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August 15, 1984

Second Amendment to Development Plan for  
Planned Development Area No. 11  
Boston Redevelopment Authority  
One Post Office Square  
Associates and Oliver Street  
Associates, Developers

SECOND AMENDMENT TO DEVELOPMENT PLAN  
PLANNED DEVELOPMENT AREA NO. 11

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 and under Section 3-1A of the Boston Zoning Code, after due report, notice and hearing, hereby approves the "Second Amendment to Development Plan for Planned Development Area No. 11, One Post Office Square, Pearl, Milk, Oliver and Franklin Streets, Boston Proper", dated June 7, 1984, and approved by the Authority on June 20, 1984; said Development Plan having been originally approved by said Authority on April 19, 1979, and amended on February 26, 1981; and said Planned Development Area having been designated on Map 1 - Boston Proper, of the series of maps entitled "Zoning Districts - City of Boston" dated August 15, 1962, by the Zoning Commission in Map Amendment No. 154, effective on May 18, 1979.

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NOTE: This Amendment authorizes the addition of a two-story structure of sloping glass on the roof of the parking garage adjacent to the office building at One Post Office Square and a swimming pool at the roof level above the kitchen of the Hotel Meridien.

Boston Redevelopment Authority

June 7, 1984

Second Amendment to Development Plan For Planned Development Area No. 11  
One Post Office Square  
Pearl, Milk, Oliver and Franklin Streets  
Boston Proper

Developer: One Post Office Square Associates (formerly Post Office Square Company) as developer of the office building/garage addition, and Oliver Street Associates (formerly Pearl Street Company) as developer of the hotel element.

Architects: Jung/Brannen Associates, Inc., Boston

Original Planned Development Area and First Amendment:

The Development Plan for One Post Office Square Planned Development Area No. 11 was approved by the Boston Redevelopment Authority on April 19, 1979 and amended on February 26, 1981. The approved and amended Development Plan called for construction of an office tower and integral parking garage on Lot "O" of the Planned Development Area (PDA) bounded by Pearl, Milk and Oliver and Franklin Streets. The remainder of the site, Lot "H", is occupied by the landmark former headquarters building of the Federal Reserve Bank of Boston which has been converted into a first-class luxury hotel, the Hotel Meridien. Exhibit A attached hereto includes a site plan of the project. The entire One Post Office Square project has been completed in accordance with the approved Development Plan, as amended.

Proposed Second Amendment:

The proposed Second Amendment to the Development Plan would permit the construction of a structure of two stories of sloping glass on the roof of the parking garage adjacent to the office building for expanded office space and the construction of a swimming pool at the roof level above the kitchen at the Hotel Meridien. The glass windowwall construction and the architectural massing of the proposed addition to the parking garage will be substantially similar to that of the mansard roofs of the office building and hotel and will serve to architecturally integrate the buildings into a single complex. The increased office space is intended to accommodate the expansion needs of a major tenant in the office building and

Location and Appearance of Structures:

A two-level roof structure of sloping glass windowwall construction shall be constructed on the roof of the parking garage adjacent to the office building. An enclosed swimming pool may be constructed within the exterior lightwell at the roof above the kitchen adjacent to the atrium skylight at the Hotel Meridien. A site plan for the location and appearance of the parking garage addition and swimming pool addition shall be substantially as shown by the schematic drawings prepared by Jung/Brannen Associates, Inc., listed in Exhibit B attached hereto.

The allowable height of the parking garage adjacent to the office building shall be increased from a maximum of eighty-five (85) feet (exclusive of appurtenances) to a maximum of one-hundred fifteen (115) feet (exclusive of appurtenances), measures from the mean elevation of abutting sidewalks.

Density:

A revised schedule of project areas and revised floor area ratio calculations are included in Exhibit C attached hereto. The revised calculations include the roof structure to be added to the parking garage and the swimming pool structure to be added to the Hotel.

The maximum permitted floor area ratio for the overall Planned Development Area is 14.6. The maximum F.A.R. for the office building/garage portion of the PDA, Lot "O", is 21.6. The F.A.R. for the office building/garage shall be changed by this Second Amendment from 21.40 to 21.97, and therefore require a zoning exception. The F.A.R. of the Hotel lot shall remain unchanged. The F.A.R. for the entire Planned Development Area No. 11 would change from 13.92 to 14.27, and remain within the permitted F.A.R., requiring no exception.

Proposed Dimensions of Structures:

The dimensions of the parking garage adjacent to the office building and the hotel shall be substantially as shown in the schematic drawings listed in Exhibit C attached hereto.

Proposed Building Elevations:

The elevations of the parking garage adjacent to the office building shall be substantially as shown in the schematic drawings listed in Exhibit B attached hereto. The height of the parking garage will increase from 85 feet to 115 feet. The height of the Hotel will not be changed.

Exterior Building Material:

The exterior materials of the parking garage addition adjacent to the office building shall include a vertical bank of precast concrete at the base of the sloping glass wall, with the sloping wall to be constructed of vision and spandrel glass in metal framing.

Exhibit B - List of Plans:

The schematic drawings listed in Exhibit C attached hereto shall be substituted for the original plans included in the Development Plan for Planned Development Area No. 11 where appropriate.

Exhibit C - Schedule of Project Area/FAR Computations:

The schedule of project areas and the revised FAR calculations included in Exhibit D attached hereto shall be amended to the original schedule of project areas and FAR calculations included in the Development Plan for Planned Development Area No. 11 previously amended.

Zoning:

Post Office Square is located in a B-10D Zoning District.

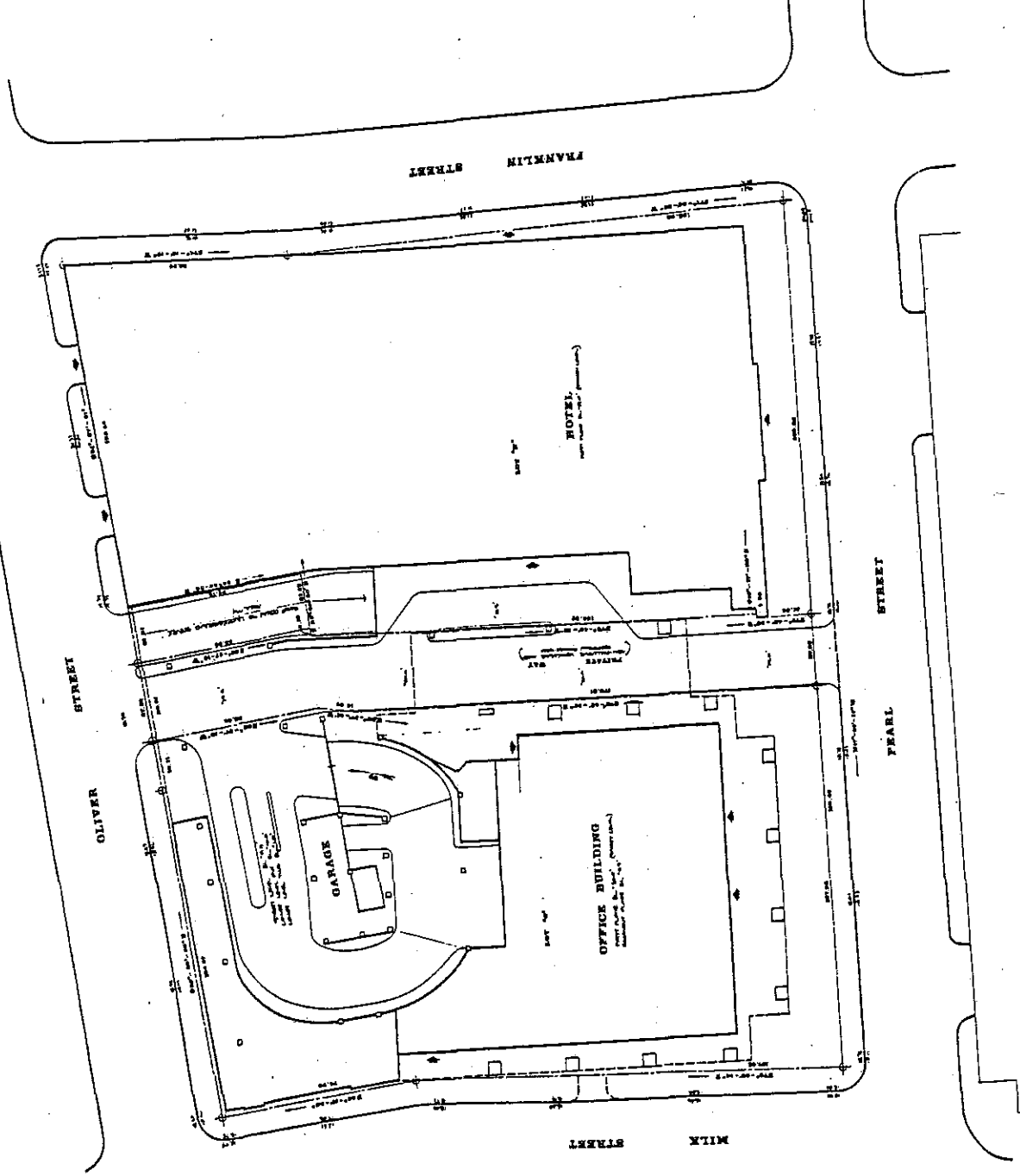
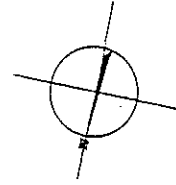
The maximum permitted floor area ratio for the overall PDA No. 11 is 14.6. The maximum F.A.R. for Lot "O", the office building/garage portion of the PDA is 21.6.

An exception from the Boston Zoning Code shall be required for an increase in the F.A.R. for the office building/garage portion of PDA No. 11, from 21.40 to 21.97. This increase in F.A.R. for Lot "O" would increase the F.A.R. for the entire PDA from 13.92 to 14.27, which increase would not require a zoning exception.

The setback of parapet requirement for the Oliver Street side of the garage building will be increased from 5.5 feet to 6.0 feet, at the top of the garage wall. No setback is provided.

The project provides for ten off-street loading bays. The Inspectional Services Department has cited a violation of the number of off-street loading bays if only ten are provided. This Second Amendment authorizes Authority approval of a deviation for the number of off-street loading bays.

# EXHIBIT A



<b>ONE POST OFFICE SQUARE</b> <b>OFFICE BUILDING</b>		<b>MASTER SITE PLAN</b>	
PROJECT NO.: DRAWN BY: CHECKED BY: DATE:	SHEET NO.: TOTAL SHEETS:	V.P.	9-7005
MASSACHUSETTS DEPARTMENT OF REGISTRATION AND CERTIFICATION OF PROFESSIONAL PERSONNEL			
[Empty grid area for notes or approvals]			

BOSTON REDEVELOPMENT AUTHORITY

June 7, 1984

Second Amendment to Development Plan for Planned Development Area No. 11  
One Post Office Square

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Exhibit B: List of Drawings

- A. Addition to Office Building/Parking Garage (All drawings dated March 12, 1984):

8th Floor Plan

9th Floor Plan

Roof Plan

Oliver Street Elevation

Milk Street Elevation/Sections on Oliver, Milk Streets

- B. Swimming Pool Addition to Hotel Meridien (All drawings dated May 1, 1984):

A6 Level 3 Plan

A18 Longitudinal Section

A19 Sections E-E & F-F

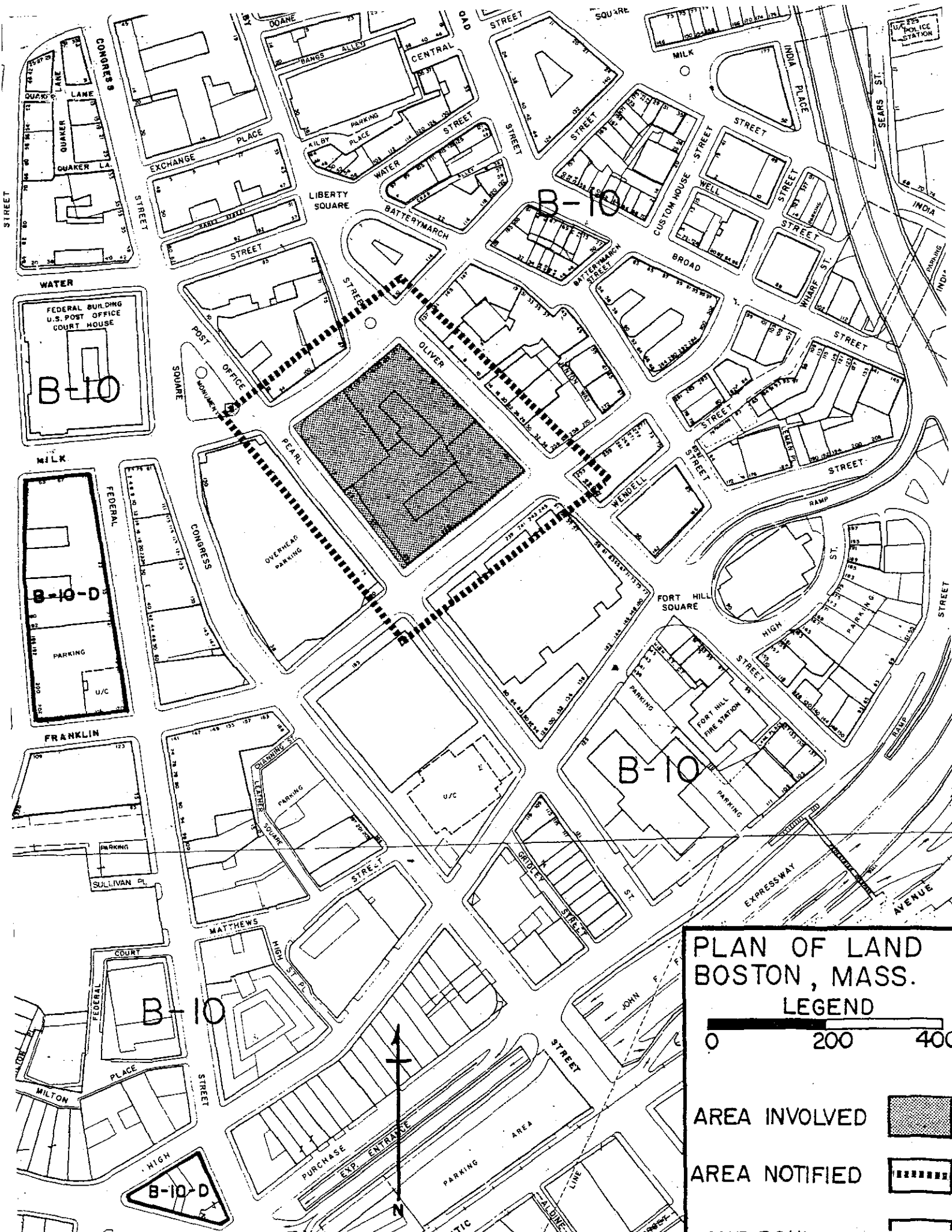
BOSTON REDEVELOPMENT AUTHORITY

June 7, 1984

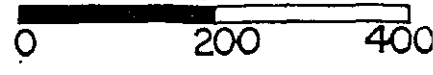
Second Amendment to Development Plan for Planned Development Area No. 11  
One Post Office Square


Exhibit C.: Schedule of Project Areas/FAR Computations

	<u>Gross Floor Area in SF</u>	<u>Gross Floor Area Exclusions in SF</u>	<u>Gross Floor Area for F.A.R. Purposes (SF)</u>
<b>A. <u>Office Building/Parking Garage</u></b>			
1. Areas per First Amendment:			
Office Tower:	793,900	67,700	726,200
Garage:	<u>159,400</u>	<u>1,400</u>	<u>158,000</u>
TOTALS	953,300	69,100	884,200
2. Additional Areas per Second Amendment:			
8th Floor	13,050	350	12,700
9th Floor	<u>11,050</u>	<u>--</u>	<u>11,050</u>
TOTALS	24,100	350	23,750
3. Revised Total Areas:			
	977,400	69,450	907,950
<b>B. <u>Hotel Meridien</u></b>			
1. Areas per First Amendment:			
	206,100	7,600	198,500
2. Added Area @ Swimming Pool:			
	4,000	400	3,600
3. Revised Total Areas:			
	210,100	8,000	202,100
<b>C. <u>Total Project Areas:</u></b>			
	1,187,500	77,450	1,110,050
<b>D. <u>Lot Areas (SF):</u></b>			
Lot "O" (Office Bldg./Garage):		41,326	
Lot "H" (Hotel Meridien):		<u>36,465</u>	
TOTAL PDA Parcel		77,791	
<b>E. <u>Revised FAR Calculations:</u></b>			
1. Total PDA Parcel:		$\frac{1,110,050}{77,791} = 14.27$	
2. Lot "O" Only:		$\frac{907,950}{41,326} = 21.97$	



PLAN OF LAND  
 BOSTON, MASS.  
 LEGEND



- AREA INVOLVED 
- AREA NOTIFIED 