

MEMORANDUM

AUGUST 15, 2013

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

**FROM:** KAIROS SHEN, CHIEF PLANNER  
HEATHER CAMPISANO, DEPUTY DIRECTOR FOR DEVELOPMENT  
REVIEW  
DAVID CARLSON, SENIOR ARCHITECT/URBAN DESIGNER  
CASEY HINES, PROJECT MANAGER

**SUBJECT:** SCHEDULING OF A PUBLIC HEARING FOR THE FIRST  
AMENDMENT TO MASTER PLAN FOR PLANNED DEVELOPMENT  
AREA NO. 80, CHRISTIAN SCIENCE PLAZA, THE DEVELOPMENT  
PLAN FOR THE EASTERN PORTION OF THE BELVIDERE/DALTON  
SITE WITHIN PLANNED DEVELOPMENT AREA NO. 80, AND THE  
DEVELOPMENT PLAN FOR THE WESTERN PORTION OF THE  
BELVIDERE/DALTON SITE WITHIN PLANNED DEVELOPMENT  
AREA NO. 80, ALL IN THE PRUDENTIAL CENTER/HUNTINGTON  
AVENUE AREA OF BOSTON, AND TO CONSIDER THE  
BELVIDERE/DALTON PROJECT AS A DEVELOPMENT IMPACT  
PROJECT

---

**SUMMARY:** This Memorandum requests authorization for the Secretary to schedule and advertise a public hearing, pursuant to Sections 80B-5.3, 80B-7, and 80C-5 of the Boston Zoning Code (the "Code"), to be held on September 12, 2013 at 5:30 p.m., or at such a time and date deemed appropriate by the Director, (i) to consider the Belvidere/Dalton Project as a Development Impact Project, and (ii) regarding the First Amendment to Master Plan for Planned Development Area No. 80 ("PDA No. 80"), Christian Science Plaza ("First Master Plan Amendment"), the Development Plan for the Eastern Portion of the Belvidere/Dalton Site within PDA No. 80 ("Eastern Development Plan"), and the Development Plan for the Western Portion of the Belvidere/Dalton Site within PDA No. 80 ("Western Development Plan") relating to the Belvidere/Dalton project, located at the intersection of Belvidere and Dalton Streets which will be undertaken by CL BD LLC and PRG BD Investors LLC (the "Proponent").

---

## **PROJECT AREAS**

The Proposed Project site is located at the intersection of Belvidere and Dalton Streets and comprises parcels that will be developed together, but under the Eastern Development Plan and the Western Development Plan.

The Eastern Development Plan Project Area includes two parcels. Lot 1A is a triangular vacant parcel surrounded by Belvidere Street to the north, 101 Belvidere Street (the former Church Colonnade Building) to the east, and Dalton Street to the west. This parcel is approximately 28,544 square feet. The proposed High-rise building will be built on this parcel. Lot 1B is located on the west side of Dalton Street at its intersection with Saint Germain Street. It is currently used as a surface parking lot. This parcel is approximately 4,678 square feet. This parcel will be converted into public open space.

The Western Development Plan Project Area includes Lot 2 is located west of Dalton Street at its intersection with Belvidere Street. It is currently used as a surface parking lot. It is approximately 12,376 square feet. The proposed Mid-rise building will be built on this parcel.

## **BELVIDERE/DALTON PROJECT**

The Belvidere/Dalton Project is considered one project for Development Impact Project purposes, but the two buildings, a high-rise of approximately 58 stories and a mid-rise of approximately 25 stories, are each subject to separate Development Plans within PDA No. 80. Together, the proposed buildings will comprise approximately 950,000 square feet of gross floor area (the "Proposed Project"). The High-rise building will be developed by CL BD LLC, as set forth in the Eastern Development Plan, and the Mid-rise will be developed by PRG BD Investors LLC, as set forth in the Western Development Plan.

The High-rise will be constructed on the triangular parcel surrounded by Belvidere Street to the north, 101 Belvidere Street (the former Church Colonnade Building) to the east, and Dalton Street to the west (Lot 1A).

The proposed High-rise shape is derived from the equilateral triangle, softened by gently-curved sides and rounded corners. The resulting form complements without competing with the Mother Church, while its eastern face aligns with the orientation of the Reflecting Pool and the buildings that frame it. Thus the new High-rise, results in a smooth transition from the adjoining Prudential Center to the landmarked Christian Science Plaza.

The Mid-Rise building will be constructed opposite the High-rise on the west side of Dalton Street on what is now a surface parking lot adjacent to Belvidere Street (Lot 2).

It will include approximately 255 residential units (285 bedrooms) totaling approximately 237,500 square feet including 1,800 square feet of retail space, such as a coffee shop or café, on the ground floor.

The Mid-rise building's exterior has a curved face that closely resembles the curvature of its neighboring High-rise soft sided triangular form. This building is a pivot point for the project, anchoring the development at the intersection of Belvidere and Dalton Streets, and representing the last and furthest development of the Plaza and Christian Science precinct. The scale of the Mid-rise is much reduced from the High-rise component to match that of its adjacent neighbors, notably the Hilton and Sheraton towers. The scale of this building will also respect the surrounding, lower residential blocks comprised of the handsomely scaled buildings on St. Germain, Clearway, and Belvidere Streets.

### **RECOMMENDATION**

Based on the foregoing, Boston Redevelopment Authority staff recommends that the Secretary be authorized to advertise a public hearing to consider the Belvidere/Dalton Project as a Development Impact Project, and regarding the First Master Plan Amendment, the Eastern Development Plan, and the Western Development Plan, as is required pursuant to Sections 80B-5.3, 80B-7, and 80C of the Code.

An appropriate vote follows:

**VOTED:** That the Secretary be, and hereby is, authorized to advertise pursuant to Sections 80B-5.3, 80B-7, and 80C of the Boston Zoning Code a public hearing before the Boston Redevelopment Authority to be held on September 12, 2013 at 5:30 p.m., or at such a time and date deemed appropriate by the Director to consider the Belvidere/Dalton Project as a Development Impact Project, the First Amendment to Master Plan for Planned Development Area No. 80 ("PDA No. 80"), Christian Science Plaza, the Development Plan for the Eastern Portion of the Belvidere/Dalton Site within PDA No. 80, and the Development Plan for the Western Portion of the Belvidere/Dalton Site within PDA No. 80, all within the Huntington Avenue/Prudential Center District of Boston.

Exhibit A  
Site Plan