

BOSTON REDEVELOPMENT AUTHORITY

OCTOBER 17, 1985

First Amendment To
Development Plan
For
Planned Development Area #22
Harbor Point At Columbia Point

Peninsula Partners/Columbia Point Community Task Force, Inc.

This First Amendment hereby amends the Development Plan for Planned Development Area #22, dated June 6, 1985 and approved by the Boston Redevelopment Authority on June 13, 1985 (the "Plan") as follows:

1. The first sentence of the section of the Plan entitled "Location and Description of Site" is hereby amended by deleting therefrom the number "1,952,047" and inserting in lieu thereof the number "1,907,928".

2. The first sentence of the section of the Plan entitled "General Description of Proposed Development" is hereby amended by deleting therefrom the number "1,400" and inserting in lieu thereof the number "1,282".

3. The section of the Plan entitled "Open Spaces and Lanscaping" is hereby amended as follows:

3.1. Deleting from the second sentence thereof the number "294,283" and inserting in lieu thereof the number "296,000".

3.2. Deleting from the third sentence thereof the number "1400" and inserting in lieu thereof the number "1282".

4. The section of the Plan entitled "Density" is hereby amended as follows:

4.1. Deleting from the second sentence thereof the number "1.0" and inserting in lieu thereof the number ".90".

4.2. Deleting in its entirety the calculation of F.A.R. set forth therein and inserting in lieu thereof the following calculation:

$$\frac{1,732,930 \text{ square feet total floor area}}{1,907,928 \text{ square feet site area}} = .90$$

11. Exhibit IV of the Plan is hereby amended as follows:

11.1. Deleting therefrom the dates "2/22/85" and "4/10/85" stated for "Site Plan" at the beginning of the list and inserting in lieu thereof the date "9/20/85".

11.2. Deleting therefrom the references to the plans described as "MIDRISE BUILDINGS BLOCK 5-1 and BLOCK 7-1, "MIDRISE BUILDING 1-1 and 9-1", and "STEPPED MIDRISE BLOCK 5".

12. In addition to the amendments specifically noted in this Amendment, the Plan is hereby further amended by deleting therefrom all references to "stepped midrises".





13. Except as modified hereby, the terms and provisions of the Plan remain in full force and effect.

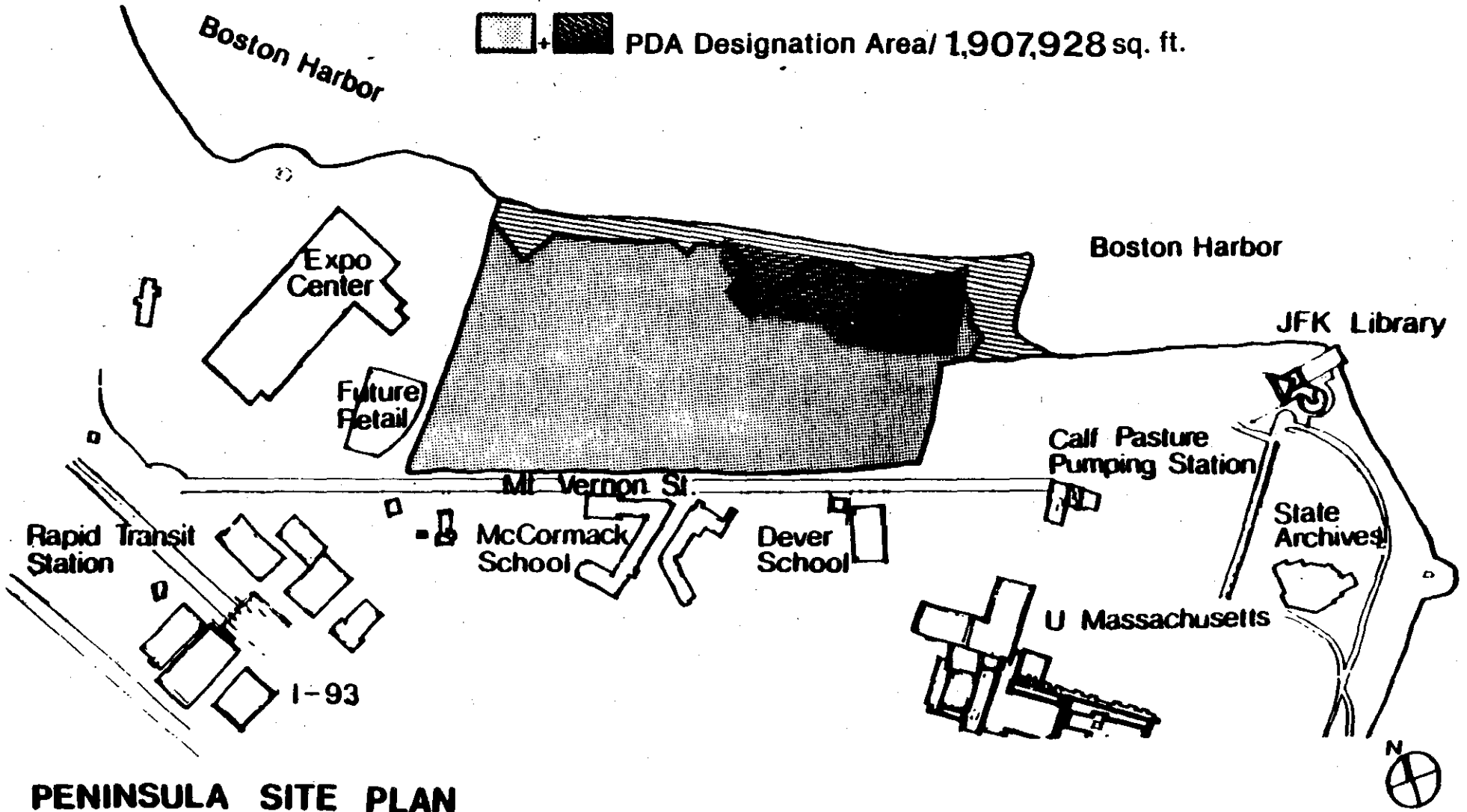
EXHIBIT 1 TO PDA PLAN AMENDMENT

<u>DRAWING NUMBER</u>	<u>DRAWING TITLE</u>	<u>DATE</u>	<u>LEVEL</u>	<u>SCALE</u>
M/A1.1	Mall Building Bldg. 5-1, 5-2, 5-3, 7-1, 7-2, 7-3 Mech. Equip. Room and Lower Level Parking	10/8/85	WD	1/8"=1'0"
M/A1.2	Mall Building Bldg. 5-1, 5-2, 5-3, 7-1, 7-2, 7-3 First Floor and Upper Level Parking	10/8/85	WD	1/8"=1'0"
M/A1.3	Mall Building Bldg. 10-1, 11-1, 12-1, 1-1 1st and 2nd Floor Plans	6/24/85	WD	1/8"=1'0"
M/A1.4	Mall Building Bldg. 10-1, 11-1, 12-1, 1-1, 5-1, 5-2, 7-1, 3rd and 4th Floor Plans	6/24/85	WD	1/8"=1'0"
M/A1.5	Mall Building Bldg. 10-1, 11-1, 12-1, 1-1, 5-1, 5-2, 7-1 5th Floor and Roof Plan	6/24/85	WD	1/8"=1'0"
M/A1.6	Mall Building Bldg. 1-1, 5-1, 5-2, 7-1, 7-2 6th and 7th Floor Plan	10/8/85	WD	1/8"=1'0"
M/A1.7	Mall Building Bldg. 14-1, 9-1, 9-2 1st and 2nd Floor Plans	6/24/85	WD	1/8"=1'0"
M/A1.8	Mall Building Bldg. 14-1, 9-1, 9-2 3rd and 4th Floor Plans	6/24/85	WD	1/8"=1'0"
M/A1.9	Mall Building Bldg. 14-1, 9-1, 9-2 5th Floor and Roof Plan	6/24/85	WD	1/8"=1'0"
M/A1.10	Mall Building Bldg. 9-1, 9-2 6th Floor Plan & Studio Plans	10/8/85	WD	1/8"=1'0"

WD = Working Drawing

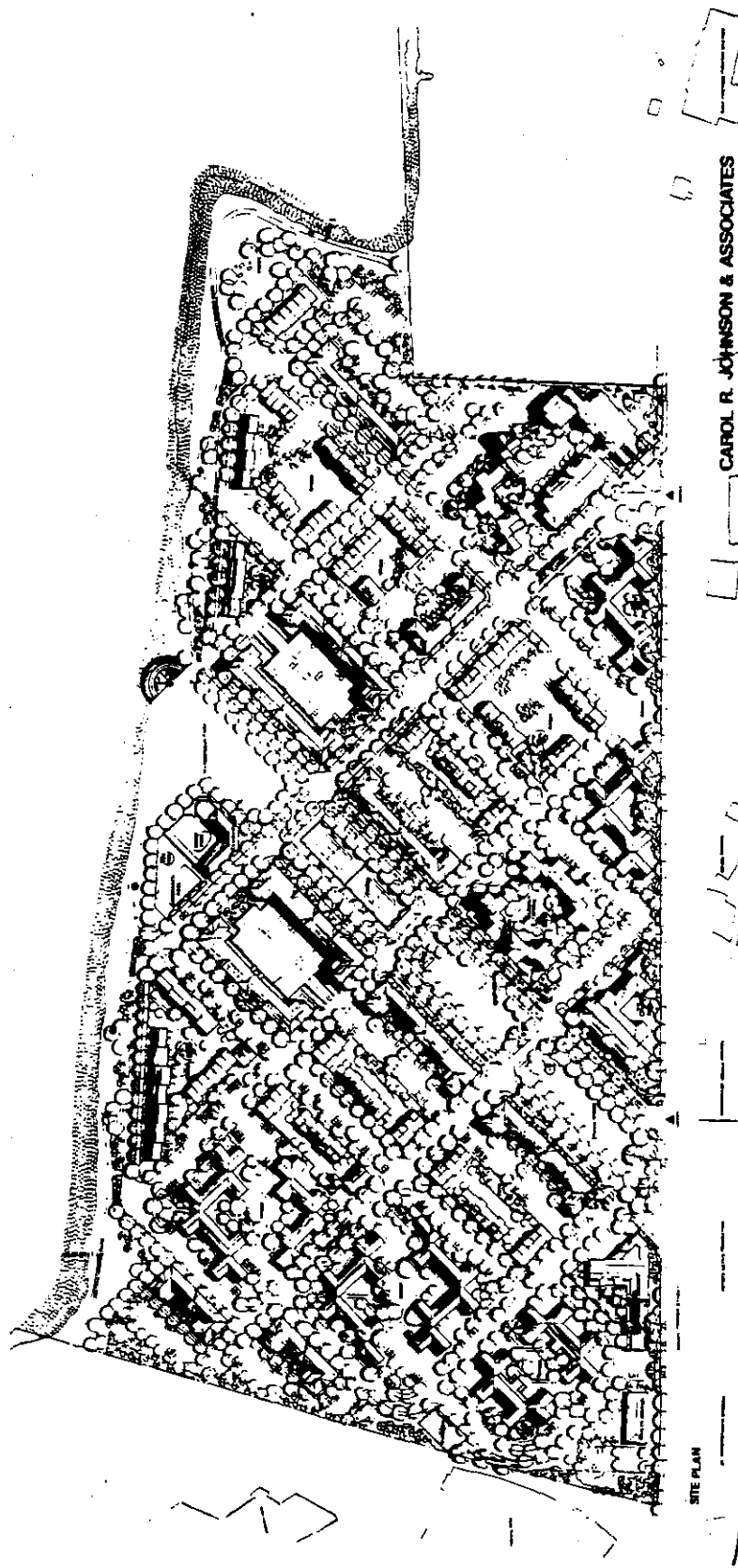
Exhibit 2 To PDA Plan Amendment

-  Public Waterfront Park
-  Boston Housing Authority Land/ 1,481,964 sq. ft.
-  City of Boston Land/425,964 sq. ft.
-  PDA Designation Area/ 1,907,928 sq. ft.



PENINSULA SITE PLAN

EXHIBIT 3 TO PDA PLAN AMENDMENT



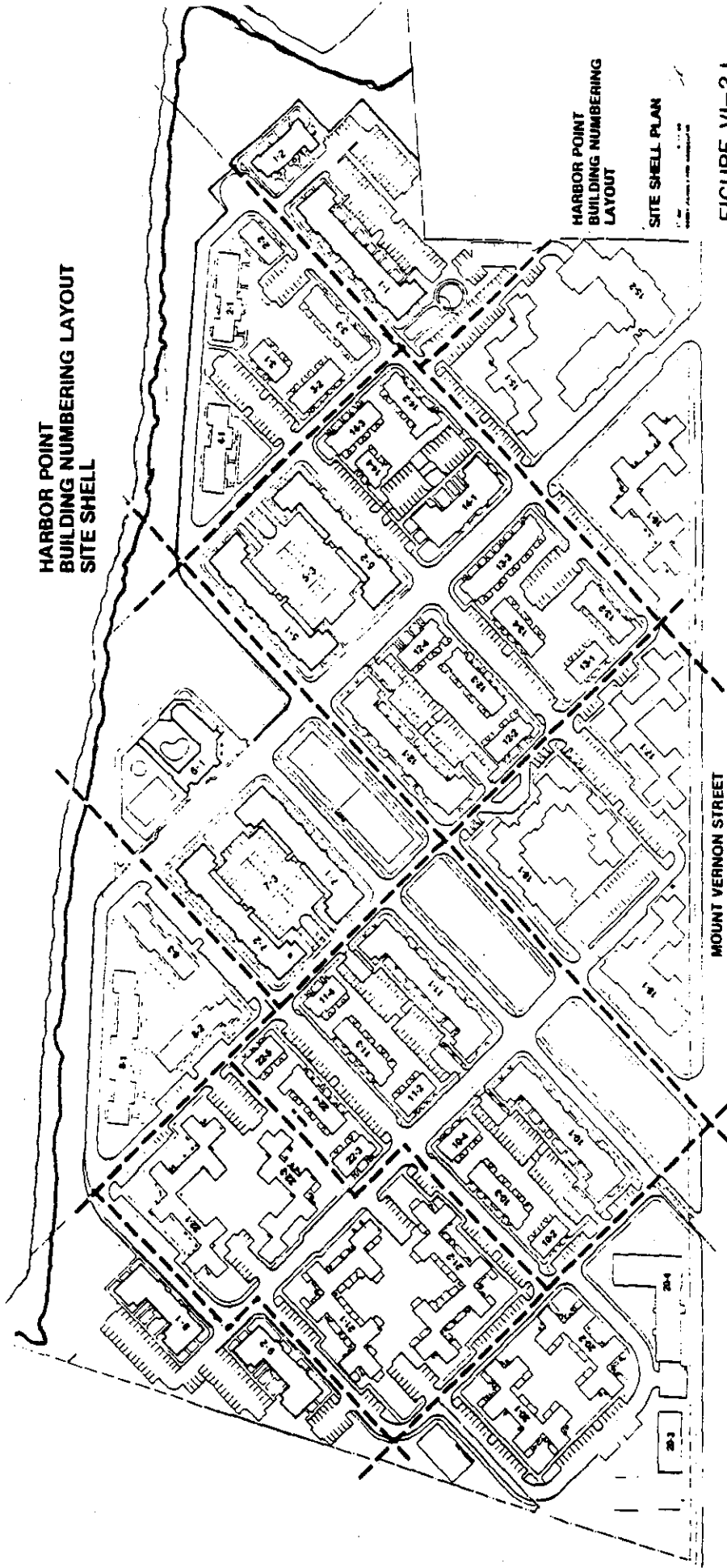
SITE PLAN

HARBOR POINT
NOV 11 1988

CAROL R. JOHNSON & ASSOCIATES

GOODY, CLANCY & ASSOCIATES
CONSULTANTS IN ARCHITECTURE & INTERIORS, INC.

EXHIBIT 4 TO PDA PLAN AMENDMENT



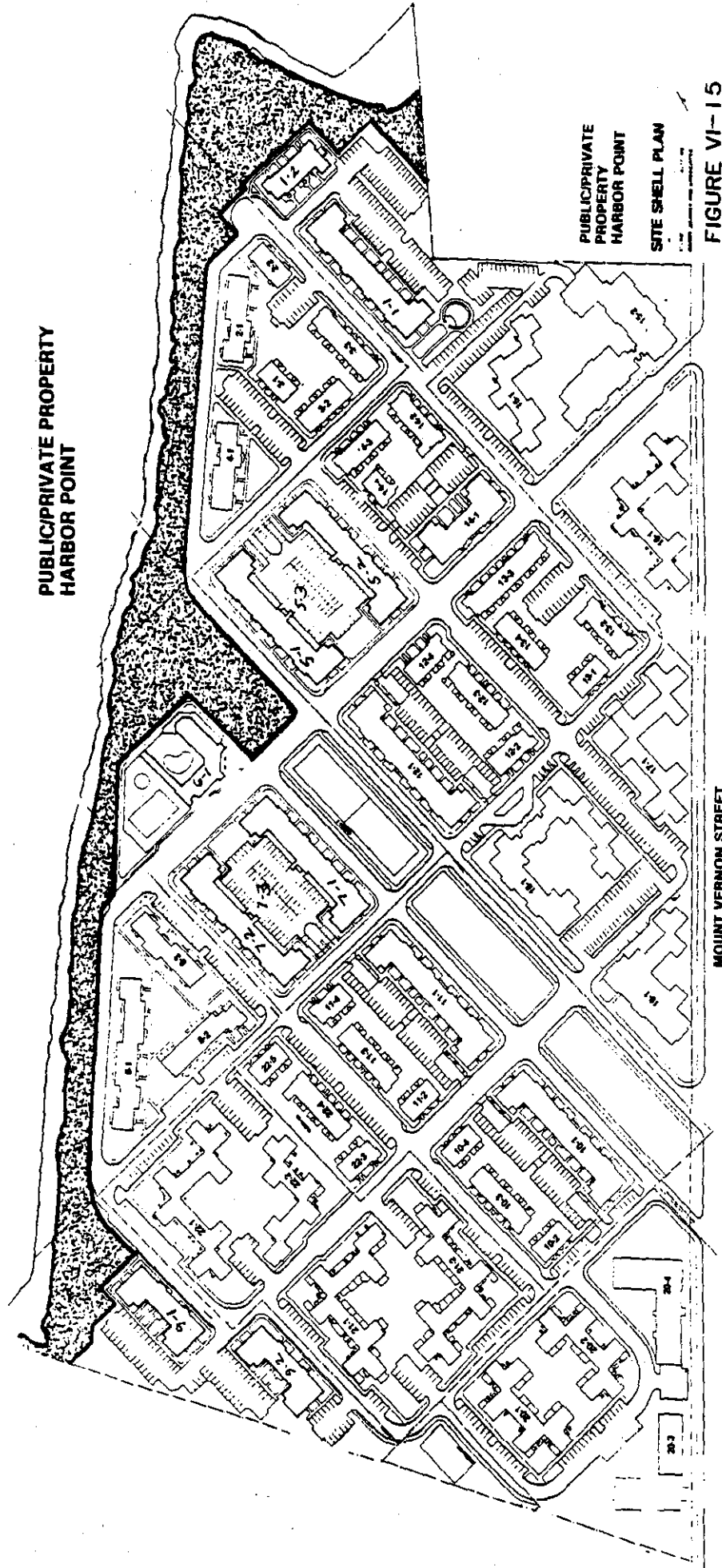
HARBOR POINT
BUILDING NUMBERING LAYOUT
SITE SHELL

HARBOR POINT
BUILDING NUMBERING
LAYOUT
SITE SHELL PLAN

MOUNT VERNON STREET

FIGURE VI-21

EXHIBIT 5 TO PDA PLAN AMENDMENT



BOARD APPROVED

AcP, copy

MEMORANDUM

OCTOBER 17, 1985

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: RICHARD GARVER, ASSISTANT DIRECTOR FOR
COMMUNITY DEVELOPMENT
LINDA BOURQUE, DIRECTOR OF ZONING
MARTHA BAILEY, SENIOR PROJECT COORDINATOR

SUBJECT: AMENDMENT TO DEVELOPMENT PLAN AND PLANNED DEVELOPMENT
AREA FOR HARBOR POINT PROJECT ON THE
COLUMBIA POINT PENINSULA

On June 13, 1985, the Authority approved the Development Plan for the Harbor Point Planned Development Area (PDA) on approximately 45 acres at Columbia Point. This PDA was adopted by the Zoning Commission on July 17, 1985.

The site, owned by the Boston Housing Authority (BHA) and the City of Boston, is bounded by Mt. Vernon Street, Bayside Exposition Center, BHA and City land along the waterfront, and Calf Pasture Pumping Station. The developers of the site, Peninsula Partners, consisting of Corcoran, Mullins, Jennison, Inc., John B. Cruz Company, Robert Kuehn, Peninsula Housing Corp., and SBD Trust, and the Columbia Point Community Task Force, Inc., are now seeking an amendment to the PDA. As fully described in the Development Plan, the project involves transforming the presently dilapidated 1,504-unit housing project into Harbor Point, a mixed-income rental community consisting of new and rehabilitated buildings with studios to six bedrooms and totaling, under the original Plan, 1,400 units.

In the process of refining the construction and design plans, it was determined that design changes would be required to contain construction costs. Most significantly, the taller structures at the water's edge, which turned out to be extremely expensive to build, have been replaced with smaller buildings.

The specific changes that constitute the amendment to the PDA are defined in the document, "First Amendment to Development Plan for Planned Development Area No. 22/Harbor Point at Columbia Point." These changes are summarized as follows:

- reduction in the number of units from 1,400 to 1,282 without any reduction in the 400 low-income units
- reduction of the floor area ratio from 1.0 to 0.90

- elimination of the stepped midrise 15-story buildings and midrise 11-story buildings, building only 7-story and 3-story structures
- reduction in the number of garage parking spaces from 433 to 355 spaces; decrease in residential off-street parking spaces from 917 to 877
- minor change in the northern boundary line of the PDA moving it south, reducing the square footage of the PDA by 44,119 square feet and increasing the park area north of the line by the same figure
- increasing the open space in the PDA from 294,283 to 296,000 square feet

The staff feels that these changes improve the overall design quality of the project and recommends that the First Amendment to the PDA be adopted.

Staff recommends the following votes:

VOTED: That in connection with the First Amendment to the Development Plan for Planned Development Area No. 22, Harbor Point at Columbia Point, presented at a public hearing duly held at the offices of the Authority on October 17, 1985, and after consideration of the evidence presented at that hearing, the Boston Redevelopment Authority finds that said Plan and First Amendment (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 as set forth in the Boston Zoning Code as amended;

and further

VOTED: That, pursuant to the provisions of Section 3-1A of the Boston Zoning Code as amended, the Boston Redevelopment Authority hereby approves said Amendment to Development Plan, which is embodied in a written document entitled "First Amendment to Development Plan for Planned Development Area No. 22/Harbor Point at Columbia Point", dated October 17, 1985, and in a series of plans listed in Exhibit 1 of said document. Said document and plans 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 approval of the First Amendment to the Development Plan for Planned Development Area No. 22 and of an amendment to the boundary of said Planned Development Area and to certify, in the name and on behalf of the Authority, that plans submitted to the Building Commissioner in connection with said Area are in conformity with said Development Plan as amended;

and further

VOTED: That in reference to petitions brought by Peninsula Partners and Columbia Point Community Task Force, Inc., for exceptions as listed in the Development Plan for Planned Development Area No. 22, Harbor Point at Columbia Point, which was approved by the Authority on June 13, 1985, as amended by the First Amendment to said Development Plan, approved by the Authority today, the Boston Redevelopment Authority recommends approval of said petitions provided that the Zoning Commission will have approved said First Amendment and that plans be submitted to the Authority for design review to ensure that the plans are consistent with schematic drawings previously approved by the Authority and with said Development Plan as amended; and the Authority hereby authorizes the Director to certify to the Board of Appeal that the exceptions requested are in conformity with said amended Development Plan.

Map Amendment Application No. 244
Planned Development Area No. 22
Amendment to Development Plan and Area
Boston Redevelopment Authority in behalf of
Peninsula Partners and
Columbia Point Community Task Force, Inc.
Dorchester: Harbor Point at Columbia Point

MAP AMENDMENT NO. 188

EFFECTIVE
October 29, 1985†

THE COMMONWEALTH OF MASSACHUSETTS

CITY OF BOSTON

IN ZONING COMMISSION

- (1) reaffirm its approval, originally given on July 17, 1985, of the "Development Plan for Planned Development Area #22/Harbor Point At Columbia Point", dated June 6, 1985, and approved by the Boston Redevelopment Authority on June 13, 1985;
- (2) approve the "First Amendment to Development Plan for Planned Development Area #22/Harbor Point At Columbia Point", dated October 17, 1985, and approved by the Boston Redevelopment Authority on that date;
- (3) rescind the Planned Development Area ("D suffix) designation granted in Map Amendment No. 184 as an amendment to Map 5 - North Dorchester, of the series of maps entitled "Zoning Districts - City of Boston" as established under Chapter 665 of the Acts of 1956 as amended;
- (4) grant a revised Planned Development Area designation on said Map 5 - North Dorchester, as follows:

By adding the suffix "D", indicating a Planned Development Area sub-district, to the existing H-2 and I-2 designations of a parcel of land situated on the Columbia Point peninsula in North Dorchester in the City of Boston, which parcel is the major portion of the present site of the Columbia Point Housing Project and is bounded northwesterly by the boundary between said existing H-2 district and an existing B-1 district; southwesterly by the northeasterly side line of Mt. Vernon Street as it lies now or as it may lie after improvements thereto and appropriate amendment of the metes and bounds description attached hereto; southeasterly and southerly by an existing I-2 district that is the site of the Calf Pasture Pumping Station; and northeasterly, northwesterly, and easterly by the southwesterly, southeasterly, and westerly boundaries of the public waterfront park; all as more particularly described in the attached metes and bounds description entitled "Harbor Point Development - Housing Parcel", dated October 15, 1985, by Bryant Associates, Inc., and shown on Plan of Land entitled "Columbia Point" by Bryant Associates, Inc., dated December 11, 1984/Revised October 15, 1985, and on such plan as may be accepted by the Public Improvement Commission as described in item (5) below; and

over

- (5) permit the attachment hereto, after discontinuance of portions of Mt. Vernon Street by the Public Improvement Commission, of a revised metes and bounds description and modification of the map amendment produced as a result of the approval hereof, which metes and bounds shall be identical to the metes and bounds dated October 15, 1985, attached hereto except that it shall reflect the new northeasterly side line of Mt. Vernon Street as approved and accepted by the Public Improvement Commission.

Containing approximately 2,000,000 square feet of land.

10/15/85

Bryant Associates, Inc.

HARBOR POINT DEVELOPMENT - HOUSING PARCEL

A certain parcel of land situated in the City of Boston, Suffolk County, Massachusetts, bounded and described as follows:

Beginning at a point on the northeasterly streetline of Mount Vernon Street, said point being the southwesterly corner of the herein described premises;

Thence running by land now or formerly of Bayside Associates Limited Partnership $N40^{\circ}-43'-57''E$ a distance of 1003.88 feet to a point;

Thence turning and running $N87^{\circ}-43'-14''E$ a distance of 68.69 feet to a point;

Thence turning and running $S20^{\circ}-22'-03''E$ a distance of 54.00 feet to a point;

Thence turning and running $N69^{\circ}-37'-57''E$ a distance of 51.00 feet to a point;

Thence turning and running $S20^{\circ}-22'-03''E$ a distance of 87.00 feet to a point;

Thence turning and running $N69^{\circ}-37'-57''E$ a distance of 71.00 feet to a point;

Thence turning and running $N87^{\circ}-27'-48''E$ a distance of 57.08 feet to a point;

Thence turning and running by a curve to the right having a radius of 105.00 feet a distance of 57.00 feet to a point;

Thence running $S62^{\circ}-28'-09''E$ a distance of 389.45 feet to a point;

Thence running by a curve to the right having a radius of 67.00 feet a distance of 49.23 feet to a point;

Thence running $S20^{\circ}-22'-03''E$ a distance of 13.00 feet to a point;

Thence turning and running $S63^{\circ}-02'-47''E$ a distance of 219.80 feet to a point;

Thence turning and running $S20^{\circ}-22'-03''E$ a distance of 161.00 feet to a point;

Thence turning and running $S69^{\circ}-37'-57''W$ a distance of 142.00 feet to a point;

Thence turning and running $S20^{\circ}-22'-03''E$ a distance of 117.00 feet to a point;

Thence running by a curve to the left having a radius of 3.00 feet a distance of 4.71 feet to a point;

Thence running $N69^{\circ}-37'-57''E$ a distance of 244.87 feet to a point;

Thence running by a curve to the right having a radius of 105.00 feet a distance of 90.89 feet to a point;

Thence running $S60^{\circ}-46'-07''E$ a distance of 463.53 feet to a point;

Thence running by a curve to the right having a radius of 67.00 feet a distance of 47.24 feet to a point;

Thence running $S20^{\circ}-22'-03''E$ a distance of 27.30 feet to a point;

Thence running by a curve to the left having a radius of 10.00 feet a distance of 15.07 feet to a point;

Thence running by a curve to the right having a radius of 37.00 feet a distance of 45.00 feet to a point;

Thence turning and running $S33^{\circ}-37'-19''E$ a distance of 46.03 feet to a point;

Thence running $S20^{\circ}-22'-03''E$ a distance of 118.00 feet to a point;

Thence running by a curve to the right having a radius of 25.00 feet a distance of 39.27 feet to a point;

Thence running $S69^{\circ}-37'-57''W$ a distance of 50.00 feet to a point;

Thence turning and running $S20^{\circ}-22'-03''E$ a distance of 61.00 feet to a point;

Thence turning and running $S69^{\circ}-37'-57''W$ a distance of 158.64 feet to a point;

Thence turning and running by land now or formerly of the City of Boston $N68^{\circ}-32'-37''W$ a distance of 85.04 feet to a point;

Thence turning and running by land now or formerly of the City of Boston $S25^{\circ}-49'-57''W$ a distance of 460.00 feet to a point;

Thence turning and running by said northeasterly streetline of Mount Vernon Street $N65^{\circ}-22'-03''W$ a distance of 2151.97 feet to the point of beginning;

Containing 43.8033 acres of land.

Robert L. Mann

 Chairman
Robert L. Mann

 Vice Chairman

Joseph W. Joyce

In Zoning Commission

Adopted October 29, 1985

Attest: *Marguerite Heidebrecht*
Secretary

Raymond L. Flynn
Mayor, City of Boston

Date: *October 29, 1985*

The foregoing amendment, with said Development Plan and First Amendment to Development Plan, was presented to the Mayor on October 29, 1985, and was signed by him on October 29, 1985, whereupon it became effective on October 29, 1985, in accordance with the provisions of Section 3 of Chapter 665 of the Acts of 1956.

Attest: *Marguerite Heidebrecht*
Secretary

HARBOR POINT PLANNED DEVELOPMENT AREA

