

Lewis Wharf Proposal



JW Capital Partners

Epsilon Associates, Inc
Albert, Righter & Tittmann Architects, Inc.
Dain, Torpy, Le Ray, Wiest, & Garner P.C.
Copley Wolff Design Group
Howard Stein Hudson

Nitsch Engineering
Haley and Aldrich, Inc.
Cosentini Associates
McNamara/Salvia Inc.
Solomon McCown & Company
Law Offices of Daniel J. Toscano



Aerial Looking West

LEWIS WHARF
BOSTON, MA



Aerial Looking East

LEWIS WHARF
BOSTON, MA

Summary Of Benefits

- 150 permanent jobs (neighborhood preference)
- 300 construction jobs
- \$7.4 million in annual city and state tax revenues
- 2.4 acres of public open space, including 1.25 acres of park space
- 1800 feet of reconnected Harborwalk
- New walkways providing access to the Harborwalk and out to waterfront plazas at the end of the piers
- A new Boston Sailing Center and a 130-slip marina
- Move an existing 223-space public surface parking lot below grade enabling a new park to be developed over the underground parking garage
- New water taxi stop on the wharf providing fast and convenient transportation between the North End, Downtown, Charlestown, the Seaport and East Boston

Historical Context

- Site has a history of licenses issued by the Commonwealth of Massachusetts for authorized commercial operations dating back over a hundred years (doc. 1887 license)
- During the mid-20th century as the surrounding neighborhood evolved away from industry waterfronts became dilapidated.
- Harbor Park Plan issued to guide changing context of waterfront.
 - Incorporated into article 42A (North End Waterfront zoning) April 27, 1990
 - 1991 Municipal Harbor Plan
- Gunwyn Proposal was fully approved by the BRA & issued a written determination for the Chapter 91 license in 1991.
- Lewis Wharf is one of the few remaining sites on Boston's Waterfront that has yet to be developed

Commonwealth of Massachusetts.



No. 1030,

Roll (Plan is in 1030)

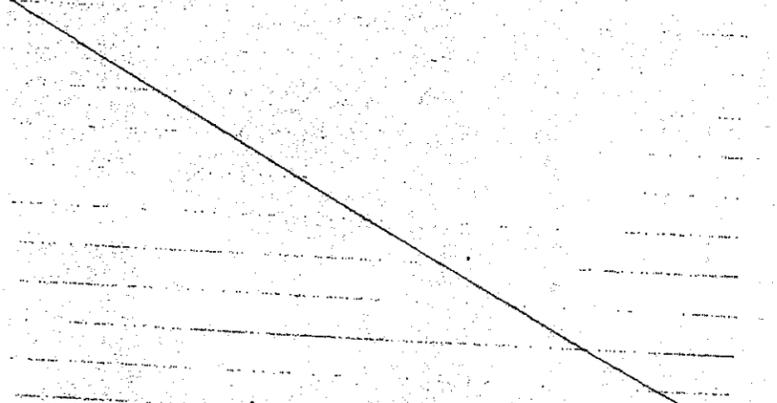
Whereas, the Lewis Wharf Company of Boston, in the County of Suffolk, and Commonwealth aforesaid, has applied to the Board of Harbor and Land Commissioners for license to construct a pile wharf and sea-wall at its premises on Boston Harbor, city of Boston, and has submitted plans of the same; and whereas due notice of said application, and of the time and place fixed for a hearing thereon, has been given, as required by law, to the Mayor and Aldermen of the city of Boston;

Now, said Board, having heard all parties desiring to be heard, and having fully considered said application, hereby, subject to the approval of the Governor and Council, authorizes said

Lewis Wharf Company subject to the provisions of the nineteenth chapter of the Public Statutes, and of all laws which are or may be in force applicable thereto, to construct said pile wharf on and within lines described as follows:

Beginning at a point marked A on the accompanying Plan No. 1030 in the line of the solid filling on the westerly side of Lewis wharf, and running easterly 416 7/10 feet to a point marked B on said plan, thence running south-easterly on the arc of a circle of 9 feet radius, about 12 5/10 feet to a point marked C on said plan, in the harbor line; thence running south-easterly in the harbor line 14 feet to a point marked D on said plan; thence running south-easterly 18 5/10 feet to a point marked E on said plan, in the line of the solid filling and the north line of the north pier of said Lewis wharf; thence running south-easterly 416 7/10 feet in the line of said solid filling to a point marked F on said plan,

running westerly parallel with said line A-B, 256 feet to a point G on said plan; thence running north-easterly 24 5/10 feet to the point of beginning. A wall shall be built on the said line C-D, 256 feet as shown on said plan. of said wharf marked A-B and be in on said plan hereon, also the piles of the old pier, also the further line wharf A-B-E-F-G, all to on plan - low water mark.



the construction of said pile wharf and sea-wall of said Board, numbered 1030, and a duplicate of said plan accompanies

tide-water displaced by the structure hereby authorized, shall be ascertained by said Board Commissioners, and compensation therefor shall be made by said Lewis Wharf Company by paying into the treasury thirty cents and one half (37 1/2) cents for each cubic yard so displaced, being assessed by said Board, the same to be reserved as a compensation fund for the harbor

This License is also granted in consideration of the payment into the Treasury of the by said for the rights and privileges hereby granted in land of said Commonwealth, of the further sum of being the amount determined by the Governor and Council to be just and equitable therefor.

Nothing in this License shall be so construed as to impair the legal rights of any person. This License shall be void unless the same, and the accompanying plan, are recorded, with from the date hereof, in the Registry of Deeds for the District of Suffolk

In Witness Whereof, said Board of Harbor and Land Commissioners have hereunto set their hands this Twenty-second day of September in the year eighteen hundred and eighty-seven

John E. Sanford, John J. Baker, Chas H. Howland

Attest

John E. Sanford, Chairman

COMMONWEALTH OF MASSACHUSETTS.

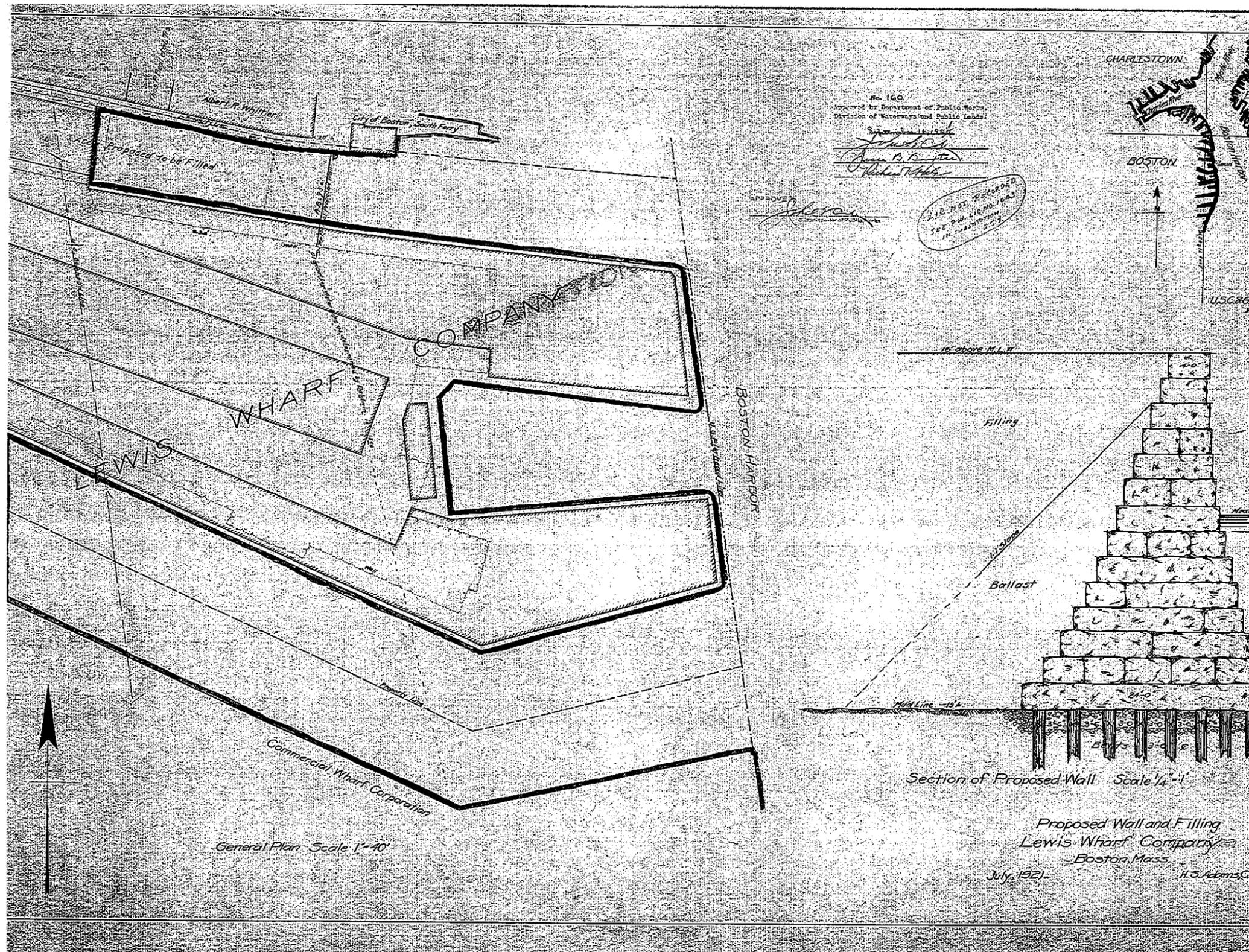
Boston, September

Approved by the Governor and Council.

Henry J. Corbridge, Deputy Secretary of the Commonwealth

1887

LEWIS WHARF BOSTON, MA



1887

LEWIS WHARF
BOSTON, MA

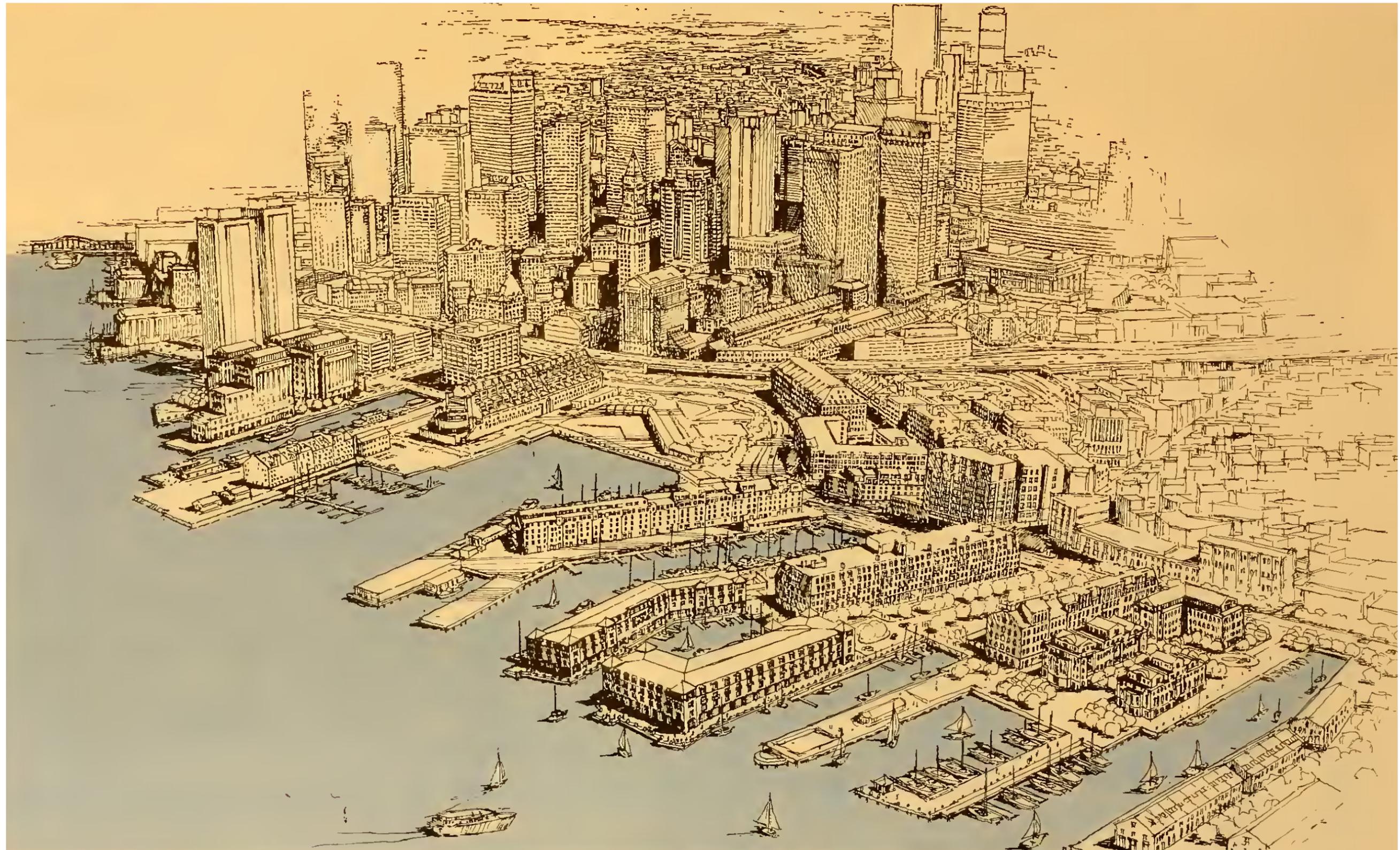


1980's

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The BRA Harbor Park Plan

- Initiated by Mayor Raymond Flynn in 1984
- Over 700 community meetings were held to shape the ultimate planning guidelines for future waterfront development
- Adopted as Article 42A of Boston's Zoning Code on April 27th, 1990
- Majority of other piers have been redeveloped in accordance with the Harbor Park Plan's guiding principles
- Lewis Wharf is one of the few remaining parcels yet to be redeveloped
- JW Capital's proposal meets and/or exceeds the guidelines of the Harbor Park Plan



Harbor Park Plan

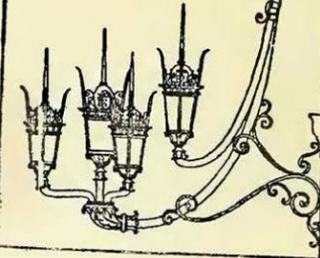
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Boston Redevelopment Authority. North End/Downtown
Waterfront Proposed Zoning. pg. 5, 1989. Print.

BRA
2780

gov. 99-669

BOSTON
PUBLIC
LIBRARY



LEWIS WHARF

Presented to
Board of Directors
The Boston Redevelopment Authority



November 29, 1990



COASTAL ZONE
MANAGEMENT

The Commonwealth of Massachusetts
Executive Office of Environmental Affairs
100 Cambridge Street
Boston, Massachusetts 02202

MEMORANDUM

TO: Christy Foote-Smith, Director, DEP/DWW
FROM: Jeffrey Benoit, Director, MCZM *JRB*
DATE: June 12, 1991
SUBJECT: Waterways License Application No. W89-178N
Lewis Wharf (Boston)

The Massachusetts Coastal Zone Management (MCZM) Office has completed its review of the above referenced project, and recommends in favor of a finding under M.G.L. Chapter 91, Section 18 that said project is consistent with MCZM policies.

JRB/DD

cc: T. Maguire, DEP/DWW
K. Kirk Adams, Regulatory Branch, ACOE

Lewis Wharf - Gunwyn Proposal

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JW Capital Partners Proposed Project:

- Fully compliant with Article 42A
 - No variances requested or required for this project
- Fully compliant with Chapter 91
 - No off-sets or substitutions requested or required for this project
- Fully compliant with Urban Renewal Guidelines
- Overview of Project:
 - Open Space: 2.4 Acres of Pedestrian Accessible Open Space
 - Park Space: 1.25 Acre Waterfront Park
 - Harborwalk: 1,800 Linear Feet
 - Boston Sailing Center
 - Marina: 130 Slips
 - Hotel: 277 keys / 190,000 GSF
 - Parking: 379 Below Grade Parking Spaces

| | Building | Roof | Penthouse |
|---|-------------------|------|-----------|
| A | 2 Battery Wharf N | 57' | 74' |
| B | 2 Battery Wharf S | 57' | 75' |
| C | 50 Battery St | 80' | 95' |
| D | 40 Battery St | 83' | 86' |
| E | 357 Commercial St | 107' | 111' |
| F | 343 Commercial St | 69' | |
| G | 2 Atlantic Ave | 80' | 90' |
| H | 28 Atlantic Ave | 68' | 82' |
| I | 84 Atlantic Ave | 62' | |
| J | 83 Atlantic Ave | 61' | 64' |
| K | 63 Atlantic Ave | 129' | 137' |
| L | 50 Fleet St | 53' | 63' |
| M | 300 Commercial St | 123' | 136' |

BUILDING GROSS FLOOR AREA (±)

| | | |
|---|---------|---------|
| A | 120,000 | SQ. FT. |
| B | 110,000 | SQ. FT. |
| C | 70,000 | SQ. FT. |
| D | 70,000 | SQ. FT. |
| E | 290,000 | SQ. FT. |
| F | 120,000 | SQ. FT. |
| G | 70,000 | SQ. FT. |
| H | 190,000 | SQ. FT. |
| I | 150,000 | SQ. FT. |
| K | 80,000 | SQ. FT. |

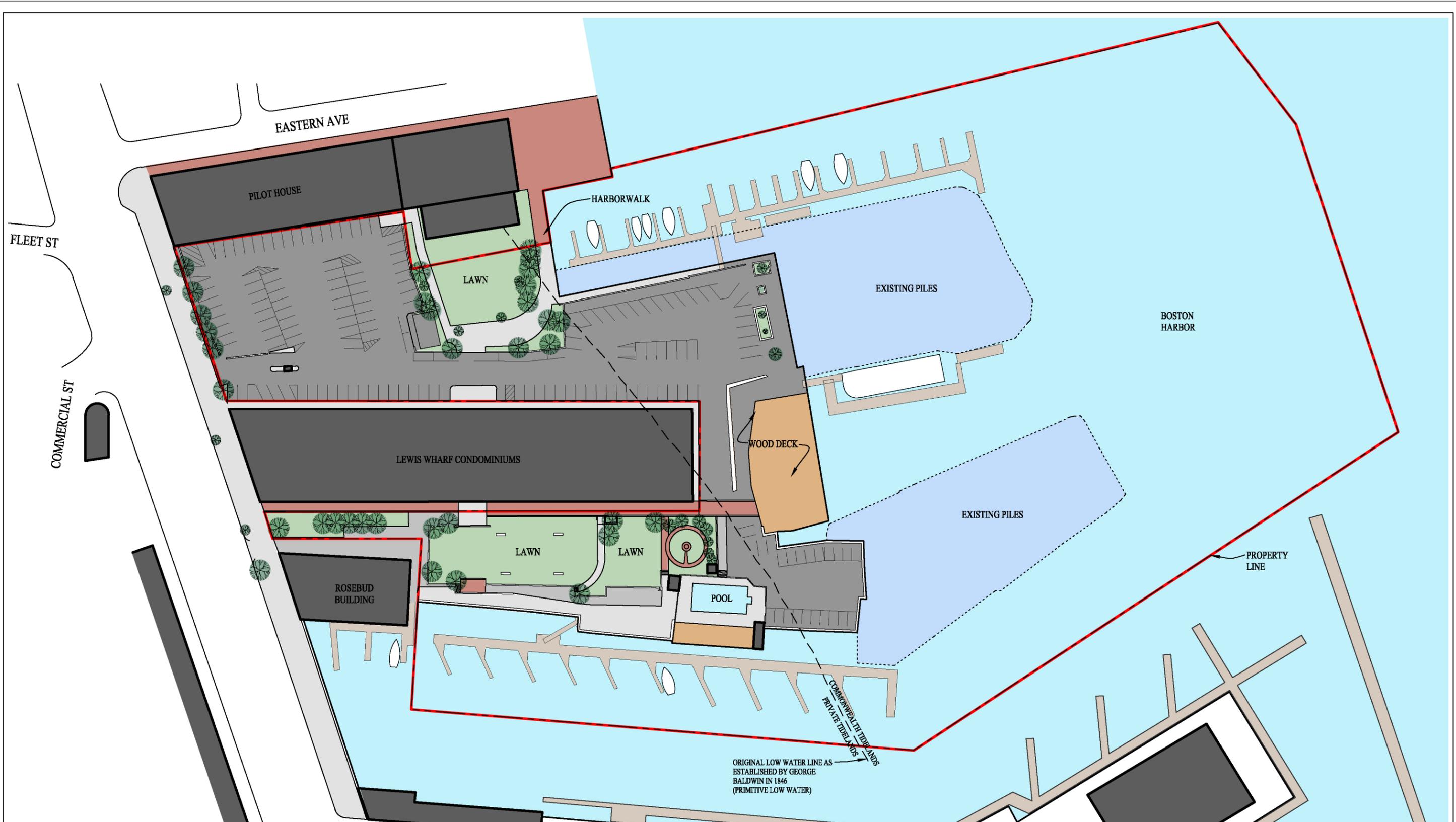
NOTE: DOES NOT INCLUDE SUBSURFACE PARKING

FELDMAN
LAND SURVEYORS



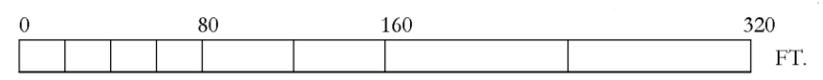
Building Context

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Existing Site Conditions

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Existing Conditions - Waterfront

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Existing Conditions - Atlantic Ave

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Lewis Wharf
Boston, MA

Copley Wolff Design Group
Landscape Architects & Planners

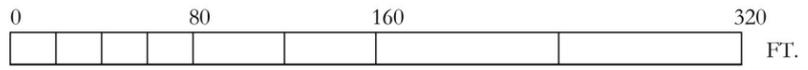
October 28, 2015

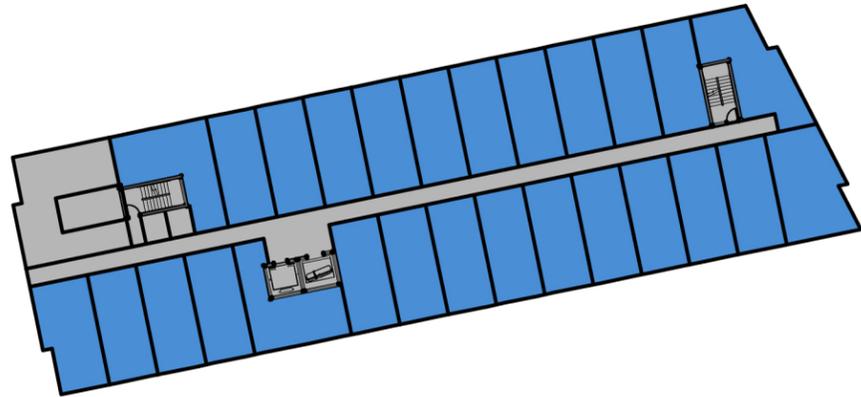
Landscape Plan
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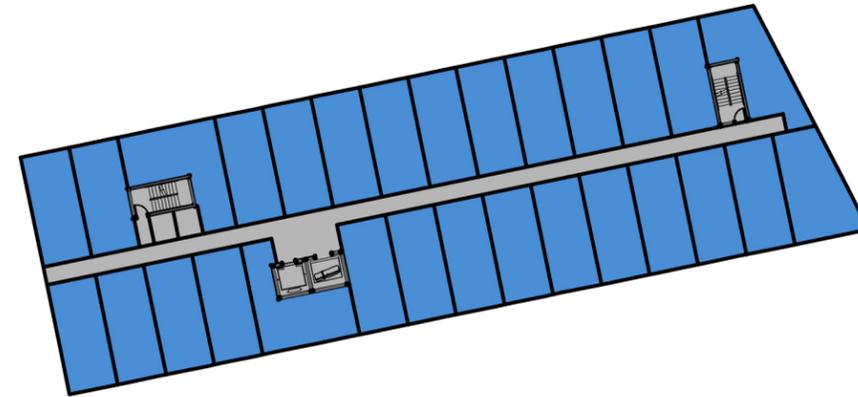
Ground Level Plan

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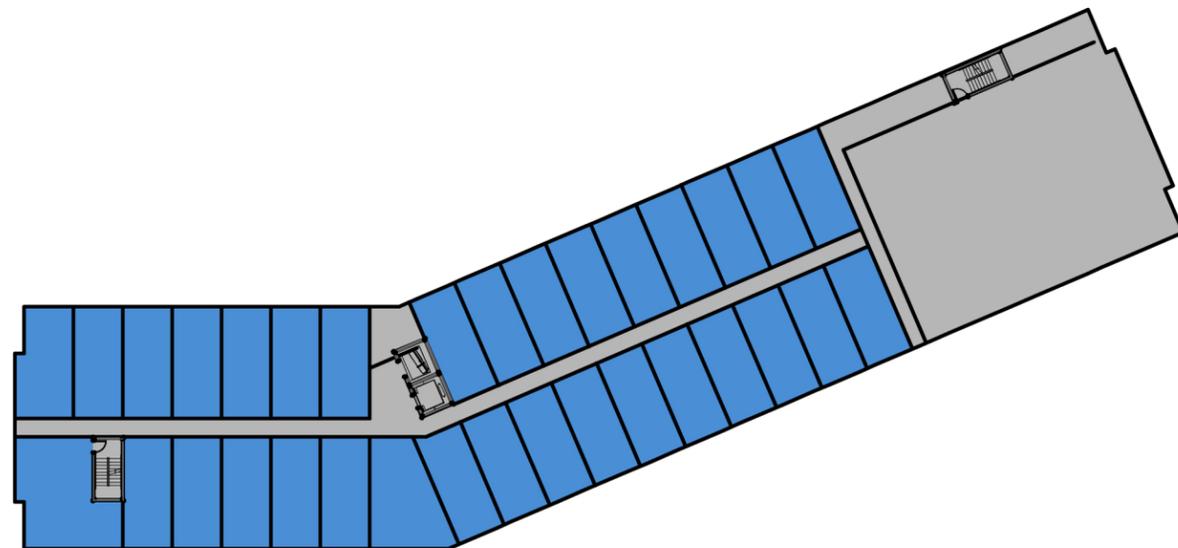




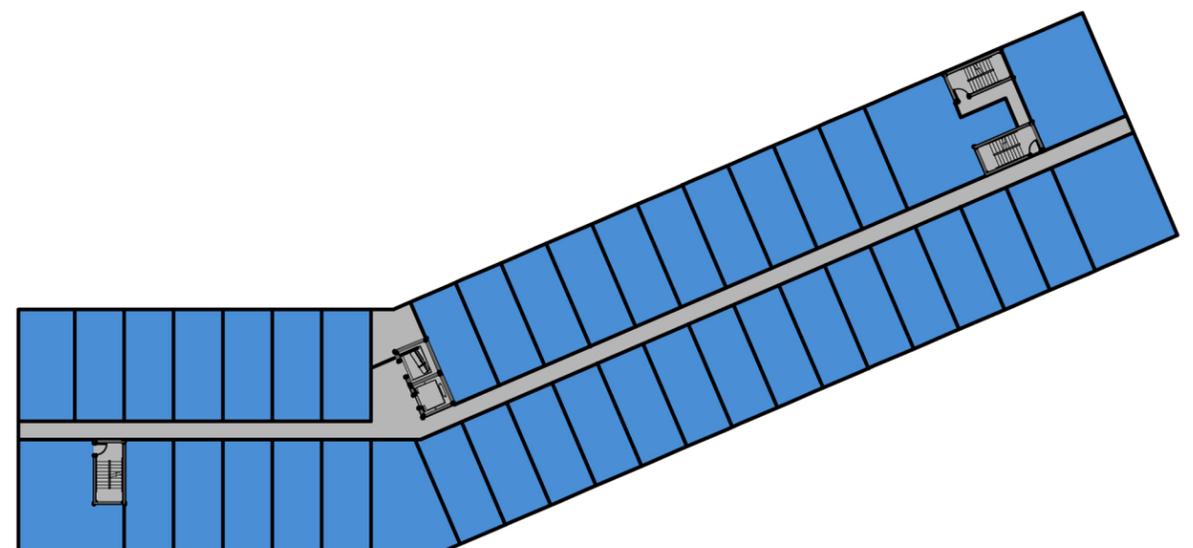
LEVEL 2 - NORTH



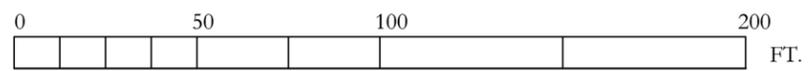
LEVEL 3 - NORTH



LEVEL 2 - SOUTH

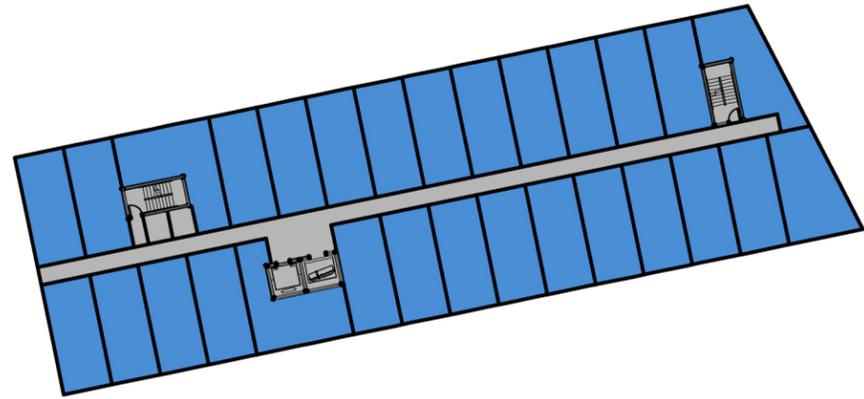


LEVEL 3 - SOUTH

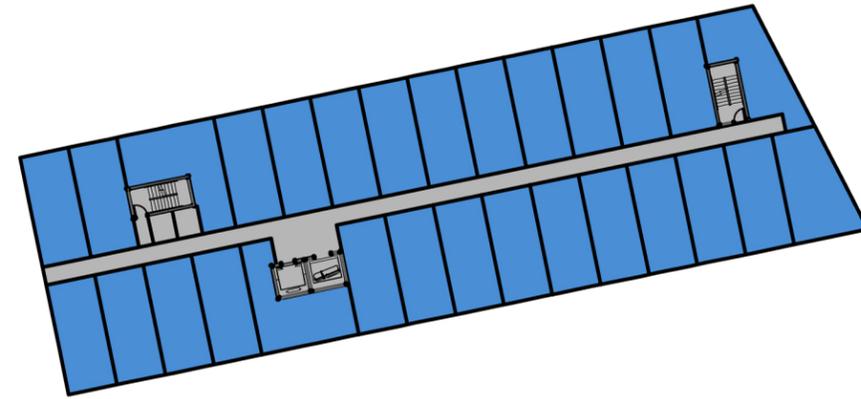


2nd & 3rd Level Plans

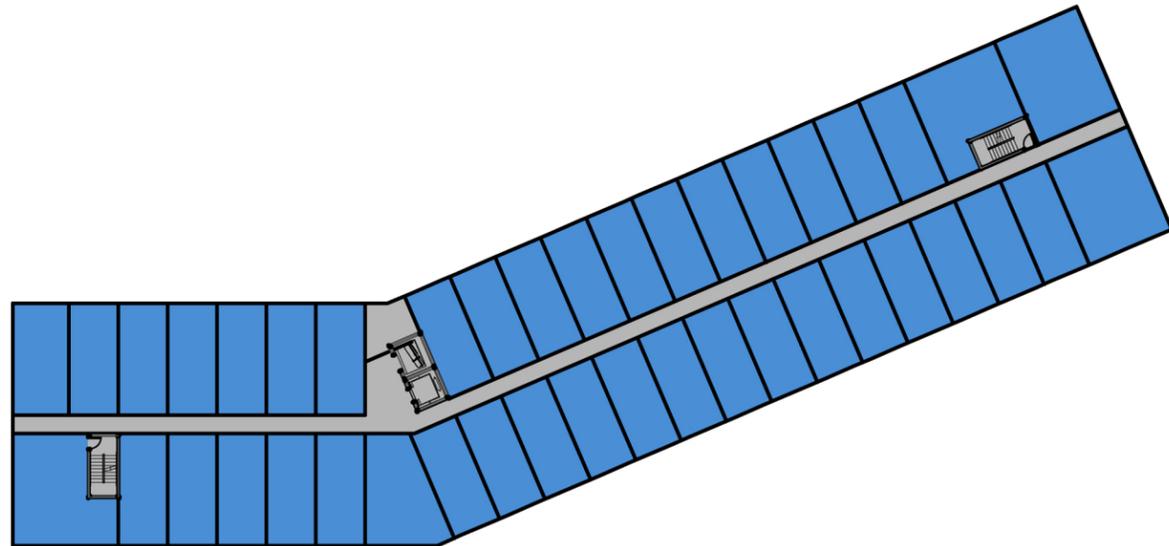
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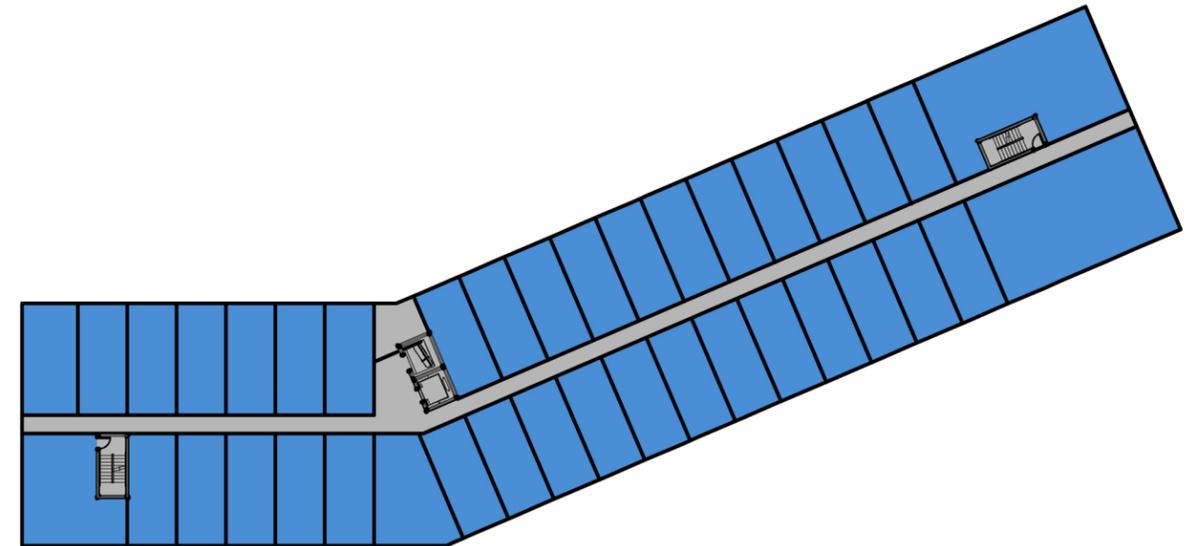
LEVEL 4 - NORTH



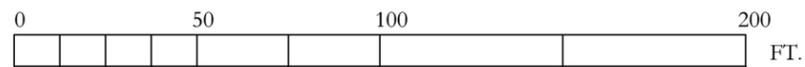
LEVEL 5 - NORTH



LEVEL 4 - SOUTH

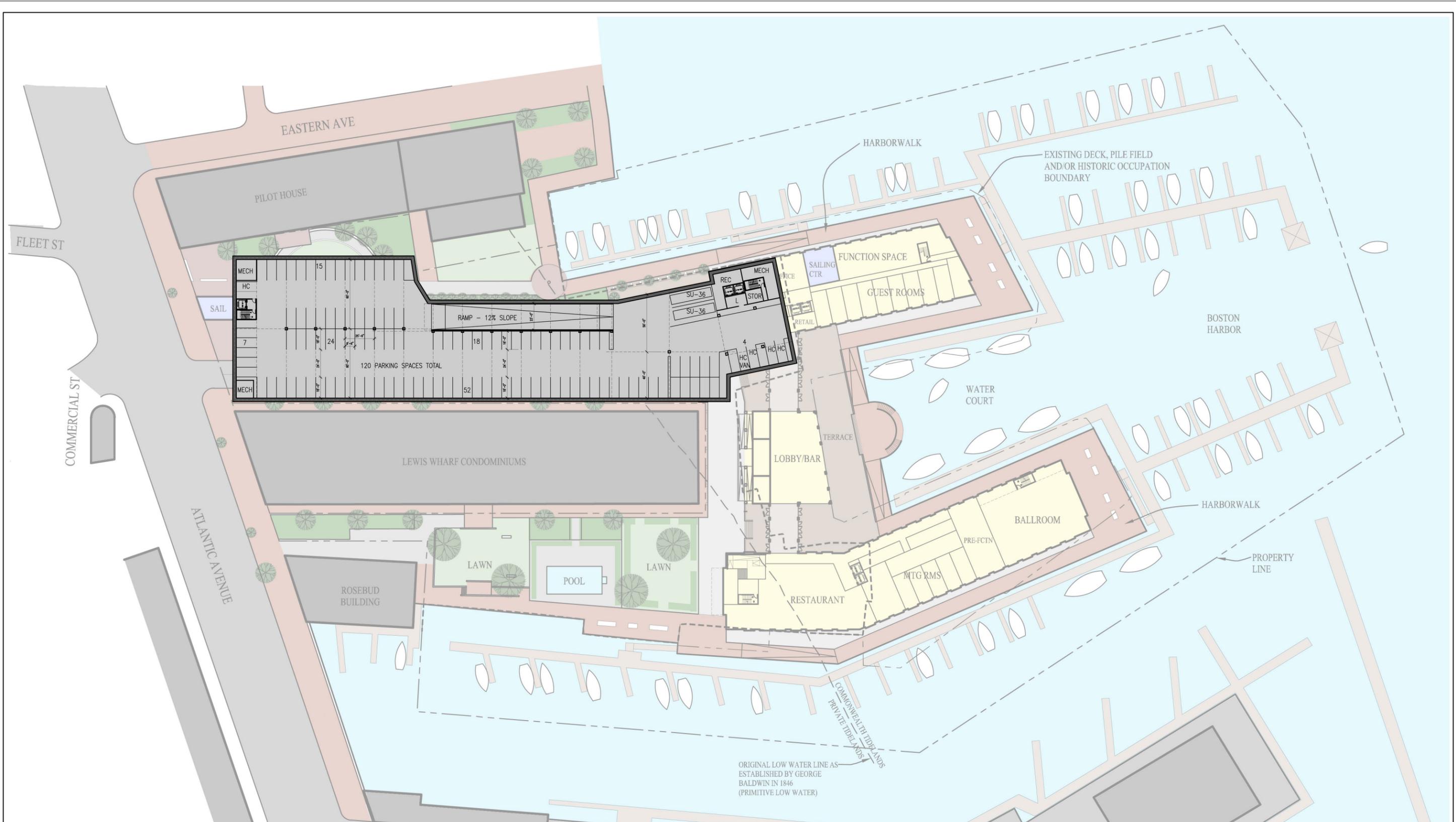


LEVEL 5 - SOUTH



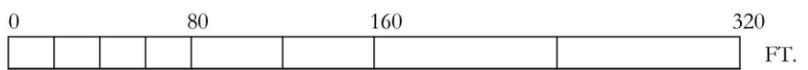
4th & 5th Level Plans

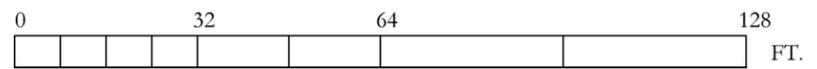
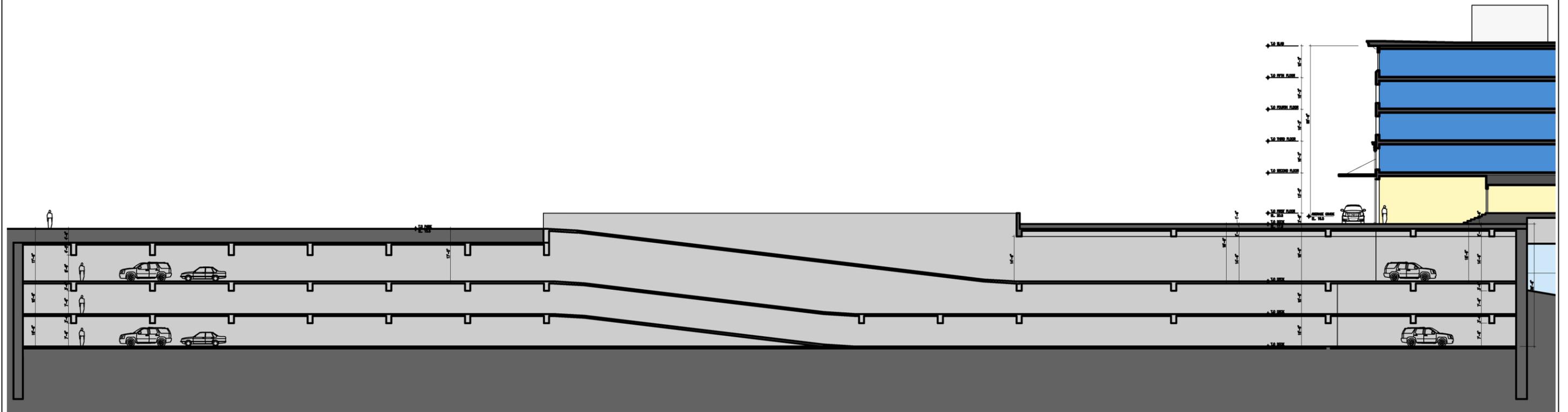
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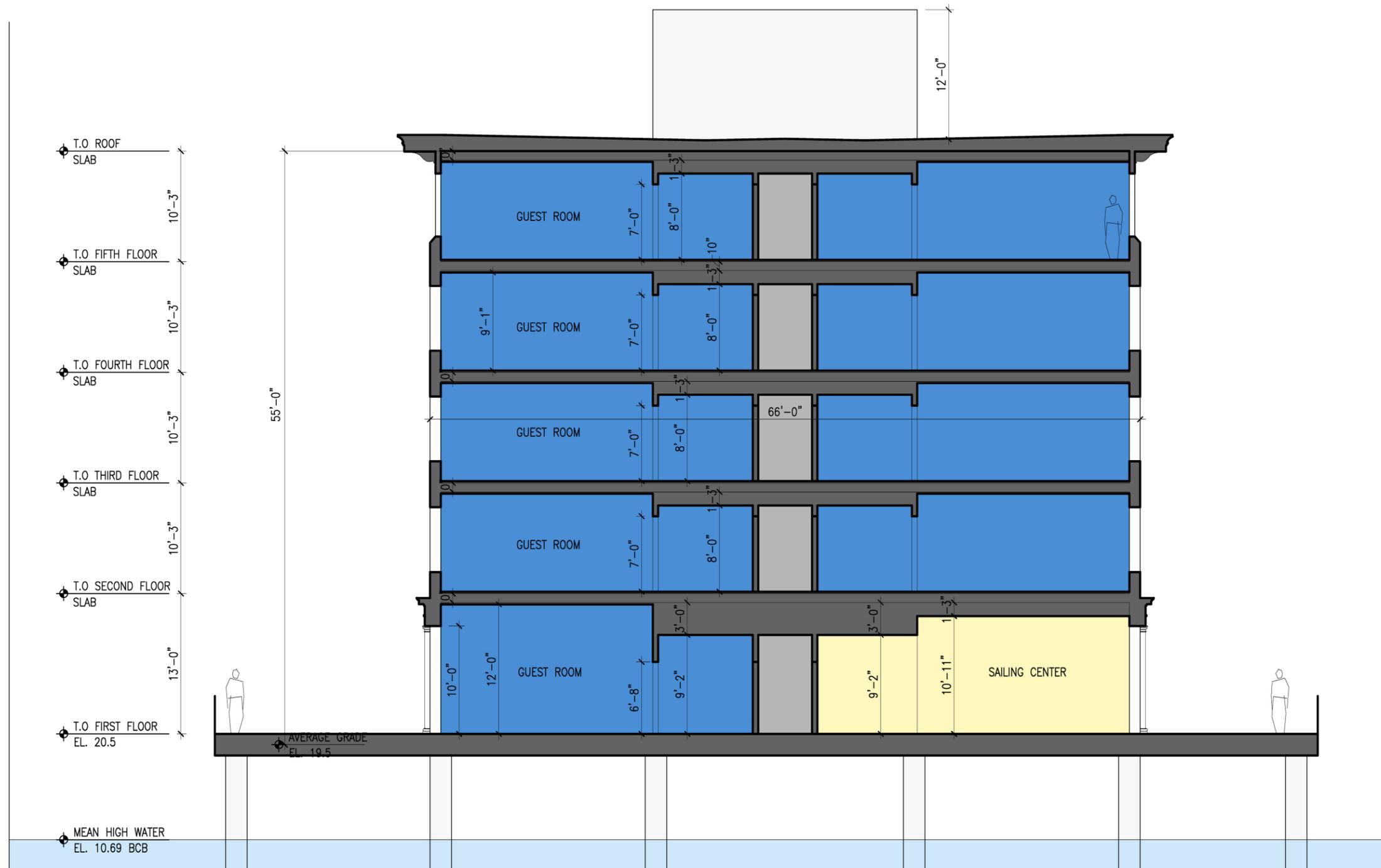
Garage Plan

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Garage Section
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Typical Cross Section

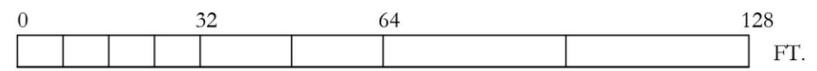
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North Building North Elevation



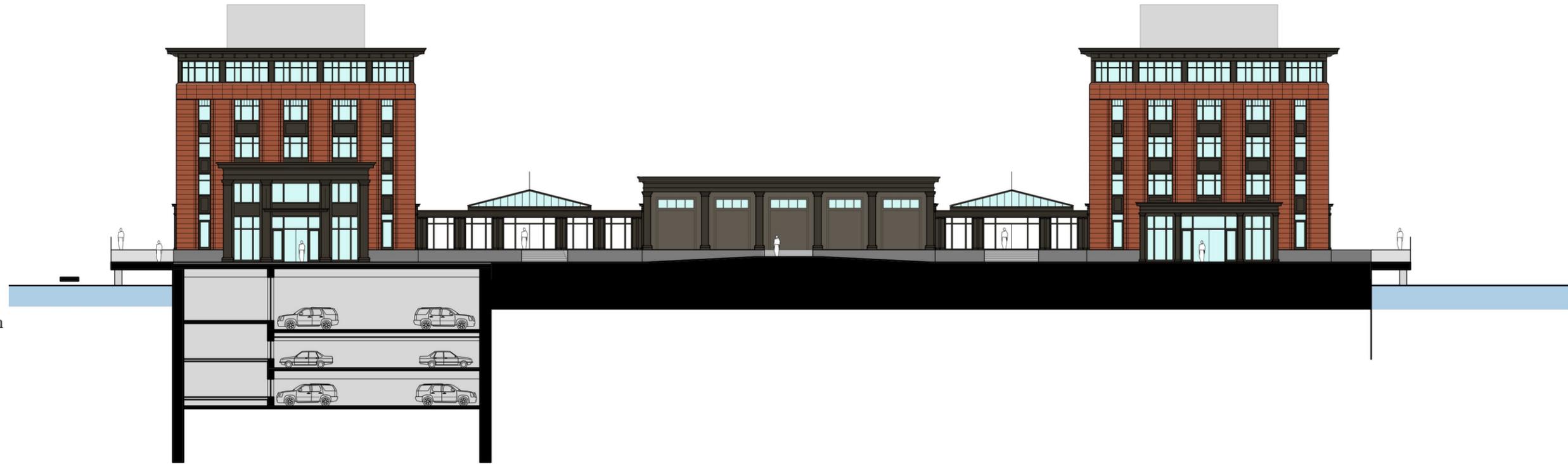
South Building South Elevation



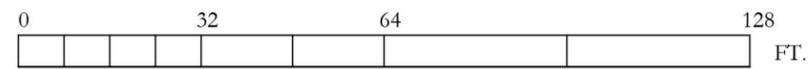
Building Elevations

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West Elevation



North Building South Elevation



Building Elevation

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Typical Bay Elevation

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Current Atlantic Ave View

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Proposed Atlantic Ave View

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Current View From Park

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Proposed View From Park

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Proposed Watercourt View - Harborwalk at EL. 17'

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Proposed Watercourt View - Harborwalk at EL. 20.5'

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Current Atlantic Ave View

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Proposed Atlantic Ave View

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Current Parking Lot

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Proposed Park
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