

October 14, 2016

BY EMAIL AND HAND DELIVERY

Raul Duverge
Project Manager
Boston Redevelopment Authority
One City Hall Square, 9th Floor
Boston, MA 02201-1007

Re: Planned Development Area Development Plan for
Harrison Albany Block, South End, Boston

Dear Raul:

In accordance with Section 80C-5 of the Boston Zoning Code (the “Code”), and on behalf of MEPT/LMP Harrison/Albany Block LLC, MEPT/LMP Gambro Building LLC, and Leggat McCall Properties LLC (together, the “Proponent”), I am pleased to enclose for filing ten (10) copies of a Planned Development Area Development Plan for the above-referenced project (the “PDA Plan”). In connection with the PDA Plan filing, please also find the following:

1. Fact Sheet (ten copies); and
2. Public Notice that the Proponent will place in the Boston Herald within the next five (5) days, as required by Section 80A-2 of the Code.

We thank you and the rest of the BRA staff for your hard work and thoughtful feedback during the development of this PDA Plan. We look forward to working with you toward the Authority’s approval of the PDA Plan.

Very truly yours,



Paul D. Momnie

Enclosures

cc: (with enclosures; by e-mail)
Marybeth Pyles, Esq.
William Gause
Harold Nash
Sam Reiche

BOSTON PLANNING & DEVELOPMENT AGENCY

DEVELOPMENT PLAN

FOR

PLANNED DEVELOPMENT AREA NO. ____

HARRISON ALBANY BLOCK DEVELOPMENT

SOUTH END, BOSTON

Dated: _____

Development Plan. In accordance with Section 3-1A, Sections 64-28 through 64-31 and Section 80C of the Boston Zoning Code (as in effect on the date hereof, the “**Code**”), this plan constitutes a Development Plan for Planned Development Area No. ____ (the “**Development Plan**”) for a project (the “**Proposed Project**”) located on the block generally bounded by Harrison Avenue, East Dedham Street, East Canton Street, and Albany Street in the South End Neighborhood of Boston (the “**Project Site**”).

This Development Plan describes the Proposed Project, including the proposed location and appearance of structures, open spaces and landscaping; proposed uses and densities; proposed traffic circulation, parking and loading facilities and access to public transportation; and proposed dimensions of structures. This Development Plan provides the zoning for the Proposed Project, which is also undergoing review under Section 80B of the Code. An Expanded Project Notification Form (“**PNF**”) for the Proposed Project was filed with the Boston Planning & Development Agency (the “**BPDA**”) on March 21, 2016 to initiate such review. The BPDA issued a Scoping Determination dated August 9, 2016, and a Draft Impact Project Report (“**DPIR**”) was submitted in response on September 14, 2016. The BPDA issued a Preliminary Determination waiving further review under Article 80 of the Code on [_____, 2016]. Based upon that process and approval of this Development Plan, final plans and specifications for the Proposed Project will be submitted to the BPDA pursuant to Section 80C of the Code for final design review approval and certification as to consistency with this Development Plan.

In accordance with Section 80C-9 of the Code, consistency of the Proposed Project with this Development Plan as evidenced by the issuance of a Certification of Consistency by the BPDA constitutes compliance with the requirements of the Code to the extent such requirements have been addressed in this Development Plan. All references herein to terms set forth in the Code shall have the meanings set forth in the Code, as amended to the effective date hereof, and not as the same may be amended hereafter.

This Development Plan consists of eight pages of text and Exhibits A, B, C and D. All references to this Development Plan contained herein shall pertain only to such eight pages of text and Exhibits A, B, C and D. Conceptual plans attached in Exhibit C are subject to design, environmental and other development review by the BPDA and by other governmental agencies and authorities, and the final design of the Proposed Project as described herein may evolve in the course of such reviews.

legal description and depicted on the site plan attached hereto as Exhibit A and Exhibit B, respectively. The Project site is bounded by East Dedham Street, Harrison Avenue, East Canton Street, and Albany Street in the Harrison Albany corridor of the South End Neighborhood District. Andrews Street, a public way, bisects the Project Site and connects East Canton Street to East Dedham Street.

The Project Site contains five existing buildings having addresses of (i) 575 Albany Street (“**575 Albany**”), which is vacant, (ii) 123 East Dedham Street, which is used for storage, (iii) 100 East Canton Street, which is used for offices, (iv) 660 Harrison Avenue (the “**Gambro Building**”) used for office and clinic uses, and (v) 75 East Dedham Street, which is also vacant. The remainder of the Project Site consists of surface parking, with 146 spaces on the Harrison/Albany Parcel used by the Boston Medical Center and 48 spaces on the Gambro Parcel used as accessory parking to the Gambro Building. The Project Site excludes three structures on the block located at 587, 591 and 595 Albany Street, which are not owned by the Developer.

The Project Site is located in (i) Area 2 of the Economic Development Area South within the South End Neighborhood District of Boston, governed by Article 64 of the Code; (ii) the Restricted Parking Overlay District (“**RPOD**”), governed by Section 3-1A(c) of the Code; and (iii) the Groundwater Conservation Overlay District (“**GCOD**”), governed by Article 32 of the Code.

Location, Appearance and Proposed Dimensions of Structures and Proposed Density. Conceptual plans and renderings of the Proposed Project are attached hereto as Exhibit C. The Project contemplates new construction and renovation of current structures, with a mix of uses throughout. The Proposed Project includes demolishing the buildings located at 75 East Dedham Street, 123 East Dedham Street, and 100 East Canton Street and constructing two new multifamily residential buildings (“**Building A**” and “**Building B**”), sitting atop an approximately 705-space underground parking garage (the “**Garage**”).

The Project also contemplates demolition of an addition on the north side of 575 Albany to widen and extend an existing alley in order to create a service drive open to public travel that will connect East Canton Street to East Dedham Street (the “**Service Drive**”). The remaining portion of 575 Albany Street will be renovated and will have five additional floors constructed above the existing building. In a later phase, the Gambro Building will be renovated, increasing its footprint, and will have an additional two floors constructed above the existing building. The Proposed Project will also involve replacement and relocation of Andrews Street, a north-south midblock connector with (a) the Service Drive, (b) a private way open to public travel between the Gambro Building and Building B (“**New Andrews Street**”), and (c) a mid-block pedestrian corridor (the “**Mid-Block Corridor**”), as depicted on Exhibit B, which will improve and enhance pedestrian and vehicular circulation.

The Proposed Project will contain up to 750,000 square feet of new and renovated area. The includes approximately 581,000 square feet of net new above-grade space (approximately 642,000 square feet of new construction minus approximately 61,000 square feet of existing space to be demolished), and approximately 80,000 square feet of renovated space.

Building A and Building B will have a maximum building height, as calculated pursuant to this Development Plan, not to exceed 120 feet. 575 Albany will have a maximum building height, as calculated pursuant to this Development Plan, not to exceed 120 feet. The Gambro Building will have a maximum building height, as calculated pursuant to this Development Plan, not to exceed 70 feet.

Notwithstanding the definition of Grade in Article 2A of the Code, the building height for each individual building comprising the Project shall be based on a Grade calculated as the average elevation of the sidewalk or sidewalks along East Canton Street and East Dedham Street adjacent to such building.

The Floor Area Ratio (“**FAR**”) of the Proposed Project will not exceed 6.5, as calculated pursuant to the Code, provided that elements of the Proposed Project that may be located on separately owned lots comprising the Project Site, including the Gambro Lot, at any time and from time to time shall be treated as components of a single lot for purposes of calculating FAR so that the total FAR of such lots together does not exceed the total FAR allowable in this Development Plan.

Along East Canton Street, the Gambro Building, Building A and Building B will be set back 10 feet up to a height of 70 feet, and will be set back 20 feet above a height of 70 feet.

The maximum building height, maximum FAR, square feet and setbacks set forth above will be the only dimensional requirements applicable to the Proposed Project and the Project Site.

Roof Terraces. The Proposed Project may include roof terraces on Building A and/or Building B on portions of the roofs not occupied by mechanical penthouses. Access to such roof decks may be provided by one or more elevators and stairwells also serving mechanical penthouses, which elevators and stairwells will not extend above the top of such mechanical penthouses. Notwithstanding the definition of “Building Height” found in Article 2A and the provisions of Section 64-35 of the Code, any elevator penthouse, stairway bulkhead or any other roof structure built for the purpose of accessing a roof terrace, as well as the roof terraces themselves, shall be excluded from the calculation of the building height under this Development Plan.

Proposed Uses. Building A and Building B will be used primarily for Residential Uses, as defined on Exhibit D, which may include additional services, support facilities and amenities such as fitness facilities, guest suites and roof terraces. Portions of the ground floor of each building will be used for Commercial Uses and/or Cultural Uses, as are both defined on Exhibit D, which may include restaurant use, start-up business use and/or Affordable Cultural Space as described below, and facilities associated with parking and accessory loading. It is anticipated that 575 Albany will be used for Commercial Uses and/or Cultural Uses on the ground floor and Residential Uses above. It is anticipated that the Gambro Building will be used for Commercial Uses and/or Cultural Uses on the ground floor and Commercial Uses and/or Medical Uses, as defined on Exhibit D, above the ground floor. In order for the Proposed Project to continue to be used for a variety of purposes consistent with underlying zoning, this Development Plan seeks

approval for all of the proposed uses described in this Development Plan, as well as for all uses set forth on Exhibit D, notwithstanding any contrary provision of the Code.

Affordable Housing. In accordance with Section 64-29.1(c)(1) of the Code, 10% of the units in the Proposed Project will be Affordable Housing as such term is defined in Section 64-41.1 of the Code. An amount equivalent to 10% of the units will also be applied towards affordable housing through some combination of a contribution to the BPDA's Inclusionary Housing Fund and/or creation of off-site Affordable Housing. A portion of the Proposed Project's on-site affordable units will be targeted to working artists.

Start-Up Business & Affordable Cultural Space. In accordance with Section 64-29(c)(2) of the Code, the Proposed Project will include space for existing or start-up businesses or not-for-profit Affordable Cultural Space (as defined by the Code) or, to the extent applicable, by contributing to the Harrison/Albany Corridor Business and Cultural Loan Fund. The Proponent will cooperate with the BPDA to determine the mechanism by which the Proposed Project will satisfy the requirements of Section 64-29(c)(2).

Open Spaces and Landscaping. In accordance with Section 64-29.3 of the Code, the development footprint of the Proposed Project will not cover more than 80% of the Project Site. Portions of the remaining open space on the Project Site will be designed and built to ensure public access or enhance the public realm. As an element of such access, the Proposed Project will include a mid-block, landscaped pedestrian connection with green space between Building A and Building B and that will that will replace, in part, an existing parking lot. Exhibit C shows these pedestrian green spaces on the Project Site.

Proposed Traffic Circulation. The Developer will enter into a Transportation Access Plan Agreement with the Boston Transportation Department to ensure proper pedestrian and vehicular circulation. In addition, the Project Site's single substandard mid-block connector, Andrews Street, will be replaced with the Service Drive, the Mid-Block Corridor, and New Andrews Street. Loading and trash collection activity is expected to occur on-site via the Service Drive and New Andrews Street, and not on the surrounding roadway network.

Proposed Parking and Loading Facilities. In accordance with Section 64-36 of the Code, any parking and loading facilities will be approved in connection with the BPDA's Large Project Review under Section 80B of the Code. Parking for approximately 705 vehicles will be provided in the Garage. The Garage spaces will be for residents, customers, occupants, and/or visitors of the Project or of nearby uses and will not be open to the general public. As currently designed, vehicular access to and egress from the Garage will be provided on-site via the Service Drive. Loading for 575 Albany, Building A and Building B will occur on-site via the Service Drive. Loading for the Gambro Building will occur on-site via the Service Drive. Prior to commencement of the redevelopment of the Gambro Building, there will be 18 additional surface parking spaces adjacent to the Gambro Building; and following completion of the redevelopment of the Gambro Building there will be 5 additional surface parking spaces adjacent to the Gambro Building

Access to Public Transportation. The Project Site is within 1,000 feet of the Massachusetts Bay Transportation Authority ("MBTA") Silver Line and numerous bus stops

serviced by multiple bus routes, and less than one mile from several train and subway stations, including Massachusetts Avenue Station on the Orange Line, Back Bay Station with connections to the Orange Line, Commuter Rail and Amtrak, and Broadway Station on the Red Line.

Signage. The signage program for the Proposed Project will be subject to design review by the BPDA. Any “Sign” approved as part of such review will be deemed to be in compliance with the Development Plan.

Development Review Procedures. All design plans for the Proposed Project are subject to ongoing design and development review and approval by the BPDA. Such review will be conducted in accordance with Large Project Review under Section 80B of the Code.

Urban and Public Benefits. The Proposed Project includes the redevelopment of an underutilized site dominated by a surface parking lot and partially occupied/vacant buildings, and in place will produce a carefully designed mix of public green spaces, retail storefronts, and tree-lined streets, to create a walkable and vibrant area in the city. Among its many other improvements, the Proposed Project will result in the following benefits:

- Creation of up to 700 new residential units within one-half mile of several MBTA bus and Silver Line stops and less than one mile from several train and subway stations;
- Increase of the City’s affordable housing stock. Ten percent of the units will be Affordable Housing as such term is used in the Code. An amount equivalent to 10% of the units will also be applied towards affordable housing through some combination of a contribution to the BPDA’s Inclusionary Housing Fund and creation of off-site Affordable Housing. A portion of the Proposed Project’s on-site affordable units will be targeted to working artists;
- Creation of space for existing or start-up businesses or not-for-profit Affordable Cultural Space, pursuant to Section 64-29.1(c)(2) of the Code;
- Creation of approximately 1,250 construction jobs and approximately 250 new permanent jobs;
- Increased stormwater infiltration at the Project Site;
- Generation of an estimated \$3,300,000 or more in property taxes per year over the first 10 years upon Proposed Project completion, a substantial increase from the tax levied on the current Project site.

The Proposed Project will provide a variety of urban design benefits to the surrounding neighborhood, including:

- Redeveloping an underutilized property into a vibrant transit- and pedestrian oriented mixed-use development;
- Renovating the historic and currently vacant 575 Albany into productive use;

- Continuing the resurgence of the South End’s Harrison Avenue/Albany Street corridor, supporting both existing institutions and emerging economic opportunities;
- Advancing a thoughtful contemporary design that engages its neighbors on all sides and respects its context;
- Replacing existing surface parking with more active uses and moving all proposed parking below grade;
- Replacing and relocating the substandard Andrews Street with three new mid-block connectors that improve and enhance pedestrian and vehicular circulation; and
- Improving the pedestrian experience along all four bordering streets and adding interesting public spaces, new active ground-floor uses, and improved streetscaping and amenities for pedestrians and for existing residents along East Canton Street and East Dedham Street.

These public benefits and others generated by the Proposed Project satisfy the public benefit criteria of Section 64-13 of the Code.

Groundwater Conservation. The Proposed Project is located within the Groundwater Conservation Overlay District (“**GCOD**”) governed by Article 32 of the Code. The Proposed Project will comply with the standards and requirements set forth in Article 32 of the Code. The Developer will demonstrate that the Proposed Project meets the requirements of Section 32-6 of the Code by obtaining a stamped certification from a Massachusetts registered engineer that the requirements of Section 32-6 of the Code are met. In addition, the Developer will obtain a written determination from the Boston Water and Sewer Commission (“**BWSC**”) as to whether the Proposed Project meets the standards and requirements of Article 32. The Developer will provide both a copy of the written determination from BWSC and a copy of the stamped certification from a Massachusetts registered engineer to the BPDA and the Boston Groundwater Trust prior to the issuance of a Certification of Consistency. As such, the Proposed Project will be deemed to be in compliance with Article 32 of the Code and will not need a conditional use permit from the Board of Appeal for Article 32 purposes.

Green Building Requirements. The Proposed Project is subject to Article 37, Green Buildings, of the Code. The Developer will ensure that the Proposed Project is in compliance with the requirements of Article 37 of the Code.

Phase-By-Phase Applicability. The Proposed Project may be constructed on a building-by-building basis (each such building a “**Phase**”). For purposes of this Development Plan, compliance of any individual Phase with the requirements of this Development Plan (and any applicable requirements of the Code not addressed in this Development Plan) shall be determined on an individual rather than Project Site basis, except for the calculation of FAR, which shall be determined on a Project Site basis. The compliance or non-compliance of any one Phase with the provisions of the Code or this Development Plan shall not affect the compliance

of any other Phase with the provisions of the Code or this Development Plan. If the Phases are separately owned, then the owner of each Phase shall be the Developer with respect to the applicable Phase and shall bear no obligation regarding zoning compliance with respect to any other Phase.

Proponent anticipates commencing construction of the first phase on or about the second quarter of 2017 and commencing construction of the final phase by 2027.

Amendments. Any owner of an individual Phase may seek an amendment of this Development Plan as to such Phase in accordance with the procedures prescribed by the Code without the consent of any other owner of another Phase, provided that such amendment does not change any obligations or requirements applicable to any other Phase, nor cause the Project Site to exceed the Maximum FAR allowed by this Development Plan. The provisions of this Development Plan applicable to a Phase may be amended only with the consent of the owner of such Phase.

No Duty to Develop the Proposed Project or any Phase. Notwithstanding anything to the contrary set forth in this Development Plan, under no circumstances shall the Developer be obligated to proceed with the Proposed Project or any Phase thereof. Either Phase may be constructed and occupied without the construction or occupancy of the other Phase.

Exhibit A

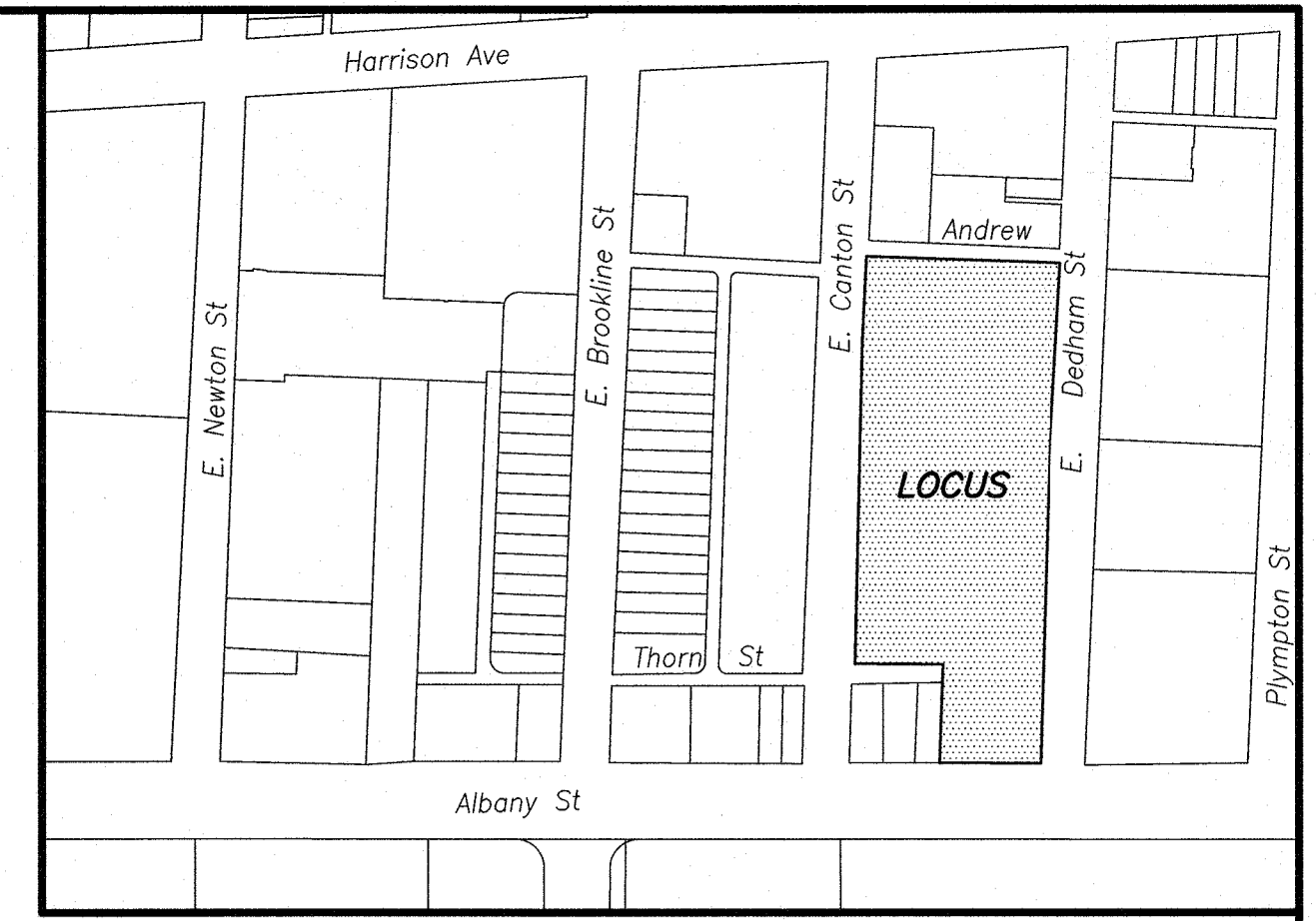
Plan of the Project Site

[See attached]

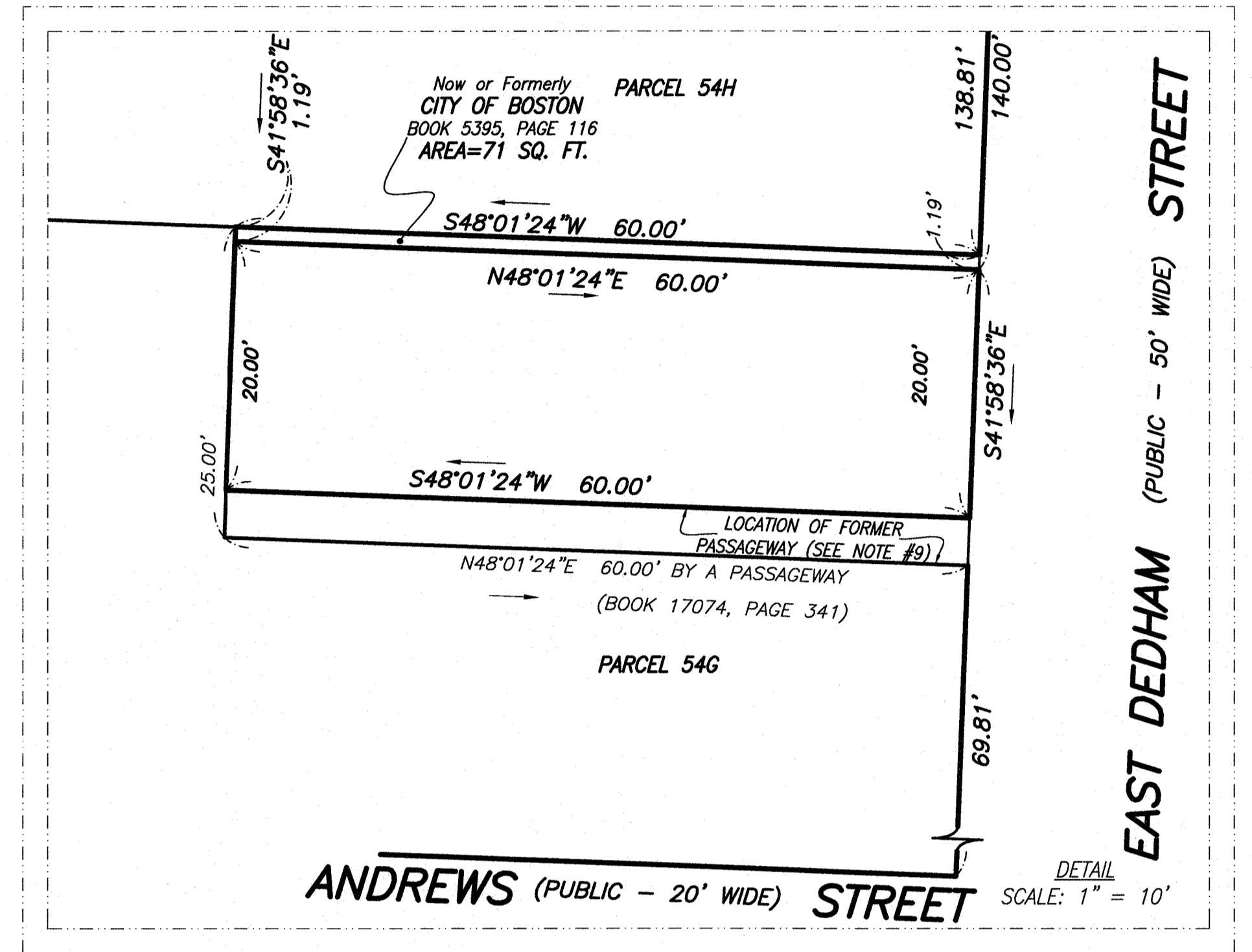
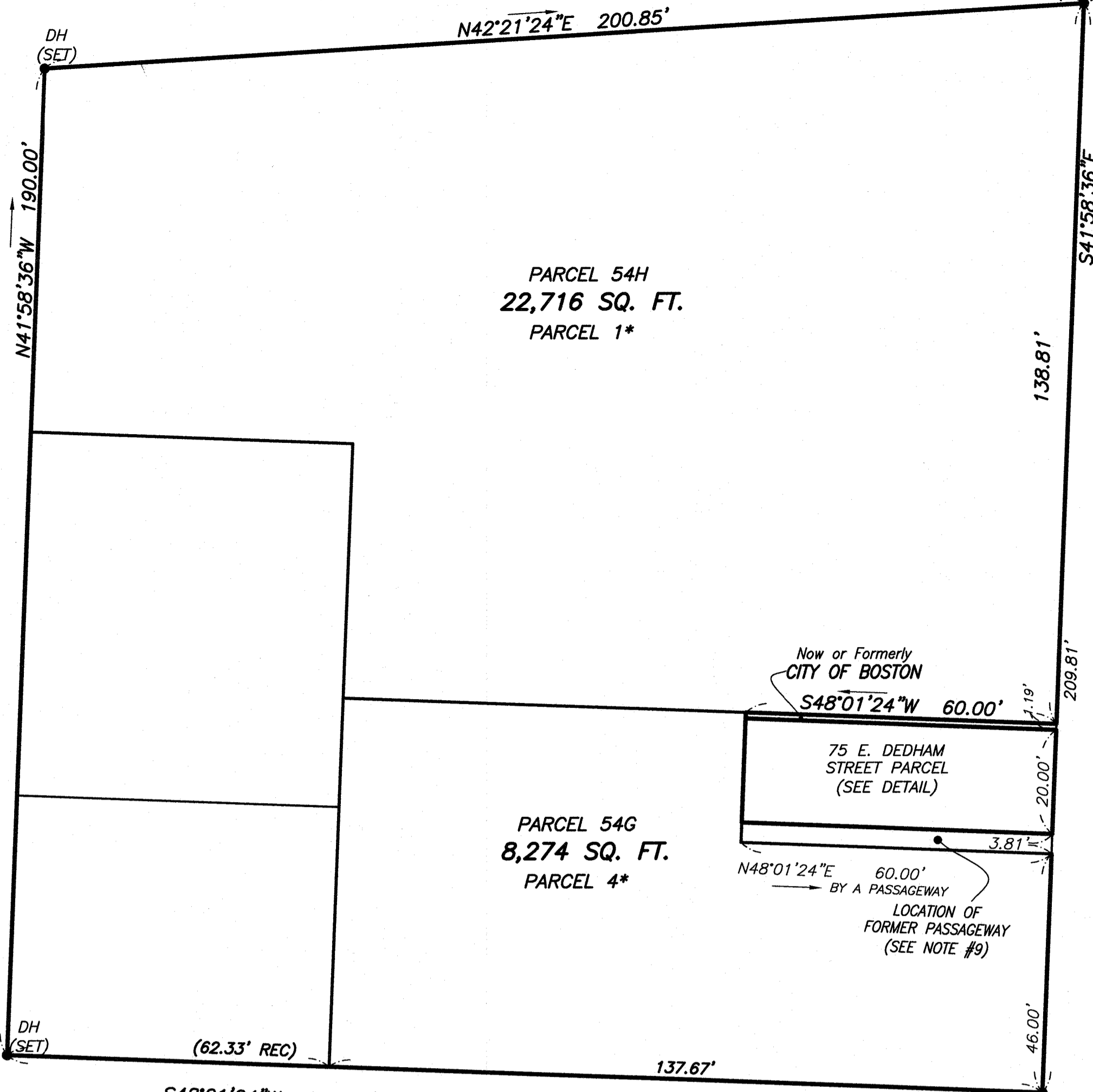
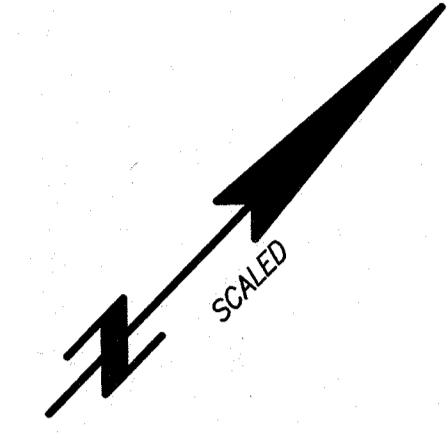
HARRISON (PUBLIC - 60' WIDE) AVENUE

EAST CANTON (PUBLIC - 50' WIDE) STREET

EAST DEDHAM (PUBLIC - 50' WIDE) STREET



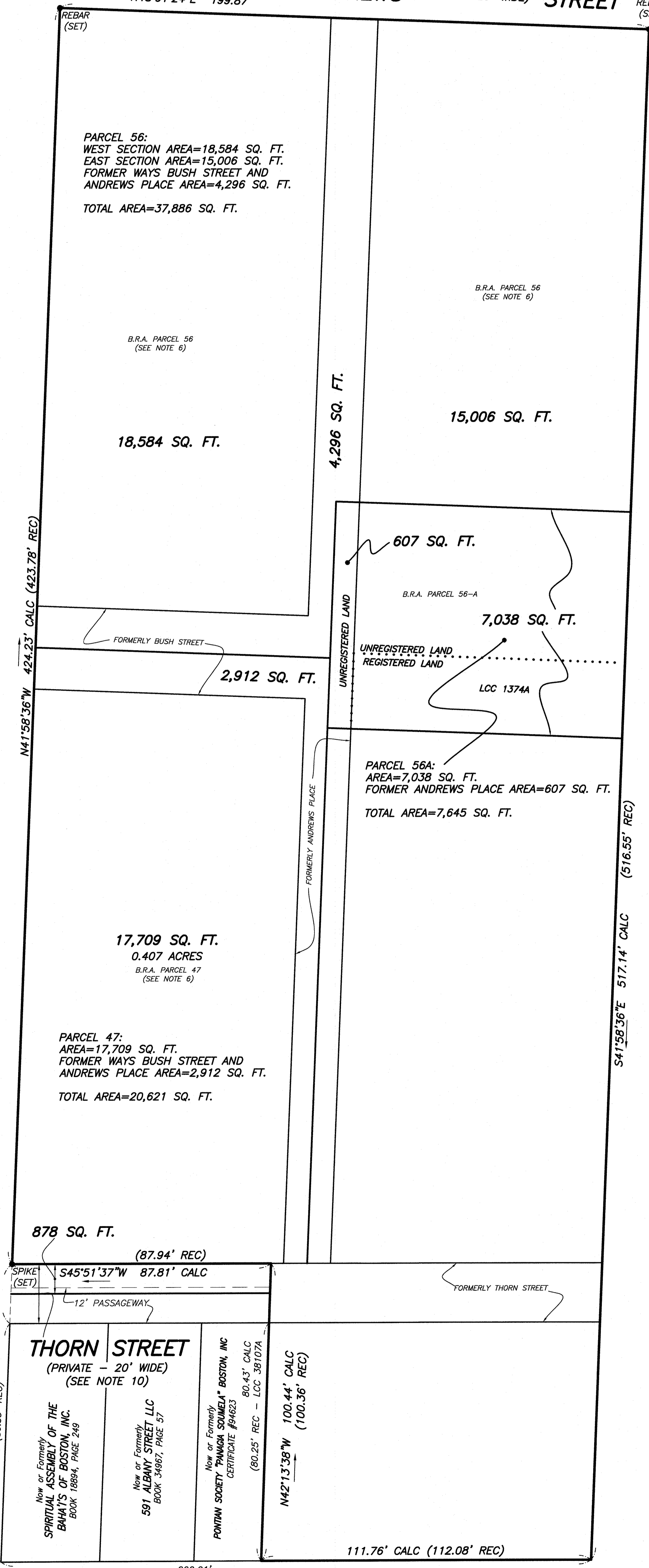
VICINITY MAP NOT TO SCALE



DETAIL SCALE: 1" = 10'

EAST CANTON (PUBLIC - 50' WIDE) STREET

EAST DEDHAM (PUBLIC - 50' WIDE) STREET



NOTES:

* INDICATES PARCEL DESIGNATION FROM TITLE COMMITMENT FILE NO. 1421-0246 ISSUED BY CHICAGO TITLE INSURANCE COMPANY.

REFERENCES

- SUFFOLK COUNTY REGISTRY OF DEEDS

BOOK	PAGE
9945	340
18364	249
34967	57
46331	180
- PLAN BOOK PAGE

6023	103
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- PLAN NO.

25 OF 2006

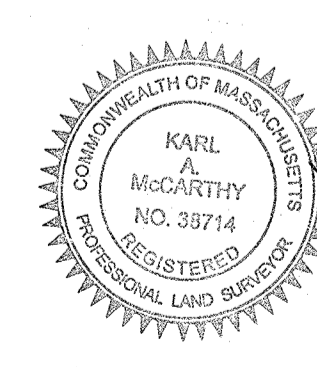
- MASSACHUSETTS LAND COURT

LCC 1374A
38107A
- CERTIFICATE OF TITLE

94623
112685
- CITY OF BOSTON ENGINEERING DEPARTMENT

FIELD BOOK	PAGE
757	52-61, 124-125
- STREET LINE MAP

SOUTH END PROJECT R-56, SHEET S-23



Karl A. McCarthy
 KARL A. MCCARTHY, PLS (MA# 38714)
 kam@feldmansurveyors.com
 10-06-2016
 DATE

EXHIBIT PLAN
 100 EAST CANTON STREET &
 575 ALBANY STREET
 BOSTON, MASS.

FELDMAN LAND SURVEYORS
 112 SHAWMUT AVENUE
 BOSTON, MASS. 02118
 www.feldmansurveyors.com

OCTOBER 3, 2016
 PHONE: (617)357-9740

FELDMAN
 LAND SURVEYORS

SCALE: 1"=20'

RESEARCH SCH	FIELD CHIEF CB	PRON MGR KAM	APPROVED	SHEET NO. 1 OF 1
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ALBANY (PUBLIC - 80' WIDE) STREET

Exhibit B

Legal Description

Parcel 1: Harrison Avenue, Parcel 54H

The land with the building located thereon at the corner of Harrison Avenue, East Dedham and East Canton Street, containing approximately 22,963 square feet and shown as "remaining land of the City of Boston" on a plan entitled "SUBDIVISION PLAN OF LAND IN BOSTON, MASS.: SUBDIVISION OF B.R.A. PARCEL NO. 54, DATED MAY 23, 1992 BY ANEPTK CORPORATION, 209 W. CENTRAL STREET, NATICK, MA 01760", recorded at the Suffolk County Registry of Deeds in Book 17546, Page 46, to which plan reference may be had for a particular description.

Parcel 2: 60-64-East Canton Street

A certain parcel of land situated in Boston, Suffolk County, Massachusetts, bounded and described as follows:

Beginning at a point of the Northeasterly side of East Canton Street, 140 feet from its intersection with the Southeasterly line of Harrison Avenue, thence running

NORTHWESTERLY on said line toward Harrison Avenue, seventy (70) feet; thence

NORTHEASTERLY at right angles with Northeasterly line of East Canton Street, sixty-two (62) feet; thence

SOUTHEASTERLY parallel with the line of East Canton Street, seventy (70) feet; and thence

SOUTHWESTERLY sixty-two (62) feet to the beginning.

See plan duly recorded with Suffolk Deeds, Book 931, Page 194.

Parcel 3: 68-70 East Canton Street

A certain parcel of land situated in Boston, being the estate numbered 68-70 East Canton Street, and bounded and described as follows:

Beginning at a point on the Northeasterly side of East Canton Street distant 140 feet Southeasterly from Harrison Avenue; and thence running

SOUTHEASTERLY on said East Canton Street, fifty (50) feet to a passageway twenty (20) feet wide, running from East Canton Street to Dedham Street; thence running

NORTHEASTERLY by said passageway, sixty-two and 33/100 (62.33) feet thence turning and running;

NORTHWESTERLY parallel with said East Canton Street, fifty (50) feet; and thence turning and running

SOUTHWESTERLY on a line parallel with said passageway, sixty-two and 33/100 (62.33) feet to the point of beginning.

Containing 3116.50 square feet of land according to the plan recorded with Suffolk Deeds, Book 931, Page 194.

Parcel 4: 5-13 Andrews Street and 77.77R-79 East Dedham Street

That certain parcel of land with the buildings thereon in the South End Urban Renewal Area known as Parcel 54G, located at the corner of Andrews Street and East Dedham Street, Boston, Massachusetts, now or formerly known as 5-13 Andrews Street and 77, 77R-79 East Dedham Street, containing approximately 8,276 square feet and bounded and described as follows:

Beginning at the intersection of the Southwesterly side of East Dedham Street and the Northwesterly side of Andrews Street; thence

SOUTHWESTERLY by Andrews Street one hundred thirty-seven and seven tenths (137.7') feet; thence

NORTHWESTERLY by land now or formerly of Ginsberg seventy-one (71') feet; thence

NORTHEASTERLY by land now or formerly of the City of Boston seventy-seven and seven tenths (77.7') feet; thence

SOUTHEASTERLY by land now or formerly of Sparks (75 East Dedham Street) and a passageway twenty-five (25') feet; thence

NORTHEASTERLY by said passageway to East Dedham Street sixty (60') feet; thence

SOUTHEASTERLY by East Dedham Street forty-six (46') feet to a point of beginning.

Said land being shown as Parcel 54G on a plan entitled "SUBDIVISION OF LAND IN BOSTON, MASS., being a subdivision of B.R.A. Parcel No. 54", scale 1=20' dated May 23, 1992 by Aneptek Corporation, recorded at Suffolk County Registry of Deeds on June 16, 1992.

Parcel 5: 575 Albany Street, 100 East Canton Street

The land situated in the City of Boston, Suffolk County, Commonwealth of Massachusetts, being shown as Parcel No. 1 on a plan entitled: "Plan of Land in Boston, Massachusetts", dated December 27, 2005, prepared by Vanasse Hangen Brustlin, Inc., and recorded with Suffolk County Registry of Deeds as Plan No. 25 of 2006.

There is included within such Parcel a lot of registered land as shown on Land Court Plan 1374-A.

75 E. Dedham Street Parcel

The land with the buildings thereon in Boston, on the southerly side of East Dedham Street, bounded and described as follows:

Beginning at a point on the southerly side of East Dedham Street one hundred forty (140) feet from the corner of said street and Harrison Avenue, thence running

EASTERLY	on said Dedham Street, twenty (20) feet; thence
SOUTHERLY and running (20) feet;	on land now or formerly of the City of Boston, sixty (60) feet; thence turning parallel with East Dedham Street on land now or formerly of Wilbur, twenty thence turning at a right angle and running
NORTHERLY	on land now or formerly of Wilbur, sixty (60) feet to the point of beginning.

Exhibit C

Conceptual Plans and Renderings

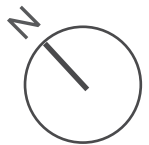
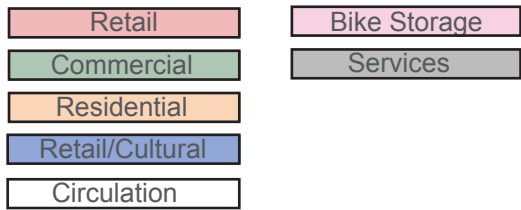
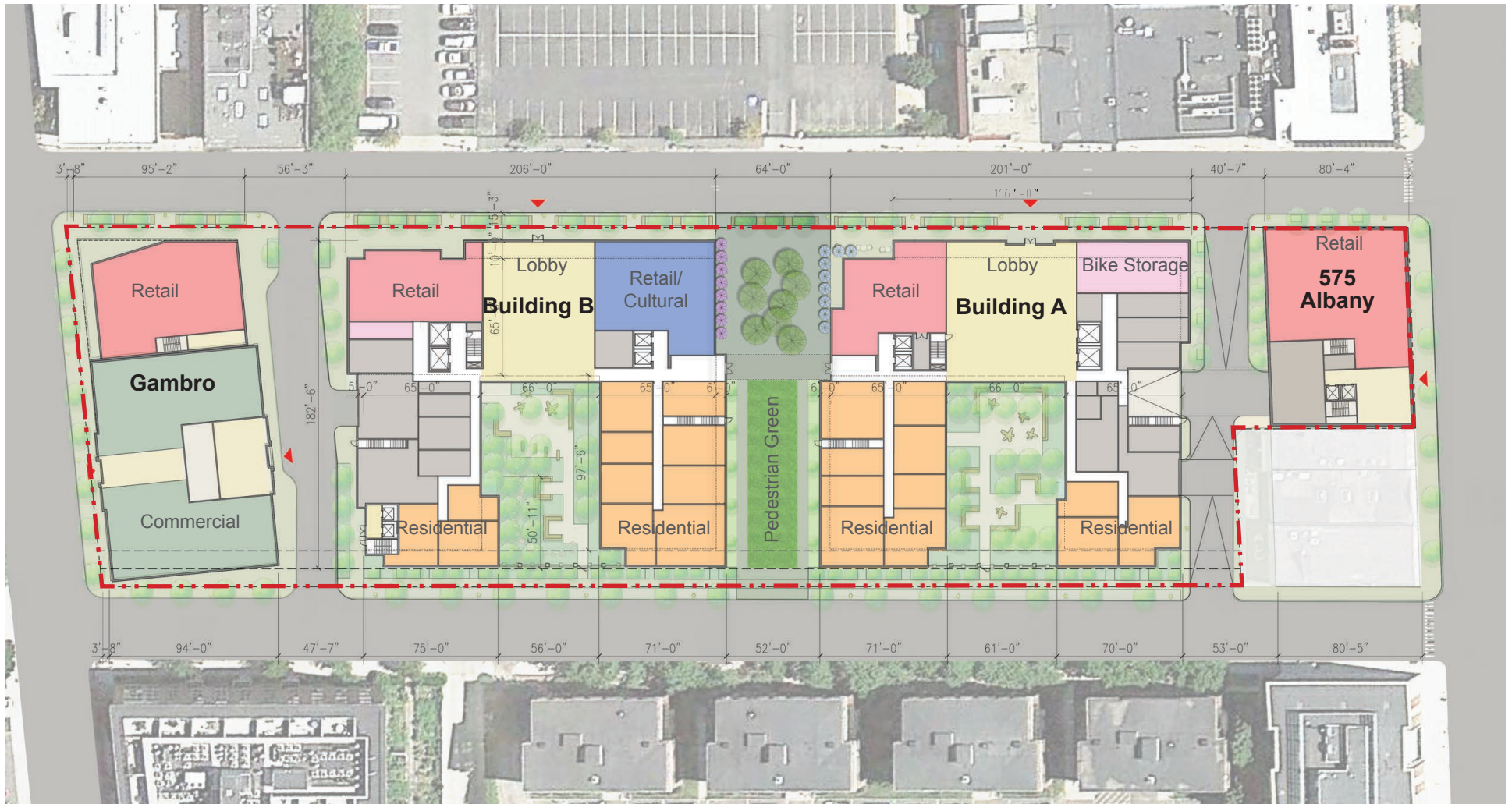
[See attached]



Harrison Albany Block Boston, Massachusetts



Figure 2-2
Proposed Site Plan



Harrison Albany Block Boston, Massachusetts



- Retail
- Commercial
- Residential
- Amenity
- Circulation
- Services

Harrison Albany Block Boston, Massachusetts



Harrison Albany Block Boston, Massachusetts



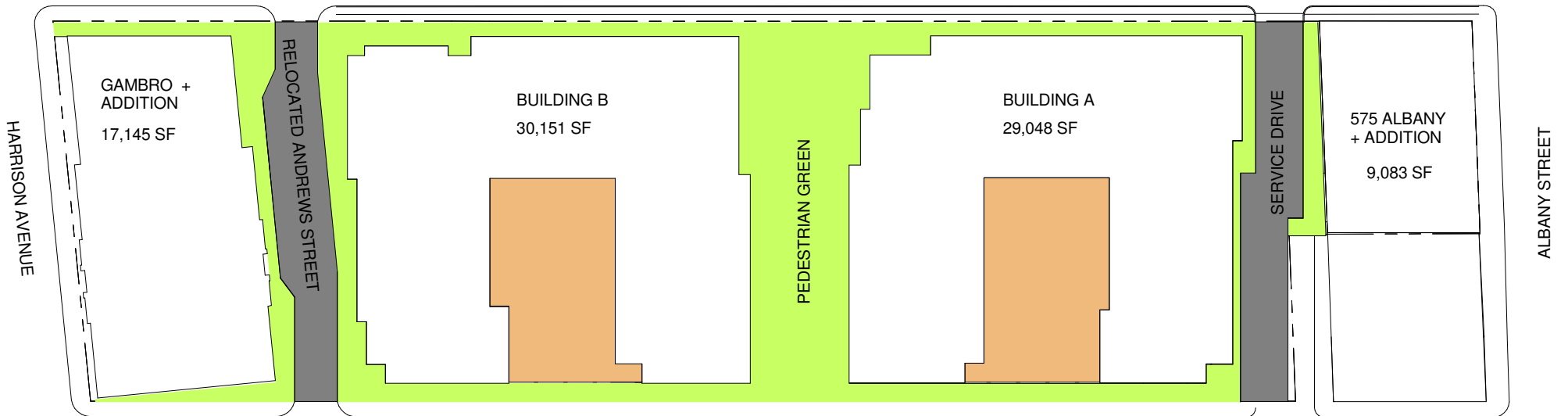
Figure 2-5
South Elevation, East Canton Street






Harrison Albany Block Boston, Massachusetts



Figure 2-7
North Elevation, East Dedham Street



	TOTAL SITE AREA: 135,161 SF	100%
	PUBLIC OPEN SPACE: 29,190 SF	22%
	RESIDENTIAL COURTYARDS: 13,840 SF	10%
	SERVICE DRIVES: 6,434 SF	5%
<hr/>		
	TOTAL OPEN SPACE: 49,464 SF	37%

Harrison Albany Block Boston, Massachusetts

Exhibit D

Allowed Uses for the Proposed Project

For definitions of use categories and certain specific uses used in the below definitions, see Article 2A.

“Residential Uses” shall mean:

- Multifamily Residential;
- Accessory services for apartment residents;
- Accessory fitness facilities;
- Accessory roof terraces;
- Accessory swimming pool; and
- Accessory guest suites.

“Commercial Uses” shall mean:

- Office Uses;
- Retail Uses;
- Banking and Postal Uses;
- Fitness center (including workout classes, spin studio, yoga studio, etc.), health club or gymnasium;
- Open Space; Private Grounds for Sport;
- Entertainment Uses;
- Restaurant Uses; Restaurant Uses with any of the following: dancing, live entertainment, billiards and/or pool facilities, and/or video and/or other electronic or mechanical amusement game machines; Bar; Bar with any of the following: dancing, live entertainment, billiards and/or pool facilities, and/or video and/or other electronic or mechanical amusement game machines; Bakery; place for sale and consumption of food and beverages providing dancing or entertainment or both;
- Service Uses, including but not limited to the following: barber shop; beauty shop; shoe repair shop; self-service laundry; pick-up and delivery station of laundry or dry-cleaner; dry cleaning shop; printing and/or photocopying shop;

tailor shop; caterer's establishment; photographer's studio; carpenter's shop; electrician's shop; plumber's shop; optometrist's shop; radio, television and other electronic appliances repair shop; or similar use;

- Animal hospital or clinic; pet spa; pet daycare;
- Day care center; nursery school; kindergarten;
- Storage of flammable liquids and gases incidental to a main use;
- Telecommunications equipment and service facility; radio or television studio;
- Accessory automatic teller machine;
- Accessory Outdoor Café; and
- Accessory Outdoor Retail Establishment.

“Cultural Uses” shall mean:

- Art Use;
- Art gallery; auditorium; cinema; concert hall; museum; public art display space; studios, arts studios, production; theatre; ticket sales;
- Artists' Mixed-Use;
- Community Uses; and
- Affordable Cultural Space.

“Medical Uses” shall mean:

- Medical Office;
- Research and Development Uses;
- Scientific Lab; and
- Clinic.

“Parking Uses” shall mean:

- Parking Garage;
- Accessory Parking Garage;

- Facilities associated with Parking and Accessory Loading.

Fact Sheet

Application for Approval of Planned Development Area Development Plan

Harrison Albany Block, South End, Boston, Massachusetts

- Board Action: The Proponent is requesting the Boston Planning and Development Agency's approval of a Development Plan for a Planned Development Area in connection with the proposed Harrison Albany Block Development Project.
- Proponent: Leggat McCall Properties LLC and its affiliates.
- PDA Site: The PDA Site consists of approximately 135,160 square feet (3.1 acres) and is generally bounded by Harrison Avenue, East Dedham Street, East Canton Street, and Albany Street in the South End Neighborhood, as more particularly described in Exhibit A.
- Proposed Project: The Proposed Project will involve new construction and renovation of current structures, with a mix of uses throughout. The Proposed Project includes demolishing the buildings located at 75 East Dedham Street, 123 East Dedham Street, and 100 East Canton Street and constructing two new multifamily residential buildings, separated by a mid-block pedestrian corridor, sitting atop an approximately 705-space underground parking garage. The Proposed Project also contemplates demolition of an addition on the north side of 575 Albany to widen and extend an existing alley in order to create a service drive open to public travel that will connect East Canton Street to East Dedham Street. The remaining portion of 575 Albany Street will be renovated and will have five additional floors constructed above the existing building. In a later phase, the Gambro Building will be renovated, increasing its footprint, and will have an additional two floors constructed above the existing building. The Proposed Project will also involve replacement and relocation of Andrews Street, a north-south midblock connector.
- Anticipated Job Creation: The Proposed Project is anticipated to create approximately 1,250 construction jobs and 250 permanent jobs.
- Affordable Housing: The Proposed Project will provide a variety of housing options for the residents of the South End and the City of Boston, including a significant number of affordable housing units. 10% of the units in the Proposed Project will be affordable, and an amount equivalent to 10% of the units will also be applied towards affordable housing through some combination of a contribution to the BPDA's Inclusionary Housing Fund and/or creation of off-site affordable housing.
- Zoning: The PDA Site is located within (i) the Economic Development Area South of the South End Neighborhood District, governed by Article 64 of the Boston Zoning Code (the "Code"), (ii) the Restricted Parking Overlay District, governed by Section 3-1A(c) of the Code, and (iii) the Groundwater Conservation Overlay District, governed by Article 32 of the Code. A portion of the PDA Site is also located within the Boston Medical Center/Boston University Medical Campus Institutional Master Plan Area.

EXHIBIT A

PDA Site Description

The limits of the PDA Site are bounded and described as follows:

Parcel 1: Harrison Avenue, Parcel 54H

The land with the building located thereon at the corner of Harrison Avenue, East Dedham and East Canton Street, containing approximately 22,963 square feet and shown as "remaining land of the City of Boston" on a plan entitled "SUBDIVISION PLAN OF LAND IN BOSTON, MASS.: SUBDIVISION OF B.R.A. PARCEL NO. 54, DATED MAY 23, 1992 BY ANEPTK CORPORATION, 209 W. CENTRAL STREET, NATICK, MA 01760", recorded at the Suffolk County Registry of Deeds in Book 17546, Page 46, to which plan reference may be had for a particular description.

Parcel 2: 60-64-East Canton Street

A certain parcel of land situated in Boston, Suffolk County, Massachusetts, bounded and described as follows:

Beginning at a point of the Northeasterly side of East Canton Street, 140 feet from its intersection with the Southeasterly line of Harrison Avenue, thence running

NORTHWESTERLY on said line toward Harrison Avenue, seventy (70) feet; thence

NORTHEASTERLY at right angles with Northeasterly line of East Canton Street, sixty-two (62) feet; thence

SOUTHEASTERLY parallel with the line of East Canton Street, seventy (70) feet; and thence

SOUTHWESTERLY sixty-two (62) feet to the beginning.

See plan duly recorded with Suffolk Deeds, Book 931, Page 194.

Parcel 3: 68-70 East Canton Street

A certain parcel of land situated in Boston, being the estate numbered 68-70 East Canton Street, and bounded and described as follows:

Beginning at a point on the Northeasterly side of East Canton Street distant 140 feet Southeasterly from Harrison Avenue; and thence running

SOUTHEASTERLY on said East Canton Street, fifty (50) feet to a passageway twenty (20) feet wide, running from East Canton Street to Dedham Street; thence running

NORTHEASTERLY by said passageway, sixty-two and 33/100 (62.33) feet thence turning and running;

NORTHWESTERLY parallel with said East Canton Street, fifty (50) feet; and thence turning and running

SOUTHWESTERLY on a line parallel with said passageway, sixty-two and 33/100 (62.33) feet to the point of beginning.

Containing 3116.50 square feet of land according to the plan recorded with Suffolk Deeds, Book 931, Page 194.

Parcel 4: 5-13 Andrews Street and 77.77R-79 East Dedham Street

That certain parcel of land with the buildings thereon in the South End Urban Renewal Area known as Parcel 54G, located at the corner of Andrews Street and East Dedham Street, Boston, Massachusetts, now or formerly known as 5-13 Andrews Street and 77, 77R-79 East Dedham Street, containing approximately 8,276 square feet and bounded and described as follows:

Beginning at the intersection of the Southwesterly side of East Dedham Street and the Northwesterly side of Andrews Street; thence

SOUTHWESTERLY by Andrews Street one hundred thirty-seven and seven tenths (137.7') feet; thence

NORTHWESTERLY by land now or formerly of Ginsberg seventy-one (71') feet; thence

NORTHEASTERLY by land now or formerly of the City of Boston seventy-seven and seven tenths (77.7') feet; thence

SOUTHEASTERLY by land now or formerly of Sparks (75 East Dedham Street) and a passageway twenty-five (25') feet; thence

NORTHEASTERLY by said passageway to East Dedham Street sixty (60') feet; thence

SOUTHEASTERLY by East Dedham Street forty-six (46') feet to a point of beginning.

Said land being shown as Parcel 54G on a plan entitled "SUBDIVISION OF LAND IN BOSTON, MASS., being a subdivision of B.R.A. Parcel No. 54", scale 1=20' dated May 23, 1992 by Aneptek Corporation, recorded at Suffolk County Registry of Deeds on June 16, 1992.

Parcel 5: 575 Albany Street, 100 East Canton Street

The land situated in the City of Boston, Suffolk County, Commonwealth of Massachusetts, being shown as Parcel No. 1 on a plan entitled: "Plan of Land in Boston, Massachusetts", dated December 27, 2005, prepared by Vanasse Hangen Brustlin, Inc., and recorded with Suffolk County Registry of Deeds as Plan No. 25 of 2006.

There is included within such Parcel a lot of registered land as shown on Land Court Plan 1374-A.

75 E. Dedham Street Parcel

The land with the buildings thereon in Boston, on the southerly side of East Dedham Street, bounded and described as follows:

Beginning at a point on the southerly side of East Dedham Street one hundred forty (140) feet from the corner of said street and Harrison Avenue, thence running

EASTERLY	on said Dedham Street, twenty (20) feet; thence
SOUTHERLY and running (20) feet;	on land now or formerly of the City of Boston, sixty (60) feet; thence turning parallel with East Dedham Street on land now or formerly of Wilbur, twenty thence turning at a right angle and running
NORTHERLY	on land now or formerly of Wilbur, sixty (60) feet to the point of beginning.

Public Notice

The Boston Redevelopment Authority (“BRA”) d/b/a the Boston Planning and Development Agency (“BPDA”), hereby gives notice pursuant to Sections 3-1A, 80A and 80C of the Boston Zoning Code (“Code”) that a Development Plan for Planned Development Area No. 110, Harrison Albany Block Development, South End, Boston (the “PDA Development Plan”) was received by the BRA on October 14, 2016, from Leggat McCall Properties LLC, MEPT/LMP Gambro Building LLC and MEPT/LMP Harrison/Albany Block LLC (together, the “Proponent”), in connection with the proposed construction of Harrison Albany Block, a mixed-use development, anticipated to include the construction of two new mixed-use buildings and the renovation and expansion of two existing buildings, in total containing approximately 687 residential units, 19,700 square feet of retail/cultural space, 76,800 square feet of office space, and parking for up to 705 vehicles in a below-grade parking garage (collectively the “Proposed Project”). The Proposed Project will be located on an approximately 3.1 acre block in the South End neighborhood of Boston, generally bounded by Harrison Avenue, East Dedham Street, East Canton Street, and Albany Street (the “Project Site”). The Project Site has an area of approximately 135,160 square feet.

The Proponent requests approval of the PDA Development Plan pursuant to Article 80 of the Code. Approval would also authorize the Director of the BRA to petition the Boston Zoning Commission to approve the PDA Development Plan and an associated map amendment

The PDA Development Plan may be reviewed on the BRA website-www.bostonredevelopmentauthority.org or at the Office of the Secretary of the BRA, Boston City Hall, Room 910, Boston, MA 02201, between 9:00 AM and 5:00 PM, Monday through Friday except legal holidays. Public comments on the PDA Development Plan, including the comments of public agencies, should be submitted in writing to Raul Duverge, Project Manager, BRA, at the address stated above or via email to Raul.Duverge@Boston.gov by December 1, 2016.

Boston Redevelopment Authority
Teresa Polhemus, Executive Director/Secretary
October 18, 2016