

BRA Approved: 4/9/98  
BLC APPROVAL: 7/20/98  
EFFECTIVE: 7/30/98

**BOSTON REDEVELOPMENT AUTHORITY**

**DEVELOPMENT PLAN**

for

**BIOSQUARE BUILDING II**

within

**PLANNED DEVELOPMENT AREA NO. 41**

**BIOSQUARE**

**UNIVERSITY ASSOCIATES LIMITED PARTNERSHIP, Developer**

March 11, 1998

Development Plan: On September 26, 1991, the Boston Redevelopment Authority ("BRA") approved the Master Plan and the Development Impact Project Plan for Planned Development Area No. 41 ("Master Plan PDA") for BioSquare (formerly: South End Technology Square). As referenced in the Master Plan PDA, two or more development plans for projects within the Master Plan PDA would be submitted to the BRA for approval. In accordance with Article 3, Section 3-1A of the Boston Zoning Code (the "Code") and Article 80, Section 80C, this development plan sets forth information on the development of the BioSquare Building II ("Project"), including the proposed location and appearance of structures, open spaces and landscaping, the proposed uses of the Project, the proposed dimensions of the structure, the proposed density, the proposed traffic circulation, parking and loading facilities, access to public transportation and other major elements of the Project (the "Development Plan"). The Development Impact Project Plan filed with the Master Plan PDA shall satisfy the requirements of Article 80B-7 of the Code (which superceded Articles 26, 26A and 26B of the Code) for the

Project.

Developer: The developer of the Project is University Associates Limited Partnership, a Massachusetts limited partnership, the general partners of which are the Trustees of Boston University, a Massachusetts non-profit, education corporation, and Boston Medical Center Corporation, a Massachusetts non-profit corporation, its successors and assigns (the "Developer").

Site: The Project will be constructed on that certain parcel of land shown as Parcel C within PDA No.41, containing approximately 31,872 square feet of land area and located at Albany Street, Boston, Suffolk County, Massachusetts (the "Site" or "Property"), as more particularly bounded and described on the survey plan prepared by Bryant Associates, Inc. and included in the plans entitled: "Development Plans for BioSquare Building II, Planned Development Area No.41, University Associates, Developer, February 25, 1998, prepared by The Stubbins Associates, Inc. ("Development Plans"), copies of which are attached hereto as Exhibit A.

Proposed Location and Appearance of Structure: The Project consists of a structure dedicated for biomedical research and other related uses containing approximately 160,000 square feet of gross floor area with a height of 110 feet and a 30 foot penthouse for mechanical systems necessary for the operation of laboratory facilities within the building. This building will be an integral part of Boston Medical Center and serve as a scientific research and teaching laboratory.

A portion of this building will open onto a pedestrian plaza to be located in the center of the Master Plan PDA site. As set forth in the Master Plan PDA, the entire Master Plan PDA site has the potential for approximately 400,000 to 630,000 square feet of laboratory research use, evidencing the potential of the area to be a major laboratory research area of Boston. The Project, in addition to the Center for Advanced Biomedical Research ("CABR") developed by Boston University, will be a catalyst for the expansion of such use and the affiliated uses as described in the Master Plan PDA, and is in keeping with the City's economic plan for the Millennium which encourages medical and biomedical research as an important element in the stimulation of the city's economy. The establishment of research laboratory use on the Site will provide jobs and economic benefits to a wide range of citizens.

The eight (8) story plus penthouse structure will be sited on Parcel C which contains approximately 31,872 square feet of land area. The building footprint is approximately 20,000 square feet, which allows for a uniform floor size for laboratory use. The building is designed for laboratory research use with a building perimeter of 200 feet by 100 feet. This design allows the creation of laboratory areas of approximately 36 feet in width. The building will be set back approximately 12 feet from Albany Street and such area will be used for sidewalk and planting area. The building will be separated from the CABR by a landscaped pedestrian plaza, but will be connected to the CABR by a pedestrian bridge approximately at level 6, which will allow the interchange of personnel, equipment and materials from both research facilities. It is currently anticipated that the Project will be located approximately as shown on the Development Plans attached hereto as Exhibit A, although the final location and configuration of the building are

subject to final design, environmental and other development review by the Authority and by other governmental agencies and authorities.

The building facade is divided into nine structural bays of approximately twenty-two feet each in width, and is organized into sections including a base, middle and top. The base section is approximately two stories in height and is composed of a series of piers separated by infill sections of storefront glazing. The middle section is approximately three stories in height and is composed of brick, precast, and glazing in a pattern that is compatible with the adjacent CABR building. The top section is approximately three stories in height and has a similar architectural expression, including decorative bandings. The arrangement of the window pattern is coordinated with the functional layouts of the laboratories behind the facade. The building's end elevations incorporate ventilation louvers as is functionally appropriate. The building has been designed to conform to the requirements of a sophisticated medical research facility, yet is also sensitive to the materials, texture, and color of the surrounding South End institutional area. Proposed plans and elevations are included in the Development Plans attached hereto. The specific design elements of the building are subject to further design, environmental, and other development review of the BRA and other governmental agencies.

Open Spaces and Landscaping: A landscaping and paving plan for the Project includes the sidewalk area on Albany Street and the creation of a portion of the pedestrian plaza which is referenced in the PDA Plans filed with the Master Plan PDA. Landscaping will be noted for its vocabulary of pavers, plantings, lighting, signage and other street furniture. The pedestrian plaza

will include a combination of grass, large and small trees in a pattern, which will be coordinated with the building entrance.

Proposed Uses for the Site and Structure: Present plans include a basement area that will contain service and loading areas. The first floor, which is accessible from Albany Street and the pedestrian plaza, will contain research areas, mechanical equipment areas and a loading dock. Additionally, mechanical systems will be located in the penthouse level above the eighth (8<sup>th</sup>) floor. It is contemplated that the uses of the all of the floors will be for: research laboratories with offices, conference rooms, service and equipment areas; and the Penthouse will be used for equipment, mechanical rooms, cooling towers and exhaust fans.

The proposed zoning uses for the Site and for the structure planned for the Site may include one or more of the following uses:

<u>Use No.</u>	<u>Description</u>
16A	College or University granting degrees by authority of the Commonwealth of Massachusetts.
18	Trade, professional or other school.
24	Scientific research and teaching laboratories not conducted for profit and accessory to a use listed under Use Item No. 16, 16A, 18, 22, or 23, whether or not on the same lot, provided that all resulting cinders, dust, flashing, fumes, gases, odors, refuse matter, smoke and vapor are effectively confined to the lot or so disposed of as not to be a nuisance or

hazard to health or safety; and provided also that no noise or vibration is perceptible without instruments more than fifty feet from the lot or any part of the lot..

- 37 Lunchroom/Restaurant
- 48 Research Laboratory
- 61 Car rental agency
- 71 Ancillary Uses
- 77 Keeping of Laboratory Animals
- 80 Storage of Flammable Liquid and Gases Incidental to a lawful use
- 85 Accessory Use which is ancillary to and ordinarily incident to a lawful main use.

or any other allowed use for a B-4 district.

Proposed Dimensions of Structure: The Project will be located on Parcel C of the Site containing approximately 31,872 square feet of site area. The building will have a footprint of 20,000 square feet and will be set back from Albany Street approximately 12 feet. The building measurements will be approximately 200 feet by 100 feet, which allows for the placement of modular research laboratory bays with a dimension of 36 feet by 22 feet. The building will have a height of 110 feet for eight (8) levels plus an additional 30 ft. one level penthouse, which will contain mechanical equipment for the operation of the building. The gross floor area of the building will be approximately 160,000 square feet, which is calculated based upon eight levels of usable space, each level containing approximately 20,000 square feet. For purposes of

determining gross floor area in accordance with the Code, mechanical and electrical space on the penthouse floors was not included. Based upon the gross floor area and the lot size of 31,872 square feet, the floor area ratio equals 5.0. This requires a modification from the underlying dimensional requirements of the Code; however, the Project is located within the PDA B-4-D zoning district. In accordance with Article 80, Section 80C relief from the requirements of the Code in a PDA district may be granted by the BRA through the approval of the Development Plan for the Project and the Certification of Consistency pursuant to Section 80C-8 by the Director of the BRA.

Proposed Density and Zoning: This Development Plan provides for an overall FAR for the Site of 5.0 based upon the ratio of 160,000 square feet of gross floor area of Project to the total Site area of approximately 31,872 square feet, which may be subject to change depending upon the final calculations of "gross floor area," "floor area ratio" and "lot area". Although the density of the Project Site may be 5.0, the density of the entire site, which has been subdivided into various development parcels in accordance with the Master Plan PDA, equals a total proposed density of 3.2. Dimensional specifications with respect to lot area, height, front, side and rear yards, setbacks of building and parapets are set forth in the Project Plans.

Projected Number of Employees: It is anticipated that the Project will generate approximately 800 construction jobs. With respect to permanent jobs, based upon the current development scheme, approximately 480 jobs will be created.

Proposed Traffic Circulation: The present use of the Site as a parking lot generates traffic from Albany Street. With the development of the Center, traffic circulation will be limited to a perimeter service or loop road connected to Albany Street. Vehicular traffic access to the Center is thus limited to Albany Street and the perimeter service road. Parking for such vehicles will be available in the parking areas adjacent to the Center and the CABR. Delivery and loading facilities are located on the north side of the building and are accessible from Albany Street.

Parking and Loading Requirements: The Center will not contain parking areas either at grade or below grade for the occupants and users of the Center. It is contemplated that the parking requirements for the Center users will be satisfied with the existing on-grade parking operated by the Developer on the undeveloped portions of the Site. As a result of the healthcare initiative of Mayor Thomas M. Menino to merge Boston City Hospital and University Hospital in 1996, operational and parking requirements of Boston City Hospital and University Hospital have been subject to substantial modifications. Therefore, the prior LDA requirement for the construction of a 1,000 car garage prior to the construction of the project on Parcel C is now modified to allow for the construction on Parcel C, and the construction of the parking garage on Parcel A is deferred until the construction of the third research/office building within the BioSquare Master Plan Area. The parking access plan is included within the Inter-institutional Transportation Management Association Agreement ("ITMA"), which has been in effect for five (5) years, and which has provisions for the inclusion of new projects as participating members of the ITMA. The Project Plans include the construction of an off-street loading bay, which will be accessible from Albany Street. The loading area is shown on the Development Plans attached



hereto as Exhibit B. The loading area will be of sufficient depth and width to allow for use by delivery vehicles.

Access to Public Transportation: With the relocation of the Orange Line to the Southwest Corridor, the availability of rapid transit service to the Site has been reduced, although the MBTA has instituted bus service along Albany Street. Under the ITMA the Developer has coordinated a comprehensive transportation and transit program for all association members, which includes the promotion of public transportation together with carpools, vanpools and the caravan system. The Project will be subject to the BioSquare Transportation Access Plan Agreement which sets forth specific strategies such as roadway and traffic control improvements, traffic demand management, public transportation, parking management, loading, pedestrian improvements and construction traffic management. The Project will also be subject to the ITMA, which has as its specific objective: the implementation of measures that minimize automobile use to and from the area. The ITMA accomplishes these objectives by: promoting the concept of ride sharing through project marketing efforts, implementing a computerized ride share program, establishing a public awareness program on transportation options, establishing a preferential parking program for carpools and vanpools, sponsoring a semi-annual transportation awareness day, promoting bicycle transportation and encouraging employers to implement alternative work schedules and to promote increase usage of public transportation services.

Public Benefits: The Project as part of the Master PDA will provide substantial public benefits to the City of Boston and the surrounding neighborhood. Not only will the Project

provide direct benefits due to the development, construction and occupancy of the Project, but also the Project will insure continuation and strengthening of existing public benefits to the City and the neighborhood from the operation of the Boston Medical Center. This Project is unique in the extent of public benefits in that it will ensure the continuation, strengthening and expansion of existing medical research institutions in the area. This Project will generate both direct and indirect economic benefits and directly affect the economic issues of jobs, health care, and education, which are of great importance to the City in the Millenium. These benefits are wide-ranging and comprehensive and are directed to City of Boston residents, school children, and those in need of medical care. The additional benefits resulting from the Project will include a unique educational and occupational opportunity for graduates of Boston high schools in biomedical research programs and the clinical sciences of Boston University School of Medicine. The opportunity provides an opening for City of Boston residents and their children to make a contribution to the advancement of medical research in the City and to strengthen the economic fabric of the South End and the medical and institutional community.

In addition to these long-term and substantial benefits from the Project and its sponsors, the Project, as part of the Master Plan PDA, will be subject to the provisions of the Cooperation Agreement dated September 26, 1991, which specifically enumerates the public and community benefits of the BioSquare projects. In summation, the Project as part of the Master Plan PDA will provide for the continuation and enhancement of numerous public benefits through the continuation of the medical research and institutional uses in the South End and the strengthening of such uses.

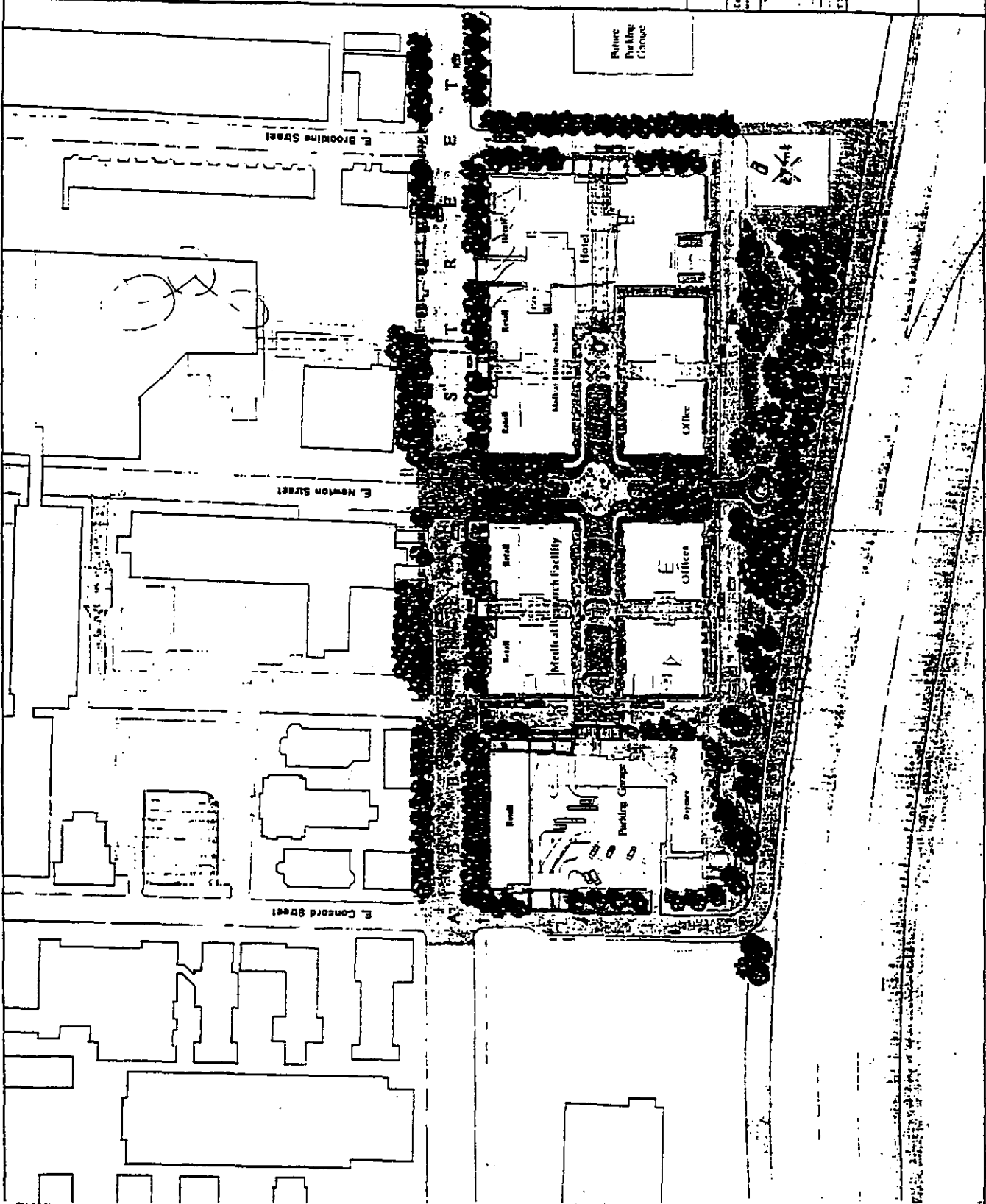
Development Review Procedures: All design plans for the Project are subject to on-going development review and approval of the BRA. Such review is to be conducted in accordance with Article 80 of the Code and the BRA Development Review Procedures, dated 1985, revised 1986, in the form attached to the Cooperation Agreement for the Site, as defined and modified by such Cooperation Agreement.

Consistency with the Master Plan PDA: This Development Plan provides for medical research and laboratory uses within all floors of the BioSquare Building II in substitution of doctor's offices, clinic, commercial, retail (first floor retail) and parking uses. Such uses are set forth as allowed uses in the Master Plan PDA and are consistent with the overall planning objectives and character of the development described in the Master Plan. The uses described in the Development Plan shall be the present controlling uses for the Project and shall be deemed to be consistent with and in compliance with the uses set forth in the Master Plan PDA No. 41.

**LIST OF EXHIBITS**  
**to**  
**DEVELOPMENT PLAN**  
**For**  
**BIOSQUARE BUILDING II**

**Exhibit A**            **Development Plans for BioSquare Building II, Planned Development Area  
No.41, University Associates, Developer, February 25, 1998, prepared by  
The Stubbins Associates, Inc. ("Development Plans")**

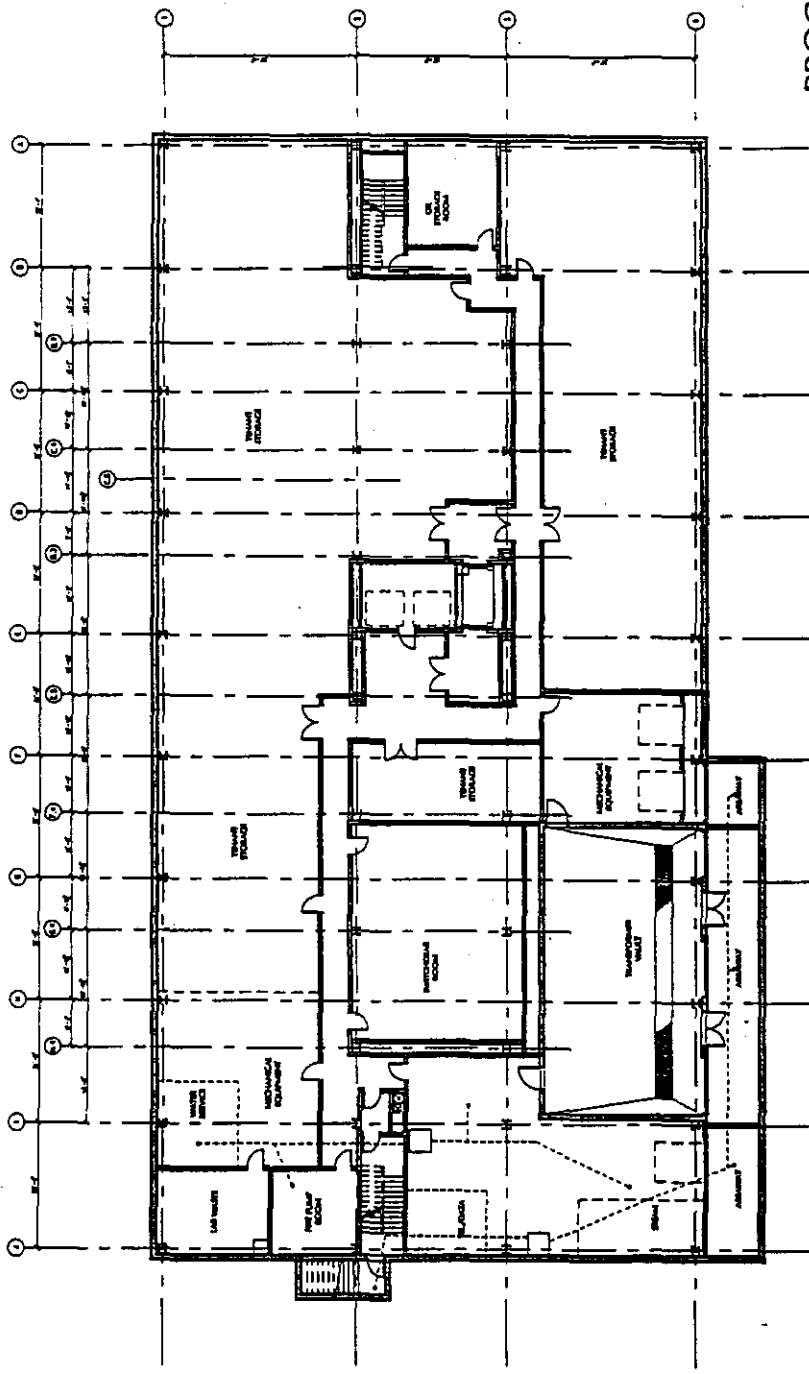
University Associates



Project Name	Cambridge Science Associates, Inc.
Project No.	100-10000-0000
Scale	1/8" = 1'-0"
Date	10/1/88
Author	University Associates, Inc.
Checker	
Appr. by	
City	
State	
Fed. Reg. No.	
Other	

MASTER PLAN

L2



PROGRESS PRINT

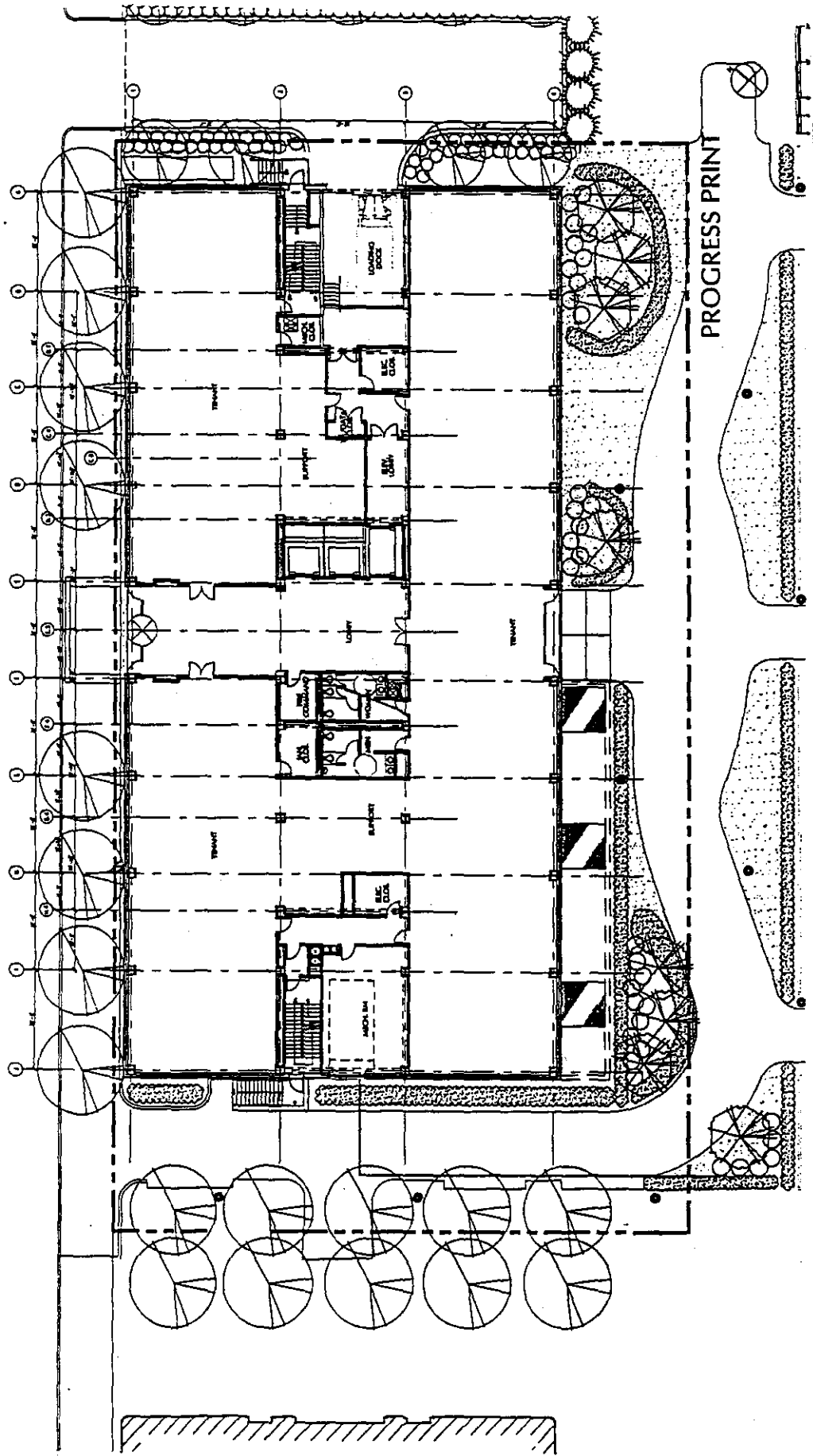


BASEMENT FLOOR PLAN  
MARCH 25, 1998

BIOSQUARE BUILDING II  
UNIVERSITY ASSOCIATES

THE STUBBINS ASSOCIATES  
ARCHITECTURE PLANNING INTERIOR DESIGN

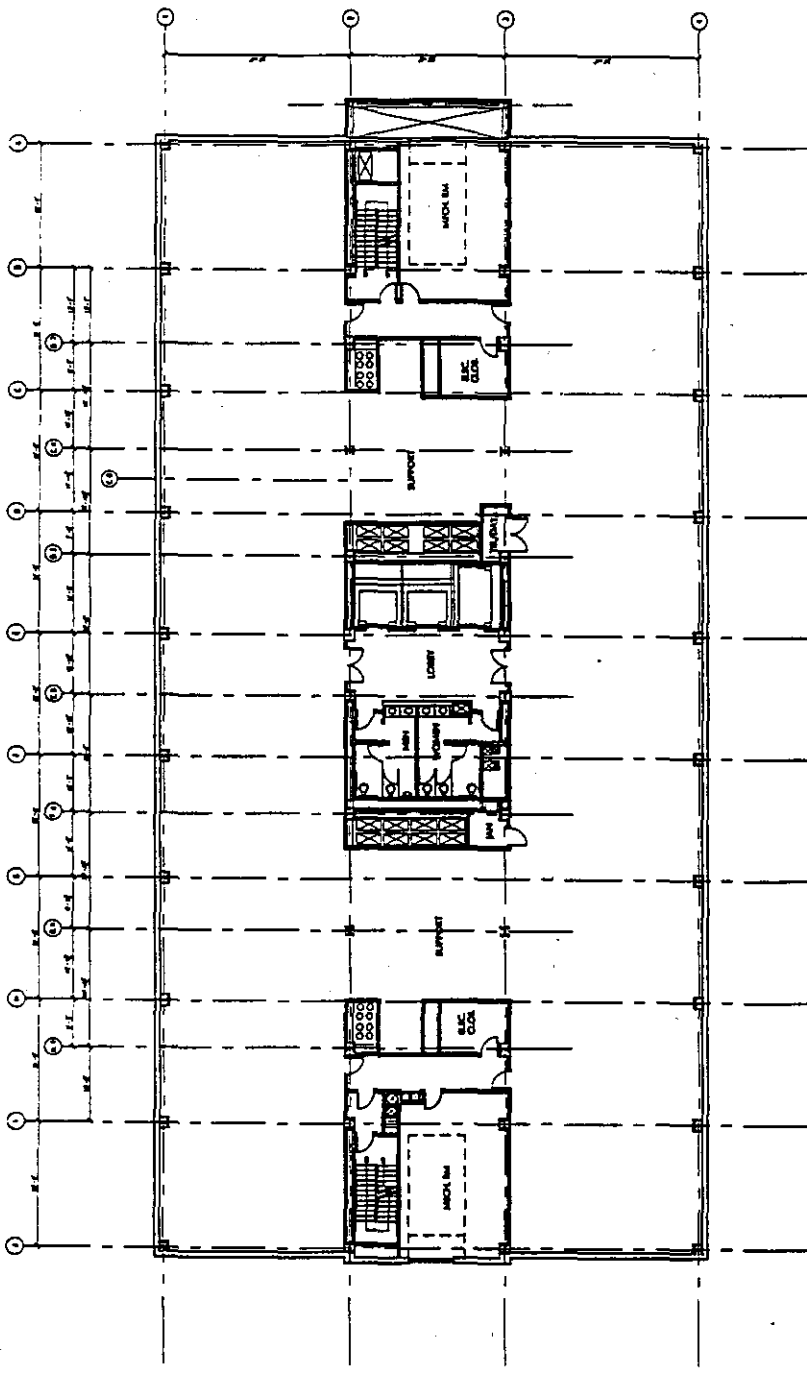
ALBANY STREET



LEVEL 1 FLOOR PLAN  
MARCH 25, 1998

BIOSQUARE BUILDING II  
UNIVERSITY ASSOCIATES

THE STUBBINS ASSOCIATES  
ARCHITECTURE PLANNING INTERIOR DESIGN

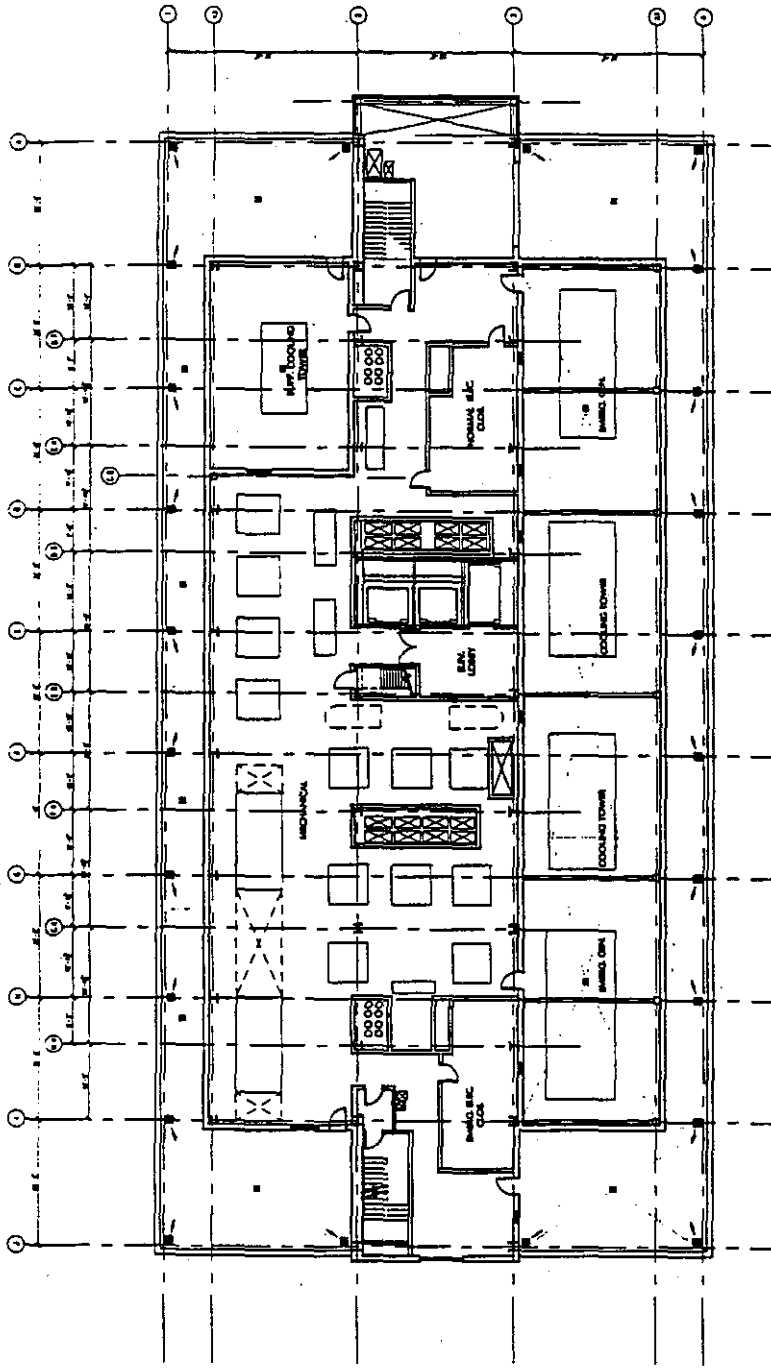


LEVEL 8 FLOOR PLAN |  
MARCH 25, 1998

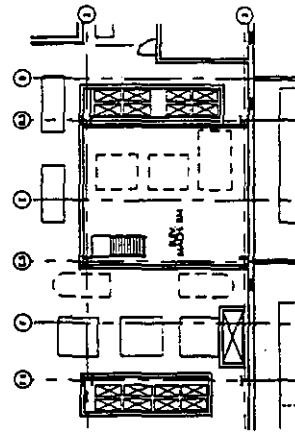
BIO SQUARE BUILDING II  
UNIVERSITY ASSOCIATES

THE STUBBINS ASSOCIATES  
ARCHITECTURE PLANNING INTERIOR DESIGN

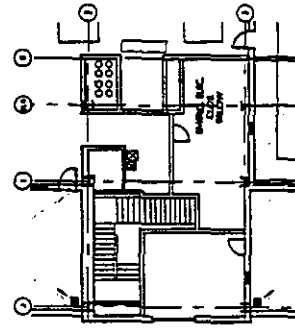




PENTHOUSE FLOOR PLAN



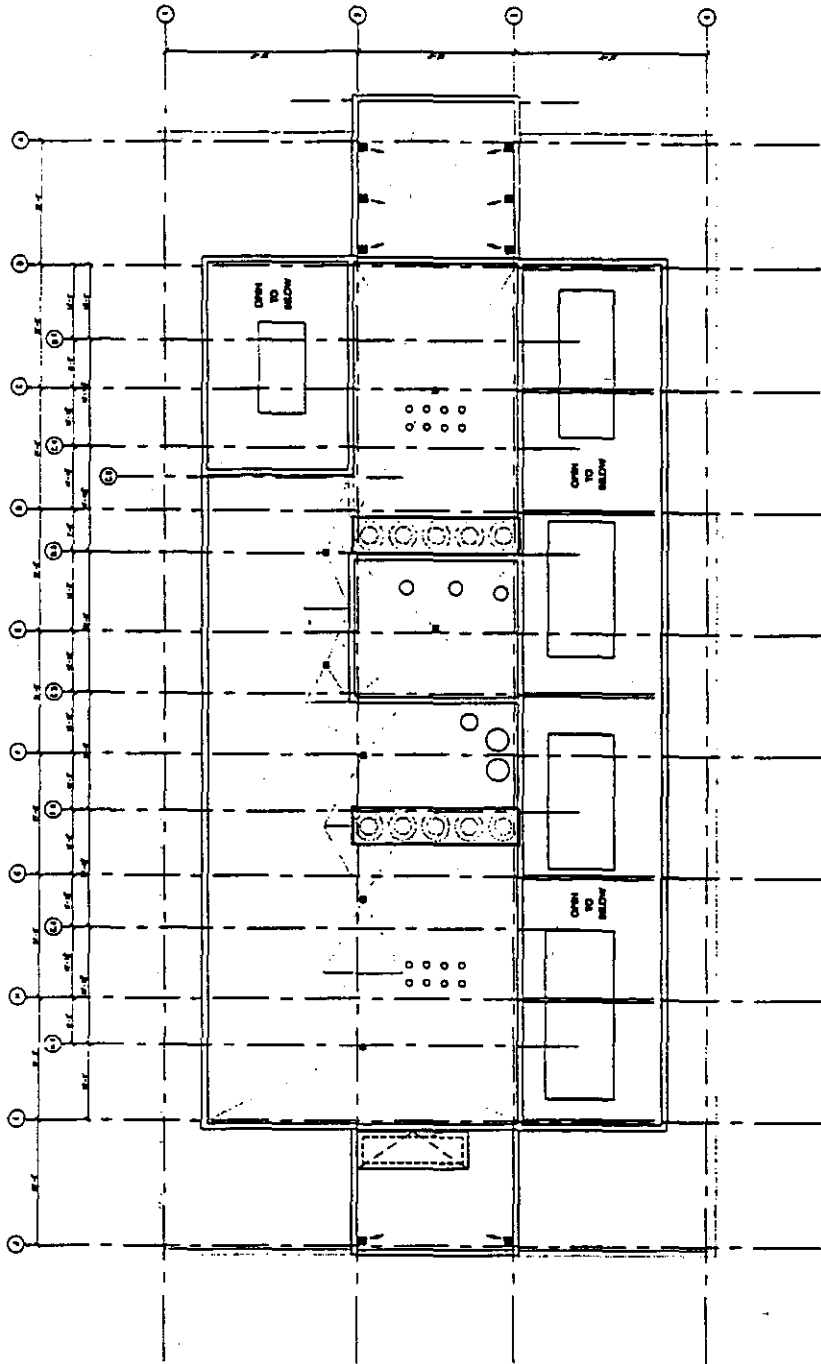
FLOOR PLAN - STAIR TO ROOF



FLOOR PLAN - ELEV. MACH. RM.

PROGRESS PRI

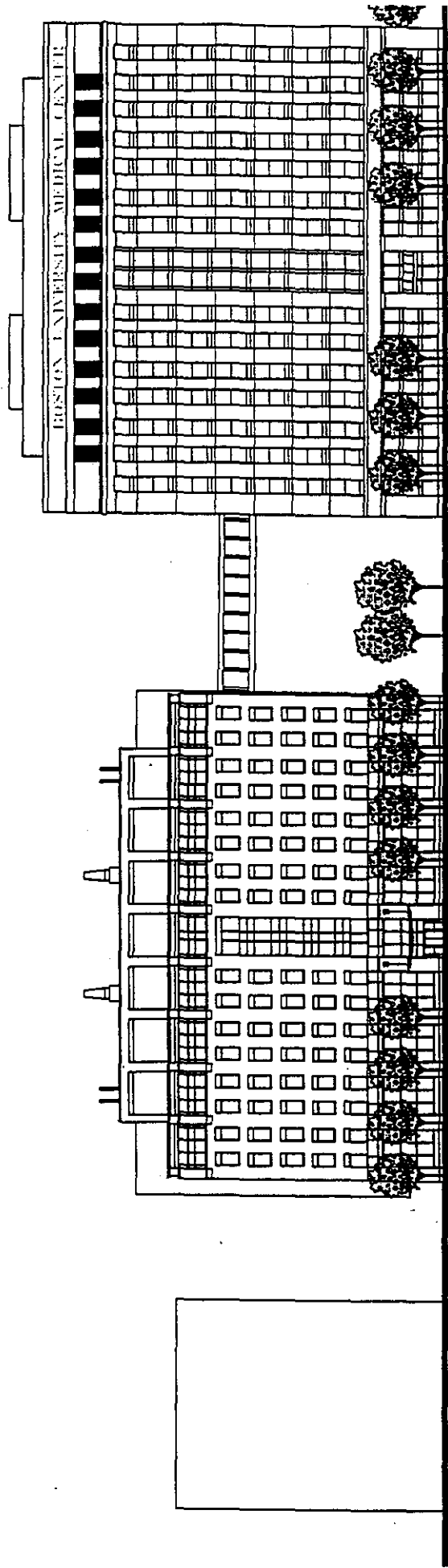




ROOF PLAN [1]  
MARCH 25, 1998

BIOSQUARE BUILDING II  
UNIVERSITY ASSOCIATES

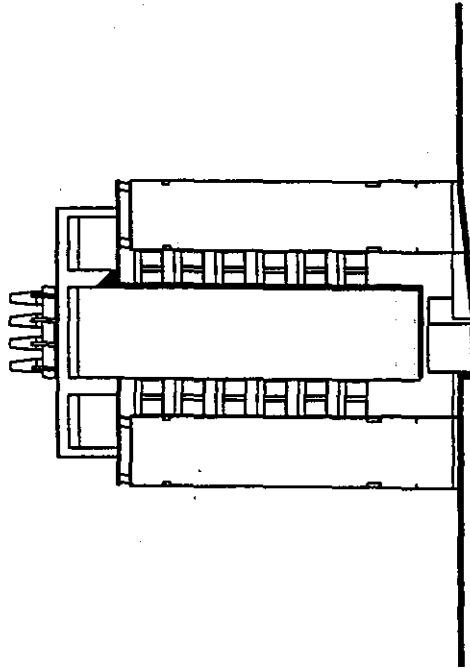
THE STUBBINS ASSOCIATES  
ARCHITECTURE PLANNING INTERIOR DESIGN



ALBANY STREET ELEVATION  
MARCH 27, 1998

BIOSQUARE BUILDING II  
UNIVERSITY ASSOCIATES

THE STUBBINS ASSOCIATES  
ARCHITECTURE PLANNING INTERIOR DESIGN



EAST ELEVATION |  
MARCH 27, 1998

BIO SQUARE BUILDING II  
UNIVERSITY ASSOCIATES

THE STUBBINS ASSOCIATES  
ARCHITECTURE PLANNING INTERIOR DESIGN



**FIRST AMENDMENT  
TO  
LAND DISPOSITION AGREEMENT**

This Agreement of Amendment is made and entered into as of this     day of     , 1998, by and between the BOSTON REDEVELOPMENT AUTHORITY, a public body politic and corporate organized under the laws of the Commonwealth of Massachusetts ("Authority") and UNIVERSITY ASSOCIATES LIMITED PARTNERSHIP, a Massachusetts limited partnership, the general partners of which are the Trustees of Boston University and Boston Medical Center Corporation (successor to Univer Development Foundation, Inc.) ("Developer").

**RECITALS**

WHEREAS, on December 12, 1991, the Developer and the Authority entered into that certain Land Disposition Agreement ("LDA") by which the Property ("BioSquare Master Plan Area"), formerly known as Parcel 46B of the South End Urban Renewal Plan Area, was conveyed to the Developer for the Phased Development of a mixed use project consisting of approximately 1,177,300 square feet of floor area within six buildings on six sub-parcels, such buildings to contain a 1,000 car parking garage, four medical research/doctor's office buildings containing 640,500 square feet and a 166,000 square foot hotel ("Project");

WHEREAS, section 901 of the LDA contained a provision for the development and allocation of 600 parking spaces for the Department of Health and Hospitals/Boston City Hospital during the development and construction of the six sub-parcels within the BioSquare development;

WHEREAS, Boston Medical Center Corporation has become a general partner of the Developer as of July 1, 1996 as a result of the merger and consolidation of Univer Development Foundation, Inc., University Hospital, Inc. and Boston City Hospital pursuant to Chapter 147 of the Acts of 1995;

WHEREAS, as a result of the healthcare initiative of Mayor Thomas M. Menino to merge Boston City Hospital and University Hospital in 1996, operational and parking requirements of Boston City Hospital and University Hospital have been subject to substantial modifications to the extent that the provisions of the LDA requiring the construction of the 1,000 car parking garage on sub-parcel A of the BioSquare Master Plan Area is no longer a development priority for the initial parking beneficiary, and now Project partner, Boston Medical Center Corporation;

WHEREAS, the Developer has requested that the Authority defer the requirement for construction of the 1,000 car parking garage on sub-parcel A of the BioSquare Master Plan Area until the construction of the third research/office building within the BioSquare Master Plan Area;

WHEREAS, the Authority has reviewed a traffic and parking analysis and is aware that

adequate parking for Boston Medical Center and Boston University School of Medicine has been provided by the Developer.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto do hereby agree as follows:

1. The LDA is hereby amended by deleting the following language in Section 901(e): "In order to ensure that the Developer commences construction of Technology Square Garage, the Developer shall not commence the construction of Development Component C on Sub-parcel C prior to the commencement of construction of Technology Square Garage." and inserting in place thereof in Section 901(e) the following:

"In order to ensure that the Developer commences construction of Technology Square Garage, the Developer shall not commence the construction of Development Component D on Sub-parcel D prior to the commencement of construction of Technology Square Garage."

2. For the purposes of this Agreement, the capitalized terms set forth herein shall have the same meanings ascribed to them in the LDA.

3. Except to the extent amended herein, the LDA is ratified and confirmed and continues in full force and effect.

4. This Amendment may be executed in any number of counterparts, each of which shall be deemed an original, but all of which together shall constitute one and same instrument.

IN WITNESS WHEREOF, as of the        day of        , 1998, at Boston, Massachusetts, the parties hereto have caused this Agreement in five counterparts to be signed, sealed and delivered by their duly authorized officers or representatives, respectively.

Approved as to form:

BOSTON REDEVELOPMENT AUTHORITY

\_\_\_\_\_  
Kevin J. Morrison  
General Counsel

\_\_\_\_\_  
Thomas N. O'Brien, Director  
Duly Authorized

UNIVERSITY ASSOCIATES LIMITED PARTNERSHIP

By: Trustees of Boston University, General Partner

By: \_\_\_\_\_

Duly Authorized

By: Boston Medical Center Corporation, General Partner

By: \_\_\_\_\_

Duly Authorized

COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss.

April , 1998

Then personally appeared the above-named Thomas N. O'Brien, Director of the Boston Redevelopment Authority, and acknowledged the foregoing instrument to be his free act and deed in such capacity and that of said Authority, before me.

\_\_\_\_\_  
Notary Public  
My commission expires:

COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss.

April , 1998

Then personally appeared the above-named \_\_\_\_\_ of Trustees of Boston University, General Partner of University Associates Limited Partnership, and acknowledged the foregoing instrument to be his free act and deed in such capacity, and that of Trustees of Boston University, General Partner of University Associates Limited Partnership, before me.

\_\_\_\_\_  
Notary Public  
My commission expires:



COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss.

April , 1998

Then personally appeared the above-named \_\_\_\_\_ of Boston Medical Center Corporation, General Partner of University Associates Limited Partnership, and acknowledged the foregoing instrument to be his free act and deed in such capacity, and that of Boston Medical Center Corporation, General Partner of University Associates Limited Partnership, before me,

\_\_\_\_\_  
Notary Public  
My commission expires:

Development Plan for BioSquare Building II  
within Planned  
Development Area No. 41  
Boston Redevelopment Authority on behalf  
of University Associates Limited Partnership

DEVELOPMENT PLAN FOR  
BIOSQUARE BUILDING II

\*Effective:  
July 30, 1998

WITHIN

PLANNED DEVELOPMENT AREA NO. 41

THE COMMONWEALTH OF MASSACHUSETTS

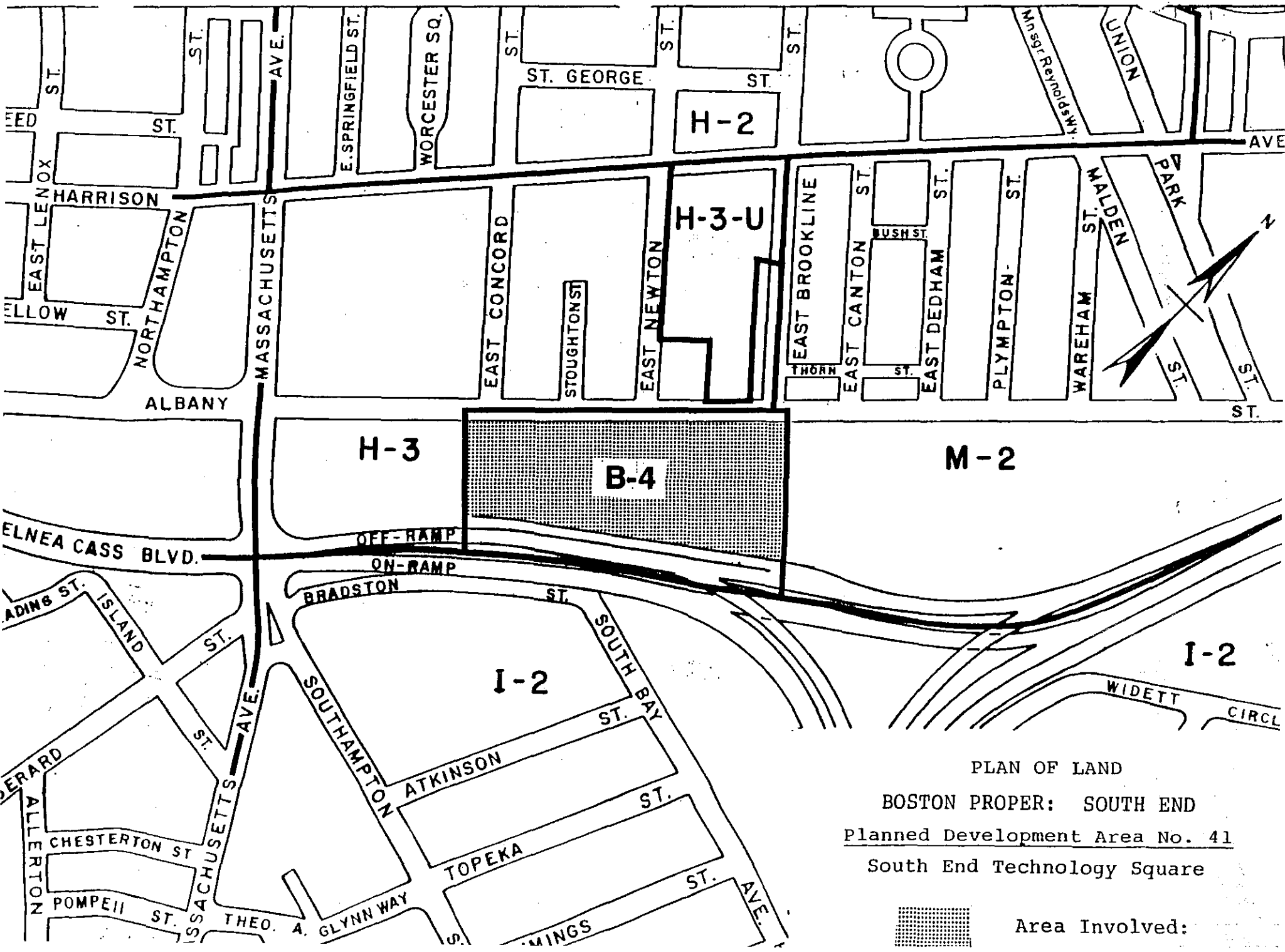
CITY OF BOSTON

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 3-1A of the Boston Zoning Code, after due report, notice and hearing and after due consideration of the findings adopted by the Boston Redevelopment Authority on April 9, 1998, does hereby approve the Development Plan for BioSquare Building II within Planned Development Area No. 41. The Development Plan for BioSquare Building II provides for the development and construction of a 160,000 square foot gross floor area building with a height of approximately 110 feet and a 30 foot penthouse for mechanical systems necessary for the operation of laboratory facilities within the building to be situated on a parcel of property located at 650 Albany Street containing approximately 31,872 square feet of land and more particularly bounded and described on a survey plan included within the plans for the project entitled "Development Plans for BioSquare Building II, Planned Development Area No. 41, University Associates, developer, February 25, 1998, copies of which are filed with the Boston Redevelopment Authority. Planned Development Area No. 41 was designated on "Map 1, Boston Proper" of the series of maps entitled "Zoning Districts City of Boston" dated August 15, 1962, as amended, by Map Amendment No. 272 adopted by the Zoning Commission on November 6, 1991, effective December 16, 1991.

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\*Date of public notice: April 1, 1998 (see St. 1956, c. 665, s. 5)



PLAN OF LAND  
 BOSTON PROPER: SOUTH END  
 Planned Development Area No. 41  
 South End Technology Square



Area Involved:

Development Plan for BioSquare Building II within Planned Development Area No. 41,  
BioSquare

*R. F. Muen*

Chairman

*Robert Funder*

Vice Chairman

*John Bean*

*William Taylor*

*James C. Clark*

*M. M. Smith*

*Ralph Cooper*

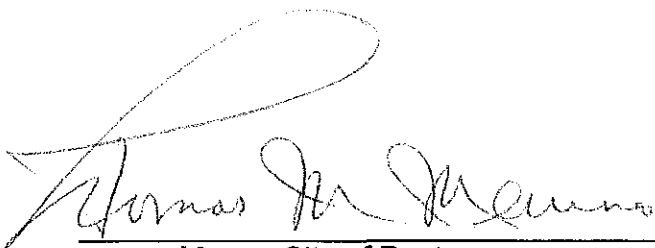
In Zoning Commission

Adopted July 22, 1998

Attest:

*Jeffrey M. Hampton*  
Secretary

Development Plan for BioSquare Building II within Planned Development Area No. 41,  
BioSquare



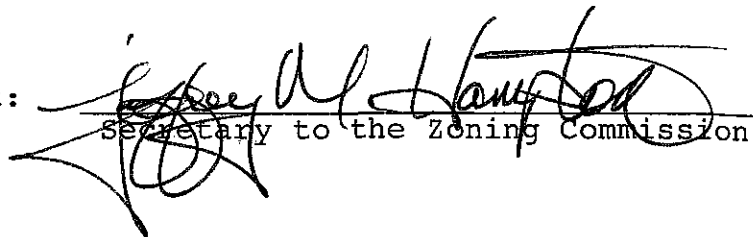
\_\_\_\_\_  
Mayor, City of Boston

Date: 7/30/98

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The foregoing development plan was presented to the Mayor on July 28, 1998, and was signed by him on July 30, 1998, whereupon it became effective on July 30, 1998, in accordance with Section 3 of Chapter 665 of the Acts of 1956, as amended.

Attest:



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