

Boston Redevelopment Authority

October 6, 1976

Adopted: October 21, 1976

Development Plan for Planned Development Area No. 10

Affiliated Hospitals Center, Inc.

Francis Street, Roxbury

Developer and Owner: Affiliated Hospitals Center, Inc. (AHC), the successor, by merger, of the Boston Hospital for Women, the Robert B. Brigham Hospital and the Peter Bent Brigham Hospital.

List of Plans: The following plans are incorporated herein by reference and will hereafter be referred to as BRA-1, BRA-2 etc.

1. Plans by Sasaki Associates, Inc., as follows:
 - a. BRA-1, dated 6/30/76, revised 10/1/76, AHC Area Site Plan, scale 1" = 50'.
 - b. BRA-1A, dated 10/1/76, Landscape Site Plan, scale 1/16" = 1'
2. Plans by Bertrand Goldberg Associates, all, except g, at a scale of 1/16" = 1', as follows:
 - a. BRA-2, dated 7/1/76, Plan Plaza Level +1, revised 10/6/76;
 - b. BRA-3, dated 7/1/76, Elevation South-Francis Street, revised 9/1/76;
 - c. BRA-4, dated 7/1/76, revised 9/1/76, Elevation North - Shattuck Street;
 - d. BRA-5, dated 7/1/76, revised 9/1/76, Elevation West - Binney Street;
 - e. BRA-6, dated 7/1/76, revised 9/1/76, Project Section - Transverse;
 - f. BRA-7, dated 7/1/76, revised 9/1/76, Project Section - Longitudinal; and
 - g. BRA-8, dated 10/1/76, Perspective Sketch and Details, not to scale.
3. Plan by Whitman & Howard, Inc., entitled Plan of Land in Boston, Mass. (Roxbury District), Scale 1" = 50', dated 12/11/75.

Site: A parcel of land on the northerly side of Francis Street in the Roxbury District of the City of Boston bounded southerly by Huntington Avenue and Francis Street, westerly by Binney Street; northerly by land of Sidney Farber Cancer Center, Inc., land of The Children's Hospital Medical Center and by Shattuck Street; and easterly by land of the President and Fellows of Harvard College. Said parcel contains 8.86 acres, and is shown by plan BRA-1 and by the plan described above, by Whitman and Howard, as corrected to include 4,029 square feet in existing Shattuck Street, a private way. A metes and bounds description is contained in Appendix A.¹

Because of financing considerations, the parcel will be treated as though subdivided into two parcels, the "New Hospital Area" at the westerly end of the property, containing 3.42 acres and more fully described in Appendix A², and the "Old Peter Bent Area" which contains the balance of the former Peter Bent Brigham Hospital property (5.44 acres).

The entire parcel lies in an H-3 zoning district which is an apartment district with a floor area ratio of 3.0.

A. Permitted Uses

A1. Hospital not providing custodial care for drug addicts or mentally ill or mentally deficient persons, and the following accessory uses: clinics, professional offices, scientific research and teaching laboratories, parking, the keeping of laboratory animals, and incidental uses and services ordinarily found in connection with hospitals (such as gift shop, restaurant and snack bar, outpatient pharmacy and the like) for the convenience of patients, visitors and staff. The same uses will be permitted in the Old Peter Bent Area except that once the new hospital has been completed in the New Hospital Area, in-patient care will be restricted to the New Hospital Area.

B. Proposed Location and Appearance of Structures

B1. New Hospital Area: A new hospital complex will consist of a 16-story bed tower accommodating 680 beds (replacement for existing obsolete facilities of the merged hospitals); a two-story L-shaped laboratory and administration building that is raised one story above grade, lying west and south of the bed tower; a three-story ambulatory care center to the east of the tower; and two below-grade levels beneath the entire complex containing basic hospital functions. The location and appearance of these buildings shall be as shown by Plans BRA-1 through BRA-8. The exterior building material is to be concrete.

B2. Old Peter Bent Area: The structures in the Old Peter Bent Area shall remain in location and appearance as they are now. They may from time to time be repaired or renovated, but any new construction, in the form of new buildings or extensions of existing buildings, shall require amendment of this Development Plan, after notice and public hearing.

C. Open Spaces and Landscaping

C1. In the New Hospital Area, open spaces and landscaping shall be as shown by plans BRA-1 and BRA-1A, with trees and other plantings to be maintained and replaced as necessary.

C2. In the Old Peter Bent Area, existing open spaces and landscaping shall be maintained, with the exceptions that existing open space may be used for the possible widening of Francis Street and the area off Shattuck Street designated by plan BRA-1 as a site for "Alternate Off-street Loading" may be used for that purpose.

D. Density

D1. The overall floor area ratio of the Planned Development Area shall not exceed 3.0, nor shall the floor area ratio of the New Hospital Area exceed 5.6.

E. Proposed Traffic Circulation

E1. Non-emergency traffic will enter the New Hospital Area at the main entrance on Francis Street, pass through it on a roadway running under the raised laboratory and administration building, and exit onto Binney Street or Shattuck Street. The latter, which is a private way, will be extended, by AHC, to connect to Binney Street. Emergency vehicles will enter from Francis Street on a roadway abutting the west side of the Ambulatory Care building and exit onto Shattuck Street. It shall be a policy of AHC to discourage the use of sirens by emergency vehicles on Francis Street. Pedestrian and vehicular movements to and through the New Hospital Area are shown on plan BRA-1.

E2. Traffic circulation for the Old Peter Bent Area shall continue as at present. The main pedestrian and vehicular entrance and exit for the Old Peter Bent Area will continue to be at the junction of Huntington Avenue and Francis Street, opposite Brigham Circle.

E3. Increased traffic on Francis Street may require the future widening of Francis Street between Binney Street and Huntington Avenue by no more than 10'. In the New Hospital Area the proposed conformation of the structures makes allowance for such widening as shown on plans BRA-1 and BRA-2.

- E4. For any such widening undertaken within the New Hospital Area, AHC shall bear the construction costs for any needed street improvements within the New Hospital Area in connection with such widening, and shall make no charge to the City of Boston for the surface easement for the widening area, provided the same leaves AHC with rights to subsurface structures under the future widening area, the particulars of which surface easement, including provision for a space under the surface, above the subsurface structures, shall be subject to written approval of the Division Engineer of the City's Public Works Department.
- E5. With respect to the portion of such possible widening within the Old Peter Bent Area, AHC shall make no charge to the City of Boston for an easement needed for surface rights in the widening area, provided the same leaves AHC with rights to subsurface structures under the widening area, subject to similar approval of said Division Engineer. Further, if AHC should redevelop any part of the Old Peter Bent Area abutting Francis Street, it will bear the construction costs for normal street improvements involved in widening Francis Street (by not more than 10 feet, as aforesaid) in front of the area involved. Nothing herein shall be deemed to constitute advance approval by the Authority of any such redevelopment in the Old Peter Bent Area.
- E6. Without reference to any possible redevelopment of the Old Peter Bent Area, if such a widening (i.e., not more than 10') is required within the Old Peter Bent Area as a result of an increase in traffic along Francis Street after occupancy of any part of the new hospital, AHC will bear the construction costs of curbing and paving within the widening area, at existing grades, but all other costs, including wall or other costs involved in preserving existing grades on AHC land immediately abutting the widening, will be borne by the City.

F. Parking Facilities

- F1. Parking facilities for 38 cars are to be provided in the New Hospital Area, as shown on the plan entitled BRA-1 (34 short-term parking and 4 emergency). Parking in the Old Peter Bent Area and in AHC's half (the southerly half) of Shattuck Street (a private way) adjoining the Old Peter Bent Area, totaling facilities for 176 cars, will remain available during and after construction of the project. Parking facilities referred to in this paragraph F1 are subject to elimination if and to the extent required by a widening of Francis Street, if that should occur, and by reason of federal, state, or local laws, ordinances, or regulations.
- F2. The Mission Park Project, so called, is now under construction to the south of the PDA, the northerly portion of which project is shown as "Mission Park Housing Project & Parking Facility" on plan BRA-1. Said project is in an area (hereinafter called "Mission Park") shown on a plan by Harry R. Feldman, Inc., dated September 9, 1974, revised September 29, 1975, entitled "Plan of Land Boston

(Roxbury) Mass.", recorded at Suffolk Deeds at Book 8825, Page 198 (Lots 1 through 6). AHC agrees to lease parking facilities for 715 cars in Mission Park. Said lease shall be for a term commencing when the Mission Park facilities are available for use and ending no earlier than December 31, 2002.

- F3. A service center and garage (hereinafter called the "Service Center") is proposed for construction at the westerly end of the block bounded by Brookline Avenue, Francis Street, Vining Street and Fenwood Road. The general area of the Service Center is shown as "Site of Proposed Service Center & Garage (MASCO)" on plan BRA-1. It is contemplated that the Service Center will include a parking garage to be operated by Medical Area Service Corporation (MASCO) to provide parking primarily for visitors and out-patients of the MASCO member institutions, and especially AHC, open to the public with only a minimal number of monthly parkers. If and when the Service Center is constructed and parking facilities therein are made available to AHC at rates generally prevailing for commercial parking facilities within a reasonable distance of the project, AHC agrees to lease as many of such facilities (up to 350) as are made available at such rates. Said lease shall be for a term ending no earlier than December 31, 2002.
- F4. If by the time AHC's bedtower is completed and occupied, 350 facilities have not been made available to AHC in the Service Center, under lease as provided in paragraph F3, above, for whatever reason (including, without limitation, that the Service Center is not constructed, or is delayed, or facilities therein are not made available to AHC as provided in paragraph F3):
- a. AHC shall lease parking facilities for 88 cars in Mission Park in addition to the 715 referred to above. Said lease shall be for a term ending no earlier than December 31, 2002 (except as provided below).
 - b. AHC shall use its reasonable best efforts to lease from time to time parking facilities for at least an additional 126 cars at one or more locations outside the PDA, so as to provide such facilities for a period ending no earlier than December 31, 2002 (except as provided below).
 - c. If such 350 parking facilities in the Service Center are thereafter leased by Developer as provided in paragraph F3, AHC may terminate its Mission Park lease as to the additional 88 facilities, terminate its lease(s) of any facilities made in accordance with subparagraph F4(b), and this paragraph F4 shall be of no further force and effect.
- F5. Parking facilities outside the PDA, referred to in Paragraphs F2 through F4, are subject to elimination if and to the extent caused by causes beyond the control of AHC, provided such causes are set forth in the leases involved and are approved in advance by the

Director of the Authority. If any facilities are eliminated pursuant to this paragraph F5, AHC will use its reasonable best efforts to lease from time to time substitute parking facilities in at least the same number as were eliminated, so as to provide such facilities for a period ending no earlier than December 31, 2002, the location of any such facilities and the terms of any such alternative leasing arrangements to be subject to the approval of the Director of the Authority.

G. Off-Street Loading

- G1. Plans for the Service Center include a materials handling facility to serve AHC and other institutions in the area, which facility is planned to contain at least 54,000 square feet, four loading bays, and a tunnel under Francis Street from the Service Center to AHC at the AHC second level below grade. AHC will provide off-street loading facilities, at its election from time to time, either by use of the materials handling facility in the proposed MASCO Service Center, (provided the same contains at least the elements listed above) or by means of a minimum of three off-street loading bays in the Old Peter Bent Area, two of which are already in existence. The location of said bays in the Old Peter Bent Area is shown as "Alternate Off-Street Loading" on a plan, BRA-1.

H. Access to Public Transportation

- H1. The following facilities of the Massachusetts Bay Transportation Authority serve the site as follow:

Arborway Branch of the Green Line, running from Park Street to Forest Hills with a stop at Brigham Circle, at the entrance to the Old Peter Bent Area.

Riverside Branch of the Green Line, running from Lechmere Square, Cambridge, to Riverside Station, Auburndale, with a stop at Longwood, about one-half mile from the New Hospital Area.

Bus Route No. 60, running from Chestnut Hill, Newton, to Kenmore Square, with a stop on Brookline Avenue, about 500 feet from the New Hospital Area.

Bus Route No. 65, running from Brighton Center to Kenmore Square, with a stop on Brookline Avenue.

Bus Route No. 66, running from Dudley Station on the Orange Line to Union Square, Allston, with a stop at Brigham Circle.

Bus Route No. 47, running from City Hospital to Cambridge with stops on Longwood Avenue, about 600 feet from both areas of the site.

H2. In addition, the MBTA operates, under contract with the town of Brookline, a minibus line which loops through Brookline and crosses over into the medical area, with a stop at Pilgrim and Francis Streets, about 800 feet from the New Hospital Area, and MASCO provides minibus service from Harvard Square.

I. Proposed Dimensions of Structures

I1. Structures in the New Hospital Area shall be as shown by plans BRA-2 through BRA-8. Structures in the Old Peter Bent Area shall remain, as to their dimensions, as they are now, subject to the provisions of paragraph B2.

J. Design Review

J1. Materials and treatment of the buildings and open space, plus the size, location, design, color, and materials of exterior signs, will be subject to the Authority's design review process. Samples of exterior materials including poured-in-place and pre-cast concrete, glass, metal frames, soffit materials, railings, sidewalk pavers, driveway paving and any other exterior building materials visible to the public, shall be submitted to the Authority for approval by the Urban Design Department.

AFFILIATED HOSPITALS CENTER, INC.

Application for PDA Designation

Appendix A¹

DESCRIPTION OF
PLANNED DEVELOPMENT AREA APPLIED FOR

A parcel of land on the northerly side of Francis Street in the Roxbury District of Boston, Suffolk County, Massachusetts, bounded and described as follows:

Commencing at the northeasterly corner of Francis and Binney Streets;

Thence by Binney Street, N 38° 00' 54" E, three hundred sixty-three (363) feet;

Thence by land now or formerly of Sidney Farber Cancer Center, Inc. in eight courses, as follows:

S 52° 00' 27" E, sixty-eight and 42/100 (68.42) feet;

S 37° 59' 32" W, 50/100 (.50) feet;

S 52° 00' 27" E, five and 02/100 (5.02) feet;

By a curved line to the left with a radius of ninety-three and 59/100 (93.59) feet, a distance of seven and 15/100 (7.15) feet;

N. 79° 57' 38" W, three and 63/100 (3.63) feet;

By a curved line to the left with a radius of ninety-seven and 17/100 (97.17) feet, a distance of forty-four and 79/100 (44.79) feet;

N 83° 00' 18" E, thirty-two and 91/100 (32.91) feet; and

S 41° 10' 18" W, one and 86/100 (1.86) feet;

Thence by land now or formerly of The Children's Hospital Medical Center in two courses, as follows:

Continuing S 41° 10' 18" W, fifteen (15) feet; and
S 48° 51' 16" E, two hundred eighty and 75/100 (280.75) feet, the last one hundred sixty-one and 13/100 (161.13) feet of which is by the center-line of Shattuck Street;

Thence by other land of Affiliated Hospitals Center, Inc. (being part of Shattuck Street) S 41° 05' 15" W, twenty-five (25) feet to the southerly line of Shattuck Street;

Thence by Shattuck Street a total distance of six hundred ninety-nine and 23/100 (699.23) feet;

Thence by land now or formerly of the President and Fellows of Harvard College, in seven courses, as follows:

S 23° 55' 44" W, sixty-six and 68/100 (66.68) feet;

S 66° 04' 16" E, one and 88/100 (1.88) feet;

S 22° 19' 50" W, seventy-four and 39/100 (74.39) feet;

N 67° 40' 10" W, two and 83/100 (2.83) feet;

S 22° 19' 50" W, one and 13/100 (1.13) feet;

N 67° 40' 10" W, 85/100 (.85) feet; and

S 22° 21' 50" W, one hundred ninety-six and 55/100 (196.55) feet;

Thence by the northerly corner of Huntington Avenue and Francis Street by a curved line to the right, having a radius of two hundred thirty-one and 85/100 (231.85) feet, a distance of two hundred fifteen and 01/100 (215.01) feet; and

Thence by Francis Street, in two courses, as follows:

N 50° 13' 24" W, eighty and 20/100 (80.20) feet; and

N 49° 07' 11" W, nine hundred four and 94/100 (904.94) feet to the point of beginning.

AFFILIATED HOSPITALS CENTER, INC.

Application for PDA Designation

Appendix A²

DESCRIPTION OF
NEW HOSPITAL AREA

A parcel of land on the northerly side of Francis Street in the Roxbury District of Boston, Suffolk County, Massachusetts, bounded and described as follows:

Commencing at the northeasterly corner of Francis and Binney Streets;

Thence by Binney Street, N 38° 00' 54" E, three hundred sixty-three (363) feet;

Thence by land now or formerly of Sidney Farber Cancer Center, Inc. in eight courses, as follows:

S 52° 00' 27" E, sixty-eight and 42/100 (68.42) feet;

S 37° 59' 32" W, 50/100 (.50) feet;

S 52° 00' 27" E, five and 02/100 (5.02) feet;

By a curved line to the left with a radius of ninety-three and 59/100 (93.59) feet, a distance of seven and 15/100 (7.15) feet;

N. 79° 57' 38" W, three and 63/100 (3.63) feet;

By a curved line to the left with a radius of ninety-seven and 17/100 (97.17) feet, a distance of forty-four and 79/100 (44.79) feet;

N 83° 00' 18" E, thirty-two and 91/100 (32.91) feet; and

S 41° 10' 18" W, one and 86/100 (1.86) feet;

Thence by land now or formerly of The Children's Hospital Medical Center in two courses, as follows:

Continuing S 41° 10' 18" W, fifteen (15) feet; and
S 48° 51' 16" E, two hundred eighty and 75/100 (280.75) feet, the last one hundred sixty-one and 13/100 (161.13) feet of which is by the center-line of Shattuck Street;

Thence by other land of Affiliated Hospitals Center, Inc. in nine courses, as follows:

S 41° 05' 15" W, sixty-nine and 21/100 (69.21) feet, the first twenty-five (25) feet of which is by Shattuck Street (to the southerly side line thereof);

S 48° 54' 45" E, twenty-two (22) feet;

S 41° 05' 15" W, sixty and 57/100 (60.57) feet;

S 49° 07' 11" E, fifty-six and 05/100 (56.05) feet;

S 40° 52' 49" W, one hundred fifty-two (152) feet;

S 49° 07' 11" E, nine (9) feet;

S 35° 50' 16" W, twenty and 08/100 (20.08) feet;

S 49° 07' 11" E, thirty-four and 24/100 (34.24) feet;

S 40° 52' 49" W, twenty-five (25) feet to Francis Street.

Thence by Francis Street N 49° 07' 11" W, five hundred five (505) feet to the point of beginning.

RECEIVED

SEP 20 1962

Map Amendment Application No. 186
Boston Redevelopment Authority for
Affiliated Hospitals Center, Inc.
Planned Development Area No. 10
Francis Street, Roxbury

MAYOR'S OFFICE

MAP AMENDMENT NO. 145

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 and under Section 3-1 of the Boston Zoning Code as amended, after due report, notice and hearing does hereby amend Map 6 - Roxbury - of the series of maps entitled "Zoning Districts - City of Boston dated August 15, 1962, as follows:

By changing from an H-3 district to an H-3-D subdistrict a parcel of land owned by Affiliated Hospitals Center, Inc., in the Roxbury District of the City of Boston on the northerly side of Francis Street between Binney Street and Brigham Circle, more fully described in the attached legal description entitled "Affiliated Hospitals Center, Inc. - Application for PDA Designation - Appendix A¹ - Description of Planned Development Area Applied for".

AFFILIATED HOSPITALS CENTER, INC.

Application for PDA Designation

Appendix A¹

DESCRIPTION OF
PLANNED DEVELOPMENT AREA APPLIED FOR

A parcel of land on the northerly side of Francis Street in the Roxbury District of Boston, Suffolk County, Massachusetts, bounded and described as follows:

Commencing at the northeasterly corner of Francis and Binney Streets;

Thence by Binney Street, N 38° 00' 54" E, three hundred sixty-three (363) feet;

Thence by land now or formerly of Sidney Farber Cancer Center, Inc. in eight courses, as follows:

S 52° 00' 27" E, sixty-eight and 42/100 (68.42) feet;

S 37° 59' 32" W, 50/100 (.50) feet;

S 52° 00' 27" E, five and 02/100 (5.02) feet;

By a curved line to the left with a radius of ninety-three and 59/100 (93.59) feet, a distance of seven and 15/100 (7.15) feet;

N. 79° 57' 38" W, three and 63/100 (3.63) feet;

By a curved line to the left with a radius of ninety-seven and 17/100 (97.17) feet, a distance of forty-four and 79/100 (44.79) feet;

N 83° 00' 18" E, thirty-two and 91/100 (32.91) feet; and

S 41° 10' 18" W, one and 86/100 (1.86) feet;

Thence by land now or formerly of The Children's Hospital Medical Center in two courses, as follows:

Continuing S 41° 10' 18" W, fifteen (15) feet; and
S 48° 51' 16" E, two hundred eighty and 75/100 (280.75) feet, the last one hundred sixty-one and 13/100 (161.13) feet of which is by the center-line of Shattuck Street;

Thence by other land of Affiliated Hospitals Center, Inc. (being part of Shattuck Street) S 41° 05' 15" W, twenty-five (25) feet to the southerly line of Shattuck Street;

Thence by Shattuck Street a total distance of six hundred ninety-nine and 23/100 (699.23) feet;

Thence by land now or formerly of the President and Fellows of Harvard College, in seven courses, as follows:

S 23° 55' 44" W, sixty-six and 68/100 (66.68) feet;

S 66° 04' 16" E, one and 88/100 (1.88) feet;

S 22° 19' 50" W, seventy-four and 39/100 (74.39) feet;

N 67° 40' 10" W, two and 83/100 (2.83) feet;

S 22° 19' 50" W, one and 13/100 (1.13) feet;

N 67° 40' 10" W, 85/100 (.85) feet; and

S 22° 21' 50" W, one hundred ninety-six and 55/100 (196.55) feet;

Thence by the northerly corner of Huntington Avenue and Francis Street by a curved line to the right, having a radius of two hundred thirty-one and 85/100 (231.85) feet, a distance of two hundred fifteen and 01/100 (215.01) feet; and

Thence by Francis Street, in two courses, as follows:

N 50° 13' 24" W, eighty and 20/100 (80.20) feet; and

N 49° 07' 11" W, nine hundred four and 94/100 (904.94) feet to the point of beginning.

Richard B. Fowler

Chairman

Vice Chairman

Stephen T. O'Leary

Robert R. Mearns

Thomas G. Coen

Thomas J. Gallagher

James J. Munn

Louis P. Leonard

In Zoning Commission

Adopted October 22, 1976

Attest: *Marguerite Marie Brand*
Secretary

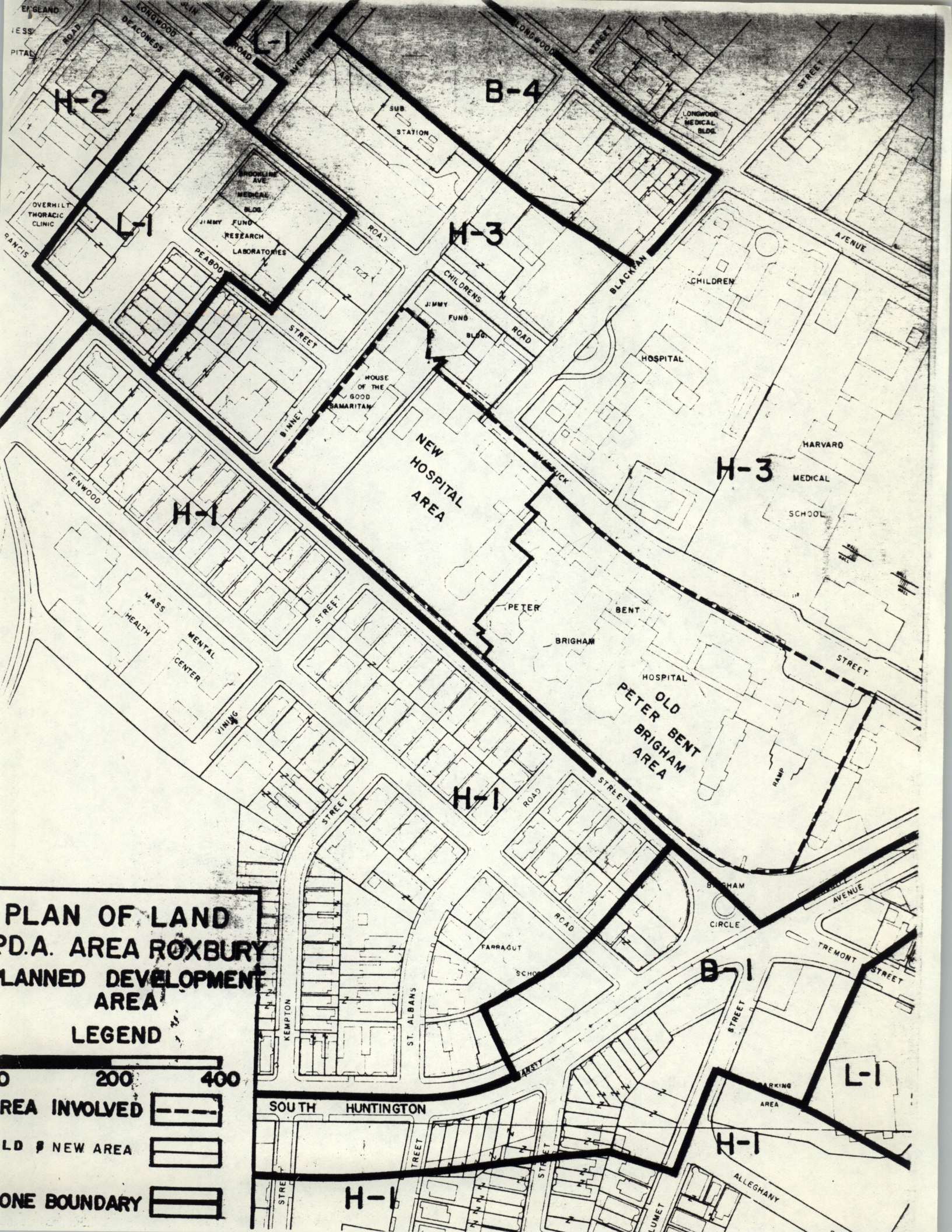
APPROVED

[Signature]

OCT 27 1976

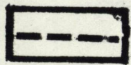
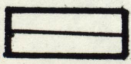
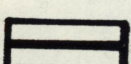
The foregoing amendment was presented to the Mayor on October 22, 1976, and was signed by him on October 27, 1976, whereupon it became effective on October 27, 1976, in accordance with the provisions of Section 3 of Chapter 665 of the Acts of 1956.

Attest: *Marguerite Marie Brand*
Secretary



**PLAN OF LAND
P.D.A. AREA ROXBURY
PLANNED DEVELOPMENT
AREA**

LEGEND

- 0 200 400
- AREA INVOLVED 
- OLD & NEW AREA 
- ZONE BOUNDARY 

SOUTH HUNTINGTON

H-1

H-1

L-1

B-1

H-1

H-1

NEW HOSPITAL AREA

OLD PETER BRIGHAM AREA

H-3

H-3

B-4

H-2

L-1

JIMMY FUNG
RESEARCH
LABORATORIES

SUB
STATION

LONGWOOD
MEDICAL BLDG.

OVERHILL
THORACIC
CLINIC

WROOFS AVE
MEDICAL
BLDG.

CHILDRENS
JIMMY FUNG
BLDG.

CHILDREN

HOSPITAL

HARVARD
MEDICAL
SCHOOL

MASS
HEALTH
MENTAL
CENTER

PETER
BRIGHAM
BENT

HOSPITAL

VINING

RAMP

FARRAGUT
SCHOOL

BRIGHAM
CIRCLE

TREMONT
STREET

PARKING
AREA

ALLEGHANY

STREET

ST. ALBANS
STREET

STREET

LUMET

STREET

AVENUE

STREET

ROAD

ROAD

ROAD

ROAD

STREET

PEABODY

PARK

AVENUE

ROAD

ROAD

PITAL

ESS

EP ISLAND