

BRA APPROVAL: 11/26/06
ZC APPROVAL: 2/15/06
EFFECTIVE: 2/15/06

DEVELOPMENT PLAN

FOR

PLANNED DEVELOPMENT AREA NO. 67

OLMSTED GREEN

American Legion Highway, Morton Street and Harvard Street

BOSTON, MASSACHUSETTS

Dated: February 15, 2006

1. **Development Plan.** Pursuant to Sections 3-1A and 80C of the Zoning Code of the City of Boston, Massachusetts (the "Code"), this plan constitutes a Planned Development Area Development Plan (the "Plan") for the development of a site in the Mattapan section of Boston approximately 42.5 acres in area (the "Site"). The Site is described in Exhibit A attached hereto and is depicted on a survey plan prepared by Harry R. Feldman, Inc. (the "Survey"), a copy of which is attached hereto as Exhibit B. The Proponent (as hereinafter defined) proposes to construct a new mixed-use development which will provide housing, employment and job training facilities, community facilities, mental health program space, urban farming, retail, open space, accessory parking, and recreational facilities on the Site, all as more fully described below (the "Project"). Capitalized terms used but not defined herein shall have the meanings ascribed to them in the Code effective as of the date hereof.

This Plan sets forth the proposed location and appearance of structures, open spaces and landscaping, proposed uses of the Site, densities, proposed traffic circulation, parking and loading facilities, access to public transportation, and proposed dimensions of structures with respect to the Project. This Plan consists of __ pages of text plus attachments designated Exhibits _ through _ . All references to this Plan contained herein shall pertain to such pages and exhibits.

This Plan shall constitute permanent zoning for the Site in accordance with Sections 3-1A and 80C of the Code. In accordance with Section 80C-8 of the Code, a building, use or occupancy permit for the Project or for any Project Component (as hereinafter defined) shall not be issued until the BRA shall have issued a Certification of Consistency pursuant to Section 80C-8 of the Code for the Project or such Project Component. The Project is subject to continued design, environmental, and development review by the BRA and other governmental agencies, as more particularly set forth below.

2. **Developer (“Proponent”)**. The Proponent, Lena New Boston LLC, is a joint venture of Lena Park Community Development Corporation and New Boston Development Partners LLC. It has an address at New Boston Development Partners LLC, 60 State Street, Suite 1500, Boston, MA 02109. Members of the Project team are identified on Exhibit C. The Proponent has filed with the BRA and other required City of Boston authorities a Disclosure Statement in the form required by Section 80B-8 of the Code.

3. **Project Site**. The Site consists of 3 parcels. Two of the parcels are former Boston State Hospital campus parcels which abut the east and west sides of Morton Street, respectively. The westerly parcel (the “West Campus”) consists of approximately 24 acres. The easterly parcel (“East Campus”) consists of approximately 14.5 acres. The third parcel is an approximately 4-acre parcel owned by Lena Park Community Development Corporation (the “Lena Park Parcel”) adjacent to the East Campus. The total area of the Site is approximately 42.5 acres.

The East Campus and the West Campus are located entirely within the Boston State Hospital Enterprise Protection Subdistrict (the “EPS”) of the Greater Mattapan Neighborhood District (the “District”), as defined in Section 60-10 of the Code and as shown on Map 8B of the Boston Zoning Maps. The Lena Park Parcel is located entirely within the 2F-3000 Residential Subdistrict (the “2F-3000 Subdistrict”) in the District. None of the parcels lie within the Restricted Parking Overlay District.

The portions of the East Campus and the Lena Park Parcel that are within 500 feet of the center line of American Legion Highway lie within the American Legion Highway Greenbelt Protection Overlay District (the “American Legion GPOD”), established in Section 29-7.3 of the Code and shown on Boston Zoning Maps 8A and 10. The portions of the East Campus and the West Campus that are within 100 feet of the center line of Morton Street lie within the Morton Street Greenbelt Protection Overlay District (the “Morton Street GPOD”), established in Section 60-27 of the Code and shown on Boston Zoning Maps 8A and 8B.

Section 60-29 of the Code authorizes the creation of one or more Planned Development Areas (a “PDA”) within the EPS. Map Amendment No. 516 extends the EPS to include the Lena Park Parcel, which parcel is included in and deemed part of this Plan. This will facilitate a coherent public review and approval of the Olmsted Green project, which has been conceived and planned as a comprehensive, phased project.

As required by section 60-29 of the Code, this Plan proposes to: (1) provide a more flexible zoning law; (2) provide public benefits to the Greater Mattapan community, including the creation of new job opportunities; (3) encourage economic development while ensuring public benefits and quality urban design by providing planning and design controls; and (4) protect the significant open space and natural open areas in the EPS.

Although the Site currently consists of three lots for zoning compliance purposes, the Proponent intends to reconfigure such lots into a number of smaller parcels, which parcels may be under common or separate ownership, developed sequentially or simultaneously, or separately developed and/or financed (each such parcel is referred to herein as a “Project Component”). Notwithstanding anything set forth herein or in the Code to the contrary, for purposes of this

Plan, compliance of the Project with the requirements of this Plan shall be determined for each individual Project Component rather than on a Site-wide basis, except as otherwise expressly provided in this Plan. The compliance or non-compliance of any one Project Component shall not affect the compliance of any other Project Component. In the event the Site is divided into such Project Components, a Certification of Consistency may be issued for any such Project Component or combination of Project Components.

All Project Components will be subject to a declaration of covenants or other similar control mechanism (a "Declaration") which establishes an owner's association in which all the owners of Project Components are members. Each such owner will be required to comply with the applicable requirements of this Plan and all other permits and approvals granted with respect to the Project. The Declaration will establish the right of each owner to use roadways, sidewalk areas, utilities, wetlands and other open spaces within the Project and will set forth maintenance standards and design controls which are consistent with this Plan.

In the future, and from time to time, one or more of the Project Components may be further subdivided into one or more separate parcels which may be under separate ownership, or one or more of the Project Components may be combined to create one single parcel, or a condominium ownership structure or another ownership structure may be created for all or part of the Site. This Plan approves any zoning nonconformity created or increased solely by the separation of ownership of individual Project Components, or by the subdivision, re-subdivision, combination, or submission to condominium ownership or other forms of ownership of Project Components, provided that (i) the use and dimensional requirements of this Plan with respect to each Project Component are met by the resulting parcel or parcels, (ii) the Site-wide floor area ratio does not exceed the maximum density permitted under this Plan for the Site as a whole, (iii) the open space, parking and loading space requirements of this Plan are met with respect to the Site as a whole, and (iv) the public benefit obligations required by this Plan and any other agreements entered into by the Proponent as a condition of the BRA's Article 80 approval of the Project are not diminished, nor their implementation delayed.

The following table describes the maximum floor area expected to be devoted to each Project Component and the preliminary parcelization of the Site.

	USE	Approximate Gross Floor Area	Approximate # of Acres
	West Campus		
W1	Residential – Home Ownership Units (Approximately 287-units)	390,000±	20.7
W2	Residential – Rental Units (Approximately 51-units)	60,000±	2.6
W3	Gateway Center	3,000±	0.6
	East Campus		
E1	Lena Park Training, Education & Job Advancement Center and Recreation Facility	80,000±	3.9

E2	Heritage House	11,000±	0.9
E3	Vinfen Nursing & Mental Health Rehab. Facility	58,000±	2.2
E4	Residential – Senior Housing (Approximately 83-units)	76,000±	1.3
E5	Residential (Approximately 102-units)	120,000±	6.0
E6	Urban Farm	48,000±	3.7
E7	Retail Incubator/ Farm Stand	5,000±	0.5
	Total:	851,000± GFA	42.4

4. **Project Description.** The site plans for the Project (collectively, the “Site Plan”) are attached hereto as Exhibit D and the schematic building plans for the Project (the “Schematic Plans”) are listed on Exhibit E. The Site Plan and the Schematic Plans may be modified after approval of this Plan, to the extent consistent with the dimensional limitations and public benefit obligations set forth herein, if approved by the BRA during the design review process.

The major programmatic elements within the Project are listed below, not necessarily in order of their implementation.

- Up to 440 units of for-sale and rental housing (the “Family Housing Component”). The Proponent will make available approximately 15% of the units to Vinfen and other Department of Mental Health (“DMH”) providers for occupancy by DMH clients in order to meet statutory requirements for the de-commissioned Boston State Hospital;
- Up to 83 units of low-income supportive senior rental housing (the “Senior Housing Component”);
- A nursing and mental health rehabilitation facility containing up to 123 beds (the “Rehabilitation Component”);
- A renovated and expanded community center in the Lena Park Building to contain a Training, Education and Job Advancement Center (“TEDJAC”) with a recreation facility, daycare, youth programs, senior programs, and associated offices (the “Community Center Component”);
- Program space for DMH clients, an exhibition space commemorating the mental health heritage of the former Boston State Hospital, and associated office space (the “Heritage House Component”);
- An urban farm/food production center with a job training component (the “Urban Farm Component”);
- A food-oriented retail and food production incubator possibly featuring freshly prepared foods and organic produce from the aforementioned urban farm (the “Food Retail Component”); and

- Accessory parking for each of the preceding project elements (the “Parking Component”).

5. **Public Transportation Access.** Olmsted Green is within one quarter-mile (or a 5-minute walk) from current MBTA bus routes serving the MBTA Orange Line, Commuter Rail, and the Red Line. Table __ summarizes these bus routes and the frequency of transit service during peak hours. MBTA bus routes #21 and #31 run adjacent to the Project Site via Morton Street. MBTA bus route #14 runs adjacent to the Project Site via American Legion Highway.

Transit Service	Description	Rush-hour Frequency (minutes)
14	Roslindale Square–Dudley Square	30
21	Ashmont–Forest Hills	12
22	Ashmont–Ruggles Station	7
28	Mattapan–Ruggles Station	8
29	Mattapan–Jackson Square Station	16
31	Mattapan–Forest Hills	10

6. **Urban Design Context.** The Site locus is at the intersection of Morton Street and American Legion Highway in the Mattapan neighborhood of Boston. It borders several residential neighborhoods as well as Franklin Park, a part of Boston’s park system known as the Emerald Necklace. Several large cemeteries are located to the north and west of the Site, including the Forest Hills Cemetery, St. Michael’s Cemetery, Mt. Hope Cemetery, and New Calvary Cemetery.

Uses which have been developed on the former Boston State Hospital grounds adjacent to the West Campus are the Massachusetts Biologic Laboratories on Walk Hill Avenue, developed by Franklin Place Associates LLC, and the Massachusetts Audubon Society’s Boston Nature Center and Wildlife Sanctuary. The wildlife sanctuary occupies approximately 67 acres, and includes upland forested areas, wetlands, a City-run compost facility and Boston’s largest community gardens area, known as the Clark Cooper Community Garden.

An 8-acre parcel containing a Massachusetts Department of Youth Services (“DYS”) correctional facility and an 18-acre parcel containing approximately 100 units of cooperative and single family housing abut the East Campus.

Residential properties, primarily one to six-family dwellings along with some larger multi-family housing developments, are in close proximity to the Site along Harvard Street to the south in the Wellington Hill neighborhood, and to the west of the DYS facility.

The largest concentrations of retail and commercial office activity in the immediate area of the Site are on Morton Street near Blue Hill Avenue, along Blue Hill Avenue, and in Mattapan Square. Additional retail uses are located near the Walk Hill Street/American Legion Highway intersection.

7. **Proposed Traffic Circulation.** The proposed general arrangement of streets and sidewalks and proposed vehicular and pedestrian circulation patterns for the Project are illustrated in Exhibit F.

West Campus. Vehicular access to the West Campus will be provided from an internal street, tentatively called "West Main Street," with new curb cuts on Morton Street and Harvard Street. A secondary site driveway on Harvard Street will connect the site to Deering Road. Access to the Massachusetts Audubon Society's Boston Nature Center will continue to be provided through the West Campus. Visitors will be able to access the Nature Center from any of the three site driveways. The existing Audubon curb cut on Morton Street just north of Harvard Street will be closed and the traffic signal removed.

East Campus. Vehicular site access to the urban farm within the East Campus will be from a new site driveway on Morton Street opposite the existing American Legion Highway on/off-ramp. This driveway will be a right-turn-only entrance and right-turn-only exit. The remaining uses within the East Campus will be accessed via site driveways on American Legion Highway. The main site driveway will lead to the senior housing uses and will be located on American Legion Highway opposite the Morton Street northeast ramp. A new signal will be provided at this location to provide efficient and safe access to the Site from the ramp and American Legion Highway. Austin Street, a paper street connecting the site to American Legion Highway, will be constructed to provide access to Heritage House and Lena Park. A new median break will be provided on American Legion Highway at Austin Street for westbound left-turns from American Legion Highway to Austin Street. Left-turns from Austin Street to American Legion Highway westbound will be prohibited. The existing, eastern curb cut at the Lena Park Parcel will be maintained and the west curb cut will be closed. A new street, parallel to American Legion Highway, will connect the main site driveway to Austin Street.

8. **Internal Roadways.** Primary roads and related sidewalks within the Site will be built to City of Boston standards. Private driveways within the Project Site will be built utilizing low impact development standards that include, where appropriate, the following: limited roadway widths, alternative pavement materials that promote groundwater recharge, and inclusion of infiltration facilities within driveway limits. Engineered site plans, designed to meet current Public Improvement Commission ("PIC") standards, will be submitted to the City for all proposed primary roadways.

9. **Transportation Demand Management.** The Proponent will implement Transportation Demand Management ("TDM") measures to minimize automobile usage and Project-traffic impacts as described in the Transportation Access Plan Agreement ("TAPA").

10. **Dimensional and Density Requirements.** Notwithstanding anything to the contrary in this Plan, the dimensional requirements applicable to the Project are as follows:

10.1 **Bulk.** Under Table E, Article 60 of the Code and Table 2 in Section 60-30 of the Code, the maximum Floor Area Ratio ("FAR") allowed in the EPS is 0.5. Pursuant to Table D, Article 60 of the Code, the maximum FAR allowed in the 2F-3000 Subdistrict is 0.8. Notwithstanding any requirements of the Code to the contrary, any build out of the Project that results in a total site-wide FAR not exceeding these limits, based on a lot area which includes any

proposed new streets and existing or proposed wetland areas and calculated as if all portions of the Site (not including the Lena Park Parcel) were in single ownership, shall be deemed consistent with this Plan even if the FAR of individual parcels or components exceeds these limits.

10.2 **Residential Density.** Under Table E of Article 60 and Table 2 in Section 60-30 of the Code, the maximum allowable number of dwelling units per acre in the EPS is 15. Notwithstanding any requirements of the Code to the contrary, the Projects' residential density shall be 14.5 units per acre for the West Campus and 13.0 units per acre for the East Campus, based on acreage calculations that include any proposed new streets and existing or proposed wetland areas.

10.3 **Height.** According to Table 2, Section 60-30 of the Code, the maximum building height of a Proposed Project within a PDA is 65 feet. According to Table D, Article 60 of the Code, the maximum building height of a Proposed Project in the 2F-3000 Subdistrict is 35 feet and 2.5 stories. Notwithstanding the foregoing or any requirements of the Code to the contrary: (i) the maximum height approved by this Plan for any element of the Project in the East Campus is 55 feet; (ii) the maximum height approved by this Plan for any element of the Project in the West Campus is 45 feet; and (iii) the maximum height approved by this Plan for any element of the Project in the Lena Park Parcel is 65 feet. For purposes of this Plan, rooftop mechanical equipment, whether or not screened, tower elements or penthouses normally built above the roof and not used or designed to be used for human occupancy, and structures and facilities providing access to rooftop space shall not be included in calculating building height, provided that such structures and equipment do not exceed, in the aggregate, one third of the total roofed area of any building on the Site.

11. **Parking and Loading.** The Project will provide approximately 1.5 spaces per residential unit. The East Campus will have approximately 371 parking spaces comprising approximately 253 surface off-street parking spaces and approximately 118 on-street spaces shared by the Project Components within the East Campus. The West Campus will have approximately 519 parking spaces in a mix of on-street and off-street spaces. At the East Campus, loading docks will be provided for the Community Center Component and the Rehabilitation Component. The West Campus will have no loading areas because the land use is limited to residential townhouses and apartments.

12. **Project Approvals.** The procedure for review and approval of this Plan and the Project described herein is set forth in Section 3-1A and Article 80 of the Code. The Project is subject to Large Project Review under Section 80B of the Code. On November 3, 2005, the Proponent submitted to the BRA a Draft Project Impact Report ("DPIR") for the Project. On January 26, 2006, the BRA Board authorized the issuance of a Preliminary Adequacy Determination waiving further Article 80 review for the Project. As a component of Large Project Review, the Project's parking and traffic circulation facilities have been reviewed and approved by the Boston Transportation Department ("BTD"). The Proponent will enter into a Transportation Access Plan Agreement with BTD describing transportation mitigation measures to be incorporated into the Project. In addition, the Proponent will enter into a Cooperation Agreement with the BRA and a

Boston Residents Construction Employment Plan with the Boston Employment Commission with respect to the Project. Also, the Proponent will enter into an Affordable Housing Agreement with the BRA and a separate agreement with the City of Boston Department of Neighborhood Development (DND) with respect to Affordable Housing units being developed as part of the Project. These Affordable Housing units will be subject to an affirmative marketing plan approved by the BRA, the DND and the Boston Fair Housing Commission satisfying the requirements of Section 10.5 of this Plan.

13. Other Zoning Matters.

13.1 **Allocation of Uses.** This Plan establishes as allowed uses the uses described above, which would require variances or conditional use permits under underlying zoning. This Plan approves shifts in the amount of gross floor area devoted to each use described above, to a maximum of ten percent (10%) of each Project Component, provided that the total gross floor area of the Project shall not exceed the FAR limits set forth above.

13.2 **Proposed Location and Appearance of Structures.** The location and appearance of the structures on the Site will be consistent with the Site Plan and the Schematic Plans, as they evolve in the course of continuing BRA design review. Final plans and specifications for the Project will be submitted to the BRA for certification as to consistency with this Plan.

13.3 **Greenbelt Protection Overlay District.** As described above, portions of the Project are located in the American Legion Highway and Morton Street Greenbelt Protection Overlay Districts. Approval of this Plan will constitute compliance with GPOD requirements.

14. Development Review Procedures. Schematic design plans, design development plans and final plans and specifications (i.e., contract documents) for any portion of the Project are subject to review and approval by the BRA in accordance with its Development Review Procedures. Given the scope of the proposed Project, and as a result of the various reviews of the Project necessary to secure all required permits and approvals, the Project is expected to change in the course of design review.

15. Public Benefits. The Project is expected to provide the following public benefits:

- ***Jobs.*** Approximately 400 full and part-time jobs during construction and approximately 400 permanent full and part-time jobs after construction will be provided by the Project.
- ***Job Training.*** The TEDJAC and Urban Farm Component will include a significant job training program.
- ***Housing.*** Approximately 440 units of family housing, and 83 units of senior housing will be provided by the Project. Approximately 8% of the for-sale housing and 100% of the rental housing will be affordable, as defined in the Mayor's Inclusionary Housing Program and by applicable sources of public

subsidy. Fifteen percent of the units will be made available for occupancy by DMH clients.

- **Mental Health Services.** The Rehabilitation Component will serve DMH clients and will create more than 80 new service, nursing, counseling, and management jobs.
- **Community Services.** The Lena Park Component will include daycare, youth programs, senior programs, and a multi-purpose, indoor recreation center available to residents of Olmsted Green and also available to the surrounding community and to the Boston Public Schools system.
- **Infrastructure and Open Space.** The Project will provide new streets, sidewalks and usable open space throughout the Site.
- **Sustainable Design.** The Proponent will incorporate sustainable development concepts into the design of each Project element consistent with cost-effective construction and operation.

16. Development Schedule and Phasing of the Project. The Project is expected to be constructed in four or more phases. The Preliminary Phasing Schedule is set forth in the Chart below. This Plan approves: (i) construction of Project Components in multiple phases or sub-phases, which phases or sub-phases may proceed sequentially or simultaneously, depending on market demand, construction sequencing strategies and other factors; (ii) interruptions between completion of such phases or sub-phases and commencement of construction of the next phases or sub-phases; and (iii) construction of infrastructure improvements, if any, in phases as the Project proceeds.

ANTICIPATED PROJECT PHASING SCHEDULE	
Phase 1, Commencement Spring, 2006	
West Campus	East Campus
<ul style="list-style-type: none"> ▪ Rental Housing – approximately 51 units ▪ For-sale Housing – approximately 72 units ▪ Gateway Center 	123-bed Rehabilitation Component
Phase 2, Commencement 2007	
West Campus	East Campus
<ul style="list-style-type: none"> ▪ For-sale Housing – approximately 61 units 	<ul style="list-style-type: none"> ▪ Rental Housing – approximately 51 units ▪ Lena Park Community Center Component
Phase 3, Commencement 2008	
West Campus	East Campus

<ul style="list-style-type: none"> ▪ For-sale Housing – approximately 76 units 	<ul style="list-style-type: none"> ▪ Rental Housing – approximately 51 units ▪ Senior Housing Component – approximately 42 units ▪ Heritage House Component
Phase 4, Commencement 2009	
<i>West Campus</i>	<i>East Campus</i>
<ul style="list-style-type: none"> ▪ For-sale Housing – approximately 78 units 	<ul style="list-style-type: none"> ▪ Senior Housing – approximately 41 units ▪ Urban Farm Component ▪ Food Retail Component

17. **Applicability.** In accordance with Section 80C-9 of the Code, consistency of the Project with this Plan constitutes compliance with the dimensional, use and other requirements of the Code to the extent such requirements have been addressed in this Plan.

18. **Amendment of Plan:** Any owner of an individual Project Component may seek amendment of this Plan as to such Project Component in accordance with the procedures prescribed by the Code without the consent of any other owner of a Project Component. In the event that any amendment to this Plan proposed by the owner of a Project Component is approved, and such amendment affects the overall compliance of the Project with this Plan, this Plan shall be deemed amended with respect to the Project as a whole to the extent necessary for the overall Project to comply with this Plan without requiring any modifications of the requirements of this Plan as to any of the other Project Components.

19. **Proponent's Obligations to Proceed with Project:** Notwithstanding anything set forth herein to the contrary, under no circumstances shall the Proponent be obligated to proceed with all or any portion of the Project. To the extent that the Proponent proceeds with the Project, however, the Proponent shall satisfy the public benefit obligations described above.

LIST OF EXHIBITS

- A: Legal Description
- B: Existing Site Survey prepared by Harry R. Feldman, Inc. dated March 27, 2005, consisting of two sheets: Exhibit B-1 (reduced copy) depicting the East Campus, also known as Olmsted East, as Lot 2B, and showing the Lena Park parcel to the east of Lot 2B separated by Austin Street; and Exhibit B-2 (reduced copy) showing the West Campus, also known as Olmsted West, as Proposed Lot A
- C. Project Team Members
- D: Proposed Site Plan prepared by Rojas Group, Inc. and ICON architecture, inc. dated October 31, 2005, consisting of two sheets: Figure D-1 depicting Olmsted East and Figure D-2 depicting Olmsted West
- E. Schematic Plans and Elevations prepared by ICON architecture, inc., Guzman Architects Inc., and The Architectural Team dated October 31, 2005 consisting of Figures E-1 through E-13
- F. Traffic Circulation Plans prepared by ICON architecture, inc. and Howard/Stein-Hudson Associates dated October 31, 2005 consisting of Figures F-1 through F-4

EXHIBIT A

LEGAL DESCRIPTION

The Site is comprised of approximately 42.5 acres and is depicted on the set of plans consisting of two sheets prepared by Harry R. Feldman, Inc. dated March 27, 2005, attached hereto as Exhibits B-1 and B-2.

EXHIBIT B

Site Survey

EXHIBIT C

PROJECT TEAM MEMBERS

Project Name: Olmsted Green	
Property Owners:	Commonwealth of Massachusetts (Division of Capital Asset Management and Maintenance) (38.5± acres) Lena Park Community Development Corporation (4± acres)
Proponent:	Lena New Boston LLC, a joint venture of: Lena Park Community Development Corporation 150 American Legion Highway Dorchester, MA 02124 Tel: (617) 436-0999 Fax: (617) 834-8566 <i>E. Lorraine Baugh, President & CEO</i> elbaugh@lenapark.org and New Boston Development Partners LLC 60 State Street, Suite 1500 Boston, MA 02109 <i>John E. Dragat, Senior Vice President</i> jdragat@ndevelop.com Tel: (617) 878-7905 Fax: (617) 878-7852 <i>Lisa Davis, Project Manager</i> ldavis@ndevelop.com Tel: (617) 878-7906 Fax: (617) 878-7852
Nursing & Mental Health Facility Developer:	Vinfen Corporation 950 Cambridge Street Cambridge, MA 02141 Tel: (617) 441-1800 Fax: (617) 451-1835 <i>Gary Lamson, lamsong@vinfen.com</i> <i>John Lind, lindj@vinfen.com</i>

<p>Senior Housing Developer:</p>	<p>HEARTH 1640 Washington Street Boston, MA 02118 Tel: (617) 369-1550 Fax: (617) 369-1566 <i>Beth Babcock</i>, (617) 369-1553, ebabcock@ceeh.org <i>Gene Miller</i>, (617) 248-1255, gmiller@ceeh.org <i>Peter Roche</i>, (617) 846-5326 79 Quincy Avenue, Winthrop, MA 02152 proche@ceeh.org</p>
<p>Overall Site Architect & Residential Architect:</p>	<p>ICON Architecture, Inc. 38 Chauncy Street Boston, MA 02111 Tel: (617) 451-3333 Fax: (617) 451-1328 <i>Steven Heikin</i> sheikin@iconarch.com <i>Liviu Brill</i> lbrill@iconarch.com</p>
<p>Lena Park Architect:</p>	<p>Jose Guzman Architects 430 Franklin Village Drive Franklin, MA 02038 Tel: (617) 448-7506 Fax: (508) 590-0277 <i>Jose Guzman</i> jose@guzmanarchitects.com <i>Marc Prufer</i> mprufer@guzmanarchitects.com</p>
<p>Architect for Vinfen and Senior Housing:</p>	<p>The Architectural Team, Inc. 50 Commandant's Way at Admiral's Hill Chelsea, MA 02150 Tel: 617-889-4402 Fax: 617-884-4329 <i>Robert J. Verrier</i> bverrier@architecturalteam.com <i>Susan M. Kossa</i> skossa@architecturalteam.com</p>

<p>Landscape Architect:</p>	<p>Rojas Group Inc. 211 Congress Street – Suite 200 Boston, MA 02110 Tel: 617-720-4100 Fax: 617-523-2918 <i>Andrés T. Rojas</i> andy@rojas1.com <i>Gaia Grazia Giudicelli</i> gaia@rojas1.com</p>
<p>Permitting and Approvals Legal Counsel:</p>	<p>Goulston & Storrs 400 Atlantic Avenue Boston, MA 02110-3333 Tel: (617) 482-1776 Fax: (617) 574-1776 <i>Matthew Kiefer</i> mkiefer@goulstonstorrs.com Tel: (617) 574-6597 Fax: (617) 574-7698 <i>Stephanie Wingfield,</i> swingfield@goulstonstorrs.com Tel: (617) 574-3555 Fax: (617) 574-7698</p>
<p>Environmental and Permitting Consultant:</p>	<p>Daylor Consulting Group, Inc. 10 Forbes Road Braintree, MA 02184 Tel: (781) 849-7070 Fax: (781) 849-0096 <i>Mitchell L. Fischman,</i> mfischman@daylor.com Tel: (781) 884-2553 <i>Maggie Schmitt,</i> mschmitt@daylor.com Tel: (781) 884-2533</p>
<p>Transportation Planner/Engineer:</p>	<p>Howard/Stein-Hudson Associates, Inc. 38 Chauncy Street Boston, MA 02111 Tel: (617) 482-7080 Fax: (617) 482-7417 <i>Jane Howard</i> jhoward@hshassoc.com <i>Christa C. Lucas,</i> clucas@hshassoc.com</p>
<p>Civil Engineer:</p>	<p>Vanasse Hangen Brustlin, Inc. 38 Chauncy Street, Suite 200 Boston, MA 02111 Tel: (617) 728-7777 Fax: (617) 728-7782 <i>Mark Junghans</i> mjunghans@vhb.com</p>

<p>Surveyor:</p>	<p>Harry R. Feldman, Inc. 112 Shawmut Avenue Boston, MA 02118 Tel: (617) 357-9740 Fax: (617) 357-1829 <i>Michael Feldman</i> maf@harryfeldman.com <i>Sean McDonagh</i> smd@harryfeldman.com</p>
<p>Hazardous Materials/ Geotechnical Consultant:</p>	<p>Haley & Aldrich, Inc. 465 Medford Street, Suite 2200 Boston, MA 02129-1400 Tel: (617) 886-7400 Fax: (617) 886-7600 <i>Elliot I. Steinberg, P.E., LSP</i> esteinberg&HaleyAldrich.com</p>
<p>Sustainable Development Consultant:</p>	<p>New Ecology, Inc. 130 Bishop Allen Drive, 5th floor Cambridge, MA 02139 Tel: (617) 354-4099 Fax: (617) 354-4098 <i>Edward F. Connelly</i> connelly@newecology.org</p>
<p>Air Quality/Noise Consultant:</p>	<p>Tech Environmental, Inc. 1601 Trapelo Road Waltham, MA 02451 Tel: (781) 890-2220 Fax: (781) 890-9451 <i>Robert Rossi, Ph.D.</i> rossi@techenv.com</p>
<p>Wind Consultant:</p>	<p>Frank Durgin, P.E. 19 Payson Road Belmont, MA 02178 Tel/Fax: (617) 484-2347 fhdurgin@aol.com</p>

EXHIBIT D
Site Plans

EXHIBIT E
Schematic Plans

EXHIBIT F
Traffic Circulation Plans

MEMORANDUM

JANUARY 26, 2006

TO: BOSTON REDEVELOPMENT AUTHORITY AND
MARK MALONEY, DIRECTOR

FROM: TOM MILLER, DIRECTOR OF ECONOMIC DEVELOPMENT
HEATHER CAMPISANO, SENIOR PROJECT MANAGER
DONALD WIEST, LAND USE COUNSEL
JOHN DALZELL, SENIOR ARCHITECT, URBAN DESIGN
MICHAEL CANNIZZO, SENIOR ARCHITECT, URBAN DESIGN

SUBJECT: PUBLIC HEARING ON THE DEVELOPMENT PLAN FOR PLANNED
DEVELOPMENT AREA ("PDA") NO. 67 AND RELATED ARTICLE 80
APPROVALS
OLMSTED GREEN PROJECT
FORMER BOSTON STATE HOSPITAL CAMPUS, MATTAPAN

SUMMARY: This memorandum requests that the Boston Redevelopment Authority ("BRA") authorize the Director to (1) issue a Preliminary Adequacy Determination waiving the requirement of further review pursuant to Article 80B-5.4(c)(iv) of the Boston Zoning Code; (2) issue a Certificate of Compliance under Section 80B-6 upon successful completion of the Article 80 review process; (3) execute and deliver an Affordable Housing Agreement, a Cooperation Agreement, a Boston Residents Construction Employment Plan, and any and all other agreements and documents that the Director deems appropriate and necessary; (4) approve the Development Plan for Planned Development Area No. 67, Olmsted Green Project, Mattapan, and authorize the Director to petition the Zoning Commission for the approval of the Development Plan for Planned Development Area No. 67, Olmsted Green Project, Mattapan, and to adopt Map Amendment Application No. 516, a map amendment to "Map 8B, Mattapan," and Text Amendment Application No. 360; and (5) issue a Certification of Consistency under Section 80C.

PROJECT SITE

The approximately 42.5-acre site consists of two former Boston State Hospital campus parcels on the west and east side of Morton Street and an adjacent parcel owned by Lena Park Community Development Corporation. The land on the west side of Morton

Street is also bounded by Harvard Street and the Mattapan Wellington Hill residential neighborhood to the south, the Massachusetts Audubon Boston Nature Center to the north, and the Massachusetts Biologic Laboratories to the west. On the east side of Morton Street, the property is bordered by the American Legion Highway and Franklin Park to the north, a Massachusetts Department of Youth Services correctional facility to the east, and the Harvard Commons residential development to the south. The Lena Park property at 150 American Legion Highway contains an existing 57,000 square foot building formerly occupied by the Hecht House, a Jewish community and recreation center. The building is owned and occupied by Lena Park Community Development Corporation and is roughly 50% underutilized (the "Project Site").

PROPOSED PROJECT

Lena New Boston LLC (the "Developer"), a joint venture between Lena Park Community Development Corporation and New Boston Development Partners LLC, is proposing a development of approximately 851,000 square feet on the Project Site, which is divided into Olmsted West and Olmsted East, on either side of Morton Street. Olmsted West, containing approximately 24 acres, will provide approximately 287 units of for-sale housing and approximately 51 rental units, 15% of which will be made available to Vinfen and other Department of Mental Health providers for purchase for Massachusetts Department of Mental Health ("DMH") clients, a 3,000 square foot gateway center, and approximately 519 on and off street parking spaces. Olmsted East, containing approximately 14.5 acres, will provide approximately 102 rental units, 15% of which will be made available for occupancy by DMH clients with Vinfen as a service provider, a renovated and expanded community center on the Lena Park parcel, containing a Training, Education and Job Advancement Center ("TEDJAC") and a recreation facility, to be developed, owned and operated by Lena Park. Also on the site will be a 123-bed skilled nursing facility, to be developed, owned and operated by the Vinfen Corporation, approximately 83 units of senior rental housing, to be developed by HEARTH, Heritage House, envisioned as a clubhouse and a daycare program for DMH clients, offices for the Alliance for the Mentally Ill, an exhibition space to display and honor the mental health heritage of the former Boston State Hospital, an urban farm/food production center, including a job training component with a retail incubator featuring freshly prepared foods and organic produce, and approximately 371 on- and off-street parking spaces (the "Proposed Project").

The Proposed Project is expected to be constructed in four or more phases, with the first phase commencing in the spring of 2006, and the final phase commencing in 2009. Phase I will include the construction of 51 rental units, 70 units of for-sale housing and the Gateway Center on Olmsted West, and the construction of the 123-bed skilled nursing facility on Olmsted East.

ARTICLE 80 REVIEW

On December 3, 2004, the Developer filed a Letter of Intent in accordance with the BRA's policy regarding Provision of Mitigation by Development Projects in Boston. On January 18, 2005, the Developer filed a Project Notification Form ("PNF"). Notice of the receipt by the BRA of the PNF was published in the Boston Herald on January 18, 2005, which initiated a 30-day public comment period with a closing date of February 22, 2005. The Notice and the PNF were sent to the City's public agencies pursuant to Section 80A-2 of the Boston Zoning Code (the "Code").

Pursuant to Section 80B-5.3 of the Code, a Scoping Session was held on January 28, 2005, with the City's public agencies where the Proposed Project was reviewed and discussed. The BRA issued a Scoping Determination, pursuant to Section 80B-5 of the Code, on March 22, 2005.

The Developer filed a Draft Project Impact Report ("DPIR") for the Proposed Project on November 3, 2005, which initiated a 75-day public comment period with a closing date of January 23, 2006. The DPIR was sent to the City's public agencies pursuant to Section 80A-2 of the Code.

Pursuant to Section 3-1A and Article 80C of the Code, the Developer filed a Development Plan for Planned Development Area ("PDA") No. 67 on December 7, 2005, which initiated a 45-day comment period with a closing date of January 23, 2006.

The Proposed Project was approved by the Boston Civic Design Commission ("BCDC") on November 1, 2005.

ZONING

All of Olmsted West and Olmsted East, other than the Lena Park parcel, are located in the Boston State Hospital Enterprise Protection Subdistrict of the Greater Mattapan Neighborhood District. The Lena Park parcel is located within the 2F-3000 Residential Subdistrict of the Greater Mattapan Neighborhood District. Portions of Olmsted East and the Lena Park parcel within 500 feet of the center line of American Legion Highway lie within the American Legion Highway Greenbelt Protection Overlay District, and portions of both Olmsted West and Olmsted East within 100 feet of the center line of Morton Street lie within the Morton Street Greenbelt Protection Overlay District. Section 60-29 of the Boston Zoning Code (the "Code") expressly authorizes the creation of PDAs within the Enterprise Protection Subdistrict. The Developer is seeking a map amendment to extend this PDA eligibility to the Lena Park Parcel.

PUBLIC BENEFITS

- Approximately 400 full- and part-time jobs during construction and approximately 400 permanent full- and part-time jobs after construction is complete;
- The TEDJAC and urban farm component will include a significant job training program;
- Approximately 440 units of family housing, and 83 units of senior housing will be provided. Approximately 8% of the for-sale units and 100% of the rental housing will be affordable;
- The rehabilitation component will serve DMH clients and will create more than 80 new service, nursing, counseling and management jobs;
- The Lena Park component will include daycare, youth programs, senior programs, and a multi-purpose, indoor recreation center which will be available to residents of Olmsted Green, the surrounding community and the Boston Public Schools system;
- Sustainable development concepts will be incorporated into the design of each element of the Proposed Project, consistent with cost-effective construction and operation.

RECOMMENDATIONS

Approvals have been requested of the BRA pursuant to Article 80, Section 80B of the Code for the issuance of a Preliminary Adequacy Determination waiving the requirement of further review pursuant to Article 80, Section 80B-5.4(c)(iv) of the Code, and for the issuance of a Certification of Compliance under Section 80B-6 upon successful completion of the Article 80 review process. In accordance with Section 80B-5.4 (c) of the Code, the BRA may issue a Preliminary Adequacy Determination Waiving Further Review if the DPIR, together with any additional material and comments received by the BRA prior to the issuance of the Preliminary Adequacy Determination, adequately describes the impact of the Proposed Project and offers appropriate ways to mitigate such impacts.

BRA staff believes that the DPIR and accompanying mitigation commitments meet the criteria for the issuance of a Preliminary Adequacy Determination Waiving Further Review. It is therefore recommended that the BRA approve the Olmsted Green project and authorize the Director to (1) issue a Preliminary Adequacy Determination waiving

Agreement, an Affordable Housing Agreement, and a Boston Residents Construction Employment Plan; (4) approve the Development Plan for Planned Development Area No. 67, Olmsted Green Project, Mattapan, and authorize the Director to petition the Zoning Commission for the approval of the Development Plan for Planned Development Area No. 67, Olmsted Green Project, Mattapan, and to adopt Map Amendment Application No. 516, a map amendment to "Map 8B, Mattapan," and Text Amendment Application No. 360; and (5) issue a Certification of Consistency under Section 80C.

Appropriate votes follow:

VOTED: That the Director be, and hereby is, authorized to issue a Preliminary Adequacy Determination under Section 80B-5.4(c)(iv) of the Boston Zoning Code, which (i) finds that the Draft Project Impact Report adequately describes the potential impacts arising from the Olmsted Green project, and provides sufficient mitigation measures to minimize these impacts, and (ii) waives further review of the Olmsted Green project under subsection 5 of Section 80B-5 of the Boston Zoning Code, subject to continuing design review by the Boston Redevelopment Authority; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to issue a Certification of Compliance for the Olmsted Green project upon the successful completion of all Article 80 processes; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute a Cooperation Agreement, an Affordable Housing Agreement, a Boston Residents Construction Employment Plan, and any and all other agreements and documents which the Director deems appropriate and necessary in connection with the Olmsted Green project, all upon terms and conditions determined to be in the best interests of the Boston Redevelopment Authority; and

**FURTHER
VOTED:**

That the Authority hereby finds and determines that the proposed Olmsted Green project, located in Mattapan, and as described in the Draft Project Impact Report dated November 3, 2005, submitted by Lena Park Community Development Corporation and New Boston Development Partners LLC, conforms to the general plan for the City of Boston as a whole, and that nothing proposed in the Olmsted Green project will be injurious to the neighborhood or otherwise detrimental to the public welfare, and further finds and determines that the proposed project complies with Section 80C-4. Standards for Planned Development Area Review Approval of the Boston Zoning Code; and

**FURTHER
VOTED:**

That the Authority approves the Development Plan for the Planned Development Area No. 67, Olmsted Green, Mattapan in the form presented to the Authority on January 26, 2006; and

**FURTHER
VOTED:**

That the Director is authorized to petition the Zoning Commission for approval of the Development Plan for Planned Development Area No. 67, Olmsted Green, Mattapan, and to adopt Text Amendment Application No. 360, a text amendment to Article 60, and Map Amendment Application No. 516, a map amendment to "Map 8B, Mattapan" all on substantial accord with the terms presented to the BRA at its hearing on January 26, 2006; and

**FURTHER
VOTED:**

That upon approval of the Development Plan for Planned Development Area No. 67 by the Zoning Commission, the Director be, and hereby is authorized to issue a Certification of Consistency for the Olmsted Green project under Article 80C of the Code.

Map Amendment Application No. 516
Boston Redevelopment Authority
PDA #67, Olmsted Green
Map 8B, Greater Mattapan
Neighborhood District

MAP AMENDMENT NO. 455

THE COMMONWEALTH OF MASSACHUSETTS

CITY OF BOSTON

IN ZONING COMMISSION

The Zoning Commission of the City of Boston, acting under Chapter 665 of the Acts of 1956, as amended, after due report, notice and hearing, does hereby approve the Development Plan for Planned Development Area No. 67, Olmsted Green, and amends "Map 8B, Greater Mattapan Neighborhood District", of the series of maps entitled "Zoning Districts City of Boston," dated August 15, 1962, as amended, as follows:

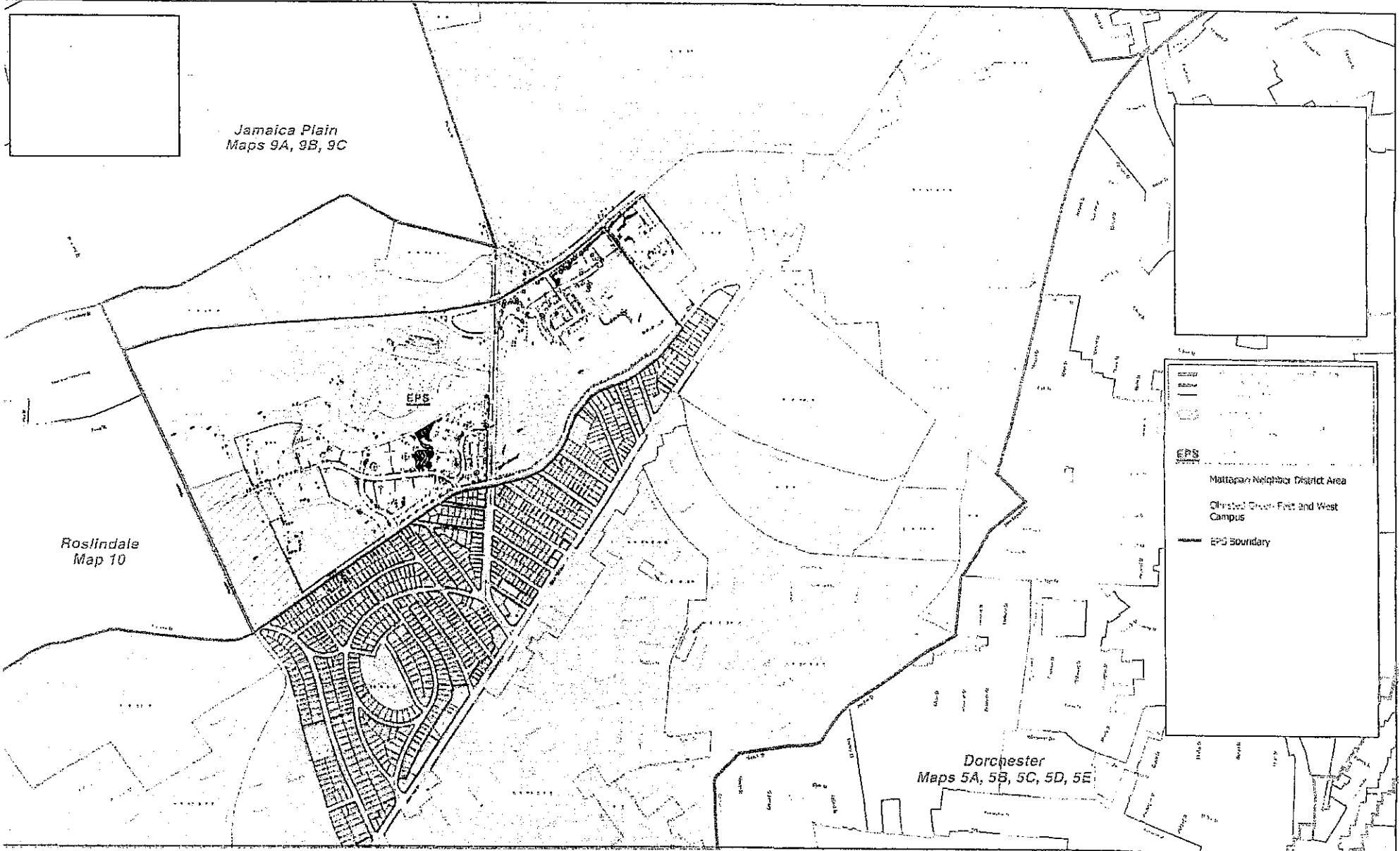
1. By changing the existing zoning of land located at 150 American Legion Highway from "2F-3000," indicating a Two-Family Residential Subdistrict, to "EPS," indicating an Enterprise Protection Subdistrict, as shown on Appendix A.
2. By adding the designation "D," indicating a Planned Development Area overlay district to approximately 42.5 acres of land consisting of land at 150 American Legion Highway and land of two former Boston State Hospital campus parcels on the west and east side of Morton Street as shown on Appendix B.

Appendix A

150 American Legion Highway



Appendix B
PDA #67, Olmsted Green



Chairman

Robert Farnham

Vice Chairman

Jim C. Mayhew
Jay Hurley
Shirley Decker
Mark J. Long
Mark
Ken

In Zoning Commission

Adopted: February 15, 2006

Attest:

Gregory A. Hayes

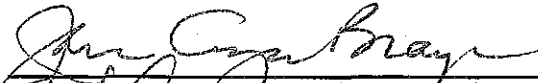
Secretary

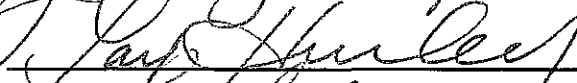
Development Plan for Planned Development Area No. 67, Olmsted Green

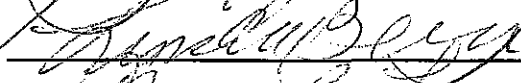
Chairman

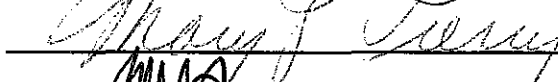


Vice Chairman

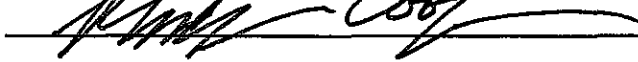








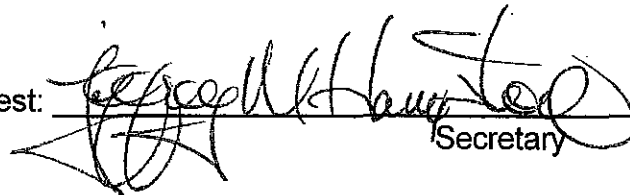




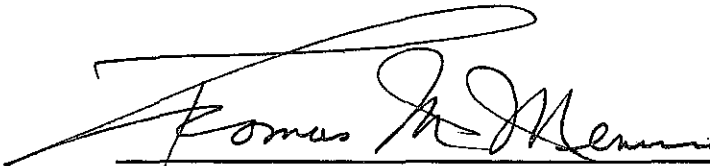
In Zoning Commission

Adopted: February 15, 2006

Attest:



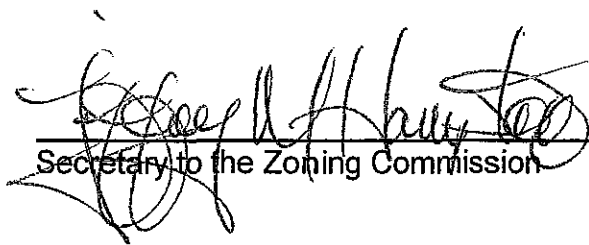
Secretary



Mayor, City of Boston

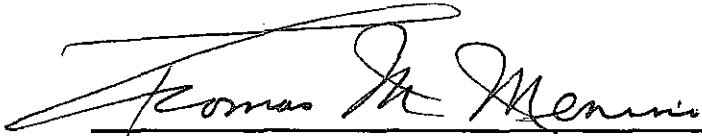
Date: 2/15/06

The foregoing amendment was presented to the Mayor on ~~FEBRUARY 15, 2006~~, and was signed by him on ~~FEBRUARY 15, 2006~~, whereupon it became effective on ~~FEBRUARY 15, 2006~~, in accordance with Section 3 of Chapter 665 of the Acts of 1956, as amended.

Attest: 

Secretary to the Zoning Commission

Development Plan for Planned Development Area No. 67, Olmsted Green

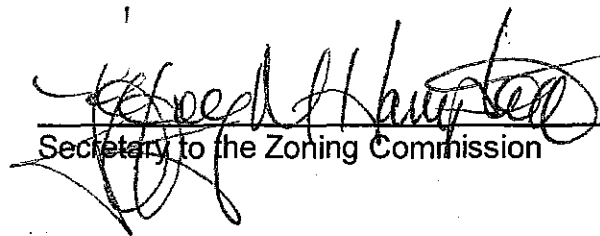


Mayor, City of Boston

Date: 2/15/06

The foregoing Development Plan was presented to the Mayor on ~~FEBRUARY 15, 2006~~ and was signed by him on ~~FEBRUARY 15, 2006~~, whereupon it became effective on ~~FEBRUARY 15, 2006~~, in accordance with Section 3 of Chapter 665 of the Acts of 1956, as amended.

Attest:



Secretary to the Zoning Commission