

Master Plan for
Planned Development Area No. [*]

Submitted Pursuant to Article 80 of the Boston Zoning Code

L Street Station
Redevelopment

Submitted to:

Boston Redevelopment Authority
d/b/a the Boston Planning & Development Agency
One City Hall Square
Boston, MA 02201

Submitted by:

HRP 776 Summer Street, LLC,
a partnership led by Hilco
Redevelopment Partners and
Redgate Capital Partners

With Technical Assistance From:

DLA Piper LLP (US)
Stantec Architecture
VHB
Stoss Landscape Urbanism
Bruner/Cott & Associates

November __, 2019

MASTER PLAN
For
PLANNED DEVELOPMENT AREA NO. ____
L Street Station Redevelopment
776 Summer Street, Boston
Dated: November ____, 2019

1.0 Introduction

In accordance with Sections 3-1A and 80C-3 of the Boston Zoning Code (the “Zoning Code”), this plan constitutes a Master Plan for Planned Development Area No. [*] (the “PDA Master Plan”) for redevelopment of a series of buildings and legacy infrastructure related to the Boston Edison L Street Power Station (the “Power Plant”) located at 776 Summer Street in the South Boston neighborhood of Boston. As more particularly described below, the PDA Master Plan contemplates the construction of multiple buildings (the “Proposed Project”), which are currently expected to be constructed in phases over an approximately 10 to 15 year period. The PDA Master Plan covers an approximately 15.2 acre (approximately 661,500 square-foot) parcel of land referred to as the “PDA Area.” A figure depicting the location of the PDA Area is included as **Exhibit A**. The legal description and survey plan of the PDA Area are included as **Exhibit B**.

The PDA Area is comprised entirely of land owned by HRP 776 Summer Street, LLC (the “Proponent”). The Proponent is a privately held partnership led by Hilco Redevelopment Partners and Redgate Capital Partners, which have developed several million square feet of real estate projects locally and nationally. The Proponent is currently headquartered at 99 Summer Street, 11th Floor, Boston, Massachusetts.

This PDA Master Plan:

- (i) sets forth a statement of the redevelopment concept for the PDA Area, including the planning objectives and character of the redevelopment, the proposed uses of the area, the range of dimensional requirements contemplated for the Proposed Project, and the proposed phasing of construction, and
- (ii) provides for one or more Planned Development Area Development Plans (as defined in the Zoning Code; each such plan, a “PDA Development Plan”) to be submitted providing more specific information about the elements of the Proposed Project (as defined in the Zoning Code) and components thereof.

The PDA Master Plan consists of [*] pages of text plus attachments designated **Exhibits A through E**. All references to this PDA Master Plan contained herein will pertain only to these [*] pages and Exhibits. This PDA Master Plan shall be governed by the Zoning Code in effect as of the date hereof and unless otherwise set forth herein, all references to

terms defined by the Zoning Code will have the meanings set forth in Section 2A of the Zoning Code, as amended to the effective date hereof, and not as amended hereafter.

2.0 PDA Area Description

The PDA Area includes approximately 15.2 acres of developed and formerly industrial land along the Reserved Channel in South Boston located at 776 Summer Street and bounded on the west by Summer Street, on the south by East 1st Street, on the east by a land parcel owned by the Massachusetts Bay Transportation Authority (“MBTA”), and on the north by the Reserved Channel and the Thomas J. Butler Dedicated Freight Corridor.

The legal description and survey plan of the PDA Area are attached as **Exhibit B**. As depicted on **Exhibit C**, the PDA Area will be divided into (i) six (6) new blocks lettered A through F, (ii) a block comprised of the existing 1898 Building, (iii) a block comprised of Turbine Hall 1, Turbine Hall 2, and Turbine Hall 3 (collectively, the “Turbine Halls”), and (iv) a block comprised of the Admin Building. The foregoing are each referred to herein as a “Block” and, collectively, as the “Blocks”.

3.0 The Proposed Project

Building Program

The PDA Master Plan proposes the construction of multiple buildings and the rehabilitation of existing buildings that comprise the Proposed Project. Such buildings are collectively expected to include:

- approximately 960,000 square feet of office/research and development space;
- approximately 120,000 square feet of hotel space with approximately 240 keyed hotel rooms;
- approximately 80,000 square feet of retail space;
- approximately 610,000 square feet of residential space in up to 636 dwelling units;
- approximately 10,000 square feet of civic/cultural space; and
- a total of up to 1,214 parking spaces in a combination of below-grade, at-grade, above-grade, and surface spaces.

The Proposed Project will also create new public spaces, new roadways, and new access driveways, as further described herein. A conceptual site plan showing the components of the Proposed Project is included as **Exhibit C**. This conceptual site plan depicts the Blocks and accompanying open space and roadways. Conceptual renderings for certain components of the Proposed Project are included as **Exhibit D**. Notwithstanding such plans and conceptual renderings and the foregoing anticipated building program allocations, the actual uses, square footage amounts, design concepts and number of hotel rooms, dwelling unit and parking spaces will be determined as part of the Article 80-B

Large Project Review process and will be more specifically set forth in future PDA Development Plans.

Proposed Uses of the Area and Structures

Proposed uses to be allowed for each Block are set forth in **Exhibit E** and include, among others, office, residential, hotel, and retail/restaurant. The Proposed Project will also include parking uses, including below-grade, at-grade, above-grade and street parking. Roadways constructed within the PDA Area are expected to serve the Proposed Project’s uses and adjacent uses. Other than as specified in Exhibit E of this PDA Master Plan or an approved PDA Development Plan, and notwithstanding the anticipated building program allocations described in the first paragraph of this Section 3.0, the only use regulations applicable to the PDA Area are those set forth in this paragraph and further defined on **Exhibit E**.

It is anticipated that construction of the Proposed Project will be phased over 10 to 15 years. Prior to and during its redevelopment, land within the PDA Area may be used for temporary and interim uses, as well as infrastructure uses such as stormwater management areas.

Parking and Loading

The Proposed Project is expected to include up to 1,214 parking spaces in below-grade garages, at-grade and above-grade parking facilities, and street parking along Summer Street, East 1st Street, and M Street. The requirements for parking spaces and loading facilities will be determined as part of the Article 80-B Large Project Review process and will be more specifically set forth in future PDA Development Plans. The PDA Development Plans for the Blocks may provide for shared parking among the Blocks, provided that the overall parking within the PDA Area is sufficient to meet the aggregate parking requirements.

Range of Dimensional Requirements

Gross Floor Area

The total redevelopment program for this Master Plan PDA shall not exceed a maximum of approximately 1.78 million square feet of Gross Floor Area (as defined in the Zoning Code, but exclusive of all parking areas). The specific Gross Floor Area of each building within the Proposed Project will be presented in the PDA Development Plan(s) governing the Block or Blocks upon which such building will be constructed. The information presented below represents the maximum Gross Floor Area (exclusive of all parking areas) that is anticipated to apply to each Block in the applicable PDA Development Plan(s) for such Block.

Block	Maximum Gross Floor Area (SF)
A	230,000
B	150,000
C	380,000

Block	Maximum Gross Floor Area (SF)
D	290,000
E	240,000
F	370,000
1898 Building	50,000
Turbine Halls	105,000
Admin Building	5,000

Height

The specific height (as defined in the Zoning Code) of each building within the Proposed Project will be presented in the PDA Development Plan(s) governing the Block or Blocks upon which such building will be constructed. The information presented below represents the maximum height that is anticipated to apply to each Block in the applicable PDA Development Plan(s) for such Block.

Block	Maximum Height (feet)
A	72
B	84 ²
C	198 ²
D	117
E	194
F	154
1898 Building	See note 1 below
Turbine Halls	See note 1 below
Admin Building	See note 1 below

Note 1: The heights of the 1898 Building, the Turbine Halls and the Admin Building are anticipated not to materially exceed their existing heights.

Note 2: For Blocks B and C, the building height shall not exceed 72 feet within the area of each Block that is 60 feet setback from the property line along East 1st Street.

Other than as specified in this PDA Master Plan or an approved PDA Development Plan, the sole dimensional regulations applicable to the PDA Area are those of building height and Gross Floor Area for the Proposed Project and each Block set forth in this PDA Master Plan, and the total number of dwelling units within the Proposed Project shall not exceed 636 dwelling units. Notwithstanding the foregoing, without requiring any amendment to this PDA Master Plan, the Proponent may increase the Gross Floor Area applicable to any Block by up to 10% of the anticipated maximum set forth above without

requiring any amendment to this PDA Master Plan, provided that the total Gross Floor Area under this PDA Master Plan shall not exceed 1.78 million square feet.

Proposed Phasing of Construction

It is anticipated that construction of the Proposed Project will be phased over 10 to 15 years. It is expected the development will be phased in the following sequence:

- Phase 1a: Block B and Turbine Hall 3
- Phase 1b: Blocks A and F
- Phase 1c: Block E and 1898 Building
- Phase 2: Blocks C and D, Turbine Halls 1 and 2, and the Administration Building

As more precise construction sequencing and phasing plans are developed, they shall be submitted to the Boston Redevelopment Authority d/b/a Boston Planning & Development Agency (“BPDA”) and the Boston Zoning Commission for confirmation and approval as part of the PDA Development Plan filings for the applicable building or buildings. The foregoing conceptual phasing of the Proposed Project shall not limit or restrict any phasing that may be proposed as such plans are developed.

4.0 Planning Objectives and Character of Redevelopment

The following planning principles present a summary of the principles guiding the development of this PDA Master Plan.

Land Use

The Proposed Project will be designed to bring new energy to the previously inaccessible, abandoned site, enlivening the PDA Area and helping to sustain economic growth that will extend to the South Boston neighborhood. The Proposed Project is currently anticipated to include 1.78 million square feet of Gross Floor Area (exclusive of all parking areas, whether below, at or above grade) of mixed-use redevelopment with a vibrant pedestrian environment connected in character and spirit to the historically industrial nature of the PDA Area.

The Proposed Project is anticipated to celebrate the industrial past of the Power Plant through the adaptive reuse of some of its most historically significant buildings along Summer Street, including (i) the Turbine Halls, (ii) the 1898 Building, and (iii) the Admin Building, all as shown on **Exhibit C**. The Proposed Project will also invite innovation and artful design to the PDA Area by introducing much needed residential and commercial buildings.

Urban Design

The urban plan for the PDA Area places a priority on both through-site connections and through-building passageways that allow the public to move seamlessly throughout the site. The multiple options for walking, biking, shopping, sitting and meandering will

create a pleasurable day and evening experience and will be a draw for those living nearby. Building massing of the Proposed Project will be pulled back from the Summer Street edge to create more daylight, improve pedestrian safety, allow for more comfortable wind conditions and better connectivity through retail passages to the pedestrian alley near the Turbine Halls. The Proposed Project is being designed to improve its neighborhood's urban design character, and will provide a human-scaled, mixed-use development to act as a neighborhood hub for local cultural institutions and commercial activity within a live/work/play district.

Public Realm

Streets

The Proposed Project will break down the currently large and publicly inaccessible PDA Area into a series of street, block and open space arrangements that have been organized to (i) promote physical connections to the existing fabric of the adjacent neighborhood and (ii) invite pedestrian, vehicular and bicycle passage through the PDA Area and down to South Boston's waterfront. In addition to facilitating movement across the PDA Area to the waterfront, the design of the Proposed Project is also expected to promote connections from the long Summer Street edge diagonally up and through the PDA Area to East 1st Street and the directionality of the Thomas J. Butler Memorial Park and Castle Island connections.

The Proposed Project will extend Elkins Street from its intersection with Summer Street, which will help divide the PDA Area into the Blocks. Such extension of Elkins Street will run diagonally from Summer Street, between Blocks C and D, through a double height passageway cut into Turbine Hall 2. From there, such extension will run up to M Street. The Proposed Project will further extend M Street from East First Street toward the waterfront.

In addition to the extension of Elkins Street, the Proposed Project will also create pedestrian circulation routes and passageways that will run in an east-west direction across the PDA Area. Such paths will create a walkable, safe and porous district experience throughout the PDA Area. The Proposed Project will also include upgrades to the sidewalks that border the PDA Area, significantly increasing their size and quality.

The vehicular streets and associated pedestrian sidewalks within the PDA Area will be privately maintained by the Proponent or, if there are multiple owners, an association of building owners, but shall be accessible to the public.

A conceptual site plan showing the elements of the Proposed Project and the accompanying open space and roadways is included as **Exhibit C**.

Open Space

The Proposed Project will create unique exterior and interior destinations and open spaces that will be linked by a series of circulation routes crisscrossing the site, as described in the Streets section above. These spaces will include:

- A new waterfront open space and event space;
- A landscaped bluff and overlook at the end of M Street;
- A new pedestrian greenway from East First to the waterfront;
- New urban terraces and piazzas along Elkins Street;
- The grand interiors of the Turbine Halls;
- New Summer Street sidewalk and gathering space zones and courtyards; and
- New retail lined pedestrian passage along the Turbine Halls.

The design of the Proposed Project will focus on the creation of a network of open spaces that links existing adjacent neighborhoods, parks and open space to the South Boston waterfront. This provides for a diversity of fully accessible open space types and allows for public access to the historic Turbine Halls and newly created retail spaces.

The new exterior open spaces within the PDA Area will be privately maintained and managed by the Proponent or an association of building owners, but shall be accessible to the public.

In all, the Proposed Project is expected to include approximately 5.5 acres of public open space, including approximately 2.5 acres of publicly accessible waterfront open space.

5.0 Project Benefits

The Proposed Project will provide a range of public and community benefits to promote neighborhood enrichment, usable new open space, access to the South Boston waterfront, environmental remediation, economic activity, improved circulation, and a mix of uses and housing options. Some of the public and community benefits of the Proposed Project are described below:

- The currently inaccessible PDA Area will be (i) resized into neighborhood scale street and block dimensions that continue the connections to existing roads and pedestrian/bicycle lanes that exist at the edges of the PDA Area and (ii) transformed into a public waterfront destination with new dining and retail, as well as community arts and business uses.
- The Proposed Project will provide increased density with a mix of uses, including commercial office, residential, hotel, civic, cultural, and retail in close proximity to public transit and walkable from the South Boston neighborhood.

- The Proposed Project will remediate the PDA Area from the prior industrial use and will include significant functional and aesthetic improvements to the PDA Area that will benefit the surrounding area.
- Existing sidewalks that border the PDA Area and sidewalks along both sides of E First Street are expected to be significantly increased in both size and quality.
- Several landscaped greenspaces are expected to be created for use by the public, including a newly created waterfront open space.
- New bicycle paths, dedicated pedestrian streets and active corridors are expected to be created to improve public access to and through the PDA Area, including public access to the large waterfront open space that spans across the width of the PDA Area.
- The Proposed Project is expected to create up to 636 new dwelling units, including 13% affordable units on-site in compliance with the City of Boston's Inclusionary Development Policy (up to 83 units) and up to an additional 20 apartment units on-site at 150% of Area Median Income, totaling 16% affordable units on-site.
- The Proposed Project will incorporate a variety of sustainable design strategies, including those exceeding minimum building code requirements, that will improve water quality, reduce the urban heat island effect, maximize the conservation of energy and water and minimize impacts to regional infrastructure and water resources, among other environmental benefits.
- The Proposed Project will implement a robust program of TDM strategies to take full advantage of nearby public transportation options, and will incorporate bicycle accommodations in compliance with the Boston Transportation Department's guidelines to encourage bicycling.
- The Proponent will work with the City of Boston to provide an opportunity for additional night and weekend parking for residents of the neighborhood surrounding the PDA Area at a discounted rate.
- The Proponent will enhance the economy by providing new job opportunities, civic and cultural amenities, and a source of customers for local retail and restaurant establishments.
- The Proposed Project is expected to create permanent jobs relating to the hotels, retail, restaurant, parking and residential administration components, and creates approximately 2,500 construction jobs in a variety of trades.
- The Proposed Project is expected to generate new real estate tax revenues for the City of Boston.
- The Proposed Project will improve connectivity of the Harborwalk between the Seaport and South Boston by creating accessible waterfront open space with

clear connections to the newly completed Thomas J. Butler Memorial Park and Castle Island.

6.0 Technical Studies Performed in Support of Development of the PDA

To the extent required pursuant to Article 80 of the Zoning Code, the Proponent will engage engineers and consultants to perform studies with respect to each building presented in the PDA Development Plan(s) for the components of the Proposed Project, including any requisite traffic impact studies, wind impact studies, and shadow impact studies.

7.0 Effect of PDA Master Plan

Zoning

The PDA Area is located within the South Boston Marine Economy Reserve Subdistrict of the Harborpark Dorchester Bay/Neponset River Waterfront District, which is governed by Article 42A of the Zoning Code and shown on Zoning Map 4B/4C. The entire PDA Area is also located within the Restricted Parking Overlay District. As shown on the Survey attached as **Exhibit B**, the PDA Area contains more than five acres of land, and treating this submission as a Master Plan is authorized by Article 3-1A.a of the Zoning Code.

This PDA Master Plan sets forth the zoning for all elements of the Proposed Project for the PDA Area. To the extent that any Block or any component of the Proposed Project does not comply with the use, dimensional or other zoning regulations applicable thereto, this PDA Master Plan seeks to supersede all such zoning requirements. Upon approval by the Boston Redevelopment Authority d/b/a Boston Planning & Development Agency and the Boston Zoning Commission, any PDA Development Plan for a Proposed Project within the PDA Area that is consistent with this PDA Master Plan will be presumed to be consistent with underlying zoning and all other provisions of the Zoning Code to the extent that such requirements are made applicable and have been addressed in this PDA Master Plan or a subsequent PDA Development Plan.

Parcels

The PDA Area is currently comprised of a single legal lot. In order to implement the Proposed Project, it is contemplated that new legal lots will be created and one or more may be leased or conveyed to third parties.

Notwithstanding that lots may be in separate legal ownership and separated by streets, the dimensional requirements set forth in this PDA Master Plan shall apply to the PDA Area as a whole and not to each individual lot. A Certification of Consistency may be issued for each separate Block and/or for individual buildings within a Block; provided that non-compliance by a particular Block or building shall not affect compliance by any other Block or building.

Development Review

Each building component of the Proposed Project within the PDA Area will undergo review as required by Article 80 of the Zoning Code, as well as design review subsequent to the submission of one or more PDA Development Plans for the Proposed Project. Review of environmental impacts will be studied during the Article 80-B Large Project Review process.

The Proposed Project will also be subject to review under Articles 28 (Boston Civic Design Commission review) and 37 (Green Buildings) of the Zoning Code. Aspects of the Proposed Project may also require approvals of other governmental agencies, such as the City of Boston's Public Improvement Commission, the Boston Zoning Commission and the City of Boston Air Pollution Control Commission. No permits for the Proposed Project described in this PDA Master Plan, as the same may be amended, shall be required from the City of Boston Zoning Board of Appeals.

LIST OF EXHIBITS

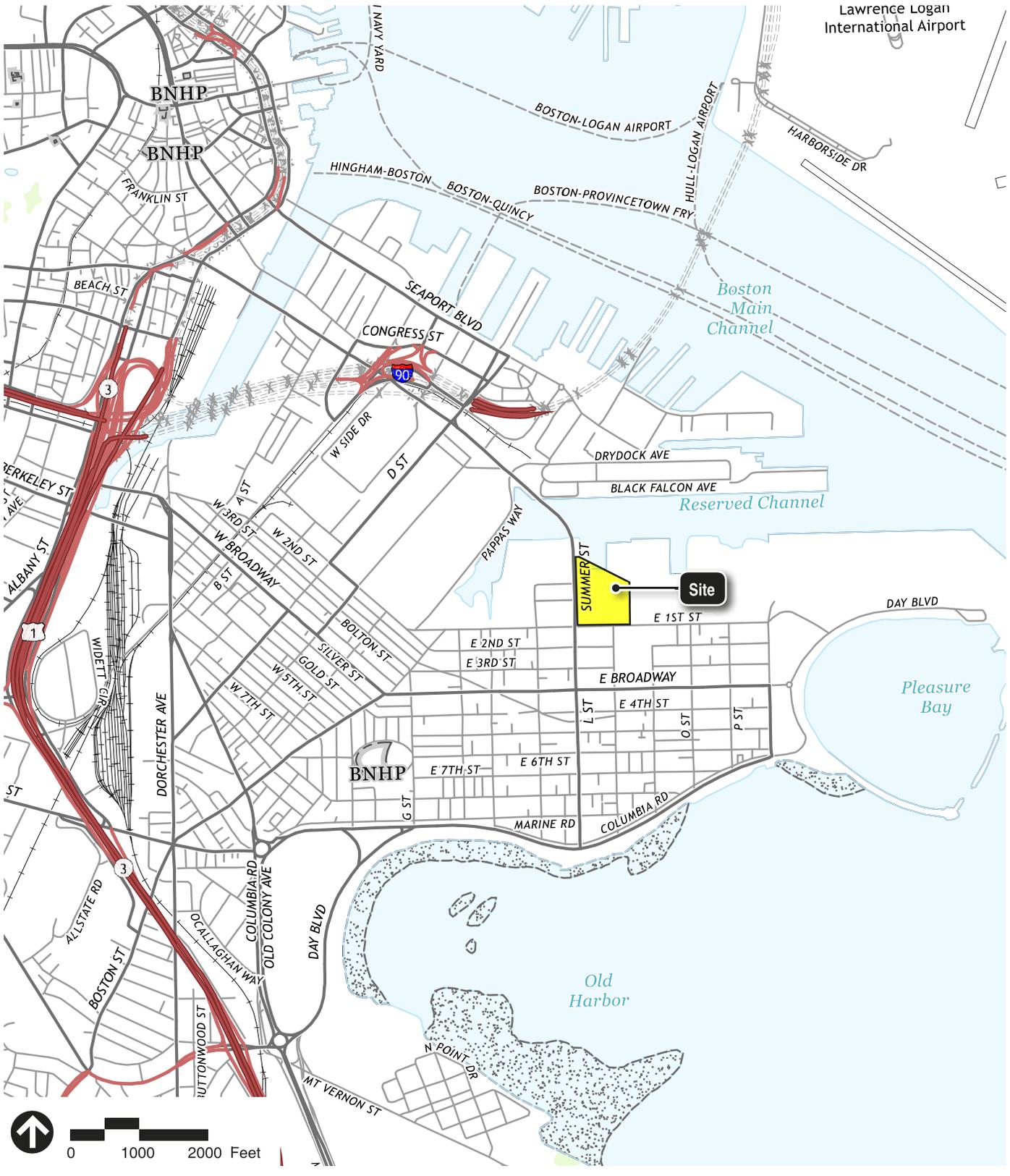
Master Plan for Planned Development Area No. ____

- Exhibit A: Location of PDA Area
- Exhibit B: Legal Description and Survey Plan
- Exhibit C: Conceptual Site Plan
- Exhibit D: Conceptual Renderings
- Exhibit E: Allowed Uses

Exhibit A

Location of PDA Area

[See attached plan – one sheet]



Source: 2015 USGS Topo Boston South



Exhibit A
Locus Plan

**L Street Station Redevelopment
Boston, Massachusetts**

Exhibit B

Legal Description and Survey Plan

The PDA Area includes that certain parcel of land situated in the Commonwealth of Massachusetts, County of Suffolk, City of Boston, located on the east side of Summer Street, being shown as "PARCEL A" on the plan entitled SUBDIVISION PLAN OF LAND, #776 SUMMER STREET, BOSTON, MA (Suffolk County)" dated March 10, 2014, last revised September 26, 2014, prepared by Beals and Thomas, Inc., recorded with the Suffolk County Registry of Deed as Plan Number 456 of 2014.

The above referenced SUBDIVISION PLAN OF LAND is attached hereto (two sheets).

NOTES:

- 1) INFORMATION AND/OR LOCATION(S) TAKEN FROM PLAN AS PREPARED BY BOSTON EDISON COMPANY ENGINEERING SERVICES GROUP DATED AUGUST 25, 1997. PLAN NO. 400-AAA.
- 2) SEE EASEMENTS SHOWN ON PLAN ENTITLED "CONVEYANCING PLAN OF LAND BOSTON EDISON COMPANY, SUMMER STREET, BOSTON MA, SUFFOLK COUNTY, SCALE 1 INCH = 50 FT. DATE: MAY 11, 1998," PREPARED BY BEALS AND THOMAS INC., RECORDED IN PLAN BOOK 22478, PAGE 318.
- 3) THIS PLAN HAS BEEN PREPARED TO CREATE PARCELS B, AND C, WHICH WILL CONVEY TO MASSPORT. PARCEL A IS THE REMAINING PARCEL OF LAND OWNED BY EXELON NEW BOSTON, LLC.

REFERENCES:

SUMMER STREET LAYOUT, PART 2
CITY OF BOSTON, SUMMER STREET,
SOUTH BOSTON, DATED: JUNE 11, 1930
STREET LAYING-OUT DEPARTMENT
CITY OF BOSTON, ENGINEERING DEPARTMENT
CITY BOOK 228, PAGE 88
CITY BOOK 503, PAGE 89
CITY BOOK 816, PAGE 12, 13
CITY BOOK 521, PAGE 74, 75
CALC. BOOK 32, PAGE 132
BOSTON WATER AND SEWER COMMISSION
WATER DIST. & WASTEWATER SYSTEM MAPS:
20-M, 21-M
SUFFOLK COUNTY REGISTRY OF DEEDS
DEED BOOK 2497, PAGE 553
DEED BOOK 2804, PAGE 637
DEED BOOK 2810, PAGE 97
DEED BOOK 2882, PAGE 55

LEGEND

- S.B.D.H. FND. STONE BOUND/DRILL HOLE, FOUND
- REC.= RECORD MEASURED
- PK/SET BLDG. BUILDING
- 1-STY 1-STORY PERMANENT EASEMENT
- PE TEMPORARY EASEMENT
- TE PERMANENT SLOPE EASEMENT
- PSE PERMANENT SLOPE EASEMENT
- PDE PERMANENT DRAINAGE EASEMENT
- RR.SP(K)(S) RAILROAD SPIKE, SET
- PK(S) PK NAIL, SET
- GRAN. FOUNDN. GRANITE FOUNDATION
- POB POINT OF BEGINNING
- SB/DH(S) STONE BOUND WITH DRILL HOLE, SET
- COMBINED TEMPORARY AND PERMANENT EASEMENT
- TEMPORARY AND PERMANENT EASEMENT

I HEREBY CERTIFY THAT:

THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

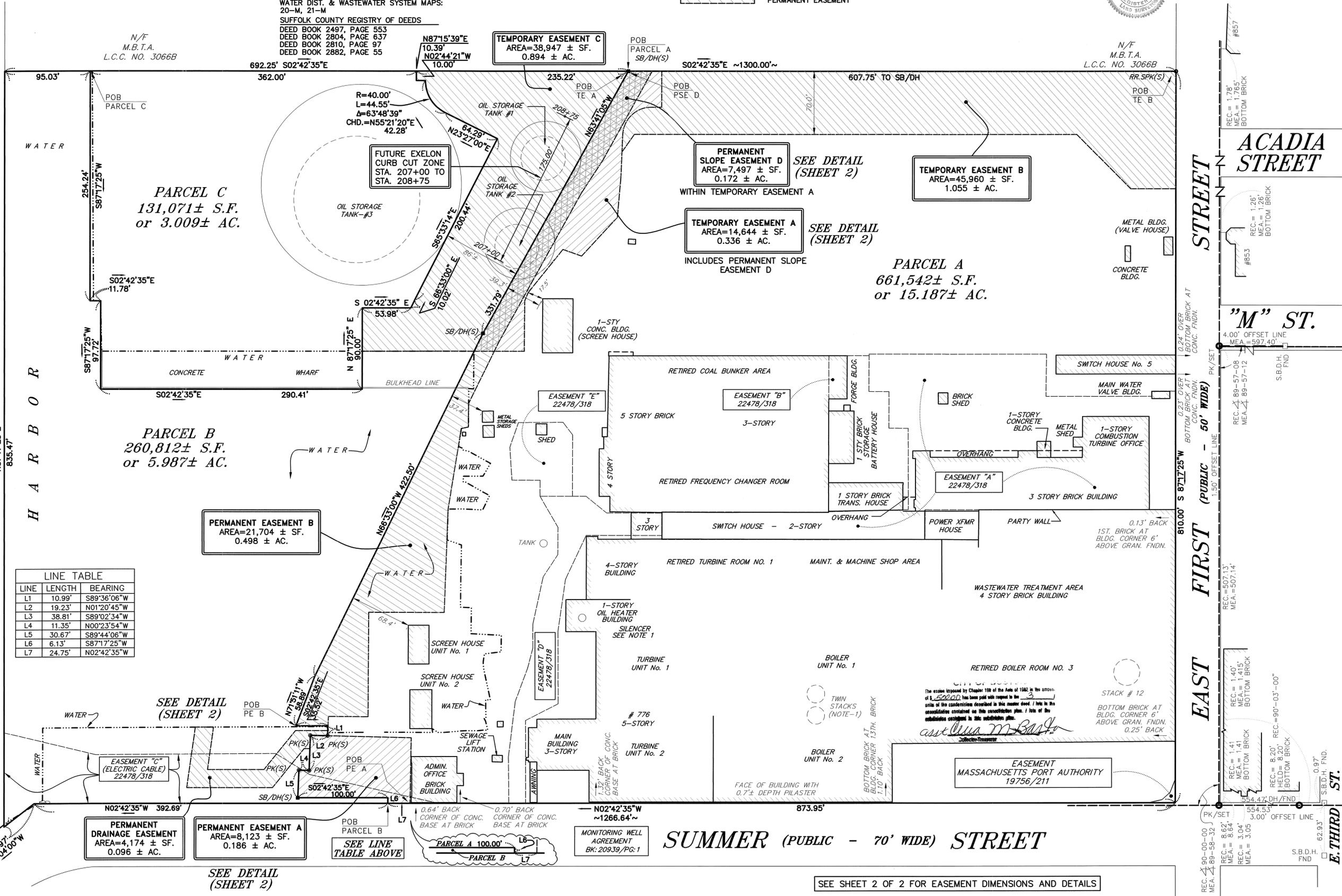
9/26/2014
DATE
ROBERT J. BUCKLEY, PLS NO. 30326



EASEMENT RESERVED CHANNEL BK: 2812, PG: 346

RESERVED CHANNEL

2



LINE TABLE

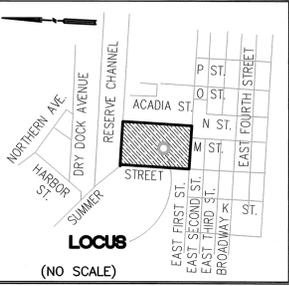
LINE	LENGTH	BEARING
L1	10.99'	S89°36'06"W
L2	19.23'	N01°20'45"W
L3	38.81'	S89°02'34"W
L4	11.35'	N00°23'54"W
L5	30.67'	S89°44'06"W
L6	6.13'	S87°17'25"W
L7	24.75'	N02°42'35"E

PREPARED FOR:
HDR ENGINEERING INC.
695 ATLANTIC AVENUE
BOSTON, MA 02111

RECORD OWNER:
EXELON NEW BOSTON, LLC
776 SUMMER STREET
BOSTON, MA 02127
DEED BOOK 22478 PAGE 318
ASSESSOR'S
WARD 6, BLOCKS 237,
238, 239, 240, 260, AND 261
PARCEL 3406

2014-456
FOR REGISTRY USE ONLY

ISSUE DATE	DESCRIPTION
09/26/2014	GENERAL REVISIONS
03/10/2014	FIRST ISSUE



SUBDIVISION PLAN OF LAND
#776 SUMMER STREET
BOSTON, MA (SUFFOLK COUNTY)
PREPARED BY:
BEALS + THOMAS
Civil Engineers + Landscape Architects +
Land Surveyors + Planners +
Environmental Specialists

BEALS AND THOMAS, INC.
Reservoir Corporate Center
144 Turnpike Road
Southborough, Massachusetts 01772-2104
T 508.366.0560 | www.btiweb.com
DATE: MARCH 10, 2014
SCALE: 1"=50'
BT JOB NO. 1447.04
BT PLAN NO. 144704P006B-001
REGISTRY SHEET 1 OF 2

2014-456

SEE SHEET 2 OF 2 FOR EASEMENT DIMENSIONS AND DETAILS

Exhibit C

Conceptual Site Plan

[See attached plan – one sheet]



- NEW
- EXISTING TO REMAIN
- PROJECT SITE

Exhibit C: Conceptual Site Plan

**L Street Station Redevelopment
Boston, Massachusetts**



Exhibit D

Conceptual Renderings

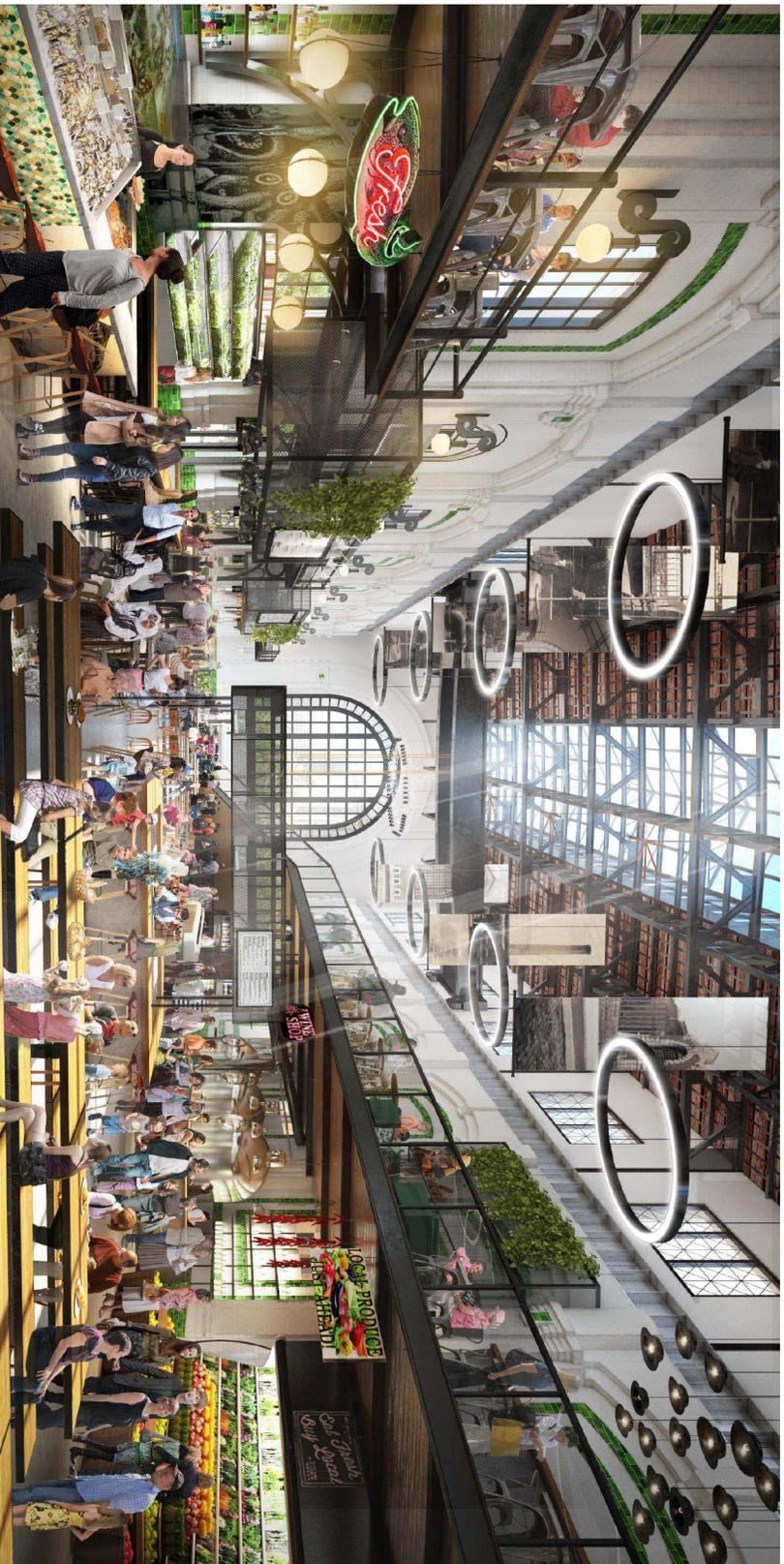
[See attached plans – five sheets]



TURBINE HALL 1: LOOKING SOUTH TOWARDS TURBINE HALL 2

Figure 1.7a
Project Renderings

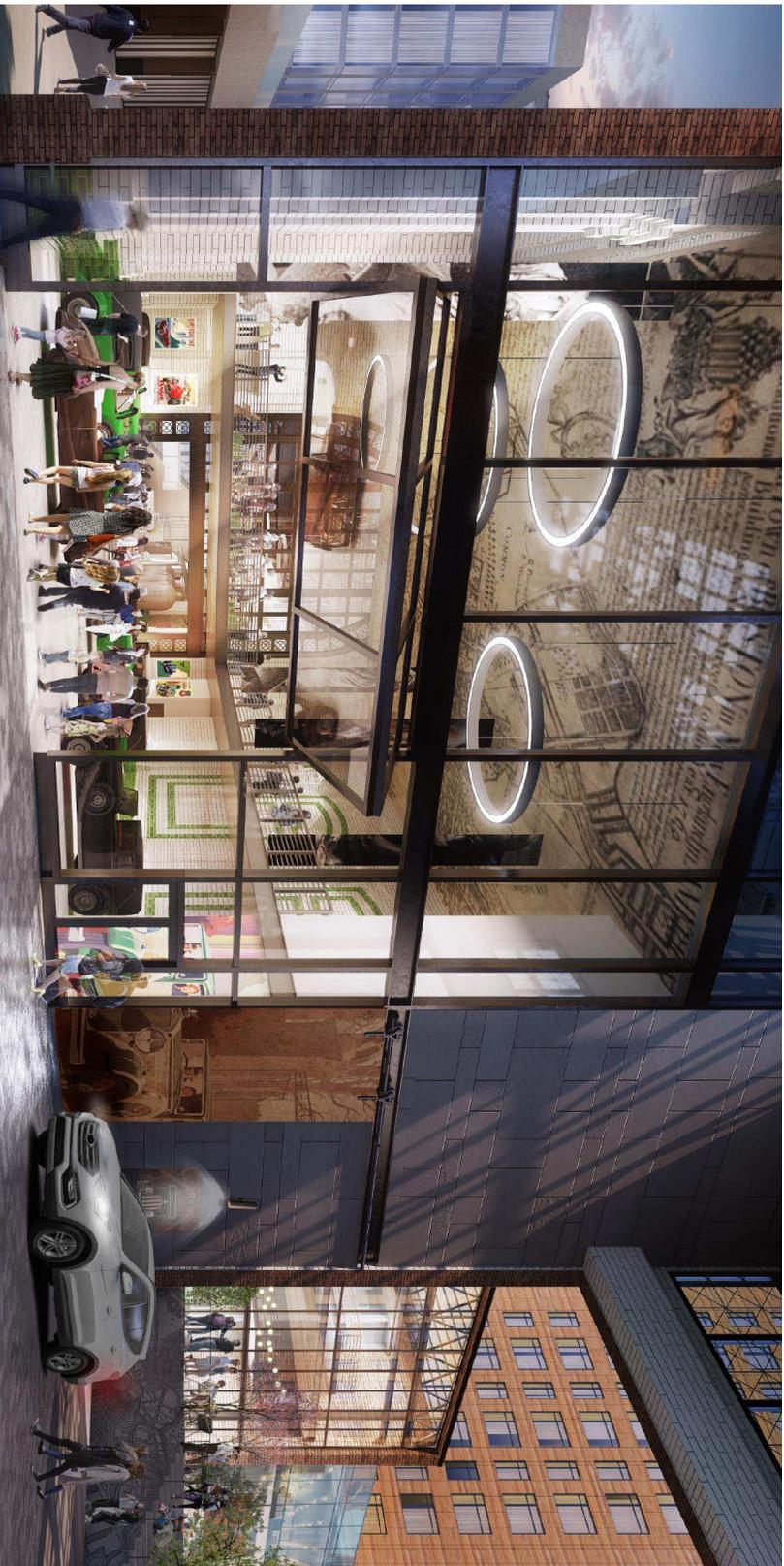
L Street Station Redevelopment
Boston, Massachusetts



TURBINE HALL 1: LOOKING NORTH TOWARDS WATERFRONT

Figure 1.7b
Project Renderings

L Street Station Redevelopment
Boston, Massachusetts



TURBINE HALL 2: LOOKING NORTH OF PASS-THRU TOWARDS EXHIBITION HALL

Figure 1.7c
Project Renderings

L Street Station Redevelopment
Boston, Massachusetts





TURBINE HALL 2: LOOKING SOUTH OF PASS-THRU TOWARDS MUSEUM

Figure 1.7d
Project Renderings

L Street Station Redevelopment
Boston, Massachusetts



1898 BLDG: FROM ELKINS STREET TOWARDS 1898 BLDG

Figure 1.7e
Project Renderings

L Street Station Redevelopment
Boston, Massachusetts

Exhibit E

Allowed Uses

The use categories set forth below shall have the meaning set forth in Section 2A (Definitions Applicable in Neighborhood Districts) of the Zoning Code.

Primary Uses:

Certain uses shall be allowed as primary uses on each Block within the Proposed Project, as more particularly set forth below.

Block A:

- Office Uses
- Research and Development Uses

Block B:

- Residential Uses
- Office Uses
- Research and Development Uses

Block C:

- Residential Uses
- Office Uses
- Research and Development Uses

Block D:

- Office Uses
- Research and Development Uses
- Hotel and Conference Center Uses

Block E:

- Hotel and Conference Center Uses
- Residential Uses
- Office Uses
- Research and Development Uses

Block F:

- Office Uses
- Research and Development Uses

1898 Building:

- Hotel and Conference Center Uses
- Neighborhood Activation Uses (as defined below)
- Office Uses

Turbine Hall 1:

- Neighborhood Activation Uses (as defined below)

Turbine Hall 2:

- Neighborhood Activation Uses (as defined below)

Turbine Hall 3:

- Office Uses
- Research and Development Uses

Admin Building:

- Neighborhood Activation Uses (as defined below)

Secondary Use for Neighborhood Activation:

The term “Neighborhood Activation Uses” shall mean the following uses: Banking Uses, Community Uses, Cultural Uses, Entertainment and Recreational Uses, Health Care Uses, Restaurant Uses, Retail Uses and Service Uses.

Neighborhood Activation Uses shall be allowed on each Block within the Proposed Project as secondary uses, meaning that such uses in the aggregate shall not exceed 25% of the Gross Floor Area of any Block (except to the extent any such uses are otherwise allowed as primary uses on such Block).

Such Neighborhood Activation Uses in the aggregate shall not exceed 120,000 square feet of Gross Floor Area in the Proposed Project.

Additional Use Provisions:

Open Space Uses shall be allowed within the Proposed Project.

Parking garage and parking lot uses shall be allowed within the Proposed Project, up to a maximum of 1,214 parking spaces.

Notwithstanding the foregoing allowed uses set forth in this Exhibit E, the following uses shall be forbidden within the Proposed Project: adult bookstore, adult entertainment, cannabis establishment and stadium use.

For purposes of this PDA Master Plan, the term Research and Development Uses shall also include Scientific Laboratory, as such term is defined in Section 2A of the Zoning Code.