintained for the term of such ground lease by such private development entity (or its successors and assigns).

(c) Courtyard Addition Project. The Courtyard Addition Project consists of the construction of an up to 30,000 square foot, up to four-story addition to Winsor's main building that will connect the existing academic buildings and enclose an existing grassy courtyard. The Courtyard Addition will contain classrooms, offices, and other facilities that will allow Winsor to "decompress" its existing academic facilities. The Courtyard Addition will be compatible in scale with the existing buildings to which it will be connected. There is no new parking associated with development of the Courtyard Addition.

The BRA has approved the schematic design for the Pilgrim Road Project and will review that project's architectural design further pursuant to the BRA's Development



Review Guidelines (2006). The Boston Civic Design Commission ("BCDC") approved the schematic design of this project at their July 5, 2011 meeting. The Longwood Avenue Project and the Courtyard Addition Project are in the conceptual design stage; both projects were approved at this stage by the BCDC and will be subject to further BRA design review; the Longwood Avenue Project will also be subject to BCDC review at the schematic design stage.

**DEVELOPMENT IMPACT PROJECTS**

The Longwood Avenue Project and the Pilgrim Road Projects each constitute a Development Impact Project pursuant to the provisions of Section 80B-7(2)(a) of the Code (collectively, the "Development Impact Projects") because each project will require Zoning Relief (as such term is defined in Article 80B-7 of the Code) and involves the construction of a structure containing "Development Impact Uses" (as defined in Section 80B-7 of the Code) occupying an aggregate gross floor area of more than 100,000 square feet. In connection with these Development Impact Projects, Winsor will enter into a Development Impact Project Agreement with the BRA setting forth Winsor's obligations pursuant to Section 80B-7(3) of the Code.

The estimated linkage payments are calculated as follows:

Housing Linkage:

DIP Uses	330,000 square feet
Exclusion	(no exclusion)
	<u>x \$7.87 /square foot</u>
	\$2,597,100

Jobs Linkage:

DIP Uses	330,000 square feet
Exclusion	(no exclusion)
	<u>x \$1.57 /square foot</u>
	\$518,100

**PUBLIC BENEFITS**

The Proposed Projects will provide numerous public benefits, including the following:

- After the development of each of the Proposed Projects, the Winsor Campus will comprise about 57% open space, including athletic fields (which are and will continue to be used in part by other non-profit organizations and community organizations), a courtyard, and other open space;

- If developed by a private, for-profit entity, the Longwood Avenue Project will be subject to City of Boston taxation, and will thereby enhance the City's real estate tax base;
- The Proposed Projects will collectively create a total of approximately 440 annual full-time equivalent construction period jobs, as well as an estimated 15 new full-time jobs at the Winsor School and approximately 950 (full-time equivalent) jobs at the Longwood Avenue Project when fully occupied;
- The Proposed Projects will collectively generate approximately \$2,597,100 in housing linkage funds and approximately \$518,100 in jobs linkage funds for the City of Boston;
- The Proponent will contribute \$50,000 towards employment training programs in the LMA in connection with the Longwood Avenue Project's development;
- Each of the Proposed Projects will have a sensitive and sustainable design that responds to its surrounding context and minimizes environmental impacts;
- The existing pedestrian path on the northerly end of the Winsor Campus that facilitates pedestrian movements from the Longwood Avenue MBTA stop and the Riverway to Brookline Avenue, will be maintained and will be enhanced with landscaping, lighting and windows related to the Pilgrim Road Project;
- The Pilgrim Road Project will include a new plaza on Brookline Avenue near the reconstructed pedestrian path, including pavers and new landscaping;
- The Pilgrim Road Project will also encompass the construction of pedestrian improvements at the intersection of Short Street Extension and Pilgrim Road;
- In connection with the development of the Longwood Avenue Project, the Proponent will be making substantial improvements to the public realm with respect to the intersection of Longwood Avenue and Brookline Avenue, including changing the Brookline Avenue/Longwood Avenue intersection geometry to facilitate right-hand turning movements onto Longwood Avenue; substantially widening the Longwood Avenue sidewalk onto a portion of the Winsor property to facilitate pedestrian circulation (including providing easement rights over Winsor land to facilitate the same); constructing other streetscape improvements including improved street lighting and new street trees; and the possible introduction of one or more canopy elements at the Longwood Avenue Project to shelter pedestrians; and

pursuant to Article 80B, Section 80B-5.3(d) of the Code for the Pilgrim Road Project and the Longwood Avenue Project, subject to continuing design review by the BRA for such Proposed Projects; (2) approve the Development Plan for Planned Development Area No. 83, The Winsor School Campus, Longwood Medical and Academic Area, Boston (the "Development Plan") pursuant to Section 80C of the Code (such area, "PDA #83") and the accompanying map amendment, both in substantial accord with those reviewed by the BRA Board at its September 15, 2011 hearing; (3) issue Certification(s) of Compliance under Large Project Review pursuant to Section 80B-6 of the Code upon completion of the Article 80 review process for each of the Pilgrim Road Project and the Longwood Avenue Project; (4) issue a Certification of Approval for the Courtyard Addition Project pursuant to Section 80E-3 of the Code; (5) issue Certification(s) of Consistency under Article 80C of the Code when appropriate for each Proposed Project; (6) petition the Boston Zoning Commission for the adoption of a map amendment to "Map 1 Boston Proper" of the series of maps entitled "Zoning Districts City of Boston" for PDA #8 in substantial accord with map amendment attached hereto; (7) petition the Boston Zoning Commission for the approval of the Development Plan pursuant to Article 80C of the Code in substantial accord with the Development Plan attached hereto; (8) execute and deliver a Cooperation Agreement, a Development Impact Project Agreement, a Boston Residents Construction Employment Plan, and any and all documents deemed appropriate by the Director, all in connection with development of the Pilgrim Road Project and the Longwood Avenue Project; and (9) take such actions and execute such agreements as the Director shall determine to be in the best interests of the BRA, in connection with the foregoing.

Appropriate votes follow:

**VOTED:** That the Director be, and hereby is, authorized to issue a Scoping Determination Waiving Further Review for the Pilgrim Road Project and the Longwood Avenue Project, which finds that the Expanded Project Notification Form, as supplemented by the Supplemental Information Submission, adequately describes the impacts of the Pilgrim Road Project and the Longwood Avenue Project to be built on the Winsor Campus, generally bounded by the Riverway, a private way, and land of Congregation Adath Israel to the northwest; by the Wheelock College campus and the Simmons College Residential Campus to the northeast; by Brookline Avenue to the southeast; and by Longwood Avenue to the southwest, in accordance with the provisions of Article 80B, Section 80B-5.3(d) of the Boston Zoning Code (the "Code"), subject to continuing design review by the Boston Redevelopment Authority (the "BRA"); and

**FURTHER  
VOTED:**

That, in connection with the Development Plan for Planned Development Area No. 83, The Winsor School Campus (the "Development Plan"), presented at a public hearing duly held at the offices of the BRA on September 15, 2011, and after consideration of evidence presented at and in connection with, the hearing on the Development Plan and the Proposed Projects, the BRA finds that (a) such Development Plan is not for a location or Proposed Project for which Planned Development Area for forbidden by the underlying zoning; (b) each Proposed Project in such Development Plan complies with any provisions of the underlying zoning that establish use, dimensional, design, or other requirements for Proposed Projects in Planned Development Areas; (c) such Development Plan complies with any provisions of underlying zoning that establish planning and development criteria, including public benefits, for Planned Development Areas; (d) such Development Plan conforms to the plan for the district, subdistrict, or similar geographic area in which the Planned Development Area is located, and to the general plan for the City as a whole; and (e) on balance, nothing in such Development Plan will be injurious to the neighborhood or otherwise detrimental to the public welfare, weighing all the benefits and burdens; and

**FURTHER  
VOTED:**

That the BRA approves, pursuant to Section 80C of the Code, the Development Plan in substantial accord as presented to the BRA on September 15, 2011, and the companion map amendment (the "Map Amendment") amending Map 1 Boston Proper by indicating a Planned Development Area Overlay District comprising approximately 322,677 square feet (7.41 acres) in connection with the Proposed Projects; and

**FURTHER  
VOTED:**

That the Director be, and hereby is, authorized to issue a Certification of Compliance for the Pilgrim Road Project and the Longwood Avenue Project upon the successful completion of the Article 80 process of the Code for such Proposed Projects, subject to continuing design review by the BRA; and

**FURTHER  
VOTED:**

That the Director be, and hereby is, authorized to issue a Certification of Approval for the Courtyard Addition Project upon the successful completion of the Article 80E process of the Code for such Proposed Project; and

**FURTHER**

**VOTED:** That the Director be, and hereby is, authorized to petition the Boston Zoning Commission for the approval of the Development Plan pursuant to Section 80C of the Code, in substantial accord, as presented to the BRA on September 15, 2011; and

**FURTHER**

**VOTED:** That the Director be, and hereby is, authorized to petition the Boston Zoning Commission for the approval of the Map Amendment pursuant to Section 80C of the Code, in substantial accord, as presented to the BRA on September 15, 2011; and

**FURTHER**

**VOTED:** That the Director be, and hereby is, authorized to issue a Certification of Consistency for the Proposed Projects under Section 80C-8 when appropriate; and

**FURTHER**

**VOTED:** That the Director be, and hereby is, authorized to execute a Cooperation Agreement, a Development Impact Project Agreement, and a Boston Residents Construction Employment Plan in connection with the Pilgrim Road Project and Longwood Avenue Project, and any and all other agreements and documents which the Director in his sole discretion deems appropriate and necessary, and upon terms and conditions determined to be in the best interest of the BRA in connection with the Proposed Projects; and

**FURTHER**

**VOTED:** That the Director be, and hereby is, authorized to take such actions and execute such agreements as the Director shall determine to be in the best interests of the BRA, in connection with the foregoing.

Map Amendment Application No. 599  
Boston Redevelopment Authority  
Planned Development Area No. 83  
Map 1, Boston Proper

MAP AMENDMENT NO. 534

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. 83, The Winsor School Campus, and 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 adding the suffix "D", indicating a Planned Development Area overlay district, to approximately 322,677 square feet (approximately 7.41 acres) of area, in Boston Proper, as described in Exhibit A-1 hereto and shown on Exhibit B-2 hereto.

**Exhibit A-1**

**Legal Description of Winsor Campus/PDA Area**

A certain parcel of land situated on the northwesterly side of Brookline Avenue in the City of Boston, County of Suffolk and the Commonwealth of Massachusetts, bounded and described as follows:

Beginning at a point at the intersection of the northwesterly sideline of Brookline Avenue and the northeasterly sideline of Longwood Avenue; thence running,

- N52°04'06"W along said sideline of Longwood Avenue, a distance of three hundred twenty and no hundredths (320.00') feet to a point; thence turning and running,
- N37°44'48"E by land now or formerly of Congregation Adath Israel, a distance of two hundred sixty and no hundredths (260.00') feet to a point; thence turning and running,
- N52°04'06"W by land now or formerly of said Congregation Adath Israel, a distance of two hundred forty and no hundredths (240.00') feet to a point; thence running,
- N52°15'12"W by land now or formerly of said Congregation Adath Israel, a distance of twenty and no hundredths (20.00') feet to a point; thence turning and running,
- N37°44'48"E by land now or formerly of said Congregation Adath Israel, a distance of one hundred fifty-six and forty-two hundredths (156.42') feet to a point; thence turning and running,
- N52°04'06"W by land now or formerly of said Congregation Adath Israel, a distance of thirty-seven and sixty-nine hundredths (37.69') feet to a point on the southerly sideline of the Riverway; thence turning and running,
- N70°12'56"E along the southerly sideline of the Riverway, a distance of twenty-three and sixty-six hundredths (23.66') feet; thence turning and running,
- Northerly along said sideline of the Riverway, by a non-tangent curve to the right having a radius of fifteen and no hundredths (15.00') feet, a length of thirty-one and fifty-three hundredths (31.53') feet a delta angle of 120°25'35" a chord bearing of N8°08'33"E a chord length of twenty-six and four hundredths (26.04') feet to a point of compound curvature on the southerly sideline of Riverway; thence turning and running,





Robert Jordan  
Chairman

James C. Clark  
Vice Chairman

James J. Bray

John Hurley

Justin Hutton

Kevin B. Washel

Dee S. Gray

[Signature]

\_\_\_\_\_

\_\_\_\_\_

In Zoning Commission

Adopted: October 19, 2011

Attest: [Signature]  
Secretary

Development Plan for Planned Development Area No. 83, The Winsor School Campus

*Robert Jordan*

Chairman

*James C. Clark*

Vice Chairman

*Glenn G. Washet*

*Dee Bran*

*AA*

*Jane G. Bray*

*Paul Hurley*

*Jill Statton*

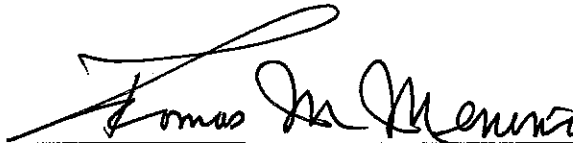
In Zoning Commission

Adopted: October 19, 2011

Attest:

*Joseph L. Houston*

Secretary

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

Date: 10-24-11

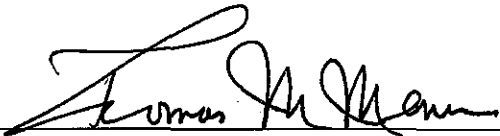
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The foregoing amendment was presented to the Mayor on October 20, 2011 and was signed by him on October 24, 2011, whereupon it became effective on October 24, 2011, in accordance with Section 3 of Chapter 665 of the Acts of 1956, as amended.

Attest:

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

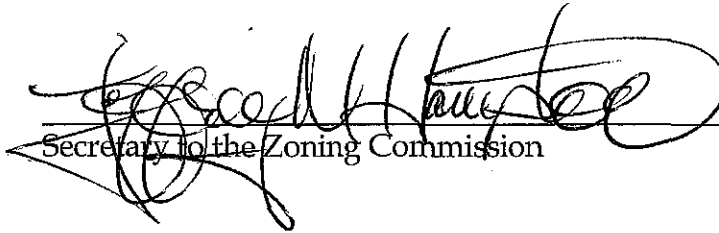
Development Plan for Planned Development Area No. 83, The Winsor School Campus

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

Date: 10-24-11

\_\_\_\_\_  
The foregoing Development Plan, was presented to the Mayor on ~~OCTOBER 20, 2011~~  
and was signed by him on ~~OCTOBER 24, 2011~~, whereupon it became effective on  
~~OCTOBER 24, 2011~~, in accordance with Section 3 of Chapter 665 of the Acts of 1956, as  
amended.

Attest:

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