



# Project Description

Related Beal, LLC (“the Proponent”) is pleased to submit this further update for the Lovejoy Wharf Project (the “Project”), a project previously approved by the Boston Redevelopment Authority (“BRA”) in December 2006, and modified by way of a Notice of Project Change approved by the BRA in December 2012. The Proponent remains committed to proceeding with the Project in a manner which is consistent with that which was originally approved, and which includes the many public benefits and amenities contemplated for the Project. To that end, the Proponent is pleased to note that the Project as modified in December is proceeding rapidly and that key components, including the rehabilitation of the 160 Washington Street building and the reconstruction of the wharf and associated public amenities, have commenced and are on schedule for completion in early 2015. The Notice of Project Change (“NPC”) submitted and the BRA contemporaneously with this filing with the BCDC represents a final refinement of the Project design completed so as to insure that all components of the Project are completed rapidly and in accordance with the vision for Lovejoy Wharf as originally contemplated.

No change in use is contemplated, but the number of residential units in the 131 Beverly Street building has now been confirmed, and the interior parking contemplated for the 131 Beverly Street building is being eliminated. As before, the Project is committed to rejuvenating Lovejoy Wharf and making it a vibrant waterfront center reflective of both its history and its distinguished location within the City of Boston.

The Project as presented in the 2006 Article 80 Final Project Impact Report (“Final PIR”) envisioned the renovation of the 160 Washington Street building for residential use, with restaurant and commercial space on the wharf and Washington Street levels of the building, and the demolition and reconstruction of the attached 131 Beverly Street building for residential use and an interior garage. The primary modification to the Project detailed in the subsequent 2012 NPC addressed the change of use of the upper floors of the 160 North Washington Street building from residential purposes to office purposes. This work is proceeding as approved. Meanwhile, the demolition of the 131 Beverly Street building, as necessitated by its condition and as previously approved, has been completed.

As a result of the conversion of the upper floors of 160 North Washington Street building from residential to office use as approved in December 2012, the 131 Beverly Street building needed to be reconfigured as a free-standing residential building independent and distinct from the 160 North Washington Street building, which required the redesign of all internal corridors, interior layout, common lobbies and amenities and the establishment of separate mechanical systems. That reconfiguration is now complete. The original Project as presented in the 2006 Article 80 Final PIR contemplated a total of 250 residential units. Based on the reconfiguration of the 131 Beverly Street building and the previously approved conversion of the 160 North Washington Street building to commercial use, there is now intended to be approximately 175 residential units in the Project, all of which will be located in the 131 Beverly Street building. The primary other proposed change to the Project includes the elimination of the previously approved 315 parking space robotic parking garage within the 131 Beverly Street building. The building height and footprint remain virtually unchanged, although the position of the footprint has shifted away from the water and slightly to the west toward Beverly Street. As a result, the public wharf area is increased. In addition, an open air pedestrian passageway through the 131 Beverly Street building has been created, offering a more direct pedestrian level link between Causeway Street and the renovated Lovejoy Wharf waterfront.

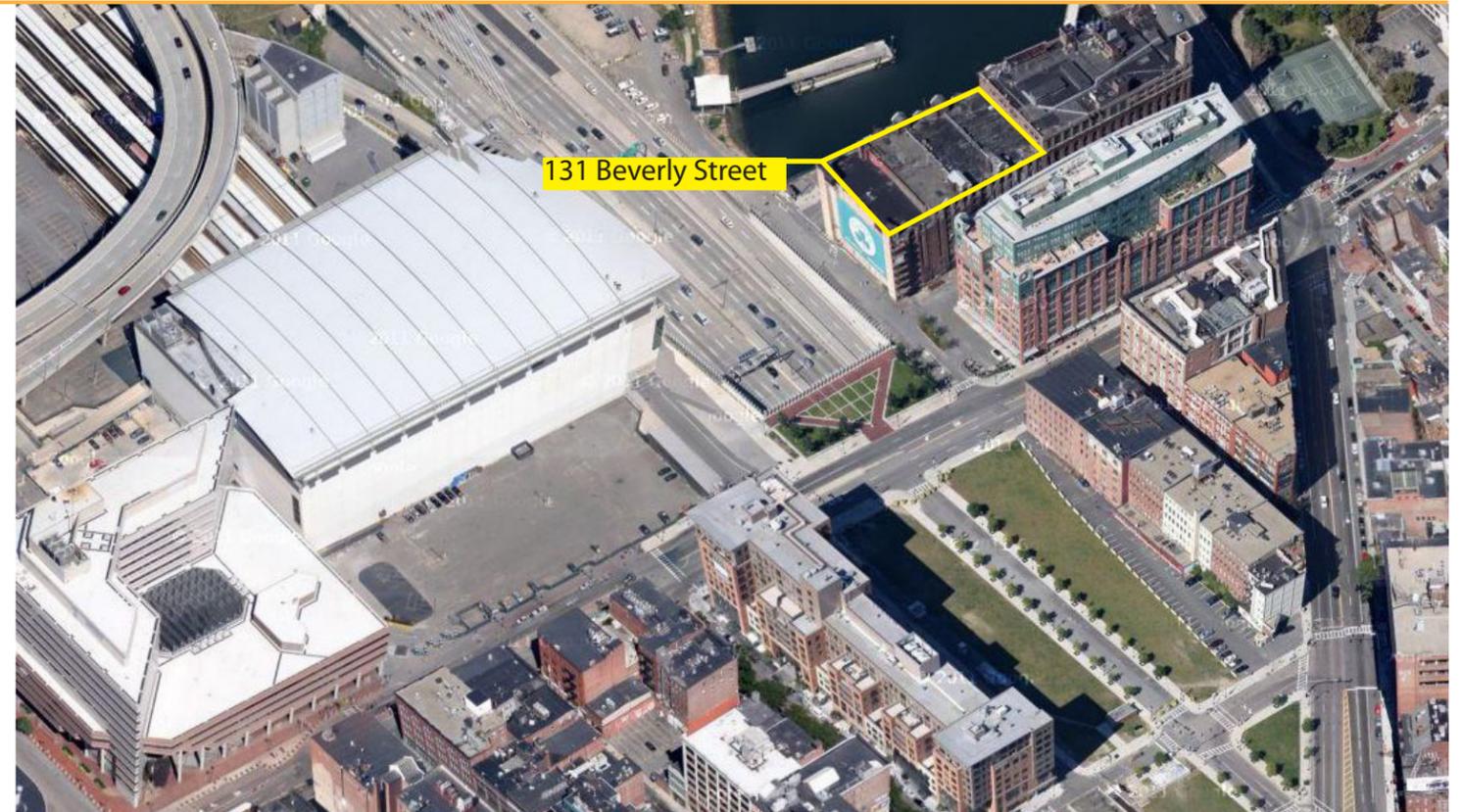
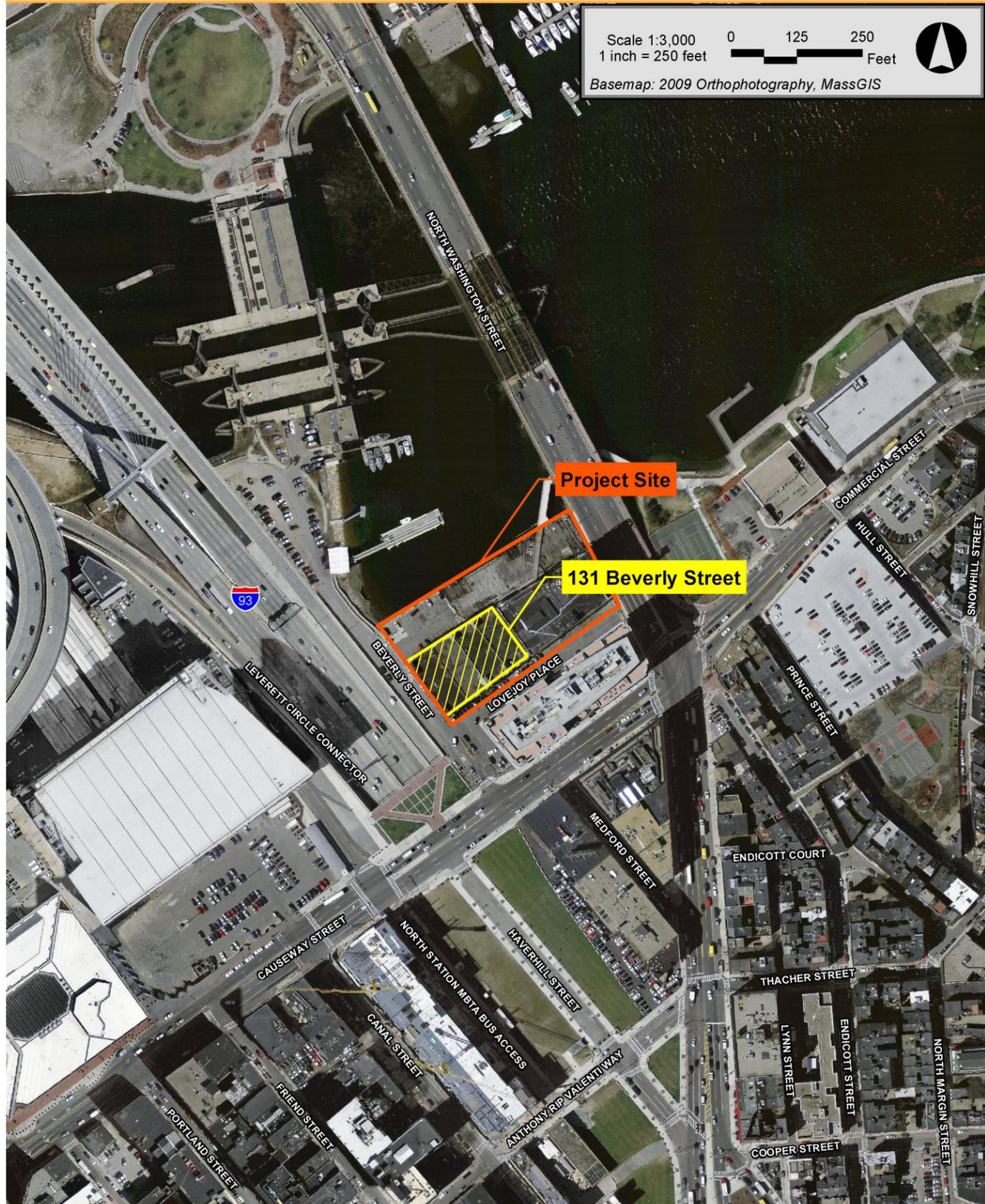
The Project continues to represent a mixed-use redevelopment project for the long under-utilized 2.1-acre Lovejoy Wharf waterfront parcel. Indeed, the prior conversion of the 160 Washington Street building from residential to office combined with the residential units in the 131 Beverly Street proposed herein creates a more truly balanced project, combining both work space and residences in immediate proximity. Meanwhile, the ground floors of the two buildings will continue to be primarily devoted to a mix of Facilities of Public Accommodation (FPAs), including retail, special public destination facility space, and restaurant uses.

Consistent with the original approval, the Project includes the replacement of the existing wharf and the provision of approximately three-quarters of an acre of publicly-accessible waterfront open space, including an extension of the City of Boston Harborwalk along the water’s edge of the parcel. Constructed in 1909, the wharf has never been open for public use, was in significant disrepair, and was previously closed to the public except for limited surface parking. The Project is in the process of transforming this dilapidated wharf into a fully restored, fully-activated, landscaped open space at the water’s edge complete with seasonal market activities, retail vendors, seating, dining, performance space, temporary recreational boat dockage, and public water transportation facilities. As noted above, work on the wharf has been initiated, and completion of the proposed improvements is proceeding on schedule. Additionally, the slight realignment of the 131 Beverly Street building will result in an increase in the total area of this enhanced public wharf from that as originally contemplated, and the addition of the open air pedestrian passageway through the building will further link Causeway Street to the Lovejoy Wharf waterfront.

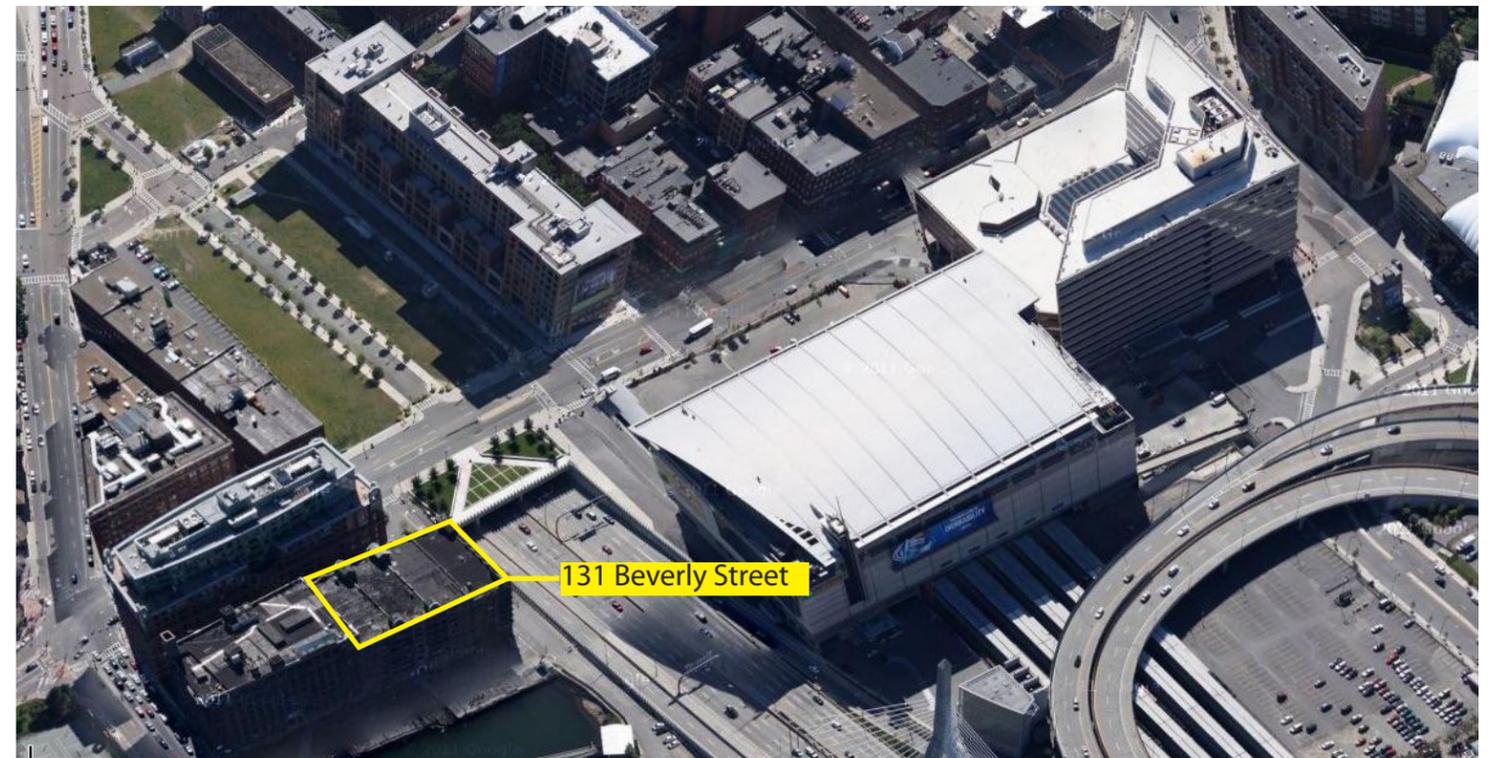
Finally, as per the original approval and the more recent 2012 NPC, the Project will provide connections between the North Washington Street grade and the wharf level located a story below by way of a new two-story Pavilion structure connected to the North Washington Street Bridge and the 160 North Washington Street building. This unique structure will include a public terrace overlooking the water and out to the Leonard P. Zakim Bunker Hill Bridge, FPA space on both levels, and both a public staircase and a public elevator connecting North Washington Street to the revitalized wharf below.

Renovation of the 160 Washington Street building and the wharf have commenced and are anticipated to be completed in early 2015. Meanwhile, construction of the 131 Beverly Street building as presented herein is anticipated to commence in 2014, with a completion date in 2016.

# Site Context

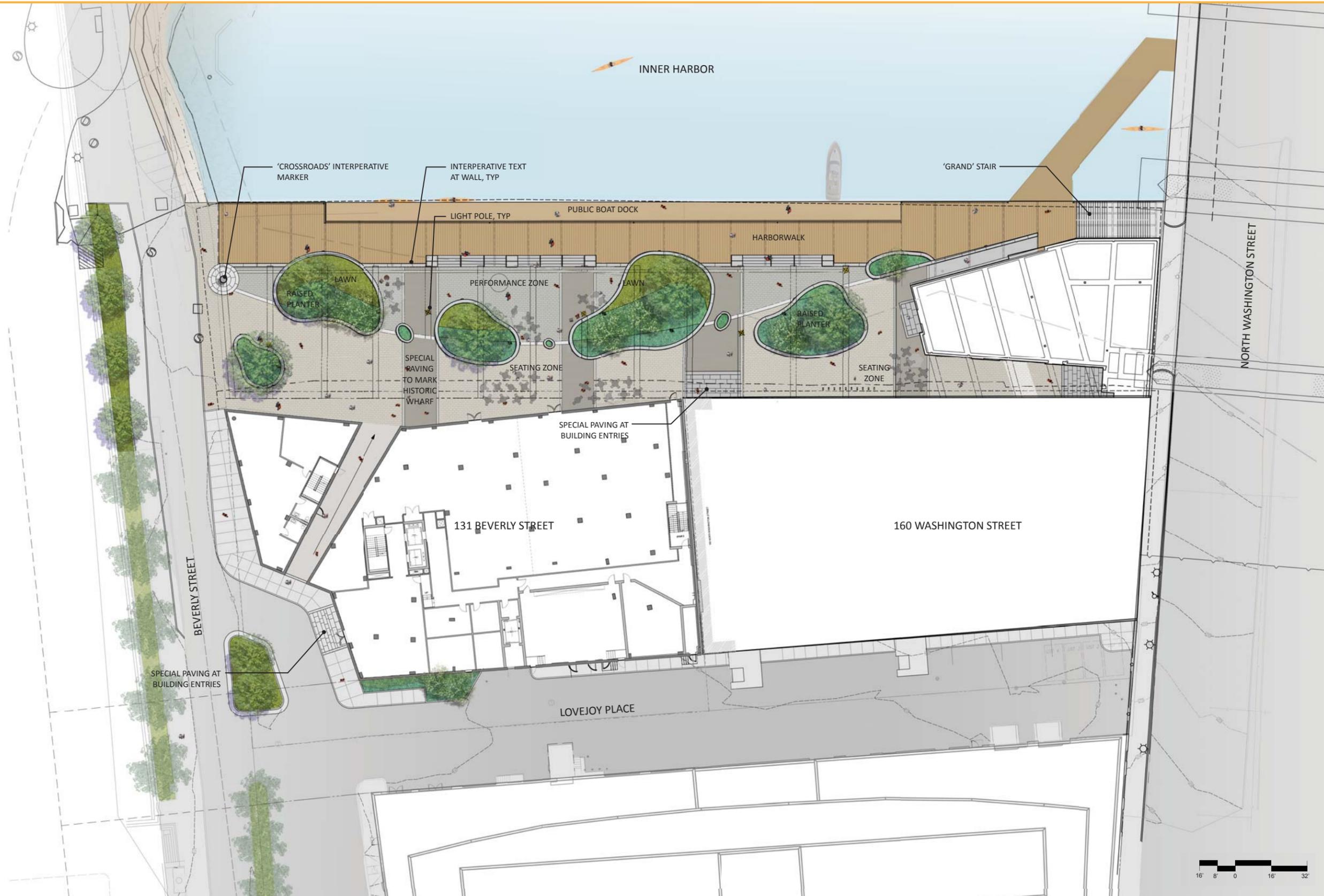


AERIAL VIEW FROM THE SOUTH



AERIAL VIEW FROM THE NORTH

# Site Plan



# Ground Floor Plan



# Perspective View

VIEW LOOKING SOUTHEAST FROM BEVERLY

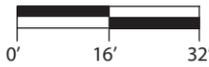


# Perspective View

VIEW LOOKING NORTH FROM CAUSEWAY STREET

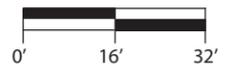


# Wharf Elevation



# North Elevation

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# South Elevation

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# West Elevation

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