

**FIRST AMENDMENT  
TO  
DEVELOPMENT PLAN  
FOR  
PLANNED DEVELOPMENT AREA NO. 5**

**ONE FEDERAL STREET  
BOSTON, MASSACHUSETTS**

**AUGUST 9, 2012**

Pursuant to Section 3-1A and Article 80C of the Zoning Code of the City of Boston (“Zoning Code”), this plan constitutes the First Amendment to the Development Plan for Planned Development Area No. 5.

**I. THE EXISTING PDA DEVELOPMENT PLAN FOR PDA NO. 5**

Pursuant to Section 3-1A of the Zoning Code, the Boston Redevelopment Authority by a vote taken on August 6, 1970 approved the Development Plan (the “Original Development Plan”) for Planned Development Area No. 5 (“PDA No. 5”) in connection with the development of a mixed-use project known as One Federal Street. On September 30, 1970, the Zoning Commission of the City of Boston approved the Original Development Plan and Map Amendment No. 109 establishing PDA No. 5, which Original Development Plan and associated Map Amendment were effective October 19, 1970.

The Original Development Plan encompasses approximately 56,801 square feet bounded by Devonshire Street to the west, Milk Street to the north, Federal Street to the east, and Franklin Street to the south, as further described in the Original Development Plan.

**II. FIRST AMENDMENT TO DEVELOPMENT PLAN FOR PDA NO. 5**

In accordance with Article 80C of the Zoning Code, this First Amendment to the Original Development Plan for PDA No. 5 amends the Original Development Plan by adding the following additional Permitted Use to the Permitted Uses set forth in Section A of the Original Development Plan:

“Sale over the counter, of on-premises prepared food or drink for off-premises consumption or for on-premises consumption if, as so sold, such food or drink is ready for take-out.”

Except as expressly amended hereby, the provisions of the Original Development Plan are ratified and affirmed and shall not otherwise be affected by this First Amendment to the Original Development Plan for PDA No. 5.

First Amendment to the Development Plan for  
Planned Development Area No. 5,  
One Federal Street, Boston

Boston Redevelopment Authority

FIRST AMENDMENT TO THE DEVELOPMENT PLAN  
FOR  
PLANNED DEVELOPMENT AREA NO. 5  
ONE FEDERAL STREET, BOSTON

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 First Amendment to Development Plan for Planned Development Area No. 5, One Federal Street, dated August 9, 2012, and approved by the Boston Redevelopment Authority on August 9, 2012.

Said First Amendment amends "Development Plan for Planned Development Area No. 5," approved by the Authority on August 6, 1970, and approved by the Zoning Commission on September 30, 1970, effective, October 19, 1970. Planned Development Area No. 5 was designated on "Map 1, Boston Proper" of the series of maps entitled "Zoning Districts City of Boston" dated August 15, 1962, as amended, by Map Amendment No. 78, adopted by the Zoning Commission on September 30, 1970, effective October 19, 1970.

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**AUGUST 9, 2012**

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In accordance with Article 80C of the Zoning Code, this First Amendment to the Original Development Plan for PDA No. 5 amends the Original Development Plan by adding the following additional Permitted Use to the Permitted Uses set forth in Section A of the Original Development Plan:

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Except as expressly amended hereby, the provisions of the Original Development Plan are ratified and affirmed and shall not otherwise be affected by this First Amendment to the Original Development Plan for PDA No. 5.

First Amendment to Development Plan for Planned Development Area No. 5, One Federal Street, Boston

Chairman

*James P. Clark*

Vice Chairman

*Steven G. Waskie*

*AA*  
*Debra*

*JAMES WOLFE*

*John McDonnell*

*Joseph B. ...*

*Jay ...*

*Jill Statton*

In Zoning Commission

Adopted: September 12, 2012

Attest:

*Jill Statton*  
Executive Secretary



MEMORANDUM

AUGUST 9, 2012

**TO:** BOSTON REDEVELOPMENT AUTHORITY AND  
PETER MEADE, DIRECTOR

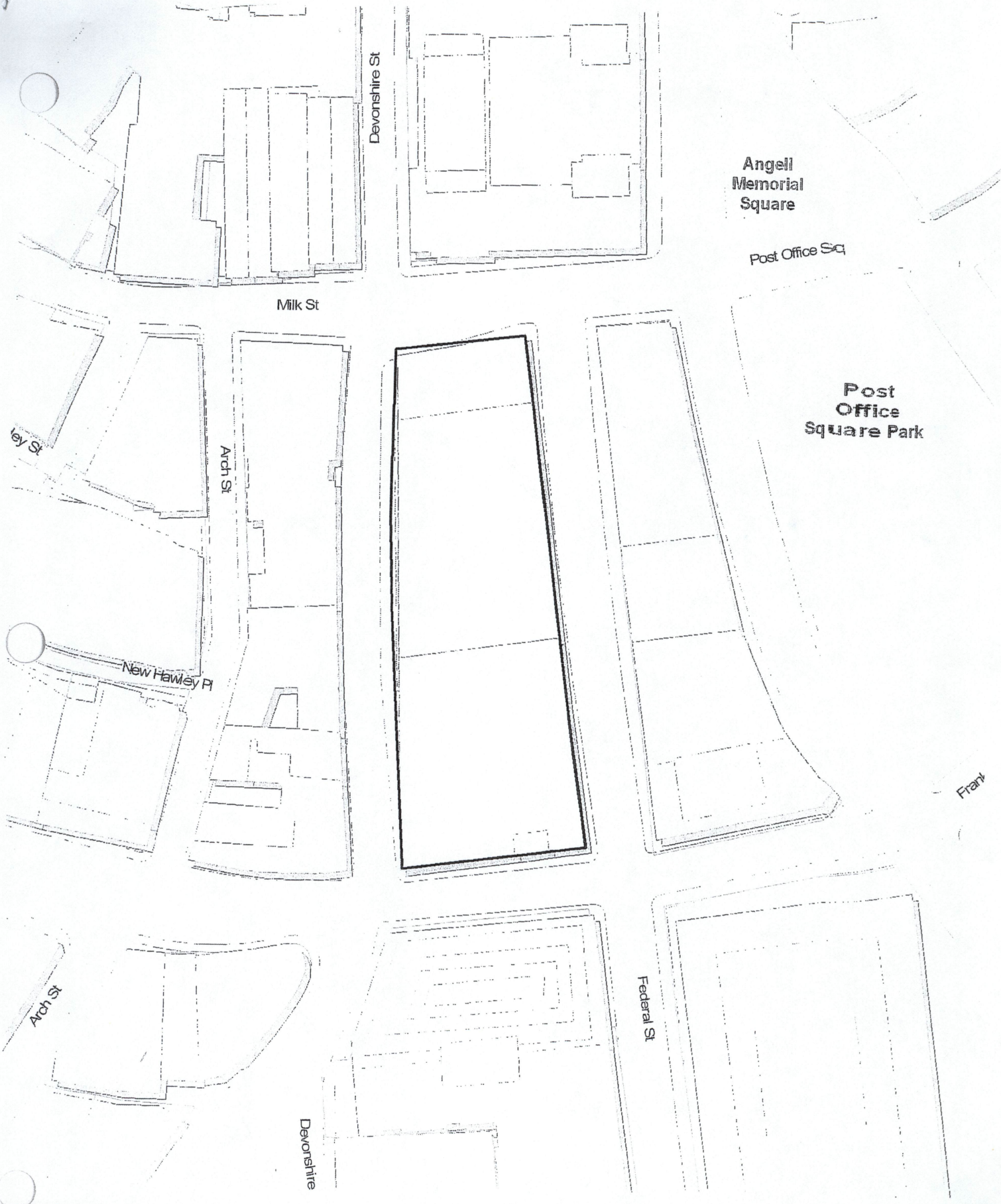
**FROM:** BRENDA MCKENZIE, DIRECTOR OF ECONOMIC DEVELOPMENT  
KAIROS SHEN, CHIEF PLANNER  
HEATHER CAMPISANO, DEPUTY DIRECTOR FOR DEVELOPMENT  
REVIEW  
DAVID CARLSON, SENIOR ARCHITECT  
JOHN FITZGERALD, SENIOR PROJECT MANAGER

**SUBJECT:** PUBLIC HEARING FOR THE FIRST AMENDMENT TO THE  
DEVELOPMENT PLAN FOR PLANNED DEVELOPMENT AREA NO. 5,  
ONE FEDERAL STREET, LOCATED IN DOWNTOWN FINANCIAL  
DISTRICT

**SUMMARY:** This Memorandum requests that the Boston Redevelopment Authority (the "BRA") approve a First Amendment to the Development Plan for Planned Development Area No. 5, the One Federal Street Project (the "First Amendment to Development Plan"), pursuant to Section 80C of the Boston Zoning Code (the "Code"), and authorize the Director to: (1) petition the Boston Zoning Commission ("Zoning Commission") for approval of the First Amendment to Development Plan pursuant to Section 80C of the Code; and (2) issue a Certification of Consistency pursuant to Section 80C-8 of the Code in connection with the One Federal Street project as described in the First Amendment to Development Plan.

INTRODUCTION

The Boston Redevelopment Authority ("BRA") by a vote taken on August 6, 1970 approved the Development Plan for Planned Development Area No. 5 (the "Original Development Plan") in connection with the development of a mixed-use project known as One Federal Street. On September 30, 1970, the Zoning Commission approved the Original Development Plan and Map Amendment No. 109 establishing Planned Development Area No. 5, which Original Development Plan and associated Map Amendment were effective October 19, 1970. The Original Development Plan encompasses approximately 56,801 square feet bounded by Devonshire Street to the west, Milk Street to the north, Federal Street to the east, and Franklin Street to the south.



Devonshire St

Angell  
Memorial  
Square

Post Office Sq

Milk St

Post  
Office  
Square Park

Key St

Arch St

New Hawley Pl

Front

Arch St

Federal St

Devonshire

One Federal Street

