

## One Beacon Street Improvement Project

The One Beacon Street building is a 34 story, 1,017,992± square foot office tower with an underground garage as well as a ground floor fitness facility, branch bank, and other ancillary facilities. The building was built in 1984 and since 2014 has been owned by a joint venture of affiliates of Metropolitan Life Insurance Company and Norges Bank.

The building owner is proposing to undertake certain interior and exterior improvements to the property in order to create the following:

1. A more welcoming and comfortable lobby experience
2. Improved exterior lighting at the building entrance;
3. Enhanced landscaping on the Beacon Street and Tremont Street sides of the building; and
4. The possibility of new retail spaces on the Tremont Street side of the building in order to enliven the pedestrian environment there.

The following improvements are being proposed:

1. A 1,136± s.f. addition to the Beacon Street lobby entrance;
2. An expanded lobby level retail experience at the concourse level (5,635± s.f. with related patio space);
3. A 1,469± s.f. addition to the Tremont Street side of the building at the plaza level; and
4. The creation of a new landscape design for the patio space off of Tremont Street to complement the revised Tremont Street retail space.

In total, these small building additions will comprise approximately 8,240 square feet of area. The building additions require zoning relief because they comprise extensions to a legally existing, non-conforming building. (The building was built prior to the 1991 enactment of Article 45 (Government Center/Market District) of the Boston Zoning Code and exceeds the maximum height and floor area ratio limits for this property.)

The specific zoning relief required for the building additions is the following:

1. Section 45-5: Excessive floor area ratio
2. Section 9-1: Extension of a non-conforming building
3. Section 45-14: Conditional restaurant use

On September 27, 2017, the building owner filed an application with the City's Board of Appeal for zoning relief related to the foregoing. The public hearing has not yet been scheduled.