

BRA Approval: Jan. 6, 1972
Zoning Comm. " Jan. 31, 1972
effective: Feb. 16, 1972

BOSTON REDEVELOPMENT AUTHORITY

Development Plan for Planned Development Area
Areas F and 2A
West End Project
Boston, Massachusetts

Site: Area 2A and Area F located in the West End Section of Boston, Massachusetts, and generally bounded and described as follows:

On the North by Martha Road 315.7 feet; then by a curve 16.1 feet long;

On the Northeast by Lomasney Way 283.90 feet;

On the East by Area E for the following distances 154.39 feet, 56.00 feet and 183.00 feet;

On the North by Area E 329.61 feet;

On the East by Staniford Street 583.43 feet, then by a curve 32.58 feet long;

On the South and West by William Cardinal O'Connell Way 668.982 feet;

On the West generally by Thoreau Path by various courses and distances for 697.09 feet, by the Southerly line of Area 2A 193.43 feet, by the Westerly line of Area 2A 154.03;

On the West by Amy Court by two curves 100.847 feet and a line 35.57 feet; and

Finally by a curve to Martha Road 31.52 feet long.

The total of said Areas 2A and F being about 401,448 feet.

All as shown on a plan entitled Plan of Land in Boston Parcel 2-1E-1F of West End Land Assembly and Redevelopment Plan scale 1" = 40' prepared by Hayden, Harding and Buchanan, Inc. dated 4/2/71 and revised 11/1/71.

A. Permitted Uses: Two high-rise apartment towers with underground parking, office building, garage structure, apartment building for housing for the elderly, commercial space at main entry levels, professional space at main entry and mezzanine levels, ice skating rink with kiosk, tennis courts, swimming pool with adjacent storage structure 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 buildings and other structures hereinbefore described shall be as shown by the following drawings prepared by The Office of Samuel Paul, Architect, for Charles River Park, Inc.

<u>Drawing No.</u>	<u>Name</u>
2	Site Plan
2A	Site Plan Zoning Analysis
3	Topographical Site Plan
4-AT1	Underground Parking Cellar Level
5-AT2	Underground Parking Main Entry Level
6-AT3	Tower No. 1 Mezzanine Level
7-AT4	Tower No. 2 Mezzanine Level
8-AT5	Tower No. 1 and No. 2 Typical Floor Plan 1st Thru 29th
9-AT6	Tower No. 1 and No. 2 Typical Floor Plan 30th Thru 35th
10-AT7	Tower No. 1 and No. 2 Stairs and Bulkhead Plans, Sections and Details

<u>Drawing No.</u>	<u>Name</u>
11-AT8	Tower No. 1 and No. 2 Section and Elevation
12-AT9	Tower No. 1 and No. 2 Elevations-South, East and West
13-GS1	Garage Structure First Floor Parking Level
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15-GS3	Garage Structure Third Floor Parking Level
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28-BE4	Building for Elderly Typical Floor Plan
29-BE5	Building for Elderly 1-Br. Apt. Furniture Layout
30-BE6	Building for Elderly Cross Section

All of the above drawings are revised through November 15, 1971, with the exception of Drawing No. 2A which is revised through November 22, 1971.

In addition, the following limits shall pertain:

1. Height of tower building No. 1 not to exceed 340 feet measured from the mean elevation of abutting sidewalks.
 2. Height of tower building No. 2 not to exceed 342 feet measured from the mean elevation of abutting sidewalks.
 3. Height of office building not to exceed 148 feet measured from the mean elevation of abutting sidewalks.
 4. Height of housing for elderly not to exceed 115 feet measured from the mean elevation of abutting sidewalks.
 5. Height of garage structure not to exceed 70 feet measured from the mean elevation of abutting sidewalks.
- C. Open Spaces and Landscaping are to be as proposed on plan entitled Site Plan dated November 15, 1971, said plan indicating paved areas, recreational areas, landscaping and the like.
- D. Density: The floor area ratio is not to exceed 3.65 (actual 3.61) calculated as shown on Exhibit A.
- E. Proposed Traffic Circulation will be provided by the public streets contiguous with the parcel with access to office building from Staniford Street, access to and egress from tower buildings on Staniford Street, access to and egress from underground parking on Staniford Street and Lomasney Way, and access to and egress from housing for elderly on Martha Road.

- F. Parking and loading facilities: Parking on site with garage space for 1,200 cars, all underground or on garage structure. Loading bay indicated as Service Area with access from Lomasney Way as shown on Site Plan.
- G. Access to Public Transportation:
1. M.B.T.A.: Green Lines at North Station and Science Park; Orange Lines at North Station; Blue Lines at Bowdoin.
 2. B & M Railroad, North Station: Commuter rail service to northern and western suburbs.
 3. Eastern Mass. Division, M.B.T.A. - Haymarket: Network of suburban buses.
- H. Proposed dimensions of the structure will be 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 subparagraph "B" of this development plan.
- J. Exterior building material is to be exposed concrete finish on towers, precast concrete on office building, building for elderly and garage structure.
- K. Design Review: Materials and treatment of the buildings 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.

XI FLOOR AREA RATIO & COVERAGE

1. F.A.R. AREAS

STRUCTURES

TOTAL GROSS FLOOR AREA

OFFICE BUILDING	214,251 S.F.
TOWERS 1 & 2	855,776 S.F.
GARAGE STRUCTURE	264,936 S.F.
RETAIL STORES	11,241 S.F.
ELDERLY BLDG.	101,515 S.F.
KIOSK	<u>1,000 S.F.</u>
TOTAL GROSS FLOOR AREA	1,448,719 S.F.
LOT SIZE	401,448 S.F.
FLOOR AREA RATIO	3.61

NOTE: PERMITTED F.A.R. WITH BONUS = 4.0

2. COVERAGE AREAS

OFFICE BUILDING	27,084 S.F.
TOWERS 1 & 2	23,888 S.F.
GARAGE STRUCTURE	49,933 S.F.
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KIOSK	<u>1,000 S.F.</u>
TOTAL COVERAGE AREA	122,459 S.F.
PERCENT COVERAGE	30.50%

XII OPEN SPACE

AREA OF LOT	AREA OF BALCONIES	PLAZA AREA OVER STORES	BUILDING COVERAGE	ROAD PAVING	OPEN AREA	OPEN SPACE PERCENTAGE
401,448 +	85,406 +	11,241 -	122,459 -	20,160 =	355,476	88.70%

FACT SHEET

PLANNING DEVELOPMENT AREA NO. 7

CHARLES RIVER PARK, INC.

- Site:** 9.2 acres of vacant land (part of Parcels 2 - 1E - 1F of the West End Land Assembly and Redevelopment Project) located at Staniford Street and Lomasney Way. The parcel shown as Area E (69,463 sq. ft.) is excluded from this PDA.
- Proposal:** Construction of: two (2) 35 story apartment towers with 355 units each, including professional office space on first and mezzanine floors, and underground parking.
- 10 story office building with underground parking
 - 1 story commercial building
 - 10 story apartment building with 151 units for the elderly
 - 5 level garage structure for 640 cars
 - parking underground for 560 cars. Total parking provided is 1,200 spaces (556 more than required by the Boston Zoning Code).
 - outdoor recreational facilities on roof decks, including swimming pool, 7 tennis courts, ball practice area, ice skating rink and kiosk.
- Zoning:** Present zoning is H-3 (apartment with floor area ratio of 3 which with bonus for excess parking allows an increase to floor area ratio of 4). Exceptions sought through Planned Development Area procedure are:
- (a) uses - private grounds for games and sports accommodating spectators; private club; retail business; restaurant; offices; service establishments; parking garage; newstand as an accessory use and others as restricted by Article 10; signs.
 - (b) parapet setbacks - office and garage buildings.
 - (c) distances between buildings - 10 story office building and tower No. 1; tower No. 1 and 1 story office wing; tower No. 1 and tower No. 2; garage and elderly building.

Architect: The Office of Samuel Paul, Forest Hills, New York

Developer: Charles River Park, Inc., Boston, Massachusetts

Total Cost
of Development: \$50,000,000

MEMORANDUM

January 6, 1972

TO: Boston Redevelopment Authority

FROM: Robert T. Kenney, Director

SUBJECT: Proposed Planned Development Area #7
Charles River Park, Inc.

The firm of Charles River Park, Inc. has proposed to construct two middle income residential towers, a structure to house elderly persons, an office building, a commercial building, and a garage structure on a parcel of land containing 9.2 acres in the West End section of Boston, which parcel is generally bounded by Staniford Street and Lomasney Way. The plan contemplates the development of a complete community complex to include recreational as well as the previously mentioned uses. The Planned Development Area technique has been employed in this situation, since it is best suited to the development of large tracts of land where multi-uses are proposed. Provided all necessary approvals are received, it is anticipated that construction on this site, which is part of Disposition Parcel 2-1E-1F of the West End Land Assembly and Redevelopment Project, will start this spring.

The plans for the building have been prepared by Samuel Paul, Architect, of New York, 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, which are dated November 15, 1971. 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.

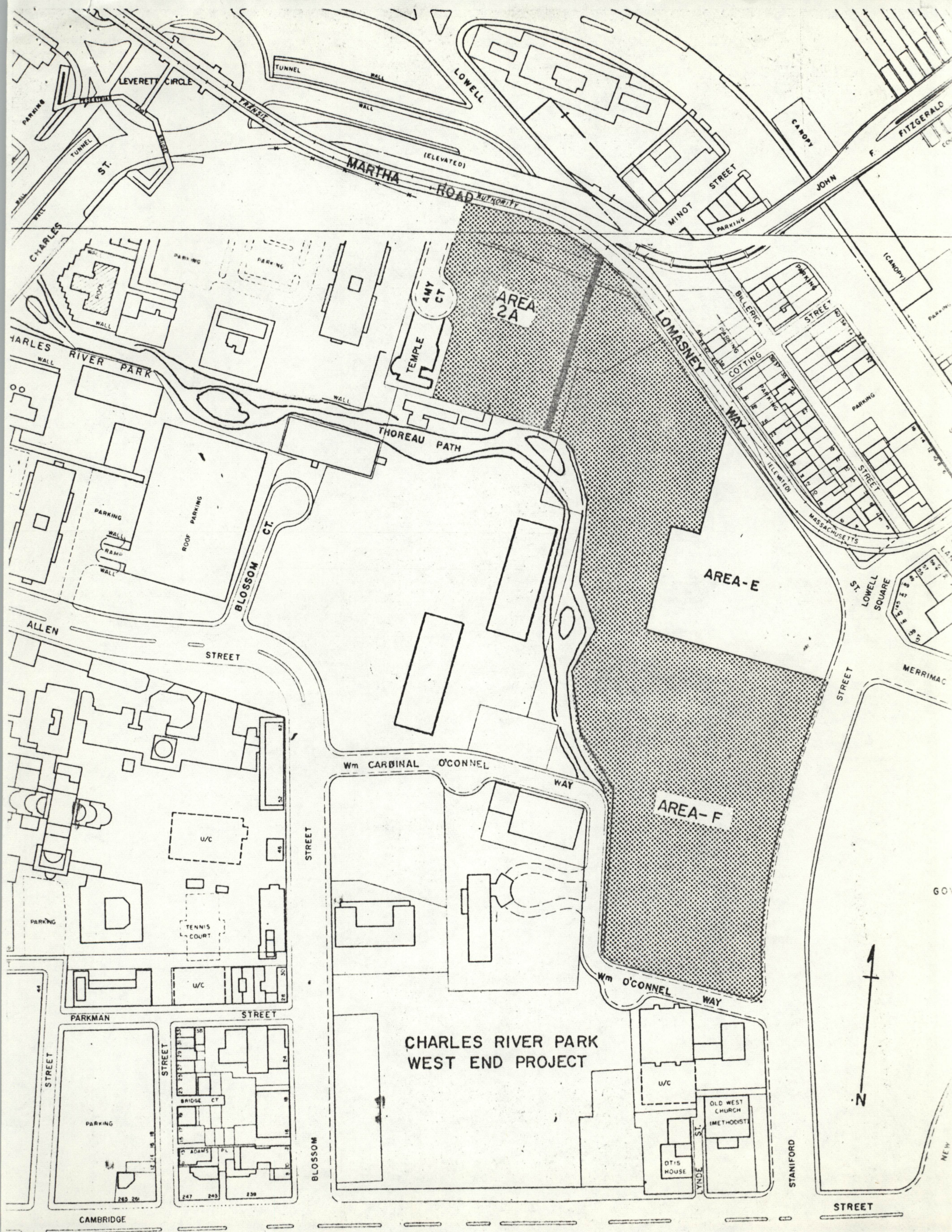
I therefore recommend that the Boston Redevelopment Authority approve the documents and plans presented, and authorize the Director to petition the Zoning Commission for a Planned Development Area Sub-district, bounded as described, and that the Authority further authorize the Director to certify plans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

VOTED: That in connection with the Development Plan for the parcel of land in Boston Proper bounded generally by Staniford Street and Lomasney Way, presented at a Public Hearing duly held at the offices of this Authority on Thursday, January 6, 1972, 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;
- (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.

~~FURTHER~~ 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 those areas designated as 2A and F as shown on a plan entitled "Plan of Land in Boston, Parcel 2-1E-1F of the West End Land Assembly and Redevelopment Plan", prepared by Hayden, Harding and Buchanan, Inc. Said development plan is embodied in a written document entitled "Development Plan for Planned Development Area, Areas F and 2A, West End Project, Boston, Massachusetts", 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 sub-district 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.



LEVERETT CIRCLE

TUNNEL

MARTHA ROAD AUTHORITY

(ELEVATED)

MINOT STREET

JOHN STREET

FITZGERALD

CHARLES ST.

PARKING

PARKING

TEMPLE 4MY CT

AREA 2A

LOMASNEY WAY

PARKING

STREET

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THOREAU PATH

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CHARLES RIVER PARK WEST END PROJECT

AREA-E

AREA-F

N

STANIFORD STREET

CAMBRIDGE STREET

BOSTON REDEVELOPMENT AUTHORITY

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Areas F and 2A
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Boston, Massachusetts

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EXHIBIT A

XI FLOOR AREA RATIO & COVERAGE

i. F.A.R. AREAS

STRUCTURES

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NOTE: PERMITTED F.A.R. WITH BONUS = 4.0

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PERCENT COVERAGE	30.50%

XII OPEN SPACE

AREA OF LOT	+	AREA OF BALCONIES	+	PLAZA AREA OVER STORES	-	BUILDING COVERAGE	-	ROAD PAVING	=	OPEN AREA	OPEN SPACE PERCENTAGE
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FACT SHEET

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Proposal: Construction of: two (2) 35 story apartment towers with 355 units each, including professional office space on first and mezzanine floors, and underground parking.

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Architect: The Office of Samuel Paul, Forest Hills, New York

Developer: Charles River Park, Inc., Boston, Massachusetts

Total Cost
of Development: \$50,000,000

Map Amendment Application No. 128
Planned Development Area No. 7
Boston Redevelopment Authority
in behalf of Charles River Park, Inc.
Staniford Street and Lomasney Way,
West End, Boston

MAP AMENDMENT NO. 95

THE COMMONWEALTH OF MASSACHUSETTS

CITY OF BOSTON

IN ZONING COMMISSION

RECEIVED
FEB 1 1972
MAYOR'S OFFICE

The Boston Redevelopment Authority hereby petitions for a change in the boundary lines of the zoning districts of the City of Boston, as established under the provisions of Chapter 665 of the Acts of 1956, as amended, to establish a Planned Development Area subdistrict and to change from an H-3 to an H-3-D (Planned Development Area) subdistrict a parcel of land in the City of Boston designated by the West End Urban Renewal Plan as Parcels 2A and F.

Said Parcels are bounded and described as follows:

On the North by Martha Road 315.7 feet; then by a curve 16.1 feet long;
On the Northeast by Lomasney Way 283.90 feet;
On the East by Area E for the following distances: 154.39 feet, 56.00 feet and 183.00 feet;
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Map Amendment Application No. 128
Planned Development Area No. 7
Boston Redevelopment Authority
in behalf of Charles River Park, Inc.
Staniford Street and Lomasney Way,
West End, Boston

Map Amendment Application No. 128
Planned Development Area NO.7
Boston Redevelopment Authority
in behalf of Charles River Park, Inc.
Staniford Street and Lomasney Way,
West End, Boston

Richard B. Franklin

Chairman

Alfred Gross

Vice-Chairman

James P. Thomas

John J. White

John J. White

John J. White

Louis P. Leonard

Richard F. Battles

In Zoning Commission

Adopted

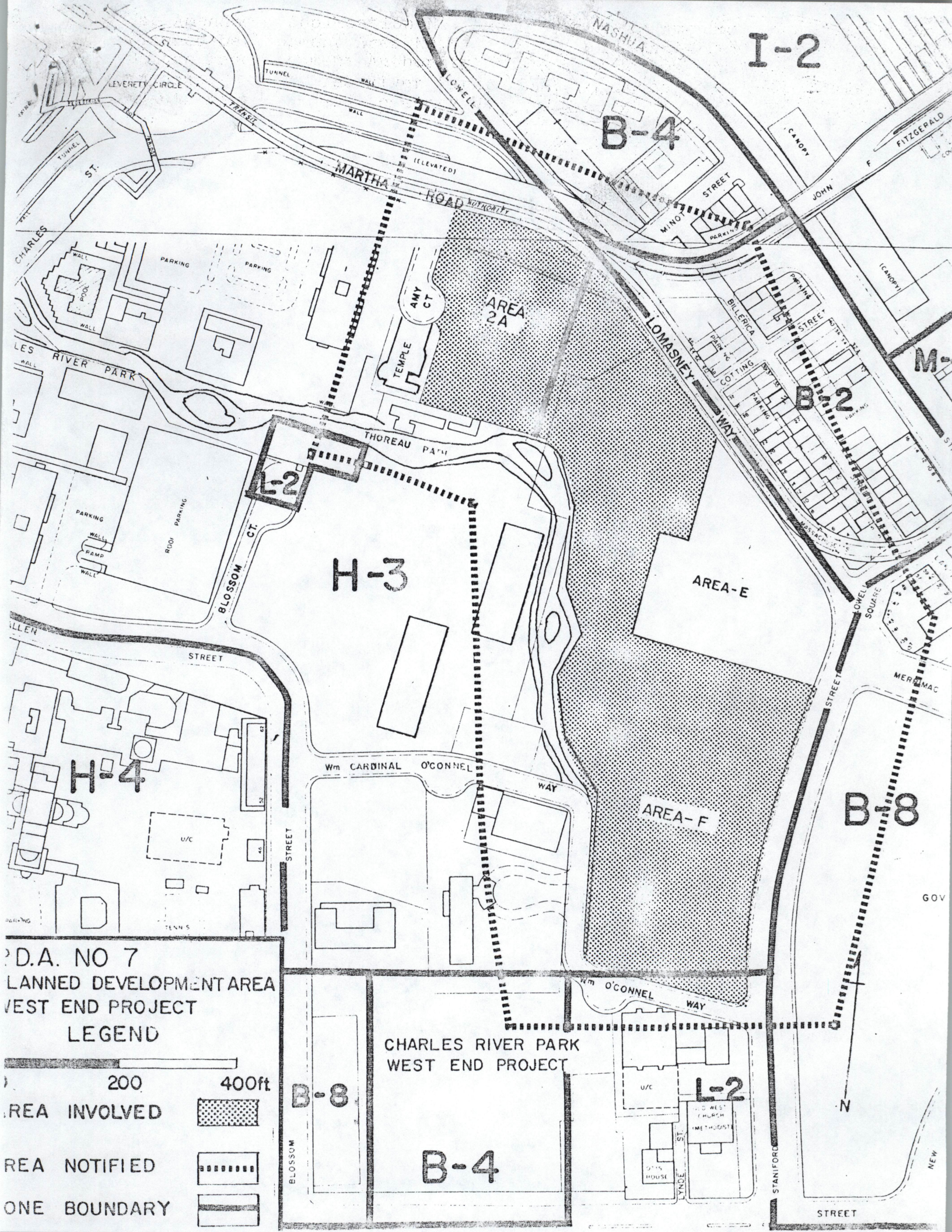
January 31, 1972

Elizabeth Dakers
Elizabeth Dakers
Secretary


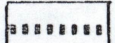
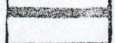
The foregoing amendment was presented to the Mayor on February 1, 1972, and was not returned by him with his objections thereto in writing within fifteen days thereafter. The foregoing amendment, therefore, became effective on February 16, 1972, in accordance with the provisions of Section 3 of Chapter 665 of the Acts of 1956.

Attest:

Elizabeth Dakers
Elizabeth Dakers
Secretary



D.A. NO 7
 PLANNED DEVELOPMENT AREA
 WEST END PROJECT
 LEGEND

- 0 200 400ft
- AREA INVOLVED 
- AREA NOTIFIED 
- ONE BOUNDARY 

CHARLES RIVER PARK
 WEST END PROJECT

