

32A APPEAL: 8/11/10
ZC APPEAL: 9/15/10
EFFECTIVE: 9/15/10

BOSTON REDEVELOPMENT AUTHORITY

DEVELOPMENT PLAN

FOR

PLANNED DEVELOPMENT AREA NO. 79

157 BERKELEY STREET

Dated: August 17, 2010

1. **Development Plan:** Pursuant to Section 3-1A(a), Article 27D and Article 80C of the Boston Zoning Code (the "Code"), this plan constitutes the Planned Development Area Development Plan (this "Development Plan") for the development of a Planned Development Area Overlay District (the "Planned Development Area Overlay District") containing approximately 49,052 square feet of area located in the Stuart Street area of Boston as described in Exhibit A attached hereto and as shown on the plan attached hereto as Exhibit B (the "Overlay District Plan"). The Planned Development Area Overlay District is comprised of several contiguous parcels of land on which Liberty Mutual Group, through certain of its member companies (collectively, the "Proponent"), proposes to construct a 22-story Class A office tower with accessory off-street parking, and other accessory facilities, all as more fully described below (the "Project"). This Development Plan sets forth the Project's proposed: (i) location and appearance of structures, open spaces and landscaping; (ii) uses; (iii) densities and dimensions of structures; (iv) traffic circulation, parking and loading facilities; and (v) access to public transportation.

This Development Plan consists of eight (8) pages of text plus attachments designated Exhibits A through G. All references to this Development Plan contained herein shall pertain only to such pages and exhibits.

2. **Planned Development Area Overlay District:** The proposed Planned Development Area Overlay District includes the Project Site, as defined below, and is located within Subdistrict H and Subdistrict K of the Downtown Interim Planning Overlay District (the "IPOD"), the Code's Business 8 ("B-8") Subdistrict and Business 10 ("B-10") Subdistrict, the Groundwater Conservation Overlay District (the "GCOD") and the Restricted Parking Overlay District. A companion map amendment will establish the boundaries of the proposed Planned Development Area Overlay District in a manner consistent with this Development Plan.

3. **Project Site:** The Proponent proposes to build the Project on the following four (4) parcels, which as indicated on the site plan attached hereto as Exhibit B together contain approximately 49,052 square feet (1.126 acres) in area (the "Project Site"):

- a. 330 Stuart Street, a 12,249 square foot lot currently improved by a 10-story building with approximately 105,500 square feet of Gross Floor Area, approximately 89,000

square feet of which is occupied by the Proponent and will be renovated in connection with the Project.

- b. 147 Berkeley Street and 155 Columbus Avenue, a 29,359 square foot lot currently improved by a 35-space parking lot and the 5-story former Salvation Army Divisional Headquarters containing approximately 47,000 square feet of Gross Floor Area.
- c. 320 Stuart Street/147-153 Columbus Avenue, a 4,633 square foot lot currently improved by a 4-story building containing approximately 12,000 square feet of Gross Floor Area.
- d. A 1,167 square foot portion of Stuart Street over which a pedestrian bridge will extend (which pedestrian bridge will be located between approximately 34 feet and 72 feet above Boston City Base), along with a 1,644 square foot portion of Stuart Street, Berkeley Street and Columbus Avenue (approximately two feet wide around the face of the Project) over which certain design elements, including windows sills and cornices, will extend. Additional approvals required by the Public Improvements Commission ("PIC") and any other relevant city agencies shall be obtained.

4. **Project:** The Proponent proposes to: (i) renovate approximately 89,000 square feet of existing Gross Floor Area at 330 Stuart Street and retain the existing office and restaurant use at that location; (ii) construct a new 22-story office building (with accessory cafeteria use) reaching a maximum of 295 feet in height and totaling up to 590,000 square feet of Gross Floor Area, along with a pedestrian bridge over Stuart Street (the "Pedestrian Bridge") containing up to an additional up to 1,150 square feet of Gross Floor Area, linking the Project with the Proponent's existing campus across Stuart Street, and three levels of below-grade parking containing up to 205 off-street parking spaces; and (iii) demolish approximately 59,000 existing square feet of Gross Floor Area at 147 Berkeley Street and 320 Stuart Street/147-153 Columbus Avenue. The Project will add a maximum of 532,150 square feet of net new Gross Floor Area, and 170 net new parking spaces (after eliminating approximately 35 existing surface parking spaces). In conjunction with the Project, the Proponent will renovate and expand, by approximately 25,000 square foot of Gross Floor Area, the Proponent's existing conference center and office facility located where the Pedestrian Bridge will connect to 175 Berkeley Street/30 Saint James Avenue (the "Conference Center Expansion"). The Conference Center Expansion will be located outside of the Planned Development Area Overlay District and accordingly is not addressed in this Development Plan. The impacts of the Conference Center Expansion were, however, evaluated in the Proponent's Large Project Review submissions pursuant to Article 80B of the Code, with appropriate mitigation proposed and incorporated into the Conference Center Expansion.

The Project will comply with the requirements of Article 37, Green Buildings, of the Code. The Project team will use the U.S. Green Building Council's Leadership in Energy and Environmental Design ("LEED") 3.0 green building rating system to evaluate sustainable design measures, in accordance with Article 37 of the Code.

The Project Site is located within the GCOD, governed by Article 32 of the Code. Article 32 requires that certain projects within the GCOD obtain a conditional use permit from the Board of Appeal and employ groundwater recharge mechanisms. The Project is subject to Article 32 because the Project involves the erection or extension of a structure that will occupy more than 50 square feet of lot area. The Project will incorporate systems that meet the groundwater conservation standards

set forth in Article 32 of the Code and the Proponent will obtain a written determination from the Boston Water and Sewer Commission as to whether said standards are satisfactorily met. The Proponent will provide a copy of this letter to the Boston Redevelopment Authority (the "BRA") and to the Boston Groundwater Trust prior to the issuance of a Certificate of Consistency for the Project. Compliance with this Development Plan shall constitute compliance with Article 32 without the necessity of the Project obtaining a conditional use permit.

5. **Proposed Location and Appearance of Structures:** The plans attached hereto as Exhibit E show ground floor, second floor and representative garage level and upper floor layouts of the Project. The selected elevations attached hereto as Exhibit F illustrate the Project's general appearance. The Project's preliminary design was approved by the Boston Civic Design Commission on August 3, 2010, with conditions. Subject to the dimensional limitations established in this Development Plan, the final design, massing and appearance of the Project are expected to evolve, and will be subject to ongoing design review by the BRA.

6. **Proposed Density and Dimensions of Structures:** The Project's consistency with the dimensional requirements applicable to the Planned Development Area Overlay District pursuant to the underlying zoning is described below:

a. **Building Height:** Underlying zoning imposes no maximum height within the B-8 Subdistrict or the B-10 Subdistrict. Section 27D-7 of the Code imposes a maximum building height of 80 feet within Subdistrict H of the IPOD and a maximum building height of 120 feet within Subdistrict K of the IPOD. A so-called "enhanced" building height of 100 feet within Subdistrict H of the IPOD and of 155 feet within Subdistrict K of the IPOD can be permitted by the Board of Appeal upon making certain findings. Proposed zoning recommendations of the Stuart Street Planning Study Advisory Group, issued on October 20, 2009, would allow a maximum height of 400 feet (for a tower set back above a podium) at the Property with the provision of certain public benefits. Section 27D-8(4) of the Code allows otherwise applicable building height limitations to be exceeded pursuant to a planned development area development plan. The Project's Height of Building (as defined in Article 2 of the Code and calculated as if the Property were currently located in a downtown district) reaches a maximum of 22 stories and up to 295 feet.

b. **Floor Area Ratio:** Underlying zoning permits an FAR of 8.0 in the B-8 Subdistrict and an FAR of 10.0 in the B-10 Subdistrict. Section 27D-7 of the Code imposes a more restrictive FAR of 6.0 within Subdistrict H of the IPOD and FAR of 8.0 within Subdistrict K of the IPOD. An "enhanced" FAR of 7.0 within Subdistrict H of the IPOD or 10.0 within Subdistrict K of the IPOD can be permitted by the Board of Appeal upon making certain findings. Proposed zoning recommendations of the Stuart Street Planning Study Advisory Group, issued on October 20, 2009, would allow a maximum FAR of 17.5 at the Project Site with the provision of certain public benefits. Section 27D-8(5) of the Code allows otherwise applicable FAR limitations to be exceeded pursuant to a planned development area development plan. The Project will contain a maximum of 696,650 square

feet of Gross Floor Area and the Project Site totals 46,241 square feet of Lot area,¹ resulting in a maximum Floor Area Ratio of 15.07.

c. **Yard Requirements:** Article 13, Table B, of the Code requires no front or side yard within the B-8 Subdistrict or the B-10 Subdistrict. Minimum rear yard requirements are inapplicable to the Project because front yard regulations apply to a rear lot line abutting a street of at least 20 feet in width. In any case, Section 27D-8(5) of the Code allows otherwise applicable yard requirements to be modified pursuant to a planned development area development plan. The Project will extend to, or near to, the property line on all sides and will extend partially over Stuart Street.

d. **Minimum Parapet Setback from Lot Line:** Article 13, Table B, of the Code requires a minimum parapet setback within the B-8 Subdistrict and the B-10 Subdistrict, and Article 21 sets forth additional applicable parapet setback requirements. Section 27D-8(5) of the Code allows otherwise applicable parapet setback requirements to be modified pursuant to a planned development area development plan. Above the Project's seven-story podium (reaching a building height of approximately 97 feet), the Project will be set back from the property line approximately 5-15 feet, with an average of approximately 10 feet, and the Project's podium will acknowledge adjoining cornice lines and context.

e. **Traffic Visibility Across Corner:** For corner lots, Section 18-3 of the Code prohibits any structure or planting higher than 2.5 feet within a triangular area formed by measuring 30 feet along each street line. Section 27D-8(5) of the Code allows otherwise applicable setback requirements to be modified pursuant to a planned development area development plan. The Project will extend to, or near to, the property line on all sides.

A summary of the dimensional requirements applicable to the Project is set forth in Exhibit C hereto.

7. **Article 27D Development Plan Approval Standards:** Section 27D-8(2) of the Code provides that the BRA may approve a planned development area development plan within the IPOD only upon finding that such development plan satisfies the following standards. As noted below, the Project satisfies the relevant standards.

a. **Jobs and Economic Health:** A development plan must propose a use that is necessary to retain jobs in the City or to contribute otherwise to the economic health of the City. The Project constitutes the redevelopment of several underutilized parcels and the expansion of the Proponent's existing Boston campus, which will add approximately 600 new full-time employees to the Proponent's existing Boston-based payroll of approximately 2,500 full-time employees. The Project is accordingly necessary to retain (and create new) jobs in the City and will contribute extensively to the economic health of the City.

b. **Use by Identified Entities:** A development plan must contain provisions satisfactory to the BRA that at least 33% of the total Gross Floor Area of the project will be

¹ The Code defines a "Lot" as a parcel of land "in single ownership." For purposes of this Development Plan, the Project Site (whether owned by Berkeley/Columbus Real Estate LLC, Liberty Mutual Insurance Company or any combination of those, or affiliated, entities) will constitute a single Lot. Moreover, in calculating the Project's FAR, the areas of Stuart Street, Berkeley Street and Columbus Avenue are excluded from the Project's Lot area, but the Gross Floor Area of the Pedestrian Bridge is included in the Project's Gross Floor Area.

leased or used by entities identified in the development plan. At least 33% of the total Gross Floor Area of the Project will be leased or used by the Proponent.

8. **Proposed Open Space and Landscaping:** The Project will extend to, or near to, the property line on all sides and will extend partially over Stuart Street. Accordingly, no open space will remain on the Project Site. Nevertheless, the Project will respond to its unique site geometry with an elegant corner curve and podium setbacks that reflect the strong cornice lines of its urban context and established urban design principles. The historic Salada Tea building at 330 Stuart Street will undergo preservation and restoration as it is integrated into the Project. The Project will likewise enhance the vitality of the surrounding area by creating a unified streetscape design and landscaped sidewalk. Additional approvals required from PIC and any other relevant city agencies shall be obtained.

9. **Proposed Uses:** The Project may be used for those commercial, off-street parking and accessory uses listed in Exhibit G attached hereto.

10. **Proposed Traffic Circulation:** The Project will have a driveway for passenger vehicles on Stuart Street, which will lead to three levels of below-grade parking containing up to 205 off-street parking spaces (170 net new parking spaces). The Project's passenger vehicle driveway is located near the middle of the block in order to minimize disruption to traffic operations at the intersection of Stuart Street with Berkeley Street and the intersection of Stuart Street with Columbus Avenue. Traffic impacts of the proposed Project design and uses have been analyzed in the course of Large Project Review for the Project. Mitigation measures to address any such traffic impacts will be the subject of a Transportation Access Plan Agreement between the Proponent and the Boston Transportation Department.

11. **Proposed Parking and Loading Facilities:** Up to 205 off-street parking spaces (170 net new parking spaces) will be provided in three levels of below-grade parking to be developed on the Project Site as part of the Project. The parking ratio for the Project will be approximately 0.3 spaces per 1,000 square feet of total Gross Floor Area and approximately 0.35 spaces per 1,000 square feet of newly constructed Gross Floor Area, both below the applicable Boston Transportation Department guideline of 0.4 spaces per 1,000 square feet of Gross Floor Area of office/non-residential use. All spaces will be limited to the Proponent's employees, tenants and invitees, and will not be available to the public at large. The internal loading area, with three loading bays and space for two trash compactors/dumpsters, will be accessed from a driveway on Columbus Avenue, with possible egress onto Stuart Street.

The Project Site is located within the Restricted Parking Overlay District, governed by Section 3-1A(c) of the Code, pursuant to which parking accessory to a commercial use requires a conditional use permit from the Board of Appeal. Section 27D-8(5) of the Code allows otherwise applicable parking requirements to be modified pursuant to a planned development area development plan. Compliance with this Development Plan shall constitute compliance with Section 3-1A(c) without the necessity of the Project obtaining a conditional use permit.

12. **Access to Public Transportation:** The Project is located within walking distance of three MBTA rapid transit lines: (a) the Green Line, which can be accessed from the Arlington Street station at the corner of Boylston Street and Berkeley Street; (b) the Orange Line, which can be accessed from Bay Back Station at the corner of Columbus Avenue and Clarendon Street and the

Tufts Medical Center Station on Washington Street between Kneeland Street and Oak Street; and (c) the Silver Line, which runs along Washington Street. In addition, five local MBTA bus routes and four express MBTA bus routes run within a seven-minute walk of the Project Site. Back Bay Station is also served by MBTA commuter rail on the Framingham/Worcester, Needham, Franklin, and Providence/Stoughton lines, Amtrak Northeast Regional and Acela services, and Megabus, an intercity bus carrier. Together, these public transportation facilities provide convenient access to most of greater Boston from the Project Site.

13. **Historic Resources within the Planned Development Area Overlay District:** The historic Salada Tea building, at 330 Stuart Street, will undergo preservation and restoration as it is integrated into the Project. Additionally, retail, restaurant and/or service uses shall be maintained at the ground level space of the historic Salada Tea building, at 330 Stuart Street, currently occupied by the "Grill 23 & Bar" restaurant. Of the two existing buildings to be demolished in connection with the Project, 320 Stuart Street/147-153 Columbus Avenue has been included in the Boston Landmarks Commission inventory as a Category IV structure ("Notable – not considered significant enough to be designated as Boston landmark or listed individually on the National Register of Historic Places") and the Salvation Army Building at 147 Berkeley Street is described in the Boston Landmarks Commission inventory as a Category V structure ("of little architectural or historical interest" and, like Category IV structures, considered ineligible for landmark designation). At a June 22, 2010 hearing, the Boston Landmarks Commission invoked the 90-day demolition delay period pursuant to Article 85 of the Code with respect to these buildings, but made a finding of "no feasible alternative" to demolition with certain conditions. The Boston Landmarks Commission further agreed, upon the Proponent's written agreement to comply with the relevant conditions, to waive the 90-day demolition delay period. On August 2, 2010, the Proponent agreed in writing to comply with the relevant conditions. Impacts of the proposed Project design on nearby historic resources have been analyzed pursuant to Large Project Review.

14. **Development Review Procedures:** All aspects of the proposed Project design are subject to ongoing development review and approval by the BRA. Such review was conducted in accordance with Large Project Review pursuant to Article 80B of the Code, as follows:

- a. An Expanded Project Notification Form initiating the Large Project Review process was filed by the Proponent with the BRA on May 14, 2010;
- b. The BRA voted to authorize the Director of the BRA to issue a Scoping Determination Waiving Further Review for the Project on August 17, 2010;

15. **Public Benefits:** This Development Plan conforms to the plan for the geographic area in which the Project Site is located and to the general plan for the City as a whole. In addition, nothing in this Development Plan will be injurious to the neighborhoods surrounding the Project or otherwise detrimental to the public welfare, weighing all the benefits and burdens. As outlined above, this Development Plan: (i) is not for a location or project for which planned development areas are forbidden by underlying zoning; (ii) complies with all provisions of underlying zoning that establish use, dimensional, design, or other requirements for proposed projects in planned development areas; and (iii) complies with all provisions of underlying zoning that establish planning and development criteria, including public benefits, for planned development areas. In the course of the review process described under Section 14 of this Development Plan, the impacts of the Project upon the surrounding neighborhoods and upon the public welfare generally have been fully addressed, and appropriate mitigation has been proposed and incorporated into the Project. The

public benefits of the Project include those described below. Further, the Proponent shall obtain any and all additional approvals required by PIC and any other relevant city agencies for the public benefits.

a. Street Upgrades: As part of the Project, subject to required City approvals, the Proponent will reconfigure and improve abutting streets and sidewalks to improve roadway quality, traffic flow, handicapped access and pedestrian safety.

b. Public Realm Benefits: The Project will enhance the overall urban design quality and public realm of the Stuart Street planning area in the vicinity of the Project and will create thousands of new pedestrian trips every day, enlivening the streetscape and providing more foot traffic for local businesses and restaurants. The Project will include significant streetscape improvements to the pedestrian realm surrounding the Project Site, including new sidewalk pavings, new street trees, new street furniture, lighting and public art installations created by local artists. In conjunction with the Project, the Proponent has also committed to creating a new publicly accessible open space of the highest quality, subject to BRA design review, along Saint James Avenue, on a portion of 30 Saint James Avenue (a parcel currently owned by the Proponent) or at an alternate location to be mutually agreed upon by the Proponent and the BRA and to be completed and open for public use concurrent with the occupation of the new building.

c. Financial Benefits: The Project will result in significant financial benefits to the City, including significant additional real estate tax revenues to the City's general fund, approximately \$3.8 million in housing linkage contributions and approximately \$750,000 in jobs linkage contributions.

d. Job Creation: The Project is part of the expansion of the Proponent's existing Boston campus. In total, that expansion will add approximately 600 new employees to the Proponent's existing Boston-based payroll of approximately 2,500 full-time employees. Moreover, the Project is anticipated to create approximately 500 full- and part-time construction jobs.

e. Smart Growth/Transit-Oriented Development: The Project exemplifies smart-growth and transit-oriented development by concentrating new commercial uses in close proximity to major regional rapid transit, commuter rail and bus lines that provide easy access to the Project Site from all of the City's neighborhoods and suburbs.

f. Sustainable Design: It is anticipated that the Project will be LEED certifiable at the Silver level, and the Project team will continue to research additional sustainable and energy-efficient measures as the Project design develops with the objective of being certifiable at a higher LEED rating.

g. Historic Preservation: The Salada Tea Building, at 330 Stuart Street, will undergo a comprehensive rehabilitation in connection with the Project.

16. Applicability: In accordance with Section 80C-9 of the Code, consistency of the Project with this Development Plan constitutes compliance with the dimensional, use and all other requirements of the Code to the extent such requirements have been addressed in this Development Plan. To the extent that any aspect of proposed uses and proposed structures complying with this

Development Plan are in conflict with any requirement of the Code not specifically addressed in this Development Plan, such requirements shall be deemed to be waived upon approval of this Development Plan. No Interim Planning Permit under Section 27D-16 shall be necessary for any work in accordance with this Development Plan.

17. **Shadow Act Compliance:** Based on shadow studies performed by the Proponent and submitted to the BRA in connection with the Project's review under Article 80 of the Code, the Project complies with the requirements of Chapter 362 of the Acts of 1990, entitled An Act Protecting Certain Public Commons.

18. **Minor Modifications to Plans:** This Development Plan sets forth the dimensional, use and other zoning requirements for the Project and the Project Site, to the extent such requirements have been addressed in this Development Plan. Once this Development Plan is approved, final plans and specifications for the Project will be submitted to the BRA pursuant to Section 3-1A and Article 80C of the Code for final design review approval and certification as to consistency with this Development Plan, and to other governmental agencies and authorities for final approval. Accordingly, subject to consistency with the dimensional regulations set forth in Exhibit C to this Development Plan, minor changes may occur to the Project's design described in this Development Plan.

19. **Development Schedule:** The Proponent estimates that construction of the Project will take approximately 24 months. Initial site preparation work is expected to begin in the fall of 2010, with the Project expected to be ready for occupancy in late 2012.

20. **No Duty to Develop the Project:** Notwithstanding anything set forth in this Development Plan to the contrary, under no circumstances will the Proponent be obligated to proceed with the Project.

21. **Definitions:** Unless otherwise set forth herein, capitalized terms used herein but not defined shall have the meanings specified in Article 2A of the Code, as amended to the effective date hereof, and not as the same may be amended hereafter.

List of Attachments

- Exhibit A Overlay District Perimeter Description**
- Exhibit B Overlay District Plan**
- Exhibit C Summary of Applicable Dimensional Requirements**
- Exhibit D Site Plan**
- Exhibit E Representative Floor Plans**
- Exhibit F Elevations**
- Exhibit G Allowed Uses**

EXHIBIT A

Overlay District Perimeter Description

A certain parcel of land situated in the City of Boston, Suffolk County, Commonwealth of Massachusetts, bounded and described as follows:

Beginning at a point on the northerly sideline of Stuart Street, said point is located N69°42'04" E, a distance of 219.53 feet from the intersection of the easterly sideline of Berkeley Street and the said northerly sideline of Stuart Street;

Thence running N 69°42'04" E along the said northerly sideline of Stuart Street, 16.67 feet;

Thence turning and running S 20°17'56" E across Stuart Street, a distance of 68.00 feet to a point 2.00 feet northerly from the southerly sideline of Stuart Street;

Thence turning and running N 69°42'04" E by a line parallel and 2.00 feet northerly from the southerly sideline of Stuart Street, a distance of 20.49 feet;

Thence turning and running S 20°17'56" E, a distance of 2.00 feet to the southerly sideline of Stuart Street;

Thence turning and running S 47°43'26" E by land now or formerly of 003 Realty Limited Partnership partially through the middle of a 20 inch brick wall, a distance of 92.87 feet to the northwesterly sideline of Columbus Avenue;

Thence turning and running S 47°45'56" E, a distance of 2.00 feet to a point 2.00 feet southeasterly from the said northwesterly sideline of Columbus Avenue;

Thence turning and running S 42°14'04" W by a line parallel and 2.00 feet southeasterly from the northwesterly sideline of Columbus Avenue, a distance of 340.82 feet to a point 2.00 feet southeasterly from the northwesterly sideline of Columbus Avenue and 2.00 feet westerly from the easterly sideline of Berkeley Street;

Thence turning and running N 20°17'56" W by a line parallel and 2.00 feet westerly from the easterly sideline of Berkeley Street, a distance of 243.43 feet to a point 2.00 feet westerly from the easterly sideline of Berkeley Street and 2.00 feet northerly from the southerly sideline of Stuart Street;

Thence turning and running N 69°42'04" E by a line parallel and 2.00 feet northerly from the southerly sideline of Stuart Street, a distance of 221.53 feet;

Thence turning and running N20°17'56" W across Stuart Street, a distance of 68.00 feet to the point of beginning;

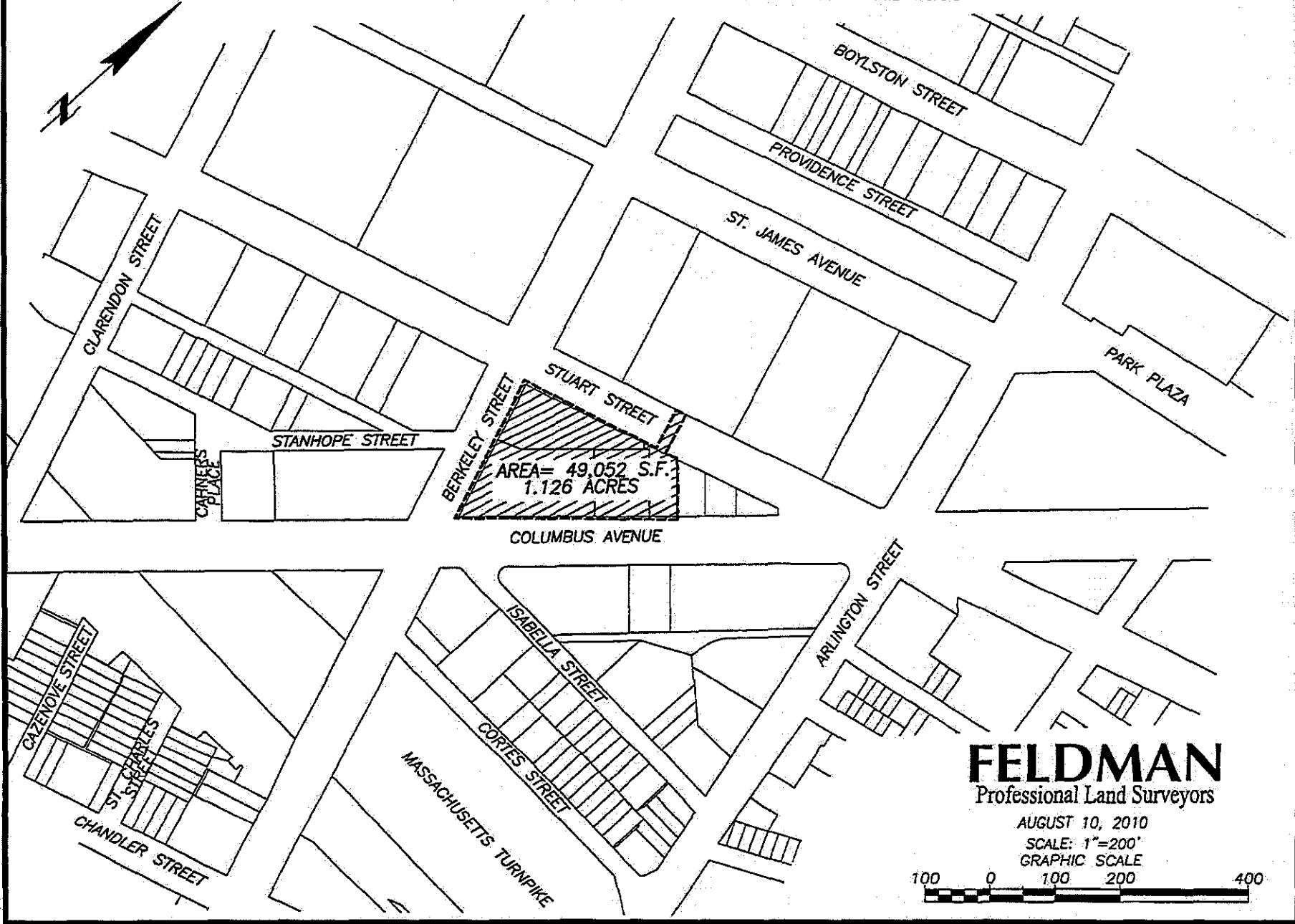
Containing an area of 49,052 square feet or 1.126 acres.

EXHIBIT B

Overlay District Plan

[see attached]

PROPOSED PLANNED DEVELOPMENT AREA OVERLAY DISTRICT



AREA = 49,052 S.F.
1.126 ACRES

FELDMAN
Professional Land Surveyors

AUGUST 10, 2010
SCALE: 1"=200'
GRAPHIC SCALE

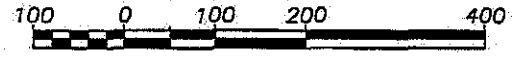


EXHIBIT C

Summary of Applicable Dimensional Requirements

<u>Zoning Requirement</u>	<u>Permitted in B-8 Subdistrict</u>	<u>Permitted in IPOD Subdistrict H</u>	<u>Permitted in B-10 Subdistrict</u>	<u>Permitted in IPOD Subdistrict K</u>	<u>Stuart Street Planning Study Advisory Group Recommendations</u>	<u>Permitted by Development Plan</u>
Maximum Building Height	N/A (no maximum)	80 feet/100 feet (enhanced)	N/A (no maximum)	120 feet/155 feet (enhanced)	400 feet (for a tower set back above a podium, with public benefits)	295 feet
Maximum Floor Area Ratio	8.0	6.0/7.0 (enhanced)	10.0	8.0/10.0 (enhanced)	17.5 (with public benefits)	15.07
Minimum Front Yard	No minimum	No minimum	No minimum	No minimum	No minimum	No minimum
Minimum Side Yard	No minimum	No minimum	No minimum	No minimum	No minimum	No minimum
Minimum Rear Yard	(length of wall parallel to lot line)/20 + 10 feet	No minimum	(length of wall parallel to lot line)/20] + 10 feet	No minimum	No minimum	No minimum
Minimum Parapet Setback	(height of the building + longest wall length parallel to lot line)/7	No minimum	(height of the building + longest wall length parallel to lot line)/8	No minimum	No minimum	No minimum

EXHIBIT D

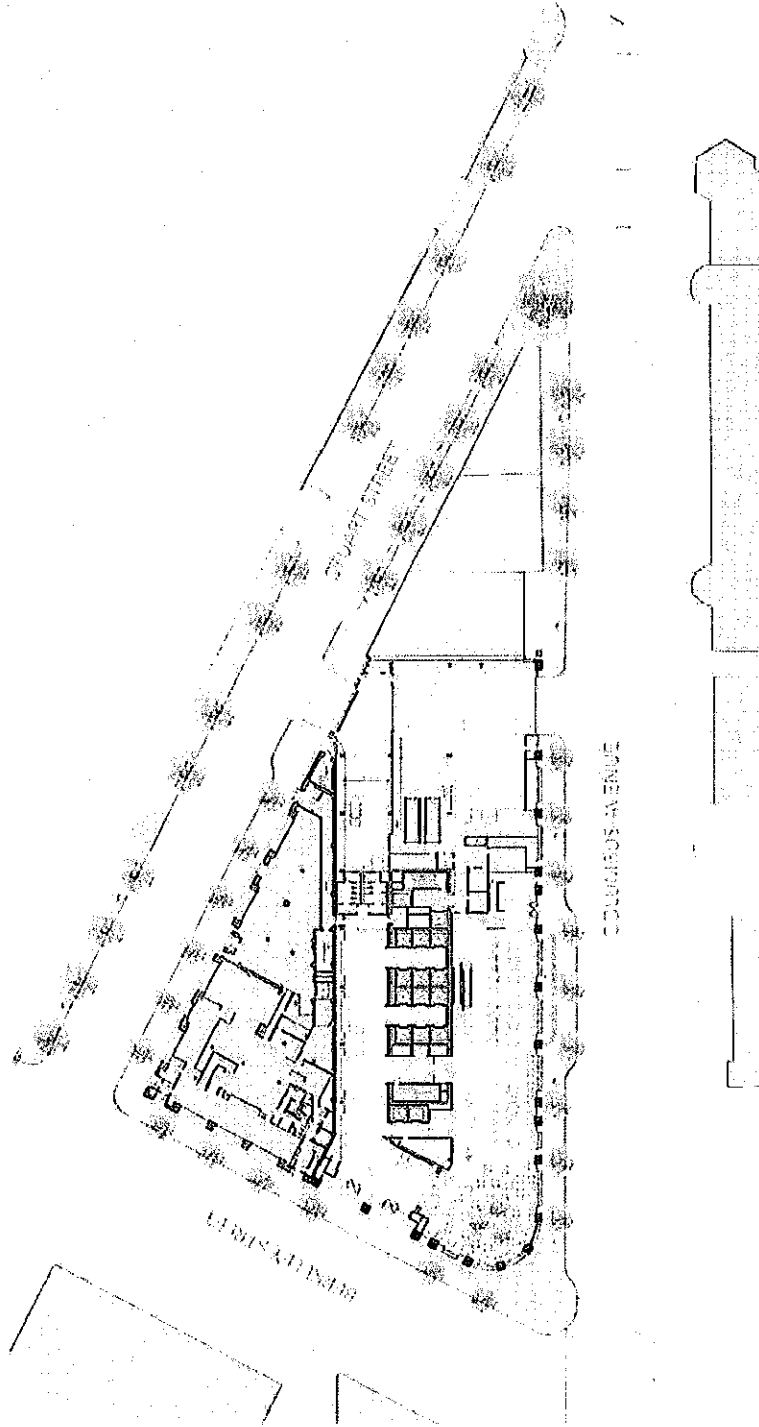
Site Plan

[see attached]

157 BERKELEY STREET
BOSTON



Exhibit D
Site Plan



prepared by: **cbt**

EXHIBIT E

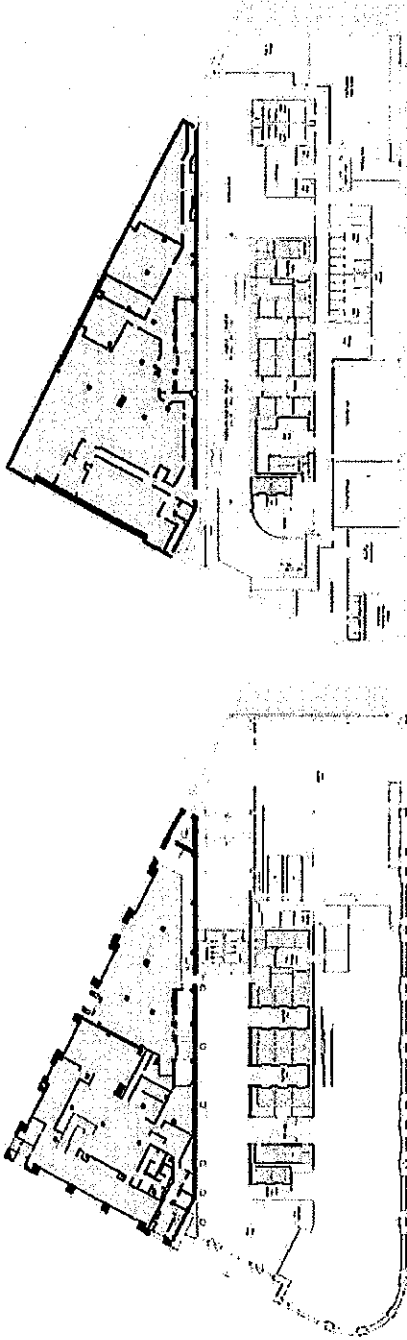
Representative Floor Plans

[see attached]

157 BERKELEY STREET
BOSTON



Exhibit E.1
Parking Garage Floor Plan



GROUND FLOOR PLAN

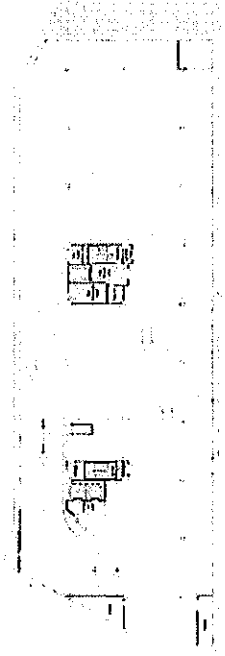
FLOOR PLAN B1

B1 PARKING LEVEL (EXISTING)	
Number of Spaces	4
Number of Stalls	4
Number of Columns	4

B2 PARKING LEVEL	
Number of Spaces	3
Number of Stalls	3
Number of Columns	3

B3 PARKING LEVEL	
Number of Spaces	2
Number of Stalls	2
Number of Columns	2

TOTAL SPACES = 200



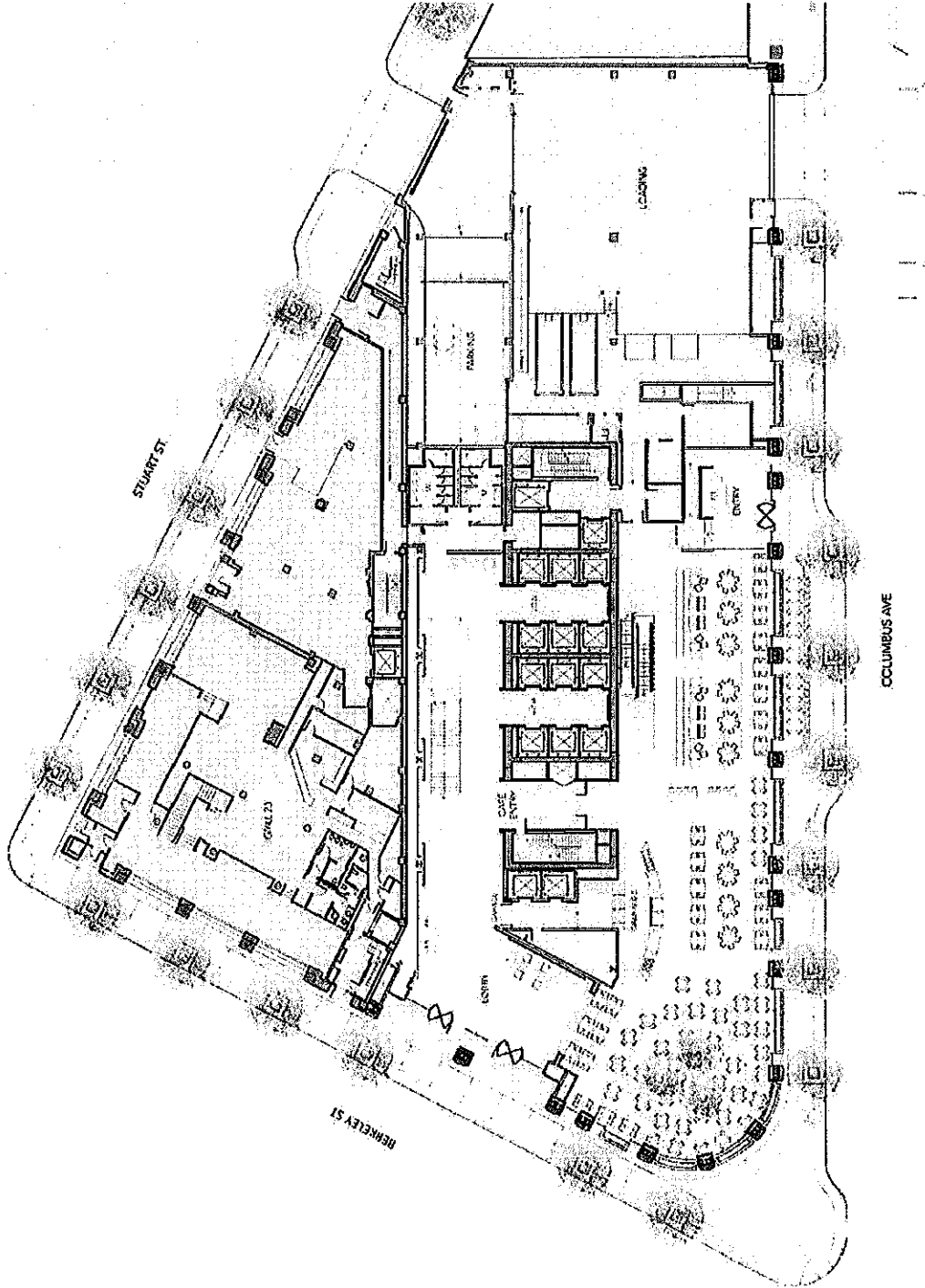
FLOOR PLAN B2
(B1, B2, B3)

prepared by: **cbt**

157 BERKELEY STREET
BOSTON



Exhibit E.2
Office Building First Floor Plan

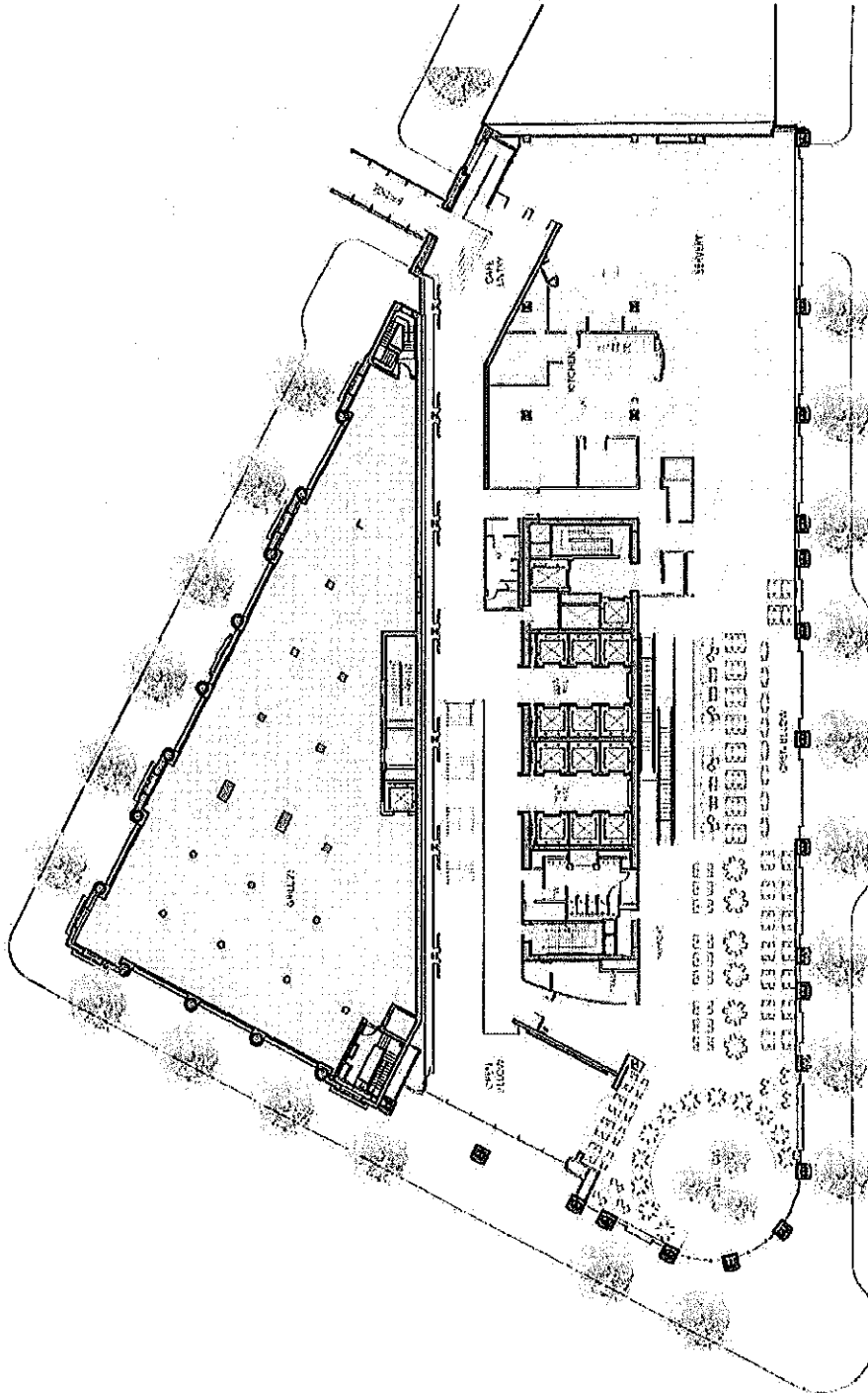


prepared by: **cbt**

157 BERKELEY STREET
BOSTON



Exhibit E.3
Office Building Second Floor Plan

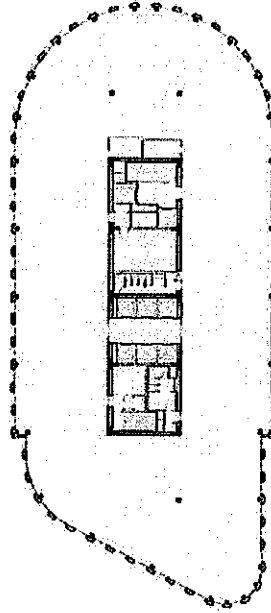


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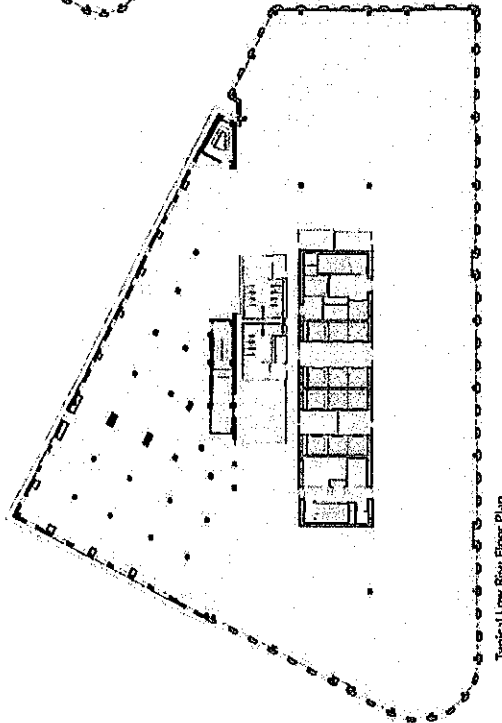
157 BERKELEY STREET
BOSTON



Exhibit E.4
Office Building
Typical Upper Floor Plans



Typical High Rise Floor Plan



Typical Low Rise Floor Plan

prepared by: **cbt**

EXHIBIT F

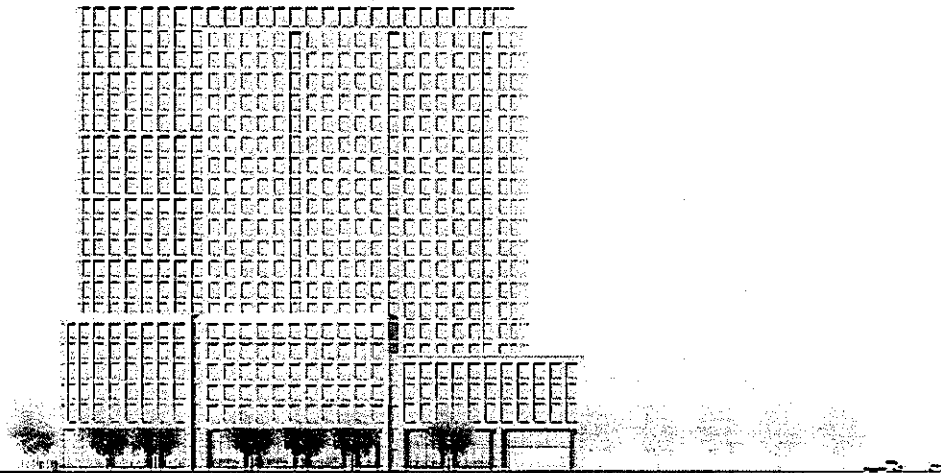
Elevations

[see attached]

157 BERKELEY STREET
BOSTON



Exhibit F.1
Columbus Avenue Elevation

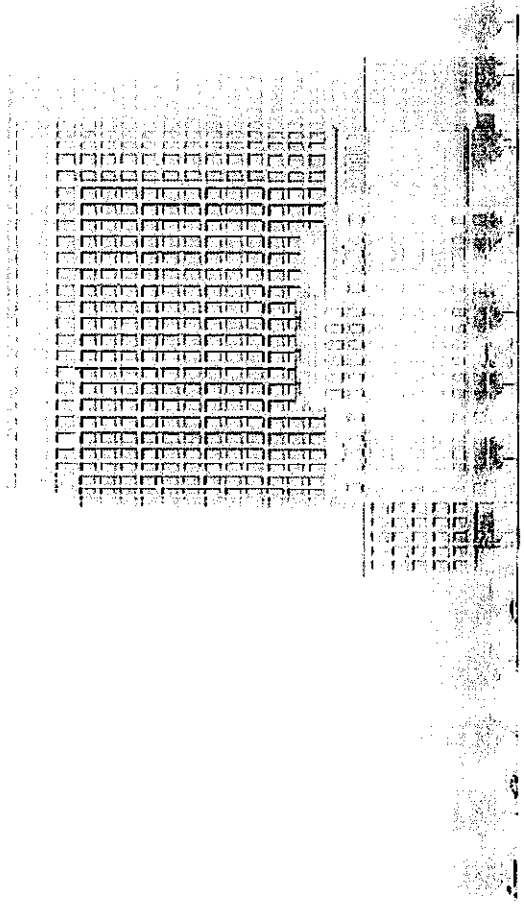


prepared by: **cbt**

157 BERKELEY STREET
BOSTON



Exhibit F.3
Stuart Street Elevation

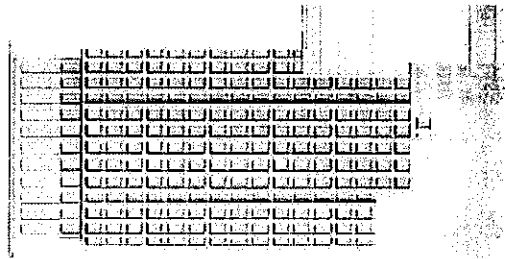


prepared by: **cbt**

157 BERKELEY STREET
BOSTON



Exhibit F.4
Arlington Street Elevation

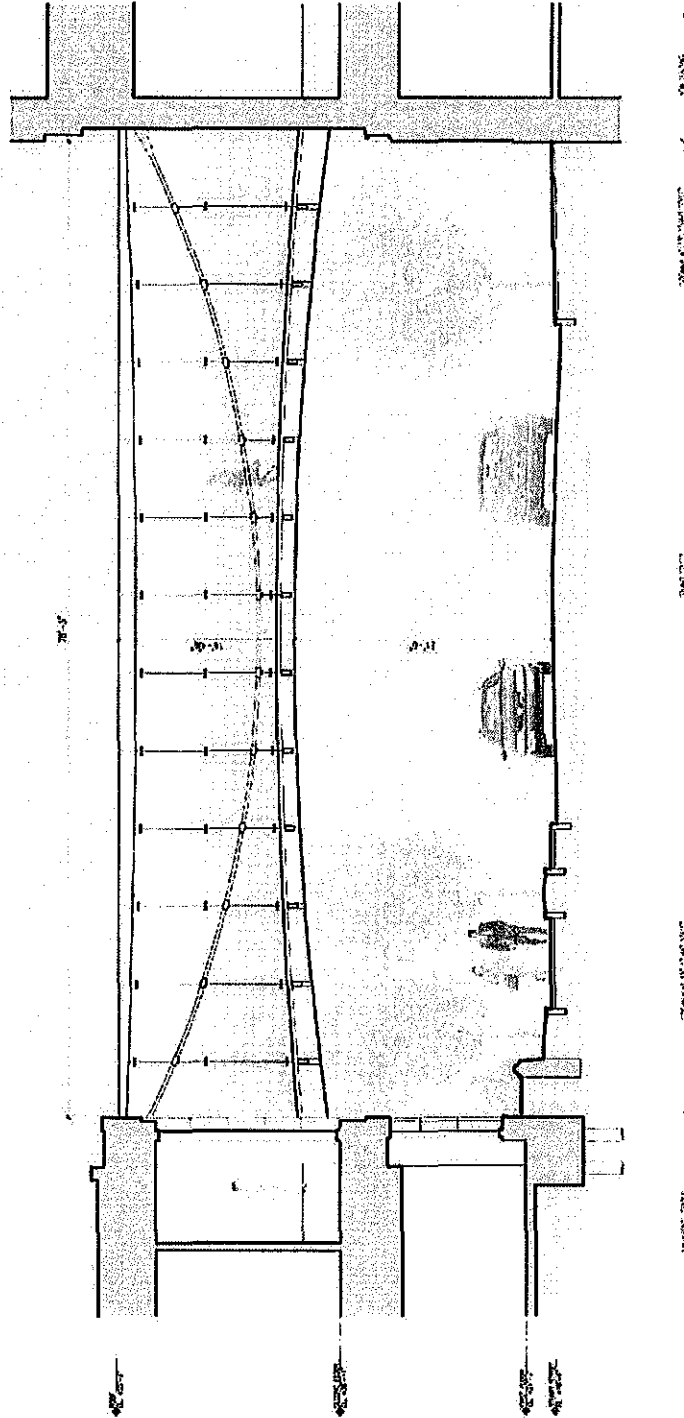


prepared by: **cbt**

157 BERKELEY STREET
BOSTON



Exhibit F.5
Proposed Pedestrian Bridge



prepared by: **cbt**

EXHIBIT G

Allowed Uses

Uses allowed as-of-right within the Planned Development Area Overlay District shall be the following uses:

Office Uses

Office uses including, but not limited to, insurance companies, cultural groups, community service organizations, banks and offices of architects, attorneys, dentists, physicians or other professional people.

Service Uses (ground floor only)

All local service uses, including, but not limited to, barber shop, beauty shop, dressmaker shop, framer's studio, laundry or dry-cleaner (pick-up/delivery), photographer's studio, shoe repair shop, tailor (custom) shop and video or motion picture store (sale or rental).

Retail Uses (ground floor only)

Any retail business, including, but not limited to, stores primarily serving the local retail business needs of the neighborhood, including, but not limited to, any store retailing food, baked goods, groceries, packaged alcoholic beverages, drugs, tobacco products, clothing, dry goods, books, flowers, paint, hardware and/or minor household appliance, and any store serving the general retail business needs of a major part of the city, including, but not limited to, any department store, furniture store, general merchandise mart and accessory storage.

Restaurant and Food Service Uses (ground floor only)

Bakery, café, coffee shop, delicatessen, diner, restaurant, cafeteria or other place for the service or sale of food or drinks for on- or off-premises consumption, including outdoor seating.

Cultural Uses (ground floor only)

Art gallery (commercial or nonprofit), art needle workshop, costume rental establishment, historical exhibit, musical instrument repair, public art display space, studios (music, dancing, visual arts or theatrical) and ticket sales.

Childcare Uses

Childcare uses, including, but not limited to, day care center and nursery school.

Accessory Uses

Subject to the limitations and restrictions of Article 10 of the Code: (i) accessory loading; (ii) a parking garage, including parking spaces, for occupants, employees and visitors of the Project; (iii) accessory and/or ancillary food service/cafeteria use; (iv) the storage of flammable liquids and gases incidental to a lawful use; and (v) any use ordinarily incidental to a lawful main use, provided that any such use shall be subject to the same restrictions, conditions, limitations, provisos and safeguards as the use to which it is accessory.

BOARD APPROVED

MEMORANDUM

AUGUST 17, 2010

TO: BOSTON REDEVELOPMENT AUTHORITY AND
JOHN F. PALMIERI, DIRECTOR

FROM: BRENDA MCKENZIE, DIRECTOR OF ECONOMIC DEVELOPMENT
HEATHER CAMPISANO, DEPUTY DIRECTOR FOR DEVELOPMENT
REVIEW
KAIROS SHEN, CHIEF PLANNER
PRATAAP PARTOSE, DEPUTY DIRECTOR, URBAN DESIGN
DAVID CARLSON, SENIOR ARCHITECT/URBAN DESIGNER
JAY ROURKE, SENIOR PROJECT MANAGER

SUBJECT: PUBLIC HEARING ON THE DEVELOPMENT PLAN FOR PLANNED
DEVELOPMENT AREA NO. 79 AND DEVELOPMENT IMPACT
PROJECT UNDER ARTICLE 80 ON THE 157 BERKELEY STREET
PROJECT, BOSTON MASSACHUSETTS

SUMMARY: This Memorandum requests that the Boston Redevelopment Authority (the "BRA"): (i) approve a Text Amendment to Article 27D (Downtown Interim Planning Overlay District) (the "Text Amendment"); (ii) approve the Development Plan (the "PDA Plan") for Planned Development Area No. 79 ("PDA No. 79") pursuant to Section 80C of the Boston Zoning Code (the "Code"); (iii) approve a Map Amendment identifying the boundaries of PDA No. 79 as a Planned Development Area (the "Map Amendment"); (iv) authorize the Director of the BRA (the "Director") to petition the Zoning Commission of the City of Boston (the "Zoning Commission") for approval of the Text Amendment; (v) authorize the Director to petition the Zoning Commission for approval of the PDA Plan and the Map Amendment pursuant to Sections 3-1A.a, 80C-5 and 80C-6 of the Code; (vi) approve the 157 Berkeley Street project as a Development Impact Project; (vii) authorize the Director to issue a Scoping Determination waiving the requirement of further review pursuant to Section 80B-5.3(d) of the Code in connection with the 157 Berkeley Street Project (the "Proposed Project"); (viii) authorize the Director to issue a Certification of Consistency with the terms of the PDA Plan for the Proposed Project pursuant to Section 80C-8 of the Code; (ix) authorize the Director to issue a Certification of Compliance for the Proposed Project pursuant to Section 80B-6 of the Code; and (x) authorize the Director to execute and deliver a Cooperation Agreement, a Development Impact Project Agreement, a Boston Residents Construction Employment Plan,

First Source Agreement, a Memorandum of Understanding and any and all other documents, as may be necessary and appropriate in connection with the Proposed Project.

PROJECT SITE

The Proposed Project presented by Liberty Mutual Group, through certain of its member companies (the "Proponent") shows development on four (4) parcels totaling approximately 49,052 square feet (1.126 acres) of land which is bounded by Stuart Street to the north, three (3) adjacent buildings and the intersection of Stuart, Arlington and Columbus Avenue to the east, Columbus Avenue and the intersection of Columbus Avenue and Berkeley Street to the south and Berkeley Street to the west (the "Project Site") as shown on the Site Plan attached hereto as Exhibit A.

The Project Site consists of the following:

- 330 Stuart Street a 12,249 square foot lot currently improved by a ten (10)-story building with approximately 105,500 square feet of gross floor area, approximately 89,000 square feet of which is occupied by the Proponent and will be renovated in connection with the Proposed Project;
- 147 Berkeley Street and 155 Columbus Avenue, a 29,359 square foot lot currently improved by a thirty-five (35) space parking lot and the five (5) story former Salvation Army Divisional Headquarters containing approximately 47,000 square feet of gross floor area;
- 320 Stuart Street / 147-153 Columbus Avenue, a 4,633 square foot lot currently improved by a four (4) story building containing approximately 12,000 of gross floor area; and
- A 1,167 square foot portion of Stuart Street over which an elevated pedestrian bridge will extend (which bridge will be located between approximately 34 feet and 72 feet above Boston City Base), along with a 1,644 square foot portion of Stuart Street, Berkeley Street and Columbus Avenue (approximately two feet wide around the face of the Project) over which certain design elements, including window sills and cornices will extend.

PROPOSED PROJECT

The Proponent proposes to renovate approximately 89,000 square feet of existing gross floor area at 330 Stuart Street and retain the existing office and restaurant use at that location. The Proposed Project also calls for the construction of a new twenty-two (22) story office building (with accessory cafeteria use) reaching a maximum of two hundred and nine-five (295) feet in height and totaling up to 590,000 square feet of gross floor area along with up to four (4) levels of below-grade parking containing up to two hundred and five (205) off-street parking spaces. The Proposed Project also includes a

pedestrian bridge over Stuart Street (the "Pedestrian Bridge") containing an additional approximately 1,150 square feet of gross floor area linking the Proposed Project with the Proponent's existing headquarters buildings across Stuart Street. In furtherance of the Proposed Project, the Proponent intends to demolish approximately 59,000 square feet of gross floor area located at 147 Berkeley Street and 320 Stuart Street/147-153 Columbus Avenue. The Proposed Project will add a maximum of 523,150 square feet of net new gross floor area and 170 net new parking spaces (after eliminating approximately thirty-five (35) existing surface parking spaces). In conjunction with the Proposed Project, the Proponent will renovate and expand, by approximately 25,000 square feet of gross floor area, the Proponent's existing conference center and office facility located at 30 St. James Avenue (the "Conference Center Expansion"). The Conference Center Expansion will be located outside of the PDA No. 79 area but is included in the Proposed Project's Expanded Project Notification Form (the "Expanded PNF"). In conjunction with the Proposed Project, the Proponent is also committed to creating a significant public realm improvement by creating new public open space of the highest quality along St. James Avenue, on a portion of the parcel currently owned by the Proponent located at 30 St. James Avenue, or on an alternate parcel to be mutually agreed upon by the Proponent and the BRA and to be completed and open for public use concurrent with the occupation of the new building.

Total project cost for this development is approximately three hundred million (\$300,000,000) with construction to begin in October of 2010. Construction of the Proposed Project is expected to take approximately twenty-four (24) months being ready for occupancy by the end of 2012.

ZONING AND PLANNED DEVELOPMENT AREA

The PDA Plan, the Map Amendment and the Text Amendment are attached hereto, as Exhibit B, Exhibit C and Exhibit D, respectively. On May 20, 2010 a draft of the PDA Plan was filed with the BRA by the Proponent. Since the filing, Liberty Mutual, working with the BRA, has made changes to the Proposed Project (design changes and the addition of a new building entrance on Columbus Avenue). Exhibit B is the PDA Plan. The Map Amendment amends Map 1 Boston Proper by indicating a Planned Development Area Overlay District comprised of 49,052 square feet (1.126 acres). The Text Amendment amends Article 27D (Downtown IPOD) to allow Planned Development Areas at the Project Site. Approval of the PDA Plan, the Map Amendment and the Text Amendment require a public hearing before the Zoning Commission.

ARTICLE 80 REVIEW

On May 14, 2010 an Expanded PNF was filed with the BRA for the Proposed Project. A Scoping Session was held on June 7, 2010. Two (2) community meetings were held

regarding the Expanded PNF, the first on June 2, 2010 at the Park Plaza Hotel and the second on June 16, 2010 at the Radisson Hotel. The Proposed Project appeared before the Boston Civic Design Commission ("BCDC") on June 1, 2010 where it was sent to BCDC sub-committee. On August 3, 2010, the Proposed Project reappeared before the BCDC where the Proposed Project was approved, with the proviso of continued BRA design review. Renderings of the Proposed Project are attached hereto as Exhibit E. The Proponent and BRA staff conducted six (6) Impact Advisory Group ("IAG") Meetings respectively on June 2, 9, 17, 23, 29, and on August 4, 2010. Comment periods for both the Expanded PNF and the PDA Plan concluded on July 9, 2010, after extension by the Proponent. Letters in support of the Proposed Project are attached hereto as Exhibit F.

DEVELOPMENT IMPACT PROJECT EXACTIONS

The Proposed Project constitutes a Development Impact Project ("DIP") under Article 80B-7 of the Code. Based on the present plans, Liberty Mutual will provide a total of approximately \$4,625,600 million in linkage payments, comprising a payment contribution to the Neighborhood Housing Trust over seven (7) years of approximately \$550,900 per year and a payment contribution to the Neighborhood Jobs Trust over two (2) years of approximately \$384,650 per year. These estimated linkage payments are calculated as follows:

Housing Linkage:

DIP Uses	590,000	square feet
Exclusion:	<u>-100,000</u>	
	490,000	
	x <u>\$7.87</u>	/square foot
	\$3,856,300	

Jobs Linkage:

DIP Uses	590,000	square feet
Exclusion	<u>-100,000</u>	
	490,000	
	X <u>\$1.57</u>	/square foot
	\$769,300	

MITIGATION AND PUBLIC BENEFITS

The Proposed Project will generate a host of benefits for the surrounding neighborhoods and the City of Boston as a whole, both during construction and on an ongoing basis upon its completion. These public benefits fall into a multiple of categories, outlined below:

- Significant additional real estate tax revenues to the City's General Fund, projected to total over \$80 million of net new tax revenue over the next 20 years; and
- Approximately \$3,856,300 in Housing Linkage contributions; and
- Approximately \$769,300 in Jobs Linkage contributions; and
- The creation of at least six hundred (600) new full-time jobs by the Proponent; and
- The creation of over five hundred (500) construction jobs; and
- The creation of a significant new area of public open space as outlined above; and
- New flush stone and concrete paving at sidewalks surrounding the Proposed Project; and
- New street trees on all side of the Proposed Project; and
- New street furniture, lighting, and other amenities on all sides of the Proposed Project; and
- The Proposed Project will have public art incorporated into the public realm; and
- Columbus Avenue will be resurfaced and reconfigured to improved roadway quality, traffic flow and pedestrian safety by widening the sidewalks.

DEVELOPMENT TEAM

The development team consists of:

Proponent: Liberty Mutual Group
 John Cusolito
 Karen Whiteknact
 Sean Murphy

Development
 Managers: Colliers Meredith & Grew
 Thomas J. Hynes, Jr.
 Yanni K. Tsipis

Architect: Childs Bertman Tseckares ("CBT")
 Richard Bertman
 Robert Brown
 Ken Lewandowski

Counsel: Goulston & Storrs
 Matthew Kiefer
 Kevin Renna

Transportation: Howard Stein Hudson
 Guy Busa

Construction
Management: Turner Construction Company
Pete Hamill

Community
Affairs: The Strategy Group
Susan Tracy
David Newman

Permitting: Epsilon Associates
Peggy Briggs
Dave Hewett
Douglas Kelleher

RECOMMENDATION

Based on the foregoing, BRA staff recommends that the Board: (1) approve the Text Amendment; (2) approve the PDA Plan; (3) approve the Map Amendment; (4) authorize the Director to petition the Zoning Commission for approval of the Text Amendment; (5) authorize the Director to petition the Zoning Commission for approval of the PDA Plan and the Map Amendment; (6) approve the Proposed Project as a Development Impact Project; (7) authorize the Director to issue a Scoping Determination waiving the requirement of further review for the Proposed Project pursuant to Section 80B-5.3(d) of the Code; (8) authorize the Director to issue a Certification of Consistency with the terms of the PDA Plan for the Proposed Project pursuant to Section 80C-8 of the Code; (9) authorize the Director to issue a Certification of Compliance for the Proposed Project pursuant to 80B-6 of the Code; and (10) convey the City Parcel above which the Pedestrian Bridge will be located to the Developer (11) authorize the Director to execute and deliver a Cooperation Agreement, a Boston Residents Construction Employment Plan, a Development Impact Project Agreement, a First Source Agreement, a Memorandum of Understanding and any and all other agreements that the Director deems appropriate and necessary and in the best interest of the BRA in connection with the Proposed Project.

Appropriate votes follow:

VOTED: That Boston Redevelopment Authority ("BRA") hereby approves a text amendment (the "Text Amendment") amending Article 27D (Downtown Interim Planning Overlay District) to allow Planned Development Areas within that area of Subdistrict H and Subdistrict K in substantial accord with the Text Amendment presented to the BRA on August 17, 2010; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to petition the Zoning Commission of the City of Boston (the "Zoning Commission") for approval of the Text Amendment in substantial accord with the Text Amendment presented to the BRA on August 17, 2010; and

FURTHER

VOTED: That, in connection with the Development Plan (the "PDA Plan") for Planned Development Area No. 79 ("PDA No. 79") for the 157 Berkeley Street Project (the "Proposed Project"), presented at a public hearing duly held at the offices of the BRA on August 17, 2010, and after consideration of evidence presented at and in connection with the hearing and in connection with the Proposed Project, the BRA finds that (a) the PDA Plan is not for a location or Proposed Project for which Planned Development Areas are forbidden by the underlying zoning; (b) the Proposed Project complies with any provisions of the underlying zoning that establish use, dimensional, design, or other requirements for Proposed Projects in the Planned Development Areas; (c) the PDA Plan complies with any provisions of the underlying zoning that establish planning and development criteria, including public benefits, for Planned Development Areas; (d) the PDA Plan conforms to the plan for the district, subdistrict, or similar geographic area and to the general plan for the City of Boston as a whole; and (e) on balance, nothing in the PDA Plan will be injurious to the neighborhood or otherwise detrimental to the public welfare, weighing all the benefits and burdens; and

FURTHER

VOTED: That BRA hereby approves, pursuant to Section 80C of the Code, the PDA Plan, in substantial accord as presented to the BRA on August 17, 2010, and the companion map amendment (the "Map Amendment") amending Map 1 Boston Proper by indicating a Planned Development Area Overlay District comprising of 49,052 square feet (1.126 acres) in connection with the Proposed Project; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to petition the Zoning Commission of the City of Boston for approval of the PDA Plan and the Map Amendment in substantial accord as presented to the BRA on August 17, 2010 ; and

FURTHER

VOTED: That the BRA approve the Proposed Project as a Development Impact Project within the meaning of Section 80B-7 of the Code; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to issue a Scoping Determination pursuant to Section 80B-5.3(d) of the Code waiving the requirement to file and review a Draft Project Impact Report for the Proposed Project, which Scoping Determination shall provide that the Expanded Project Notification Form, submitted on January 15, 2010: (i) adequately describes the impacts of the Proposed Project, subject to further BRA design review, and (ii) includes any conditions necessary for the mitigation of such impacts; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to issue a Certification of Consistency pursuant to Section 80C-8 of the Code for the Proposed Project as described in the PDA Plan when the Director finds that (a) the Proposed Project is described adequately in PDA No. 79, (b) the Proposed Project is consistent with the PDA Plan, and (c) the PDA Plan has been approved by the BRA and the Zoning Commission in accordance with the applicable provisions of Section 3-1A.a and Section 80C of the Code; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to issue a Certification of Compliance pursuant to Section 80B-6 of the Code for the Proposed Project upon the successful completion of the Article 80B Large Project review process; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute all agreements and any and all other documents deemed necessary and appropriate by the Director in connection with the foregoing, including, without limitation, a Cooperation Agreement, a Development Impact Project Agreement, a Boston Residents Construction Employment Plan, a First Source Agreement and a Memorandum of Understanding, subject to such terms and conditions as the Director deems to be in the best interest of the BRA, and to take such other actions deemed necessary and appropriate by the Director in connection with the foregoing.

Map Amendment Application No. 586
Boston Redevelopment Authority
Planned Development Area No. 79
Map 1, Boston Proper

MAP AMENDMENT NO. 521

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. 79, 157 Berkeley Street, and amends "Map 1, Boston Proper", of the series of maps entitled "Zoning Districts City of Boston," dated August 15, 1962, as amended, as follows:

1. By adding the suffix "D", indicating a Planned Development Area overlay district, to approximately 49,052 square feet (approximately 1.126 acres) of area, in Boston Proper, as described in Exhibit A hereto and shown on Exhibit B hereto.

APPENDIX A

Legal Description

A certain parcel of land situated in the City of Boston, Suffolk County, Commonwealth of Massachusetts, bounded and described as follows:

Beginning at a point on the northerly sideline of Stuart Street, said point is located $N69^{\circ}42'04''$ E, a distance of 219.53 feet from the intersection of the easterly sideline of Berkeley Street and the said northerly sideline of Stuart Street;

Thence running $N 69^{\circ}42'04''$ E along the said northerly sideline of Stuart Street, 16.67 feet;

Thence turning and running $S 20^{\circ}17'56''$ E across Stuart Street, a distance of 68.00 feet to a point 2.00 feet northerly from the southerly sideline of Stuart Street;

Thence turning and running $N 69^{\circ}42'04''$ E by a line parallel and 2.00 feet northerly from the southerly sideline of Stuart Street, a distance of 20.49 feet;

Thence turning and running $S 20^{\circ}17'56''$ E, a distance of 2.00 feet to the southerly sideline of Stuart Street;

Thence turning and running $S 47^{\circ}43'26''$ E by land now or formerly of 003 Realty Limited Partnership partially through the middle of a 20 inch brick wall, a distance of 92.87 feet to the northwesterly sideline of Columbus Avenue;

Thence turning and running $S 47^{\circ}45'56''$ E, a distance of 2.00 feet to a point 2.00 feet southeasterly from the said northwesterly sideline of Columbus Avenue;

Thence turning and running $S 42^{\circ}14'04''$ W by a line parallel and 2.00 feet southeasterly from the northwesterly sideline of Columbus Avenue, a distance of 340.82 feet to a point 2.00 feet southeasterly from the northwesterly sideline of Columbus Avenue and 2.00 feet westerly from the easterly sideline of Berkeley Street;

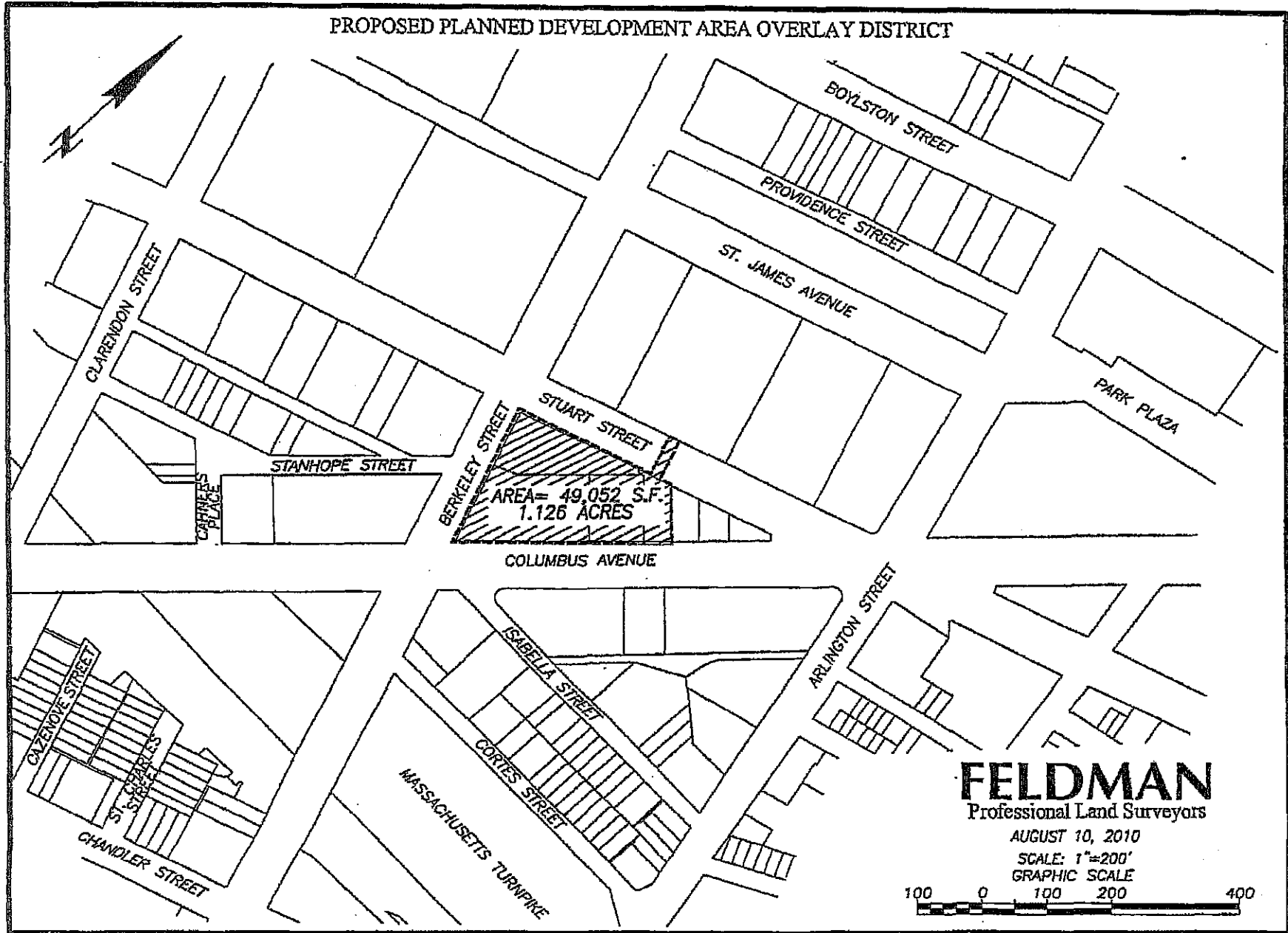
Thence turning and running $N 20^{\circ}17'56''$ W by a line parallel and 2.00 feet westerly from the easterly sideline of Berkeley Street, a distance of 243.43 feet to a point 2.00 feet westerly from the easterly sideline of Berkeley Street and 2.00 feet northerly from the southerly sideline of Stuart Street;

Thence turning and running $N 69^{\circ}42'04''$ E by a line parallel and 2.00 feet northerly from the southerly sideline of Stuart Street, a distance of 221.53 feet;

Thence turning and running $N20^{\circ}17'56''$ W across Stuart Street, a distance of 68.00 feet to the point of beginning;

Containing an area of 49,052 square feet or 1.126 acres.

PROPOSED PLANNED DEVELOPMENT AREA OVERLAY DISTRICT



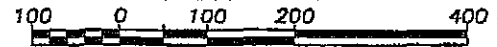
AREA = 49,052 S.F.
1.126 ACRES

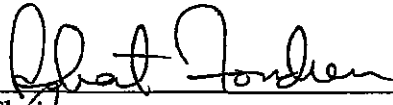
FELDMAN
Professional Land Surveyors

AUGUST 10, 2010

SCALE: 1"=200'

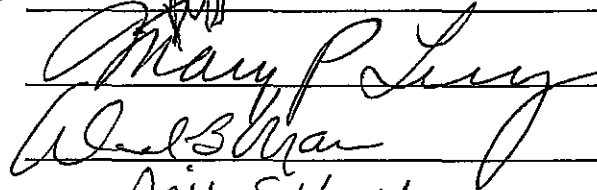
GRAPHIC SCALE

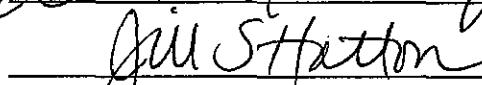


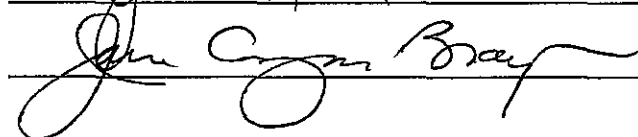

Chairman


Vice Chairman





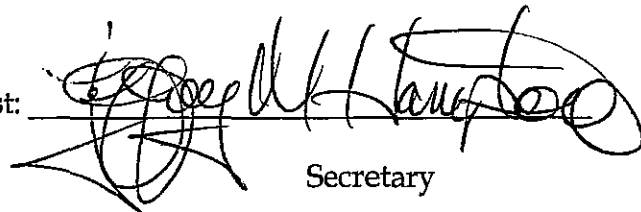




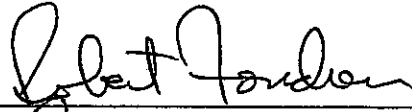
In Zoning Commission

Adopted: September 15, 2010

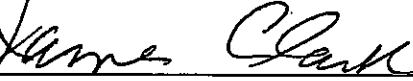
Attest:


Secretary

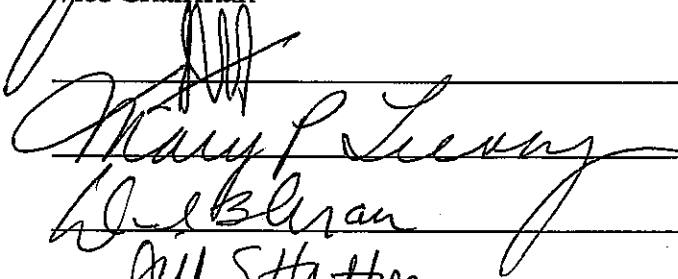
Development Plan for Planned Development Area No. 79, 157 Berkeley Street, Boston



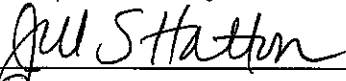
Chairman

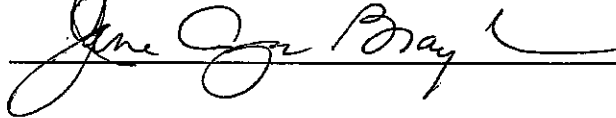


Vice Chairman





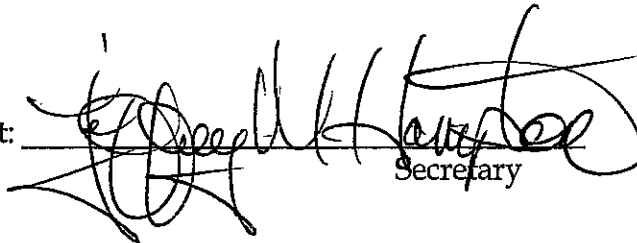




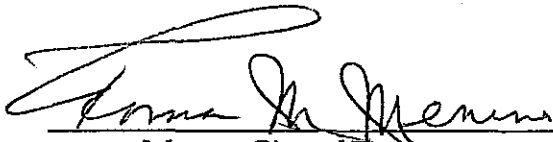
In Zoning Commission

Adopted: September 15, 2010

Attest:


Secretary

Development Plan for Planned Development Area No. 79, 157 Berkeley Street, Boston



Mayor, City of Boston.

Date: 9-15-10

The foregoing Development Plan, was presented to the Mayor on ~~SEPTEMBER 15, 2010~~ and was signed by him on ~~SEPTEMBER 15, 2010~~ whereupon it became effective on ~~SEPTEMBER 15, 2010~~ in accordance with Section 3 of Chapter 665 of the Acts of 1956, as amended.

Attest:



Secretary to the Zoning Commission

Text Amendment Application No. 411
Boston Redevelopment Authority
Downtown Interim Planning Overlay
District
Article 27D

TEXT AMENDMENT NO. 366

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 text of the Boston Zoning Code, as amended, as follows:

By amending **Article 27D (Downtown Interim Planning Overlay District)** in the following manner:

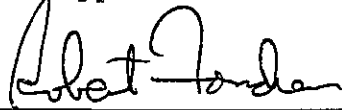
In **Section 27D-8.1 (Location of Planned Development Areas)**, at the end of the text and immediately preceding the period, insert the following text and punctuation:

; or (d) that area of Subdistrict H and Subdistrict K bounded by the centerline of Columbus Avenue to the south; the centerline of Berkeley Street to the west; the centerline of Arlington Street to the east; and the centerline of Saint James Avenue to the north.

Text Amendment Application No. 411

Text Amendment No.

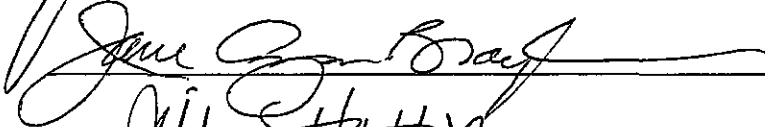
366

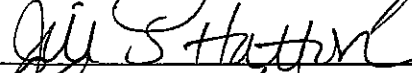


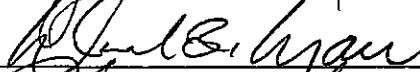
Chairman

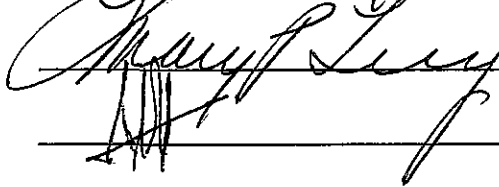


Vice Chairman





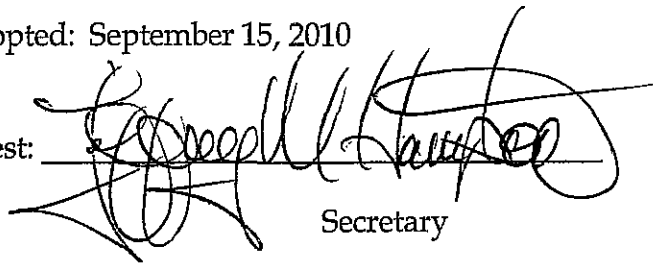




In Zoning Commission

Adopted: September 15, 2010

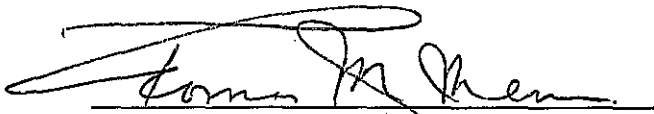
Attest:



Secretary

Text Amendment Application No. 411

Text Amendment No. 366

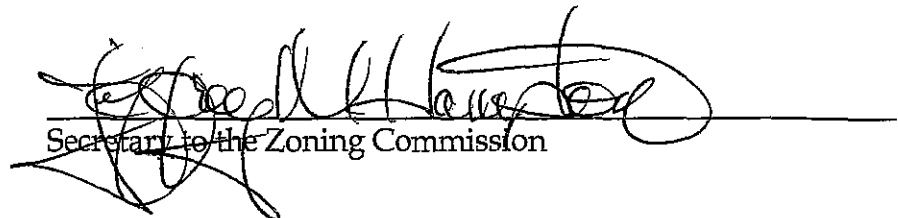


Mayor, City of Boston

Date: 9-15-10

The foregoing amendment was presented to the Mayor on ~~SEPTEMBER 15, 2010~~ SEPTEMBER 15, 2010 and was signed by him on ~~SEPTEMBER 15, 2010~~ SEPTEMBER 15, 2010 whereupon it became effective on ~~SEPTEMBER 15, 2010~~ SEPTEMBER 15, 2010 in accordance with Section 3 of Chapter 665 of the Acts of 1956, as amended.

Attest:



Secretary to the Zoning Commission