

BRA Approval: Feb. 12, 1986  
Zoning Comn. Approval: Mar. 21, 1986  
effective: Mar. 27, 1986

BOSTON REDEVELOPMENT AUTHORITY

February 12, 1986

MASTER PLAN  
and  
DEVELOPMENT IMPACT PROJECT PLAN  
for  
PLANNED DEVELOPMENT AREA NO. 23

Bounded by Fort Point Channel,  
Boston Harbor, Northern Avenue  
and portions of Pier 3

Master Plan: Pursuant to Section 3-1A of the Boston Zoning Code (the "Code"), this Plan sets forth a statement of the development concept for the improvement of the Fan Pier in South Boston (the "Project"), including the planning objectives and character of the Project, the proposed uses of the area, the range of dimensional requirements contemplated for each of the proposed uses, and the proposed construction program for the Project. It is anticipated that one or more development plans will be submitted in the future providing further information on the Project and requesting specific zoning exceptions.

Developer: HBC Associates, a joint venture of HT-Boston, Inc., an affiliate of Hyatt Development Corporation, and Carpenter Properties, Inc., an affiliate of Carpenter and Company, Inc., its successors and assigns.

Location and Description of Property: The parcel of land described in Exhibit A attached hereto and containing approximately 18.5 acres, approximately 15.9 acres of which are pier structure and land and 2.6 acres of which are below water (the "Site"). The 15.9 acres of pier structure and land are used as a basis for determining the floor area ratio of the Project for the purposes of this Master Plan.

Planning Objectives and Character of Development: The Project will involve the construction of a mixed-use development consisting of office, residential, hotel and retail space, parking and recreational open space and marine-related uses. A canal will be constructed as part of the Project parallel to the present Northern Avenue. This canal will provide water frontage to all elements of the Site. Vehicular/pedestrian bridges along Farnsworth and Pittsburgh Streets and pedestrian bridges will cross the canal. Conceptual plans of the Project are attached hereto as Exhibits B and C.

2/12/86

The Project involves an unparalleled addition to the infrastructure and public amenities of the City, including the canal with adjacent "Canal Walk" esplanades, a waterfront park, street system expansion, a marina, and related Marina boardwalks and Harborwalk promenades. In addition, the Project will include an amphitheater, landscaped urban plazas, water transportation facilities, and foot bridges. These parks and facilities not only enhance the Fan Pier Project but also serve the public as contemplated by the Authority's HarborPark Plan.

The Project is further intended to facilitate the expansion of Boston's urban fabric to the Site in order to relieve the development congestion which is occurring in the existing downtown area. Also, the Project's dramatic introduction of the canal, Canal Walk and Marina Walk, the waterfront park and other public and marine-related facilities will reinforce the Site's waterfront character as part of the City's Inner Harbor.

The Project will expand and improve public access to the Site. A majority of the total area of the Site will be publicly accessible, including: the Fan Pier Harborwalk along the Fan Pier perimeter; public open spaces such as a waterfront park, a landscaped urban plaza, and an amphitheater; promenades and covered retail arcades lining the new canal; pedestrian walkways and bridges; docks and a marina breakwater; and related marine facilities.

Development of the Project will provide the Site with a variety of water-related uses to encourage public access to the City's Inner Harbor waterfront. The proposed water-related uses reflect the public goals and guidelines established for waterfront development in the City.

The buildings to be constructed on the Site will contain approximately 3.25 million square feet of residential, hotel, office and retail space. The Project will also include a parking garage to be located below grade. HBC is committed to exploring in good faith with appropriate city and state agencies mechanisms for providing moderate income home ownership on-site including mortgage write-downs, public contributions to infrastructure, developer contributions, limited equity condominiums and other joint public-private efforts.

Because of the very substantial costs associated with this infrastructure and the attendant devotion of a majority of the Site to open space, public facilities and waterfront related uses, it is necessary at this time to establish an approved Master Plan, upon which HBC Associates can rely, in order to ensure commitment to the uses and density of the Fan Pier Project and to ensure an orderly basis for proceeding with development via one or more development plans for the Site following approval of this Master Plan.

Proposed Uses: The Site will be used for office, residential, hotel, retail, parking, recreational, and water-related uses, including a marina, breakwater, docks, floating quays and marine services.

Range of Dimensional Requirements Contemplated for Each Proposed Use: Table 1 provides information on various uses proposed in connection with the Project.

TABLE 1

Fan Pier Uses  
(all figures approximate)

Use

Residential	834,000 square feet
Hotel	854,000 square feet
Office	1,406,000 - 1,480,000 square feet
Retail	79,000 - 153,000 square feet
Public Space (comprised of Harborwalk plus Park, Canal Walk, and Other Open Space) plus excavation	400,000 square feet
Parking	2,500 spaces below grade

Proposed Phasing of Construction: Construction is expected to begin in late 1986 or early 1987, with the first buildings in the Project completed by mid-1989. It is estimated that the subsequent buildings will be constructed during the period 1989 to 1995. Each building may be financed independently of other buildings and the land on which each building is located may need to be considered as a separate zoning lot capable of being mortgaged or conveyed as such. It is anticipated that one or more development plans will be submitted for the specific elements of the Project following approval of this Master Plan.

Development Impact Project Exaction: As required under Section 26-3 of the Code, the developer will enter into a Development Impact Project Agreement (the "DIP Agreement") with the Boston Redevelopment Authority and the Neighborhood Housing Trust (the "Trust"), or if the Trust has not been established at the time of execution of the DIP Agreement, with the Boston Redevelopment Authority acting on behalf of the Trust. The

Development Impact Project Exaction (the "Linkage Payment") shall be made as (i) a Housing Payment Exaction, (ii) 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 the DIP Agreement, or (iii) some combination of items (i) and (ii) above.

At the present time, it is estimated that total Linkage Payments for the Project will be approximately \$12,000,000, and that a portion of that amount will be specifically targeted to the Project's impact area as determined by applicable regulations. Linkage Payments will be made in 12 annual installments with respect to each of the buildings to be located on the Site.

Zoning: The Site is presently zoned W-2, Waterfront Industrial, with a maximum floor area ratio ("FAR") of 2.0. This Master Plan provides for an FAR of 4.68 based upon the ratio of 3,250,000 square feet of proposed development (not including parking) to the existing land and pier area of approximately 694,250 square feet, or approximately 15.9 acres, (such existing land and pier area does not include remnant parcels resulting from the narrowing of Northern Avenue, any other portions of narrowed Northern Avenue included within the PDA area, or currently existing water on the project site). Because of the technical definitions of "floor area ratio" and "lot area" in the Boston Zoning Code, the construction of the canal, the street system and other public areas may result in increases in the FAR for the project because such areas may be excluded from the "lot area" upon which FAR is calculated. Furthermore, in the event that the project is subdivided, particular components of the project, analyzed separately, may have a higher FAR. The total development (not including parking), however, will not exceed 3,250,000 square feet.

In order to construct the Project, it is anticipated that exceptions from the Code will be required including, without limitation, exceptions from the following Articles of the Code: Article 8 (Regulation of Uses), Article 15 (Building Bulk), Article 19 (Side Yards), Article 20 (Rear Yards), Article 21 (Setbacks), Article 23 (Off-Street Parking), and Article 24 (Off-Street Loading).

Projected Number of Employees: It is anticipated that the Project will generate approximately 2,300 person years of construction work and provide approximately 7,600 permanent jobs.

Proposed Traffic Circulation: Vehicular access to the portion of the Site to the north of the canal will be by way of bridges crossing the canal. Pedestrians will also have access to the portion of the Site to the north of the Canal by way of the vehicular bridges and pedestrian bridges that will form important links in the Harborwalk system. Vehicular and pedestrian access to the portion of the Site to the south of the canal will be by

way of old Northen Avenue, Sleeper Street, and an unnamed street and cul de sac to the southeast of the Site.

Parking and Loading Facilities: As already discussed, below-grade parking facilities will be available on the Site. Loading bays and other loading facilities will be provided as necessary to accommodate the hotel and other buildings in the Project.

Access to Public Transportation: The Site is located in South Boston. The closest MBTA stop is at South Station on the MBTA Red 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. In addition, HBC Associates is studying the feasibility of water transportation links to the Blue Line and North Station.

Public Benefits: The Project is of critical importance to the revitalization of Boston's waterfront and will make significant economic contributions to the City through the development of infrastructure, the provision of approximately 2,300 person years of construction work and approximately 7,600 permanent jobs, the payment of linkage fees, and increased real estate taxes. The Fan Pier developer will be contributing an unparalleled addition to the City's infrastructure, including utility lines, street system expansion, and seawall restoration, in addition to the canal, vehicular and pedestrian bridges, Harborwalk, canal walks, marina docks, marine services, parks and an amphitheater. The Project reflects the waterfront location of the site and includes water-dependent uses. The Project further respects the public goals and guidelines established for waterfront development in Boston, and draws its design from Boston's larger urban context to provide view corridors, public open spaces, and water views.

EXHIBIT A

A certain parcel of land in the Commonwealth of Massachusetts, County of Suffolk, City of Boston, South Boston District, situated on the northerly side of Northern Avenue and shown as Fan Pier (Lot A) on a "Compiled Plan of Land in Boston, MA" (Two Sheets) dated 12 July 1985, revised 12 September 1985 by Survey Engineers of Boston, more particularly bounded and described as follows:

Beginning at a point at the intersection of the northerly sideline of Northern Avenue and the abandoned pier and bulkhead line of 1916 of the Fort Point Channel, said point being the southwesterly corner of the parcel; thence running

Northeasterly 1111.34 feet by a curve to the right having a radius of 910.00 feet to a point of compound curvature; thence running

Northeasterly 400.00 feet by a curve to the right having a radius of 2370.00 feet to a point of tangency; thence running

S 61 20 09 E 128.62 feet, said last three courses being by the pier and bulkhead line of 1916 (abandoned); thence turning and running

S 31 53 17 W 831.59 feet by lot B on said plan to an iron pipe on the northerly sideline of Northern Avenue; thence turning and running

N 58 06 43 W 1124.34 feet to a stone bound; thence turning and running

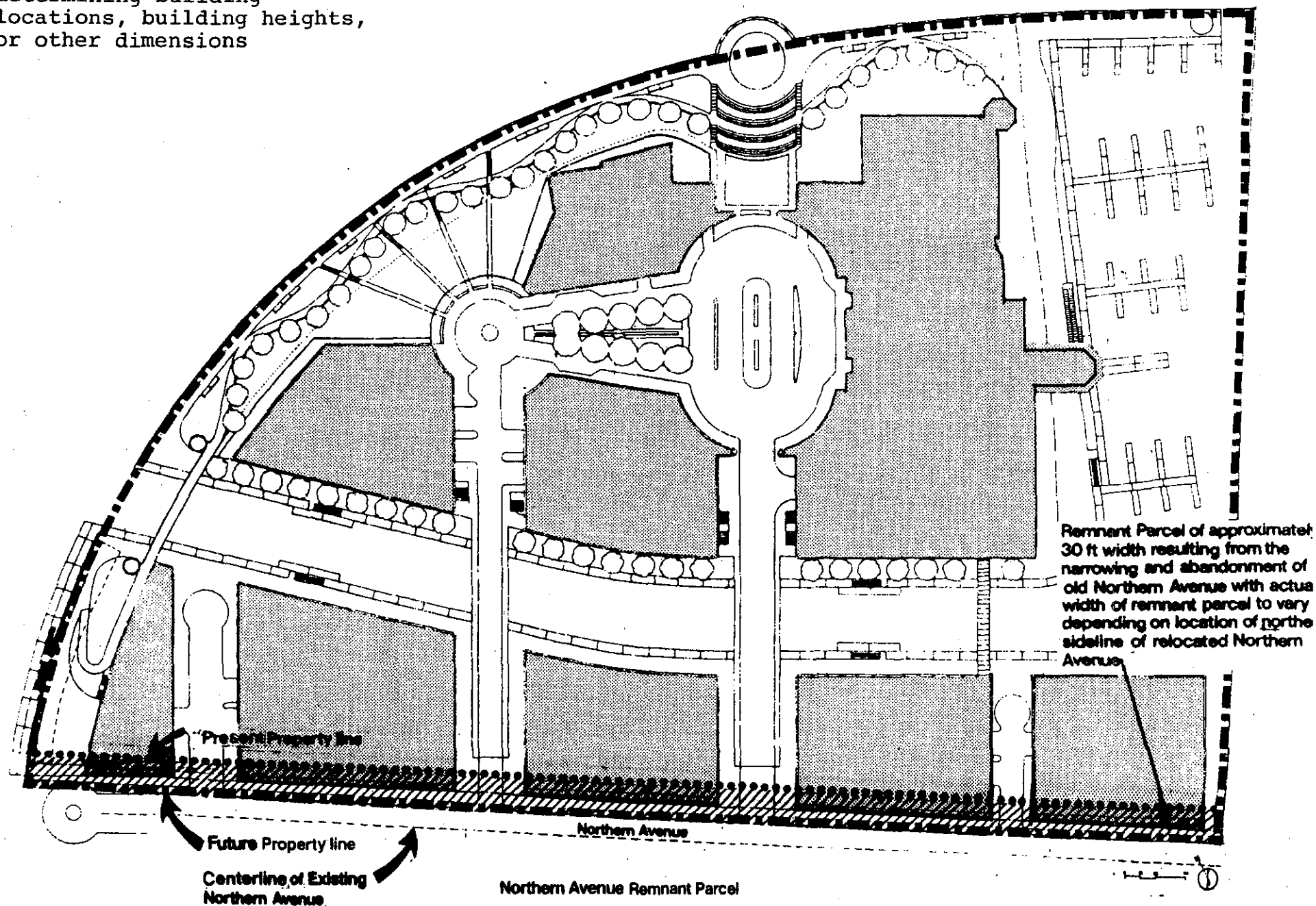
N 61 23 43 W 99.71 feet to the point of beginning, said last three courses being by the northerly sideline of Northern Avenue.

Containing 75,011 square meters, more or less, or 807,408 square feet, more or less, or 18.535 acres, more or less.

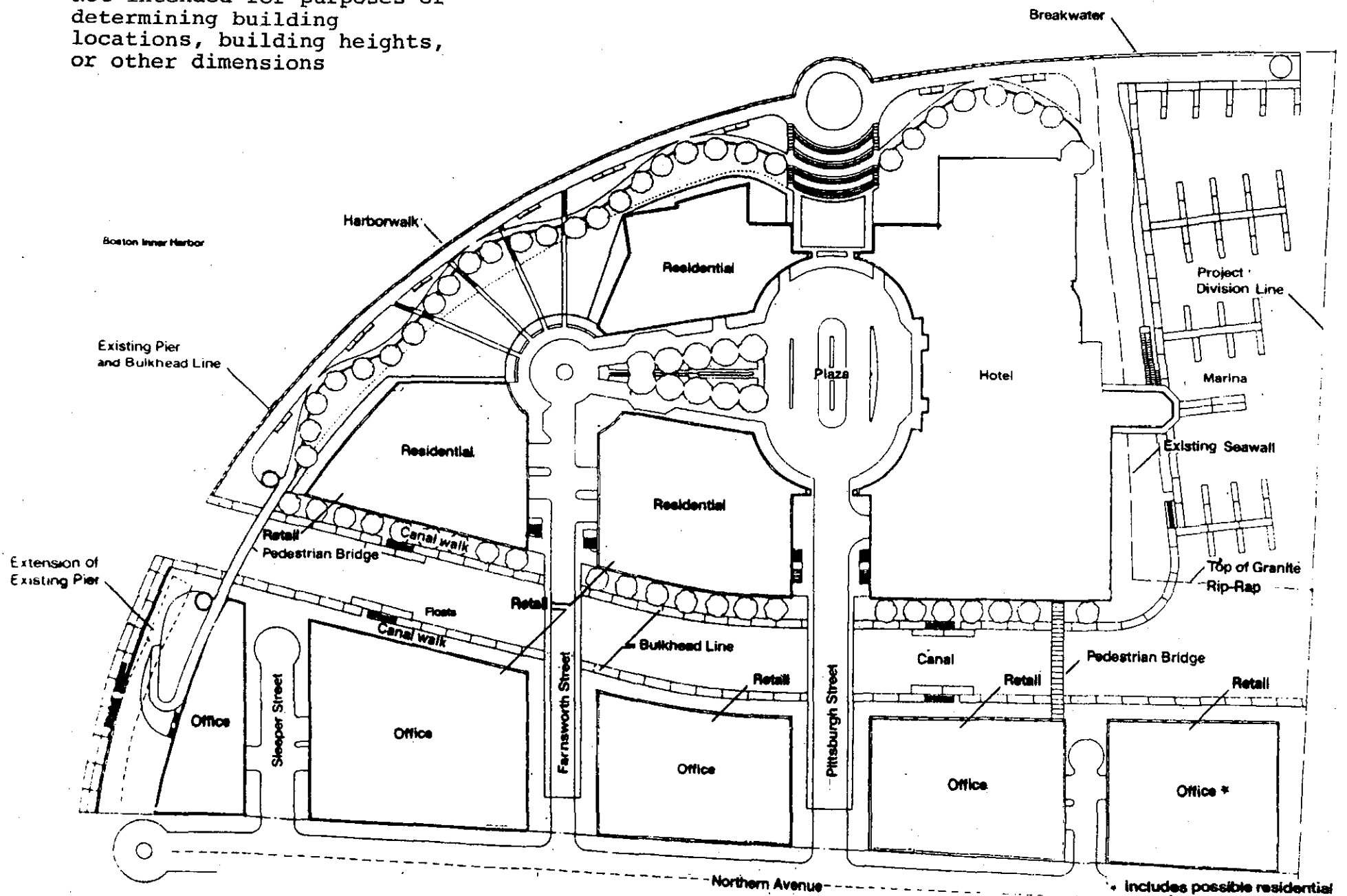
In addition to the foregoing, there is included the northerly half of Northern Avenue (approximately 50 feet in width) as it abuts the above described land.

Subject to and with the benefit of any and all other existing easements.

For conceptual purposes only;  
Not intended for purposes of  
determining building  
locations, building heights,  
or other dimensions



For conceptual purposes only;  
 Not intended for purposes of  
 determining building  
 locations, building heights,  
 or other dimensions



Site Plan Showing Primary Uses



FACT SHEET

Master Plan  
and  
Development Impact Project Plan  
for  
Planned Development Area No. 23  
Fan Pier, South Boston  
HBC Associates

Developer: HBC Associates, a joint venture between HT-Boston, Inc., an affiliate of Hyatt Development Corporation, and Carpenter Properties, Inc., a Boston-based corporation, its successors and assigns.

Site: The development site consists of approximately 18.5 acres (approximately 2.6 of which is open water) a portion of which will be owned by HBC Associates, and the remainder of which will be ground leased from Anthony's Pier 4, Inc. under one or more ground leases. The development site is shown on Exhibits A and B.

Master Plan Architect: Cesar Pelli & Associates of New Haven, Connecticut. Mr. Pelli has received commendations for numerous urban design projects, including most recently the World Financial Center at Battery Park City in Lower Manhattan.

Estimated Project Cost: \$700 million.

Estimated Construction Time: Construction is expected to begin in late 1986 or early 1987 with the first buildings in the Project completed by mid-1989. It is estimated that construction of the subsequent buildings will occur during the period 1989 to 1995.

Summary of Proposed Master Plan: Exhibit C depicts the major components of the Master Plan. The mixed-use development will include residential units, office space, retail space, a hotel, and a garage. Open space will include a canal with floating quays, pedestrian bridges, vehicular/pedestrian bridges, Harborwalk and canal walk, parkland in addition to Harborwalk, an amphitheater for outdoor performances, a marina with transient slips, marine service facilities and a commuter/excursion boat dock.

Development Impact Project Exaction: Pursuant to Section 26-3(2) of the Boston Zoning Code, HBC Associates will enter into a Development Impact Project Agreement to be responsible for a

Development Impact Project Exaction. At the present time, the total exaction is estimated to be approximately \$12 million. Linkage payments will be made in 12 annual installments.

Zoning: The site is currently zoned W-2, Waterfront Industrial, with a maximum floor area ratio ("FAR") of 2.0. The Fan Pier project provides for an FAR of 4.68 based upon the ratio of 3,250,000 square feet of proposed development (not including parking) to the existing land and pier area of approximately 694,250 square feet (such existing land and pier area does not include remnant parcels resulting from the narrowing of Northern Avenue, any other portions of narrowed Northern Avenue included within the PDA area, or currently existing water on the project site). Because of the technical definitions of "floor area ratio" and "lot area" in the Boston Zoning Code, the construction of the canal, the street system and other public areas may result in increases in the FAR for the project because such areas may be excluded from the "lot area" upon which FAR is calculated. Furthermore, in the event that the project is subdivided, particular components of the project, analyzed separately, may have a higher FAR. The total development (not including parking), however, will not exceed 3,250,000 square feet.

Because of the very substantial costs associated with the infrastructure for the Fan Pier project and the attendant devotion of substantial portions of the site to open space, public facilities and waterfront related uses, it is necessary at this time to establish an approved Master Plan, upon which HBC Associates may rely, in order to ensure commitment to the uses and density of the project and to ensure an orderly basis for proceeding with development via one or more development plans following Master Plan approval for the site.

Public Benefits: The Fan Pier project is of critical importance to the revitalization of Boston's waterfront and will make significant economic contributions to the City through the development of infrastructure, the provision of approximately 2,300 person years of construction work and approximately 7,600 permanent jobs, the payment of linkage fees, and increased real estate taxes. The Fan Pier developer will be contributing an unparalleled addition to the City's infrastructure, including utility lines, street system expansion, and seawall restoration, in addition to the canal, vehicular and pedestrian bridges, Harborwalk, canal walks, marina docks, marine services, parks, and an amphitheater. The Master Plan reflects the waterfront location of the site and includes water-dependent uses. The Master Plan further respects the public goals and guidelines established for waterfront development in Boston, and draws its design from Boston's larger urban context to provide view corridors, public open spaces, and water views.

EXHIBIT A

A certain parcel of land in the Commonwealth of Massachusetts, County of Suffolk, City of Boston, South Boston District, situated on the northerly side of Northern Avenue and shown as Fan Pier (Lot A) on a "Compiled Plan of Land in Boston, MA" (Two Sheets) dated 12 July 1985, revised 12 September 1985 by Survey Engineers of Boston, more particularly bounded and described as follows:

Beginning at a point at the intersection of the northerly sideline of Northern Avenue and the abandoned pier and bulkhead line of 1916 of the Fort Point Channel, said point being the southwesterly corner of the parcel; thence running

Northeasterly 1111.34 feet by a curve to the right having a radius of 910.00 feet to a point of compound curvature; thence running

Northeasterly 400.00 feet by a curve to the right having a radius of 2370.00 feet to a point of tangency; thence running

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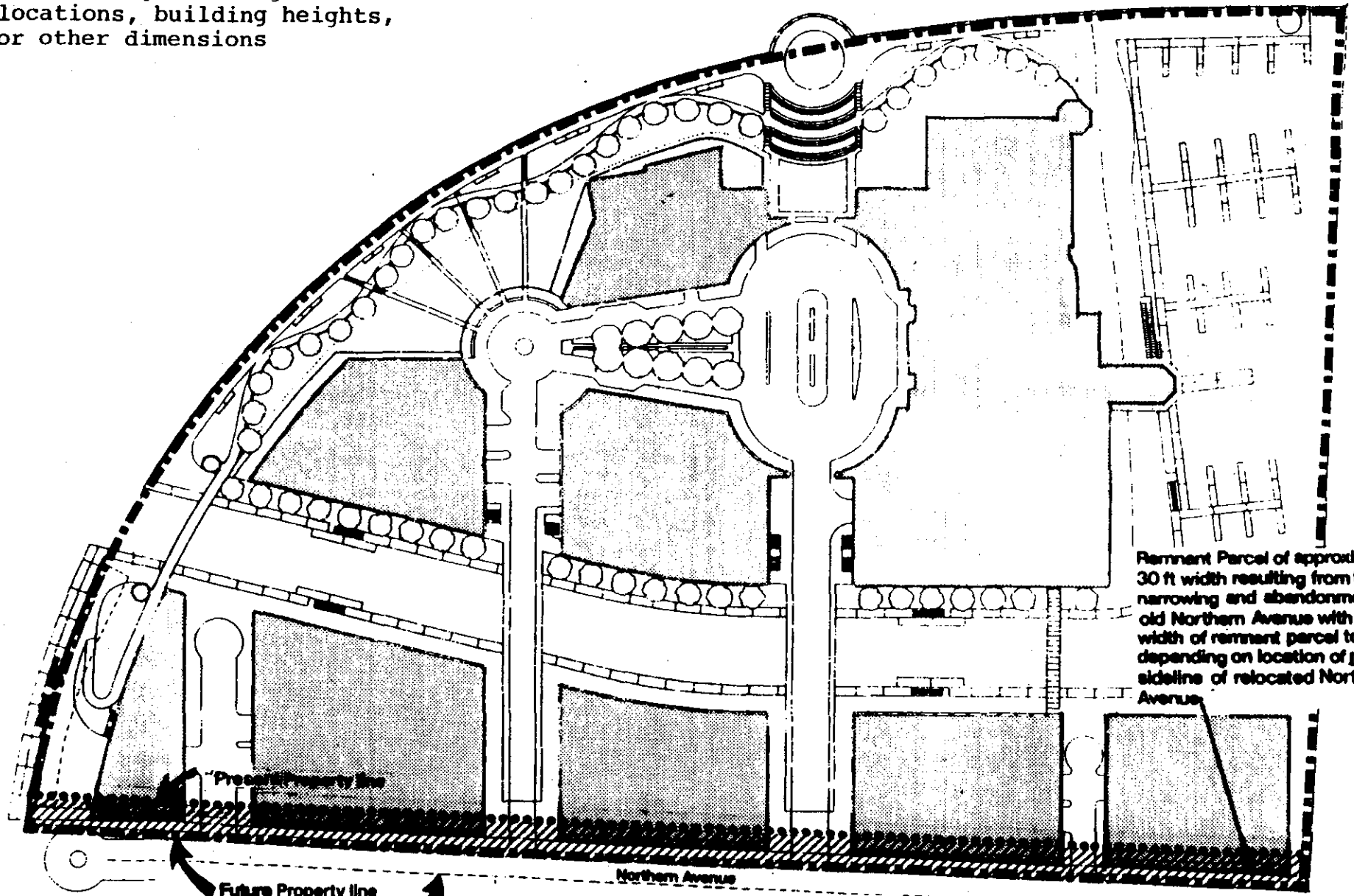
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Containing 75,011 square meters, more or less, or 807,408 square feet, more or less, or 18.535 acres, more or less.

In addition to the foregoing, there is included the northerly half of Northern Avenue (approximately 50 feet in width) as it abuts the above described land.

Subject to and with the benefit of any and all other existing easements.

For conceptual purposes only;  
Not intended for purposes of  
determining building  
locations, building heights,  
or other dimensions



Remnant Parcel of approximately 30 ft width resulting from the narrowing and abandonment of old Northern Avenue with actual width of remnant parcel to vary depending on location of northern sideline of relocated Northern Avenue

Precedent Property line

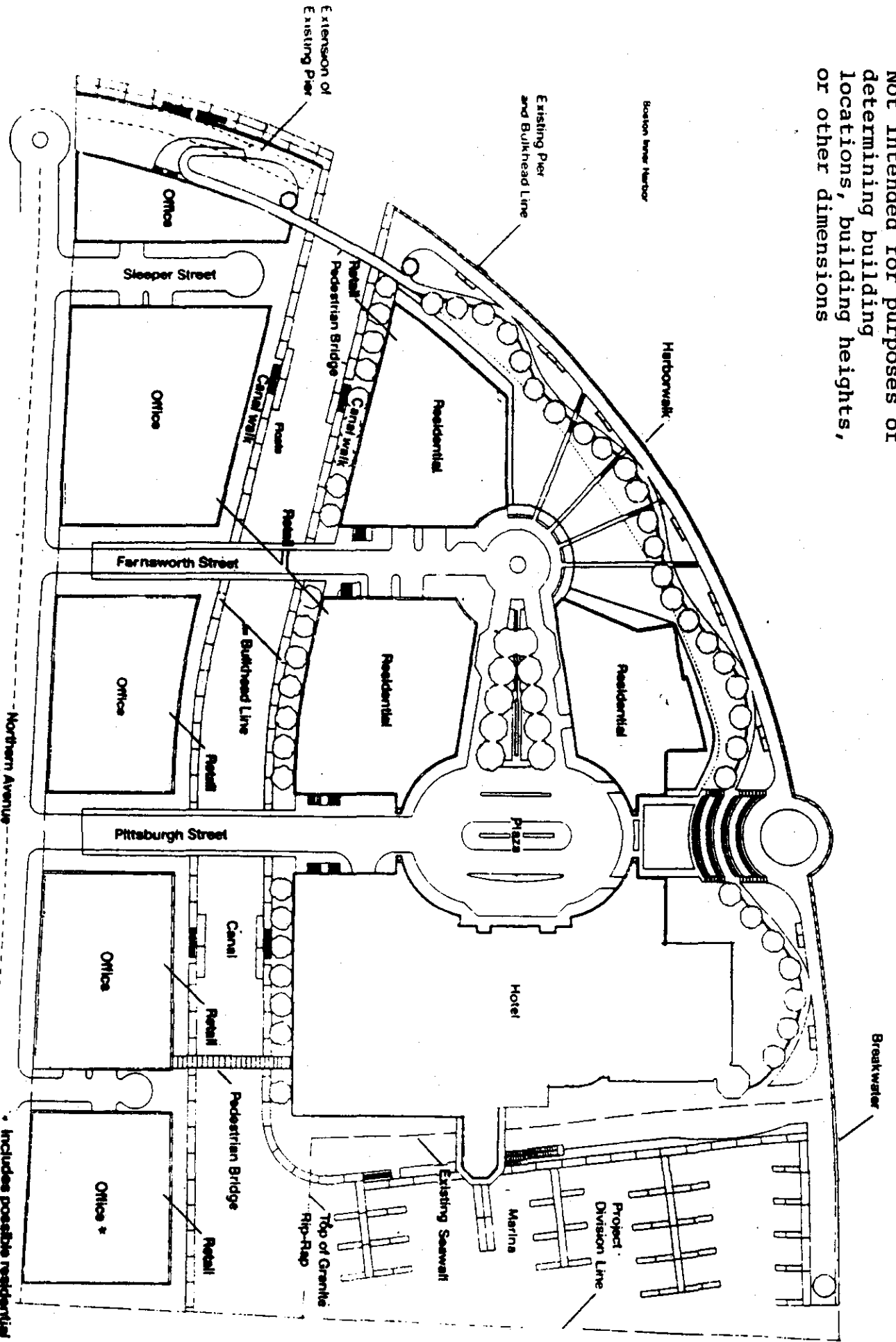
Future Property line

Centerline of Existing Northern Avenue

Northern Avenue

Northern Avenue Remnant Parcel

For conceptual purposes only;  
 Not intended for purposes of  
 determining building  
 locations, building heights,  
 or other dimensions



Site Plan Showing Primary Uses

\* Includes possible residential

BOARD APPROVED

1A

MEMORANDUM

February 12, 1986

TO: BOSTON REDEVELOPMENT AUTHORITY AND  
STEPHEN COYLE

FROM: LINDA BOURQUE, DIRECTOR OF ZONING  
SUSAN ALLEN, ASSISTANT DIRECTOR  
MARC WEBB, ASSISTANT DIRECTOR  
LARRY KOFF, PROJECT COORDINATOR

SUBJECT: APPROVAL FOR BOTH THE FAN PIER (PDA #23) AND  
PIER 4 (PDA #24) PROJECTS A MASTER PLAN FOR A  
PLANNED DEVELOPMENT AREA DESIGNATION, AND A  
DEVELOPMENT IMPACT PROJECT PLAN; AUTHORIZATION FOR  
THE DIRECTOR TO ENTER INTO A COOPERATION AGREEMENT  
CONCERNING THE MASTER PLAN PDA AND DEVELOPMENT  
IMPACT PROJECT AGREEMENT.

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On December 5, 1985, the Authority authorized a public hearing to be held on February 12, 1986 in connection with two applications regarding approval of a Master Plan for a Planned Development Area Designation (PDA) and a Development Impact Project Plan. Said applications have been filed by HBC Associates for an 18.5 acre parcel known as Fan Piers plus remnant parcels and by the Boston Mariner Company, Inc. for a 16.4 acre area including portions of Pier 3 as well as Pier 4, plus remnant parcels, in South Boston.

HBC Associates is a joint venture of HT-Boston, Inc., an affiliate of Hyatt Development Corporation, and Carpenter Properties, Inc., an affiliate of Carpenter and Company, Inc. The Boston Mariner Company, Inc. is a Massachusetts real estate development and investment corporation owned by the Athanas family, owner of Anthony's Pier 4 Restaurant.

On December 1, 1982, the Authority voted approval of a zoning Text Amendment for the Master Plan provision to the Zoning Code. At that time, the testimony of the Piers 1-4 developers stated that approval of the Master Plan would allow them to submit "a conceptual plan for the project at a relatively early stage" enabling the "developers to obtain the input from the City's planning arms and to have the assurance of support for our overall concept before undertaking the extensive design work required for approval of our ultimate development plan."

In accordance with the testimony of the developers and with our review of Section 3-1A(a), we understand that approval of a Master Plan for the development of Piers 1, 2, 3, and 4 would constitute approval of the development concept, that it will change the permitted uses; and that it will change the legally allowed density. The Master Plan approval will not, on the other hand, constitute approval of a specific development program, i.e., the locations, masses, heights or uses of specific structures or allocation of space to particular uses. Such approvals follow from a separate procedure referenced in paragraphs two and three of Section 3-1A.

Among other things, these paragraphs require the Authority to complete a full review of the design, environmental, and financial aspects of a specific proposed PDA development in accordance with the published BRA Development Review Procedures. As part of this subsequent Development Plan review, the Authority may require additional environmental analysis, notwithstanding any determination that the project development plans may or may not require review under the Massachusetts Environmental Protection Act. Thus, the Master Plan PDA establishes a sequential process whereby Master Plan approval results in a zoning map change, but where no individual element of the development can proceed until it has been approved in accordance with the Zoning Code and BRA Development Review Procedures.

On August 9, 1985, the Authority established an 11-member Committee - the Fan Pier Advisory Committee, to advise the Authority on the plans for the development of Piers 1-4. Since that time, the developers have been working with Authority staff and the Fan Pier Advisory Committee on a development concept for this area. At least 20 meetings have been held with the committee and staff to review and comment on the proposed development concepts. The preliminary plans for the area, the Initial Build proposal, was modified and a subsequent alternative, Lesser Scale, plan prepared. The impact of these plans have been evaluated in the Draft Environmental Impact Report which was filed with the Secretary of Environmental Affairs in November, 1985. Subsequent to the filing of this report various agencies, individuals and groups, including the Fan Pier Advisory Committee submitted comments advising the Secretary of their concerns. On January 30, 1986, Secretary Hoyte issued his Certificate of Findings on the Draft EIR. These comments will be the basis for guiding further refinements to the Master Plan as well as the identification of additional measures to mitigate the project's impacts. Concurrent with this process, the developers of Piers 1-4 are now seeking Master Plan PDA approval of their conceptual plan.

Attached are Fact Sheets and Master Plans and Development Impact Project Plans for both Fan Piers and Pier 4. These documents set forth a statement of the development concept for the projects, including planning objectives and character of the development, the proposed uses of the area, the range of dimensional requirements contemplated for each of the proposed uses, the proposed phasing of construction of the development and a commitment to enter into a Development Impact Project Agreement. A schedule of proposed project improvements is summarized, and the public benefits of the project are identified. A site plan which describes the public and private development areas and a parcel plan locating the remnant parcels are included.

The development of Piers 1, 2, 3 and 4 is intended to provide for an extension of the downtown uses and densities into the Fort Point Channel area in order to accommodate the City's continued growth, to provide for a mixed use development of residential and commercial uses, to promote the use of Boston's Inner Harbor for recreation and water transportation, and to dramatically expand and improve pedestrian access to the waterfront and vehicular, pedestrian and transit access to this area.

The uses proposed for this area include residential, hotel, office, retail and below-grade parking. Residential condominiums will be developed to meet the enormous need for housing near downtown. The developers will work with the city and state in an effort to provide moderate income homeownership on site. The office space will be targeted at the demand for Class A office space meeting the needs of a broad spectrum of business and professional enterprise. Retail space is proposed both as accessory to the office, hotel and residential uses as well as a destination shopping location for downtown residents, employees, and tourists. The hotel facilities will be first-class, catering to business, tourists and meeting activity at the adjacent World Trade Center and Furniture mart.

The Master Plan concept proposes a mixed use development with at least 50% of the site devoted to open space with the parking located below grade. The public spaces will include a harborwalk around the perimeter of the property and along a proposed canal, major park and plaza areas for pedestrians. Water-related activities will include the provision of a canal, a marina, and facilities for water taxis, harbor cruises and other commercial passenger vessels. The lay-out of the public rights-of-way and the location of buildings will be such as to provide for a variety of views of the Harbor and the downtown.

The site is currently zoned W-2, Waterfront Industrial, with a maximum floor area ratio ("FAR") of 2.0. The Fan Pier Project provides for a FAR of 4.68 based upon the ratio of 3,250,000 square feet of proposed development (not including parking) to the existing land and pier area of approximately 694,250 square feet (such existing land and pier area does not include remnant parcels resulting from the narrowing of Northern Avenue, any other portions of narrowed Northern Avenue included within the PDA area, or currently existing water on the project site). Technical modifications of the FAR may result from the process described in the Master Plan and Development Impact Project Plan for Planned Development Area 23.

The Pier 4 Project provides for a FAR of 4.68 based upon the ratio of 1,800,000 square feet of proposed development (not including parking) to the existing land and pier area of approximately 385,994 square feet (such existing land and pier area does not include remnant parcels resulting from the narrowing of Northern Avenue, any other portions of narrowed Northern Avenue included within the PDA area, or currently existing water on the project site). Technical modifications of the FAR may result from the process described in the Master Plan and Development Impact Project Plan for Planned Development Area 24.

Because of the very substantial costs associated with the infrastructure for the Fan Pier/Pier 4 project and the attendant devotion of substantial portions of the site to open space, public facilities and waterfront related uses, it is necessary at this time to establish an approved Master Plan, upon which the developers may rely, within the limits of Section 3-1A(a) in order to proceed with planning to comply with the environmental, design and financial requirements of the BRA Development Review Procedures.



The staff of the Authority has reviewed the Master Plans, Draft EIR, and other materials prepared by the developers. The Authority staff has also played a central role in the review processes undergone by the project and has seen the introduction of project changes in response to concerns of the City, State and community groups. It is noted that the 1965/1975 General Plan for the City of Boston contemplates commercial and open space uses as the uses designated for the site, and that there are included on the site uses and amenities contemplated by the City of Boston Harborpark Plan of October, 1984. Multi-family residential uses are allowed under the commercial designation in the Boston Zoning Code. In view of the above and other circumstances discussed in this memorandum, and upon review of other documentation on file with the Authority, we respectfully request the Authority to find that the Master Plan and Development Impact Project Plan for Planned Development Area No. 23 and the Master Plan and Development Impact Project Plan for Planned Development Area No. 24 conform to the general plan for the City as a whole.

We recommend that the Authority approve the attached Master Plan and Development Impact Project Plan for Planned Development Area No. 23 and the attached Master Plan and Development Impact Project Plan for Planned Development Area No. 24. Appropriate votes follow:

VOTED: That in connection with the Master Plan and Development Impact Project Plan for Planned Development Area No. 23, at Piers 1-3, South Boston, which was presented at a public hearing duly held at the offices of the Authority on February 12, 1986, 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;

VOTED: That in connection with the Master Plan and Development Impact Project Plan for Planned Development Area No. 24, at Pier 4, South Boston, which was presented at a public hearing duly held at the offices of the Authority on February 12, 1986, 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 Master Plan and Development Impact Project Plan for Planned Development Area No. 23. Said Plans are embodied in a written document of the aforesaid title, dated February 12, 1986, provided however, that while approval of said Plans includes approval of a general development concept, permitted uses and legally allowed density, it does not constitute approval of a specific development plan (as such term is defined in Section 3-1A of the Boston Zoning Code ("Development Plan")). The approval of the Master Plan and Development Impact Project Plan for Planned Development Area No. 23 is granted on the understanding that the developer will subsequently submit a specific Development Plan or Development Plans for the project so that the Authority may undertake a full review of the design, environmental and financial aspects of the project in accordance with the BRA Development Review Procedures.

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 Master Plan and Development Impact Project Plan for Planned Development Area No. 24. Said Plans are embodied in a written document of the aforesaid title, dated February 12, 1986, provided however, that while approval of said Plans includes approval of a general development concept, permitted uses and legally allowed density, it does not constitute approval of a specific development plan (as such term is defined in Section 3-1A of the Boston Zoning Code ("Development Plan")). The approval of the Master Plan and Development Impact Project Plan for Planned Development Area No. 23 is granted on the understanding that the developer will subsequently submit a specific Development Plan or Development Plans for the project so that the Authority may undertake a full review of the design, environmental and financial aspects of the project in accordance with the BRA Development Review Procedures.

and further

VOTED: That the Authority hereby authorizes the Director to petition the Zoning Commission of the City of Boston for a Master Plan Planned Development Area designation for the parcel of land which is the subject of the Master Plan and Development Impact Project Plan for Planned Development Area No. 23; to execute in the name and on behalf of the Authority (1) a Cooperation Agreement with the developer of said Master Plan Planned Development Area concerning the carrying out of said Development, and (2) an agreement under which said Developer shall be responsible for a Development Impact Project Exaction,

VOTED: That the Authority hereby authorizes the Director to petition the Zoning Commission of the City of Boston for a Master Plan Planned Development Area designation for the parcel of land which is the subject of the Master Plan and Development Impact Project Plan for Planned Development Area No. 24; to execute in the name and on behalf of the Authority (1) a Cooperation Agreement with the developer of said Master Plan Planned Development Area concerning the carrying out of said Development, and (2) an agreement under which said Developer shall be responsible for a Development Impact Project Exaction, and further

VOTED: The Master Plan and Development Impact Project Plan(s) for Planned Development Area 23 will be subject to a full review of the design, environmental, and financial aspects of any development in accordance with BRA Development Review Procedures.

VOTED: The Master Plan and Development Impact Project Plan(s) for Planned Development Area 24 will be subject to a full review of the design, environmental, and financial aspects of any development in accordance with BRA Development Review Procedures.

Map Amendment Application No. 245  
Planned Development Area No. 23  
Boston Redevelopment Authority  
in behalf of HBC Associates, its  
successors and assigns  
Land bounded by a portion of  
Northern Avenue, Fort Point  
Channel, Boston Harbor, a  
portion of Pier 3, a portion  
of Northern Avenue, and the  
centerline of Northern Avenue:  
W-2 to W-2-D

MAP AMENDMENT NO. 190  
THE COMMONWEALTH OF MASSACHUSETTS

EFFECTIVE  
March 27, 1986†

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 Master Plan for Planned Development Area No. 23 and amend Map 1 - Boston Proper, and Map 4 - South Boston, of the series of maps entitled "Zoning Districts - City of Boston" as established under Chapter 665 of the Acts of 1956, as amended, as follows:

By adding to the existing W-2 zoning designation of land described below the suffix "D", indicating a Planned Development Area overlay district. Said land is bounded and described as follows:

A certain parcel of land in the Commonwealth of Massachusetts, County of Suffolk, City of Boston, South Boston District, situated on the northerly side of Northern Avenue and shown as Fan Pier (Lot A) on a "Compiled Plan of Land in Boston, MA" (Two Sheets) dated 12 July 1985, revised 12 September 1985 by Survey Engineers of Boston, more particularly bounded and described as follows:

Beginning at a point at the intersection of the northerly sideline of Northern Avenue and the abandoned pier and bulkhead line of 1916 of the Fort Point Channel, said point being the southwesterly corner of the parcel; thence running

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†Date of public notice: March 10, 1986 (see St. 1956, c.665, s.5).

Northeasterly 1111.34 feet by a curve to the right having a radius of 910.00 feet to a point of compound curvature; thence running

Northeasterly 400.00 feet by a curve to the right having a radius of 2370.00 feet to a point of tangency; thence running

S 61 20 09 E 128.62 feet, said last three courses being by the pier and bulkhead line of 1916 (abandoned); thence turning and running

S 31 53 17 W 831.59 feet by lot B on said plan to an iron pipe on the northerly sideline of Northern Avenue; thence turning and running

N 58 06 43 W 1124.34 feet to a stone bound; thence turning and running

N 61 23 43 W 99.71 feet to the point of beginning, said last three courses being by the northerly sideline of Northern Avenue.

Containing 75,011 square meters, more or less, or 807,408 square feet, more or less, or 18.535 acres, more or less.

In addition to the foregoing, there is included the northerly half of Northern Avenue (approximately 50 feet in width) as it abuts the above described land.

Richard B. Fowler

Chairman

Robert R. May

Vice Chairman

Donald R. [unclear]

John M. McGrath

Alex Percy

James M. Watson

[unclear]

Edward J. DiAgostino

In Zoning Commission

Adopted March 21, 1986

Attest: Marguerite Heidebrand  
Secretary

Raymond L. Flynn  
Mayor, City of Boston

Date: March 27, 1986

The foregoing amendment, with said Master Plan, was presented to the Mayor on March 26, 1986, and was signed by him on March 27, 1986, whereupon it became effective on March 27, 1986, in accordance with the provisions of Section 3 of Chapter 665 of the Acts of 1956.

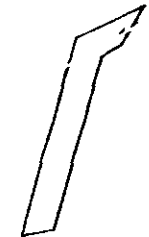
Attest: Marguerite Heidebrand  
Secretary

**MASTER PLAN FOR PLANNED  
DEVELOPMENT. AREA DESIGNATION**

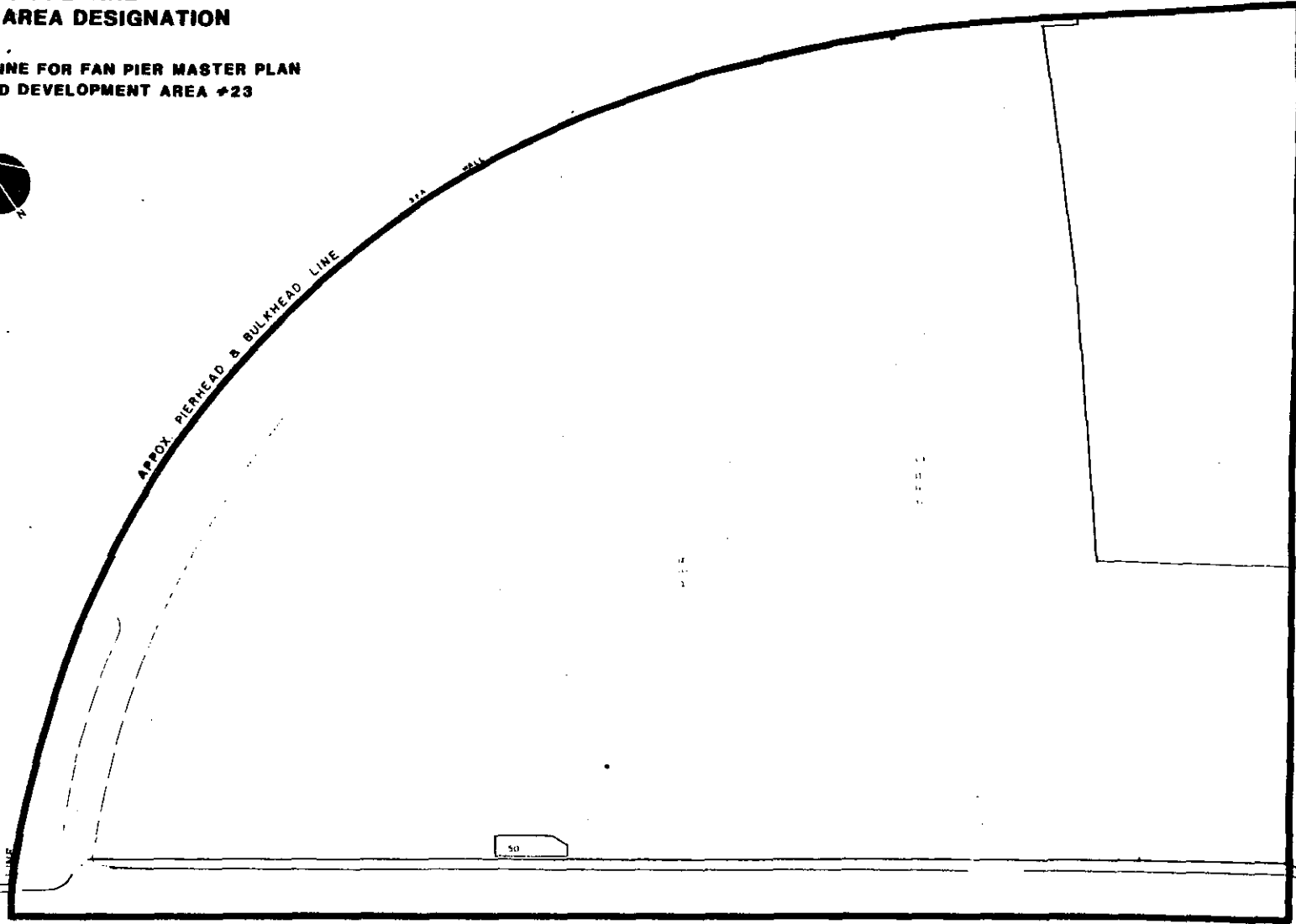
**— BOUNDARY LINE FOR FAN PIER MASTER PLAN  
FOR PLANNED DEVELOPMENT AREA #23**



APPROX. PIERHEAD & BULKHEAD LINE



BRIDGE



**NORTHERN**

**AVENUE**





5842

STREET

65

13,365

**PLAN OF LAND - BOSTON PROPER - SOUTH BOSTON**

-  PDA 23
-  PDA 24
-  ZONING BOUNDARY
-  AREA NOTIFIED

BOSTON

HARBOR

\* METES AND BOUNDS FOR ADDITIONAL AREA TO BE SPECIFIED ACCORDING TO A VOTE OF THE PUBLIC IMPROVEMENT COMMISSION ESTABLISHING THE INTERSECTION OF NEW NORTHERN AVENUE AND THE NORTHBOUND SEAPORT ACCESS ROAD LINK

