

Fact Sheet

BOSTON REDEVELOPMENT AUTHORITY

Development Plan for Planned Development Area No. 18
and
Development Impact Project Plan

ONE FRANKLIN PLACE, BOSTON PROPER
(at Franklin, Arch, Summer and Hawley Streets)

Developer: The Developer is Lincoln Franklin Place, LTD (the "Applicant"), a Texas limited partnership with a principal place of business at 1800 Two Turtle Creek Village, Dallas, Texas 75219. The local office of the Developer is at One Post Office Square, Suite 2250, Boston, Massachusetts 02109. John B. Hynes, III is General Partner of the General Partner of the Developer, Lincoln Property Company No. 1027, LTD, a Texas limited partnership.

Architects: Hoskins, Scott, Taylor and Partners/Harwood K. Smith and Partners/Timothy Anderson

Planned Development Area: Approximately 47,300 square feet of land consisting of the properties at 40-46, 26-38 Summer Street, 93-101, 103-111 Arch Street, 65-71 Franklin Street and Bussey Place. Within the PDA the Applicant proposes to develop 31,913 square feet of land consisting of the property at 34-38 Summer Street, 26-28 Summer Street, 93-101 Arch Street and Bussey Place. This site is commonly known as the former Kennedy's building site and will be known as, and the Applicant will request an address of One Franklin Place.

General Description of Project Development and Uses: One Franklin Place will consist of a 20-story office building with retail use. The office building will be set back from Summer Street at varying distances at ascending levels and will be incorporated within the Kennedy building. The Summer Street facade and thirty (30) feet of the Hawley Street facade of the Kennedy's building will be restored and the Hawley Street Arch will be rebuilt and incorporated into the design of the development. The One Franklin Place Development will contain rental areas of approximately 346,000 square feet for office use, 48,000 square feet for retail use and 8,000 square feet for limited basement parking. The exterior facade of 65 Franklin Street and the parapet at 103 Arch Street will be restored and reconstructed by

the Applicant together with improvements to Snow Place and pedestrian walks on Hawley and Summer Streets.

Estimated Construction Time:

Commencement of Construction: March 1985
Completion: January 1987
Partial Occupancy: January 1987

Projected Number of Employees: It is estimated that construction of One Franklin Place will create between 200-300 construction jobs over the two years of the construction period. After completion it is estimated that the One Franklin Place Development will provide 1800 jobs. The Applicant has agreed to formulate a voluntary Employment Opportunity Plan, which plan will detail Applicant's good faith efforts to assure that 50% of the employment opportunities created in the project will be made available to Boston residents.

Development Impact Project Exaction: As required under Section 26-3 of the Boston Zoning Code, One Franklin Place, will enter into a Development Impact Project Exaction Agreement with the Authority and the Neighborhood Housing Trust to provide for the payment of a Development Impact Project Exaction in the amount of \$1,375,000 in 12 equal annual installments.

Density: Renovation and construction will result in a total of approximately 375,000 square feet of gross floor area. The maximum floor area ratio for the One Franklin Place Development, calculated in accordance with the Zoning Code, shall be no more than 12.0.

Design Review: The Design Materials for the One Franklin Place Development are subject to ongoing design review and approval by the Authority. Such review is conducted in accordance with the Authority's Design Review Procedures dated April, 1984. The schematic design for the project has been approved by the BRA.

Zoning Relief: The One Franklin Place Development site will be in a B-10-D zoning district. In such a district, relief from the requirements of the Code is sought as an Exception pursuant to Article 6A of the Code. Exceptions for the following code provisions will be sought:

Article 8: Conditional Uses by Exception

Section 8-7, no. 36A, retail catering is a conditional use in a B-10-D district.

Section 8-7, no. 59, parking garage is a conditional use in a Restricted Parking District.

Section 8-7, no. 71, ancillary parking for office and retail use is a conditional use in a Restricted Parking District.

Section 8-7, no. 72, assessor parking for office and retail use is a conditional use in a Restricted Parking District.

Article 15: Variance by Exception

Section 15-1, the floor area ratio is excessive.

Article 20: Variance by Exception

Section 20-1, rear yard area is not provided.

Article 21: Variance by Exception

Section 21-1, setback of parapet is not provided.

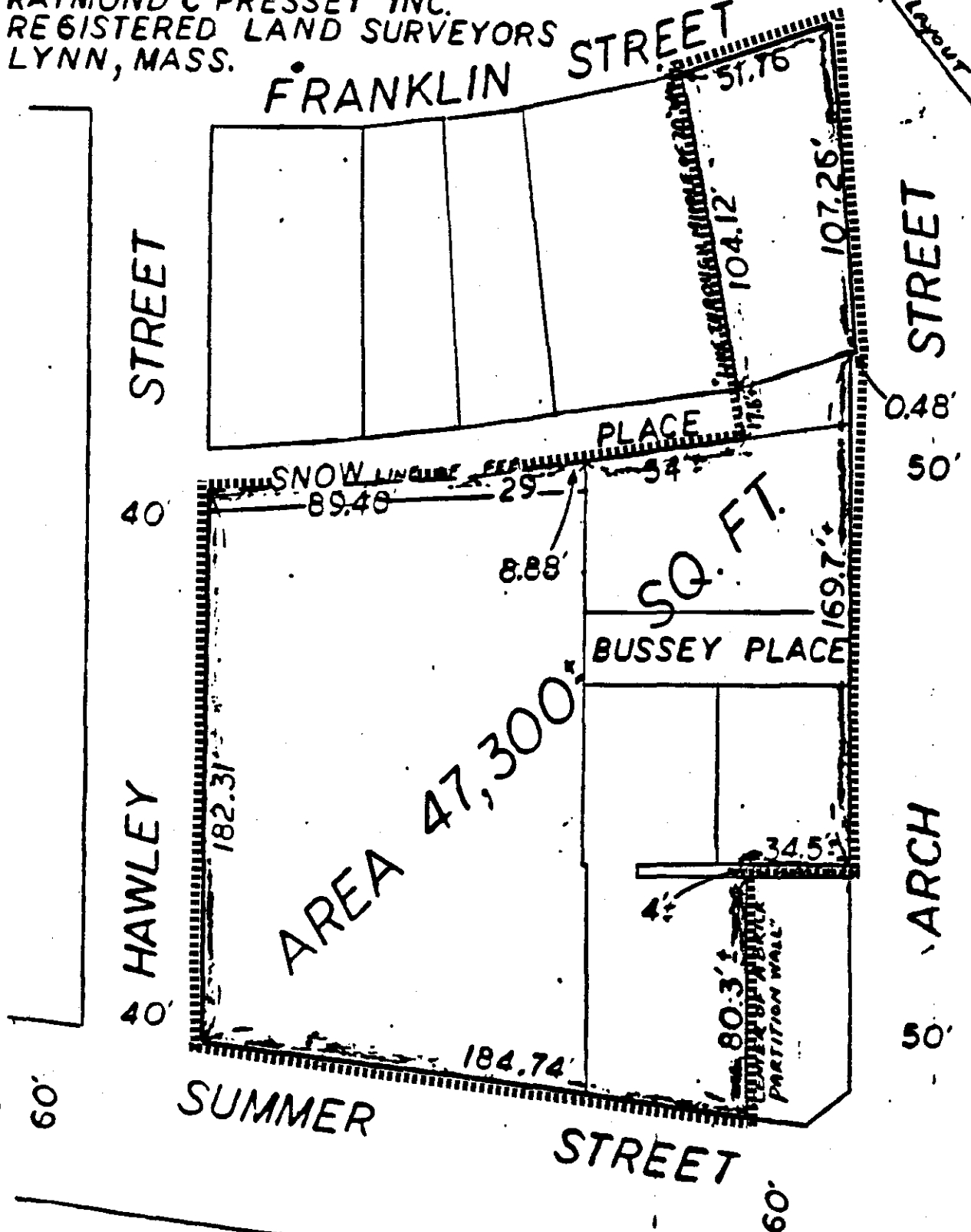
Article 23: Variance by Exception

Section 23-1, off-street parking is provided in a restricted parking district.

Article 24: Variance by Exception

Section 24-1, off-street loading bays are insufficient.

PLAN TO SHOW
 PLANNED DEVELOPMENT AREA
 BOSTON, MASS.
 SCALE 1 IN. = 50 FT. 27 JUNE 1984
 RAYMOND C PRESSEY INC.
 REGISTERED LAND SURVEYORS
 LYNN, MASS.



NOTE: THIS PLAN IS A COMPILATION OF PLANS AND DEEDS
 OF RECORD AND A PARTIAL FIELD SURVEY.

NOVEMBER 15, 1984

MEMORANDUM

TAKEN UNDER ADVISEMENT: NOVEMBER 1, 1984

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: STEPHEN COYLE, DIRECTOR

SUBJECT: APPROVAL OF DEVELOPMENT PLAN FOR
PLANNED DEVELOPMENT AREA NO. 18/
APPROVAL OF DEVELOPMENT IMPACT PROJECT PLAN/ONE
FRANKLIN PLACE, BOSTON PROPER

Lincoln Franklin Place, LTD, a Texas limited partnership, seeks a Planned Development Area zoning designation for land across Hawley Street from Filene's which includes the former Kennedy store building and three other parcels containing five-story buildings. The latter buildings are to be retained and restored. The Kennedy store building has a history of controversy, first in connection with designation as a Landmark and more recently related to the design of the new tower. The plan presented to the Authority today is the result of negotiations involving the Landmarks Commission, the developer and his architects, and the Authority's design staff, which resulted in a design guidelines agreement. The entire Summer Street facade of the Kennedy store is to be retained and restored, to a depth of 30 feet. The tower will occupy land which was once the rear of the store. The design of the tower has been altered several times to make it more compatible with the architecture of its neighbors. A major amenity will be a connection from the building with the Washington Street subway station which will include an elevator to provide access for handicapped persons. A further description of the project is contained in the attached Fact Sheet.

The project also has the support of the Downtown Crossing Association, the MBTA, and neighboring businesses.

I recommend that the Authority approve the attached Development Plan for Planned Development Area No. 18 and the Development Impact Project Plan for a development to be called One Franklin Place. Appropriate votes follow.

VOTED: That in connection with the Development Plan for Planned Development Area No. 18 and the Development Impact Project Plan for a project to be called One Franklin Place, presented at a public hearing duly held at the offices of the Authority on November 1, 1984, and after consideration of the evidence presented at that hearing, the Boston Redevelopment Authority finds that said Plans (1) conform to the general plan for the City of Boston as a whole; (2) contain nothing that will be injurious to the neighborhood or otherwise detrimental to the public welfare; and (3) do adequately and sufficiently satisfy all other criteria and specifications for a Planned Development Area subdistrict designation and for a Development Impact Project as set forth in the Boston Zoning Code as amended;

and further

VOTED: That pursuant to the provisions of Sections 3-1A and 26-3 of the Boston Zoning Code as amended, the Boston Redevelopment Authority hereby approves the Development Plans for said Planned Development Area and Development Impact Project. Said Development Plans are embodied in a written documents entitled "Development Plan for Planned Development Area No. 18, One Franklin Place, Boston Proper" and "Development Impact Project Plan, One Franklin Place, Boston Proper", dated November 1, 1984, and in a series of drawings listed in Exhibit B of the former document; said documents and drawings shall be on file in the office of the Director of Zoning of the Authority;

and further

VOTED: That the Authority hereby authorizes the Director to petition the Zoning Commission of the City of Boston for a Planned Development Area subdistrict designation for the parcel of land which is the subject of the Development Plan for Planned Development Area No. 18; to execute in the name and on behalf of the Authority (1) a Cooperation Agreement with the developer of said Planned Development Area, and (2) an agreement under which said developer shall be responsible for a Development Impact Project Exaction; and to certify, in the name and on behalf of the Authority, that plans submitted to the Building Commissioner in connection with said plans are in conformity with said Plans; and that the developer has entered into an agreement with the Authority to be responsible for a Development Impact Project Exaction.

and further

VOTED: That in reference to petitions to the Zoning Board of Appeal to be brought by Lincoln Franklin Place, LTD., for exceptions as listed in the Development Plan for Planned Development Area No. 18, which is approved by the Authority today, the Boston Redevelopment Authority recommends approval provided that the Zoning Commission will have adopted a Map Amendment designating the land involved as a B-10-D zoning district, and provided further, that 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 and with said Development Plans; and the Authority hereby authorizes the Director to certify to the Board of Appeal that the exceptions requested are in conformity with said Development Plan.

Map Amendment Application No. 234 (PDA No. 18)
Boston Redevelopment Authority in behalf of
Lincoln Franklin Place, Limited
Summer and Hawley Streets, Boston Proper.
B-10 to B-10-D

MAP AMENDMENT NO. 177

EFFECTIVE
January 31, 1985+

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. 18, and 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 a parcel of land in Boston Proper containing 47,300 square feet, bounded as follows:

SOUTHWESTERLY: by Summer Street, 184.74 feet;

NORTHWESTERLY: by Hawley Street, 182.31 feet;

NORTHEASTERLY: by the "Line of Fee" as shown on plan in Book 1359 Page 122, 89.48 feet, 29 feet and 8.88 feet as shown on said plan;

NORTHEASTERLY: by a passageway, known as Snow Place, about 54 feet;

NORTHWESTERLY: by the same, about 17.6 feet;

NORTHWESTERLY: by land now or formerly of President and Fellows of Harvard College, by a line running through the middle of a 20-inch wall, as shown on plan in Book 7238, Page 71, 104.12 feet;

NORTHEASTERLY: by Franklin Street, as shown on said plan, 51.76 feet;

SOUTHEASTERLY: by Arch Street, as shown on said plan, 107.26 feet;

SOUTHWESTERLY: by Snow Place, 0.48 feet;

SOUTHEASTERLY: by Arch Street, about 169.7 feet;

†Date of public notice: December 22, 1984 (see St. 1956, c. 665, s. 5).

ZONM/J/010885

SOUTHWESTERLY: by a four foot passageway shown on plan in Book 492 at the end, about 34.5 feet;

SOUTHEASTERLY: by the same, about 4 feet;

SOUTHEASTERLY: by Lot 2 on said plan, by a line passing through the center of a brick partition wall, about 80.3 feet.

Such land is also shown on a plan entitled "Plan To Show Planned Development Area, Boston, Mass." Scale 1 in. = 50 ft. dated June 27, 1984, prepared by Raymond C. Pressey, Inc. Registered Land Surveyors, Lynn, Mass., which is on file in the office of the Commission.

Richard B. Fowler

Chairman

Vice Chairman

Frederic T. Coleman
Robert Boudier
Howard Green
N. W. Saul
Joseph W. Joyce
Robert L. Mann

In Zoning Commission

Adopted January 7, 1985

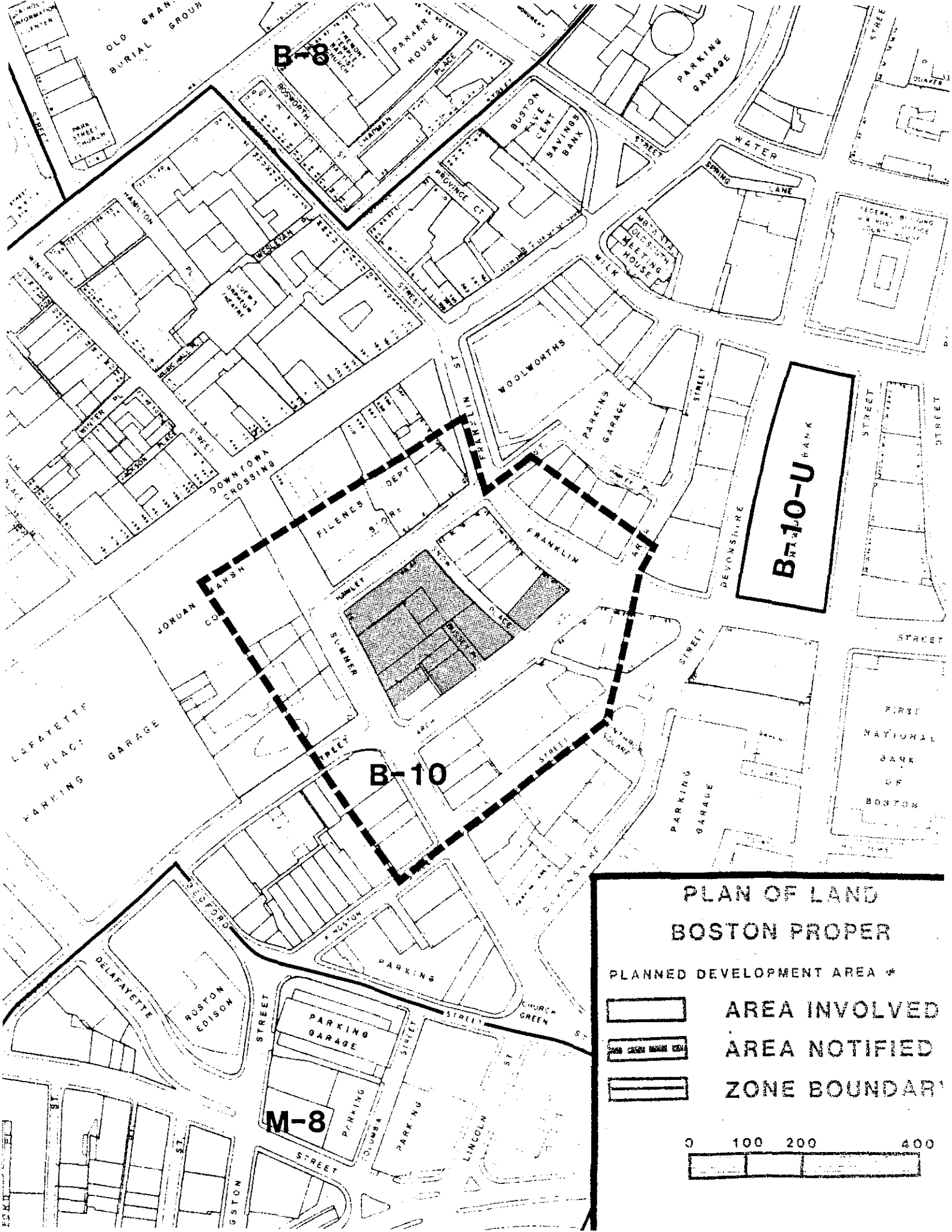
Attest: *Marguerite Heldbrand*
Secretary

Raymond G. Lynn
Mayor, City of Boston

Date: 1/31/85

The foregoing amendment was presented to the Mayor on January 16, 1985, and was signed by him on January 31, 1985, whereupon it became effective on January 31, 1985, in accordance with the provisions of Section 3 of Chapter 665 of the Acts of 1956.

Attest: *Marguerite Heldbrand*
Secretary



**PLAN OF LAND
BOSTON PROPER**

- PLANNED DEVELOPMENT AREA *
- AREA INVOLVED
- AREA NOTIFIED
- ZONE BOUNDARY

