

**Significant Changes to Columbia Point Master Plan Since July 2009 Version,
As Approved by the Columbia Point Master Plan Task Force**

1) Allowable Building Heights Reduced:

- **JFK/UMass Station Site:** Reduced from 20 to 17 stories.
- **Synergy Site:** At the northern end of site, maximum heights reduced from 19 to 16 stories; at the southern end of site, heights reduced from (range of) 9 to 13 stories to (range of) 5 to 11 stories.
- **Boston Globe Site:** At the northern end of site, heights reduced from 10 to 7 stories; at the southern portion of site, heights remain at 3 to 4 stories.
- **Sovereign Bank and Bayside Exposition Sites:** Maximum height reduced from 14 to 12 stories.

2) Buildout Square Footage Reduced: Maximum buildout was reduced from approximately 6.3 million square feet to approximately 5.6 million square feet, a reduction of approximate 11 percent. The reduction takes place principally on the Synergy site.

3) Wave Avenue: The July 2009 version of the Master Plan Task Force included a recommendation to extend Wave Avenue from Savin Hill into a redeveloped Boston Globe site. The final Master Plan has been revised to reflect the strong conviction that any extension of Wave Avenue be designed to allow only local traffic and discourage any regional, cut-through traffic.

4) UMass Acquisition of Bayside Exposition Site: The Master Plan has been revised to acknowledge the purchase of the former Bayside Exposition Center site by UMass Boston while expressing the community aspiration that future development of the site still incorporate key principles and concepts from the Columbia Point Master Plan.

5) Open Space Increased: Between the draft July 2009 version and final June 2011 version of the Master Plan, new parks and open space have been increased from approximately 11 acres to approximately 17 acres.

6) Affordable Housing Objective Modified: Based on the Task Force's recommendation, the objective that 20% of all new housing be affordable remains the same as the July 2009 Master Plan; however, the income target for affordability has been increased from 80% to 100% of the area median income (AMI). All other provisions of the City's Inclusionary Development Program (IDP) apply.

7) Fiscal Impact Analysis Expanded: It was accurately noted that the July 2009 Draft Master Plan did not address the fiscal impacts of existing development. Such an analysis has been added.

8) Alignment of New Street: The alignment of New Street has been adjusted to conform more strictly to property boundaries.