

Boston Redevelopment Authority

October 16, 1980

Development Plan for Planned Development Area No. 14
Land Bounded by State, Congress and Kilby Streets
and Exchange Place, Boston

Olympia & York State Street Company, Developer

Developer: Olympia & York State Street Company, a Massachusetts partnership, composed of Olympia & York State Street Corporation and Olympia & York Congress Street Corporation, both Massachusetts corporations and wholly-owned subsidiaries of O & Y Equity Corp., a New York corporation.

Site: A parcel of land containing 49,924 square feet (1.15 acres) bounded by State, Congress and Kilby Streets and Exchange Place, Boston Proper. The land is now occupied by the Exchange Building, at 43-65 State Street, which is to be retained in part, and buildings at 10, 20 and 30 Congress Street, which are to be demolished. The portions of the Exchange Building facing State Street and Kilby Street have been designated a Landmark by the Boston Landmarks Commission.

- A. Permitted Uses: Use Item #34, retail business; Use Item #37, place for the sale, service and on-premises consumption of food and beverages not providing dancing or live entertainment; Use Item #39, office of an architect, attorney, dentist, physician or other professional person; Use Item #40, real estate, insurance, or other agency office; Use Item #41, office building, post office, bank; Use Item #43, barber shop, beauty shop, shoe repair shop, self-service laundry, or similar use; Use Item #44, tailor shop, hand laundry, dry cleaning shop; Use Item #72, accessory parking garage accommodating approximately 90 spaces; and, subject to approval of the Authority, other uses permitted from time to time in a B-10 zoning district.
- B. Location, Appearance and Dimensions of Structures, Building Elevations, Open Spaces and Landscaping shall be as shown on schematic design drawings by WZMH-Habib, Architects, entitled "Fifty-three State Street/ Proposed Office Building/Boston" dated March 27, 1980, with revisions through October 10, 1980. These plans are hereby made part of this Development Plan.

<u>Drawing No.</u>	<u>Title</u>
A1	Ground Floor
A2	Second Floor
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A6	Floor 11
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A15	Upper Penthouse
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A21	Elevations North & West
A22	Elevations South & East
A23	Building Sections
A24	Demolition Plan
A25	Existing Plot Plan

The project will entail renovation and rehabilitation of a portion of the Exchange Building, designed by Peabody and Stearns and built 1889-1891. Those parts of the building that are retained are subject to standards and criteria adopted by the Boston Landmarks Commission on January 2, 1980. The remaining structures in the project area are to be demolished and replaced by a 40-story office tower, a small pedestrian plaza at State and Congress Streets and a five-story glass atrium opening from the plaza. The height of the main roof of the office tower shall not exceed 551 feet above Boston City Base, which is 530 feet above the average elevation of abutting sidewalks and the height of the mechanical penthouse shall not exceed 568 feet Boston City Base or 547 feet above average grade of abutting sidewalks. The penthouse shall be set back from the building faces as shown in Drawing No. 15, Upper Penthouse. The office tower will be of steel and concrete sheathed with slightly reflective blue glass with black aluminum frames.

- C. Density: The floor area ratio shall not exceed 21.1. The Developer estimates that the buildings will house 5,288 employees, a net increase of 4,238 over the number before demolition started.
- D. Proposed Traffic Circulation: The project will be served by existing streets: Congress Street, which is a two-way street running north and south; State Street and Exchange Place, both running west; and Kilby Street, running north. The road bed of Congress Street shall be widened from 37 feet to 39 feet abutting the office tower and from 36.5 feet to 40 feet abutting the plaza area. The sidewalk width lost to the widening shall be compensated for by the new plaza and by a pedestrian arcade 9'9" in width within the building line of the tower. The increased width will improve the flow of four traffic lanes on Congress Street; pedestrian flows and space for pedestrians waiting to cross the busy intersection of State and Congress Streets will also be improved by the arcade and plaza.
- E. Parking and Loading Facilities: Approximately 90 below-grade parking spaces, depending on foundation conditions, and 6 loading bays at ground level are to be provided on Exchange Place. Access will be from the south by Kilby Street; egress will be to the north by Congress Street (right turn only between 8:00 a.m. and 6:00 p.m.).

- F. Access to Public Transportation: The site is well served by public transportation. Three of the four subway lines are within less than a five-minute walk; the Red Line is less than a ten-minute walk or one may reach it by transfer from the Orange Line. The area is also served by MBTA bus lines and private bus lines. South Station is within a ten-minute walk; North Station is a little over ten minutes away.
- G. Increased Wind Velocities: As a result of a quantitative analysis by Bolt Beranek and Newman, Inc., early design accommodations have been made to minimize wind impacts. After the office tower is erected, if wind velocities occur in a range unacceptable to the Authority, the Developer shall modify the design to include canopies, wind screens or other devices as are necessary to correct excessive velocities.
- H. Design Review: The following elements of the plan are subject to further design review by the Authority: materials and treatment of building facades; landscaping and paving of sidewalks, open areas and the atrium; location and appearance of signs; and, if necessary, the design of wind deflectors.
- I. Zoning Exceptions Required (B-10 District, Restricted Parking District):
- | | |
|----------------------------|---|
| Sections 3-1A,
8-7 (72) | Off-street parking garage accessory to retail and office use is conditional in a Restricted Parking District. |
| Article 15 | Maximum allowed floor area ratio is 10.0; proposed floor area ratio is 21.1. |
| Article 21 | Minimum set back of parapet - office tower only: |
| | <u>Congress Street</u> |
| | Required: 25.9' to 32.2' for different building faces
Provided: 2" to 18' |
| | <u>Exchange Place</u> |
| | Required: 47.1' to 55.2'
Provided: 2" to 1'10" |
| | <u>Kilby Street</u> |
| | Required: 31.4' to 38.25'
Provided: 5.0' to 9.0' |
| Section 24-1 | The number of required off-street loading bays is 10; 6 are to be provided. |

FACT SHEET

PROPOSED PLANNED DEVELOPMENT AREA 53 State Street, Boston

Developer

Olympia & York State Street Company, a Massachusetts partnership, composed of Olympia & York State Street Corporation and Olympia & York Congress Street Corporation, both Massachusetts corporations and wholly-owned subsidiaries of O & Y Equity Corp., a New York corporation.

Architect

WZMH Habib, Inc., Boston

Site

A parcel of land containing 49,924 square feet (1.15 acres) bounded by State, Congress and Kilby Streets and Exchange Place, now occupied by the Exchange Building at 53 State Street, which is to be retained in part, and buildings at 10, 20 and 30 Congress Street which are being demolished. The portions of the Exchange Building facing State Street and Kilby Street have been designated a Landmark by the Boston Landmarks Commission.

Anticipated Construction Schedule

Demolition - July 1980 to December 1980
Construction - January 1981 to June 1983

Estimated Cost

Demolition and construction costs \$86,000,000; total development cost \$121,300,000.

General Description

The project will entail renovation and rehabilitation of a portion of the existing 11-story Exchange Building and the construction of an abutting 40-story glass-clad steel and concrete office tower with two levels of below-grade parking and retail space on the first floor and first basement level. There will be a small plaza at the corner of State and Congress Streets on the site of the former State Street Bank and Trust Company. Opening onto this plaza will be a 5-story glass atrium between the Exchange Building and the office tower. The project will have a total gross floor area of approximately 1,050,000 square feet.

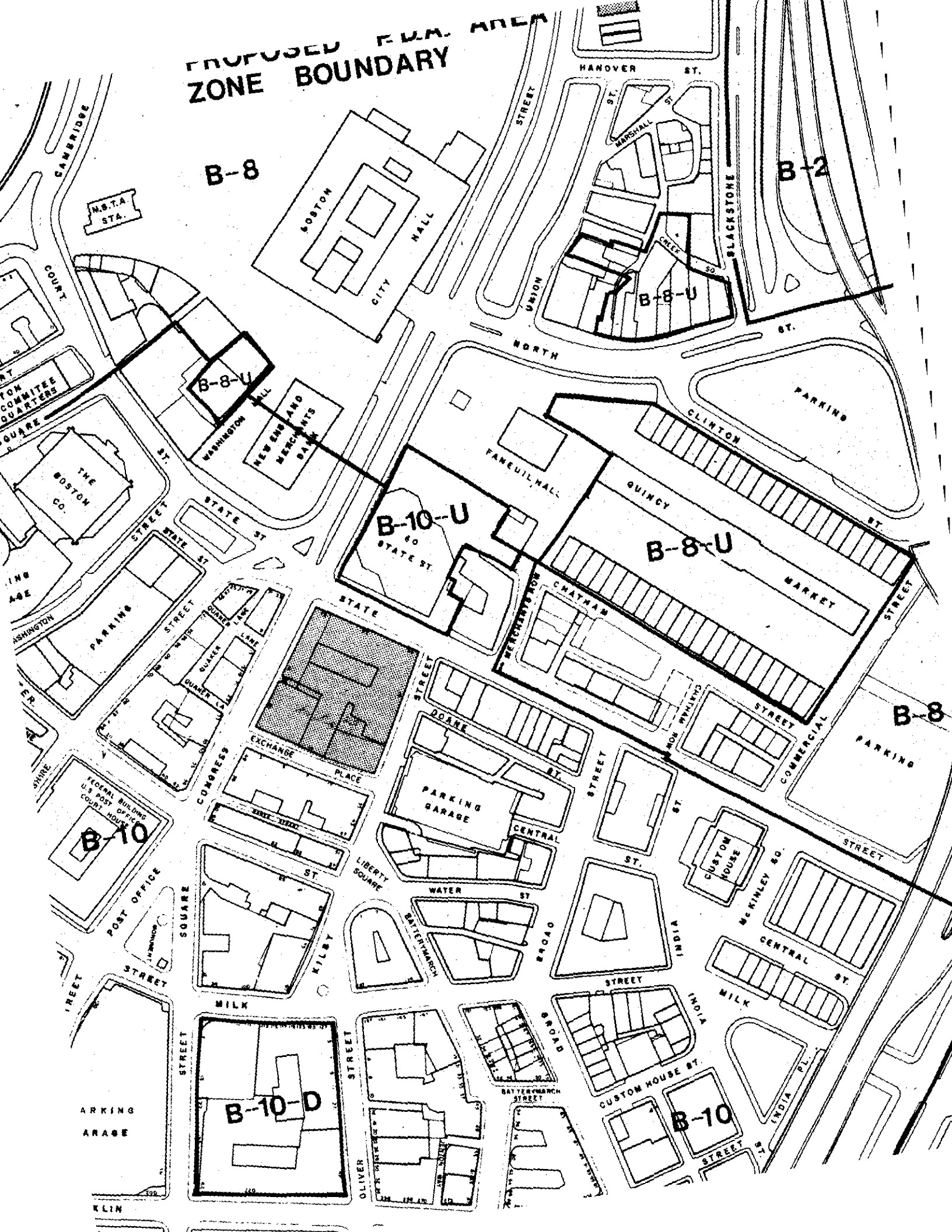
Density

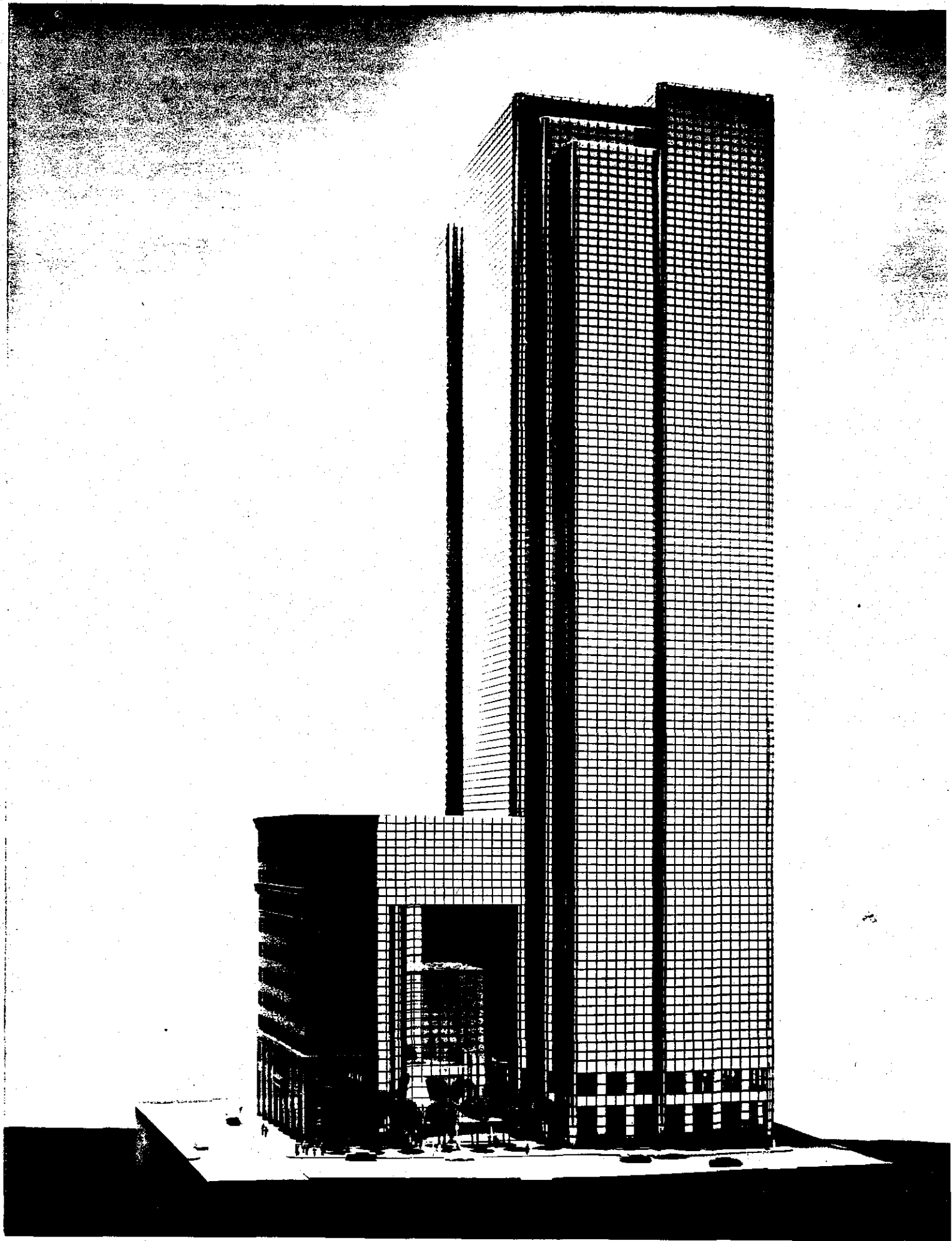
The proposed floor area ratio for the project is no more than 21.1. The estimated number of people who will be working in the building is 5,288, an increase of 4,238 employees over the number employed on the site prior to demolition.

Zoning Exceptions

The Developer will seek exceptions to the Boston Zoning Code for floor area ratio, set back of parapet; off-street parking in a Restricted Parking District, and a reduction in the number of off-street loading bays from 10 to 6.

PROPOSED F.D.A. AREA ZONE BOUNDARY





MEMORANDUM

October 16, 1980 - *Voted*

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT J. RYAN, DIRECTOR

SUBJECT: PROPOSED PLANNED DEVELOPMENT AREA: BOUNDED
BY STATE, CONGRESS AND KILBY STREETS AND EXCHANGE
PLACE IN BOSTON PROPER

Olympia & York State Street Company a Massachusetts partnership, composed of Olympia & York State Street Corporation and Olympia & York Congress Street Corporation, both Massachusetts corporations and wholly-owned subsidiaries of Olympia & York Equity Corp., a New York corporation, has applied for a Planned Development Area (PDA) Subdistrict designation for a 1.15-acre development site bounded by State, Congress and Kilby Streets and Exchange Place, now occupied by the Exchange Building at 53 State Street, which is to be retained in part, and buildings at 10, 20 and 30 Congress Street, which are being demolished. The portions of the Exchange Building facing State Street and Kilby Street have been designated a landmark by the Boston Landmarks Commission.

The project will entail renovation and rehabilitation of a portion of the existing 11-story Exchange Building and the construction of an abutting 40-story glass-clad steel and concrete office tower with two levels of below-grade parking and retail space on the first floor and first basement level. A five-story glass atrium will connect the Exchange Building with the office tower. The total project will have a gross floor area of approximately 1,050,000 square feet.

The site is in a B-10 (General Business with a floor area ratio of 10.0) District and in a Restricted Parking District. The developer will seek exceptions to the Boston Zoning Code for floor area ratio, setback of parapet, off-street parking in a Restricted Parking District, and a reduction in the number of off-street loading bays, all as listed on page 3 of the Development Plan.

The staff finds that the overall floor area ratio and parapet setbacks of the project are in harmony with nearby buildings and that the six loading bays to be provided will be sufficient. The accessory off-street parking for the office tower and some commercial spaces will improve project feasibility.

Executive Office of Environmental Affairs has determined that the Environmental Impact statutory requirements have been complied with. The project is exempt from the Parking Freeze of the Boston Air Pollution Control Commission because it is accessory, not commercial, parking. The developer and architects, WZMH Habib, Inc., of Boston, have been responsive to recommendations of the Authority design staff and the Boston Landmarks Commission and have adjusted the project design accordingly.

The basic size and ownership requirements for a Planned Development Area have been met; the design review process has resulted in the Development Plan presented today; the public hearing before the Boston Redevelopment Authority Board has been duly advertised.

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

VOTED: That in connection with the Development Plan for the parcel of land in Boston Proper bounded by State Street, Congress Street, Kilby Street and Exchange Place, presented at a Public Hearing duly held at the offices of this Authority on Thursday, October 16, 1980, and after consideration of the evidence presented at that hearing, the Boston Redevelopment Authority finds that: (1) the said Plan conforms to the General Plan of the City of Boston as a whole, and with plans for the Central Business District; (2) nothing in the said Plan will be injurious to the neighborhood or otherwise detrimental to the public welfare; and (3) the said Plan does adequately and sufficiently satisfy all other criteria and specifications for a Planned Development Area subdistrict designation, as set forth by the Zoning Code of the City of Boston as amended; and further

VOTED: Pursuant to the provisions of Article 3, Section 1A, of the Zoning Code of the City of Boston, as amended, the Boston Redevelopment Authority hereby approves the Development Plan for the parcel of land bounded by State Street, Congress Street, Kilby Street and Exchange Place. Said Development Plan is embodied in a written document entitled "Development Plan for Planned Development Area No. 14, Olympia & York State Street Company, Developer, dated October 16, 1980" and in a series of plans listed in Item B in said document. Said document and plans shall be on file in the offices of the Authority. The Authority hereby authorizes the Director to execute a cooperation agreement with the Developer; to petition the Zoning Commission of the City of Boston for a Planned Development Area subdistrict designation for said parcel; and to certify, in the name of the Authority, that plans submitted to the Building Commissioner in connection with this Plan are in conformity with the said Development Plan; and further

VOTED: That in reference to Petition No. Z-4912, by the Olympia & York State Street Company, for exceptions as listed in the attached Development Plan for Planned Development Area No. 14, the Boston Redevelopment Authority recommends approval provided that the final plans be submitted to the Authority for design review to ensure that the plans are consistent with the plans previously approved by the Authority. This recommendation will not be valid unless or until the Boston Zoning Commission duly adopts a map amendment designating the land involved a B-10-D zoning district.

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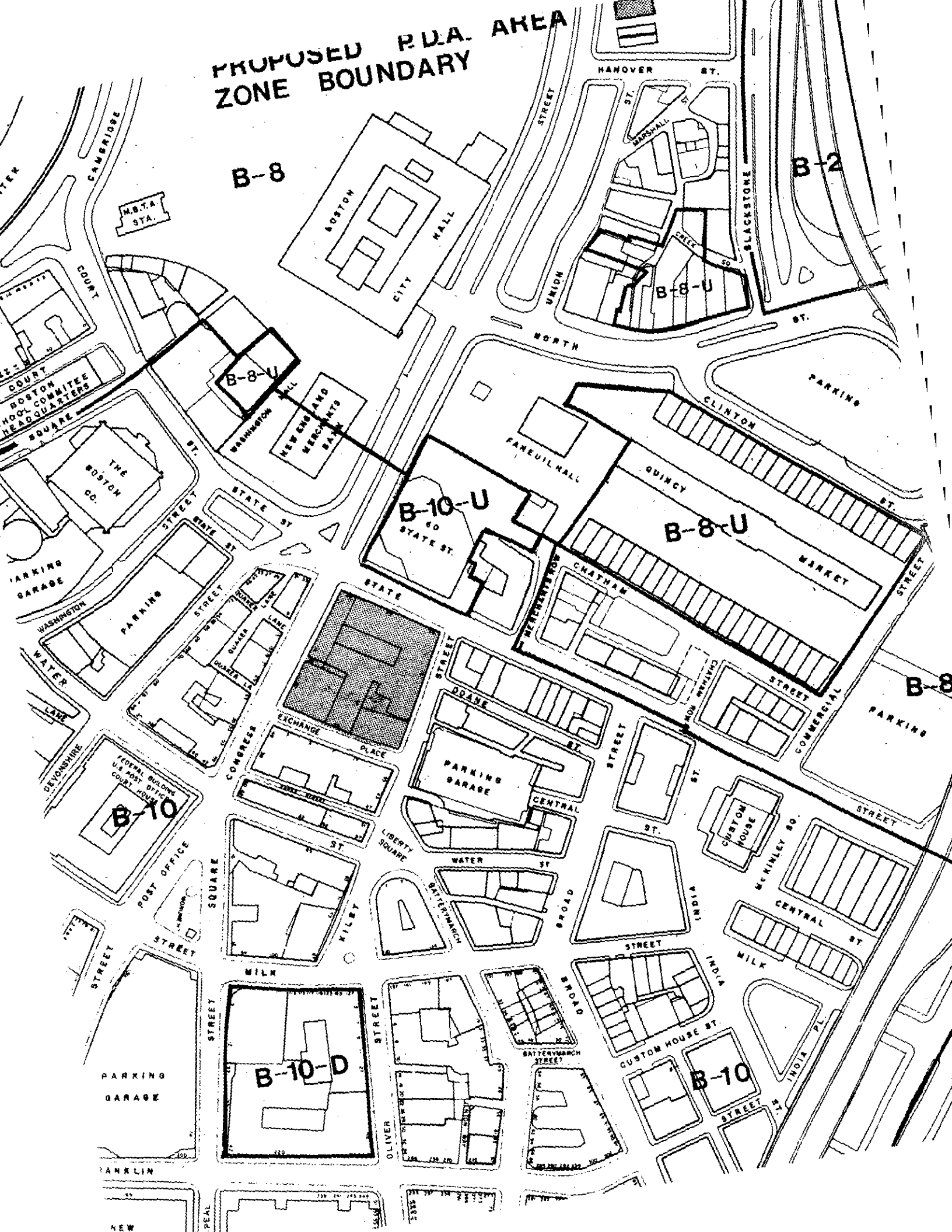
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PROPOSED P.D.A. AREA ZONE BOUNDARY



B-8

B-2

B-8-U

B-8-U

B-10-U

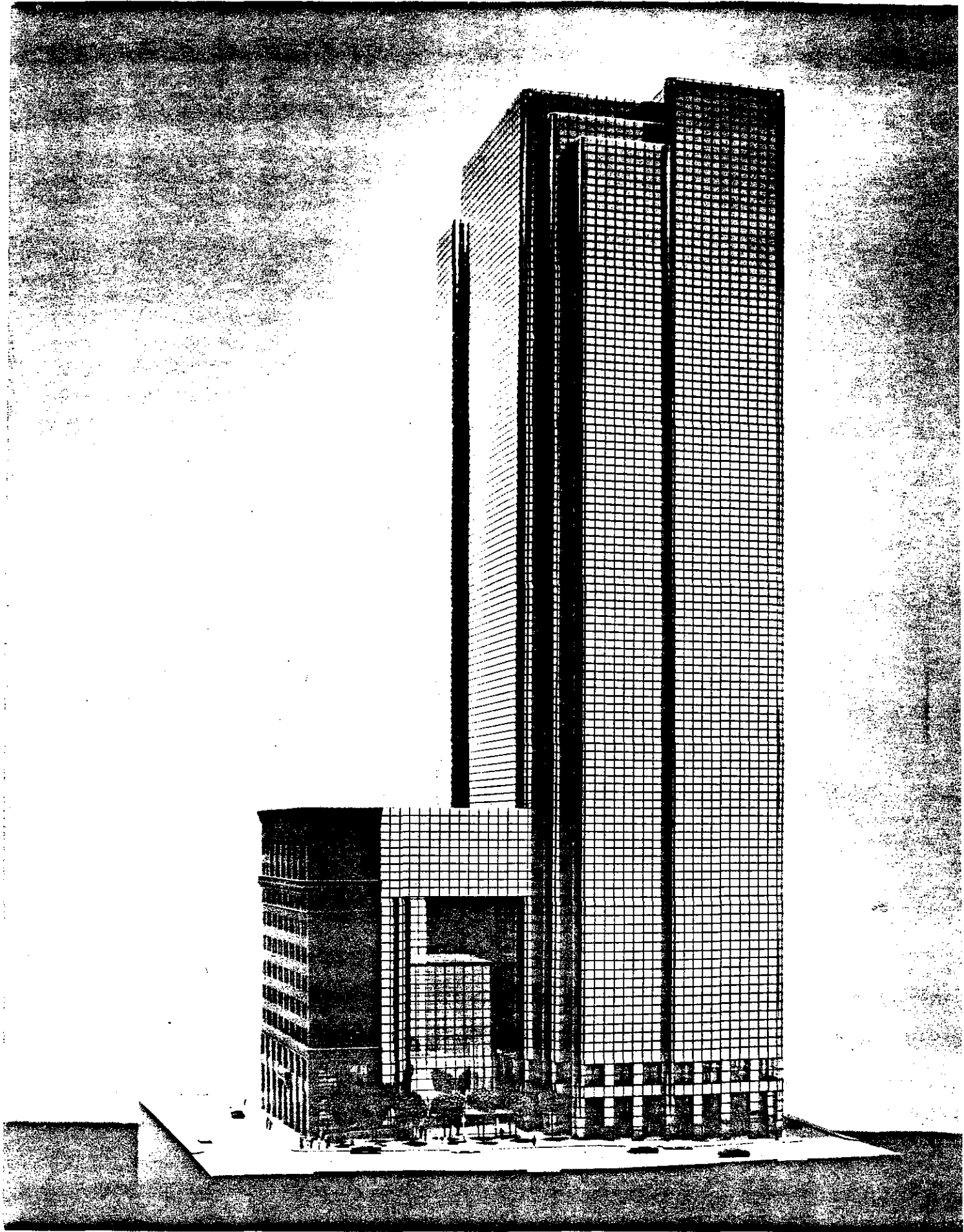
B-8-U

B-8

B-10

B-10-D

B-10



Boston Redevelopment Authority

October 16, 1980

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and Exchange Place, Boston

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- I. Zoning Exceptions Required (B-10 District, Restricted Parking District):

Sections 3-1A, Off-street parking garage accessory to retail and
8-7 (72) office use is conditional in a Restricted Parking
District.

Article 15 Maximum allowed floor area ratio is 10.0; proposed floor
area ratio is 21.1.

Article 21 Minimum set back of parapet - office tower only:

Congress Street

Required: 25.9' to 32.2' for different building faces
Provided: 2" to 18'

Exchange Place

Required: 47.1' to 55.2'
Provided: 2" to 1'10"

Kilby Street

Required: 31.4' to 38.25'
Provided: 5.0' to 9.0'

Section 24-1 The number of required off-street loading bays is 10; 6
are to be provided.

RECEIVED

~~SEP 23 1980~~

MAYOR'S OFFICE

Map Amendment Application No. 210
Boston Redevelopment Authority
for Olympia & York State Street Co.
"D" designation for 53 State
Street P.D.A.

RECEIVED

OCT 30 1980

MAYOR'S OFFICE

MAP AMENDMENT NO. 162

EFFECTIVE
October 31, 1980*

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 Map 1 - Boston Proper, of the series of maps entitled "Zoning Districts - City of Boston" dated August 15, 1962, as follows:

By changing from a B-10 district to a B-10-D subdistrict a parcel of land in Boston Proper bounded by State, Congress and Kilby Streets and Exchange Place. The "D" suffix indicates a Planned Development Area subdistrict.

*Date of public notice: October 17, 1980 (see St. 1956, c. 665, s. 5).

PROPOSED P.D.A. AREA ZONE BOUNDARY

