

BOSTON REDEVELOPMENT AUTHORITY

January 23, 1981

Approved February 26, 1981

Amendment to Development Plan for Planned Development Area No. 11

One Post Office Square

Developers

One Post Office Square Associates has succeeded Post Office Square Company as developer of the office building/garage project.

Oliver Street Associates has succeeded Pearl Street Company as developer of the hotel project.

Proposed Location and Appearance of Structures

The location and appearance of the office building, parking garage and hotel shall be as shown by the revised drawings prepared by Jung/Brannen Associates, Inc. listed in Exhibit I (Revised) submitted herewith.

A roof structure of sloping glass windowwall construction shall be constructed on the roof of the office building. The location and appearance of this structure shall be as shown by the revised drawings listed in Exhibit I (Revised) attached hereto.

The allowable height of the office building shall be increased from a maximum of five hundred ten (510) feet (exclusive of appurtenances) to a maximum of five hundred twenty (520) feet (exclusive of appurtenances), measured from the mean elevation of abutting sidewalks.

Density

A revised schedule of project areas and revised floor area ratio calculations are included in Exhibit II (Revised) attached hereto. The revised calculations are based on actual construction drawings and include the roof structure added by this amendment.

The floor area ratios previously approved for Planned Development Area No. 11 remain unchanged by this Amendment.

Parking and Loading Facilities

The number of off-street parking spaces to be provided shall be decreased from approximately 400 to approximately 385 spaces.

Ten below-grade loading bays are to be provided, as shown on Office Building Drawing No. X4 (revised from Hotel Drawings A1 and A2).

Proposed Dimensions of Structures

The dimensions of the office building, the parking garage and the hotel shall be as shown in the revised drawings listed in Exhibit I (Revised) attached hereto.

Proposed Building Elevations

The elevations of the office building, the parking garage and the hotel shall be as shown in the revised drawings listed in Exhibit I (Revised) attached hereto.

Exhibit I - List of Plans

The revised construction plans listed in Exhibit I (Revised) and attached hereto shall be substituted for the original plans included in the Development Plan for Planned Development Area No. 11.

Exhibit II - Schedule of Project Areas/FAR Computations

The revised schedule of project areas and the revised FAR calculations included in Exhibit II (Revised) attached hereto shall be substituted for the original schedule of project areas and FAR calculations included in the Development Plan for Planned Development Area No. 11.

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One Post Office Square

Exhibit I (Revised)

List of Plans

I. OFFICE BUILDING

<u>Drawing No.</u>	<u>Title</u>	<u>Latest Revision Date</u>
X1	Property Plan	7/12/79
X2	Site Plan	2/11/80
X4	Underground Common Service Area and Ramp	1/12/81
X7	Site Paving: Plan and Details	7/7/80
A1	Basement Plan	5/23/80
A2	First Floor	12/19/80
A3	Second Floor	7/7/80
A4	Third Floor	7/7/80
A5	Fourth Floor	1/12/81
A5a	5th & 6th Floors	7/30/80
A6	7th Floor	5/23/80
A7	8th Floor	5/23/80
A8	9th Floor	5/23/80
A9	10th & 11th Floors	5/23/80
A10	12th Floor	5/23/80
A11	13th & 14th Floors	11/7/80
A12	15th & 25th Floors	7/30/80
A13	26th Floor	7/30/80
A14	27th Floor	7/30/80
A15	28th Floor	7/30/80
A16	29th Floor	7/30/80
A17	30th Floor	7/30/80
A18	31st - 33rd Floors	7/30/80
A19	34th - 36th Floors	7/30/80
A20	37th & 38th Floors	7/30/80
A21	39th Floor	7/30/80
A21a	40th Floor	7/30/80
A22	41st Floor & Mezzanine	1/21/81
A22a	Roof Plan	1/9/81
A30	Pearl Street Elevation	1/21/81
A31	Milk Street Elevation	1/21/81
A32	Oliver Street Elevation	1/21/81
A33	Franklin Street Elevation	1/21/81
A34	Glass Wall Elevations	11/19/80
A35	Glass Wall Elevations	11/19/80
A38	Canopy	11/19/80

<u>Drawing No.</u>	<u>Title</u>	<u>Latest Revision Date</u>
A38a	Corner Canopy	11/19/80
A65	Lobby Sections	12/19/80
A66	Lobby Sections	12/19/80
A67	Lobby Sections	12/19/80
A68	Lobby Sections	12/19/80

II. GARAGE

<u>Drawing No.</u>	<u>Title</u>	<u>Latest Revision Date</u>
X2	Site Plan	10/12/79
A1	Lower Level Two	9/16/80
A2	Lower Level One	9/16/80
A3	Street Level	9/16/80
A4	Level One	9/16/80
A5	Level Two Partial Plan Level Three	9/16/80
A6	Levels Four-Seven	9/16/80
A7	Roof Level	9/16/80
A8	Elevations	8/20/80
A8a	Glass Wall Elevations	11/21/80

III. HOTEL

<u>Drawing No.</u>	<u>Title</u>	<u>Latest Revision Date</u>
A1	Subbasement	1/12/81
A2	Basement Level	1/12/81
A3	Ground Floor	1/12/81
A4	Level 2	1/12/81
A5	Level 2½	8/21/80
A6	Level 3	8/21/80
A7	Level 4	8/21/80
A8	Level 5	8/21/80
A9	Level 5½	8/21/80
A10	Level 6	8/21/80
A11	Level 7	8/21/80
A12	Level 8	8/21/80
A13	Level 9	8/21/80
A14	Roof Plan	8/21/80
A20	Oliver Street Elevation	1/23/81
A21	Pearl Street Elevation	1/23/81
A22	Franklin Street Elevation	1/23/81

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Amendment to Development Plan for Planned Development Area No. 11

One Post Office Square

Exhibit II (Revised)

Schedule of Project Areas/FAR Computations

- I. Office Tower
- II. Garage
- III. Hotel
- IV. FAR Calculations

Amendment to Development Plan - PDA No. 11.
 Exhibit II (Revised)

I. OFFICE TOWER

<u>Floor</u>	<u>Gross Floor Area in SF</u>	<u>Gross Floor Area Exclusions in SF*</u>	<u>Gross Floor Area For F.A.R. Purposes (SF)</u>
G	12,600	130	12,470
2	8,200	2,210	5,990
3	9,100	1,950	7,150
4	13,400	2,150	11,250
5	15,600	2,200	13,400
6	15,600	1,700	13,900
7	21,800	2,600	19,200
8	21,800	2,310	19,490
9	21,800	1,785	20,015
10	21,800	2,175	19,625
11	21,800	2,200	19,600
12	21,800	1,635	20,165
13	21,800	2,140	19,660
14	21,800	2,665	19,135
15	21,800	1,340	20,460
16	21,800	1,840	19,960
17	21,800	1,840	19,960
18	21,800	1,340	20,460
19	21,800	1,840	19,960
20	21,800	1,840	19,960
21	21,800	1,840	19,960
22	21,800	1,840	19,960
23	21,800	1,840	19,960
24	21,800	1,840	19,960
25	21,800	1,840	19,960
26	21,800	1,820	19,980
27	22,200	1,615	20,585
28	22,200	1,380	20,820
29	22,200	1,295	20,905
30	22,400	820	21,580
31	22,800	1,290	21,510
32	22,800	1,290	21,510
33	22,800	1,290	21,510
34	19,400	1,315	18,085
35	19,400	1,315	18,085
36	19,400	915	18,485
37	19,400	1,415	17,985
38	19,400	1,415	17,985
39	11,600	865	10,735
40	10,000	1,520	8,480
41	5,400	600	4,800
41m	2,000	450	1,550
TOTAL	793,900	67,700	726,200

II. GARAGE

<u>Floor</u>	<u>Gross Floor Area in SF</u>	<u>Gross Floor Area Exclusions in SF*</u>	<u>Gross Floor Areas For F.A.R. Purposes (SF)</u>
G	12,500	--	12,500
1	18,400	100	18,300
2	15,500	100	15,400
3	17,400	100	17,300
4	20,800	100	20,700
5	20,800	100	20,700
6	20,800	100	20,700
7	20,800	400	20,400
8	12,400	400	12,000
TOTALS	159,400	1,400	158,000

III. HOTEL

<u>Floor</u>	<u>Gross Floor Area in SF</u>	<u>Gross Floor Area Exclusions in SF*</u>	<u>Gross Floor Areas For F.A.R. Purposes (SF)</u>
G	27,900	600	27,300
2	30,300	1,000	29,300
2½	2,800	100	2,700
3	23,800	2,300	21,500
4	22,200	600	21,600
5	22,200	600	21,600
5½	(Mechanical Service Level - No Gross Area for FAR Purposes)		
6	22,200	600	21,600
7	21,100	600	20,500
8	17,900	600	17,300
9	15,700	600	15,100
TOTALS	206,100	7,600	198,500

*Gross floor area exclusions as defined under Article 2, Section 2-1, (21) of the Boston Zoning Code, as amended through June 30, 1978. Retail area at grade in garage included in gross floor area for Floor 1 of office building.

IV. F.A.R. Computations

Gross Floor Area Totals (SF):

Office Building	726,200
Garage	158,000
Lot "O" Total	<u>884,200</u>
Hotel	198,500
PDA Total	<u>1,082,700</u>

Lot Areas (SF):

Lot "O"	41,326
Lot "H"	36,465
Total PDA Parcel	<u>77,791</u>

The F.A.R. for the entire PDA is computed thus:

$$\frac{1,082,700}{77,791} = 13.92$$

The F.A.R. for Lot "O" only is computed thus:

$$\frac{884,200}{41,326} = 21.40$$

MEMORANDUM

BOARD APPROVED

February 26, 1981

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT J. RYAN, DIRECTOR

SUBJECT: AMENDMENT TO THE DEVELOPMENT PLAN FOR
PLANNED DEVELOPMENT AREA NO 11 -
POST OFFICE SQUARE

One Post Office Square Associates, successors to the Post Office Square Company, and Oliver Street Associates, successors to the Pearl Street Company, have submitted a proposed amendment to the Development Plan for Planned Development Area No. 11, initially approved by the Authority on April 19, 1979. The chief change is the proposed addition of a structure, on the roof of the office building, of sloping glass windowwall construction similar to that of the new roof of the Pearl Street hotel. To accommodate this addition, the developers request an increase in maximum building height from 510 to 520 feet. No change in allowable floor area ratio is necessary and no additional exceptions to the Zoning Code are required by this amendment.

Other items in the proposed amendment consist of a slight reduction in the number of off-street parking spaces from "approximately 400" to "approximately 385" spaces; references to updated plans which incorporate the design refinements that have occurred since the schematic drawings were approved, and a revision of the floor area ratio calculation. It also makes note of the change in the names of the development entities.

The staff has reviewed the proposed changes and find that they are in general compliance with the City's zoning regulations. I recommend that the Authority adopt the attached amendment to Planned Development Area No. 11.

VOTED: That in connection with a proposed amendment to the Development Plan for Planned Development Area No. 11 for land bounded by Pearl, Franklin, Oliver and Milk Streets, Boston proper, presented at a public hearing duly held in the Board Room of the Authority on February 26, 1981, the Boston Redevelopment Authority hereby approves said amendment to the Development Plan, originally approved on April 19, 1979. Said amendment (1) increases the maximum height of the building from 510 to 520 feet; (2) reduces the number of off-street parking spaces from "approximately 400" to "approximately 385" spaces; (3) revises plans listed in Exhibit 1, which plans show, on the roof of the office building, the addition of a structure of sloping glass windowwall similar to the new roof of the hotel and which also incorporate design refinements that have occurred since the schematic drawings were approved and which have been approved through the design review process of the

Authority; (4) provides a revised calculation of the floor area ratio; and (5) notes the changes in the names of the development entities from Post Office Square Company to One Post Office Square Associates, and from Pearl Street Company to Oliver Street Associates; and further

VOTED: That the Boston Redevelopment Authority finds that said Development Plan, as amended, conforms to the general plan for the City as a whole and that nothing in said Plan will be injurious to the neighborhood or otherwise detrimental to the public welfare.