

BOSTON REDEVELOPMENT AUTHORITY

April 19, 1979

DEVELOPMENT PLAN for PLANNED DEVELOPMENT AREA NO. 11
POST OFFICE SQUARE COMPANY and PEARL STREET COMPANY, DEVELOPERS

Site: A parcel of land in the City of Boston, Suffolk County, Massachusetts, containing 77,791 square feet, bounded as follows:

WESTERLY on Pearl Street by one course measuring three hundred sixteen and 26/100 (316.26) feet;

NORTHERLY on Milk Street by two courses having a total distance of two hundred thirty-one and 93/100 (231.93) feet;

EASTERLY on Oliver Street by two courses having a total distance of three hundred eighteen and 14/100 (318.14) feet;

SOUTHERLY on Franklin Street by two courses having a total distance of two hundred sixty-nine and 56/100 (269.56) feet.

Such land comprising Lots O and H as shown on "Exhibit A, Plan of Land Boston, Mass." dated November 29, 1978, drawn by R. E. Cameron & Associates, recorded with Suffolk County Registry of Deeds in Book 9126, Page 276, on December 8, 1978.

- A. Permitted Uses: An office building; a first-class landmark hotel; underground and aboveground parking (as a conditional use); conference, meeting and function facilities; food and beverage facilities; a health club; commercial retail space; and other uses permitted from time to time in general business districts.
- B. Proposed location and appearance of structures: The location and appearance of the office building, hotel structure, and parking garage shall be as shown by the drawings prepared by Jung/Brannen Associates, Inc. listed in Exhibit I hereto.

In addition, the following limits shall pertain:

1. Height of tower not to exceed five hundred and ten (510) feet exclusive of appurtenances, measured from the mean elevation of abutting sidewalks.
2. Height of hotel structure not to exceed one hundred twenty-five (125) feet exclusive of appurtenances, measured from the mean elevation of abutting sidewalks.
3. Height of parking garage not to exceed eighty-five (85) feet exclusive of appurtenances, measured from the mean elevation of abutting sidewalks.

- C. Open Spaces and Landscaping: Arcade to be provided at base of office tower.
- D. Density: The overall floor area ratio of the Planned Development Area shall not exceed 14.6, calculated as shown on Exhibit II hereto, nor shall the floor area ratio of the office building/garage structure exceed 21.6, also calculated as shown on Exhibit II hereto.
- E. Proposed Traffic Circulation: Vehicular access and egress to the Planned Development Area will be provided by the four existing streets bounding the parcel. The developer will construct a private way (non-exclusive vehicular and pedestrian passageway) between Pearl and Oliver Streets, shown on Drawing No. X2. Access and egress for the parking garage will be from said private way. Access and egress for the below-grade loading facilities will be from Oliver Street.
- F. Parking and Loading Facilities: Approximately 400 off-street parking spaces are to be provided, as shown by Garage Drawing Nos. A1 through A7. Ten below-grade loading bays are to be provided, as shown by Hotel Drawing No. A1. The access ramp is shown in Hotel Drawing Nos. A1 and A2.
- G. Access to Public Transportation: The Planned Development Area is presently served by the MBTA Orange and Red Lines at the Washington Street stop, and by the Orange and Blue Lines at the State Street stop. South Station, a major commuter rail and AMTRAK terminus, is six blocks from the Planned Development Area. Several MBTA bus lines run within one block of the site: Bus Route 2 (between North and South Stations); Bus Route 6 (between Aquarium and South Boston); and express Routes 300, 301, 304, and 305. The Planned Development Area is also approximately six blocks from the dock for Massachusetts Bay Lines' Ferry to Nantasket and Hull.
- H. Proposed Dimensions of Structures: The dimensions of the office building, hotel structure, and parking garage are to be as shown in the drawings listed in Exhibit I of this development plan.
- I. Proposed Building Elevations: The elevations of the office building, hotel structure, and parking garage are to be as shown in the drawings listed in Exhibit I of this development plan.
- J. Schematic Layout Drawings have been included in the drawings listed in Exhibit I of this development plan.

- K. Exterior Building Material: The exterior of the office building is to be substantially of pre-cast concrete with exposed aggregate. Windows in the office building are to be of tinted insulated glass with aluminum frames. The exterior of the existing hotel structure is to be restored and/or modified as shown in the drawings listed in Exhibit I of this development plan. The exterior of the new hotel construction is to be substantially of limestone, aluminum and glass as shown in the drawings listed in Exhibit I of this plan. The exterior of the garage structure will be pre-cast concrete with exposed aggregate.
- L. Design Review: Materials and treatment of the building facade and arcade, plus the size, location, design, color, and materials of exterior signs will be subject to the Boston Redevelopment Authority's design review process.

BOSTON REDEVELOPMENT AUTHORITY
April , 1979
Development Plan for Planned Development Area No. 11

Exhibit I

List of Plans
(all drawings revised through 4/6/79)

I. Office Building

<u>Drawing No.</u>	<u>Title</u>
X1	Property Plan
X2	Site Plan
X3	Atrium Level Plan
A1	Basement Plan
A2	First Floor Plan
A3	Second Floor Plan
A4	Third Floor Plan
A5	4th, 5th, & 6th Floor Plan
A6	7th Floor Plan
A7	8th Floor Plan
A8	9th Floor Plan
A9	10th & 11th Floor Plan
A10	12th Floor Plan
A11	13th & 14th Floor Plan
A12	15th-24th Floor Plan
A13	25th & 26th Floor Plan
A14	27th Floor Plan
A15	28th Floor Plan
A16	29th Floor Plan
A17	30th Floor Plan
A18	31st-33rd Floor Plan
A19	34th-36th Floor Plan
A20	37th & 38th Floor Plan
A21	39th Floor Plan
A22	Roof Plan
A23	Elevations
A24	Elevations
A25	Sections

II. Garage

<u>Drawing No.</u>	<u>Title</u>
X1	Property Plan
X2	Site Plan
A1	Lower Level 1 Plan
A2	Lower Level 2 Plan
A3	Street Level Plan
A4	Level 1 Plan
A5	Level 2 Plan
A6	Typical Upper Level Plan
A7	Top Level Plan

III. Hotel

<u>Drawing No.</u>	<u>Title</u>
X1	Property Plan
X2	Site Plan
X3	Atrium Level Plan
A1	Basement Level Plan
A2	Ground Floor Plan
A3	Level 2 Plan
A4	Level 2½ Plan
A5	Level 3 Plan
A6	Level 4 Plan
A7	Level 5 Plan
A8	Level 5½ Plan
A9	Level 6 Plan
A10	Level 7 Plan
A11	Level 8 Plan
A12	Level 9 Plan
A13	Roof Plan
A14	Pearl Street Elevation
A15	Franklin Street Elevation
A16	Oliver Street Elevation

BOSTON REDEVELOPMENT AUTHORITY
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Development Plan for Planned Development Area No. 11

Exhibit II

Schedule of Project Areas/FAR Computations

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</u>
1	14,000	--	14,000
2	10,000	1,350	8,650
3	12,500	1,350	11,150
4	14,000	1,900	12,100
5	14,000	1,900	12,100
6	14,000	1,350	12,650
7	21,500	1,900	19,600
8	22,000	1,900	20,100
9	22,000	1,350	20,650
10	22,000	1,900	20,100
11	22,000	1,900	20,100
12	22,000	1,350	20,650
13	22,000	1,550	20,450
14	22,000	1,550	20,450
15	22,000	1,000	21,000
16	22,000	1,550	20,450
17	22,000	1,550	20,450
18	22,000	1,000	21,000
19	22,000	1,550	20,450
20	22,000	1,550	20,450
21	22,000	1,000	21,000
22	22,000	1,550	20,450
23	22,000	1,550	20,450
24	22,000	1,000	21,000
25	22,000	1,050	20,950
26	22,000	1,050	20,950
27	22,500	500	22,000
28	22,500	1,050	21,450
29	22,500	1,050	21,450
30	22,500	500	22,000
31	23,000	1,050	21,950
32	23,000	1,050	21,950
33	23,000	500	22,500

Development Plan for PDA No. 11
Exhibit II (cont.)

<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>
34	19,500	1,050	18,450
35	19,500	1,050	18,450
36	19,500	650	18,850
37	16,500	1,050	15,450
38	16,500	1,050	15,450
39	<u>12,000</u>	<u>--</u>	<u>12,000</u>
Total	780,500	47,200	733,300

II. Hotel

<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>
1	28,000	--	28,000
2	29,000	400	28,600
2½	23,000	400	22,600
3	22,500	400	22,100
4	22,500	400	22,100
5	22,500	400	22,100
5½	15,000	400	14,600
6	22,500	400	22,100
7	22,500	400	22,100
8	19,500	400	19,100
9	<u>16,500</u>	<u>1,100</u>	<u>15,400</u>
Total	243,500	4,700	238,800

III. Garage

<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>
1	14,500	--	14,500
2	20,000	100	19,900
3	20,500	100	20,400
4	20,500	100	20,400
5	20,500	100	20,400
6	20,500	100	20,400
7	20,500	100	20,400
8	<u>20,500</u>	<u>100</u>	<u>20,400</u>
Total	157,500	700	156,800

* 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.

F.A.R. Computations

Gross Floor Area Totals:

Office Building	733,300 SF
Garage Structure	<u>156,800 SF</u>
Lot "O" Total	890,100 SF
Hotel	<u>238,800 SF</u>
PDA Total	1,128,500 SF

Lot Areas:

Lot "O"	41,259 SF
Lot "H"	<u>36,532 SF</u>
Total PDA Parcel	77,791 SF

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

$$\frac{1,128,500}{77,791} = 14.6$$

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

$$\frac{890,100}{41,259} = 21.6$$

BOARD APPROVED

MEMORANDUM

April 19, 1979

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT J. RYAN, DIRECTOR

SUBJECT: PROPOSED PLANNED DEVELOPMENT AREA:
FORMER FEDERAL RESERVE BANK SITE
PEARL STREET COMPANY AND
POST OFFICE SQUARE COMPANY

Two affiliates of The Beacon Companies, the Pearl Street Company and the Post Office Square Company, have acquired the former site of the Federal Reserve Bank building, more fully described as land bounded by Milk, Pearl, Franklin and Oliver Streets, Boston Proper. The Pearl Street Company proposes to convert the 1922 building, at 30 Pearl Street, (a designated architectural landmark) into a first-class 300-room hotel. The 1953 and 1973 structures are being demolished. The Post Office Square Company proposes to replace them with a 39-story office building not more than 510 feet in height and a 400 car parking garage, not more than 85 feet in height. The attached fact sheet gives further details.

The site is in a B-10 (general business with a floor area ratio of 10.0) district and in a restricted parking district. The developers seek a Planned Development Area zoning designation in order to be eligible to seek exceptions for the following deviations from the Boston Zoning Code:

One Post Office Square ("O" Parcel) - Office Building and Garage

Section 8-7

Use Item no. 59	Parking garage is conditional in a restricted parking district ("commercial" spaces).
*Use item no. 71	Ancillary parking for hotel is conditional.
Use item no. 72	Parking accessory to nonresidential uses is conditional in a restricted parking district.

*Section 15-1

Maximum floor area ratio	10; proposed floor area ratio 21.6.
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Section 21-1
 Setback of
 parapet: Pearl Street 59.5' required; 17' provided.
 Milk Street 53.5' required; 1' provided.
 Oliver Street 5.5' required; none provided.
 *"O"- "H" Line 66.6' required; none provided.

Section 24-1
 Off-street
 loading bays 8 required; 4 provided.

Section 24-2
 Required size
 of bays 10' x 25' x 14'; 1 bay is 10' x 25' x 12.5';
 3 are 8' x 21' x 12.5'.

30 Pearl Street ("H" Parcel) - Hotel

*Sections 13-4
 and 19-4
 Side yard required 20'; none provided.

Section 24-2
 Required size
 of bays 10' x 25' x 14'; 6 bays 10' x 25' x 12.5'
 provided.

* Starred items would not require deviations if the two parcels were treated as one lot, except for floor area ratio, which, on a one-lot basis would be reduced to 14.6. The loading bays required for both lots is 11; 10 are provided.

The two lots comply with the Zoning Code definition of a single lot. However, separate financing is being arranged for lots "O" and "H"; the extra deviations are sought to satisfy the requirements of the prospective mortgagees.

The staff finds that the overall floor area ratio and parapet setbacks of the project are in harmony with nearby buildings in the financial district, and that ten loading bays will be sufficient. The whole project would not be feasible without accessory parking for the office tower and some commercial spaces. The number of spaces is modest in comparison with the number in nearby office towers.

The developer and architects, Jung/Brannen Associates, are to be complimented on their responsiveness to the recommendations of the design staff. The structural system was changed in order to achieve a more harmonious treatment of the arcade and corner facing Post Office Square; changes were made to allow greater visual penetration through

the office tower to the hotel atrium; the shadow impact on the Square was shown to be minimal especially at the summertime lunch hour. In addition, the developer has made a commitment to prepare a wind tunnel study for the purpose of obtaining data with which to confirm and/or modify the design of the office building canopy and other nonstructural elements at the street and arcade levels to mitigate (to the extent practicable) any adverse effects from the wind as disclosed by such study.

The basic size and ownership requirements for a Planned Development Area have been met; the design review process has resulted in the Development Plan presented today; the public hearing before the Boston Redevelopment Authority Board has been duly advertised. It should be noted however, that further approval will be required from the Landmarks Commission, for the treatment of the exterior facade of the 1922 building, and from the Air Pollution Control Commission for a commercial parking permit and exemptions for employee and hotel parking.

I therefore recommend that the Boston Redevelopment Authority approve the documents and plans presented, and authorize the Director to petition the Zoning Commission for a Planned Development Area Subdistrict, bounded as described, and that the Authority further authorize the Director to certify plans to be filed with the Building Commissioner in connection with this Planned Development Area Subdistrict as being in conformity with the Development Plan for such Planned Development Area.

VOTED: That in connection with the Development Plan for the parcel of land in Boston Proper bounded by Milk, Pearl, Franklin and Oliver Streets, presented at a Public Hearing duly held at the offices of this Authority on Thursday, April 19, 1979, and after consideration of the evidence presented at that hearing, the Boston Redevelopment Authority finds that: (1) The said Plan conforms to the General Plan of the City of Boston as a whole, and with plans for the Central Business District; (2) Nothing in the said Plan will be injurious to the neighborhood or otherwise detrimental to the public welfare; and (3) The said Plan does adequately and sufficiently satisfy all other criteria and specifications for a Planned Development Area subdistrict designation, as set forth by the Zoning Code of the City of Boston as amended; and further

VOTED: Pursuant to the provisions of Article 3, Section 1A, of the Zoning Code of the City of Boston, as amended, the Boston Redevelopment Authority hereby approves the Development Plan for the parcel of land bounded by Milk, Pearl, Franklin and Oliver Streets. Said Development Plan is embodied in a written document entitled "Development Plan for Planned Development Area No. 11, Post Office Square Company and Pearl Street Company, Developers," dated April 19, 1979, and in a series of

plans listed in Exhibit I in said document. Said document and plans shall be on file in the offices of the Authority. The Authority hereby authorizes the Director to petition the Zoning Commission of the City of Boston for a Planned Development Area subdistrict designation for said parcel and to certify, in the name of the Authority, that plans submitted to the Building Commissioner in connection with this Plan are in conformity with the said Development Plan; and further

VOTED

That in reference to Petition Nos. Z-4422, by the Pearl Street Company and Z-4423, by the Post Office Square Company, for exceptions for three conditional uses and six dimensional deviations in a general business (B-10-D) planned development area subdistrict, and in a restricted parking district, the Boston Redevelopment Authority recommends approval provided that the final plans be submitted to the Authority for design review to ensure that the plans are consistent with the plans previously approved by the Authority. This recommendation will not be valid unless or until the Boston Zoning Commission duly adopts a map amendment designating the land involved a B-10-D zoning district.

RECEIVED

MEMBERS OFFICE

Map Amendment Application No. 199
Planned Development Area No. 11
Boston Redevelopment Authority for
Post Office Square Company and Pearl
Street Company, One Post Office Square,
30 Pearl Street, Boston Proper

MAP AMENDMENT NO. 154

EFFECTIVE
May 18, 1979

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 Map 1 - Boston Proper, of the series of maps entitled "Zoning Districts - City of Boston" dated August 15, 1962, as follows:

By changing from a B-10 district to a B-10-D district land in Boston Proper bounded by Milk, Pearl, Franklin and Oliver Streets.

Richard B. Fowler
Chairman

Richard F. Battles
Vice Chairman

Robert R. Neen

Arms D. Gulo

Joseph W. Joyce

Thomas J. Coleman

Thomas J. Cronin

Marvin Rosenberg

In Zoning Commission

Adopted May 18, 1979

Attest: Marguerite Kilduff
Secretary

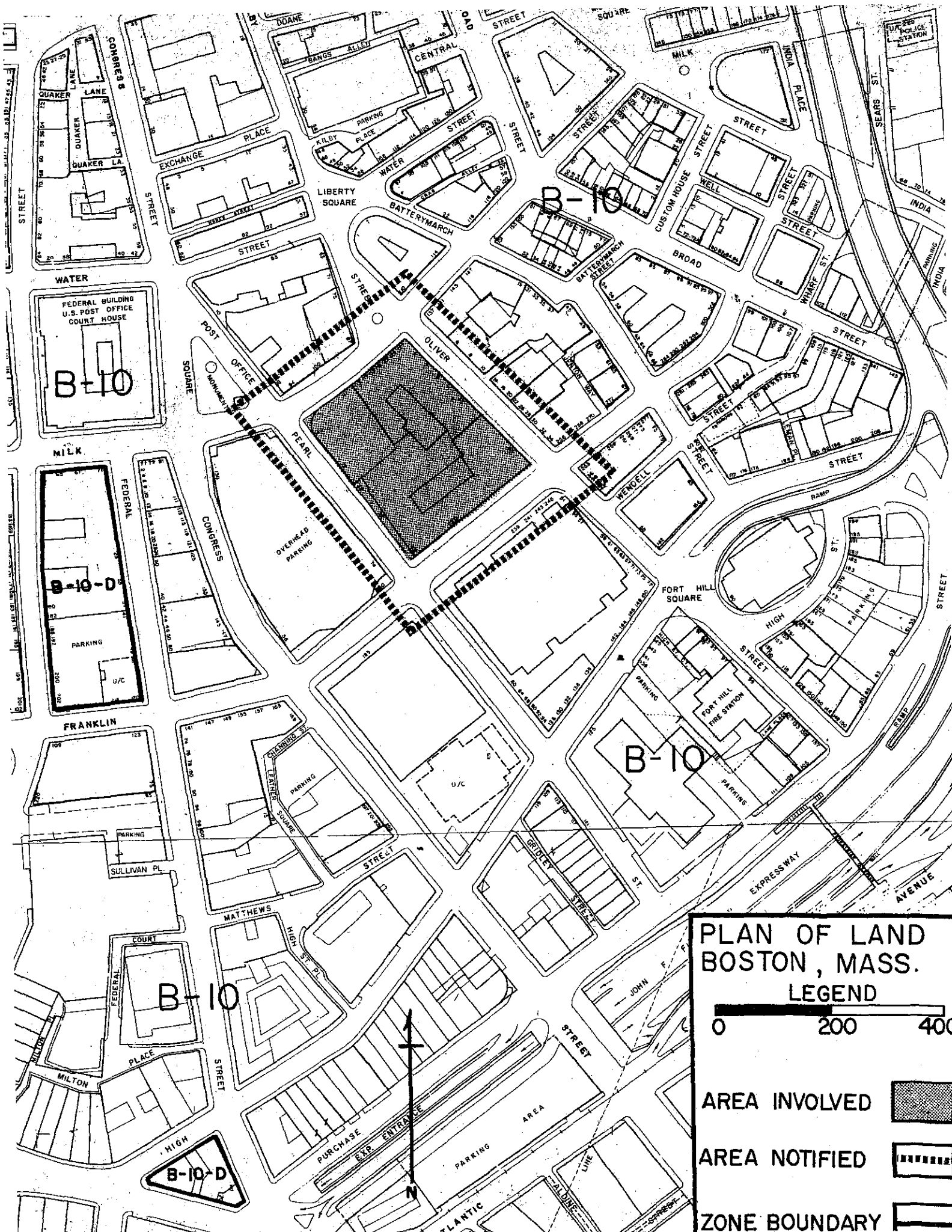
APPROVED

Kenneth A. White
Mayor, City of Boston

Dated: May 18, 1979

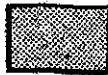
The foregoing amendment was presented to the Mayor on May 18, 1979, and was signed by him on May 18, 1979, whereupon it became effective on May 18, 1979, in accordance with the provisions of Section 3 of Chapter 665 of the Acts of 1956.


Attest: Marguerite Kilduff
Secretary



**PLAN OF LAND
BOSTON, MASS.
LEGEND**

0 200 400

AREA INVOLVED 

AREA NOTIFIED 

ZONE BOUNDARY 