

BOSTON REDEVELOPMENT AUTHORITY

December 22, 1998

FIRST AMENDMENT TO DEVELOPMENT PLAN
FOR PHASE I OF MASTER PLAN
for
PLANNED DEVELOPMENT AREA NO. 34

RENAISSANCE PARK

Bounded by Ruggles Street, Tremont Street,
Melnea Cass Boulevard and Land Owned by the
Massachusetts Bay Transportation Authority

Development Plan. On June 29, 1989, the Boston Redevelopment Authority (the "Authority") approved a Master Plan and Development Impact Project Plan (the "Original Master Plan") and a Development Plan for Phase 1 of Master Plan (the "Original Development Plan") for the development of Southwest Corridor Parcel 18 in Roxbury ("Parcel 18") pursuant to Section 3-1A of the Boston Zoning Code (the "Code"). The Original Master Plan and the Original Development Plan were approved by the Zoning Commission on September 11, 1989, and by the Mayor on September 13, 1989. On September 26, 1991, the Authority approved an Amendment (the "Master Plan Amendment") to the Original Master Plan (as so amended, the "Master Plan"), revoked the Original Development Plan and approved a new Development Plan for Phase 1 of the Master Plan (the "Development Plan"). The Master Plan Amendment and the Development Plan were approved by the Zoning Commission on November 6, 1991 and by the Mayor on November 13, 1991. This Amendment to Development Plan sets forth revisions to the Development Plan to reflect changed circumstances since the approval of the Development Plan.

Definitions: All capitalized terms used herein and not defined herein shall have the meanings ascribed to them in the Development Plan.

Background: In accordance with the Development Plan, Ruggles Center Joint Venture constructed and developed the High-Rise component of the Office Building, the Parking Lots and the Plaza as part of its development of Parcel 18, then known as Ruggles Center. The Development Plan also contemplates development of a parking garage (the "Garage") and the possible construction of a Low-Rise component to the Office Building. Northeastern University in partnership with Columbia Plaza Associates, its successors and assigns (the "Developer") intends to proceed with construction of the Garage contemplated by the Development Plan as part of a

revitalization of the development renamed Renaissance Park. This Amendment to Development Plan is necessary in order for development of the Garage to proceed.

Amendment of Development Plan: The Development Plan is hereby amended in the following respects:

1. The name "Ruggles Center" in the heading to the Development Plan is hereby deleted and the name "Renaissance Park" is hereby substituted therefor.

2. In the sixteenth line of the second paragraph of the section headed "Proposed Location and Appearance of Structures", the number "940" is hereby deleted and the number "980" is hereby substituted therefor.

3. Exhibit C to the Development Plan entitled "Dimensional Chart" which consists of the "Dimensional Requirements for Phase 1", is hereby amended in the following respects:

(a) by deleting the number "242,000" and substituting the number "208,000" therefor in the fourth line of note A ("Note A") to the table contained in Section 1 headed "Office Building";

(b) by deleting clauses (a) and (c) in the last paragraph of Note A and substituting the following therefor:

"(a) The FAR for the Office Building is computed with respect to the PDA Lot as follows:

$$\frac{\text{Gross Floor Area}}{\text{Area of Lot}} = \frac{208,000}{222,295} = 0.94"$$

"(c) The FAR for the Office Building is computed with respect to the Sub-PDA Lot for the Office Building as follows:

$$\frac{\text{Gross Floor Area}}{\text{Area of Office Building Lot}} = \frac{208,000}{32,584} = 6.38";$$

(c) by correcting the headings to the second and third columns of the table contained in Section 2 headed the Garage Table (the "Garage Table") by deleting the current headings and substituting "Required Under Article 50" and "Provided for Garage (Approximate)", respectively, therefor;

- (d) by deleting the second sentence of note D ("Note D") to the Garage Table and substituting the following therefor:

"The gross floor area of the proposed Garage for FAR purposes (which excludes the gross floor area of the roof of the Garage) is approximately 301,000 square feet.;"

- (e) by deleting clauses (a) and (c) in the last paragraph of Note D and replacing them with the following:

"(a) The FAR for the Garage is computed with respect to the PDA Lot as follows:

$$\frac{\text{Gross Floor Area}}{\text{Area of Lot}} = \frac{301,000}{222,295} = 1.35"$$

"(c) The FAR for the Garage is computed with respect to the Sub-PDA Lot for the Garage as follows:

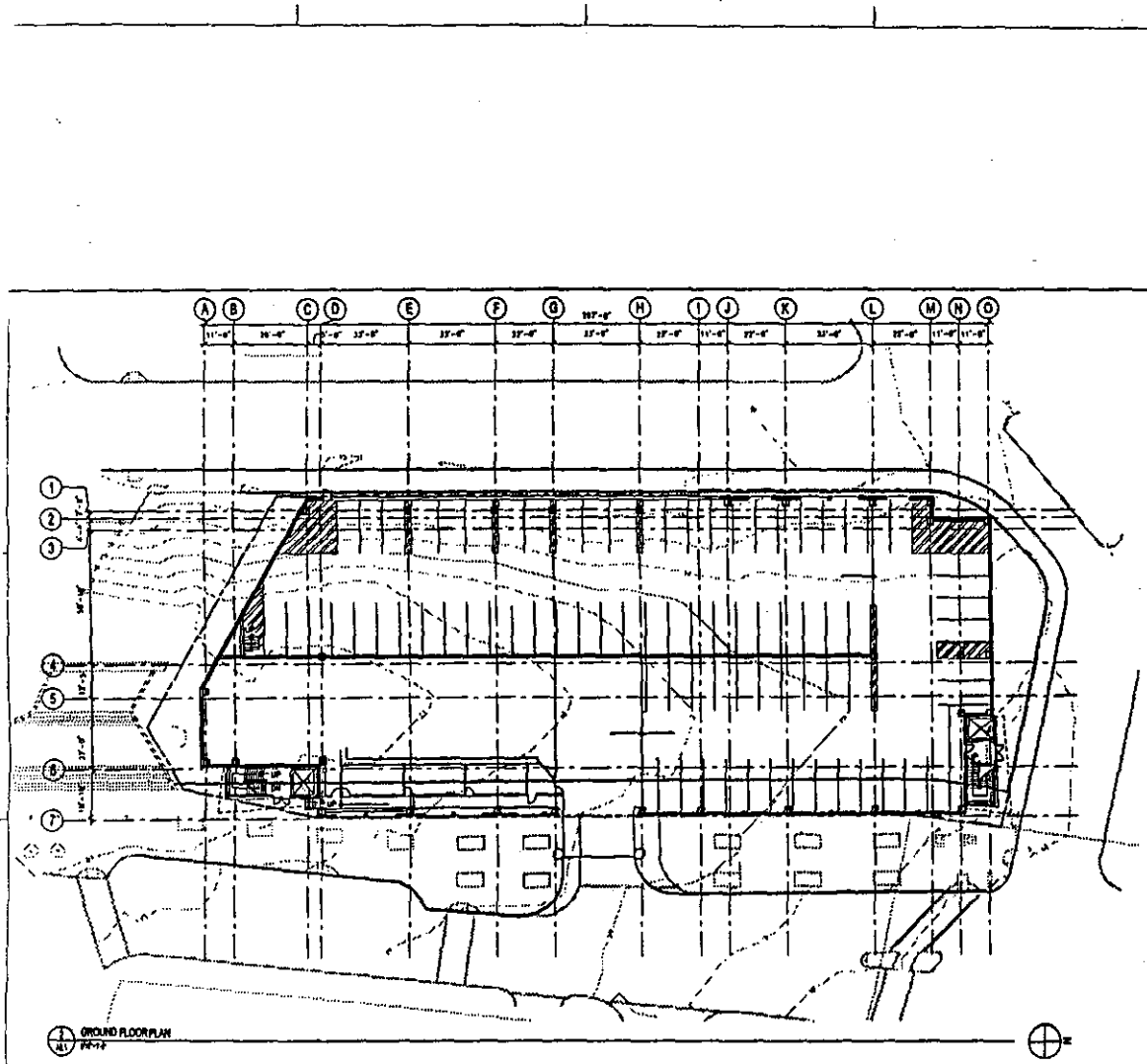
$$\frac{\text{Gross Floor Area}}{\text{Area of Garage Lot}} = \frac{301,000}{37,644} = 7.99";$$

- (f) by deleting the second sentence of note E to the Garage Table and substituting the following therefor:

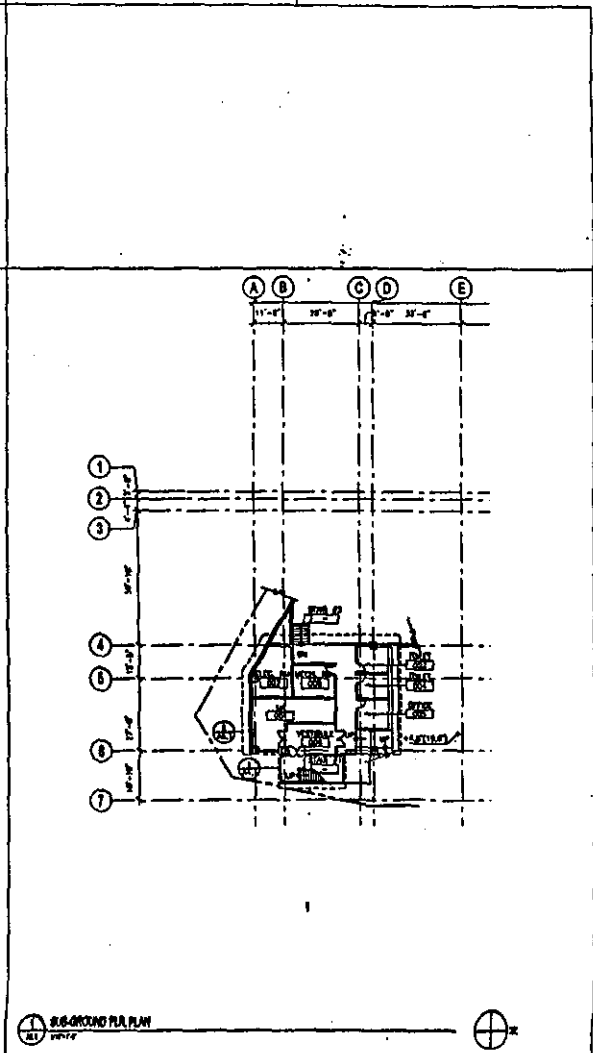
"Because the Code does not define "human occupancy", the height of the Garage has been calculated including the structures housing the stairs and elevators which provide access to the level of parking located on the roof of the Garage, but not the elevator hoistway overrun or machine room above."

4. The plans attached to the Development Plan in Exhibit E entitled "Preliminary Garage Plan" are hereby deleted and the plans attached hereto as Exhibit E are substituted therefor.

5. Except as set forth herein, the Development Plan shall remain unmodified and in full force and effect.



1 GROUND FLOOR PLAN
1/8" = 1'-0"



2 SUB-GROUND FLOOR PLAN
1/8" = 1'-0"

NO.	DESCRIPTION	DATE

RENAISSANCE PLACE PARKING GARAGE
 NORTHEASTERN UNIVERSITY
 PARKING STRUCTURE
 BOSTON, MA
 S&L Project No. 8804



S&L
 Stull and Lee, Inc.
 Architects and Planners
 20 CHURCH STREET, 20th Floor
 BOSTON, MA 02111
 (617) 552-2200

DATE		BY	CHK'D BY

DATE: 10/15/78

PART NO.
A2.1

EXHIBIT E

Amendment to Development Plan for Phase I
of Master Plan for Planned Development Area
No. 34, Renaissance Park (formerly Ruggles
Center)

Boston Redevelopment Authority on behalf of
Columbia Plaza Associates and Northeastern
University

*Effective:
March 26, 1999

FIRST AMENDMENT TO DEVELOPMENT PLAN
FOR PHASE I OF MASTER PLAN
for
PLANNED DEVELOPMENT AREA NO. 34
RENAISSANCE PARK

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 Amendment to the Development Plan for Phase I of the Master Plan for Planned Development Area No. 34, Ruggles Center, dated December 22, 1998 and approved by the Boston Redevelopment Authority on December 22, 1998.

Said amendment amends "Development Plan for Phase I of Master Plan for Planned Development Area No. 34, Ruggles Center", approved by the Authority on September 26, 1991, and approved by the Zoning Commission on November 6, 1991, effective November 13, 1991. Planned Development Area No. 34 was designated on "Map 6, Roxbury" and "Map 6A, Roxbury Neighborhood District" of the series of maps entitled "Zoning Districts City of Boston" dated August 15, 1962, as amended, by Map Amendment No. 231, adopted by the Zoning Commission on September 11, 1989, effective September 13, 1989.

*Date of public notice: March 1, 1999 (see St. 1956, c. 665, s. 5)

First Amendment to the Development Plan for Phase I of the Master Plan for Planned Development Area No. 34, Renaissance Park

R. R. Man
Chairman

Robert Jordan
Vice Chairman

James C. Clark

Ralph Cooper

Mr. Pat Ferry

John Bean

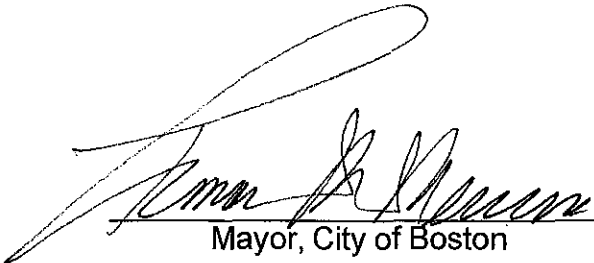
Jill Statton

In Zoning Commission

Adopted: March 24, 1999

Attest: Jessie McHampton
Secretary

First Amendment to the Development Plan for Phase I of the Master Plan for Planned Development Area No. 34, Renaissance Park




Mayor, City of Boston

Date: 3/26/99

The foregoing amendment to the development plan was presented to the Mayor on MARCH 25, 1999, and was signed by him on MARCH 26, 1999, whereupon it became effective on MARCH 26, 1999, in accordance with Section 3 of Chapter 665 of the Acts of 1956, as amended.

Attest:



Secretary to the Zoning Commission