

BZA APPROVAL: 7/23/99
ZC APPROVAL: 11/17/99
EFFECTIVE: 11/22/99

DEVELOPMENT PLAN
FOR PLANNED DEVELOPMENT AREA NO. 48
EAST BOSTON AIRPORT HOTEL
207 PORTER STREET, EAST BOSTON
(a.k.a. 167 Cottage Street)

Dated: July 22, 1999

Development Plan: In accordance with Section 80C-3 of the Boston Zoning Code (the "Code"), this development plan sets forth information on the development of an approximately 269 suite hotel and 180 (valet) space parking garage (the "Hotel") at the intersection of Porter and Cottage Streets in East Boston, including the proposed location and appearance of structures, open spaces and landscaping, the proposed uses of the Hotel, the proposed dimensions of structures, the proposed densities, the proposed traffic circulation, parking and loading facilities, access to public transportation and other major elements of the Hotel (the "Development Plan").

Developer: The developer of the Hotel is DDODE Associates, LLC, a limited liability company formed under the laws of The Commonwealth of Massachusetts, its successors and assigns (the "Developer"). A Beneficial Interest Disclosure Statement for DDODE Associates, LLC has been filed with the Secretary of the Boston Redevelopment Authority ("Authority") in accordance with Section 80B-8 of the Code.

Project Area: The Hotel will be constructed on a rectangular lot, approximately 52,305 square feet in area, located at the intersection of Porter and Cottage Streets in East Boston, Massachusetts, as more particularly described in Exhibit A (the "Project Area"). The Project Area is bounded to the north by Porter Street, to the west by Cottage Street, to the east by land owned by the Massachusetts Port Authority and to the south by a residential lot known as 165 Cottage Street and the stub portion of Geneva Street.

Proposed Location and Appearance of Structures: The Hotel involves the construction of an approximately 269 suite hotel and 180 (valet) space parking garage within the Project Area. The front entrance to the Hotel will be on Porter Street and all vehicular access (for both guests and service vehicles) will be from Porter Street. The hotel will have a maximum height of 99 feet 4 inches above ground level on the north and east facades, a maximum height of 56 feet above ground level along Cottage Street (west facade), and a maximum height of 40 feet at the rear (south facade).

The Hotel will be constructed substantially as shown on the schematic drawings attached to this Development Plan as Exhibit B. Construction plans and specifications ("Final Plans")

shall be submitted to the Authority for final design review and approval prior to issuance of a Certification of Consistency as described above.

Open Spaces and Landscaping: The Hotel will be located across Porter Street from a park currently being developed in a cooperative effort between the Boston Parks and Recreation Department and the Central Artery/Tunnel Project. The Hotel will include landscaping and streetscape improvements. These improvements are anticipated to include tree and shrub plantings, street and sidewalk pavement and curbing, lighting, and signage. These improvements will be designed in conjunction with the Authority and other City of Boston agencies, including the Parks and Recreation, Public Works, and Transportation Departments. The landscaping and streetscape improvements will be subject to review and approval by the Authority and shall be shown on the Final Plans. The landscaping shall specifically include any plantings which are determined by the Authority to be necessary to mitigate wind impacts caused by the Hotel.

Proposed Uses of the East Boston Airport Hotel: The Proposed Uses for the Hotel may include one or more of the uses set forth in Exhibit C. As set forth in Section 53-45 of the Code, the uses permitted within the Project Area shall be the uses applicable to the underlying Multi Family Residential Zoning District and the Proposed Uses listed on Exhibit C.

Proposed Dimensions of Structures: The proposed dimensions of structures are as set forth below:

Lot Area	52,305 square feet
Gross Floor Area	213,472 square feet
Floor Area Ratio	4.08
Maximum Building Height-- Porter Street Facade	99 feet 4 inches
Maximum Building Height-- East Facade (Hotel element)	99 feet 4 inches
Maximum Height-- East Facade (Garage element)	40 feet
Maximum Height-- Cottage Street Facade (Hotel element)	56 feet
Maximum Height-- Cottage Street Facade (Garage element)	40 feet
Maximum Height-- South Facade	40 feet

The dimensions set forth above are as defined in Article 2A of the Code, except that above grade parking areas have been excluded from the calculation of Gross Floor Area and Floor Area Ratio. In accordance with Section 53-45 of the Code, the dimensional requirements for the Hotel shall be as set forth above.¹

¹ The roof structures and penthouses on top of the Porter Street and East Facade hotel elements will not be used or designed for use for human occupancy, and are excluded from the measurement of building height as these are less than 33-1 3 percent of the total roof area including all elements of the building.

Proposed Density: As set forth above, the Hotel will result in the development of a maximum of 213,472 gross square feet as set forth above, which corresponds to a maximum floor area ratio of 4.08.

Development Impact Exaction: As required under Section 80B-7 of the Code, the Developer will enter into a Development Impact Project Agreement (the "DIP Agreement") with the Authority and will be responsible for making a Development Impact Contribution (the "DIP Contribution") with regard to the Hotel. The DIP Contribution will consist of a Housing Exaction in the approximate amount of \$567,360 and a Jobs Contribution Exaction in the approximate amount of \$113,472, the final amounts to be determined based upon the Gross Floor Area of Development Impact Uses at the Hotel as shown on the Final Plans approved by the Authority.

The Housing Exaction requirement may be met by (i) the payment of a Housing Contribution Grant according to the formula (including the amount and payment schedule), and in the manner specified in Section 80B-7 of the Code, (ii) the creation of housing units in compliance with the requirements for the Housing Creation Option as specified in Section 80B-7, or (iii) a combination of payments and creation of housing units meeting the requirements of Section 80B-7.

The Jobs Contribution Exaction may be met by (i) the payment of a Jobs Contribution Grant according to the formula (including the amount and payment schedule), and in the manner specified in Section 80B-7 of the Code, (ii) the creation of a jobs training program in compliance with the requirements of Section 80B-7, or (iii) a combination of payments and creation of a jobs training program meeting the requirements of Section 80B-7. The Cooperation Agreement will also include a commitment by the Developer to use good faith efforts to hire East Boston residents for the hotel staff.

Projected Number of Employees: It is anticipated that the Hotel will generate approximately 150 to 300 construction jobs and provide approximately 200 new permanent jobs in the operation of the hotel. As noted above, the Developer will include a commitment in the Cooperation Agreement to use good faith efforts to hire East Boston residents for the hotel staff.

Proposed Traffic Circulation: All guest and service traffic to the Hotel will arrive at the Porter Street guest entry and service entry, respectively, by way of the Logan Airport roadway system. The existing traffic barriers on Porter Street will remain in place to prohibit traffic from entering the East Boston community from Logan Airport or from the Hotel. This Development Plan is upon the express condition that an access agreement with Massport must be executed prior to commencement of construction of the Hotel, and no Certification of Consistency shall be issued for the Hotel by the Authority until a satisfactory access agreement is executed and provided to the Authority.

The Draft Project Impact Report submitted by the Developer under Section 80B-5 of the Code specifies a number of measures to mitigate construction and permanent traffic impacts of the Hotel. Prior to issuance of a Certification of Consistency by the Authority in connection

with this Development Plan, the Developer shall submit a Traffic Management Plan to be approved by the Boston Transportation Department covering these measures.

In particular, the Hotel will operate a shuttle bus to Logan Airport and nearby MBTA stations. The shuttle bus will be available for use by both hotel guests and employees. Specific requirements for operation of the shuttle bus will be established in the Traffic Management Plan to be approved by the Boston Transportation Department.

Parking and Loading Facilities: Parking for hotel guests will be provided by valet service in a 180 space (valet) garage to be constructed at the rear of the Hotel. The garage will be accessed from Porter Street at the same location as the service entry and loading dock. The garage and service entrance will be located at the northeast corner of the hotel, at the greatest possible distance from the adjacent residential properties, and the residential neighborhood will be shielded by the hotel structure itself from traffic flow, noise, vehicle exhaust and other impacts.

Access to Public Transportation: The project is within a 5-minute walk from the Maverick and Airport stations of the MBTA Blue Line. The hotel shuttle bus will also provide service to the MBTA stations for employees and guests.

Development Review Procedures: The schematic design of the Hotel was subject to review by the Boston Civic Design Commission ("BCDC") and, after design modifications based on comments by members of the community and the BCDC, was favorably recommended by a vote of the BCDC. The Hotel has also been subject to Large Project Review under Section 80B-1 *et seq.* of the Code. A Draft Project Impact Report ("DPIR") for the Hotel has been prepared by the Developer and the Developer has responded to comments on the DPIR. In accordance with Section 80B-6 of the Code, a building permit for the Hotel shall not be issued until the Director of the Authority shall have issued a Certification of Compliance pursuant to Section 80B-6 of the Code, and such Certification of Compliance shall be a conclusive determination of compliance with the terms and conditions of the Code with respect to Large Project Review.

The Final Plans for the Hotel shall be subject to development review and approval by the Authority under this Development Plan and the Large Project Review Procedures set forth in Section 80B-1 *et seq.* of the Code. The Final Plans shall include specific provisions for mitigating air quality, noise, geotechnical, and other construction period impacts as set forth in the PIR. The Final Plans, as approved by the Authority, shall be deemed to have addressed all design requirements set forth in Section 53-53 of the Code and made provisions for all screening and buffering requirements set forth in Section 53-54 of the Code.

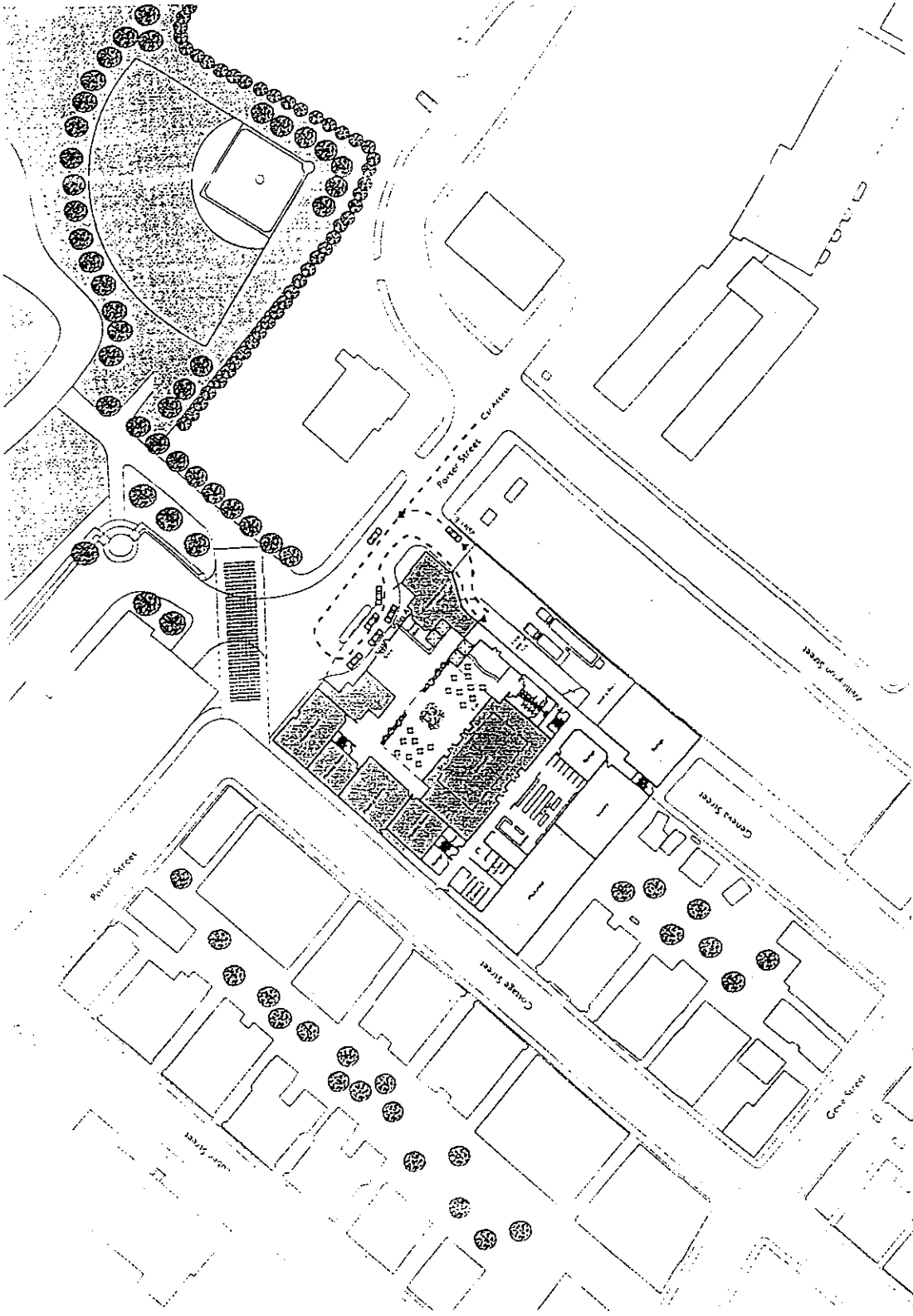
Proposed Public Benefits: The Hotel will contribute numerous public benefits to the Boston community, including total linkage contributions to the City of approximately \$680,832, an anticipated increase in property taxes of approximately \$420,000 from its current assessed rate, and anticipated hotel occupancy taxes of approximately \$500,000 per year (based on 75% occupancy). The Cooperation Agreement will also incorporate a commitment to use good faith efforts to hire East Boston residents for the hotel staff. Other ancillary benefits of the Hotel

include the creation of a visual and audio barrier between the residential neighborhood and unsightly and noisy airport land uses, increased neighborhood security due to the hotel's 24 hour operating schedule, a positive impact on neighborhood property values through improved utilization of the Project Area, and providing a catalyst for additional neighborhood improvements such as sidewalks, lighting, and landscaping.

EXHIBIT A
PROJECT AREA

The land commonly known as 207 Porter Street or 167 Cottage Street, East Boston, Suffolk County, Massachusetts, being more particularly shown as Lots marked "Area 39,865 Sq. ft." and "12,440 s.f." on a plan entitled "Plan of Land in East Boston", dated February 28, 1969, Raymond C. Pressey, Inc., Registered Land Surveyors, recorded with the Suffolk County Registry of Deeds, Book 8351, Page 144.

EXHIBIT B
SCHEMATIC DESIGN



Congress Group Ventures

TSOBI KOBUS & ASSOCIATES
 ARCHITECTS © 1998 Tsoibika & Associates, Inc.

Embassy Suites Hotel

Congress Group Ventures

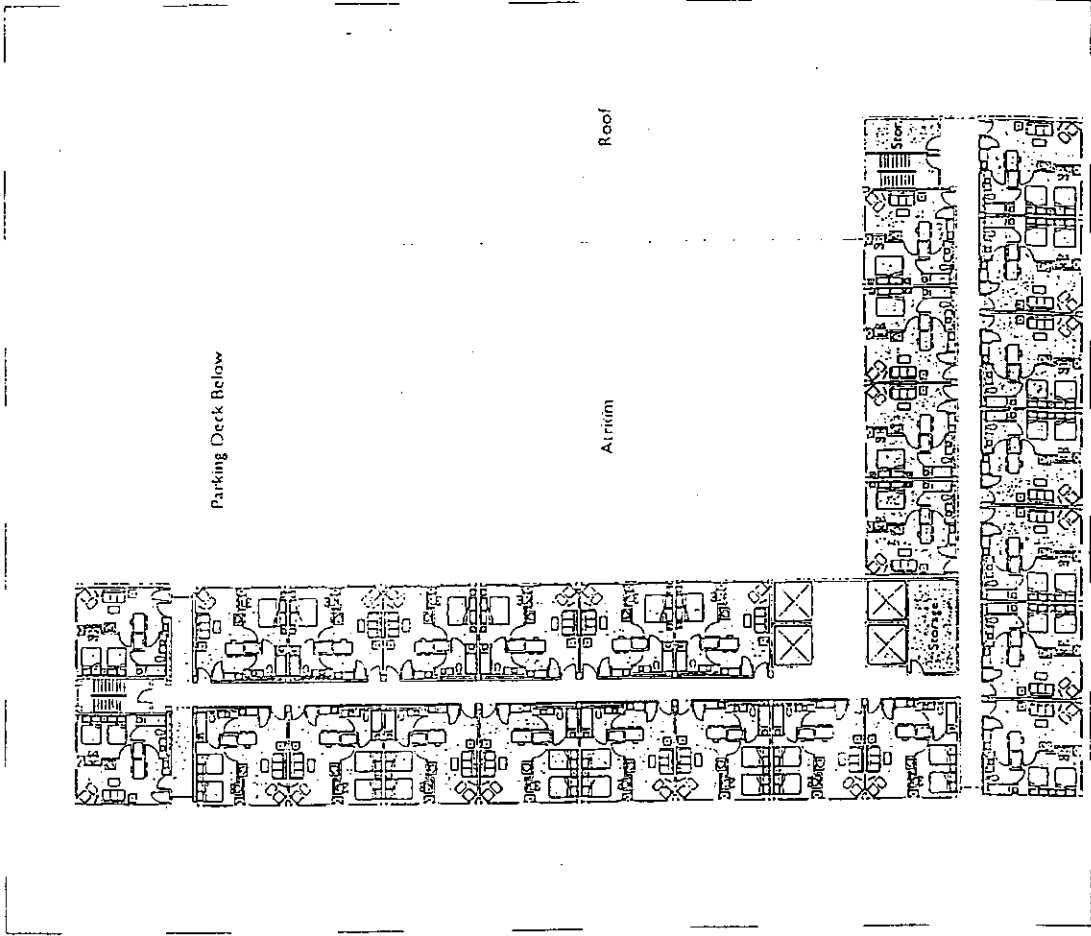
TSOBI KOBUS & ASSOCIATES
 ARCHITECTS © 1998 Tsoibika & Associates, Inc.

mbassy Suites Hotel

East Boston

Levels Five - Ten

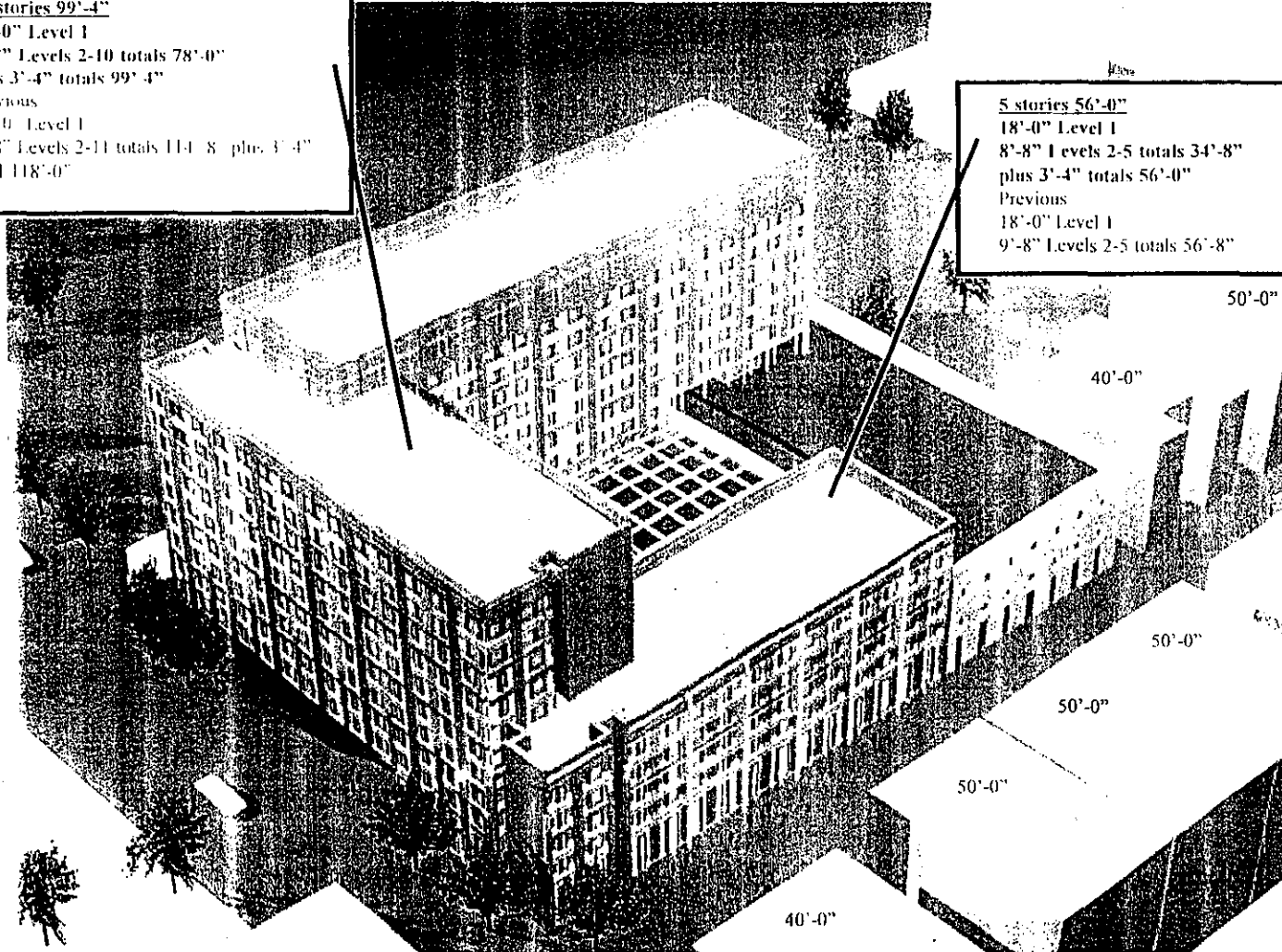
- Public Circulation
- Vertical Circulation
- Guest Rooms
- Mechanical/Support



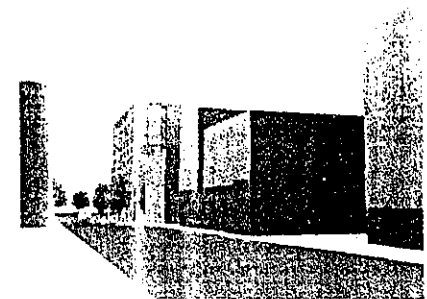
East Boston Perspective View

10 stories 99'-4"
 18'-0" Level 1
 8'-8" Levels 2-10 totals 78'-0"
 plus 3'-4" totals 99'-4"
 Previous
 18'-0" Level 1
 9'-8" Levels 2-11 totals 114'-8" plus 3'-4"
 total 118'-0"

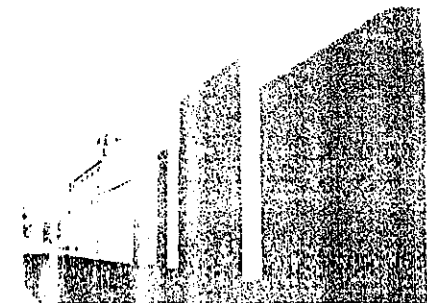
5 stories 56'-0"
 18'-0" Level 1
 8'-8" Levels 2-5 totals 34'-8"
 plus 3'-4" totals 56'-0"
 Previous
 18'-0" Level 1
 9'-8" Levels 2-5 totals 56'-8"



View from Airport looking South West



View from Porter Street looking East



View from Cottage Street looking North

**EXHIBIT C
PROPOSED USES**

Hotel

Restaurant with live entertainment (may operate after 10:30 p.m.)

Take out restaurant

Bar

Bar with live entertainment

Fitness center or gymnasium

Conference center

Executive suites

Rental agency for cars

Accessory amusement game machines in commercial establishment (not more than four)

Accessory automatic teller machine

Accessory services for apartment and hotel residents

Accessory parking garage

Accessory offices

Accessory retail

Accessory swimming pool

Uses now permitted in a Multifamily Residential District

Fact Sheet

Application for Designation of Economic Development Area and Planned Development Area and Approval of PDA Development Plan

Congress Group Ventures, Inc. on behalf of DDODE Associates, LLC

East Boston Airport Hotel

<u>Board Action</u>	The Developer is requesting the Authority's approval of a Development Plan for a Planned Development Area. The proposed project ("East Boston Airport Hotel") will be constructed on the parcel of land bounded by Congress Street and Porter Street, also known as 207 Porter Street or 167 Cottage Street, in East Boston
<u>Developer</u>	DDODE Associates, LLC, a Massachusetts limited liability company, which is an affiliate of Congress Group Ventures, Inc.
<u>Site</u>	The development site consists of 52,305 square feet of land located in East Boston. A site plan is attached as <u>Exhibit A</u> to this Fact Sheet.
<u>General Description of Development Plan</u>	The East Boston Airport Hotel will be an approximately 296 suite hotel with an attached parking structure capable of accommodating a maximum of 180 cars with valet parking. The main hotel entrance and all guest and service vehicle access will be from Porter Street. The existing traffic barriers at the intersection of Porter Street and Cottage Street will remain, allowing access from Logan Airport only. There will be a single loading bay facing Porter Street at the northeast corner of the building, which shall be screened from the residential portion of the neighborhood by the parking structure.
<u>Anticipated Job Creation</u>	It is anticipated that the development of the East Boston Airport Hotel will generate approximately 150-300 construction jobs and Will provide 150-200 permanent jobs.
<u>Development Impact Project Contribution</u>	It is estimated that the total linkage contribution resulting from the development of the East Boston Airport Hotel will be approximately \$781,032, including a Housing Contribution Grant of \$650,860 and a Jobs Contribution Grant of \$130,172.
<u>Estimated Construction Time</u>	The Developer anticipates commencing construction of the East Boston Airport Hotel in the third quarter of 1999 and completing construction by the first quarter of 2001.

Zoning

The site is located in a Multifamily Residential ("MFR") Subdistrict under the current zoning provisions for the East Boston Neighborhood District. The portion of the site abutting Cottage Street (to a depth of 80 feet) is located in the Gove Street Neighborhood Overlay District. The Applicant has requested that the site be designated as an Economic Development Area and a Planned Development Area.

BOARD APPROVED

MEMORANDUM

July 22, 1999

TO: BOSTON REDEVELOPMENT AUTHORITY AND
THOMAS N. O'BRIEN, DIRECTOR

FROM: JAY RUSSO, REGIONAL MANAGER

SUBJECT: EAST BOSTON AIRPORT HOTEL, 207 PORTER STREET AND
167 COTTAGE STREET EAST BOSTON.

SUMMARY: This memorandum seeks authorization for the Director to (1) petition the Zoning Commission to amend the Boston Zoning Code by changing the zoning designation for the parcel of land located at 207 Porter Street and 167 Cottage Street from Multifamily Residential (MFR) Subdistrict to Corridor Enhancement (CE) Subdistrict; (2) petition the Zoning Commission to permit Planned Development Areas in all CE Subdistricts; (3) approve the Development Plan for Planned Development Area No. 48, 207 Porter Street and 167 Cottage Street, (4) recommend that the Zoning Commission approve the Development Plan for Planned Development Area No. 48; (5) issue a Preliminary Adequacy Determination waiving further review of the proposed East Boston Airport Hotel project, within Planned Development Area No. 48, pursuant to Article 80B, Large Project Review, of the Zoning Code; (6) enter into a Cooperation Agreement and a Development Impact Project Agreement, a Boston Residents Construction Employment Plan and (7) issue a Certification of Compliance and a Certification of Consistency for the proposed East Boston Airport Hotel project.

Project Description

The project which was submitted by DDODE Associates, LLC, (the "Developer") a subsidiary of Congress Group Ventures, involves construction of an approximately 269 suite hotel and 180 (valet) space parking garage on the 52,305 square foot lot located at the intersection of Cottage and Porter Streets in East Boston (the "Proposed Project"). The hotel will have a height not greater than 99 feet 4 inches above ground level on the northeast corner, furthest from the adjoining residential neighborhood, but will be not greater than 56 feet above ground level along Cottage Street where the property line abuts the Cottage Street residential area. The Cottage Street side of the Proposed Project will be lower than the height of the "GE" building located immediately to the north of

the project on Porter Street. At the rear of the project, the height will be not greater than 40 feet, which equals or is less than adjoining residential buildings.

The hotel will face northeast and will front on Porter Street across from the new park being developed by a cooperative effort between the City of Boston Parks Department and Recreation and the Central Artery/Tunnel Project.

All guest traffic and all traffic servicing the hotel will arrive at the Porter Street guest entry and service entry, respectively, by way of surface streets through Massport property. No traffic will be allowed to reach the hotel by way of surface streets through the East Boston community because existing traffic barriers on Porter Street will be maintained to prevent through-traffic from the airport, or traffic from this hotel, into residential areas in accordance with community requirements and as agreed to by City of Boston Transportation Department ("BTD").

The Proposed Project will include landscaping and streetscape improvements to provide a safe and attractive route for pedestrians to the park entrance. These improvements are anticipated to include tree and shrub plantings, street and sidewalk pavement and curbing, lighting, and signage. These improvements will be designed in conjunction with the Boston Redevelopment Authority ("BRA") and the City of Boston Parks Department, City of Boston Public Works Department, and BTD.

Parking for hotel guests will be provided in an enclosed parking garage located at the rear of the Proposed Project. This garage, which will be accessed from Porter Street, will be designed to be compatible with the residential buildings immediately to the south of the project. It will match the residential buildings in height, fenestration and building materials, and will be constructed to prevent headlights from shining on the adjacent residential property.

Article 80

The Project Notification Form ("PNF") for the Proposed Project was filed on June 15, 1998. The BRA issued a Scoping Determination in response to the PNF on July 27, 1998. A Draft Project Impact Report ("DPIR") for the Proposed Project addressing the concerns of the Scoping Determination was submitted to the BRA on February 8, 1999. The DPIR sets forth the Development Impact Project requirements.

The Development Plan for proposed Development Area No. 48, located at 207 Porter Street and 167 Cottage Street, East Boston, was submitted to the BRA, by the Developer on April 26, 1999. The public comment period ended on June 12,

1999. In accordance with Section 3-1A and Section 80C of the Boston Zoning Code (the "Code"), the Development Plan sets forth information on the development of the Proposed Project, including the proposed location and appearance of the structure, the proposed uses, the proposed dimensions of the structure, the proposed density, the proposed parking and loading facilities, access to public transportation, and other major elements of the Proposed Project. Pursuant to Article 80 a Public Hearing was held on June 16, 1999, to consider the proposed Development Plan for Planned Development Area No. 48, for the East Boston Airport Hotel, 207 Porter Street and 167 Cottage Street, East Boston and to consider the proposed East Boston Airport Hotel as a Development Impact Project.

Public Process

The Developer has sought and received extensive community input from the inception of the Article 80 review process for this Proposed Project up to the date of this hearing. The Developer has met on several occasions with the Gove Street Citizens Committee and the East Boston Land Use Council. In addition, numerous meetings were held throughout the neighborhoods with church leaders, the Chamber of Commerce, concerned citizens and local elected officials.

Zoning

The project site is located in a Multifamily Residential (MFR) Subdistrict. The project site abuts the Logan International Airport (LIA) Subdistrict to the southeast, and the land located across Porter Street to the northeast is in part within the LIA subdistrict and in part within the Corridor Enhancement (CE) Subdistrict. The portion of the site abutting Cottage Street (to a depth of 80 Feet) is located in the Gove Street Neighborhood Design Overlay District.

The Proposed Project does not comply with the use and dimensional regulations applicable to the MFR Subdistrict. Given the sites' close proximity to Logan Airport and the fact that it has been vacant and used as a parking lot for 27 years, it appears that the MFR zoning effectively precludes any feasible redevelopment of this site. In order to permit the Proposed Project to proceed, the Developer is therefore requesting:

1. Changing the existing zoning designation of the parcel of land located at 207 Porter Street/167 Cottage Street from "MFR," indicating a Multi-Family Residential subdistrict, to "CE", indicating a Corridor Enhancement subdistrict.
2. Adding the designation "D", indicating a Planned Development Area overlay district, to the parcel of land located at 207 Porter Street/167

Cottage Street, comprising approximately 52,305 square feet of land in the East Boston Neighborhood District.

Development Impact Project (DIP) Exactions

Based on the plans for the Proposed Project, the Developer will provide estimated linkage funds of \$650,860 for Housing and \$130,172 for Jobs pursuant to the provisions of Article 80, Section 80B-7 of the Code. These estimated linkage payments are calculated as follows:

Housing Linkage

DIP Uses	213,472 square feet
Exclusions	<u>(100,000)</u>
	113,472
	X <u>\$5.00/square foot</u>
	\$567,360

Jobs Linkage

DIP Uses	213,472 square feet
Exclusions	<u>(100,000)</u>
	113,472
	X <u>1.00/square foot</u>
	\$113,472

RECOMMENDATION

In order for Planned Development Area No. 48, 207 Porter Street and 167 Cottage Street, East Boston, to proceed the following approvals are needed by the Authority:

- (1) Authorization for the Director to petition the Zoning Commission to change the existing zoning of the parcel of land at 207 Porter Street/167 Cottage Street from "MFR" indicating a Multi Family Residential subdistrict, to Corridor Enhancement subdistrict, to approve the proposed Development Plan for PDA No. 48, 207 Porter Street/167 Cottage Street, and to add the designation "D" indicating a Plan Development Area, to this parcel.
- (2) Authorization to recommend to the Zoning Commission approval the Development Plan submitted by DDODE Associates, LLC, a

subsidiary of Congress Group Ventures Inc., for the proposed East Boston Airport Hotel project within the proposed Planned Development Area No. 48, located at 207 Porter Street and 167 Cottage Street, in the East Boston Neighborhood District;

- (3) Authorization for the Director to issue a Preliminary Adequacy Determination waiving further review of the Proposed Project, pursuant to Article 80B, Large Project Review, of the Zoning Code;
- (4) Authorization for the Director to execute a Cooperation Agreement, a Development Impact Project Agreement, a Boston Residents Construction Employment Plan, and any and all other appropriate and necessary agreements in connection with the Proposed Project; and
- (5) Authorization for the Director to issue a Certification of Compliance and a Certification of Consistency for the project.

Appropriate votes follow:

VOTED: That the Director be, and hereby is, authorized to issue a Preliminary Adequacy Determination which finds that the Draft Project Impact Report adequately describes the potential impacts arising from the proposed East Boston Airport Hotel project and waives further review of the proposed East Boston Airport Hotel project in accordance with Section 80B-5.4 (c) (iv) of the Boston Zoning Code, subject to continuing design review by the Boston Redevelopment Authority; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to issue a Certification of Compliance for the East Boston Airport Hotel project upon the successful completion of all Article 80 processes; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute a Cooperation Agreement, a Boston Residents Construction Employment Plan, and any and all other agreements and documents which the Director deems appropriate and necessary in connection with the Proposed Project, all upon terms and conditions to be determined in his sole discretion. The Cooperation

Agreement shall include, but not be limited to, the following provision that and DDODE Associates, LLC or its successor in interest and Atrium Suites, LLC or its successor in interest (the "Developers") shall provide a combined total of up to Two Hundred Fifty Thousand Dollars (\$250,000) for public improvements to the streetscape in the vicinity of the Porter Street entrance to the new proposed park in the Porter Street and Cottage Street areas or other public amenities/benefits as the Director deems appropriate, with the proportion paid by each of the Developers as more further detailed in the Cooperation Agreement; and

FURTHER
VOTED:

That the Boston Redevelopment Authority finds that the East Boston Hotel project conforms to the general plan for the City of Boston as a whole and that nothing in said Proposed Project will be injurious to the neighborhood or otherwise detrimental to the public welfare; and

FURTHER
VOTED:

That the Director be, and hereby is, authorized to execute an Development Impact Project Agreement for the East Boston Airport Hotel project in accordance with Article 80, Section 80B-7 of the Boston Zoning Code; and

FURTHER
VOTED:

That the Authority approves the Development Plan for Planned Development Area No. 48, 207 Porter Street and 167 Cottage Street; and further, that the Director be, and hereby is, authorized to issue a Certification of Consistency for the East Boston Airport Hotel project pursuant to Article 80, Section 80C-8 of the Boston Zoning Code upon the approval by the Boston Zoning Commission of the Development Plan for Planned Development Area No. 48 approved in accordance with Article 80 and Article 3, Section 3-1.A(a) of the Boston Zoning Code and the completion of the BRA design review; and

FURTHER
VOTED:

That the Director be, and hereby is, further authorized to petition the Zoning Commission to amend Article 53, East Boston Neighborhood District zoning, in section 53-44, Establishment of Areas Which Planned Development Areas May Be Permitted, to add the Corridor Enhancement subdistricts to the areas where

Planned Development Areas may be permitted, in substantial accord with text amendment application submitted to the Authority at its meeting on July 22, 1999.

FURTHER

VOTED: That the Director be and hereby is authorized to petition the Zoning Commission for approval of the Development Plan for Planned Development Area No. 48, 207 Porter Street and 167 Cottage Street, East Boston; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to petition the Zoning Commission to adopt a map amendment to Map 3A, East Boston Neighborhood District, and Map 3B, East Boston Neighborhood District of the series of maps entitled "Zoning Districts City of Boston," dated August 15, 1962 as amended, as follows: By changing the existing zoning designation of the parcel of land located at 207 Porter Street/167 Cottage Street from "MFR," indicating a Multi-Family Residential subdistrict, to "CE", indicating a Corridor Enhancement subdistrict, and by adding the designation "D", indicating a Planned Development Area overlay district, to the parcel of land located at 207 Porter Street and 167 Cottage Street, comprising approximately 52,305 square feet, in the East Boston Neighborhood District.

Map Amendment Application No. 421
Planned Development Area No. 48
207 Porter Street/167 Cottage Street
Boston Redevelopment Authority on
behalf of DDODE Associates, LLC
Maps 3A, East Boston
Neighborhood District

MAP AMENDMENT NO. 363

*Effective:
November 22, 1999

THE COMMONWEALTH OF MASSACHUSETTS

CITY OF BOSTON

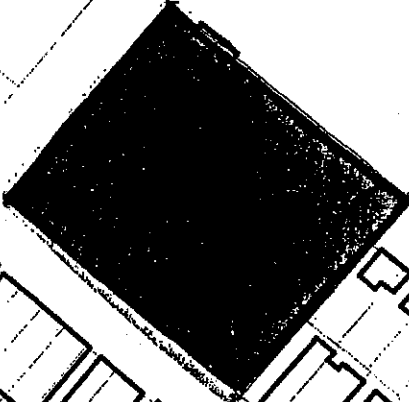
IN ZONING COMMISSION

The Zoning Commission of the City of Boston, acting under Chapter 665 of the Acts of 1956, as amended, after due report, notice and hearing, does hereby approve the Development Plan for Planned Development Area No. 48, and amend "Map 3A, East Boston Neighborhood District," of the series of maps entitled "Zoning Districts City of Boston," dated August 15, 1962, as amended, as follows:

1. By changing the existing zoning designation of the parcel of land located at 207 Porter Street/167 Cottage Street from "MFR," indicating a Multi-Family Residential subdistrict, to "CE," indicating a Corridor Enhancement subdistrict, as shown on Appendix A.
2. By adding the designation "D", indicating a Planned Development Area overlay district, to the parcel of land located at 207 Porter Street/167 Cottage Street, comprising approximately 52,305 square feet of land, in the East Boston Neighborhood District, as shown on Appendix A.

*Date of public notice: October 28, 1999 (see St. 1956, c. 665, s. 5)

APPENDIX A



PORTER ST

UBEC ST

GOVE ST

COTTAGE ST

DENVER ST



Map Amendment Application No. 421

Map Amendment No. 363

R. P. Mann

Chairman

Robert Jordan

Vice Chairman

Bill Statten

William Taylor

Ralph Cooper

Dennis A. Dyer

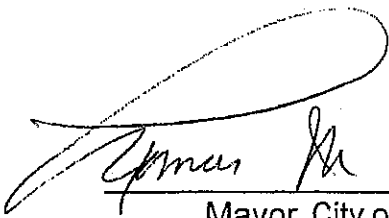
In Zoning Commission

Adopted: November 17, 1999

Attest:

[Signature]

Secretary

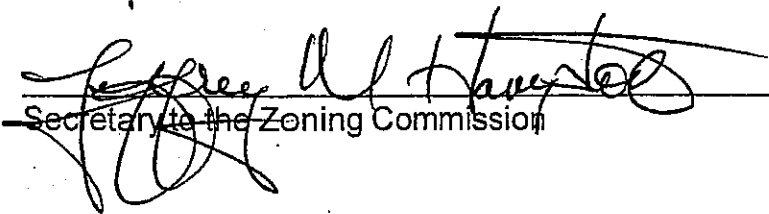


Mayor, City of Boston

Date: 11/22/99

The foregoing amendment was presented to the Mayor on NOVEMBER 18, 1999, and was signed by him on NOVEMBER 23, 1999, whereupon it became effective on NOVEMBER 23, 1999, in accordance with Section 3 of Chapter 665 of the Acts of 1956, as amended.

Attest:



Secretary to the Zoning Commission

Development Plan for Planned Development Area No. 48, 207 Porter Street/167 Cottage Street, East Boston

R. E. Man

Chairman

Robert Jordan

Vice Chairman

Alma A. Day

Jill Stratton

Ryan

William T. Clark

Paul Cooper

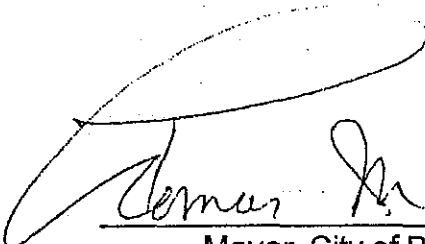
In Zoning Commission

Adopted: November 17, 1999

Attest:

[Signature]
Secretary

Development Plan for Planned Development Area No. 48, 207 Porter Street/167 Cottage Street, East Boston

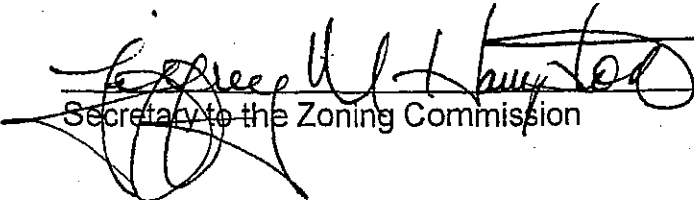


Mayor, City of Boston

Date: 11/22/99

The foregoing development plan was presented to the Mayor on NOVEMBER 18, 1999, and was signed by him on NOVEMBER 23, 1999, whereupon it became effective on NOVEMBER 23, 1999, in accordance with Section 3 of Chapter 665 of the Acts of 1956, as amended.

Attest:



Secretary to the Zoning Commission