

BRA APPROVAL: 7/22/99
ZC APPROVAL: 11/17/99
EFF. DATE: 11/22/99

BOSTON REDEVELOPMENT AUTHORITY

DEVELOPMENT PLAN

for

156 PORTER STREET, EAST BOSTON

within

PLANNED DEVELOPMENT AREA NO. 47

ATRIUM SUITES, LLC, Developer

July 22, 1999

Development Plan: In accordance with Article 3, Section 3-1A and Article 80, Section 80C of the Boston Zoning Code (the "Code"), this development plan sets forth information on the development of a proposed project at 156 Porter Street, East Boston (the "Project"), including the proposed location and appearance of structures, the proposed uses of the Project, the proposed dimensions of the structure, the proposed density, the proposed parking and loading facilities, access to public transportation and other major elements of the Project (the "Development Plan").

Developer: The developer of the Project is Atrium Suites, LLC, c/o Burkhard Corporation, 197 Portland Street, Boston, MA, its successors and assigns (the "Developer").

Site: The Project site consists of approximately 3.0 acres located at 156 Porter Street in East Boston (the "Site"). A Site Location Plan is included in the set of plans referenced in Appendix 1. The Site has approximately 720 feet of frontage on Porter Street. It is improved with a three to four story building containing approximately 220,000 gross square feet (the "Existing Building"). The Existing Building was constructed in the early 1900's as a factory. It

is currently used as offices, a bra factory, metal shop and warehouse. Until recently, the parking area was used for rental car storage for one of the vehicle rental companies serving Logan International Airport (the "Airport"). The Site is more particularly bounded and described as shown on the survey plan prepared by Harry R. Feldman, Inc. Land Surveyors, entitled: "ALTA/ACSM Land Title Survey, 156 Porter Street", Boston, Massachusetts, scale 1"=40', dated August 10, 1998 (the "Survey Plan"), a copy of which is included in the set of plans referenced in Appendix 1.

Location and Appearance of Structures: The Project consists of the renovation of the Existing Building, and its enlargement by the addition of a one to two story roof top addition and the construction of a new atrium and pavilion area, all to accommodate its reuse as a hotel. The Project will contain approximately 352,000 gross square feet of hotel and conference space (including 380 hotel guest suites), and 180 interior valet parking spaces. The parking spaces will be contained in a below-grade garage within the building. The loading bays and service areas will be located below-grade as well.

The location of the Project presents a design challenge because it involves the redevelopment and rehabilitation of a large building in proximity to a vibrant, urban neighborhood, and because of other roadway and construction projects which are planned for the areas surrounding the Site. Currently the ramps leading from Route 1A North into the Airport directly abut the rear of the Site. These ramps will be removed and relocated as part of the Central Artery/Tunnel Project ("CA/T Project") and the existing Memorial Stadium Park (the "Park") will be expanded and redesigned. Thus, when the ramps are removed the Project will directly abut the expanded Park. The design of the Existing Building is oriented primarily

towards Porter Street. It is proposed that the orientation of the Project be shifted more towards the Park. The design goals of both the new addition to the Existing Building, which contains the pavilion and atrium areas, and of the rehabilitation of the Existing Building, are to give appropriate expression to the Park while still relating to the neighborhood, and improving the ends of the Existing Building so as to present an attractive façade as a gateway to the Park from the Gove Street neighborhood.

The Developer has engaged the architectural firm of Moore-Nolte & Associates, Inc. to design the Project. The Project is being designed to increase pedestrian accessibility in the area and to revive and reinvigorate a long-neglected structure and parcel. The preliminary architectural drawings referenced in Appendix 1 reflect the following design intentions:

Porter Street Facade. The new design will preserve the historical “punched” character of the Existing Building by keeping the horizontal brick spandrels and vertical brick piers. As originally constructed, the Existing Building had large glass window openings between the spandrels and piers. However, during the 1940s these large opening were reduced by the installation of glass block and small vision glass windows. The Project will restore the original size of the openings, filling the openings with two tones of glass, vision and spandrel, separated by a major horizontal mullion.

The Project’s guest suites will be configured using a 12’-6” room module. This dimension must be superimposed on the 20’ structural module of the Existing Building. This results in a major vertical half-round mullion in varied locations along each 100’ of façade.

The new addition at the fourth level, of light limestone-like material, plus the roofline of the fifth floor, add greater interest to the Porter Street elevation. The infill glass is set back from

the brick face with a panning detail. The openings into the lower level contain open grillwork for garage ventilation, but are designed at a sufficient depth to eliminate views of the automobiles inside.

The combination of these features, coupled with the scale of the masonry, provide an interesting and detailed elevation while still preserving the original character of a turn-of-the-century industrial building.

Relationship of the Pavilion to the Park. The addition to the Existing Building which contains the pavilion and atrium areas houses those functions necessary for the operation of the hotel, e.g., hotel lobby, dining facilities, function rooms, and employee uses, which cannot be accommodated in the Existing Building because of the structural limitations of the Existing Building, in particular the column spacing. The pavilion contains two floors above grade, with storage areas and service bays below-grade, and will contain a centrally located kitchen to service the restaurant and the bar (located in both pavilion and atrium areas), as well as conference rooms and a banquet/ballroom. The sixty foot (60') high atrium connects the Existing Building to the pavilion and allows dining and lounging as though in a light filled solarium and physically unifies all of the dynamic activities of the hotel. The atrium is designed to evoke a conservatory, with tropical plants and trees, and will contain the restaurant, lounge, coffee shop and hotel lobby. The following are the design criteria used for the pavilion and atrium additions as shown on the site plans included in Appendix 1:

- As a new addition, the design of the façade and its geometry is meant to be interpretive and more modern than the Existing Building.
- The combination of angles and rounds extending into the Park provide a more gentle intrusion than orthogonal or other geometries investigated.
- The somewhat amorphous shape was thought to be more organic and therefore

fitting to the Park design.

- The straight to round geometry is more interesting than other shapes and is consistent with other geometries throughout this design.
- The bowed window toward the center of the addition expresses a designed curtainwall and at its base monumental stairs descending from the plaza to the Park level through a gateway.
- Geometry allows a 20' structural bay, which relates to the Existing Building.

Open Spaces and Landscaping: The portion of the Site which faces the Park will create an appropriate visual and physical transition from the hotel to the Park. The property line will be defined by a wrought iron fence with masonry piers, portions of which will be solid masonry to provide a visual buffer for cars entering the hotel. The Project includes a traffic-calming design at the Airport side hotel entrance to modify and beautify the Site. It will include a small outdoor plaza which leads from Porter Street, adjacent to Cottage Street, crosses the Site and the hotel entrance roadway to serve as an attractive entrance to the Park. This plaza includes benches, trees, a monument, and a permanent decorative gate to allow access for emergency vehicles from Porter Street to the Airport, and to prevent permanent non-emergency access to the Airport from Porter Street. There will be a granite paved crosswalk, delineated with bollards, to alert and slow motorists, and the plaza will be paved with textured stones.

Project Uses: The uses to which the Project will be put include one or more of the following uses¹:

Use

Executive Suites.

Hotel.

¹ Uses described rely on use categories specified in Article 53 and defined in Article 2A of the Code.

Motel.

Cultural Uses.

Fitness Center or gymnasium.

Local Retail Business.

Restaurant.

Restaurant with live entertainment operating after 10:30 PM.

Conference Center.

Amusement Game Machines in commercial establishment.

Automatic Teller Machine.

Bar with or without live entertainment.

Accessory Use, including, but not limited to, accessory outdoor café, accessory parking, accessory services for apartment or hotel residents, accessory storage of flammable liquids incidental to a lawful use, accessory swimming pool and accessory use ordinarily incidental to a lawful main use.

Size and Dimensions of Structures: The Project consists of the renovation and rehabilitation of the Existing Building, the demolition of an existing exhaust stack, and the addition of a pavilion and atrium area. The Project will contain approximately 380 hotel suites, 13,700 square feet of banquet and function areas, and 180 valet parking spaces. The parking spaces will be contained below-grade in the basement area.

The Project data and approximate dimensions are as follows:

Height:

To roof ridge 97 feet

Lot Area and Floor Area Ratio:

Lot Area: 125,409 SF

F.A.R. (excludes parking below-grade): 2.17 (272,000 SF)

Parking:

Parking Spaces below-mean grade: 180 valet spaces

Total Spaces 180 valet spaces

FLOOR AREAS AND F.A.R.

Level	Gross Square Feet	F.A.R. * Square Feet
B	76,500	4,000
1	76,200	74,600
2	65,300	63,700
3	53,000	52,000
4	53,000	52,000
5	28,000	25,700
<i>TOTAL</i>	<i>352,000 SF</i>	<i>272,000 SF*</i>

*F.A.R. Square Feet excludes voids in floor areas, such as mechanical shafts and elevator shafts, and space occupied by mechanical and electrical closets and storage areas.

Zoning Actions: The Project is presently situated within the Corridor Enhancement Subdistrict (the "CE Subdistrict") in a Special Study Overlay Area as defined in Article 53 of the Code for the East Boston Neighborhood District. The use of the Project as a hotel and related and accessory uses is not allowed in the CE Subdistrict. The current industrial uses of the Existing Building are also not allowed in the CE Subdistrict but may be continued in accordance

with the provisions of Article 9 of the Code as pre-existing, non-conforming uses.

Dimensional Requirements. The proposed dimensions of the Project are as follows:

Dimensional Requirements	Project Dimensions
Maximum Floor Area Ratio	2.2
Maximum Building Height (ft)	99
Minimum Lot Size (sq.ft.)	125,409
Minimum Lot Width (ft.)	195
Minimum Lot Frontage (ft.)	720.58
Minimum Front Yard (ft.)	5
Minimum Side Yard (ft.)	55
Minimum Rear Yard (ft.)	5

Signs. Article 53, Section 53-55 of the Code regulates the size and location of signs in the East Boston Neighborhood District. These regulations do not contemplate the size and location of signs necessary for a major hotel on a large site. Therefore, in lieu of the applicability of those regulations and the regulations set forth in Article 80, Section 80B-3(3), signs for the Project will be approved by the Urban Design Department of the Boston Redevelopment Authority (“BRA”) as set forth in Article 11, Section 11-2 of the Code.

Other Zoning Approvals. In addition to addressing the above-referenced zoning provisions, the Project is also subject to Large Project Review by the BRA. In accordance with the requirements set forth in Section 80B of the Code, the Developer has filed a Project Notification Form and a Draft Project Impact Report (“DPIR”) with the BRA and will comply with the Development Impact Project requirements for the payment of Housing and Jobs Exactions as provided in Section 80B-7 of the Code. The Site will be subject to the use and dimensional controls set forth herein, which are comprehensive development controls delineating the uses and dimensions for the Project.

Projected Number of Employees: It is anticipated that the Project will generate approximately 200 construction jobs and approximately 350 to 400 permanent jobs.

Traffic Circulation: Internal traffic circulation for the Project will be accomplished with two (2) driveways located on either end of the Site and utilizing existing curb cuts, with circular drop-off and turn-around areas. These areas are designed to remain separate so as not to provide any short-cut to the Airport. Loading, deliveries and the valet parking operations are all below-grade. Passenger vehicles can access the site from either the Airport or from Porter and Orleans Street, and gain access to the below-grade valet parking facility.

Loading Requirements: Truck access to the Project will utilize only the vehicular entry to the Project at the northwesterly side of the Project Site off of Porter Street across from Orleans Street. This driveway, currently serving all traffic to the Existing Building, will provide access to the covered, below-grade loading areas of the Project.

Access to Public Transportation: The Site currently abuts an entrance to the MBTA Airport Blue Line Subway Station. As part of the CA/T Project, this station may be moved approximately 480 feet northerly from its current location. The move of the Airport Station is still under design, but it is contemplated that access to the Airport Station from Porter Street will remain with paved, pedestrian walkways. As referenced in the Transportation and Traffic Estimates (Appendix 2), it is expected that many of the hotel's employees will utilize the MBTA. To encourage employees to commute using the MBTA, a shuttle bus will be used to shuttle employees to and from the MBTA Airport Station. In order to accommodate guests arriving from and departing to the Airport, on-demand shuttle buses will transport guests between the Airport and the Project. The proponent will work with City of Boston officials as well as the

Logan Airport Transportation Management Association to coordinate traffic demand management for the Project.

Public Benefits: The direct public benefits of the Project are many. The Project will:

- renovate a deteriorating building and create first-class hotel space;
- make significant on and off-site landscape improvements, including landscaping of a connection between the Gove Street neighborhood and Memorial Stadium Park;
- allow a use with fewer neighborhood impacts than the current use of the Existing Building at full occupancy;
- enhance the activity level and street life of the Gove Street neighborhood;
- increase neighborhood safety and security by providing full-time hotel staff and around-the-clock human activity in the area;
- provide approximately 350 to 400 new permanent hotel jobs, with a focus on employing East Boston residents;
- provide neighborhood meeting spaces and a new restaurant;
- provide additional landscaping, both on-site and on adjacent parcels under public ownership;
- provide new hotel rooms to help meet Boston's demonstrated need for hotel accommodations; and
- provide approximately 200 construction jobs.

Additionally, pursuant to Section 80B-7 of Article 80 of the Boston Zoning Code, the Project will make total contributions to the City, as Housing and Jobs Exactions, of approximately \$1,032,000. This contribution is divided in the following manner: Housing Exaction of \$860,000, and a Jobs Exaction contribution of \$172,000.

Development Review Procedures: All design plans for the Project are subject to on-

going development review and approval by the BRA. Such review is to be conducted in accordance with Article 80 of the Code and the BRA Development Review Procedure, dated 1985, revised 1986.

LIST OF APPENDICES

to

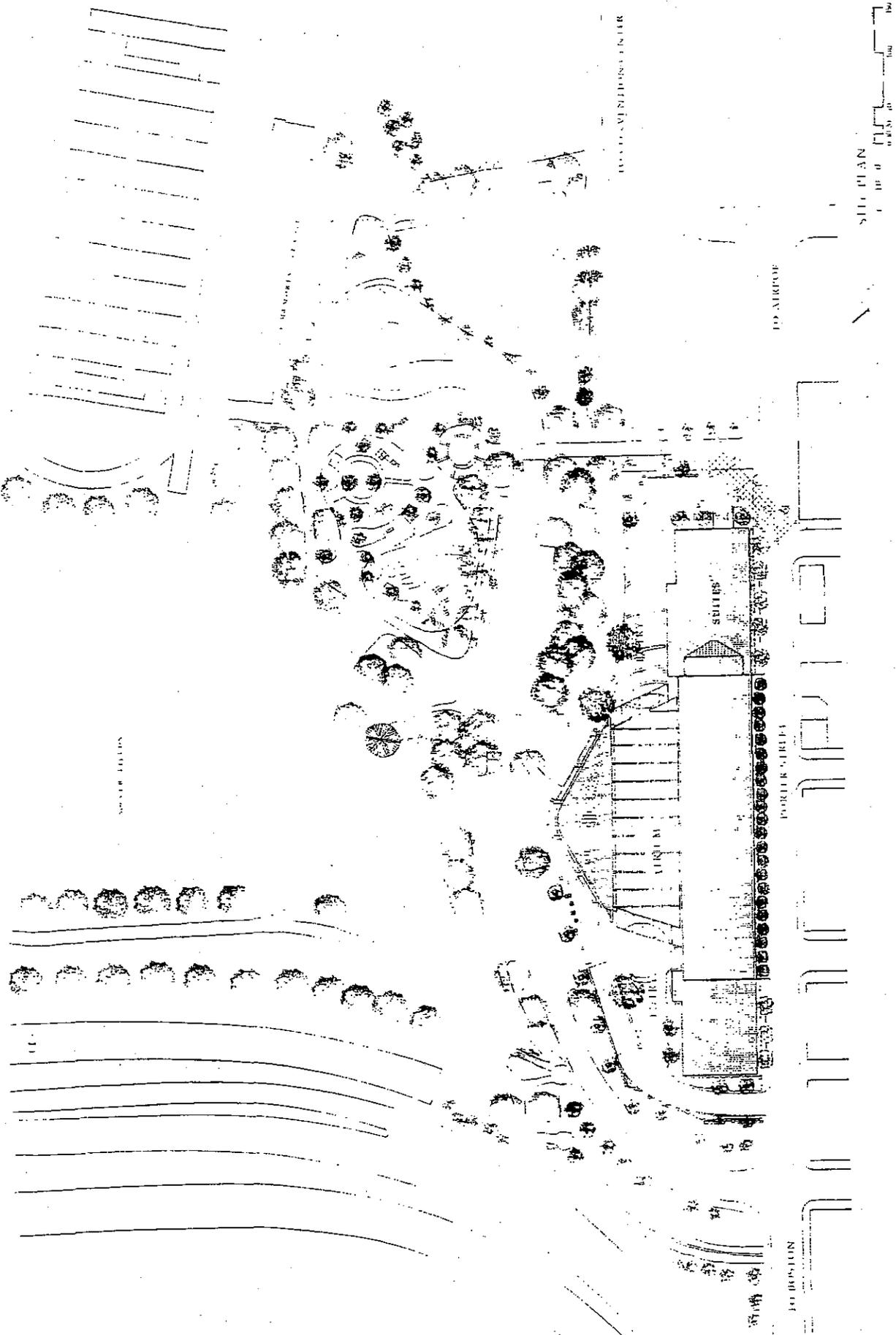
DEVELOPMENT PLAN

For

156 PORTER STREET

APPENDIX 1 PROJECT DRAWINGS, SITE SURVEY AND PHOTOGRAPHS (ALSO SHOWN IN 156 PORTER STREET DPIR, FIGURE 2-3 AND FIGURES 4-1 THROUGH 4-24).

APPENDIX 2 TRANSPORTATION AND TRAFFIC ESTIMATES (ALSO SHOWN IN 156 PORTER STREET DPIR, SECTION 7 – TRANSPORTATION COMPONENT).

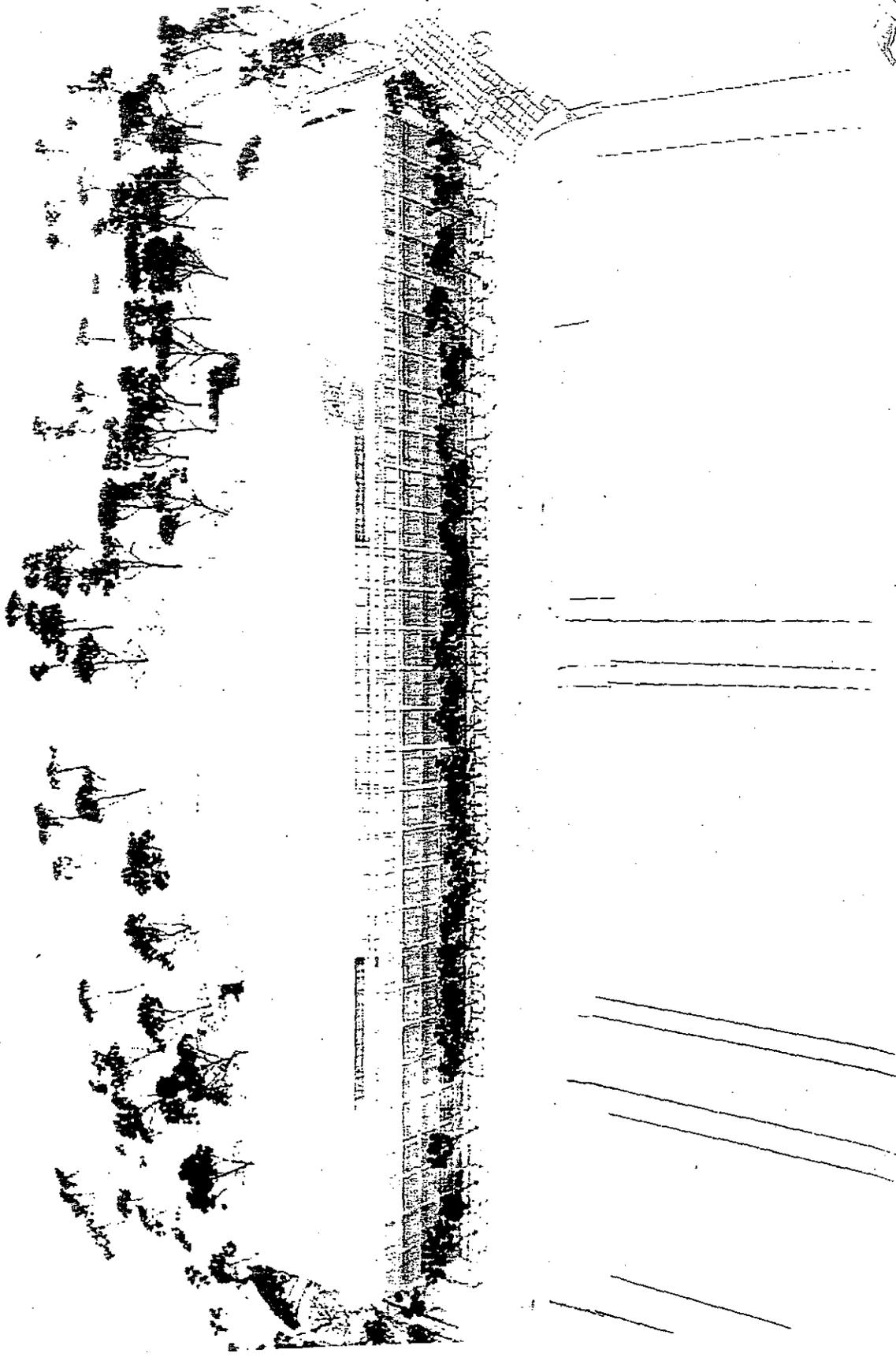


ATRIUM SUITES HOTEL

Figure 4-7
Site Development Plan

ATRIUM SUITES HOTEL
MOORENOBILE ASSOCIATES, INC.

ATRIUM SUITES HOTEL



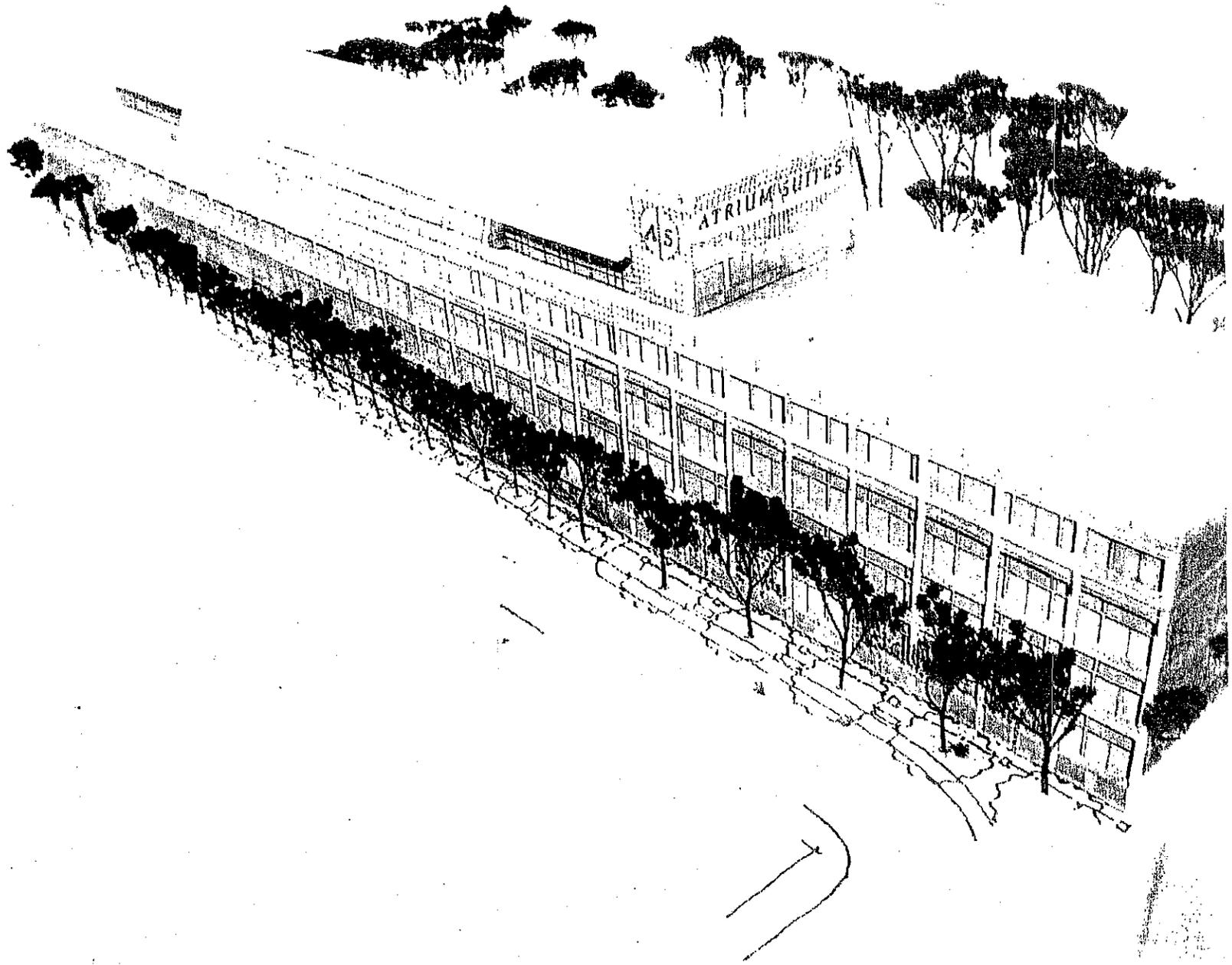
Stagall Consulting

11000 RICHMOND BLVD. SUITE 1000
HOUSTON, TEXAS 77042

ATRIUM SUITES HOTEL

Figure 4-1
Porter Street Facade and Project Context

ATRIUM SUITES L.L.C.

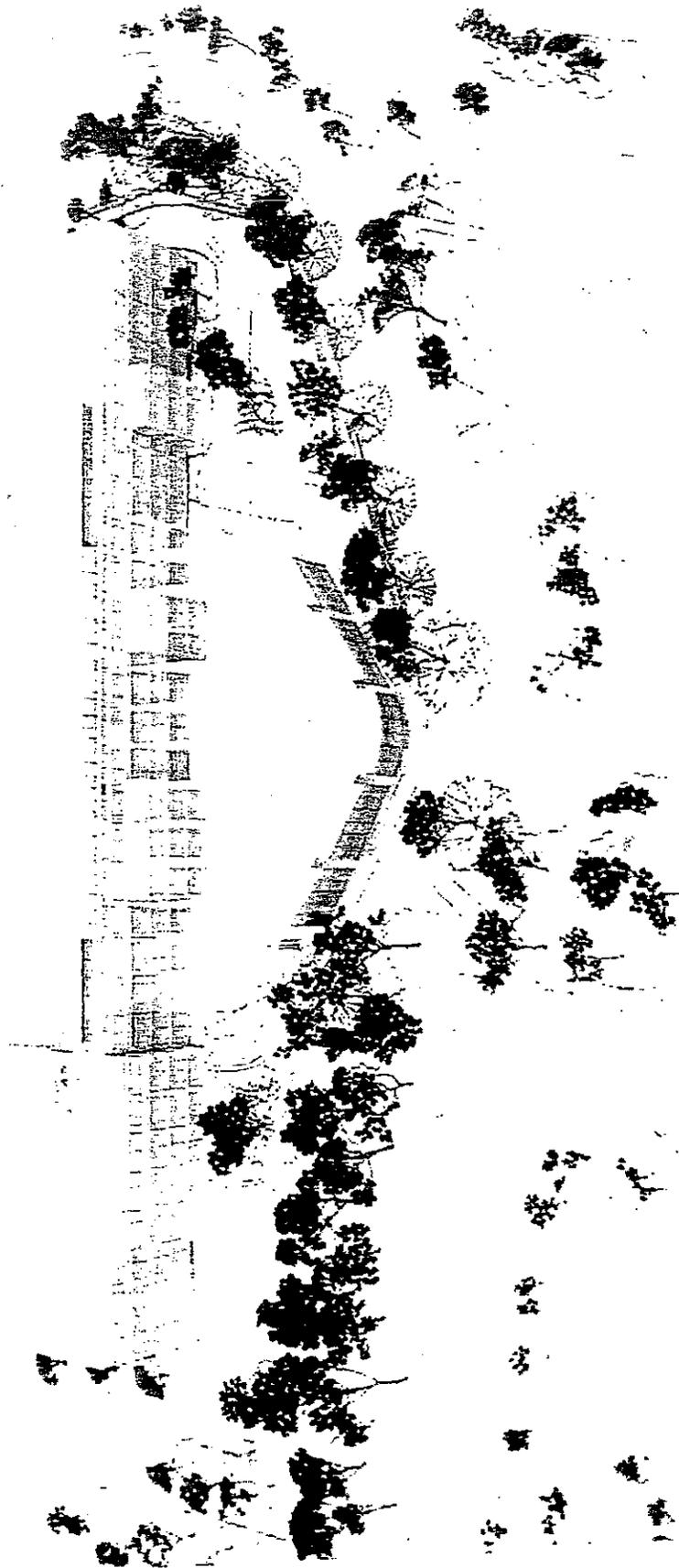


ATRIUM SUITES L.L.C.

ATRIUM SUITES HOTEL

Figure 4-2
Porter Street Facade

Geogulf Consulting
MOORE NOLTE ASSOCIATES, INC.



Seagull Consulting

MOORE 400 H. ASSOCIATES, INC.

ATRIUM SUITES HOTEL

Figure 4-3

Rear Facade and Park Context



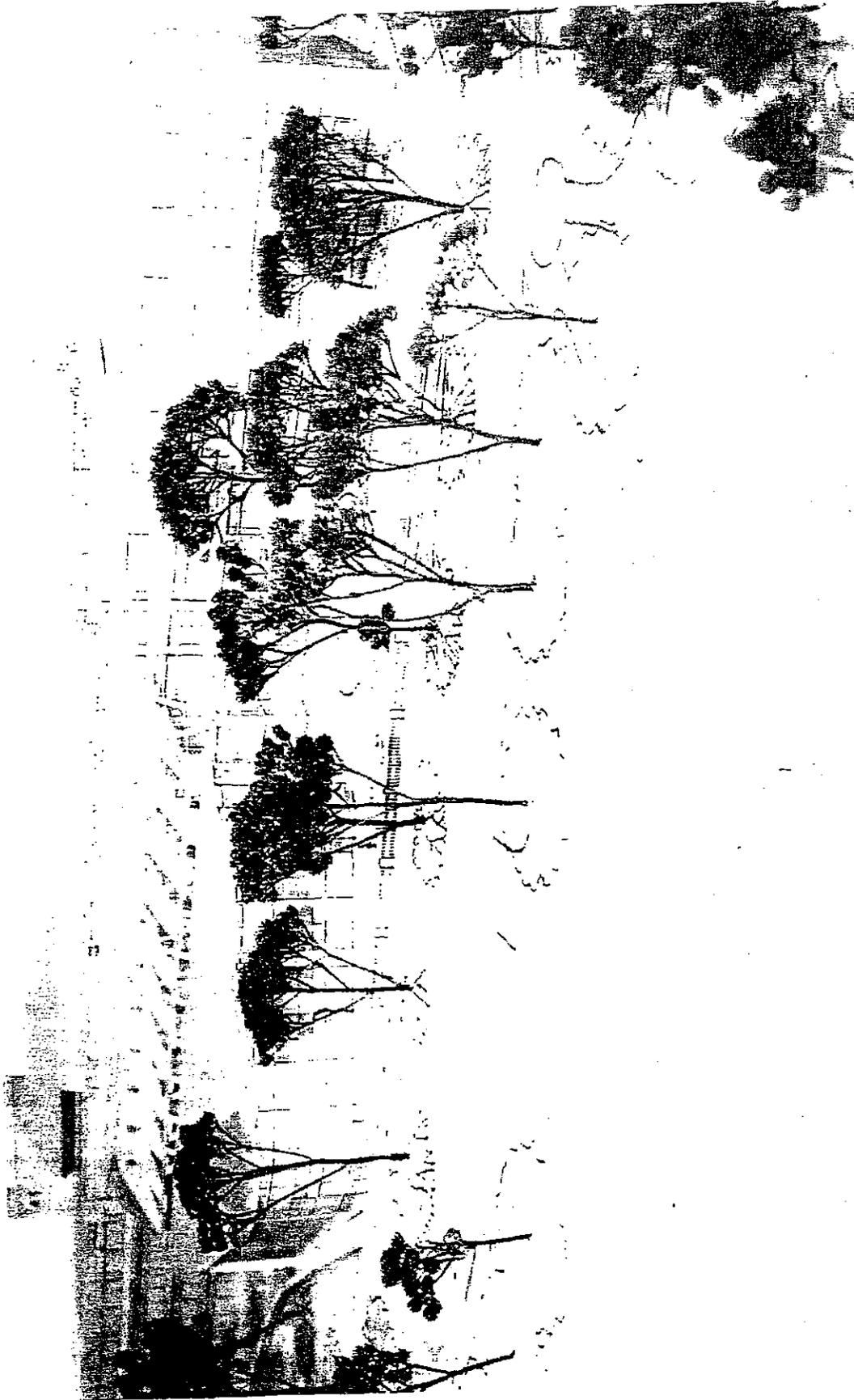
ATRIUM SUITES HOTEL

ATRIUM SUITES L.L.C.

Stagall Consulting
MOORE NICOLE ASSOCIATES, INC.

Figure 4-4

View from Northwest Showing Park Context




Gull Consulting
MOORE-NOLTE ASSOCIATES, P.C.

ATRIUM SUITES HOTEL

Figure 4-5
View of Pavilion and Park Transition



Seagull Consulting



ATRIUM SUITES L.L.C.

ATRIUM SUITES HOTEL

MOORE-NOLTE ASSOCIATES, INC.

Figure 4-6
Southeast Facade and Piazzetta

BOARD APPROVED

12

MEMORANDUM

July 22, 1999

TO: BOSTON REDEVELOPMENT AUTHORITY AND
THOMAS N. O'BRIEN, DIRECTOR

FROM: JAY RUSSO, REGIONAL MANAGER

SUBJECT: ATRIUM SUITES HOTEL, 156 PORTER STREET, EAST
BOSTON

SUMMARY: This memorandum seeks authorization for the Director (1) petition the Zoning Commission to permit Planned Development Areas in all CE Subdistricts; (2) approve the Development Plan for Planned Development Area No. 47, 156 Porter Street, (3) recommend that the Zoning Commission approve the Development Plan for Planned Development Area No. 47; (4) issue a Preliminary Adequacy Determination waiving further review of the proposed Atrium Suites project, within Planned Development Area No. 47, pursuant to Article 80B, Large Project Review, of the Zoning Code; (5) enter into a Cooperation Agreement, a Development Impact Project Agreement and a Boston Residents Construction Employment Plan and (6) issue a Certification of Compliance and a Certification of Consistency for the proposed project.

Project Description

The project site consists of approximately 3.0 acres located at 156 Porter Street in East Boston. The site is located approximately 0.5 miles west of the Logan Airport terminals, adjacent to the elevated airport roadway, the elevated Route 1A roadway and the Airport MBTA station. The site contains an existing three to four story, 220,000 gross square foot building currently occupied by a bra factory, offices, a metal shop and warehouse storage areas. The remainder of the site contains asphalt parking areas, loading docks and a former rental car lot.

The development involves gutting and renovating the existing warehouse and manufacturing building on the site and creating a rooftop addition plus a connecting Atrium and Pavilion area to accommodate a hotel and an underground parking facility. The hotel will consist of approximately 380 suites with numerous common areas including a tropical solarium, a health and fitness area, meeting areas, restaurants and other services. The parking garage can accommodate 180 vehicles and will be entirely valet-operated. The two garage

entrances will allow access from either the Airport or the Gove Street neighborhood; however, the project will not provide a public connection between the Airport and the Gove Street neighborhood. Loading bays and service areas will be located underground, thus eliminating the need for above-ground facilities and allowing the project to present four attractive building faces to the neighborhood. The preceding description constitutes the "proposed project".

Article 80

The Development Plan for Planned Development Area "PDA" No. 47, 156 Porter Street, East Boston, was submitted to the Boston Redevelopment Authority (the "BRA") on December 16, 1998. The public comment period ended on February 1, 1999. In accordance with Section 3-1A and Section 80C of the Boston Zoning Code (the "Code"), the Development Plan sets forth information on the development of the Proposed Project, including the proposed location and appearance of the structure, the proposed uses, the proposed dimensions of the structure, the proposed density, the proposed parking and loading facilities, access to public transportation, and other major elements of the Proposed Project.

The Project Notification Form ("PNF") for the Proposed Project was filed on August 21, 1998. The BRA issued its Scoping Determination in response to the PNF on October 13, 1998. A Draft Project Impact Report ("DPIR") for the Proposed Project addressing the concerns of the Scoping Determination was submitted to the BRA on December 11, 1998. The DPIR sets forth the Development Impact Project requirements.

The Developers, Donato Pizzuti and John B. Wise, have extensive experience in the Boston area real estate market, including the successful development of hotels, office buildings, apartments and housing subdivisions in Boston and its suburbs. Recent hotel projects in and around the City of Boston include the 66-room Shawmut Inn, opened in 1995; the 112-room Cambridge Inn, opened in 1997; and an approved 270-room hotel at 144 Boylston Street. Pursuant to Article 80 a Public Hearing was held on June 16, 1999, to consider the proposed Development Plan for Planned Development Area No. 47, for the Atrium Suites Hotel, 156 Porter Street, East Boston and to consider the proposed East Boston Airport Hotel as a Development Impact Project.

Public Process

The Developer has met with East Boston neighborhood groups, including the Gove Street Neighborhood Association and the East Boston Land Use Council, on a regular basis since May 1998 to keep residents informed about the hotel proposal. Numerous individuals in the neighborhood have shown their support

for the project by attending meetings to discuss the hotel. On August 31, 1998, the Gove Street Neighborhood Association voted 56-3 to approve the project.

The Developer has met with project and urban design department staff members of the BRA and with staff of other City agencies including the Environment Department, Boston Landmarks Commission, Boston Transportation Department, and the Boston Parks and Recreation Commission. The project received approval from the Boston Civic Design Commission (the "BCDC") on October 6, 1998. The Proposed Project also received approval of the Parks and Recreation Commission at its regularly scheduled meeting on November 30, 1998, subject to the negotiation of a maintenance agreement between the Parks and Recreation Commission and the Developer.

In addition, the Developer has been meeting with officials from the Massachusetts Port Authority ("Massport") to request approval to utilize airport roadways for access to and egress from the project site. Terms and conditions necessary for approval of the continued use of these roadways will be negotiated with Massport.

Zoning

The Site is located in the East Boston Neighborhood District within the Corridor Enhancement District and in a Special Study Overlay Area, all as defined and regulated in Article 53 of the Boston Zoning Code ("Code"). The present manufacturing and industrial use of the site is now classified as a non-conforming use in accordance with Article 53. The substitution of a non-conforming use with a more appropriate hotel use is not allowed in the Corridor Enhancement District, nor are Planned Development Areas allowed in the Corridor Enhancement District, although Planned Development Areas are allowed in other East Boston subdistricts. Due to the size of the site, the nature of the Proposed Project, and the wish not to affect substantially the underlying zoning for the site, the Developer has requested that the BRA petition the Boston Zoning Commission to allow a Planned Development Area ("PDA") in this portion of the Corridor Enhancement District. The establishment of a PDA in this location will allow the development of the site in accordance with a plan designed to address neighborhood issues and concerns. Hotel use in this area is a use which encourages economic growth, provides for and also retains jobs in the East Boston neighborhood, diversifies the East Boston economy, is compatible with and sensitive to the needs of the community and surrounding area, and has fewer neighborhood impacts than the existing non-conforming use.

Development Impact Project (DIP) Exactions

Based on the plans, the Developer will provide estimated linkage funds of \$860,000 for Housing and \$172,000 for Jobs pursuant to the provisions of Article 80, Section 80B-7 of the Code. These estimated linkage payments are calculated as follows:

Housing Linkage	
DIP Uses	272,000 square feet
Exclusions	<u>(100,000)</u>
	172,000
	<u>X \$5.00/square foot</u>
	\$860,000
Jobs Linkage	
DIP Uses	272,000 square feet
Exclusions	<u>(100,000)</u>
	172,000
	<u>X 1.00/square foot</u>
	\$172,000

RECOMMENDATION

In order for Planned Development Area No. 47, 156 Porter Street, East Boston, to proceed the following approvals are needed by the Authority:

- (1) Authorization for the Director to petition the Zoning Commission to approve the proposed Development Plan for PDA No. 47, 156 Porter Street, and to add the designation "D" indicating a Plan Development Area, to this parcel.
- (2) Authorization to recommend to the Zoning Commission approval the Development Plan submitted by Atrium Suites, LLC, for the proposed Atrium Suites Hotel project within the proposed Planned Development Area No. 47, located at 156 Porter Street, in the East Boston Neighborhood District;
- (3) Authorization for the Director to issue a Preliminary Adequacy Determination waiving further review of the Proposed Project, pursuant to Article 80B, Large Project Review, of the Zoning Code;
- (4) Authorization for the Director to execute a Cooperation Agreement, a Development Impact Project Agreement, a Boston Residents Construction Employment Plan, and any and all other

appropriate and necessary agreements in connection with the Proposed Project; and

- (5) Authorization for the Director to issue a Certification of Compliance and a Certification of Consistency for the Proposed Project.

Appropriate votes follow:

VOTED: That the Director be, and hereby is, authorized to issue a Preliminary Adequacy Determination which finds that the Draft Project Impact Report adequately describes the potential impacts arising from the proposed Atrium Suites Hotel project and waives further review of the proposed Atrium Suites Hotel project in accordance with Section 80B-5.4 (c) (iv) of the Boston Zoning Code, subject to continuing design review by the Boston Redevelopment Authority; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to issue a Certification of Compliance for the Atrium Suites Hotel project upon the successful completion of all Article 80 processes; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute a Cooperation Agreement, a Boston Residents Construction Employment Plan, and any and all other agreements and documents which the Director deems appropriate and necessary in connection with the Proposed Project, all upon terms and conditions to be determined in his sole discretion. The Cooperation Agreement shall include, but not be limited to, the following provision that Atrium Suites, LLC or its successor in interest and DDODE Associates, LLC or its successor in interest (the "Developers") shall provide a combined total of up to Two Hundred Fifty Thousand Dollars (\$250,000) for public improvements to the streetscape in the vicinity of the Porter Street entrance to the new proposed park in the Porter Street and Cottage Street areas or other public amenities/benefits as the Director deems appropriate, with the proportion paid by each of the Developers as more further detailed in the Cooperation Agreement; and

FURTHER

VOTED: That the Boston Redevelopment Authority finds that the Atrium Suites Hotel project conforms to the general plan for the City of Boston as a whole and that nothing in said Proposed Project will be injurious to the neighborhood or otherwise detrimental to the public welfare; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute an Development Impact Project Agreement for the Atrium Suites Hotel project in accordance with Article 80, Section 80B-7 of the Boston Zoning Code; and

FURTHER

VOTED: That the Authority approves the Development Plan for Planned Development Area No. 47, 156 Porter Street; and further, that the Director be, and hereby is, authorized to issue a Certification of Consistency for the Atrium Suites Hotel project pursuant to Article 80, Section 80C-8 of the Boston Zoning Code upon the approval by the Boston Zoning Commission of the Development Plan and Development Impact Project Plan for Planned Development Area No. 47 approved in accordance with Article 80 and Article 3, Section 3-1.A(a) of the Boston Zoning Code and the completion of the BRA design review; and

FURTHER

VOTED: That the Director be, and hereby is, further authorized to petition the Zoning Commission to amend Article 53, East Boston Neighborhood District zoning, in section 53-44, Establishment of Areas Which Planned Development Areas May Be Permitted, to add the Corridor Enhancement subdistricts to the areas where Planned Development Areas may be permitted, in substantial accord with text amendment application submitted to the Authority at its meeting on July 22, 1999; and

FURTHER

VOTED: That the Director be and hereby is authorized to petition the Zoning Commission for approval of the Development Plan for Planned Development Area No. 47, 156 Porter Street, East Boston; and

FURTHER

VOTED:

That the Director be, and hereby is, authorized to petition the Zoning Commission to adopt a map amendment to Map 3A, East Boston Neighborhood District, and Map 3B, East Boston Neighborhood District of the series of maps entitled "Zoning Districts City of Boston," dated August 15, 1962 as amended, as follows: By adding the designation "D", indicating a Planned Development Area overlay district, to the parcel of land located at 156 Porter Street, comprising approximately 3.0 acres, in the East Boston Neighborhood District.

Map Amendment Application No. 420
Planned Development Area No. 47
156 Porter Street
Boston Redevelopment Authority on
behalf of Atrium Suites, LLC
Map 3A, East Boston
Neighborhood District

MAP AMENDMENT NO. 364

*Effective:
November 22, 19

THE COMMONWEALTH OF MASSACHUSETTS

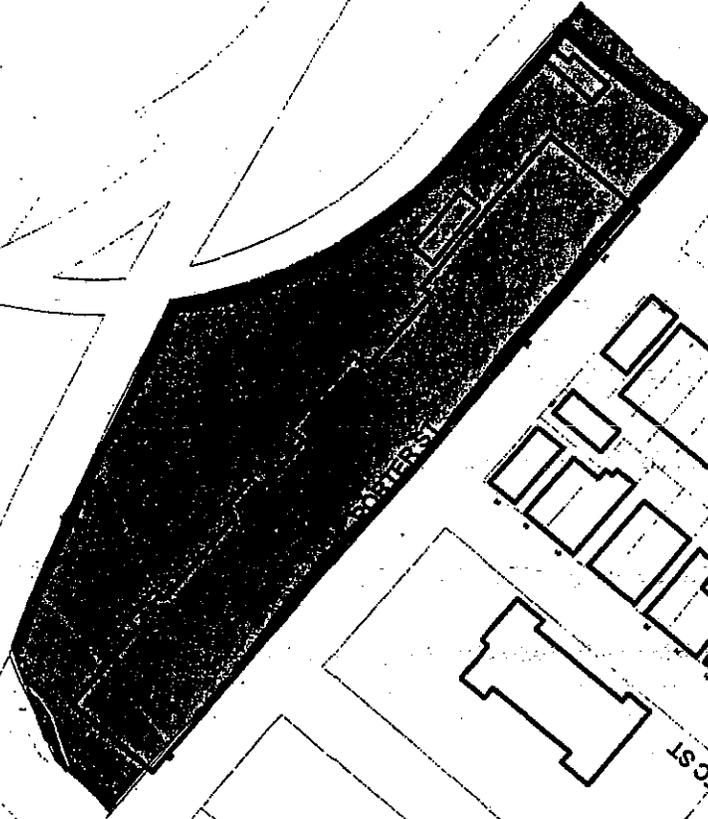
CITY OF BOSTON

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. 47, and amend "Map 3A, East Boston Neighborhood District," of the series of maps entitled "Zoning Districts City of Boston," dated August 15, 1962, as amended, as follows:

By adding the designation "D", indicating a Planned Development Area overlay district, to the parcel of land located at 156 Porter Street, comprising approximately 3 acres in the East Boston Neighborhood District, as shown on Appendix A.

APPENDIX A



WUBEC ST

GOVE ST

HANK ST

R. L. New

Chairman

Robert Jordan

Vice Chairman

Ralph Cook

Genevieve Ross

William Taylor

Ernest

Jim Stratton

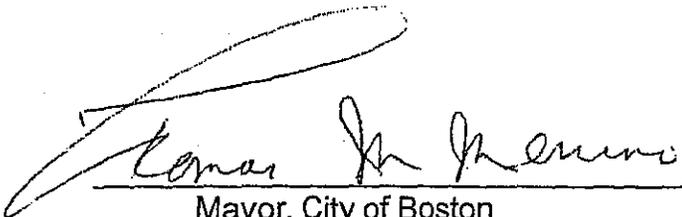
In Zoning Commission

Adopted: November 17, 1999

Attest:

Gregory M. Hampton

Secretary



Mayor, City of Boston

Date: 11/22/99

The foregoing amendment was presented to the Mayor on NOVEMBER 18, 1999, and was signed by him on NOVEMBER 23, 1999, whereupon it became effective on NOVEMBER 23, 1999, in accordance with Section 3 of Chapter 665 of the Acts of 1956, as amended.

Attest: 

Secretary to the Zoning Commission

Development Plan for Planned Development Area No. 47, 156 Porter Street, East Boston

R. H. Man

Chairman

Robert Jordan

Vice Chairman

Ralph Coe

Debra A. Decker

Wesley Tarkenton

John

Jill Statten

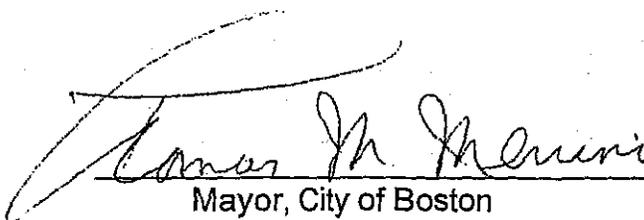
In Zoning Commission

Adopted: November 17, 1999

Attest:

[Signature]
Secretary

Development Plan for Planned Development Area No. 47, 156 Porter Street, East Boston

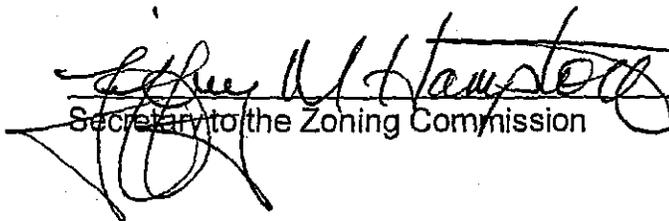


Mayor, City of Boston

Date: 11/22/99

The foregoing development plan was presented to the Mayor on NOVEMBER 18, 1999, and was signed by him on NOVEMBER 23, 1999, whereupon it became effective on NOVEMBER 23, 1999, in accordance with Section 3 of Chapter 665 of the Acts of 1956, as amended.

Attest:



Secretary to the Zoning Commission