

BOSTON REDEVELOPMENT AUTHORITY

October 9, 1986

Second Amendment to  
Development Plan  
for  
Planned Development Area #22  
Harbor Point at Columbia Point

Peninsula Partners/Columbia Point Community Task Force, Inc.

This Second 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") and amended by a First Amendment approved by the Boston Redevelopment Authority on October 17, 1985, as follows:

1. The section of the Plan as amended October 17, 1985, entitled "Schematic Layout Drawings" is hereby further amended by deleting the third and fourth sentences in this section and substituting in lieu thereof the following sentence: "The design team has submitted working drawings which are listed in Exhibit 1 of the Second Amendment."
2. Exhibits 3, 4, and 5 of the Plan as amended October 17, 1985, are hereby deleted, and new Exhibits 3 and 4 attached hereto are hereby substituted in lieu thereof.
3. Exhibits IV, V, and VI of the Plan approved June 13, 1985, and Exhibit 1 of the First Amendment approved October 17, 1985, are deleted, and substituted in lieu thereof is the new Exhibit 1 of this Second Amendment, attached hereto.

EXHIBIT 1  
to  
SECOND AMENDMENT  
to  
Harbor POINT DEVELOPMENT PLAN  
October 9, 1986

Plans Prepared by Goody, Clancy Assoc.  
and Mintz Assoc.

**COMMUNITY BUILDING DRAWING LIST**

Community Building (Title)	12-20-85
Community Building (Symbols & Abbreviations)	12-20-85

<u>Dwg. No.</u>	<u>Drawing Title</u>	<u>Date</u>	<u>Revision Date</u>
C/A1.1	First Floor Plan, Enlarged Plans, Finish & Door Schedules	12-20-85	
C/A1.2	Second Floor Plan, Mech. Rm. Plan, Roof Plan, Finish Schedule	12-20-85	
C/A3.1	Elevations	12-20-85	
C/A3.2	Elevations, Window Types, Building Sections	12-20-85	
C/A3.3	Elevator & Stair Sections, Typ. Wall Sections, Window Sections, Details	12-20-85	
C/A4.1	Interior Elevations, Partition Types, Details	12-20-85	

**CLUBHOUSE DRAWING LIST**

CLUBHOUSE (Title)	1/10/86	5/5/86 5/30/86
CLUBHOUSE (Symbols & Abbrev.)	1/10/86	5/5/86 5/30/86

**Architectural**

<u>Dwg. No.</u>	<u>Drawing Title</u>	<u>Date</u>	<u>Revision Date</u>
CH/A1.1	Clubhouse First Floor Plan Second Floor Plan Roof Plan	1/10/86	5/5/86 5/30/86
CH/A2.1	Clubhouse Exterior Elevations	1/10/86	5/5/86 5/30/86
CH/A3.1	Clubhouse Stair Sections Building Sections Details	1/10/86	5/5/86 5/30/86

CH/A3.2	Clubhouse Wall Sections	1/10/86	5/5/86 5/30/86
CH/A3.3	Clubhouse Window Details Window Types	1/10/86	5/5/86 5/30/86
CH/A4.1	Clubhouse Interior Elevations	1/10/86	5/5/86 5/30/86
CH/A4.2	Clubhouse Room Finish Schedule Bathroom Elevations Partition Schedule	1/10/86	5/5/86 5/30/86
CH/A4.3	Clubhouse Door Schedule Door Details	1/10/86	5/5/86 5/30/86

#### ELDERLY MIDRISE DRAWING LIST

Elderly Midrise (Title)	7-22-85	4-11-86
Elderly Midrise (Symbols & Abbreviations)	7-22-85	4-11-86

#### Elderly Midrise - Architectural

<u>Dwg No.</u>	<u>Drawing Title</u>	<u>Date</u>	<u>Revision</u>	<u>Date</u>
E/A1.1	1/8" Basement Plan	7-22-85	11-4-85 1-27-86	4-11-86
E/A1.2	1/8" First Floor Plan	7-22-85	11-4-85 4-11-86	
E/A1.3	1/8" Second thru Seventh Floors	7-22-85	11-4-85 1-27-86	4-11-86
E/A1.4	1/8" Roof Plan	7-22-85	11-4-85 1-27-86	4-11-86
E/A2.1	1/4" Unit Plans	7-22-85	11-4-85 1-27-86	4-11-86
E/A2.2	1/4" Lobby Plan and Sections	7-22-85	11-4-85 1-27-86	4-11-86

E/A3.1	1/8" Elevations	7-22-85	11-4-85 1-27-86	4-11-86
E/A3.2	1/8" Elevations	7-22-85	11-4-85 1-27-86	
E/A3.3	1/8" Elevations	7-22-85	11-4-85	
E/A3.4	Window Types and Details	7-22-85	11-4-85 1-27-86	
E/A3.5	Exterior Details	7-22-85	11-4-85 1-27-86	
E/A3.6	Elevator & Stair Plans Stair Sections and Details	7-22-85	11-4-85 1-27-86	
E/A4.1	Interior Elevations and Details	7-22-85	11-4-85 1-27-86	
E/A4.2	Interior Details Partition Types	7-22-85	11-4-85	

HEALTH CENTER DRAWING LIST

Health Center (Title)	4/28/86	5/30/86 7/8/86
Health Center (Symbols and Abbreviations)	4/28/86	5/30/86 7/8/86

Health Center - Architectural

Dwg No.	Drawing Title	Date	Revision Date
HC/A1.1	Health Center Plans and Stairs	4/28/86	5/30/86 7/8/86
HC/A2.1	Health Center Elevations and Sections	4/28/86	5/30/86 7/8/86
HC/A3.1	Health Center Details and Sections	4/28/86	5/30/86 7/8/86

MALL BUILDING DRAWING LIST

<u>Dwg. No.</u>	<u>Drawing Title</u>	<u>Date</u>	<u>Revision Date</u>
	MALL BUILDINGS (Title)	6/24/85	4/30/86 5/3
	MALL BUILDINGS (Symbols and Abbreviations)	6/24/85	4/30/86 5/3 5/8/86
M/A1.1	Mall Building Bldg. 5-1, 5-2, 5-3 Finish Schedule Mech. Equip. Room and Lower Level Parking	10/18/85	11/22/85 4/30/86 5/30/86
M/A1.2	Mall Building Bldg. 5-1, 5-2, 5-3 First Floor and Upper Level Parking	10/18/85	11/22/85 4/30/86 5/30/86
M/A1.3	Mall Building Bldg. 10-1, 11-1, 12-1, 1-1, 5-1, 5-2, 7-1, 7-2 1st and 2nd Floor Plans	6/24/85	10/18/85 11/22/85 4/30/86 5/30/86
M/A1.4	Mall Building Bldg. 10-1, 11-1, 12-1, 1-1, 5-1, 5-2, 7-1, 7-2 3rd, 4th and 5th Floor Plans	6/24/85	10/18/85 11/22/85 4/30/86 5/30/86
M/A1.5	Mall Building Bldg. 10-1, 11-1, 12-1, 1-1, 5-1, 5-2, 7-1, 7-2 5th Floor and Roof Plan	6/24/85	10/18/85 5/8 10/24/85 5/3 11/22/85 4/30/86
M/A1.6	Mall Building Bldg. 1-1, 5-1, 5-2, 7-1, 7-2 6th and 7th Floor Plan	10/18/85	11/22/85 4/30/86 5/8/86
M/A1.7	Mall Building Bldg. 14-1, 9-1, 9-2 1st and 2nd Floor Plans	6/24/85	10/18/85 11/22/85 4/30/86
M/A1.8	Mall Building Bldg. 14-1, 9-1, 9-2 3rd and 4th Floor Plans	6/24/85	10/18/85 11/22/85 4/30/86
M/A1.9	Mall Building Bldg. 14-1, 9-1, 9-2 5th Floor and Roof Plan	6/24/85	10/18/85 11/22/85 4/30/86 5/30/86
M/A1.10	Mall Building Bldg. 9-1, 9-2, 14-1 6th Floor Plan & Studio Plans	10/18/85	11/22/85 4/30/86 5/30/86
M/A1.11	Mall Building Bldg 7-1, 7-2 1st Flr Plan, Bldg. 7-3 Basement Plan, Roof Plan	4/30/86	5/8/86 5/30/86
M/A2.1	Mall Building Unit Plans	6/24/85	10/18/85 11/22/85 4/30/86
M/A2.2	Mall Building Unit and Lobby Plans	6/24/85	10/18/85 11/22/85 4/30/86

Mall Buildings - Architectural (Continued)

<u>Dwg. No.</u>	<u>Drawing Title</u>	<u>Date</u>	<u>Revision</u>	<u>Date</u>
M/A2.3	Mall Building Stair and Elevator Details, Lobby Elevations	6/24/85	10/18/85 11/22/85 4/30/86	5/8/85 5/30/85
M/A2.4	Mall Building Bldg. 1-1, 5-1, 5-2, 7-1, 7-2, 9-1, 9-2, 14-1 Unit Plans	10/18/85	4/30/86 5/30/86	
M/A2.5	Mall Building Bldg. 1-1, 5-1, 5-2, 7-1, 7-2, 9-1, 9-2, 14-1 Unit and Lobby Plans	10/18/85	11/22/85 4/30/86 5/30/86	
M/A3.1	Mall Building Bldg. 10-1, 11-1, 12-1 Exterior Elevations	6/24/85	10/18/85 11/22/85 4/30/86	
M/A3.2	Mall Building Bldg. 10-1, 11-1, 12-1 Exterior Elevations	6/24/85	10/18/85 11/22/85 4/30/86	
M/A3.3	Mall Building Wall Sections and Exterior Details	6/24/85	10/18/85 10/24/85 11/22/85 4/30/86	5/30/85
M/A3.4	Mall Building Window Types and Details	6/24/85	10/18/85 10/24/85 11/22/85 4/30/86	5/30/85
M/A3.5	Mall Building Wall Sections and Details	10/18/85	10/24/85 11/22/85 4/30/86	5/30/85
M/A3.6	Mall Building Bldg. 9-1, 9-2, 14-1 Exterior Elevations	10/18/85	11/22/85 (4/30/86)	revised but not dated
M/A3.7	Mall Building Bldg. 5-1, 5-2, 7-1, 7-2 Exterior Elevations	10/18/85	11/22/85 4/30/86	
M/A3.8	Mall Building Bldg. 5-1, 5-2, 5-3, 7-1, 7-2, 7-3, 1-1 Exterior Elevations	10/18/85	10/24/85 11/22/85 4/30/86 5/8/86	5/30/85
M/A3.9	Mall Building Bldg. 1-1 Exterior Elevations & Misc. Elevations	10/18/85	11/22/85 4/30/86	
M/A4.1	Mall Building Kitchen and Bath Elevations and Details	6/24/85	10/18/85 4/30/86	
M/A4.2	Mall Building Partition Types, Door Types, Misc. Interior Details	6/24/85	10/18/85 10/24/85 11/22/85 4/30/86 5/30/86	

BUILDING 19 DRAWING LIST

Building 19 (Title)	4/9/86	7/15/86
Building 19 (Symbols and Abbreviations)	4/9/86	7/15/86

Building 19 - Architectural  
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<u>Dwg No.</u>	<u>Drawing Title</u>	<u>Date</u>	<u>Revision Date</u>
N/A1.1	Basement, 1st Floor & Roof Plans	4/9/86	7/15/86
N/A1.2	2nd Floor & Typical Floor Plans	4/9/86	7/15/86
N/A2.1	1/4" Unit Plans	4/9/86	
N/A2.2	1/4" Lobby Plan Stair & Elev. Plans & Sections	4/9/86	7/15/86
N/A3.1	Exterior Elevations & Details	4/9/86	7/15/86
N/A3.2	Exterior Elevations Kitchen Bathroom Elevatons	4/9/86	7/15/86
N/A3.3	Wall Sections	4/9/86	7/15/86
N/A3.4	Window Types & Details	4/9/86	
N/A4.1	Lobby Int. Elevations Partition Types	4/9/86	7/15/86

## NEW MIDRISE DRAWING LIST

New Midrise (Title) 7-25-85 1-27-86 5/13/86  
New Midrise (Symbols & Abbreviations) 7-25-85 1-27-86 5/13/86

### New Midrise - Architectural

<u>Dwg. No.</u>	<u>Drawing Title</u>	<u>Date</u>	<u>Revision Date</u>
NM/A1.1	1/8" Parking Level Plan	7-25-85	10-30-85 1-27-86
NM/A1.2	1/8" Ground Floor Plan, Finish Schedule	7-25-85	10-30-85 5/13/86 1-27-86
NM/A1.3	1/8" Typical Floor Plan 2, 3 and 4	7-25-85	10-30-85 5/13/86 1-27-86
NM/A1.4	1/8" Floor Plans 5 and 6	7-25-85	10-30-85 5/13/86 1-27-86
NM/A1.5	1/8" Floor Plans 7 and Roof Plan	7-25-95	10-30-85 5/13/86 1-27-86
NM/A2.1	1/4" Unit Plans	7-25-85	10-30-85 5/13/86
NM/A2.2	1/4" Partial Plans	7-25-85	10-30-85 5/13/86 1-27-86
NM/A2.3	Stair and Elevator Plans & Sections	7-25-85	10-30-85 1-27-86
NM/A3.1	1/8" Exterior Elevations	7-25-85	10-30-85 1-27-86
NM/A3.2	1/8" Exterior Elevations	7-25-85	10-30-85 1-27-86
NM/A3.3	1/8" Exterior Elevations	7-25-85	10-30-85 1-27-86
NM/A3.4	3/4" Wall Sections	7-25-85	10-30-85 5/13/86 1-27-86
NM/A3.5	Window Types & Details	7-25-85	10-30-85 5/13/86
NM/A4.1	Interior Elevations, Partition Types, Door Schedule	7-25-85	10-30-85



REHAB LOWRISE DRAWING LIST

Rehabbed Lowrise (Title) 7-15-85 1-27-86 4-11-86  
Rehabbed Lowrise (Symbols & Abbreviations) 7-15-85 1-27-86 4-11-86

Rehab Lowrise - Architectural

<u>Dwg No.</u>	<u>Drawing Title</u>	<u>Date</u>	<u>Revision Date</u>
<u>Bldgs. 16-1, 17-1, 21-1, 21-2, 22-1</u>			
RL/A1.1	1/8" Basement Plan, 1/16" Roof Plan	7-15-85	10-11-85 4-11-86 1-27-86
RL/A2.1	1/4" Unit Plans, First Floor Plan, Room Finish Schedule	7-15-85	10-11-85 4-11-86 1-27-86
RL/A2.2	1/4" Unit Plans, First Floor Plan	7-15-85	10-11-85 1-27-86
RL/A2.3	1/4" Unit Plans, First Floor Plan	7-15-85	10-11-85 1-27-86
RL/A2.4	1/4" Unit Plans, Second Floor Plan	7-15-85	10-11-85
RL/A2.5	1/4" Unit Plans, Second Floor Plan	7-15-85	10-11-85
RL/A2.6	1/4" Unit Plans, Second Floor Plan	7-15-85	10-11-85
RL/A2.7	1/4" Unit Plans, Third Floor Plan	7-15-85	10-11-85
RL/A2.8	1/4" Unit Plans, Third Floor Plan	7-15-85	10-11-85
RL/A2.9	1/4" Unit Plans, Third Floor Plan	7-15-85	10-11-85
RL/A3.1	1/8" Exterior Elevations	7-15-85	10-11-85 1-27-86
RL/A3.2	1/8" Exterior Elevations	7-15-85	10-11-85 1-27-86
RL/A3.3	Wall Sections, Elevations & Details, Unit Entrance Canopies	7-15-85	10-11-85
RL/A3.4	Window Types and Details	7-15-85	10-11-85 1-27-86
RL/A3.5	Entrance Details	7-15-85	10-11-85

Rehab Lowrise - Architectural, continued

Bldgs. 16-1, 17-1, 21-1, 21-2, 22-1, continued

<u>Dwg No.</u>	<u>Drawing Title</u>	<u>Date</u>	<u>Revision Date</u>
RL/A4.1	Interior Elevations, Kitchens	7-15-85	10-11-85
RL/A4.2	Interior Elevations, Kitchens, Bathrooms and Lavs	7-15-85	10-11-85
RL/A4.3	Interior Stairs	7-15-85	10-11-85 4/11/86
RL/A4.4	Interior Details, Partition Types	7-15-85	10-11-85 1-27-86

Bldgs. 20-1, 20-2

<u>Dwg No.</u>	<u>Drawing Title</u>	<u>Date</u>	<u>Revision Date</u>
RL/A1.2	1/8" Basement Plan, 1/16" Roof Plan	7-15-85	10-11-85 1-27-86
RL/A2.10	1/4" Unit Plans, First Floor Plan	7-15-85	10-11-85
RL/A2.11	1/4" Unit Plans, Second Floor Plan	7-15-85	10-11-85
RL/A2.12	1/4" Unit Plans, Third Floor Plan, Finish Schedule	7-15-85	10-11-85
RL/A3.6	1/8" Exterior Elevations	7-15-85	10-11-85 1-27-86
RL/A3.7	1/8" Exterior Elevations	7-15-85	10-11-85 1-27-86
RL/A4.5	Interior Elevations, Details	7-15-85	10-11-85

REHAB MIDRISE DRAWING LIST

Rehabbed Midrise (Title) 7-16-85 1-27-86  
Rehabbed Midrise (Symbols & Abbreviations) 7-16-85 1-27-86

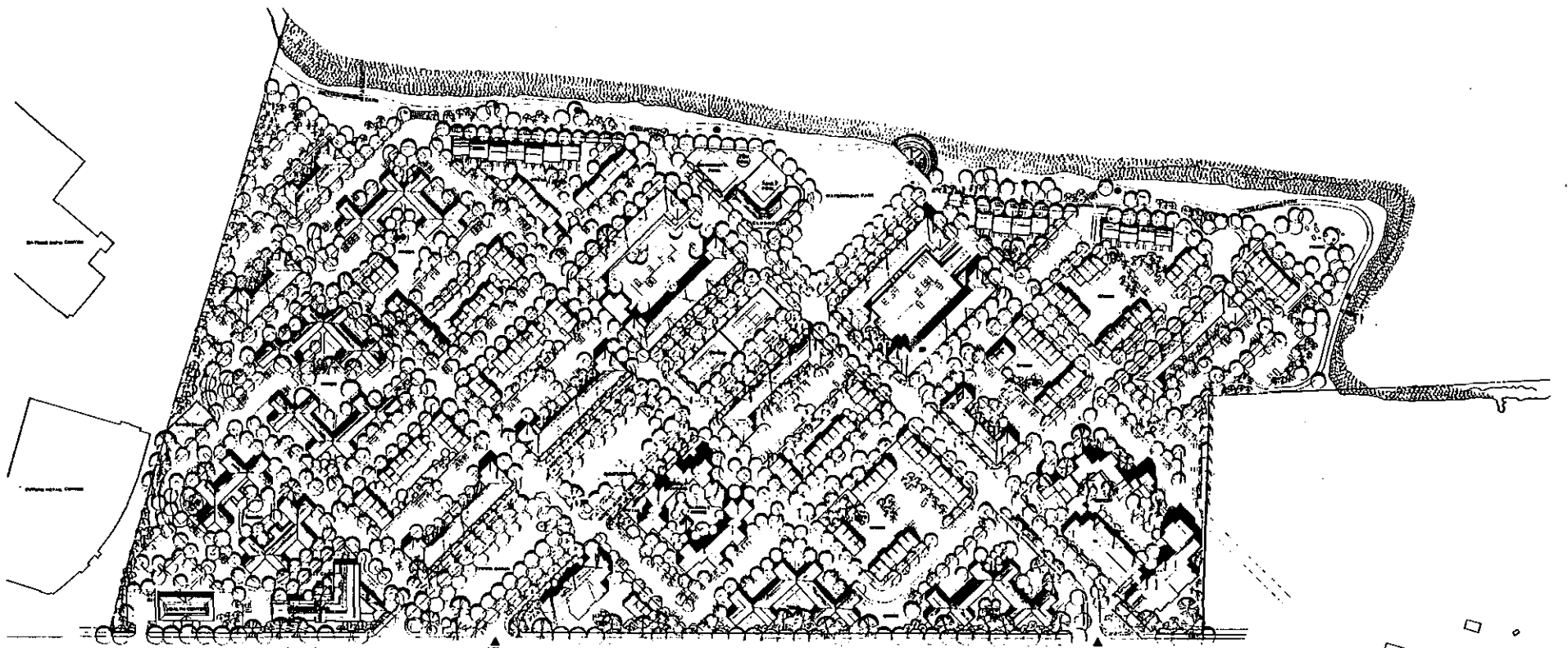
Rehab Midrise - Architectural

<u>Dwg No.</u>	<u>Drawing Title</u>	<u>Date</u>	<u>Revision Date</u>
RM/A1.1	1/8" Basement Plan, Ground Floor Plan, Finish Schedule	7-16-85	11-4-85 1-27-86
RM/A1.2	1/8" Typical Floor Plan, Floors 2-6, 7th Floor Plan & Roof Plan	7-16-85	11-4-85 1-27-86
RM/A2.1	1/4" Unit Plans, 1/4" Partial Plans	7-16-85	11-4-85
RM/A2.2	1/4" Unit Plans	7-16-85	11-4-85
RM/A3.1	1/8" Exterior Elevations 1-4	7-16-85	11-4-85 1-27-86
RM/A3.2	1/8" Exterior Elevations 5-8	7-16-85	11-4-85
RM/A3.3	Wall Sections/Details, Window Schedule	7-16-85	11-4-85 1-27-86
RM/A3.4	Details	7-16-85	11-4-85 1-27-86
RM/A4.1	Interior Elevations, Door Schedule	7-16-85	11-4-85
RM/A4.2	Partition Types, Interior Details	7-16-85	11-4-85

TOWNHOUSE DRAWING LIST

<u>Dwg. No.</u>	<u>Drawing Title</u>	<u>Date</u>	<u>Revision Date</u>
	TOWNHOUSES - (Title)	7-5-85	4/30/86 5/30
	TOWNHOUSES (Symbols & Abbreviations)	7-5-85	4/30/86 5/30
T/A1.1	Family Townhouse Building Plans	7/5/85	10/1/85 4/30/86
T/A1.2	Family Townhouse Building Plans	7/5/85	10/1/85 4/30/86
T/A1.3	Family Townhouse Building Plans	7/5/85	10/1/85 4/30/86
T/A1.4	Family Townhouse Building Plans	7/5/85	10/1/85 5/30/ 4/30/86
T/A1.5	Family Townhouse Building Plans	7/5/85	10/1/85 5/8/ 11/22/85 4/30/86
T/A1.6	Waterfront Townhouse Building Plans	7/5/85	10/1/85 5/30/ 11/22/85 4/30/86
T/A2.1	Family Townhouse Unit Plans Type V and W	7/5/85	10/1/85 5/30/ 11/22/85 4/30/86
T/A2.2	Family Townhouse Unit Plans Type X, XHC and WHC	7/5/85	10/1/85 4/30/86
T/A2.3	Family Townhouse Unit Plans Type U, W1, Y and Z	7/5/85	10/1/85 4/30/86
T/A2.4	Waterfront Townhouse Unit Plans Type A, B and B1 and Finish Schedule	7/5/85	10/1/85 5/30/ 4/30/86
T/A3.1	Family Townhouse Building Elevations	7/5/85	10/1/85 4/30/86
T/A3.2	Family Townhouse Building Elevations	7/5/85	10/1/85 4/30/86
T/A3.3	Family Townhouse Unit Elevations	7/5/85	10/1/85 11/22/85 4/30/86
T/A3.4	Waterfront Townhouse Elevations	7/5/85	10/1/85 11/22/85 4/30/86
T/A3.5	Townhouse Building Sections	7/5/85	10/1/85 4/30/86
T/A3.6	Townhouse Wall Sections	7/5/85	10/1/85 5/30/ 11/22/85 4/30/86

Exhibit 3 to PDA Plan Second Amendment



SITE PLAN

BY DEVELOPER'S LEGAL

FUTURE SCENE RESTORATION

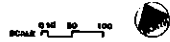
CLEARANCE, DEMO & REPAIR

EXISTING UTILITIES

CAROL R. JOHNSON & ASSOCIATES

**HARBOR POINT**

DATE: 11-27-84 REVISED: 8-11-88



**GOODY, CLANCY & ASSOCIATES**

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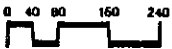
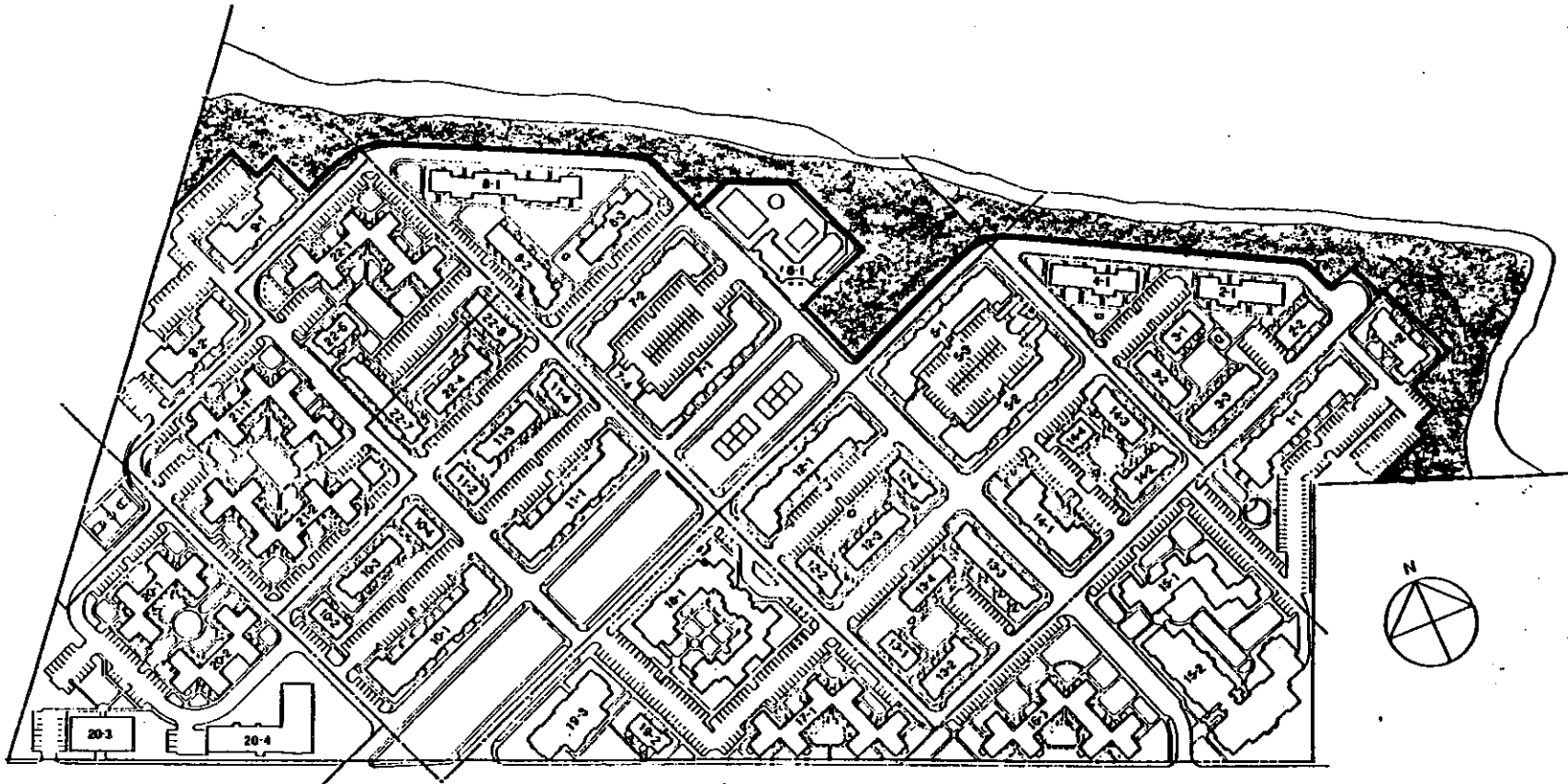
EXHIBIT 4 TO PDA PLAN SECOND AMENDMENT

**HARBOR POINT**  
 BOSTON, MASSACHUSETTS  
 MBPA PROJECT NO. 04-006-8

GOODWIN CLANCY & ASSOCIATES, INC.  
 ARCHITECTS (617) 552-8700  
 240 BOYLSTON STREET 17<sup>TH</sup> FLOOR  
 BOSTON, MASSACHUSETTS 02116

NINTE ASSOCIATES ARCHITECTS  
 / PLANNERS, INC. (617) 542-8700  
 10 NORTH STREET 6<sup>TH</sup> FLOOR  
 BOSTON, MASSACHUSETTS 02109

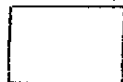
NOTE: IF LESS THAN  
 ONE INCH, A REDUCED PRINT



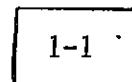
BUILDING NUMBERING LAYOUT  
 and  
 PUBLIC/PRIVATE PROPERTY -- HARBOR POINT



PUBLIC



PRIVATE



BUILDING NUMBER


COPYRIGHT © GOODWIN CLANCY & ASSOCIATES, INC.	
DATE	08/21/04
DESIGNER	MBPA PROJECT NO. 04-006-8

*BOARD APPROVED*

MEMORANDUM

October 9, 1986

TO: BOSTON REDEVELOPMENT AUTHORITY AND  
STEPHEN COYLE, DIRECTOR

FROM: LINDA BOURQUE, ASSISTANT DIRECTOR FOR  
NEIGHBORHOOD PLANNING AND ZONING  
RICHARD GARVER

SUBJECT: SECOND AMENDMENT TO THE DEVELOPMENT PLAN FOR  
THE HARBOR POINT PLANNED DEVELOPMENT AREA AT  
COLUMBIA POINT

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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. As fully described in the original 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 totalling, under the original Plan, 1,400 units.

On October 7, 1985, the Authority approved a first amendment to the Development Plan and Planned Development Area which was subsequently approved by the Zoning Commission on October 29, 1985. The first amendment called for design changes that would be required to reduce construction costs and resulted primarily in a 118 unit reduction without affecting the number of low income units; a corresponding reduction in floor area ratio from 1.00 to 0.90 a reduction in parking from 433 to 355 spaces and an increase in open space of 1,717 square feet.

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 a second amendment to the PDA Plan.

As a result of the construction bids received by the developer in March 1986, the project has had to be evaluated for ways in which to reduce and control project costs while maintaining the integrity of the approved project design. Parameters for the evaluation of the project included maintenance of the original character and balance of the approved site plan, retention of the approved amount of parking and preservation of the unit mix, all as contemplated in the Development Plan.

In analyzing potential modifications of the final plans for the purpose of cost containment, the developer focused on the most expensive elements of the project design. These were identified as the structured

parking decks at blocks 5 and 7 of the site, the rehabbed low-rise buildings and the partly rehabbed/partly new building No. 19. It was determined that the expense of these and other elements would be sufficiently reduced by the following design changes:

1. Block 7 - Replacing parking decks with a simple parking lot. Mechanical room to remain within its original envelope and footprint as a free-standing building.
2. Block 22 - Replacing rehabbed low-rise Building 22-2 with a townhouse cluster identical in design to one elsewhere on the site which has already been approved. Replacing two townhouse clusters on the block with two longer clusters, also identical in design to previously approved buildings. Extending parking lots in interior of block to mitigate loss of spaces from upper deck of parking in Block 7.
3. Block 19 - Demolishing the existing building on this block replacing the rehabbed portion of Building 19 with a townhouse cluster identical in design to one which has already been approved. Replacing the new four-story portion of Building 19 with a detached, all-new, five-story building similar in construction, facade and unit types to that which was originally approved.
4. Block 14 - Adding a story to Mall Building 14-1, making it identical in design to the six-story Buildings 9-1 and 9-2.
5. Block 6 - Reducing the size of the Clubhouse's pool wing -- no expansion of the building's footprint or envelope.

In each of these cases the original setback restrictions are recognized and building orientations conform to the original block pattern. Additional stories on Buildings 14-1 and 19-3 were necessary to carry the number and type of units (flats) which were originally contained in Building 22-2. Most of the site plan modifications consist of replacing one type of building with another previously designed and approved type.

These design changes do not result in any changes to the previously approved number of units, affordability mix, building setbacks and orientation, or floor area ratio. They also do not result in any new zoning exceptions.

An appropriate vote follows:

VOTED: That in connection with the Second 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 9, 1986, and after consideration of the evidence presented at that hearing, the Boston Redevelopment Authority finds that said Plan and Second 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 that the changes to said Plan contained in said Second Amendment are minor and that the Plan as amended by said Second Amendment is consistent with the Plan as originally approved and amended;

and further

VOTED: That, pursuant to the provisions of Sections 3-1A of the Boston Zoning Code as amended, the Boston Redevelopment Authority hereby approves said Second Amendment to Development Plan, which is embodied in a written document entitled "Second Amendment to Development Plan for Planned Development Area No. 22/Harbor Point at Columbia Point", dated October 9, 1986, 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 Second Amendment to the Development Plan for Planned Development Area No. 22 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;