NOTICE OF PROJECT CHANGE
Submitted Pursuant to Article 80 of the Boston Zoning Code

THE FORECASTER BUILDING
121-127 PORTLAND STREET
BOSTON, MASSACHUSETTS

Submitted to: Boston Redevelopment Authority
One City Hall Plaza
Boston, MA 02201

Submitted by: 121 Portland LLC / Pizzuti Development
197 Portland Street, 6th Floor
Boston, MA 02114

June 13, 2013
June 13, 2013

Mr. Peter Meade, Director
Boston Redevelopment Authority
One City Hall Plaza, 9th Floor
Boston, MA 02201
Attn: Heather Campisano, Deputy Director for Development Review

Re: Notice of Project Change
121-127 Portland Street
Boston, Massachusetts

Dear Director Meade,

121 Portland Street LLC / Pizzuti Development ("The Proponent") is submitting this Notice of Project Change ("NPC") to notify you of proposed modifications to the project referred to in previous filings to the Boston Redevelopment Authority ("BRA") as The Forecaster Building ("The Project"). The project is located on an approximately 11,857 square foot site fronting on Portland Street and extending through to Friend Street within the Bulfinch Triangle within the West End Section of Downtown Boston.

This letter and the enclosed Notice of Project Change, for which we have provided forty five (45) copies, are being submitted by the Proponent to the BRA to describe the proposed modifications to the project in response to the current economic development conditions. The attached NPC considers modifications to the project’s massing and configuration of floors, residential unit count and sizes, commercial unit count and sizes, interior parking count and configuration. The proposed modifications consist, primarily, of the introduction of two interior courtyards, interior layout modifications, slight building massing changes, and minimal exterior modifications at the ground floor. This modified proposal is for the development of eighty one (81) residential units, two (2) commercial units, and an internal parking area for up to thirty two (32) vehicles. The Proposed Project will continue to comply with the Mayor’s Executive Order Relative to Affordable Housing, dated February 29, 2000, as amended, with respect to affordable units.

Project Background

On October 14, 2005, in accordance with Article 80A-6 of the Boston Zoning Code ("Code"), on behalf of the Proponent, Daylor Consulting Group filed a Notice of Project Change with the BRA describing a proposal for the development of fifty four (54) residential units, three (3) commercial units, and an internal parking garage for up to forty two (42) vehicles, through the reuse of the existing building structure and an increase in building height, due to a two-story (and two mezzanine levels) rooftop addition. On March 1, 2006, pursuant to BRA Board vote on January 10, 2006, BRA Director Mark Maloney issued a Determination waiving further Project review under Section 80A-6.2 of the Code (Appendix A).
The proposed project has been the subject of preliminary review with the staff of the BRA, Boston Transportation Department (BTD), and Downtown North Association (DNA). The proponent will present proposed project modifications in a DNA Board meeting on June 13, 2013.

We look forward to your review of this NPC. We would particularly like to thank David Carlson and Heather Campisano from the BRA for their assistance to the project team during the pre-filing period.

Following public review of the project and our responses to any outstanding questions, we would request that the Boston Redevelopment Authority concur with our analysis and issue a determination that no further review is necessary under Article 80 of the Boston Zoning Code.

Kind Regards,

121 Portland LLC / Pizzuti Development

Tina Pizzuti Brzezenski, Manager

Enclosure

CC: Heather Campisano, Deputy Director for Development Review, BRA
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1.0 Introduction

This Notice of Project Change ("NPC") is being submitted in accordance with Article 80 of the Boston Zoning Code ("the Code") for the property at 121-127 Portland Street, owned by 121 Portland LLC and to be developed by Pizzuti Development (the "Proponent"), for a proposed multi-family residential development of eighty one (81) mixed-income, for-sale loft condominium units and associated parking for up to thirty two (32) vehicles.

The Proponent is proposing to fully renovate, upgrade and add four-stories to the approximately 73,000 square foot Forecaster Building, located at the 121-127 Portland Street in Boston’s Bulfinch Triangle, part of the West End neighborhood, into a residential facility with supporting ground floor retail uses (the “Proposed Project”). The Proposed Project exceeds the 10% affordable housing requirement established in the Mayor’s Executive Order relative to Affordable Housing, dated February 29, 2000, by providing ten (10) affordable housing units to the City’s affordable housing stock, or 13% of the total units proposed. The increased number of affordable units has been established to be as responsive to the Mayor Thomas Menino’s and Boston Redevelopment Authority’s ("BRA") initiatives to create more affordable housing in Boston.

This NPC presents details about minor modifications proposed in light of the current development economic conditions. 121 Portland LLC and Pizzuti Development respectfully maintains that the “Proposed Project” is a minor modification to the previously BRA approved project, and that these minor modifications do not negatively impact the surrounding area, and do not significantly increase the impacts of the project.

2.0 Proposed Project Changes

2.1 Economic Feasibility

Due to the significant downturn in the national economy and specifically in the Greater Boston housing market, as well as the increased cost of materials, the Proponent has been forced to reconsider the development structure of the Project. Upon review, it has been determined that as permitted, the Project is no longer economically viable.

However with the proposed modifications, the Proponent will have a unit mix that is more responsive to the current economic environment. Furthermore, the proponent is confident that, if the Proposed Project is accepted as presented herein, full construction can resume immediately.

2.2 Residential Units

The primary modification to the original Project is to remove the internal parking garage from floors 2 & 3, and introduce two courtyards to the center of the building to varying depths providing more sunlight and ventilation into the center of building, achieving a higher density of units within the existing building structure.

The original proposal had fifty four (54) residential units. This proposal adds twenty seven (27) additional units to yield a Project total of eighty one (81) residential units.
TABLE 2.2

<table>
<thead>
<tr>
<th></th>
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<th>NPC</th>
<th>Net Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>RESIDENTIAL UNITS</td>
<td>54</td>
<td>81</td>
<td>+ 27</td>
</tr>
<tr>
<td>UNIT BREAKDOWN</td>
<td>9 (3BR), 33 (2BR), 12 (1BR)</td>
<td>3 (3BR), 29 (2BR), 49 (1BR)</td>
<td>-6 (3BR), -4 (2BR), +37 (1BR)</td>
</tr>
</tbody>
</table>

### 2.2.1 Residential Entry

The main residential entry has been relocated from Friend Street to Portland Street. It is our belief that Portland Street has a much more visible presence and will be more conducive to a successful Project.

### 2.2.2 Affordable Component

In the Fall of 2007, the Boston Redevelopment Authority Board approved an affordable housing commitment that consisted of seven (7) total units. These units included four (4) “on-site” units and three (3) “off-site” units.

In April 2008, a lottery was held for the two (2) “off-site” units located at 330 Summit Avenue, Brighton. This resulted in the sale of Unit 105 for $152,800 on September 12, 2008. Unit 102 did not sell. In November 2008, a lottery was held for the one (1) “off-site” unit located at Two Hawthorne Place, Charles River Plaza. The lottery resulted in four (4) applicants none of which chose to purchase the unit.

The Proposed Project will continue to comply with the Mayor’s Executive Order Relative to Affordable Housing, dated February 29, 2000, as amended, with respect to affordable units, and the Proponent will continue to work with the BRA and other applicable agencies to satisfy the affordable housing requirements.

### 2.3 Commercial Units

This proposal will maintain the commercial space along Portland Street, and maintain the commercial space along Friend Street. A third small commercial space along Friend Street has been eliminated to accommodate additional parking. Both commercial spaces will maintain direct sidewalk access and maximize storefront glazing to encourage a pedestrian friendly environment on both Portland and Friend Streets.

### 2.4 Internal Parking

Vehicular access to the building will remain solely on Friend Street. All parking will be contained within the first floor. Mechanical vehicle stacking lifts will be utilized.
throughout the internal parking garage. The stacking lifts will be of varying sizes, to accommodate a full range of vehicle sizes. A parking attendant will operate all vehicles within the internal parking area.

2.4.1 Vehicle Count

The previously approved Project provided parking for forty two (42) vehicles on three (3) floors. By utilizing the ceiling height of the first floor, reduced size of new automobiles and improvements to the design of mechanical auto-stackers, all parking will be contained on the first floor. This proposal will be able to yield up to thirty two (32) vehicles. Provisions to provide electrical charging stations/sources throughout the interior parking garage have been provided to encourage the use of alternatively fueled vehicles.

2.4.2 Additional Curb Cut

The modified design proposes an additional curb cut along Friend Street. This curb cut will be 10 feet wide and will provide limited service for three (3) vehicles including one (1) Club Car Program vehicles.

2.4.3 Club Car Program

The project site is ideally situated within the Bulfinch Triangle District to take advantage of existing public transportation. Access to the MBTA’s Commuter Rail, Green and Orange Lines, and extensive bus network surround the project’s site location within a two block radius. We foresee a decrease in desire for privately owned vehicles within the City of Boston, and it is for this reason that the Proponent will establish a Club Car Program exclusively to the building’s residents. The Club Car Program will be independently owned and operated, providing a service that will reduce the need for resident owned vehicles.

2.4.4 Club Bicycle Program

On the heels of the city’s successful launch of the “Hubway” program, and keeping with concept of providing, versatile, alternative modes of transportation, the Proponent will also introduce a Club Bicycle Program within the building. The bicycles will be stored in dedicated spaces of the bicycle storage area in the internal parking area.

2.5 Public Benefits

This revised development program for The Forecaster Building located at 121-127 Portland Street will continue to provide substantial public benefits to the residents of the neighborhood and to the City of Boston, as originally described in the approved NPC. When completed, the renovated building will contribute to the transformation of the Bulfinch Triangle District into a vibrant mixed-use neighborhood that will introduce home ownership opportunities to the current housing stock, provide a sustainable transit oriented development, and provide residents with increased safety, improved aesthetic appearance, and enhanced commercial opportunities.
2.6 Conclusion

121 Portland LLC / Pizzuti Development respectfully requests a confirmation from the Boston Redevelopment Authority that the modifications outlined in this Notice of Project Change do not significantly increase the impacts of the Project, or require any further review pursuant to Article 80 of the Boston Zoning Code related to Large Project Review. We appreciate your continued guidance and support and look forward to working together to move this Project forward.

Kind Regards,

121 Portland LLC / Pizzuti Development

Tina Pizzuti Brzezenski, Manager
PERMITTED AND PROPOSED SECOND FLOOR PLANS

DATE: June 13, 2013
SCALE: 1/16" = 1'-0"

121 Portland Street LLC / Pizzuti Development
197 Portland Street, Sixth Floor
Boston, MA 02114
(p) 617.720.0770 (f) 617.720.0306

FIGURE 3.2
PERMITTED AND PROPOSED FOURTH AND FIFTH FLOOR PLANS
DATE: June 13, 2013
SCALE: 1/16" = 1'-0"

121 Portland Street LLC / Pizzuti Development
197 Portland Street, Sixth Floor
Boston, MA 02114
(p) 617.720.0770 (f) 617.720.0306

FIGURE 3.4
PERMITTED AND PROPOSED SIXTH FLOOR PLANS

DATE: June 13, 2013

SCALE: 1/16" = 1'-0"

121 Portland Street LLC / Pizzuti Development
197 Portland Street, Sixth Floor
Boston, MA 02114
(p) 617.720.0770 (f) 617.720.0306

FIGURE 3.5
PERMITTED SEVENTH FLOOR & PROPOSED EIGHTH FLOOR PLANS

DATE: June 13, 2013
SCALE: 1/16" = 1'-0"

121 Portland Street LLC / Pizzuti Development
197 Portland Street, Sixth Floor
Boston, MA 02114
(p) 617.720.0770 (f) 617.720.0306

FIGURE 3.7
PERMITTED AND PROPOSED FRIEND STREET ELEVATIONS

DATE: June 13, 2013 SCALE: 1/16" = 1'-0"

121 Portland Street LLC / Pizzuti Development
197 Portland Street, Sixth Floor
Boston, MA 02114
(p) 617.720.0770 (f) 617.720.0306

FIGURE 3.12
FIGURE 3.13

RENDERED PROPOSED FRIEND STREET ELvation

DATE: June 13, 2013
SCALE: 1/16" = 1'-0"
PERMITTED & PROPOSED BUILDING SECTIONS

DATE: June 13, 2013
SCALE: 1/16" = 1'-0"
121 Portland Street LLC / Pizzuti Development
197 Portland Street, Sixth Floor
Boston, MA 02114
p) 617.720.0770 (f) 617.720.0306

FIGURE 3.15
APPENDIX A
March 1, 2006

Ms. Tina Pizzuti Brzezenski
Pizzuti Development Team
197 Portland Street, 6th Floor
Boston, MA 02114

Re: Determination Waiving Further Review
The Forecaster Building (formerly Class A Telecommunications Building)
121 - 127 Portland Street
Bulfinch Triangle, West End, Massachusetts

Dear Ms. Brzezenski:

Please be advised that on January 10, 2006, the Boston Redevelopment Authority ("BRA") Board voted its authorization for the Director to issue a Determination under Section 80A-6.2 of the Boston Zoning Code (the "Code") which (i) finds that the Notice of Project Change ("NPC") adequately describes the potential impacts arising from the proposed Forecaster Building project and (ii) waives further review of the project under Article 80 of the Code, subject to continuing design review by the BRA. Pizzuti Development Team (the "Proponent") is proposing a multi-family residential development of fifty-four (54) mixed-income, for-sale loft condominium units, associated parking for approximately forty-two (42) vehicles and 6,550 square foot of ground floor retail space (the "Proposed Project").

Pursuant to January 10, 2006, vote by the BRA, I hereby issue to you, this Determination waiving further review under Section 80A-6.2 of the Code in connection with the Proposed Project, which (i) finds that the NPC adequately describes the potential impacts arising from the Proposed Project and (ii) waives further review of the Proposed Project under Article 80 of the Code, subject to continuing design review by the BRA.

Sincerely,

[Signature]

Mark Maloney
Director
February 19, 2008

Ms. Tina Brzezinski
121 Portland Street, LLC
 c/o State Financial Services, Inc.
 197 Portland Street, 6th Floor
 Boston, MA 02114

Re: 121-127 Portland Street - The Forecaster Building
 Conditional Contract Documents Approval

Dear Ms. Brzezinski:

We are pleased to grant conditional Contract Documents Approval for the Forecaster Building Project at 121 Portland Street in the Bullfinch Triangle. This Approval is based on the plans entitled, "The Forecaster Building / 121 Portland Street" by Sirkey Design Company, dated December 3, 2007, copies of which were transmitted to us on January 9, 2008. You will find attached a list (Attachment A) of the Contract Documents record plans in our files.

Conditions of this Approval include the following:
1) Submit details of the wind turbines proposed for the roof.
2) Minimize the appearance of the roof terrace railings at the parapets of the existing building fabric as seen from the predominant street edges. These are contextually anomalous and should not be visible.
3) The side walls of the addition include the removal of the existing brick parapet walls. Our understanding is that this is structurally necessary. To avoid the visual appearance of the addition simply sitting abruptly on top of the existing fabric, we ask that you consider doing the first story of the addition's side walls in brick. Alternatively, develop a method of better engaging the existing and new side walls. On the south, for example, the datum lines of the concrete structure could continue into the panelization pattern of the metal cladding.
4) Assuming sidewalks may need repair, ensure pedestrian flow at the garage entry curb cut.

It is understood that The Forecaster Building Project (121-127 Portland Street) will now enter the Construction Inspection Stage of the BRA Design Review process as set forth in the BRA's Development Review Procedures booklet. We reserve the right to request further study of certain design components, as issues arise. In furtherance of the BRA Design Review process, we require as part of this stage that you continue to submit significant changes or modifications to the approved plans and other material (such as unresolved or new details or catalog cuts of significant public furniture items) in a timely fashion for our final review and approval. This requirement also includes samples of exterior materials, finishes, and colors; please submit samples at your earliest convenience. A mock-up panel will be required; see Attachment B and call to discuss parameters. A list of standard issues requiring resolution is included as Attachment C.

We look forward to the completion of this Project, which will add more variety and life to the Bullfinch Triangle area.

Sincerely,

David A. Carlson
Senior Architect
cc: Jay Roerke
ATTACHMENT A
Conditional Contract Documents Approval
The Forecaster Building - 121-127 Portland Street
February 19, 2008

Developer: 121 Portland Street, LLC
c/o State Financial Services, Inc.
197 Portland Street, 6th Floor
Boston, MA 02114

Architect: Sharkey Design Company
74 Clarendon Street, Suite A
Boston, MA 02116

CIVIL DRAWINGS
C1 1st and 5th Floor Plan
C1 Site Utility Plan

ARCHITECTURAL DRAWINGS
A001 Code Analysis, Abbreviations, and Symbols
A101 Basement & First Floor Plans
A102 Second & Third Floor Plans
A103 Fourth & Fifth Floor Plans
A104 Sixth Floor & Mezzanine Floor Plans
A105 Seventh Floor Plan
A106 Eighth Floor & Mezzanine Plans
A107 Roof Plans
A108 Basement & First Floor Reflected Ceiling Plans
A109 Second & Third Floor Reflected Ceiling Plans
A110 Fourth & Fifth Floor Reflected Ceiling Plans
A111 Sixth Floor & Mezzanine Reflected Ceiling Plans
A112 Seventh Floor Reflected Ceiling Plans
A113 Eighth Floor & Mezzanine Reflected Ceiling Plans
A201 Building Elevations
A202 Building Elevations
A203 Building Elevations
A204 Building Elevations
A205 Building Section
A206 Enlarged Building Section
A207 Enlarged Building Section
A208 Wall Sections
A401 Enlarged Stair Plans & Sections
A402 Enlarged Stair Plans & Sections
A403 Enlarged Stair Plans & Sections
A404 Enlarged Stair Plans & Sections
A405 Enlarged Elevator Plans & Sections
A406 Enlarged Elevator Plans & Sections
A501 Details
A502 Details
A601 Door Schedules & Types
A602 Window Types
A603 Wall Partition Types
A604 Floor & Ceiling Assembly Schedule
ATTACHMENT A p. 2
Conditional Contract Documents Approval
The Forecaster Building - 121-127 Portland Street
February 19, 2008

Structural Drawings

S001 General Notes
S002 Typical Details
S003 Typical Details
S004 Typical Details
S005 Typical Details
S100 Existing Basement / Foundation Plan
S101 First Floor - Structural Demolition Plan
S101 Existing First Floor Plan
S102 Existing Second Floor Plan
S102A Existing Second, Third, Fourth and Fifth Bedroom Floor Framing Plans
S103 Existing Third Floor Plan
S104 Existing Fourth Floor Plan
S105 Existing Fifth Floor Plan
S106 Existing Sixth Floor Plan
S107 Sixth Floor Mezzanine Framing Plan
S107D Seventh Floor - Structural Demolition Plan
S108 Seventh Floor Framing Plan
S109 Eighth Floor Framing Plan
S110 Eighth Floor Mezzanine / Main Roofing Plan
S111 Clerestory / Penthouse Roof Framing Plan
S200 Column Schedule
S201 Column Schedule
S202 Column Schedule
S300 Braced Frame & Shear Wall Elevations
S301 Braced Frame & Shear Wall Elevations
S302 Braced Frame & Shear Wall Elevations
S303 Braced Frame & Shear Wall Elevations
S304 Masonry Shear Wall Reinforcing Details
S305 Concrete Shear Wall Reinforcing Details
S400 Sections & Details
S401 Sections & Details
S402 Sections & Details
S403 Sections & Details
S404 Sections & Details
S405 Sections & Details

Fire Protection Drawings

FP-1 Basement & First Floor Fire Protection Plan
FP-2 Second & Third Floor Fire Protection Plan
FP-3 Fourth & Fifth Floor Fire Protection Plan
FP-4 Sixth Floor & Mezzanine Fire Protection Plan
FP-5 Seventh & Eighth Floor Fire Protection Plan
FP-6 Roof & Eighth Floor Mezzanine Fire Protection Plan
FP-7 Fire Protection Legend, Details & Notes

Mechanical Drawings

H-1 Basement & First Floor Plans
H-2 Second & Third Floor Plans
H-3 Fourth & Fifth Floor Plans
H-4 Sixth Floor & Mezzanine Plans
H-5 Seventh & Eight Floor Plans
H-6 Roof & Eighth Floor Mezzanine Plans
H-7 HVAC Legend & Schedules
H-8 HVAC Schedules & Details
H-9 HVAC Duct Riser Diagram & Details
H-10 HVAC Toilet Vent Duct Riser Diagram
H-11 HVAC Piping Schematic Diagrams, Mech. RM. Part Plan & Sections

Electrical Drawings

E-1 Legend, Schedule & Details
E-2 Basement & First Floor Plans
E-3 Second Floor Plans - West
E-4 Second Floor Plans - East
E-5 Third Floor Plans - West
E-6 Third Floor Plans - East
E-7 Fourth Floor Plans - West
E-8 Fourth Floor Plans - East
E-9 Fifth Floor Plans - West
E-10 Fifth Floor Plans - East
E-11 Sixth Floor Plans - West
E-12 Sixth Floor Plans - East
E-12D Sixth Floor Mezzanine Units - West
E-13 Eighth Floor Mezzanine Units - East
E-14 Seventh Floor Units - West
E-14D Seventh Floor Units - East
E-15 Eighth Floor Units - West
E-15D Eighth Floor Units - East
E-16 Ninth Floor Units - West
E-16D Ninth Floor Units - East
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E-17D Tenth Floor Units - West
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E-21 Roof Lighting Plan
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E-23 Fire Alarm Riser Diagram
E-24 Communication System Riser Diagram
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E-26 Panelboards Schedules

Plumbing Drawings

P-1 Basement & First Floor Below Plumbing Plans
P-2 Second & Third Floor Plumbing Plans
P-3 Fourth & Fifth Floor Plumbing Plans
P-4 Sixth Floor & Mezzanine Plans
P-5 Seventh & Eighth Floor Plumbing Plans
P-6 Ninth & Eighth Floor Mezzanine Plans
P-7 Plumbing Schedules, Details & Legend
P-8 Fire Protection Schedules, Details & Legend
P-10 Plumbing, Gas & Water Distribution Piping Riser
ATTACHMENT B

A GUIDE FOR THE PREPARATION OF MATERIALS SAMPLES
CONSTRUCTION DETAIL PANELS

As part of the Boston Redevelopment Authority’s design Review Procedures, all major building envelope, lobby and site landscaping or paving materials must be submitted for approval, and a full-size materials sample Panel is required.

Construction inspection stage approval is contingent on Authority review and approval of on-site materials panels that demonstrate the construction details of the project PRIOR to ordering of such materials for construction. The Development Team is responsible for notifying the BRA in a timely manner in writing when the mock-up panel is ready for viewing. BRA staff reserves the right to reject any materials even if ordered and on site if the necessary mock-ups have not been approved.

1. Materials panels shall demonstrate all exterior material selections, including variations in color, finish, and source. Wet and dry conditions should be made available for review. Light conditions should ideally vary. The BRA reserves the right to withhold final approval of material panels if light conditions at the mock-up site vary significantly from those at the site; solar orientation should be the same as that of primary facades at the site.

2. Detailing of dimensional profiles of all exterior trim including: cornices, belting, contrasting, banding, soffit treatment, jambs, returns, copings, and all window walls including frames, subdivisions, and jamb, head and sill details, shall be presented.

3. Brick and all facing material (granite, cast stone, marble, terra cotta, etc) sample panels shall include joint details, patterning out of the norm or as requested, and masonry jamb, head and sill details.

4. Where mortar or grouting is used, panels shall show intended tooling, finish and color. Specifications shall be furnished for any such material used in a preservation-related project.

5. Where adhesive or caulking agents are used, panels shall show intended tooling, finish, color and spacing between contiguous materials, and manufacturer specifications shall be furnished.

6. In the case of windows, or replacement/ rehabilitation / repair projects, or where the retrofitting context is deemed significant and is immediate, assemblies shall be presented in situ or against areas of the existing details/ materials which they are intended to match or complement.

7. For Projects constructing significant amounts of sidewalks or public areas using significant amounts of specialty paving, material samples and sample panels or installations as requested by the BRA must be provided. Wet and dry conditions should be represented.

All such material panels shall be presented in an assembly large enough to assess the finished construction’s façade color, texture, patterning and joint details, in a manner representing actual designed combinations.
ATTACHMENT C

FINAL SUBMISSION REQUIREMENTS REQUIRED AS A CONDITION OF APPROVAL FOR ARTICLE 80 LARGE AND SIGNIFICANT SMALL PROJECTS

1. Submission of final rendered image(s) of the Project from street level and/or aerial view with surrounding context is required for reference. These should be of reproducible quality (in both printed and electronic format) and may be used for public information purposes. Marketing material and photos of models used in marketing should also be included.

2. Submission of a final digital model in AUTO CADD format as per urban design scoping and review of the project. Submission of such model must be coordinated with the BRA Urban Design Department for compatibility with the BRA 3D citywide model.

3. Submission of a comprehensive signage plan for the Project is required, including all exterior building identification and retail signage, if any.

4. Be sure to include a cornerstone as part of the project indicating year of construction.

5. All penthouse mechanical equipment should be screened appropriately. Equipment and screening shall be indicated on appropriate roof plan and elevation drawings with all materials (and lighting if proposed) clearly indicated.

6. Location and details of all exterior building and site lighting must be indicated on final contract drawings. If the building is illuminated, submission of a nighttime rendering showing the proposed lighting effects and their intensities is required.

7. Submission of a final Landscape Plan acceptable to the BRA, including a list of all plant and tree species and quantities, a paving plan with materials, site furnishings, details, and artwork (if any), is required. All site improvements including landscaping must be completed prior to issuance of occupancy permit by ISD unless prior approval is granted by the BRA for a delay in completing the site improvements.

8. Submission of the full array of labeled exterior materials samples for BRA approval with elevations color-coded to indicate placement is required. Mock-up panels for all Large Projects, and Small Projects at the discretion of the BRA, are required. Submission of a sketch for any proposed Mock-up panel is required prior to erection. See Attachment B, A Guide for the Preparation of Materials Samples Construction Detail Panels.

9. Submission of a basewood model of the final design at the appropriate scale(s) is required for any Project within the range of any of the major BRA models. Such model must be coordinated with the BRA Model Shop for scale, fit and finish.

10. Submission of LEED certifiability documentation per Article 37.
APPENDIX C
## APPENDIX C

### 121 - 127 PORTLAND STREET, BOSTON, MA

**BULFINCH TRIANGLE DISTRICT**

**PROPOSED CONDITIONS**

- **LOT SIZE:** 11,857 SQ. FT.
- **PROPOSED OCCUPANCY:** 81 RESIDENTIAL UNITS & 2 COMMERCIAL UNITS (3,719 SQ. FT.)
- **PROPOSED BREAKDOWN:** 49 (1 BR), 29 (2BR), 3 (3BR)
- **PROPOSED BUILDING HEIGHT:** 125'-0" (TEN STORIES)
- **PROPOSED FLOOR AREA RATIO:** 8.47
- **PROPOSED PARKING:** 32 PARKING SPACES (0.40 SPACES/UNIT)

<table>
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<tr>
<th>FLOOR</th>
<th>F.A.R. SQ. FT.</th>
<th>GROSS SQ. FT.</th>
<th>OPEN SPACE</th>
</tr>
</thead>
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<td>FIRST FLOOR</td>
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<td>11,387</td>
<td></td>
</tr>
<tr>
<td>FIFTH FLOOR</td>
<td>11,387</td>
<td>11,387</td>
<td></td>
</tr>
<tr>
<td>SIXTH FLOOR</td>
<td>11,275</td>
<td>11,275</td>
<td></td>
</tr>
<tr>
<td>SEVENTH FLOOR</td>
<td>10,152</td>
<td>10,152</td>
<td></td>
</tr>
<tr>
<td>EIGHTH FLOOR</td>
<td>9,195</td>
<td>9,401</td>
<td></td>
</tr>
<tr>
<td>NINTH FLOOR</td>
<td>8,604</td>
<td>8,810</td>
<td></td>
</tr>
<tr>
<td>TENTH FLOOR</td>
<td>8,059</td>
<td>8,265</td>
<td></td>
</tr>
<tr>
<td>MECHANICAL PENTHOUSE</td>
<td>0</td>
<td>1,579</td>
<td></td>
</tr>
</tbody>
</table>

**BUILDING AREA**

- **100,384 SQ. FT.**
- **109,033 SQ. FT.**

**PROJECT STATISTICS:** June 13th, 2013
APPENDIX D
<table>
<thead>
<tr>
<th>DESIGN COMPONENT</th>
<th>BUILDING PERMIT w/ BRA APPROVAL March 4th, 2008</th>
<th>PROPOSED NPC FILING June 5th, 2013</th>
<th>NET CHANGE</th>
</tr>
</thead>
<tbody>
<tr>
<td>LOT AREA</td>
<td>11,857 SQ. FT.</td>
<td>11,857 SQ. FT.</td>
<td>NONE</td>
</tr>
<tr>
<td>HEIGHT / STORIES</td>
<td>121'-6&quot; 8 STORIES (2 MEZZ.)</td>
<td>125'-0&quot; 10 STORIES (0 MEZZ.)</td>
<td>+ 3'-6&quot; 2 STORIES (- 2 MEZZ.)</td>
</tr>
<tr>
<td>GROSS FLOOR AREA</td>
<td>104,750 SQ. FT.</td>
<td>109,033 SQ. FT.</td>
<td>+ 4,283 SQ. FT.</td>
</tr>
<tr>
<td>F.A.R. SQ. FT. / F.A.R. RATIO</td>
<td>98,945 SQ. FT. 8.34</td>
<td>100,384 SQ. FT. 8.47</td>
<td>+ 1,439 SQ. FT. + 0.13</td>
</tr>
<tr>
<td>RESIDENTIAL UNITS</td>
<td>54</td>
<td>81</td>
<td>+ 27</td>
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<tr>
<td>UNIT BREAKDOWN</td>
<td>9 (3BR), 33 (2BR), 12 (1BR)</td>
<td>3 (3BR), 29 (2BR), 49 (1BR)</td>
<td>- 6 (3BR), -4 (2BR), + 37 (1BR)</td>
</tr>
<tr>
<td>COMMERCIAL SPACE</td>
<td>3 SPACES / 5,750 SQ. FT.</td>
<td>2 SPACES / 3,719 SQ. FT.</td>
<td>- 1 SPACE / - 2,031 SQ. FT.</td>
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<tr>
<td>PARKING</td>
<td>42 SPACES</td>
<td>32 SPACES</td>
<td>- 10 SPACES</td>
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<tr>
<td>UNIT / PARKING RATIO</td>
<td>0.77</td>
<td>0.40</td>
<td>-0.37</td>
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APPENDIX E