

BRA Approval: December 20, 1984
Zoning Comm. Approval: January 7, 1985
effective: January 31, 1985

BOSTON REDEVELOPMENT AUTHORITY

November 15, 1984

DEVELOPMENT PLAN
and
DEVELOPMENT IMPACT PROJECT PLAN
for
PLANNED DEVELOPMENT AREA NO. 19

Bounded by High, Federal and Matthews Streets
and land now or formerly of Annie Leeder
Boston, Massachusetts

Owner: Federal Development, Inc., a Massachusetts corporation.

Architects: Jung/Brannen Associates, Inc. has been engaged as the architect for the rehabilitation of the USM Building (as hereinafter defined). The Stubbins Associates, Inc. has been engaged as the architect for the New Building (as hereinafter defined).

Location and Description of Site: A certain parcel of land containing approximately 66,430 square feet, more or less, described in Exhibit I hereto and shown on Exhibit II hereto. Development of the site will require the discontinuance of High Street Place as a public street and the acquisition by the Owner of the portion of High Street Place which is owned by the City of Boston.

General Description of Proposed Development: The project will involve extensive rehabilitation of the 24-story brick building known as the United Shoe Machinery Building ("USM Building") containing approximately 376,000 square feet of gross floor area and the construction of a new office/commercial building ("New Building") containing 28 stories and approximately 537,000 square feet of gross floor area. The USM Building will house approximately 348,000 square feet of office space and 28,000 square feet of retail/commercial space, and the New Building will house approximately 527,000 square feet of office space and 10,000 square feet of retail/commercial space. Parking for no more than 400 vehicles will be provided in the USM Building and the New Building. No more than 300 of these parking spaces will be located on three subsurface levels of the New Building, and no more than 100 of these parking spaces will be located on two subsurface levels of the USM Building.

12-5-84

Projected Number of Employees: It is anticipated that the USM Building and the New Building will generate approximately 1,150 and 2,200 construction-related jobs and approximately 1,510 and 2,150 permanent office and retail/commercial jobs, respectively. The owner will formulate a voluntary Employment Opportunity Plan which will provide for the owner's good faith efforts to achieve a goal 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, the owner will enter into a Development Impact Project Exaction Agreement with the Boston Redevelopment Authority and the Neighborhood Housing Trust, or if such Trust has not been established at the time of execution of such Agreement, with the Boston Redevelopment Authority acting on behalf of said Trust. The Development Impact Project Exaction shall be made as a Housing Payment Exaction, or as a Housing Creation Exaction, which shall contribute to the creation of housing units for occupancy exclusively by low and moderate income residents of the City of Boston under the conditions specified in said Agreement. If the owner elects to satisfy its exaction responsibility with respect to either or both of the USM Building and the New Building through money payments, payments to said Trust or fiduciary shall be made in twelve (12) equal annual installments, the first installment due upon the first to occur with respect to each of the USM Building and the New Building of (i) the issuance of a certificate of occupancy or (ii) twenty-four (24) months after the issuance of a building permit. The annual payment shall be one-twelfth of \$5.00 per square foot of gross floor area over 100,000 square feet. The exaction will approximate a total of \$1,380,000 for the USM Building based upon a gross floor area of 376,000 square feet and \$2,185,000 for the New Building based upon a gross floor area of 537,000 square feet.

Permitted Uses: The uses to be permitted are listed in Exhibit III.

Proposed Location and Appearance of Structures: The appearance of the USM Building shall generally conform with the schematic design drawings prepared by Jung/Brannen Associates, Inc. listed in Exhibit IV-A hereto. The rehabilitation of the USM Building shall be in substantial compliance with the "Report of the Boston Landmarks Commission on the Potential Designation of the United Shoe Machinery Corporation Building as a Landmark under Chapter 772 of the Acts of 1975" as revised January 27, 1981 and December 20, 1983, the adoption of which was voted by the Boston Landmarks Commission on December 20, 1983 and the Certificate of Design Approval for 128-164 Federal Street issued by the Boston Landmarks Commission on July 11, 1984. The location and appearance of the New Building shall generally conform with the schematic design drawings prepared by The Stubbins Associates, Inc. listed in Exhibit IV-B hereto. The drawings listed in

Exhibits IV-A and IV-B are hereby incorporated into this PDA/DIP Plan.

Open Spaces and Landscaping: Landscaping will be provided for the New Building in general accordance with Drawing No. A-2 referred to in Exhibit IV-B.

Density: The Floor Area Ratio for the USM Building will not exceed 13 and for the New Building will not exceed 14.6. Tables of Floor Area Ratio calculations for the USM Building and the New Building are attached as Exhibits V-A and V-B, respectively.

Proposed Traffic Circulation: Vehicular access to the parking areas located in the USM Building and the New Building will be from High Street, and egress from such parking areas will be to Matthews Street.

Pedestrian access to the USM Building from the exterior will be by entrances on Federal Street and High Street. Access will be provided to the New Building from the exterior by entrances on Federal Street, High Street and Matthews Street. Because the two components will be connected, access to each from the interior of the other will also be provided as shown on Drawing Nos. A-2 referred to in Exhibit IV-B and A-103 referred to in Exhibit IV-A.

Service access to the New Building will be provided by five loading bays to be located in the New Building at grade as shown in Drawing No. A-2 referred to in Exhibit IV-B.

Parking and Loading Facilities: A parking garage presently located on the site housing approximately 330 parking spaces will be demolished in connection with the construction of the New Building. No more than 400 off-street parking spaces will be provided to serve the USM Building and the New Building. No more than 300 of these parking spaces will be located on three subsurface levels of the New Building, and no more than 100 of these parking spaces will be located on two subsurface levels of the USM Building. Five loading bays will be provided in the New Building at grade on Matthews Street. The parking and loading facilities will be in general conformity with the facilities shown on Drawing Nos. A-1 and A-2 referred to in Exhibit IV-B and A-101 and A-102 referred to in Exhibit IV-A.

Access to Public Transportation: The site is located in the downtown Boston area. The closest MBTA stops are the Park Street stop on the MBTA Green Line, the Washington and South Station stops on the MBTA Red Line, and the Essex and Washington stops on the MBTA Orange Line. The site will be served by commuter and inter-city rail and bus service terminating at South Station. Numerous MBTA bus routes terminate at South Station which is located within a few blocks of the site and at 100 Federal Street which is located adjacent to the site.

Proposed Dimensions of Structures: The exterior dimensions of the USM Building will not change as a result of the proposed renovation, except for the infilling on eight levels of an approximately 1,270-square-foot light shaft not visible from any public street. The dimensions of the USM Building and the New Building shall generally conform with the drawings listed in Exhibits IV-A and IV-B of this Plan. The building height of the New Building will not exceed 360 feet to the highest parapet exclusive of a mechanical penthouse.

Schematic Layout Drawings: Schematic layout drawings are included in the drawings listed in Exhibits IV-A and IV-B of this PDA/DIP Plan. As in the case of any project of the scope of the USM Building rehabilitation and the New Building construction, minor changes will be made to these drawings; however, these changes will not exceed the maximum height limitation specified in the preceding paragraph nor will they significantly alter the general appearance of either component of the proposed development.

Exterior Building Material: The exterior of the USM Building is and will remain primarily of brick and precast concrete above the first floor level and of granite, limestone and glass with bronze ornamental features at the first floor level. The exterior of the New Building will consist primarily of a glass curtain wall system with a three-story granite base.

Design Review: Materials and treatment of the building facades, landscaping, and appearance of exterior signs of the New Building will be subject to the Boston Redevelopment Authority's Planned Development Area design review process. The rehabilitation of the USM Building has been and will continue to be subject to detailed review by the Boston Landmarks Commission, and, incidental to the owner's rehabilitation tax credit application to the Internal Revenue Service, by the United States Park Service and the Massachusetts Historical Commission. The Authority has also reviewed the plans for the USM Building rehabilitation. The rehabilitation will not significantly alter the exterior of the USM Building or interior lobbies of the USM Building visible from the exterior. Accordingly, the plans for the USM Building have been subjected to Design Review and approved by the Authority.

Separate Ownership: Although the USM Building and the New Building will be physically joined by a low-rise structure housing an atrium and entrance lobbies, either may be financed and/or owned independently of the other and, therefore, each of them must be considered as a separate zoning lot capable of being mortgaged and conveyed as such. For the purpose of such separate ownership and/or financing and zoning analysis, the site will be divided along a line drawn around the perimeter of the USM Building.

Zoning Exceptions Required: The site is located in a B-10 zoning district and a restricted parking district. The rehabilitation of the USM Building requires no zoning variances, conditional use permits or exceptions and is proceeding as a matter of right as of the date of this PDA/DIP Plan. The subdivision of the site contemplated in connection with the construction of the New Building as set forth in the paragraph above captioned "Separate Ownership" and certain uses of the USM Building will, however, create zoning nonconformities as to the USM Building requiring conditional use permits and/or exceptions. The exceptions authorized by this PDA/DIP Plan with respect to the USM Building will be required prior to the subdivision of the site or use of the USM Building for uses not allowed as of right by the Boston Zoning Code, and not before. The analysis of zoning exceptions required assumes that both the USM Building and the New Building front on High Street.

Zoning exceptions will be sought as follows:

<u>Section</u>	<u>Required in B-10 Zoning District</u>	<u>Provided for USM Building</u>	<u>Provided for New Building</u>
8-7 Conditional uses listed in Exhibit III**			
15-1 Floor Area Ratio	10.0	13.0*	14.6*
20-1 Rear Yard	USM Bldg.=16.3 ft New Bldg.=0	0* --	-- 0
21-1 Parapet Setbacks	<u>Front</u> USM Bldg. varies; worst case=15 ft New Bldg. varies; worst case=33 ft	varies; worst case=0* --	-- varies; worst case=0*

* Exception required.

** The Owner may apply for conditional use permits for the conditional uses listed in Exhibit III either instead of or in addition to exceptions.

	<u>Required in B-10 Zoning District</u>	<u>Provided for USM Building</u>	<u>Provided for New Building</u>
	<u>Side (left)</u> USM Bldg.=0	varies; worst case=0	--
	New Bldg.=	--	
	<u>Federal Street</u> low-rise=0 high-rise varies; worst case=14 ft	-- --	low-rise=0 high-rise varies; worst case=150 ft
	<u>Rear of USM Bldg.</u> 0	--	0
	<u>Right Side of USM Bldg.</u> low-rise=0 high-rise varies; worst case=44 ft	-- --	low-rise=0 high-rise varies; worst case=33 ft*
	<u>Side (right)</u> USM Bldg. varies; worst case=25 ft	varies; worst case =0*	--
	New Bldg. varies; worst case=44 ft	--	0*
	<u>Rear</u> USM Bldg. varies; worst case=35 ft	varies; worst case =0*	--
	New Bldg. low-rise=23 ft high-rise varies; worst case=42 ft	-- --	low-rise=0* high-rise varies; worst case=0*
24-1 Loading Bays	USM Bldg.=0 New Bldg.=7	0 --	-- 5*

* Exception required.

** The Owner may apply for conditional use permits for the conditional uses listed in Exhibit III either instead of or in addition to exceptions.

EXHIBIT I
to
PDA/DIP PLAN

Description of Premises

That certain parcel of land with the improvements thereon situated in Boston, Suffolk County, Massachusetts, bounded:

SOUTHEASTERLY by High Street, by four courses measuring 170.98, 19.38, 58.81 and 162.57 feet, respectively;

SOUTHWESTERLY by Federal Street, 274.29 feet;

NORTHERLY by Matthews Street, by three courses measuring 112.71, 88.92 and 25.00 feet, respectively;

NORTHWESTERLY by said Matthews Street, by two courses measuring 35.27 and 25.76 feet, respectively; and

NORTHEASTERLY by land now or formerly of Annie Leeder, 112.99 feet.

Containing, by estimation, approximately 66,430 square feet of land.

EXHIBIT II
to
PDA/DIP PLAN

Plan Showing Premises

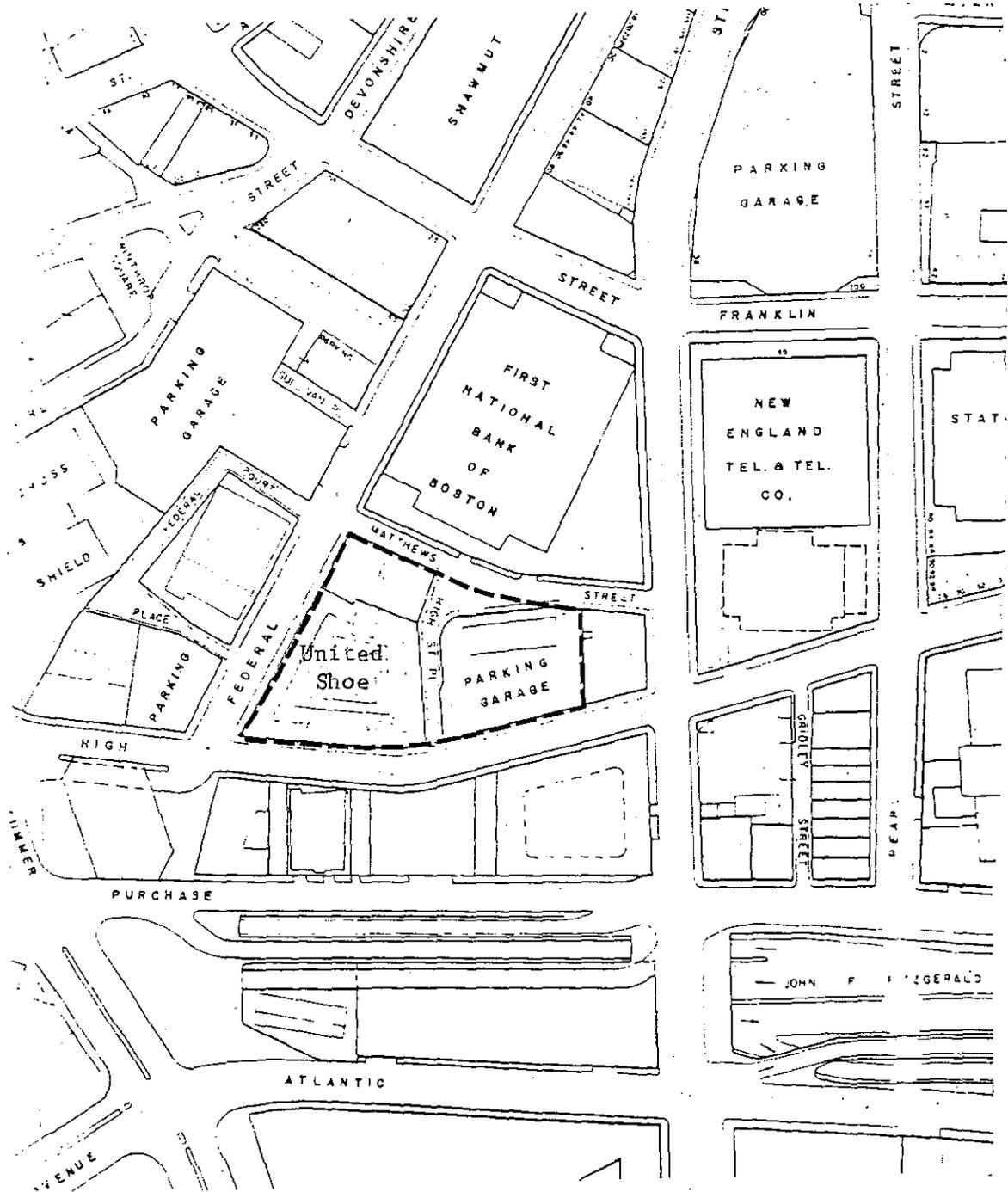


EXHIBIT III
to
PDA/DIP PLAN

Permitted Uses

Allowed under Zoning Code:

- 30 Private Club (including quarters of fraternal organizations) operated for members only.
- 34 Store primarily serving the retail business needs of the residents of the neighborhood.
- 35 Department store, furniture store, general merchandise mart, or other store serving the general retail business needs of a major part of the city, including accessory storage.
- 37 Lunch room, restaurant, cafeteria or other place for the service or sale of food or drink for on-premises consumption.
- 38 Place for sale and consumption of food and beverages ... providing dancing or entertainment or both.
- 39 Office of accountant, architect, attorney, dentist, physician or other professional person.
- 40 Real estate, insurance or other agency office.
- 41 Office building, post office, bank or similar establishment.
- 43 Barber shop; beauty shop; shoe repair shop; self-service laundry; pick-up and delivery station of laundry or dry cleaner, or similar use.
- 44 Tailor shop; hand laundry; dry-cleaning shop.
- 46 Caterer's establishment; photographer's studio ... radio and television repair shop.
- 83 As an accessory use, any use ancillary to, and ordinarily incident to, a lawful main use.

(and all other uses allowed from time to time in a B-10 zoning district)

Conditional under Zoning Code:

- 34 Store primarily serving the retail business needs of the residents of the neighborhood, where merchandise is sold or displayed out of doors on the premises.
- 35 Department store, furniture store, general merchandise mart, or other store serving the general retail business needs of a major part of the city, including accessory storage, where merchandise is sold or displayed out of doors on the premises.
- 36A Sale over the counter ... of on-premises prepared food or drink for off-premises consumption or for on-premises consumption if, as so sold, such food or drink is ready for take-out.
- 50 Drive-in bank, restaurant, or cafeteria or other place for the service or sale of on-premises prepared food or drink for on-premises or off-premises consumption, providing off-street parking facilities for its customers while doing business on the premises.
- 59 Parking garage.
- 61 Rental agency storing, servicing, and/or washing rental motor vehicles and trailers.
- 68 Repair of various products, including, without limitation:
Cameras or other photographic equipment; electronic components and supplies; leather products, including shoes, machine belting, and the like; optical equipment, clocks, or similar precision instruments.
- 71 Any use on a lot adjacent to, or across the street from, but in the same district as, a lawful use to which it is ancillary and ordinarily incident and for which it would be a lawful accessory use if it were on the same lot; any such use on such a lot in another district.
- 72 As an accessory use, a garage or parking space for occupants, employees, customers, students and visitors.

EXHIBIT IV-A
TO
PDA/DIP PLAN

List of Plans
Prepared by Jung/Brannen Associates, Inc.

<u>Schematic Drawing No.</u>	<u>Title</u>	<u>Date</u>
A101	Sub-basement Floor Plan	10/11/84
A102	Basement Plan	10/11/84
A103	First Floor Plan	10/2/84
A104	Second thru Ninth Floor Plan	10/2/84
A105	Tenth Floor Plan	10/2/84
A106	Eleventh Floor Plan	10/2/84
A107	Floors 12-14 Typical	10/2/84
A108	Fifteenth Floor Plan	10/2/84
A109	Sixteenth Floor Plan	10/2/84
A110	Floors 17-19 Typical and Twentieth Floor Plan	10/2/84
A111	Twenty First, Twenty Second, Twenty Third, Twenty Fourth Floor Plans	10/2/84
A112	Twenty Fifth, Twenty Sixth, Twenty Seventh Floor Plans and Roof Plan	10/2/84
A201	Elevations Federal Street, High Street	10/2/84
A202	Elevations High Street Place, North Elevation	10/2/84

EXHIBIT IV-B
to
PDA/DIP PLAN

List of Plans Prepared By
The Stubbins Associates, Inc.

<u>Schematic Drawing No.</u>	<u>Title</u>	<u>Date</u>
S1	Site Plan	10/31/84
A1	Parking Plan	11/28/84
A2	Ground Floor Plan	12/4/84
A3	2nd Floor Plan	11/28/84
A4	3rd thru 6th, 7th & 8th Floor Plans	11/28/84
A5	9th Floor Plan	11/28/84
A6	10th thru 22nd Floor Plans	11/28/84
A7	23rd thru Penthouse Floor Plans	11/28/84
A8	High Street Elevation	12/4/84
A9	Matthews Street Elevation	12/4/84

EXHIBIT V-A
to
PDA/DIP PLAN

Floor Area Ratio Calculations for the USM Building
-----Prepared by Jung/Brannen Associates, Inc.-----

<u>Floor</u>	<u>Total Floor Area</u>	<u>Deductions</u>	<u>Gross Floor Area*</u>
Sub-basement	28,920 s.f.	28,920 s.f.	0 s.f.
Basement	28,920 s.f.	28,920 s.f.	0 s.f.
Ground Floor	28,602 s.f.	247 s.f.	28,355 s.f.
2nd Floor	24,485 s.f.	560 s.f.	23,925 s.f.
3rd Floor	24,522 s.f.	247 s.f.	24,275 s.f.
4th Floor	24,522 s.f.	247 s.f.	24,275 s.f.
5th Floor	24,522 s.f.	247 s.f.	24,275 s.f.
6th Floor	24,522 s.f.	247 s.f.	24,275 s.f.
7th Floor	24,522 s.f.	247 s.f.	24,275 s.f.
8th Floor	24,522 s.f.	247 s.f.	24,275 s.f.
9th Floor	24,522 s.f.	247 s.f.	24,275 s.f.
10th Floor	24,522 s.f.	2,854 s.f.	21,668 s.f.
11th Floor	23,443 s.f.	1,598 s.f.	21,845 s.f.
12th Floor	14,870 s.f.	126 s.f.	14,744 s.f.
13th Floor	14,766 s.f.	126 s.f.	14,640 s.f.
14th Floor	14,766 s.f.	126 s.f.	14,640 s.f.
15th Floor	14,766 s.f.	201 s.f.	14,565 s.f.
16th Floor	7,231 s.f.	64 s.f.	7,167 s.f.
17th Floor	7,207 s.f.	64 s.f.	7,143 s.f.
18th Floor	7,207 s.f.	64 s.f.	7,143 s.f.
19th Floor	7,207 s.f.	64 s.f.	7,143 s.f.
20th Floor	7,207 s.f.	86 s.f.	7,121 s.f.
21st Floor	4,836 s.f.	84 s.f.	4,752 s.f.
22nd Floor	4,836 s.f.	74 s.f.	4,762 s.f.
23rd Floor	3,754 s.f.	92 s.f.	3,662 s.f.
24th Floor	2,683 s.f.	70 s.f.	2,613 s.f.
25th Floor	2,610 s.f.	2,610 s.f.	0 s.f.
26th Floor	1,440 s.f.	1,440 s.f.	0 s.f.
27th Floor	1,146 s.f.	1,146 s.f.	0 s.f.
Roof Plan	335 s.f.	335 s.f.	0 s.f.
TOTAL	447,413 s.f.	71,600 s.f.	375,813 s.f. (round up to 376,000 s.f.)

$$\frac{376,000}{29,162} = 12.89 \text{ (round up to 13.0)}$$

* Gross floor area is defined in Section 2-1(21) of the Boston Zoning Code.

EXHIBIT V-B
to
PDA/DIP PLAN

Floor Area Ratio Calculations for the New Building
Prepared by The Stubbins Associates, Inc.

Floor	Total Floor Area	Deductions	Gross Floor Area*
Ground	29,949 s.f.	4,912 s.f.	25,037 s.f.
2nd Floor	29,296 s.f.	6,914 s.f.	22,382 s.f.
3rd Floor	30,696 s.f.	992 s.f.	29,704 s.f.
4th Floor	30,696 s.f.	992 s.f.	29,704 s.f.
5th Floor	30,696 s.f.	992 s.f.	29,704 s.f.
6th Floor	30,696 s.f.	992 s.f.	29,704 s.f.
7th Floor	30,895 s.f.	992 s.f.	29,903 s.f.
8th Floor	30,895 s.f.	992 s.f.	29,903 s.f.
9th Floor	19,137 s.f.	625 s.f.	18,512 s.f.
10th Floor	19,137 s.f.	1,396 s.f.	17,741 s.f.
11th Floor	17,283 s.f.	1,296 s.f.	15,887 s.f.
12th Floor	18,339 s.f.	1,796 s.f.	16,543 s.f.
13th Floor	18,339 s.f.	1,796 s.f.	16,543 s.f.
14th Floor	18,339 s.f.	1,396 s.f.	16,943 s.f.
15th Floor	18,339 s.f.	1,396 s.f.	16,943 s.f.
16th Floor	18,339 s.f.	1,396 s.f.	16,943 s.f.
17th Floor	18,339 s.f.	1,396 s.f.	16,943 s.f.
18th Floor	18,339 s.f.	2,601 s.f.	15,738 s.f.
19th Floor	18,339 s.f.	1,396 s.f.	16,943 s.f.
20th Floor	18,339 s.f.	1,396 s.f.	16,943 s.f.
21st Floor	18,339 s.f.	1,396 s.f.	16,943 s.f.
22nd Floor	17,283 s.f.	1,396 s.f.	15,887 s.f.
23rd Floor	17,283 s.f.	2,196 s.f.	14,367 s.f.
24th Floor	17,283 s.f.	2,196 s.f.	14,367 s.f.
25th Floor	17,283 s.f.	3,316 s.f.	13,967 s.f.
26th Floor	11,700 s.f.	1,025 s.f.	10,675 s.f.
27th Floor	11,700 s.f.	1,025 s.f.	10,675 s.f.
28th Floor	<u>11,700</u> s.f.	<u>1,025</u> s.f.	<u>10,675</u> s.f.
TOTAL	586,998 s.f.	50,779 s.f.	536,219 s.f. (round up to 537,000 s.f.)

$$\frac{537,000}{37,268} = 14.41 \text{ (round up to 14.6)}$$

* Gross floor area is defined in Section 2-(21) of the Boston Zoning Code.

FACT SHEET

150 FEDERAL STREET

Proposed Planned Development Area
Bounded by High Street, Federal Street, Matthews Street
and 211 Congress Street

Developer: Federal Development, Inc., a Massachusetts corporation.

Site: 66,430 square feet of land bounded by High, Federal and Matthews Streets and 211 Congress Street. Development of the site will require the discontinuance of High Street Place as a public street and the acquisition by the developer of the portion of High Street Place which is owned by the City of Boston.

General

Description: Federal Development, Inc., a Massachusetts corporation, is owner of the United Shoe Machinery Company (USMC) building and abutting parcels. It is starting the process of rehabilitating this landmark building for office and commercial uses. The developer further proposes to build an L-shaped office and retail structure wrapping around the USMC building, consisting of a 28-story element and a two-story connecting element next to the USMC building on High Street, and a nine-story office and retail element abutting the USMC building on Federal Street. The new building is to be built on the sites of a parking garage and an eight-story building which are to be demolished, and on High Street Place, which is to be discontinued.

Architects: Jung/Brannen Associates, Inc. (for the rehabilitation of the United Shoe Machinery building), and The Stubbins Associates, Inc. (for the new building).

Estimated

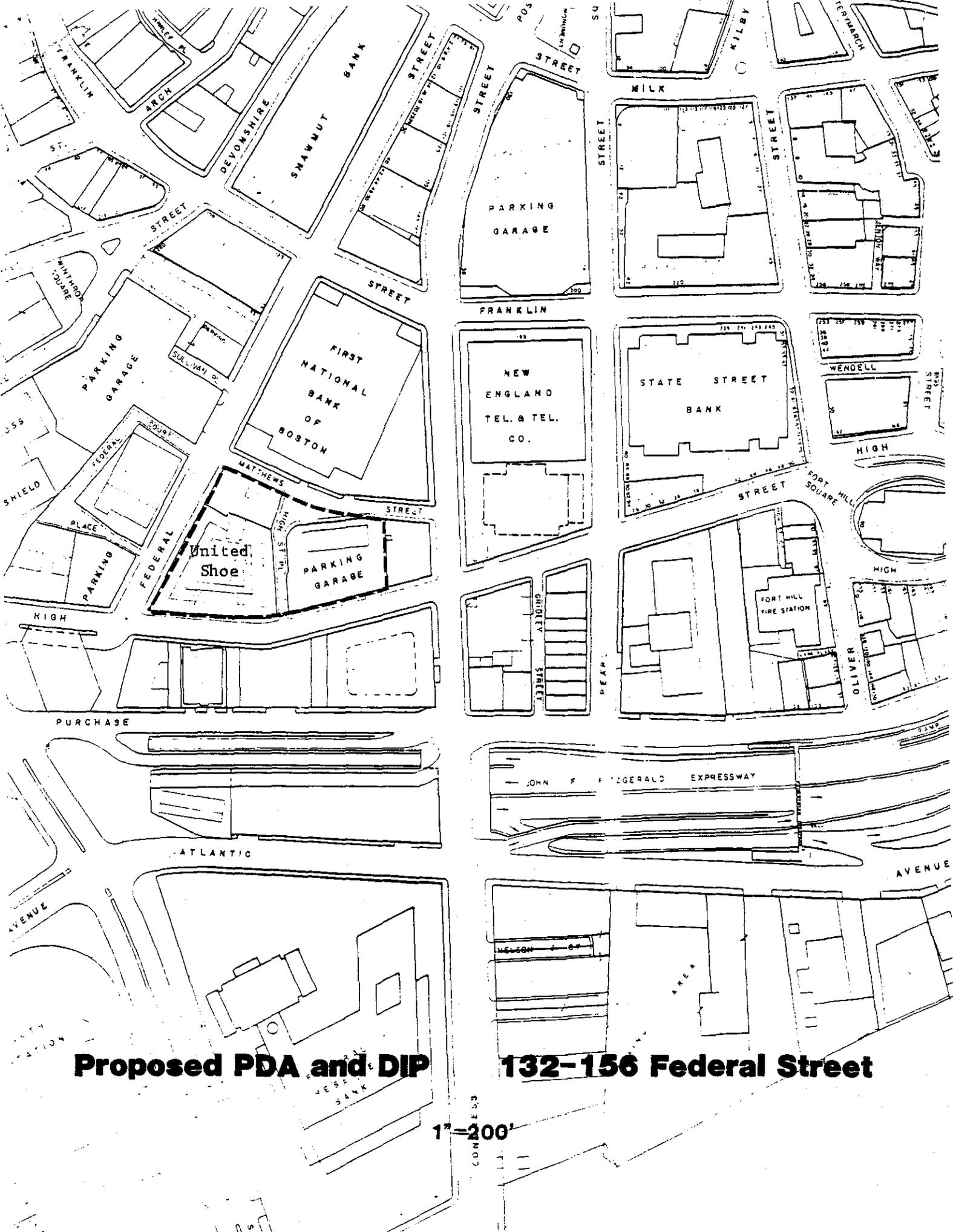
Project Cost: \$29,000,000 for the rehabilitation of the United Shoe Machinery building; \$55,000,000 for the construction of the new building.

Existing

Zoning: The proposed PDA is in B-10 and restricted parking zoning districts.

Zoning

Exceptions: Zoning exceptions will be required for floor area ratio, rear yard, parapet setback and loading bays, and certain uses listed as conditional in the Boston Zoning Code, all as more fully set forth in the Development Plan.



Proposed PDA and DIP

132-156 Federal Street

1"=200'

CONGRESS

BOARD APPROVED 12/20/84

3.

MEMORANDUM

DECEMBER 20, 1984

TAKEN UNDER ADVISEMENT: NOVEMBER 15, 1984
TABLED: DECEMBER 6, 1984

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: STEPHEN COYLE, DIRECTOR

SUBJECT: APPROVAL OF DEVELOPMENT PLAN AND DEVELOPMENT
IMPACT PROJECT PLAN FOR PLANNED DEVELOPMENT
AREA NO. 19 - FEDERAL AND HIGH STREETS,
BOSTON PROPER; AUTHORIZATION TO AMEND
COOPERATION AGREEMENT DATED DECEMBER 30, 1983,
CONCERNING THE UNITED SHOE MACHINERY BUILDING
AND ADJACENT PROPERTIES

Federal Development, Inc., a Massachusetts corporation, is owner of the United Shoe Machinery Company (USMC) building and abutting parcels. On November 15, 1984, you were presented with a proposal that indicated the developer was starting the process of rehabilitating this landmark building for office and commercial uses, and further proposed to build an L-shaped office and retail structure wrapping around the USMC building, consisting of a 26-story element and a two-story connecting element next to the USMC building on High Street, and a nine-story office and retail element abutting the USMC building on Federal Street. The new building is to be built on the sites of a parking garage and an eight-story building which are to be demolished, and on High Street Place which is to be discontinued.

The on-going design review for this proposal has resulted in dimensional changes in the intervening weeks which have further refined the development. The resulting proposed building height is 28 stories which yields 356.50 feet to the top of the penthouse. The gross floor area will be 537,000 square feet. The change in gross floor area has increased the amount of the "linkage" payment from \$3,435,000 to \$3,565,000.

On December 28, 1983, the Authority authorized the Director to execute a cooperation agreement with the Agency Realty Corp., Trustee of 140 Federal Street (now known as Federal Development, Inc.) which among other things specified a maximum height for the new building of 297 feet and 22 stories and a maximum gross floor area of 490,000 square feet. Considering the negotiations between the Authority staff and the developer and the increase in height and gross floor area, I request that the Authority authorize the Director to execute an amendment to the 1983 agreement to allow the heights shown on the current plans. The Landmarks Commission was not one of the contracting parties, but it did vote to approve the process described in this Cooperation Agreement as providing appropriately for the rehabilitation of the USM building and for the development of the remainder of the locus.

ZONM/A/120684

The developers seek a Planned Development Area (PDA) zoning designation for the 1.5-acre site. The project will also be subject to a Development Impact Project (DIP) payment. The development plans required for such projects are combined into a single PDA/DIP Plan which is attached.

I recommend that the Authority approve the attached Development Plan and Development Impact Project Plan for Planned Development Area No. 19. Appropriate votes follow.

VOTED: That in connection with the Development Plan and Development Impact Project Plan for Planned Development Area No. 19, at the northeasterly corner of Federal and High Streets, Boston Proper, which was presented at a public hearing duly held at the offices of the Authority on November 15, 1984, and after consideration of the evidence presented at that hearing, the Boston Redevelopment Authority finds that said Plan (1) conforms to the general plan for the City of Boston as a whole; (2) contains nothing that will be injurious to the neighborhood or otherwise detrimental to the public welfare; and (3) does adequately and sufficiently satisfy all other criteria and specifications for a Planned Development Area subdistrict designation and for a Development Impact Project Plan 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 said "Development Plan and Development Impact Project Plan for Planned Development Area No. 19". Said Development Plan is embodied in a written document of the aforesaid title, dated November 15, 1984, and in a series of schematic drawings listed in Exhibits IV-A and IV-B of said documents. Said document 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. 19; to execute in the name and on behalf of the Authority (1) a Cooperation Agreement with the developer of said Planned Development Area concerning the carrying out of said Development; said Cooperation Agreement to include the explicit provision that the Developer must reach an agreement with The Codman Company concerning the interaction of the new construction with the existing building at 211 Congress Street and said agreement to be acceptable in form and content to the Director of the Authority, and no building plans will be stamped approved by the Authority prior to the execution of said agreement, and (2) an agreement under which said Developer shall be responsible for a Development Impact Project Exaction, and (3) an amendment to

a Cooperation Agreement originally authorized by the Authority on December 28, 1983, relating to the United Shoe Machinery building and adjacent properties; 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 have been subject to the Authority's design review procedures, 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 petition(s) to be brought by the Federal Development, Inc., for exceptions as listed in the Development Plan and Development Impact Project Plan for Planned Development Area No. 19, 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 working drawings be submitted to the Authority for design review to ensure that the same are consistent with drawings previously approved by the Authority and with said Plan; and the Authority hereby authorizes the Director to certify to the Board of Appeal that the exceptions requested are in conformity with said Plan.

Map Amendment Application No. 2³23 - PDA No. 19
Boston Redevelopment Authority in behalf of Federal
Development, Inc.
Northeast corner Federal and High Streets
B-10 to B-10-D

MAP AMENDMENT NO. 178

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. 19, 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 at the northeast corner of Federal and High Streets, Boston, bounded and described as follows:

SOUTHEASTERLY by High Street, by four courses measuring 170.98, 19.38, 58.81 and 162.57 feet, respectively;

SOUTHWESTERLY by Federal Street, 274.29 feet;

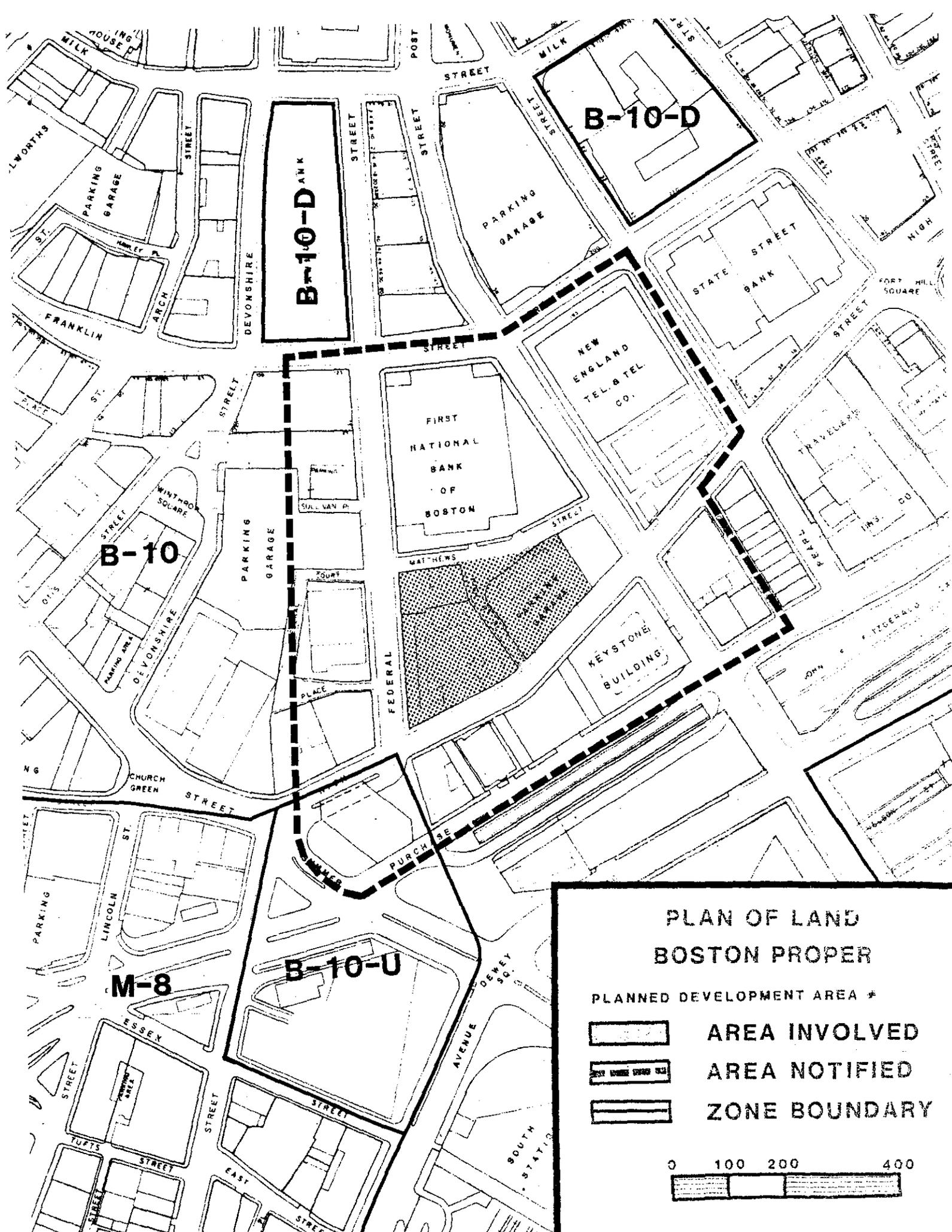
NORTHERLY by Matthews Street, by three courses measuring 112.71, 88.92 and 25.00 feet, respectively;

NORTHWESTERLY by said Matthews Street, by two courses measuring 35.27 and 25.76 feet, respectively; and

NORTHEASTERLY by land now or formerly of Annie Leeder, 112.99 feet.

Containing approximately 66,430 square feet of land.

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



B-10-D

B-10-D-Bank

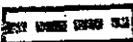
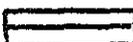
B-10

M-8

B-10-U

**PLAN OF LAND
BOSTON PROPER**

PLANNED DEVELOPMENT AREA *

-  **AREA INVOLVED**
-  **AREA NOTIFIED**
-  **ZONE BOUNDARY**

