

Boston Redevelopment Authority  
February 12, 1986

**MASTER PLAN and DEVELOPMENT IMPACT PROJECT PLAN  
for  
PLANNED DEVELOPMENT AREA NO. 24**

**PIER 4, SOUTH BOSTON**

Generally Bounded by the Fan Pier,  
Boston Harbor, Commonwealth Pier 5,  
and Northern Avenue

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 Pier 4 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 phasing 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: The Boston Mariner Company, Inc., a Massachusetts real estate development and investment corporation owned by the Athanas family, owners of Anthony's Pier 4 Restaurant.

Architect: Kallmann, McKinnell & Wood, Architects, Inc., designers of the Boston City Hall and Hynes Auditorium Expansion, and winners of the designation AIA Firm of the Year in 1984.

Site Description: A certain parcel of land described in Exhibit A attached hereto and containing approximately 16.4 acres of which approximately 8.9 acres are pier and upland and approximately 7.5 acres are below water, and containing additionally a certain remnant parcel described in Exhibit B attached hereto and resulting from the narrowing and partial abandonment of Northern Avenue (the "Site"). The 8.9 acres of existing pier and upland are used as the basis for determining the floor area ratio ("FAR") 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, retail space, a below-grade parking garage, recreational open space and marine-related uses. Anthony's Pier 4 Restaurant will continue to operate in its present location at the end of the pier. A conceptual plan of the Project is attached hereto as Exhibit C.

The Project will animate and enhance this underutilized waterfront site, extend the BRA's Harborpark Plan, and complement and integrate with the adjacent Fan Pier development. The Project will provide substantial infrastructure and public amenities to the City,

including a large plaza at the head of the marina basin adjacent to the Fan Pier, Harborwalk promenades which total approximately 2,000 linear feet, a marina and breakwater, a water taxi landing, a coastal cruise ship landing, public dinghy and provisioning docks, a new urban street, and below-grade parking. All aspects of the Project will be designed to enhance the Site's unique urban waterfront character.

The Project is intended to extend Boston's downtown area across the Fort Point Channel and thus accommodate the City's need for continued physical growth without adding to development congestion in the financial district. The Project is also intended to help the City meet the demand for more housing in the downtown neighborhoods. The Boston Mariner Company 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.

The Project will dramatically expand and improve public access to the Site. Over 50% of the pier and upland area of the Site will remain open. New marina and water transportation uses will activate the Site's substantial water acreage. Maritime exhibits related to the development of Boston Harbor and the history of the Site will be integrated with the design of various public open spaces, both interior and exterior.

Development of the Project will promote the use of Boston's Inner Harbor for both recreation and transportation. The proposed water-dependent and water-related uses reflect the public goals and guidelines established for waterfront development in the City.

The program will be accommodated in a number of buildings, the height and disposition of which will respect the bulkhead line of Boston Harbor, and create a variety of appealing public open spaces which enhance the experience of the waterfront. Vehicular access will be confined to the interior of the Site, away from the water's edge, and all parking spaces will be located below grade.

Proposed Uses: The Site will be used for office, residential, hotel, retail, parking, recreational, and water-dependent uses, including a marina, breakwater, landing for water taxi, landing for coastal cruise vessels, and public dinghy and provisioning docks.

Range of Dimensional Requirements Contemplated for Proposed Uses: Table 1 provides information on the approximate number of square feet of space to be devoted to various uses proposed in connection with the Project. This table includes information on the total area of the Site (not including the remnant parcel or other portions of present Northern Avenue), the extent of that portion of the Site presently above the water line ("Existing Land"), and the extent of land that is presently proposed to be building footprint and open space. Finally, Table 1 provides information on the percentage of Existing Land that will be devoted to various types of open space.

TABLE 1

Pier 4 Uses by Area

<u>Existing Conditions</u>	<u>Approx. Sq. Feet</u>	<u>Approx. Acres</u>	<u>Percentage of Existing Land (*)</u>
Total Site	712,832	16.4	
Existing Water	326,838	7.5	
Existing Land (*)	385,994	8.9	
<u>Developed Conditions</u>			
Built Footprint (**)	164,250	3.8	43%
Open Space	221,774	5.1	57%
<u>Uses</u>			
Residential	745,000		
Hotel	237,000		
Office	660,000		
Retail	95,000		
Parking	2,200 spaces		
<u>Open Space</u>			
Harborwalk Plus Plaza on Marina	135,000	3.1	35%
Entry Court	60,500	1.4	16%
Other Open Space	<u>26,250</u>	<u>.6</u>	<u>7%</u>
Open Space Total	221,750	5.1	57% ===

(\*) This figure comprising pier and upland is the basis for the overall Project FAR calculation. It does not include the area of the remnant parcel or other portions of present Northern Avenue.

(\*\*) Includes footprint of existing restaurant.

Because of the very substantial costs associated with the Project's infrastructure, below-grade parking and devotion of more than half of the Site to open space, public facilities and marine-related uses, it is necessary at this time to establish an approved Master Plan, upon which the Boston Mariner Company can rely, in order to ensure commitment to the uses and density of the Pier 4 Project and to provide an orderly basis for proceeding with planning and design via one or more development plans for the Site following approval of this Master Plan.

Proposed Phasing of Construction: The Project is planned to be constructed in more than one phase. Tentative plans are for three phases. The first phase is hoped to include hotel, residential, office and retail space located at the head of the marina basin adjacent to the Fan Pier. The first phase will also include a large public plaza, approximately 1,200 parking spaces on four levels below grade, the breakwater, and initial development of the marina in the basin between Pier 4 and the Fan Pier. If adequate office absorption is indicated, the second phase will include the balance of the Project's office space, a small amount of retail space, and approximately 500 below-grade parking spaces. In this case, the third phase will comprise the remainder of the residential and retail square footage, approximately 500 below-grade parking spaces, and completion of the marina.

Estimated Construction Time: The Project will be constructed in one continuous build-out. Construction is expected to begin in late 1987, with the first phase of the Project completed by early 1990. It is estimated that the subsequent buildings will be constructed during the period 1990 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 separate zoning lot capable of being mortgaged or conveyed as such. It is anticipated that a separate development plan will be submitted for each phase of development.

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 \$4,000,000, 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 currently zoned W-2, Waterfront Industrial, with a maximum floor area ratio ("FAR") of 2.0. The proposed Project will have a maximum FAR of 4.68 based upon the ratio of 1,800,000 square feet (not including parking) to the site's existing pier and upland area of approximately 8.9 acres or 384,994 square feet (such existing pier and upland area does not include the remnant parcel resulting from the narrowing of Northern Avenue, any other portions of narrowed Northern Avenue included within the PDA area or that area of the site which is below water). Because of the technical definitions of "floor area ratio" and "lot area" in the Boston Zoning Code, the construction of 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 finally calculated. Furthermore, in the event the project is subdivided, particular components of the project, analyzed separately, may have a higher FAR. (In this case, some components will also have a lower FAR.) The total development (not including parking), however, will not exceed 1,800,000 square feet.

In order to construct the Project, it is anticipated that exception 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). Approval of these exceptions will be sought in one or more subsequent PDA development plan applications.

Projected Number of Employees: It is anticipated that the Project will generate approximately 1,200 person years of construction work and 3,000 permanent jobs.

Proposed Traffic Circulation: Vehicular access to the Site will be by way of an entry court which is the linear extension of the Northbound Seaport Access Exit Road. Pedestrian access to the Site will be by way of this entry court, and additionally by way of the Harborwalk promenade on the east side of the Pier.

Parking and Loading Facilities: Parking facilities for approximately 2,200 cars will be provided on four levels below-grade. Loading bays and other loading facilities will be provided as necessary.

Access to Public Transportation: The Site is located on the Boston Inner Harbor within approximately one-half mile of the Financial District. Walking times to both South Station and Aquarium Station are approximately 15 minutes. The Site will be served by the MBTA Red Line and Blue Line, by commuter and inter-city rail and bus service terminating at South Station, and by numerous MBTA bus routes terminating at South Station.

Public Benefits: In summary, the Pier 4 Project will generate approximately 1,200 person years of construction work and 3,000 permanent jobs, approximately \$4 million in linkage payments, and substantial new real estate taxes. The project will activate an underutilized waterfront site, promote the use of Boston's Inner Harbor for both recreation and transportation, extend the BRA's Harborpark Plan, and implement other important public design goals and guidelines. The Project will also provide substantial infrastructure and public amenities to the City, including a large plaza at the head of the marina, Harborwalk promenades which total approximately 2,000 linear feet, a marina and breakwater, a water taxi landing, a coastal cruise ship landing, public dinghy and provisioning docks, a new urban street, and a below-grade parking garage. In short, the Project will transform this area into a vital part of the City, with all aspects of the design reflecting the site's unique urban waterfront character.

PIER 4 MASTER PLAN  
Application for PDA Designation

**EXHIBIT A**

**Description of Site**

That certain parcel of land, comprising upland, pier and submerged flats, with the improvements thereon situated in South Boston, Suffolk County, Massachusetts, bounded and described as follows:

NORTHERLY	by Boston Inner Harbor, 694.32 feet;
EASTERLY	by a certain parcel of land owned by the Commonwealth of Massachusetts (Massachusetts Port Authority) 1,094.56 feet;
SOUTHERLY	by a certain parcel of land owned by Paul's Lobster Company, 58.55 feet;
SOUTHEASTERLY	by that same parcel of land owned by Paul's Lobster Company, 6.43 feet;
EASTERLY	by a certain parcel of land owned by Haynes Realty Corp., 4.58 feet;
NORTHERLY	by that same parcel of land owned by Haynes Realty Corp., 72.95 feet;
WESTERLY	by that same parcel of land owned by Haynes Realty Corp.; 2.94 feet;
NORTHERLY	by that same parcel of land owned by Hayes Realty Corp.; 4.74 feet;
WESTERLY	by that same parcel of land owned by Haynes Realty Corp.; 37.76 feet;
SOUTHWESTERLY	by Northern Avenue, 648.83 feet;
WESTERLY	by a certain parcel of land owned by Pier 4, Inc. and comprising Pier 1, 2 and part of 3, a ground lease option for which is held by HBC Associates, 831.59 feet.

Containing approximately 712,832 square feet total, including approximately 385,994 square feet of upland and pier, and approximately 326,838 square feet of submerged flats.

Containing additionally a certain remnant parcel resulting from the narrowing and partial abandonment of Old Northern Avenue.

## FACT SHEET

### PIER 4, SOUTH BOSTON

Master Plan and Development Impact Project Plan  
for  
Planned Development Area No. 24  
The Boston Mariner Company, Inc.

Developer: The Boston Mariner Company, Inc., a Massachusetts real estate development and investment corporation owned by the Athanas family, owners of Anthony's Pier 4 Restaurant.

Site Description: A certain parcel of land owned by Anthony's Pier Four, Inc., and Pier Four, Inc., described by Exhibit A attached hereto and containing approximately 16.4 acres of which approximately 8.9 acres are pier and upland and approximately 7.5 acres are below water, and containing additionally a certain remnant parcel described by Exhibit B attached hereto and resulting from the narrowing and partial abandonment of Northern Avenue.

Architect: Kallmann, McKinnell & Wood, Architects, Inc., designers of the Boston City Hall and Hynes Auditorium Expansion, and winners of the designation AIA Firm of the Year in 1984.

Summary of Proposed Master Plan: A mixed-use development consisting of office, residential, hotel, retail space, a below-grade parking garage, recreational open space and marine-related uses. Anthony's Pier 4 Restaurant will continue to operate in its present location at the end of the pier. A site plan of the Project is attached hereto as Exhibit C.

Estimated Project Cost: \$350 to \$375 million, approximately \$21 million of which will be spent for infrastructure costs, including utilities, roadways, seawalls, deck repair, marina, Harborwalk promenades and landscaped open spaces, and \$55 million of which will be spent to construct all of the parking below grade.

Estimated Construction Time: Construction of the first phase is expected to begin in late 1987 and to be completed by early 1990. Subsequent phases are expected to occur during the period 1990 to 1995.

Development Impact Project Exaction: Pursuant to Section 26-3(2) of the Boston Zoning Code, The Boston Mariner Company will enter into a Development Impact Project Agreement to be responsible for a Development Impact Project Exaction. The total exaction is estimated to be approximately \$4 million. Linkage payments will be made in 12 annual installments.

General Description of Proposed Master Plan: The project is intended to extend Boston's downtown uses across the Fort Point Channel and thus accommodate the City's need for continued growth without adding to the development congestion downtown. The project is also intended to help the City meet the demand for more housing in the downtown neighborhoods, and to dramatically expand and improve public access to the Site. The developer will explore in good faith with appropriate city and state agencies mechanisms for providing moderate income home ownership on-site. Over 50% of the pier and upland area of the site will remain open.



To enhance the pedestrian environment all parking will be below grade and vehicular access will be restricted to the interior of the Site away from the water's edge.

The Master Plan features three major public open spaces which comprise over four acres and offer a variety of water views and water-related activity. A large plaza at the head of the marina will provide both a landing for water taxis and dramatic views of the harbor and skyline. A large entry court will feature a large pool full of activated sea water, bringing a sense of water close to Northern Avenue. A park-like promenade overlooking more marina slips and Boston Harbor will be located along the length of Pier 4 facing Commonwealth Pier.

Zoning: The site is currently zoned W-2, Waterfront Industrial, with a maximum floor area ratio ("FAR") of 2.0. The proposed Project will have a maximum FAR of 4.68 based upon the ratio of 1,800,000 square feet (not including parking) to the site's existing pier and upland area of approximately 8.9 acres or 384,994 square feet (such existing pier and upland area does not include the remnant parcel resulting from the narrowing of Northern Avenue, any other portions of narrowed Northern Avenue included within the PDA area or that area of the site which is below water). Because of the technical definitions of "floor area ratio" and "lot area" in the Boston Zoning Code, the construction of 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 finally calculated. Furthermore, in the event the project is subdivided, particular components of the project, analyzed separately, may have a higher FAR. (In this case, some components will also have a lower FAR.) The total development, (not including parking), however, will not exceed 1,800,000 square feet.

Because of the very substantial costs associated with the infrastructure for the Pier 4 project and the attendant devotion of substantial portions of the site to public open space, public facilities and waterfront related uses, it is necessary at this time to establish an approved Master Plan, upon which the Boston Mariner Company may rely, in order to ensure commitment to the uses and maximum density of the project and to ensure an orderly basis for proceeding with the planning and design of one or more detailed development plans for the site.

Public Benefits: The Pier 4 Project will generate approximately 1,200 person years of construction work and 3,000 permanent jobs, approximately \$4 million in linkage payments, and substantial new real estate taxes. The project will activate an underutilized waterfront site, promote the use of Boston's Inner Harbor for both recreation and transportation, extend the BRA's Harborpark Plan, and implement other important public design goals and guidelines. The Project will also provide substantial infrastructure and public amenities to the City, including a large plaza at the head of the marina, Harborwalk promenades which total approximately 2,000 linear feet, a marina and breakwater, a water taxi landing, a coastal cruise ship landing, public dinghy and provisioning docks, a new urban street, and a below-grade parking garage. In short, the Project will transform this area into a vital part of the City, will all aspects of the design reflecting the site's unique urban waterfront character.

PIER 4 MASTER PLAN  
Application for PDA Designation

EXHIBIT A

Description of Site

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- |               |   |
|---------------|---|
| NORTHERLY     | by Boston Inner Harbor, 694.32 feet;  |
| EASTERLY      | by a certain parcel of land owned by the Commonwealth of Massachusetts (Massachusetts Port Authority) 1,094.56 feet;  |
| SOUTHERLY     | by a certain parcel of land owned by Paul's Lobster Company, 58.55 feet;  |
| SOUTHEASTERLY | by that same parcel of land owned by Paul's Lobster Company, 6.43 feet;   |
| EASTERLY      | by a certain parcel of land owned by Haynes Realty Corp., 4.58 feet;  |
| NORTHERLY     | by that same parcel of land owned by Haynes Realty Corp., 72.95 feet;   |
| WESTERLY      | by that same parcel of land owned by Haynes Realty Corp.; 2.94 feet;  |
| NORTHERLY     | by that same parcel of land owned by Hayes Realty Corp.; 4.74 feet;   |
| WESTERLY      | by that same parcel of land owned by Haynes Realty Corp.; 37.76 feet;   |
| SOUTHWESTERLY | by Northern Avenue, 648.83 feet;  |
| WESTERLY      | by a certain parcel of land owned by Pier 4, Inc. and comprising Pier 1, 2 and part of 3, a ground lease option for which is held by HBC Associates, 831.59 feet. |

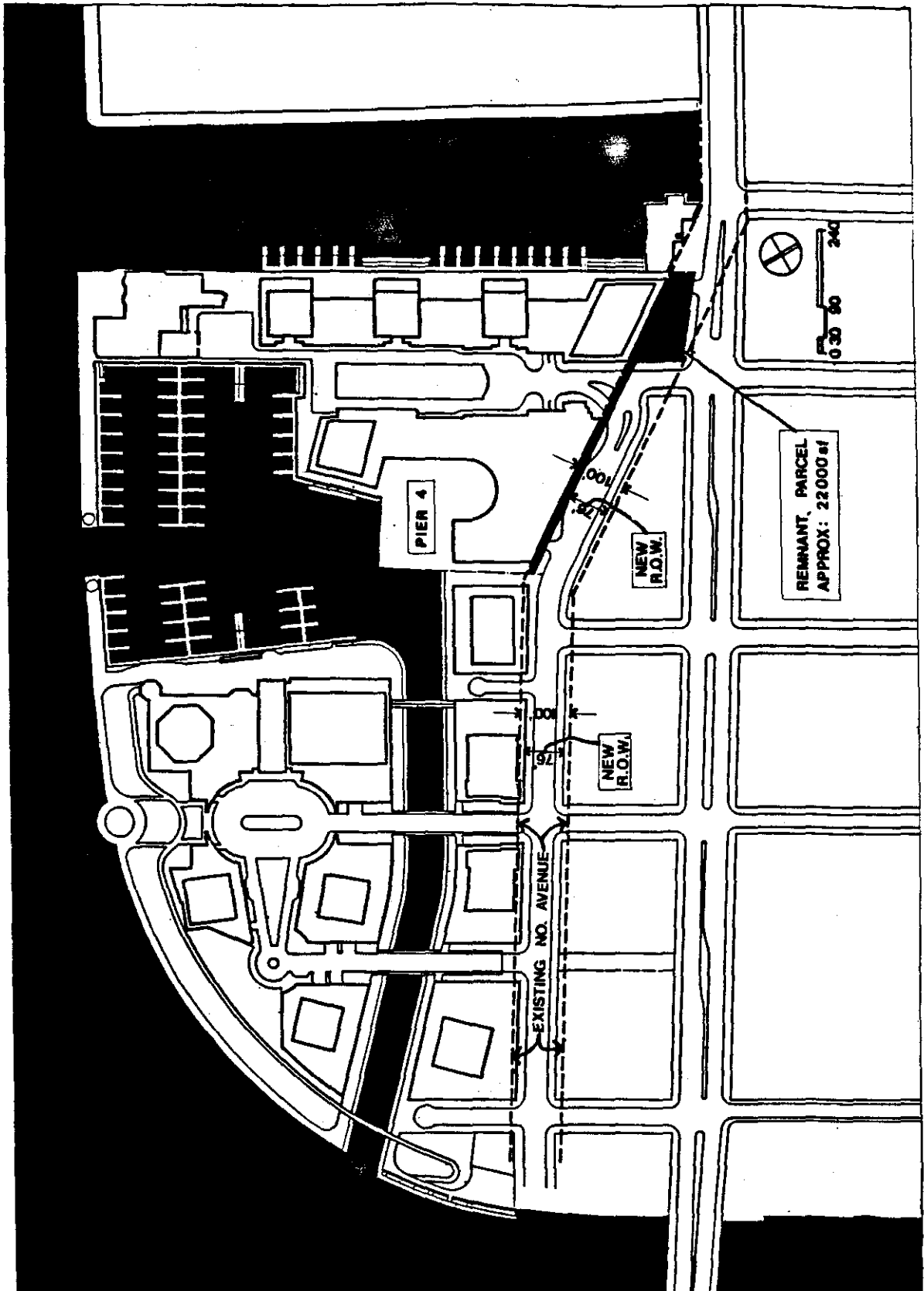
Containing approximately 712,832 square feet total, including approximately 385,994 square feet of upland and pier, and approximately 326,838 square feet of submerged flats.

Containing additionally a certain remnant parcel resulting from the narrowing and partial abandonment of Old Northern Avenue.

PIER 4 MASTER PLAN  
Application for PDA Designation

EXHIBIT B

Northern Avenue Remnant Parcel



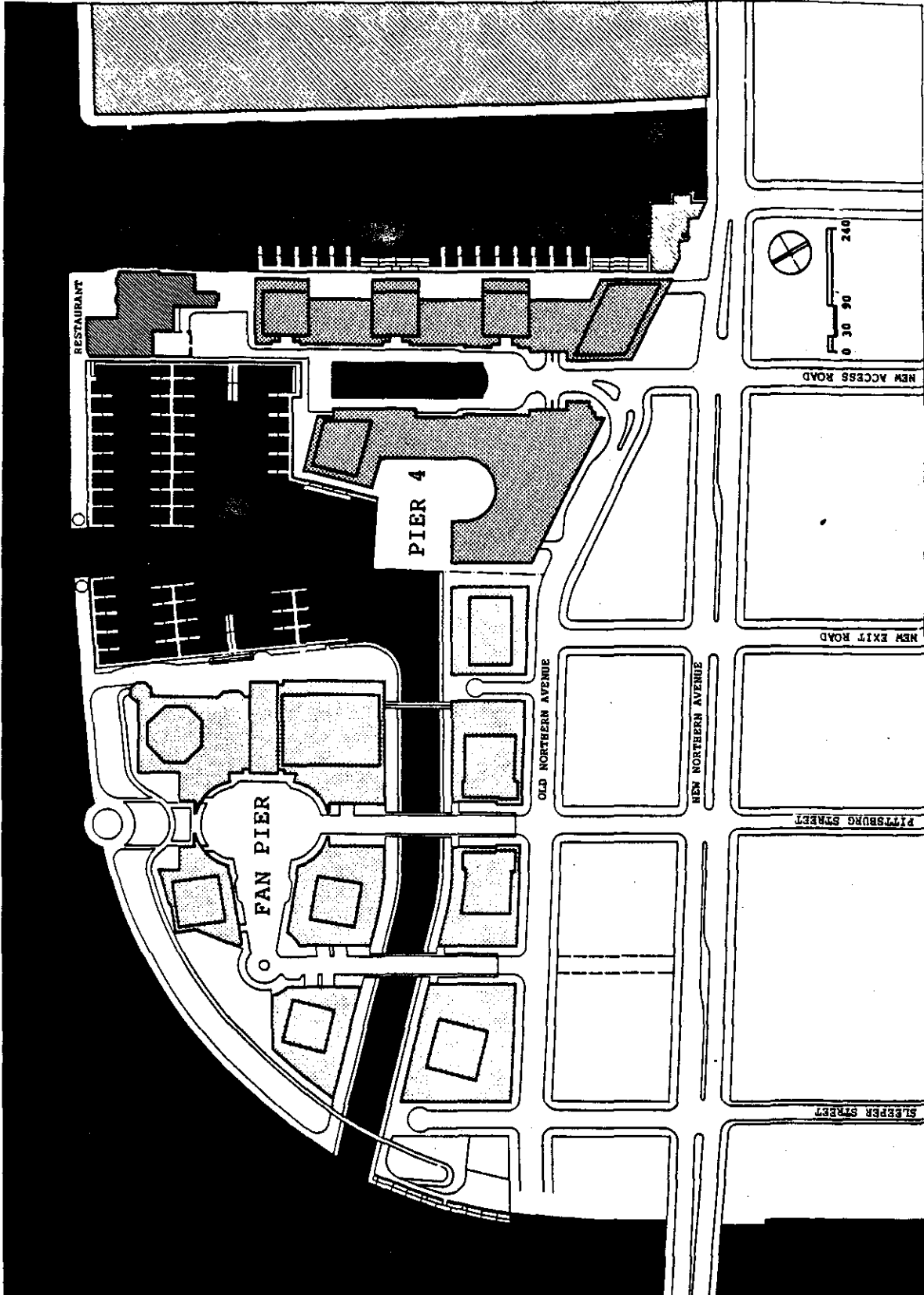
EXISTING NORTHERN AVE -- PROPOSED RIGHT OF WAY

Note: Building location and dimensions are shown only to illustrate the Master Plan concept; approval of these aspects of the project will be sought in one or more subsequent PDA applications.

PIER 4 MASTER PLAN  
Application for PDA Designation

EXHIBIT C

Project Site Plan



SITEPLAN

Note: Building locations and dimensions are shown only to illustrate the Master Plan concept; approval of these aspects of the Project will be sought in one or more subsequent PDA applications.

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.

## FACT SHEET

### PIER 4, SOUTH BOSTON

Master Plan and Development Impact Project Plan  
for  
Planned Development Area No. 24  
The Boston Mariner Company, Inc.

Developer: The Boston Mariner Company, Inc., a Massachusetts real estate development and investment corporation owned by the Athanas family, owners of Anthony's Pier 4 Restaurant.

Site Description: A certain parcel of land owned by Anthony's Pier Four, Inc., and Pier Four, Inc., described by Exhibit A attached hereto and containing approximately 16.4 acres of which approximately 8.9 acres are pier and upland and approximately 7.5 acres are below water, and containing additionally a certain remnant parcel described by Exhibit B attached hereto and resulting from the narrowing and partial abandonment of Northern Avenue.

Architect: Kallmann, McKinnell & Wood, Architects, Inc., designers of the Boston City Hall and Hynes Auditorium Expansion, and winners of the designation AIA Firm of the Year in 1984.

Summary of Proposed Master Plan: A mixed-use development consisting of office, residential, hotel, retail space, a below-grade parking garage, recreational open space and marine-related uses. Anthony's Pier 4 Restaurant will continue to operate in its present location at the end of the pier. A site plan of the Project is attached hereto as Exhibit C.

Estimated Project Cost: \$350 to \$375 million, approximately \$21 million of which will be spent for infrastructure costs, including utilities, roadways, seawalls, deck repair, marina, Harborwalk promenades and landscaped open spaces, and \$55 million of which will be spent to construct all of the parking below grade.

Estimated Construction Time: Construction of the first phase is expected to begin in late 1987 and to be completed by early 1990. Subsequent phases are expected to occur during the period 1990 to 1995.

Development Impact Project Exaction: Pursuant to Section 26-3(2) of the Boston Zoning Code, The Boston Mariner Company will enter into a Development Impact Project Agreement to be responsible for a Development Impact Project Exaction. The total exaction is estimated to be approximately \$4 million. Linkage payments will be made in 12 annual installments.

General Description of Proposed Master Plan: The project is intended to extend Boston's downtown uses across the Fort Point Channel and thus accommodate the City's need for continued growth without adding to the development congestion downtown. The project is also intended to help the City meet the demand for more housing in the downtown neighborhoods, and to dramatically expand and improve public access to the Site. The developer will explore in good faith with appropriate city and state agencies mechanisms for providing moderate income home ownership on-site. Over 50% of the pier and upland area of the site will remain open.

To enhance the pedestrian environment all parking will be below grade and vehicular access will be restricted to the interior of the Site away from the water's edge.

The Master Plan features three major public open spaces which comprise over four acres and offer a variety of water views and water-related activity. A large plaza at the head of the marina will provide both a landing for water taxis and dramatic views of the harbor and skyline. A large entry court will feature a large pool full of activated sea water, bringing a sense of water close to Northern Avenue. A park-like promenade overlooking more marina slips and Boston Harbor will be located along the length of Pier 4 facing Commonwealth Pier.

Zoning: The site is currently zoned W-2, Waterfront Industrial, with a maximum floor area ratio ("FAR") of 2.0. The proposed Project will have a maximum FAR of 4.68 based upon the ratio of 1,800,000 square feet (not including parking) to the site's existing pier and upland area of approximately 8.9 acres or 384,994 square feet (such existing pier and upland area does not include the remnant parcel resulting from the narrowing of Northern Avenue, any other portions of narrowed Northern Avenue included within the PDA area or that area of the site which is below water). Because of the technical definitions of "floor area ratio" and "lot area" in the Boston Zoning Code, the construction of 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 finally calculated. Furthermore, in the event the project is subdivided, particular components of the project, analyzed separately, may have a higher FAR. (In this case, some components will also have a lower FAR.) The total development, (not including parking), however, will not exceed 1,800,000 square feet.

Because of the very substantial costs associated with the infrastructure for the Pier 4 project and the attendant devotion of substantial portions of the site to public open space, public facilities and waterfront related uses, it is necessary at this time to establish an approved Master Plan, upon which the Boston Mariner Company may rely, in order to ensure commitment to the uses and maximum density of the project and to ensure an orderly basis for proceeding with the planning and design of one or more detailed development plans for the site.

Public Benefits: The Pier 4 Project will generate approximately 1,200 person years of construction work and 3,000 permanent jobs, approximately \$4 million in linkage payments, and substantial new real estate taxes. The project will activate an underutilized waterfront site, promote the use of Boston's Inner Harbor for both recreation and transportation, extend the BRA's Harborpark Plan, and implement other important public design goals and guidelines. The Project will also provide substantial infrastructure and public amenities to the City, including a large plaza at the head of the marina, Harborwalk promenades which total approximately 2,000 linear feet, a marina and breakwater, a water taxi landing, a coastal cruise ship landing, public dinghy and provisioning docks, a new urban street, and a below-grade parking garage. In short, the Project will transform this area into a vital part of the City, will all aspects of the design reflecting the site's unique urban waterfront character.

PIER 4 MASTER PLAN  
Application for PDA Designation

EXHIBIT A

Description of Site

That certain parcel of land, comprising upland, pier and submerged flats, with the improvements thereon situated in South Boston, Suffolk County, Massachusetts, bounded and described as follows:

NORTHERLY	by Boston Inner Harbor, 694.32 feet;
EASTERLY	by a certain parcel of land owned by the Commonwealth of Massachusetts (Massachusetts Port Authority) 1,094.56 feet;
SOUTHERLY	by a certain parcel of land owned by Paul's Lobster Company, 58.55 feet;
SOUTHEASTERLY	by that same parcel of land owned by Paul's Lobster Company, 6.43 feet;
EASTERLY	by a certain parcel of land owned by Haynes Realty Corp., 4.58 feet;
NORTHERLY	by that same parcel of land owned by Haynes Realty Corp., 72.95 feet;
WESTERLY	by that same parcel of land owned by Haynes Realty Corp.; 2.94 feet;
NORTHERLY	by that same parcel of land owned by Hayes Realty Corp.; 4.74 feet;
WESTERLY	by that same parcel of land owned by Haynes Realty Corp.; 37.76 feet;
SOUTHWESTERLY	by Northern Avenue, 648.83 feet;
WESTERLY	by a certain parcel of land owned by Pier 4, Inc. and comprising Pier 1, 2 and part of 3, a ground lease option for which is held by HBC Associates, 831.59 feet.

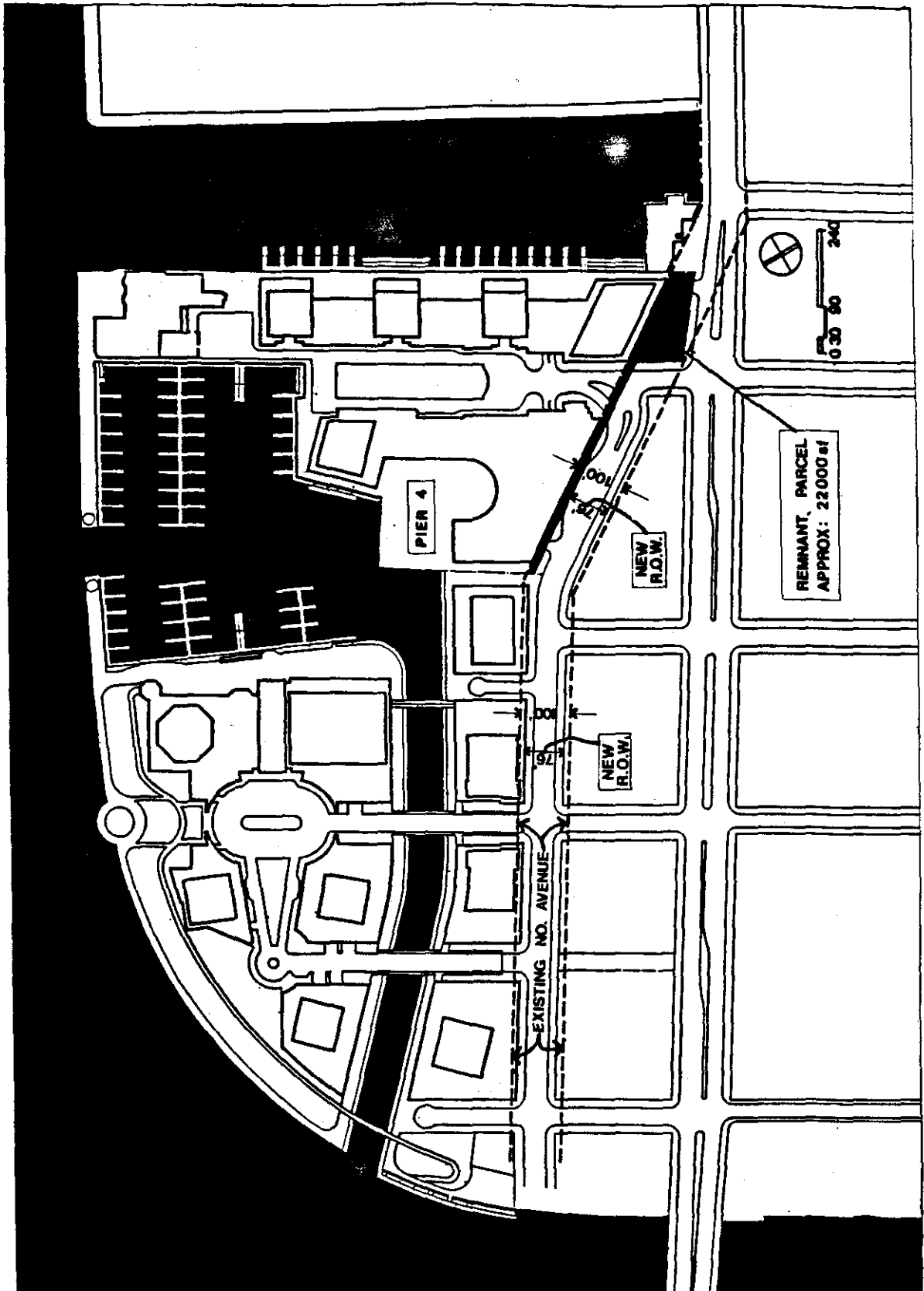
Containing approximately 712,832 square feet total, including approximately 385,994 square feet of upland and pier, and approximately 326,838 square feet of submerged flats.

Containing additionally a certain remnant parcel resulting from the narrowing and partial abandonment of Old Northern Avenue.

PIER 4 MASTER PLAN  
Application for PDA Designation

EXHIBIT B

Northern Avenue Remnant Parcel



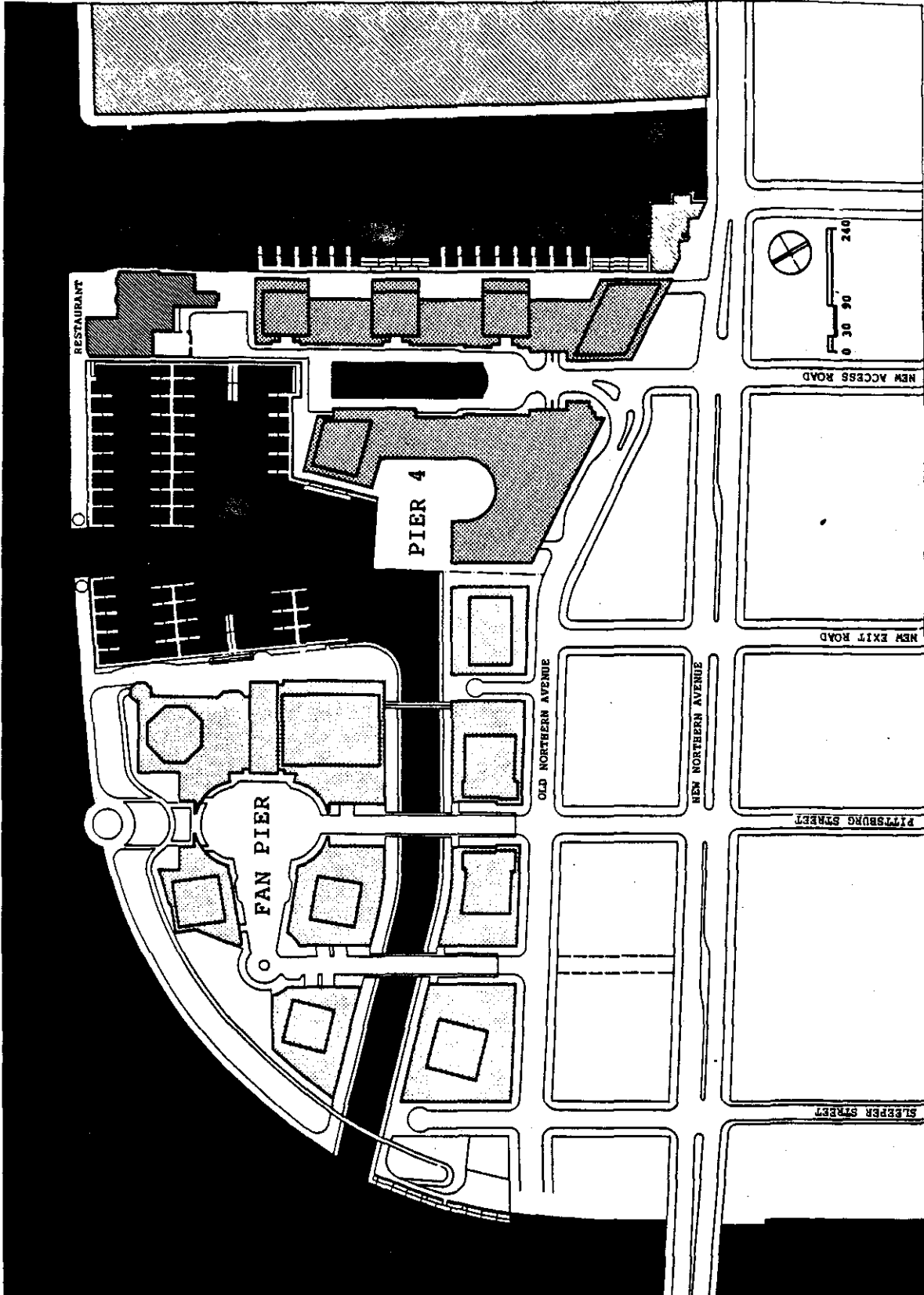
EXISTING NORTHERN AVE -- PROPOSED RIGHT OF WAY

Note: Building location and dimensions are shown only to illustrate the Master Plan concept; approval of these aspects of the project will be sought in one or more subsequent PDA applications.

PIER 4 MASTER PLAN  
Application for PDA Designation

EXHIBIT C

Project Site Plan



SITEPLAN

Note: Building locations and dimensions are shown only to illustrate the Master Plan concept; approval of these aspects of the Project will be sought in one or more subsequent PDA applications.

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. 246  
Planned Development Area No. 24  
Boston Redevelopment Authority  
in behalf of The Boston Mariner  
Company, Inc.

W-2-D designation - land generally  
bounded by Fan Pier (Piers 1, 2  
and part of 3), Boston Harbor,  
Commonwealth Pier 5, and  
Northern Avenue: W-2 to W-2-D

MAP AMENDMENT NO. 191

EFFECTIVE  
March 27, 1986†

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 Master Plan for Planned Development Area No. 24 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 Pier 4 (Lot B) on a "Compiled Plan of Land in Boston, MA" dated 12 July 1985, revised 12 September 1985 by Boston Survey Engineers of Boston, more particularly bounded and described as follows:

Northerly	by Boston Inner Harbor, 694.32 feet;
Easterly	by a certain parcel of land owned by the Commonwealth of Massachusetts (Massachusetts Port Authority) 1,094.56 feet;

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

Southerly	by a certain parcel of land owned by Paul's Lobster Company, 58.55 feet;
Southeasterly	by that same parcel of land owned by Paul's Lobster Company, 6.43 feet;
Easterly	by a certain parcel of land owned by Haynes Realty Corp., 4.58 feet;
Northerly	by a certain parcel of land owned by Haynes Realty Corp., 72.95 feet;
Westerly	by a certain parcel of land owned by Haynes Realty Corp., 2.94 feet;
Northerly	by a certain parcel of land owned by Haynes Realty Corp., 4.74 feet;
Westerly	by a certain parcel of land owned by Haynes Realty Corp., 37.76 feet;
Southwesterly	by Northern Avenue, 648.83 feet;
Westerly	by a certain parcel of land owned by Pier 4, Inc. and comprising Pier 1, 2 and part of 3, a ground lease option for which is held by HBC Associates, 831.59 feet.

Containing approximately 712,832 square feet total, including approximately 385,994 square feet of upland and pier, and approximately 326,838 square feet of submerged flats.

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

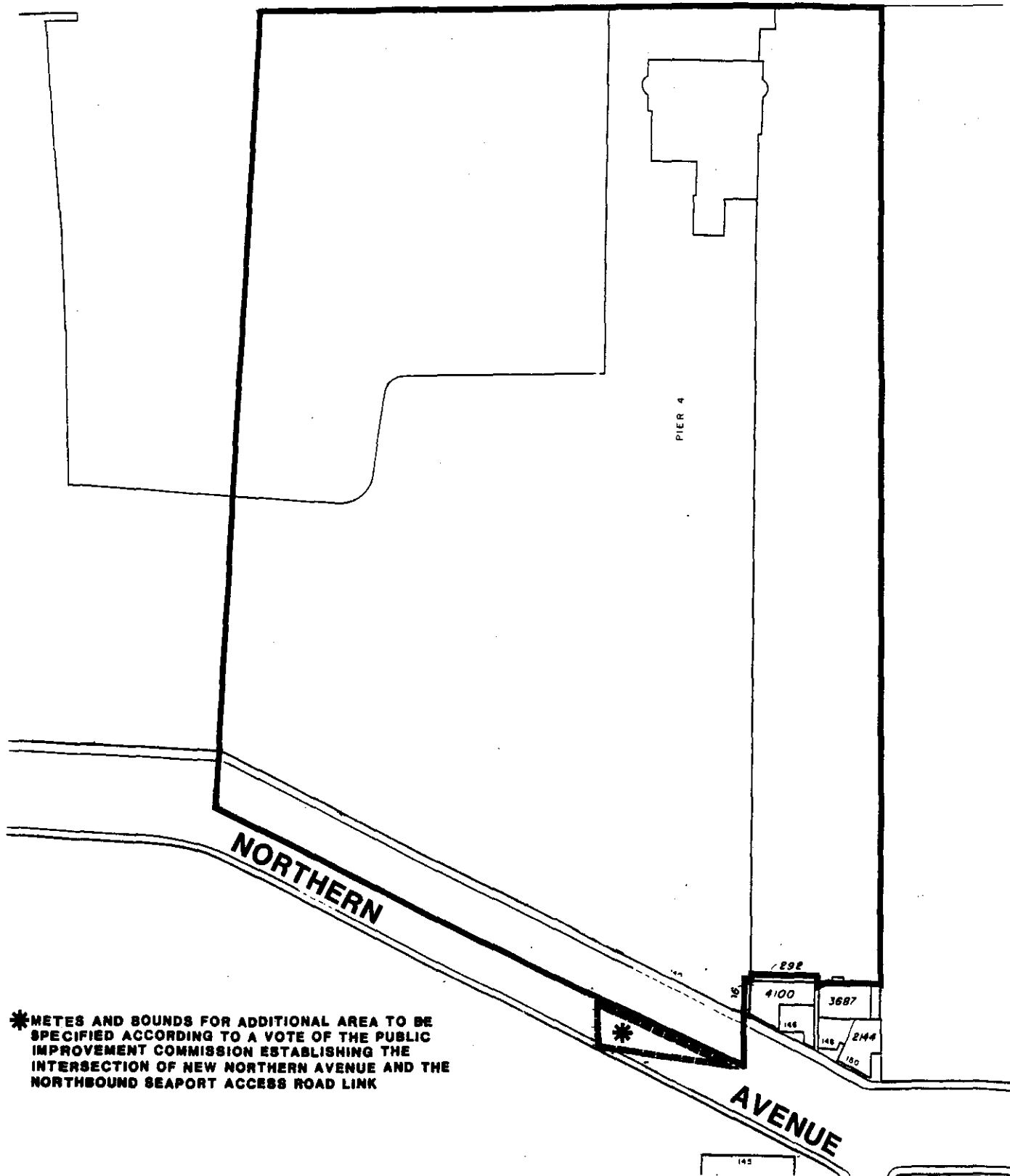
Containing additionally an Additional Area (which is expected to result from the partial abandonment of present Northern Avenue) extending from the center line of present Northern Avenue to the northerly sideline of the proposed New Northern Avenue between the easterly sideline of the proposed Northbound Seaport Access Road Link and a line extending southerly from the eastern edge of the existing pier, such additional area to be shown on such plan as may be accepted by the Public Improvement Commission.









**MASTER PLAN FOR PLANNED  
DEVELOPMENT AREA DESIGNATION**

**— BOUNDARY LINE FOR PIER 4 MASTER PLAN  
FOR PLANNED DEVELOPMENT AREA #24**



**\* 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**

**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

