

DEVELOPMENT CONTROLS FOR PLANNED DEVELOPMENT DISTRICT #1 IN THE BACK BAY

BOSTON REDEVELOPMENT AUTHORITY

July 11, 1968

Parcel 1: Described as being bounded on the Northerly, Easterly and Southerly sides respectively by the Southerly line of St. James Avenue, the Westerly line of Berkeley Street and the Northerly line of Stuart Street; and on the Westerly side by a line parallel to the Westerly line of Berkeley Street and lying 271.5 feet Westerly thereof.  
(79,110 square feet)

- A. Permitted Uses - Existing
- B. Building Requirements

No changes are to be made to this structure except for the incorporation of a new entrance on the west side and the necessary refacing of this portion of the building.

Parcel 2: Described as being bounded on the Northerly, Westerly and Southerly sides respectively by the Southerly line of St. James Avenue, the Easterly line of Clarendon Street and the Northerly line of Stuart Street; and on the Easterly side by a line parallel to the Easterly line of Clarendon Street and lying 287.2 feet Easterly thereof. (80,770 square feet)

A. Permitted Uses

The major area shall be devoted to open space generally accessible to the public. A portion shall be developed contiguous to the building on Parcel 1 for cultural and public service facilities such as theaters, art galleries, restaurants, and exhibition space. Office or commercial space accessory to the major use shall be permitted. Sub-basement may be used for storage, retail and public passage.

B. Building Requirements

1. Floor Area Ratio: not applicable.
2. Building Coverage: minimum dimension extending in a westerly direction of 70 feet. Existing sub-basement to remain.
3. Height: maximum height of this structure shall not exceed 120 feet. Maximum height of any building within 100 feet of the intersection of the property lines at St. James Avenue and Clarendon Street shall not exceed 100 feet to height of cornice, and 120 feet to height of top of roof.
4. Setback: the new building on this site shall not be set back beyond the face of the existing Berkeley Building along either St. James Avenue or Stuart Street.
5. Building Envelope: provision shall be made for public access through the new structure into the main corridor of the existing building on Parcel 1.
6. Parking: no parking shall be permitted on this site.
7. Access: curb cuts, if any, shall be limited to St. James Avenue and Stuart Street and must be located more than 50 feet from the corners of Clarendon Street, and shall be limited further to those necessary to meet the loading provision outlined in requirement #8 below.
8. Off Street Loading: loading to meet zoning requirements shall either be provided from the existing Berkeley Building facility on St. James Avenue or through a new facility accessible from Stuart or St. James.

Parcel 2 - continued

B. Building Requirements - continued

9. Open Space Treatment: all paving shall be granite, other natural stone or brick. All trees that are planted must be a minimum of 6-inch caliper.
10. Signs: all exterior signs will be subject to design review regarding their location, size, design, illumination, color and materials.

Parcel 3: Described as being bounded by the Southerly line of St. James Avenue, the Easterly line of Trinity Place, the Northerly line of Stuart Street and the Westerly line of Clarendon Street.  
(73,547 square feet)

A. Permitted Uses

Principal use for this site shall be general office space.

B. Building Requirements

1. Floor Area Ratio: not to exceed 25 as defined by the Boston Zoning Code.
2. Building Coverage: not to exceed 50,000 square feet.
3. Height: not to exceed 800 feet.
4. Setback: no setback permitted along Trinity Place. The major surface of the building shall not be set back more than 16 feet from the property line along St. James Avenue for a distance of at least 100 feet from Trinity Place. Setback of the major surface shall not exceed 31 feet from the Stuart Street property line along its entire length.
5. Building Envelope: not applicable.
6. Parking: no parking required; parking permitted within the building only.
7. Access: vehicular access for parking and loading shall be from Trinity Place and must be more than 50 feet in from the intersection of Trinity and Stuart and Trinity and St. James. Curb cut for pedestrian drop-off shall be permitted only on Clarendon Street and must be a minimum distance of 30 feet from St. James Avenue and 60 feet from Stuart Street.
8. Off Street Loading: all loading and unloading shall be within the building. A minimum of eight (8) loading bays are required.
9. Open Space Treatment; all paving shall be granite, other natural stone or brick. All trees that are planted must be a minimum of 6-inch caliper.
10. Signs: all exterior signs will be subject to design review regarding their location, size, design, illumination, color and materials.

Parcel 4: Described as being bounded by the Northerly boundary line of the Massachusetts Turnpike Extension, the Westerly line of Trinity Place, the Southerly property line of all properties fronting on Stuart Street between Clarendon Street and Trinity Place, and the Westerly line of Clarendon Street. (Approximately 25,600 square feet)

A. Permitted Uses

This parcel shall be devoted to private, public or semi-public uses with the principal use for a parking garage.

B. Building Requirements

1. Floor Area Ratio: not to exceed 8.
2. Building Coverage: not applicable.
3. Height: not more than 100 feet above Clarendon Street.
4. Setback: not applicable.
5. Building Envelope: provision must be made for passage of a roadway, public or accessible to the public, along the southerly boundary of this property to interconnect Clarendon Street and Trinity Place. It must be at least 24 feet wide between curbs and must have a minimum vertical clearance of 16 feet.
6. Parking: no open parking permitted.
7. Access: auto access shall be from Clarendon Street, Dartmouth Street, Trinity Place, and the proposed new roadway at the southerly boundary of the property as described in requirement #5 above, and shall be in conformity with good traffic engineering practices.
8. Off Street Loading: , not applicable.
9. Open Space Treatment: all paving in pedestrian areas shall be concrete, natural stone or brick. All trees that are planted must be a minimum of 6-inch caliper.
10. Signs: all exterior signs will be subject to design review regarding their location, size, design, illumination, color and materials.

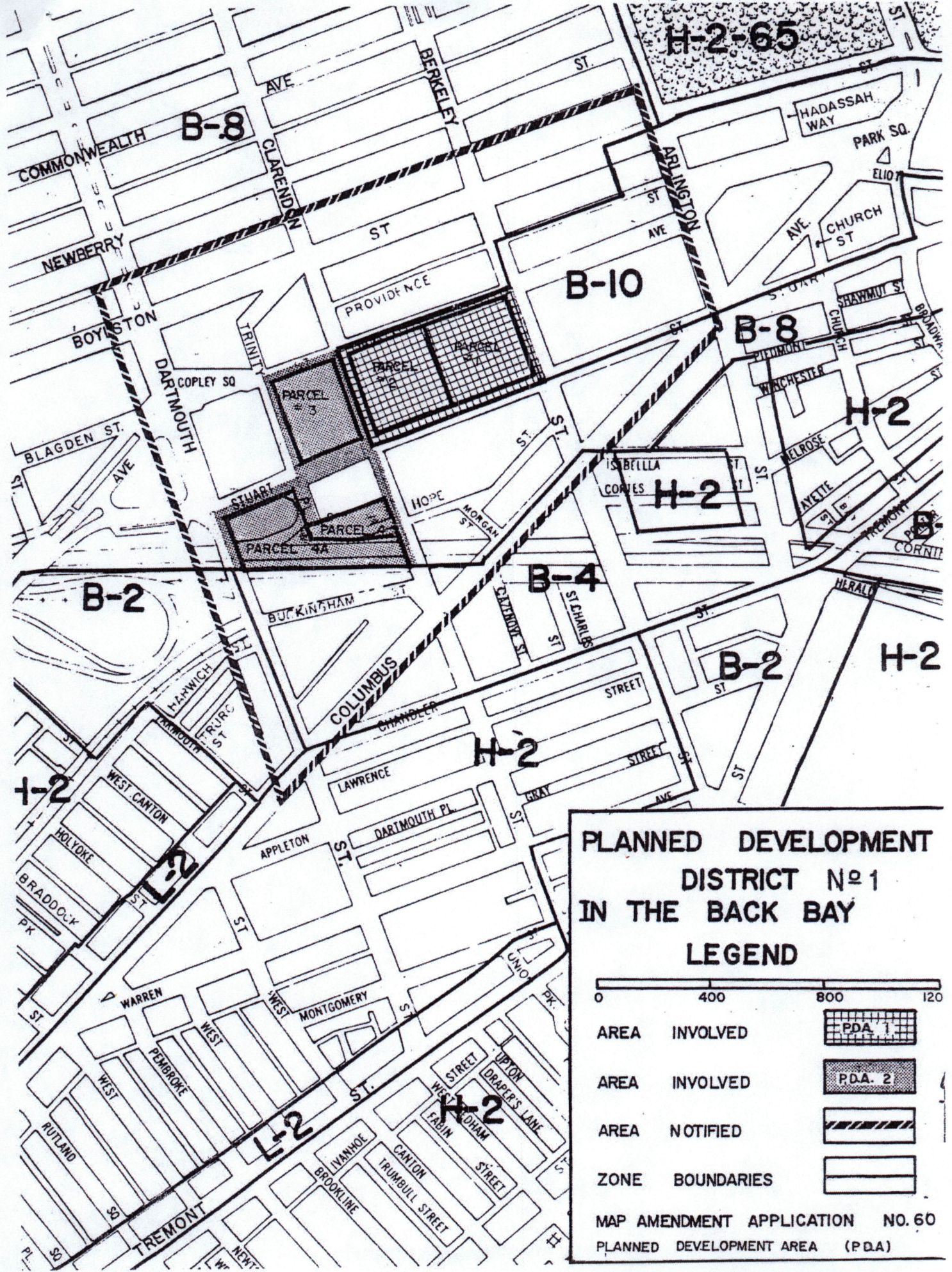
Parcel 4A: Property owned by the Massachusetts Turnpike Authority. Described (as shown on the parcel plan) as bounded by the Westerly line of Clarendon Street, the Northerly boundary line of the Massachusetts Turnpike Extension, the Westerly line of Trinity Place, the Southerly line of Stuart Street, the Easterly line of Dartmouth Street, and a line generally parallel to and ten (10) feet South of the retaining wall of the Southerly edge of the Massachusetts Turnpike Extension. (Approximately 99,600 square feet).

A. Permitted Uses

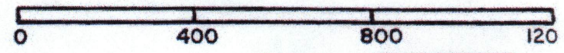
This parcel shall be devoted to private, public or semi-public uses with the principal use for a parking garage. First floor commercial is required along the Clarendon and Dartmouth Street frontages.



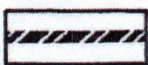
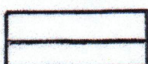
B. Building Requirements

1. Floor Area Ratio: not to exceed 8.
2. Building Coverage: not applicable.
3. Height: not more than 100 feet above Clarendon Street.
4. Setback: maximum setback allowed along both Clarendon and Dartmouth Streets is ten (10) feet.
5. Building Envelope: provision must be made for pedestrian arcades with a minimum width of 15 feet and a minimum height of 10 feet along both Clarendon and Dartmouth Streets. Provision shall be made for public pedestrian access through the first floor of the garage in a north-south direction connecting the westerly sidewalk of Trinity Place with the Back Bay Station. This passage will be a minimum of 15 feet in width.
6. Parking: first floor parking is permitted, provided it is concealed within the building.
7. Access: auto access shall be from Clarendon Street, Dartmouth Street, Trinity Place, and the proposed new roadway at the northerly boundary of the property and shall be in conformity with good traffic engineering practices.
8. Off Street Loading: all loading and unloading shall be within the building. A minimum of one (1) loading bay is required.
9. Open Space Treatment: all paving shall be concrete, other natural stone or brick. All trees that are planted must be a minimum of 6-inch caliper.
10. Signs: all exterior signs will be subject to design review regarding their location, size, design, illumination, color and materials.



**PLANNED DEVELOPMENT  
DISTRICT No 1  
IN THE BACK BAY  
LEGEND**



- AREA INVOLVED  P.D.A. 1
- AREA INVOLVED  P.D.A. 2
- AREA NOTIFIED 
- ZONE BOUNDARIES 

MAP AMENDMENT APPLICATION NO. 60  
PLANNED DEVELOPMENT AREA (P.D.A.)

RECEIVED

SEP 14 1982

INSURANCE OFFICE

BOSTON REDEVELOPMENT AUTHORITY

Amendment to

DEVELOPMENT PLAN for PLANNED DEVELOPMENT AREAS NO. 1 and NO. 2

with respect to

Parcel 2 in Planned Development Area No. 1

St. James Avenue, Clarendon Street and Stuart Street

JOHN HANCOCK MUTUAL LIFE INSURANCE COMPANY, DEVELOPER

Public Hearing: August 5, 1982  
Approved: August 5, 1982

The "Development Plan for Planned Development Areas No. 1 and No. 2" (originally entitled "Development Controls for Planned Development District #1 in the Back Bay"), approved by the Authority on July 11, 1968, is hereby amended as follows:

By striking out the entire section on Parcel 2, in Planned Development Area No. 1, and inserting in place thereof the following section, in which the description of the boundaries of the parcel remains unchanged.

Parcel 2: Described as being bounded on the northerly, westerly and southerly sides respectively by the



southerly line of St. James Avenue, the easterly line of Clarendon Street and the northerly line of Stuart Street; and on the easterly side by a line parallel to the easterly line of Clarendon Street and lying 287.2 feet easterly thereof. (80,770 square feet)

A. Permitted Uses

The existing 8-story building, at 197 Clarendon Street, shall not be demolished, but shall be rehabilitated for use as an office building, with such retail and other uses as are allowed by the Boston Zoning Code in a B-10 district.

B. Building Requirements

1. The exterior dimensions of the building shall not be increased, except that a new glass roof structure shall enclose four existing light-wells, creating glass-enclosed internal courtyards.
2. Principal other exterior changes shall include: removal of the temporary tunnel entrance enclosure on Stuart

Street, removal or relocation of mechanical penthouses and cooling towers, restoration of sidewalks and landscaping including curbing, paving and landscaping materials, and a new Clarendon Street crosswalk on grade, all as shown on the plans referred to in item 4 below, cleaning of the facades and reglazing of windows; and may include restoration of facade stonework and replacement of window sash and frames; all subject to further design review of details.

3. The location, size, design, colors, materials and illumination of all exterior signs shall be subject to design review.
4. The following plans, by Jung/Brannen Associates, Inc., dated August 5, 1982, are hereby incorporated into this amendment:

Clarendon Building (Clarendon Street Facade)

Berkeley Building    Clarendon Building    John Hancock Place

Sub-Basement    Basement

Main Floor / Site Plan

Second Floor    Third Floor

Fourth thru Eighth Floors      Ninth Floor

Section A-A

Section B-B

- C. The rehabilitation shall be made substantially in accordance with the above provisions, subject to minor modifications approved by the Director of the Authority. Further development of plans and final working drawings shall be subject to the design review process and approval by the Director of the Authority.

Map Amendment Application No. 60  
Boston Redevelopment Authority

RECEIVED  
OFFICE OF MAYOR  
JUL 23 3 50 PM '68

MAP AMENDMENT NO. 49

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 amend the Boston Zoning Code as follows:

VOTED: that there be and hereby is made a part of the minutes of this meeting a Development Plan for the following Planned Development Areas:

Planned Development Area #1 -

Described as being bounded as follows: Northerly by St. James Avenue, Easterly by Berkeley Street, Southerly by Stuart Street, and Westerly by Clarendon Street.

Planned Development Area #2 -

Described as being bounded as follows: Westerly by Dartmouth Street, Northerly by Stuart Street, Westerly by Trinity Place, Northerly by St. James Avenue, Easterly by Clarendon Street, and Southerly by a line parallel to and ten (10) feet Southerly of the Southerly face of the Southerly retaining wall of the Massachusetts Turnpike Extension; exclusive of all estates abutting the Southerly side line of Stuart Street between Clarendon Street and Trinity Place.

Further Voted:

That after consideration of the evidence presented at a Public Hearing duly held in Room 702, CITY HALL ANNEX, BOSTON, MASSACHUSETTS on TUESDAY, JULY 23, 1968, it be and hereby is found that:

1. The said plan was approved by the Boston Redevelopment Authority after a Public Hearing thereon duly held at the offices of said Authority, 73 TREMONT STREET, BOSTON, MASSACHUSETTS on THURSDAY, JULY 11, 1968.

2. That the said Authority further found as follows:

(a) The said Plan conforms to the General Plan for the City of Boston as a whole;

(b) Nothing in the said Plan will be injurious to the neighborhood or otherwise detrimental to the public welfare.

3. Each Planned Development Area described above contains not less than one acre.

4. The said Plan does adequately and sufficiently satisfy all other criteria and specifications as set forth by this Commission for Planned Development Areas in the City of Boston.

5. Map Amendment Application No. 60 was submitted by the Boston Redevelopment Authority pursuant to a vote of said Authority of July 11, 1968, and that therefore no reference has been made of said Application to said Authority, and that no further report is expected by the Zoning Commission from said Authority.

Further Voted:

That the series of maps entitled "Zoning Districts of the City of Boston" are hereby amended to establish the following parcels of land in the Back Bay as Planned Development Areas to be developed in accordance with the said Development Plan:

Planned Development Area #1 -

Described as being bounded as follows: Northerly by St. James Avenue, Easterly by Berkeley Street, Southerly by Stuart Street, and Westerly by Clarendon Street.

Planned Development Area #2 -

Described as being bounded as follows: Westerly by Dartmouth Street, Northerly by Stuart Street, Westerly by Trinity Place, Northerly by St. James Avenue, Easterly by Clarendon Street, and Southerly by a line parallel to and ten (10) feet Southerly of the Southerly face of the Southerly retaining wall of the Massachusetts Turnpike Extension; exclusive of all estates abutting the Southerly side line of Stuart Street between Clarendon Street and Trinity Place.

Further Voted:

That Planned Development Area #1 be and hereby is changed from sub-district B-10 to sub-district B-10D and Planned Development Area #2 be and hereby is changed from sub-district B-8 to sub-district B-8D.

Richard B Fowler  
Chairman

Chairman

Michael Gross  
Vice-Chairman

Vice-Chairman

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In Zoning Commission Meeting

Adopted July 23, 1968

Raphaella Di Pietro  
Raphaella Di Pietro Secretary

Raphaella Di Pietro

Secretary

APPROVED

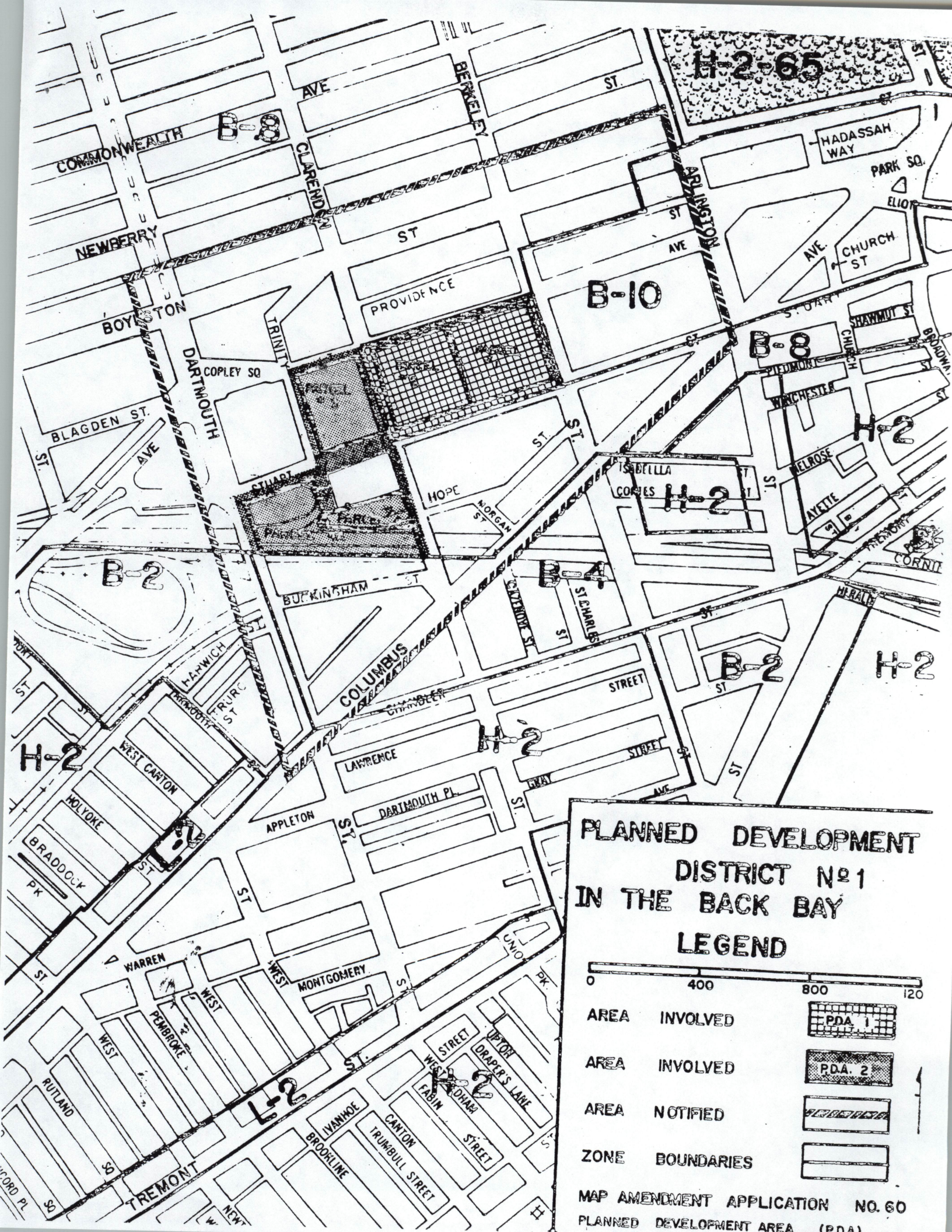
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Mayor of Boston, Mass.

A true copy  
Attest:-

Raphaella Di Pietro  
Raphaella Di Pietro Secretary.


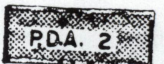


Raphaella Di Pietro

Secretary.



**PLANNED DEVELOPMENT  
DISTRICT N<sup>o</sup> 1  
IN THE BACK BAY  
LEGEND**



- AREA INVOLVED  PDA 1
- AREA INVOLVED  PDA 2
- AREA NOTIFIED 
- ZONE BOUNDARIES 

MAP AMENDMENT APPLICATION NO. 60  
PLANNED DEVELOPMENT AREA (PDA)