

August 6, 1970

TO: Boston Redevelopment Authority
FROM: John D. Warner, Director
SUBJECT: Proposed Planned Development Area -
The National Shawmut Bank of Boston

The National Shawmut Bank proposes to construct a bank and office building on a parcel of land containing 1.3 acres bounded by Milk, Federal, Franklin and Devonshire Streets. This is the present site of the First National Bank which is building new quarters on a nearby site. The property is in a B-10 District. The proposed plans do not conform with the Zoning regulation in the following respects:

1. The allowable floor area ratio, with a 2 point F.A.R. bonus for off-street parking, is 12. The F.A.R. of the proposed building is 19.000.

2. The setback of parapet for the tower portion of the building is insufficient:

<u>Frontage</u>	<u>Required Setback</u>	<u>Proposed Setback</u>	<u>Violation</u>
Milk Street	34.7'	55'2"	None
Federal Street	55.5'	0	55.5'
Franklin Street	42'	167'2"	None
Devonshire Street	61.8'	7.6' ave	54.2' ave.

The building proposed for the site is an eight story structure occupying almost the entire parcel, with a central tower rising to 39 stories, or 520 feet. It will have a gross floor area of 1,051,020 square feet with underground parking for 270 cars. The bank will occupy the lower floors of the building and lease office space, and possibly space for a private club in the tower.

The staff considers the scale of the building appropriate to the site and to neighboring buildings. The First National Bank Building has a similar floor area ratio, and is higher than this proposed building.

The plans for the building have been prepared by The Architects Collaborative, in consultation with the Urban Design and Traffic Planning Sections of the Authority. The architects have incorporated suggestions made by the staff in the plans as submitted. The staff has expressed satisfaction with the plans as they have evolved to date; the design review process will continue as working drawings are prepared.

The basic size and ownership requirements for a Planned Development Area have been met; the design review process has resulted in the Development Plan presented today; the public hearing before the Boston Redevelopment Authority Board has been duly advertised.

I therefore recommend that the Boston Redevelopment Authority approve the documents and plans presented, and authorize the Director to petition the Zoning Commission for a Planned Development Area Subdistrict, bounded as described, and that the Authority further authorize the Director to certify plans to be filed with the Building Commissioner in connection with this Planned Development Area Subdistrict as being in conformity with the Development Plan for suchm Planned Development Area.

VOTED: That in connection with the Development Plan for the parcel of land in Boston Proper bounded by Milk, Federal, Franklin and Devonshire Streets, presented at a Public Hearing duly held at the offices of this Authority on Thursday, August 6, 1970, and after consideration of the evidence presented at that hearing, the Boston Redevelopment Authority finds that:
(1) The said Plan conforms to the General Plan of the City of Boston as a whole, and with the plans for the Central Business District;
(2) Nothing in the said Plan will be injurious to the neighborhood or otherwise detrimental to the public welfare; and
(3) The said Plan does adequately and sufficiently satisfy all other criteria and specifications for a Planned Development Area subdistrict designation, as set forth by the Zoning Code of the City of Boston as amended; and further
(4) The F.A.R. of the proposed building shall not exceed 19.000.

VOTED: Pursuant to the provisions of Article 3, section 1 of the Zoning Code of the City of Boston, as amended, the Boston Redevelopment Authority hereby approves the Development Plan for the parcel of land bounded by Milk, Federal, Franklin and Devonshire Streets. Said Development Plan is embodied in a written document entitled "Development Plan for Planned Development Area No. 5, National Shawmut Bank of Boston, Developer" and dated August 6, 1970, and in a series of plans listed in Item B in said document. Said document and plans shall be embossed with the Authority's seal for purposes of identification. The Authority hereby authorizes the Director to petition the Zoning Commission of the City of Boston for a Planned Development Area subdistrict designation for said parcel and to certify, in the name of the Authority, that plans submitted to the Building Commissioner in connection with this Plan are in conformity with the said Development Plan.

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Boston Redevelopment Authority

August 6, 1970

Development Plan for Planned Development Area No. 5

The National Shawmut Bank of Boston, Developer

Site: A parcel of land in the City of Boston, containing 56,801 square feet, bounded

WESTERLY on Devonshire Street by three courses measuring one hundred sixty-one and 03/100 (161.03) feet, one hundred fifty-five and 60/100 (155.60) feet, and one hundred two and 82/100 (102.82) feet;

NORTHERLY on Milk Street, one hundred seven and 82/100 (107.82) feet;

EASTERLY on Federal Street four hundred sixteen and 66/100 (416.66) feet;

SOUTHERLY on Franklin Street, one hundred fifty-four and 28/100 (154.28) feet.

Such land comprising Lots A and B as shown on "Plan of Land in Boston-Mass." dated March 27, 1967, by William S. Crocker, Inc., Civil Engineers & Surveyors, recorded with Suffolk Deeds at Book 8129, Page 734.

- A. Permitted Uses: A bank and office building, with underground parking, eating facilities for building occupants and invitees, commercial space at ground level to the extent not occupied by banking facilities, and other uses permitted from time to time in general business districts.

B. Proposed location and appearance of structures: The location and appearance of the building shall be as shown by the following drawings prepared by The Architects Collaborative, Inc., for The National Shawmut Bank of Boston

Plan No.	Name	As revised through:
SD-1	Site Plan	3/25/70
SD-1A	Setback Calculations	7/6/70
SD-2	Roof Development Plan	7/6/70
A-1	LL3 Plan	4/20/70
A-2	LL2 Plan	7/6/70
A-3	LL1 Plan	7/6/70
A-4	Ground Floor Plan	7/6/70
A-5 thru A-11	Floor Plans, 2nd through 8th	4/20/70
A-12, A-13	9th and 10th floor plans	3/25/70
A-29	West Elevation - Devonshire Street	8/5/70
A-30	East Elevation - Federal Street	8/5/70
A-31	{ North Elevation - Milk Street	8/5/70
	{ South Elevation - Franklin Street	
A-33	Parking Ramp Sections	7/6/70
Unnumbered (2 sheets)	Parking Layout	5/12/70

In addition the following limits shall pertain:

1. Height of tower not to exceed five hundred and thirty (530) feet measured from the mean elevation of abutting sidewalks.
2. Height of lower portion of the building not to exceed one hundred and fifteen (115) feet exclusive of appurtenances, measured from the mean elevation of abutting sidewalks.

C. Open Spaces and Landscaping are to be as proposed by plan numbered SD-2 entitled "Roof Terrace Development Plan" and dated 7/6/70.

- D. Density: The floor area ratio is not to exceed 19.0 calculated as shown by exhibit A.
- E. Proposed Traffic Circulation will be provided by the four existing streets bounding the parcel, with access and egress for underground off-street parking from Federal Street.
- F. Parking and loading facilities: Not more than 270 off-street parking spaces are to be provided, as shown by the unnumbered plan entitled "Parking Layout" dated 5/12/70. Five loading bays are to be provided as shown by plan A-3. The ramps are to be as shown by plans A-2, A-3, A-4 and A-33.
- G. Access to Public Transportation is presently provided by the MBTA Cambridge-Ashmont Line at the Washington and South Station stops, by the Everett-Forest Hills Line at the Washington and State stops, and by bus line #53, running from North Station to South Station by way of streets abutting the proposed building, and express MBTA busses via the Massachusetts Turnpike to Newton, Watertown and Riverside from Summer and Chauncy Streets.
- H. Proposed dimensions of the structure will be as shown by the plans listed in item "B" of this development plan.
- I. Proposed building elevations and schematic layout drawings shall be as proposed by the plans listed in item "B" of this development plan.
- J. Exterior building material is to be concrete with exposed aggregate, with tinted solar windows and anodized aluminum mullions.
- K. Design Review: Materials and treatment of the building and open space, plus the size, location, design, color and materials of exterior signs will be subject to the Boston Redevelopment Authority's design review process.

EXHIBIT A

THE ARCHITECTS COLLABORATIVE Inc.

NATIONAL SHAWMUT BANK

FLOOR AREA (F.A.R.) COMPUTATIONS

FLOOR	TOTAL GROSS AREA	AREA EXCLUSION	FLOOR AREA GROSS
LL3	33,800	33,800	---
LL2	58,700	58,700	---
LL1	61,900	50,670	11,230 *
1	45,690	3,090	42,600
2	43,150	1,735	41,415
3	47,800	1,735	46,065
4	54,000	1,735	52,265
5-7	54,000	1,620	52,380/floor
8	54,000	1,470	52,530
9-11	23,700	1,400	22,300/floor
12	23,700	23,700	---
13-18	23,700	1,000	22,700/floor
19-21	23,700	1,625	22,075/floor
22-29	23,700	700	23,000/floor
30-31	23,700	2,000	21,700/floor
32-37	23,700	1,000	22,700/floor
38	20,800	5,950	14,850
39	17,900	17,900	---

TOTAL = 1,051,020 Square Feet

LOT SIZE = 56,801 Square Feet

$$\text{F.A.R.} = \frac{\text{GROSS FLOOR AREA}}{\text{LOT SIZE}} = 18,503$$

*Up to an added 28,200 square feet of Lower Level 1 may sometime be converted to office or other permitted use with a total F.A.R. not over 19.0.

Map Amendment Application No. 60
Boston Redevelopment Authority

RECEIVED
OFFICE OF MAYOR
JUL 23 3 50 PM '68

MAP AMENDMENT NO. 49

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 amend the Boston Zoning Code as follows:

VOTED: that there be and hereby is made a part of the minutes of this meeting a Development Plan for the following Planned Development Areas:

Planned Development Area #1 -

Described as being bounded as follows: Northerly by St. James Avenue, Easterly by Berkeley Street, Southerly by Stuart Street, and Westerly by Clarendon Street.

Planned Development Area #2 -

Described as being bounded as follows: Westerly by Dartmouth Street, Northerly by Stuart Street, Westerly by Trinity Place, Northerly by St. James Avenue, Easterly by Clarendon Street, and Southerly by a line parallel to and ten (10) feet Southerly of the Southerly face of the Southerly retaining wall of the Massachusetts Turnpike Extension; exclusive of all estates abutting the Southerly side line of Stuart Street between Clarendon Street and Trinity Place.

Further Voted:

That after consideration of the evidence presented at a Public Hearing duly held in Room 702, CITY HALL ANNEX, BOSTON, MASSACHUSETTS on TUESDAY, JULY 23, 1968, it be and hereby is found that:

1. The said plan was approved by the Boston Redevelopment Authority after a Public Hearing thereon duly held at the offices of said Authority, 73 TREMONT STREET, BOSTON, MASSACHUSETTS on THURSDAY, JULY 11, 1968.

2. That the said Authority further found as follows:

(a) The said Plan conforms to the General Plan for the City of Boston as a whole;

(b) Nothing in the said Plan will be injurious to the neighborhood or otherwise detrimental to the public welfare.

3. Each Planned Development Area described above contains not less than one acre.

4. The said Plan does adequately and sufficiently satisfy all other criteria and specifications as set forth by this Commission for Planned Development Areas in the City of Boston.

5. Map Amendment Application No. 60 was submitted by the Boston Redevelopment Authority pursuant to a vote of said Authority of July 11, 1968, and that therefore no reference has been made of said Application to said Authority, and that no further report is expected by the Zoning Commission from said Authority.

Further Voted:

That the series of maps entitled "Zoning Districts of the City of Boston" are hereby amended to establish the following parcels of land in the Back Bay as Planned Development Areas to be developed in accordance with the said Development Plan:

Planned Development Area #1 -

Described as being bounded as follows: Northerly by St. James Avenue, Easterly by Berkeley Street, Southerly by Stuart Street, and Westerly by Clarendon Street.

Planned Development Area #2 -

Described as being bounded as follows: Westerly by Dartmouth Street, Northerly by Stuart Street, Westerly by Trinity Place, Northerly by St. James Avenue, Easterly by Clarendon Street, and Southerly by a line parallel to and ten (10) feet Southerly of the Southerly face of the Southerly retaining wall of the Massachusetts Turnpike Extension; exclusive of all estates abutting the Southerly side line of Stuart Street between Clarendon Street and Trinity Place.

Further Voted:

That Planned Development Area #1 be and hereby is changed from sub-district B-10 to sub-district B-10D and Planned Development Area #2 be and hereby is changed from sub-district B-8 to sub-district B-8D.

Richard B Fowler
Chairman

Chairman

Michael Gross
Vice-Chairman

Vice-Chairman

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In Zoning Commission Meeting

Adopted July 23, 1968

Raphaella Di Pietro
Raphaella Di Pietro Secretary

Raphaella Di Pietro

Secretary

APPROVED

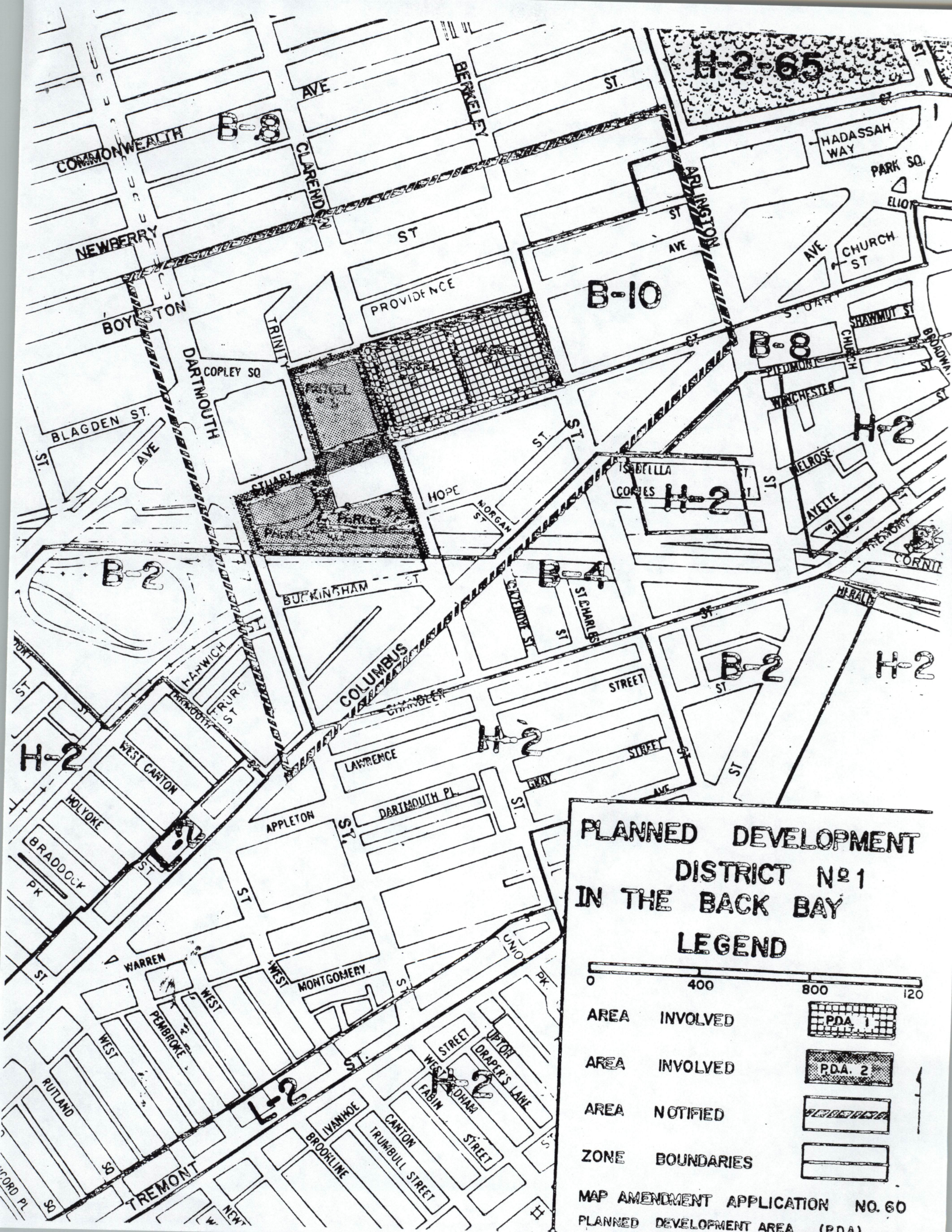
[Signature]
Mayor of Boston, Mass.

A true copy
Attest:-

Raphaella Di Pietro
Raphaella Di Pietro Secretary.


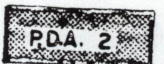

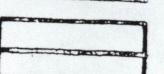
Raphaella Di Pietro

Secretary.



**PLANNED DEVELOPMENT
DISTRICT N^o 1
IN THE BACK BAY
LEGEND**



- AREA INVOLVED  PDA 1
- AREA INVOLVED  PDA 2
- AREA NOTIFIED 
- ZONE BOUNDARIES 

MAP AMENDMENT APPLICATION NO. 60
PLANNED DEVELOPMENT AREA (PDA)