

B.R.A.

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July 19, 2013

By Hand Delivery

Peter Meade, Director
Boston Redevelopment Authority
One City Hall Plaza
Boston, Massachusetts 02108

Re: First Amendment to Master Plan and Development Plans for Belvidere/Dalton Site -
Planned Development Area No. 80

Dear Mr. Meade:

Enclosed for filing pursuant to Section 3-1A, Sections 41-11 through 41-16 and Article 80C of the Boston Zoning Code are the following:

1. First Amendment to Master Plan for Planned Development Area No. 80
2. Fact Sheet for First Amendment to Master Plan
3. Development Plan for the Eastern Portion of the Belvidere/Dalton Site ("Eastern Development Plan")
4. Fact Sheet for the Eastern Development Plan
5. Development Plan for the Western Portion of the Belvidere/Dalton Site ("Western Development Plan")
6. Fact Sheet for the Western Development Plan
7. Map of the area involved
8. Draft legal notice for publication in the *Boston Herald*

The Eastern Development Plan provides for the development of the eastern portion of the Belvidere/Dalton Site as a high-rise hotel and residential building. The Western Development Plan provides for the development of the western portion of the Belvidere/Dalton Site as a mid-rise residential building with ground floor retail.

The development team is very excited about proceeding with this project. Completion of the project will add two architecturally elegant buildings designed by a world-renowned architect that will include a new hotel and residences. The public will have the opportunity to enjoy attractive new open space, and the project will result in the creation of permanent and

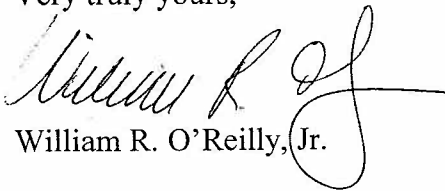
WILMERHALE

Peter Meade, Director
July 19, 2013
Page 2

construction jobs and the generation of new taxes. We look forward to working together with you and your staff to make this project a reality.

Please feel free to contact me with any questions or comments. Thank you.

Very truly yours,

A handwritten signature in black ink, appearing to read "William R. O'Reilly, Jr.", with a large, stylized flourish extending to the right.

William R. O'Reilly, Jr.

cc: (All with enclosures)
Ms. Casey Ann Hines, Project Manager
Mr. Richard L. Friedman
Mr. Seth Martin
Peter A. Diana, Esq.

BOSTON REDEVELOPMENT AUTHORITY

FIRST AMENDMENT

to

MASTER PLAN

for

PLANNED DEVELOPMENT AREA NO. 80

CHRISTIAN SCIENCE PLAZA

**Huntington Avenue/Prudential Center
Boston, Massachusetts**

_____, 2013

Background: The Boston Redevelopment Authority (the “**BRA**”) and the Boston Zoning Commission, acting pursuant to Section 3-1A and Section 80C of the Boston Zoning Code (the “**Code**”), approved a Master Plan for Planned Development Area No. 80 dated August 16, 2011 (the “**PDA Master Plan**”) regarding the development of the Christian Science Plaza site on Huntington Avenue and Massachusetts Avenue in Boston, Massachusetts, containing approximately 646,091 square feet (approximately 14.83 acres) (the “**Site**”). The PDA Master Plan: (i) sets forth a statement of the development concept for the Site, including the planning objectives and character of the development, the proposed uses of the area, the range of dimensional requirements for each of the proposed structures, and the proposed phasing of construction, and (ii) provides for one or more Planned Development Area Development Plans (as defined in the Code; each such plan, a “**PDA Development Plan**”) to be submitted providing more specific information about various Proposed Projects (as defined in the Code) and components thereof.

Pursuant to Section 3-1A and Article 80C of the Code, this First Amendment to Master Plan for Planned Development Area No. 80 (“**First Master Plan Amendment**”) amends the PDA Master Plan. Except as otherwise expressly amended by this First Master Plan Amendment, all of the terms and provisions of the PDA Master Plan remain in full force and effect, and the terms and provisions of the PDA Master Plan are hereby ratified and confirmed as amended by this First Master Plan Amendment. In the event of any conflict between the provisions of the PDA Master Plan dated August 16, 2011 and the provisions of this First Master Plan Amendment, the provisions of this First Master Plan Amendment shall control.

This First Master Plan Amendment consists of 2 pages of text. All references to this First Master Plan Amendment contained herein shall pertain only to such 2 pages. Capitalized terms not defined herein shall have the meanings ascribed to them in the PDA Master Plan. Unless otherwise set forth herein or in the PDA Master Plan, all references herein to terms set forth in the Code shall have the meanings set forth in the Code, as amended to the effective date hereof, and not as the same may be amended hereafter.

First Master Plan Amendment. The PDA Master Plan is hereby amended as follows:

1. **Range of Dimensional Requirements.** The second sentence under the heading "Range of Dimensional Requirements" is deleted and replaced with the following:

The two new buildings on the Belvidere/Dalton Site will be in Substantial Accord (as defined in Article 41 of the Code) with a building height (which shall mean the vertical distance from grade to the top of the structure of the last occupied floor, without a requirement that the total area of roof structures and penthouses, normally built above the roof and not used or designed to be used for human occupancy, not exceed 33 1/3 percent of the total of all roof areas) of 285 feet for the western portion of the Site and 691 feet for the eastern portion of the Site.

2. **Parking.** The section under the heading "Parking" is deleted and replaced with the following:

The PDA Area currently owned by the Proponent includes 613 parking spaces, 550 of which (450 non-commercial and 100 commercial) are located in the parking garage beneath the Christian Science Plaza and 63 of which are commercial parking spaces located in two surface parking lots. No additional parking spaces shall be required for the buildings on the Huntington Avenue Site or for the pavilion. In connection with the construction of buildings on the Belvidere/Dalton Site, parking will be provided based on the actual uses and in consultation with the BRA and Boston Transportation Department. Such parking may be provided through a combination of parking in the parking garage beneath the Christian Science Plaza and additional parking in underground parking to be created in the existing Colonnade Building at 101 Belvidere Street and in parking to be constructed on the Belvidere/Dalton Site, as part of the PDA Development Plan for the applicable building(s). In no event shall newly created and/or constructed parking be required in excess of 320 spaces. A total of 163 spaces in the existing or new garages may be used for commercial parking (63 of which may only be used in the existing or new garages if transferred from the two surface parking lots that will be eliminated) and spaces in the garage may continue to be used for performance parking by patrons of the Boston Symphony. Any parking may be self-park or by valet, and may include tandem spaces.

FACT SHEET

FIRST AMENDMENT TO MASTER PLAN FOR PLANNED DEVELOPMENT AREA NO. 80 CHRISTIAN SCIENCE PLAZA

- Developer of Belvidere/Dalton Site: CL BD LLC, c/o Carpenter & Company, Inc., Charles Square, 20 University Road, Cambridge, MA 02138, and PRG BD Investors LLC, c/o Pritzker Realty Group, LP, 300 N. LaSalle Street, Suite 1500, Chicago, IL 60654
- Current Owner of PDA Area: Henry C. Osborn, Harley L. Gates and Robert A. Herlinger, as Trustees of Church Realty Trust, u/d/t dated May 2, 1946, recorded with the Suffolk County Registry of Deeds in Book 6223, Page 545.
- Architect: Henry N. Cobb, Pei Cobb Freed & Partners Architects LLP, 88 Pine Street, New York, NY 10005, in collaboration with Gary Johnson, Cambridge Seven Associates, 1050 Massachusetts Avenue, Suite 51, Cambridge, MA 02138
- Planning Consultant: Epsilon Associates, Inc., 3 Clock Tower Place, Suite 250, Maynard, MA 01754
- Site: The Boston Redevelopment Authority and the Boston Zoning Commission previously approved the Master Plan for Planned Development Area No. 80, Christian Science Plaza, Huntington Avenue/Prudential Center, Boston, dated August 16, 2011 (the "Master Plan"). The Developers intend to develop, on the Belvidere/Dalton Site identified in the Master Plan, a hotel and residential building (the "High-Rise Building"), and a residential building with ground floor retail space (the "Mid-Rise Building"). The Developers will file proposed Development Plans for the High-Rise Building and the Mid-Rise Building simultaneously with the filing of the proposed First Amendment to Master Plan.
- Amendment to Permitted Height: The First Amendment to Master Plan would increase the permitted zoning height of the High-Rise Building to 691 feet, and would increase the permitted zoning height of the Mid-Rise Building to 285 feet.
- Amendment to Parking: The First Amendment to Master Plan would acknowledge that parking for the Belvidere/Dalton Site may be provided through a combination of parking in the existing underground Christian Science Center garage, in underground parking to be created in the existing Colonnade

Building at 101 Belvidere Street, and in underground parking to be constructed beneath the Mid-Rise Building on the Belvidere/Dalton Site, and that any parking may be self-park or by valet, and may include tandem spaces.

BOSTON REDEVELOPMENT AUTHORITY
DEVELOPMENT PLAN
for
THE EASTERN PORTION OF THE BELVIDERE/DALTON SITE
WITHIN
PLANNED DEVELOPMENT AREA NO. 80
CHRISTIAN SCIENCE PLAZA
Huntington Avenue/Prudential Center
Boston, Massachusetts

_____, 2013

Background: The Boston Redevelopment Authority (the “**BRA**”) and Boston Zoning Commission, acting pursuant to Section 3-1A and Section 80C of the Boston Zoning Code (the “**Code**”), approved a Master Plan for Planned Development Area No. 80, dated August 16, 2011 (the “**Original PDA Master Plan**”) regarding the development of the Christian Science Plaza site on Huntington Avenue and Massachusetts Avenue in Boston, Massachusetts, containing approximately 646,091 square feet (approximately 14.83 acres) (the “**PDA Overlay Area**”). It is anticipated that prior to the approval of this Development Plan, the BRA will review and approve a document entitled “First Amendment to Master Plan” authorizing certain changes in the Original PDA Master Plan (the Original PDA Master Plan as so amended being referred to herein as the “**PDA Master Plan**”). The PDA Master Plan: (i) sets forth a statement of the development concept for the PDA Overlay Area, including the planning objectives and character of the development, the proposed uses of the area, the range of dimensional requirements for each of the proposed structures, and the proposed phasing of construction, and (ii) provides for one or more Planned Development Area Development Plans to be submitted providing more specific information about various projects and components thereof.

Development Plan: In accordance with Sections 3-1A and 41-11 through 41-16 and Section 80C of the Code, this Development Plan for the Eastern Portion of the Belvidere/Dalton Site within Planned Development Area No. 80 (the “**Development Plan**”), sets forth information on the proposed development (the “**Proposed Project**”) of the site located at the intersection of Belvidere and Dalton Streets, including the proposed location and appearance of structures, open spaces and landscaping, proposed uses, densities, proposed traffic circulation, parking and loading facilities, access to public transportation and proposed dimensions of structures. The

Proposed Project is also undergoing review under Section 80B of the Code. A Project Notification Form for the Proposed Project was filed with the BRA on July 12, 2013. Based upon that process and approval of this Development Plan, final plans and specifications for the Proposed Project will be submitted to the BRA pursuant to Section 3-1A and Section 80C of the Code for final design review approval and certification as to consistency with this Development Plan. This Development Plan consists of 7 pages of text plus attachments designated Exhibits A through D as listed on page 8 hereof. All references to this Development Plan contained herein shall pertain only to such 7 pages and such exhibits. Exhibits A through D are subject to final design, environmental and other development review by the BRA and by other governmental agencies and authorities, and the Proposed Project as described herein may evolve in the course of such review. As long as the Director of the BRA (the "**Director**") certifies that the Proposed Project is consistent with this Development Plan, then the Proposed Project shall be deemed to be in compliance with the Development Plan. Unless otherwise set forth herein, all references herein to terms set forth in the Code shall have the meanings set forth in the Code, as amended to the effective date hereof, and not as the same may be amended hereafter. In accordance with Section 80C-9 of the Code, consistency of the Proposed Project with the Development Plan constitutes compliance with the dimensional, use and other requirements of the Code to the extent such requirements have been addressed in this Development Plan.

Developer: CL BD LLC, c/o Carpenter & Company, Inc., Charles Square, 20 University Road, Cambridge, MA 02138, its successors and assigns (the "**Developer**").

Project Area: The Proposed Project will be located at the intersection of Belvidere and Dalton Streets (the "**Project Area**"). The Project Area includes those certain parcels of land shown as Lot 1A and Lot 1B on a plan entitled "Plan of Land in Boston, Massachusetts" prepared by Hancock Associates for The First Church of Christ Scientist, dated June 6, 2012, last revised August 15, 2012, and recorded with Suffolk County Registry of Deeds as Plan No. 311 of 2012 ("**Subdivision Plan**"), a copy of which is attached hereto as Exhibit A. The Subdivision Plan is being amended to reflect an agreed-upon minor adjustment in the location of the southeasterly boundary line of Lot 1A, and the amended subdivision plan with respect thereto will then be attached as Exhibit A to this Development Plan. The Project Area, shown on the site plan attached hereto as Exhibit B (the "**Site Plan**"), is located in the Huntington Avenue/Prudential Center District governed by Article 41 of the Code and within the area designated as "PDA-III" under Section 41-11 of the Code. The Project Area consists of approximately 33,222 square feet of land area. The Proposed Project will also include improvements to a portion of Dalton Street, a public way adjacent to Lot 1A and Lot 1B and included within the PDA Overlay Area. In addition, this Development Plan authorizes certain modifications to the following areas included within the PDA Overlay Area: the existing underground garage beneath the Christian Science Plaza (the "**Existing CSC Garage**"), and the basement of the so-called "Colonnade Building" at 101 Belvidere Street, which will be modified and converted to parking use and connected to the Existing CSC Garage. The Existing CSC Garage, together with such modification, conversion and connection of the basement of the Colonnade Building at 101 Belvidere Street, is referred to herein as the "**Garage**," and the underground location of the Garage is referred to as the "**Garage Area**."

Proposed Location and Appearance of Structures: The Proposed Project consists of the development of one building in the Project Area, located as shown on the Site Plan. The

Proposed Project elevations attached hereto in Exhibit C-1 illustrate the general appearance of the Proposed Project as currently envisioned and which are subject to BRA design review.

The final design, location, appearance, height, dimensions and gross floor area of the Proposed Project are subject to final design, environmental and other development review by the BRA and other governmental agencies and authorities. The signage program for the Proposed Project will also be subject to design, environmental and other development review by the BRA, but any "Sign" (as defined in the Code) shall be subject to Comprehensive Sign Review. As long as the Director certifies that the actual design, location, appearance, height, dimensions and gross floor area of the Project, as well as its compliance with general design and environmental impact standards, are consistent with this Development Plan, then such design, location, appearance, height, dimensions and gross floor area of the Project, as well as compliance with general design and environmental impact standards, shall be deemed to be in compliance with the Development Plan.

Proposed Open Spaces and Landscaping: The Proposed Project includes new open space of not less than 4,300 square feet on St. Germain Street within the Project Area, in the location shown on the Site Plan (the "**Open Space**"). The newly created Open Space will provide an amenity for the neighbors and abutters and is currently designed to include a lawn area, trees and seating. The Developer will be responsible for perpetually maintaining the Open Space and the improvements to be constructed therein. A schematic illustration of the Open Space as currently envisioned is attached hereto as Exhibit C-2. The final design is subject to approval of the BRA pursuant to its design review process.

Proposed Uses of the Area: The Proposed Project will be used for (i) hotel and related uses, including restaurants, lounges, meeting rooms, ballrooms, function space, an exercise facility and spa and accessory uses, including storage, employee facilities, housekeeping, food preparation and administrative areas, and (ii) multi-family residential dwelling uses. The Proposed Project will contain hotel and related uses comprising no less than 200,000 square feet and no more than 350,000 square feet, and the number of hotel guest room keys will be no less than 150 keys and no more than 300 keys. The multi-family residential dwelling uses in the Proposed Project will comprise no less than 300,000 square feet and no more than 500,000 square feet, and the number of residential units will be no less than 100 units and no more than 250 units. In no event will the Proposed Project exceed 712,500 square feet of gross floor area. The allowed uses are listed in Exhibit D attached hereto. As long as the Director certifies that the actual uses of the Proposed Project are consistent with this Development Plan, then such uses shall be deemed to be in compliance with the Development Plan.

Proposed Densities: The maximum Floor Area Ratio ("**FAR**") for the entire PDA Overlay Area under the PDA Master Plan is 2.8, and the PDA Master Plan expressly authorizes a total of 950,000 square feet of new gross floor area in the PDA Overlay Area, in addition to the gross floor area of existing buildings. The Proposed Project will contain no more than 712,500 square feet of gross floor area. The FAR in the PDA Overlay Area will not exceed 2.8 based upon the ratio of (a) the sum of (i) up to 712,500 square feet of gross floor area of the Proposed Project (calculated as described in the Code), plus (ii) the gross floor area of 775,870 square feet of existing buildings, plus (iii) no more than 2,000 square feet of floor area for a potential retail pavilion on the Christian Science Plaza near the intersection of Belvidere Street and Huntington

Avenue (which pavilion is not the subject of this Development Plan), plus (iv) the proposed gross floor area of up to 237,500 square feet proposed for the western portion of the Belvidere/Dalton Site, to (b) the land area in the PDA Overlay Area of approximately 646,091 square feet (approximately 14.83 acres). Pursuant to Section 41-12.2 of the Code, FAR is computed for the entire PDA Overlay Area as though the land within the PDA Overlay Area were in single ownership, and off-street parking as permitted in the Development Plan is not included in the FAR calculation.

Proposed Traffic Circulation: As shown on the Site Plan, Dalton Street in front of the Proposed Project is proposed to be one way from Belvidere Street, and Clearway Street is proposed to be extended as a two-way traffic connector to Belvidere Street. Vehicular access to the hotel lobby and the residential lobby of the Proposed Project will be primarily via Dalton Street. An access/egress ramp to the Garage and the Proposed Project's loading dock facilities will be located on the extension of Clearway Street.

Proposed Parking and Loading Facilities: All parking for the Proposed Project will be provided in the Garage. Access to the Garage will be available from a vehicular ramp in the Proposed Project which will be accessed from the extension of Clearway Street, as well as from the existing vehicular access points to the Garage. The PDA Overlay Area currently includes 613 parking spaces, 550 of which are located in the Existing CSC Garage, and 63 of which are located in a commercial parking lot on the western portion of the Belvidere/Dalton Site and on the portion of the Project Area west of Dalton Street. As noted above, the Proposed Project also includes the modification and conversion of the basement of the Colonnade Building at 101 Belvidere Street to parking use, and the underground connection of that parking area to the Existing CSC Garage. Once such modification, conversion and connection are completed and the 63 commercial parking spaces are relocated to the Garage as permitted by the Master Plan, parking for a total of approximately 726 cars will be available in the Garage, as self-park, valet and tandem spaces. The Developer has obtained legally binding easement rights for 99 years to park up to 400 vehicles in the Garage. The Developer will make available to the developer of the western portion of the Belvidere/Dalton Site the right to park up to 60 vehicles in the Garage from its 400 vehicle allocation.

The Proposed Project will include three loading bays located on the extension of Clearway Street, one for recycling and trash pick-up and two for deliveries.

Access to Public Transportation: The Proposed Project is located in close proximity to the MBTA's Green Line and MBTA bus lines, providing convenient access to the Proposed Project from most of Greater Boston.

Proposed Dimensions of Structures: The Proposed Project will be in Substantial Accord (as defined in Article 41 of the Code) with a building height (which shall mean the vertical distance from grade to the top of the structure of the last occupied floor, without a requirement that the total area of roof structures and penthouses, normally built above the roof and not used or designed to be used for human occupancy, not exceed $33 \frac{1}{3}$ percent of the total of all roof areas) of 691 feet.

General Design and Environmental Impact Standards: The Proposed Project must comply with general design and environmental impact standards set forth in Section 41-16, relative to shadow criteria, wind, transportation access, landmarks and historic buildings, enhancement of pedestrian environment, and Boston Civic Design Commission review. The Proposed Project shall comply with these standards, except that Section 41-16.2 provides that each proposed project shall be shaped, or other wind baffling measures shall be adopted, so that the project will not cause ground-level ambient wind speeds to exceed certain standards set forth in the Code. Although the Proposed Project has been designed to minimize increases in wind speed, in certain locations known for high wind speeds under existing conditions, increases in projected wind speeds from existing conditions will cause projected wind speeds to exceed the standards set forth in the Code and are authorized hereby, subject to final approval by the BRA as part of Large Project Review under Article 80 of the Code. As long as the Director certifies that the actual increases in projected wind speeds are consistent with this Development Plan, then such increases in projected wind speeds shall be deemed to be in compliance with the Development Plan.

Specific Design Requirements: Pursuant to Section 41-18 of the Code, this Development Plan establishes certain specific design requirements as follows:

a. Street Wall Continuity. The street wall depth from the curb line on Dalton Street, the extension of Clearway Street and Belvidere Street will be a minimum of 8 feet or as finally determined in the design review by the BRA in accordance with Large Project Review under Article 80 of the Code. Recesses and bays are permitted if appropriate to the creation of visually interesting designs or the accommodation of a specific ground level function, such as a hotel or residential carriageway, provided that the façade remains compatible with its historical and architectural surroundings and visual continuity in the block front is preserved, as certified by the BRA in accordance with the Urban Design Component of Large Project Review.

b. Street Wall Height. The street wall height may exceed the height set forth in Section 41-18 of the Code and shall be finally determined in the design review by the BRA in accordance with Large Project Review under Article 80 of the Code.

As long as the Director certifies that the actual street wall depth and street wall height of the Proposed Project are consistent with this Development Plan, then such street wall depth and street wall height shall be deemed to be in compliance with the Development Plan.

Development Review Procedures: All design plans for the Proposed Project are subject to ongoing development review by the BRA in accordance with Large Project Review under Article 80 of the Code.

Public Benefits: The Proposed Project will create public benefits, including benefits associated with the creation of affordable housing and provision of substantial street improvements, and shall comply with the requirements of Section 80C-4 and Section 41-14 of the Code. The public benefits for the Proposed Project are as follows:

A. Creation of Affordable Housing: The Proposed Project will create new affordable housing units in accordance with Section 41-14.1 of the Code and pursuant to a plan

approved by the BRA and shall comply with the Mayor's Executive Order on Inclusionary Development.

B. Provisions of Street Improvements: As part of the Proposed Project, Clearway Street will be extended in the location of the existing driveway to form a new connection to Belvidere Street. New sidewalks will be included along the extended portion. The improvements will improve the appearance, condition, quality of design and materials, and pedestrian accessibility and usability of Clearway Street as extended, taking into account increased vehicular and pedestrian flows.

C. Development Impact Project Exaction: The Developer will enter into a Development Impact Project Agreement with the BRA under which the Developer will make a housing contribution grant and a jobs contribution grant totaling approximately \$1,793,600 in accordance with the provisions of Section 80B-7 of the Code and other applicable requirements. As required by Section 80B-7 of the Code, the housing contribution grant is approximately \$1,495,300 based upon a payment of \$7.87 per square foot of gross floor area of the Proposed Project in excess of 100,000 square feet devoted to Development Impact Project uses (i.e. hotel) (that is, approximately 190,000 square feet), and the jobs contribution grant is approximately \$298,300 based upon a payment of \$1.57 per square foot of gross floor area of the Proposed Project in excess of 100,000 square feet devoted to Development Impact Project uses.

D. Other Public Benefits: The Proposed Project will result in the development of underutilized real estate and contribute to the vibrancy and long-term stability of the Huntington Avenue/Prudential Center District and the Christian Science Plaza. The Proposed Project will help to increase the supply of hotel rooms within the City of Boston for tourists, neighborhood residents, and guests. When fully operational, the Proposed Project is projected to produce approximately \$9,000,000 annually in real estate taxes for the City of Boston, and a total of approximately \$6,000,000 annually in hotel occupancy and meals tax revenues is projected to go to the City of Boston and the State. The construction of the Proposed Project will contribute directly to the economy of Boston by providing an estimated 750 to 900 construction jobs with a goal of employing at least 50% Boston residents, 25% minorities and 10% women, and by creating an estimated 250 permanent jobs. The Proposed Project will also include open space as an amenity, currently designed to include a lawn area, trees and seating.

Zoning: The Proposed Project shall comply with Article 37, Green Buildings, of the Code.

The Proposed Project is located within the Groundwater Conservation Overlay District, which is governed by Article 32 of the Code. The Proposed Project shall comply with the standards and requirements set forth in Article 32 of the Code. The Developer shall obtain a written determination from the Boston Water and Sewer Commission ("BWSC") as to whether the Proposed Project meets the standards and requirements of Article 32. In addition, the Developer shall demonstrate that the Proposed Project meets the requirements of Section 32-6 of the Code by obtaining a stamped certification from a Massachusetts registered engineer showing how the requirements of Section 32-6 of the Code are met. The Developer shall provide both a copy of the written determination from BWSC and a copy of the stamped certification from a Massachusetts registered engineer to the BRA and the Boston Groundwater Trust prior to the

issuance of a Certification of Consistency in accordance with Section 80C-8 of the Code. As such, the Proposed Project shall be deemed to be in compliance with Article 32 of the Code and shall not need a conditional use permit from the Board of Appeal for Article 32 purposes.

Attachments:

Exhibit A: Subdivision Plan

Exhibit B: Site Plan

Exhibit C-1: Elevations of the Proposed Project

Exhibit C-2: Schematic Illustration of Open Space

Exhibit D: Table of Proposed Uses

EXHIBIT A

Subdivision Plan

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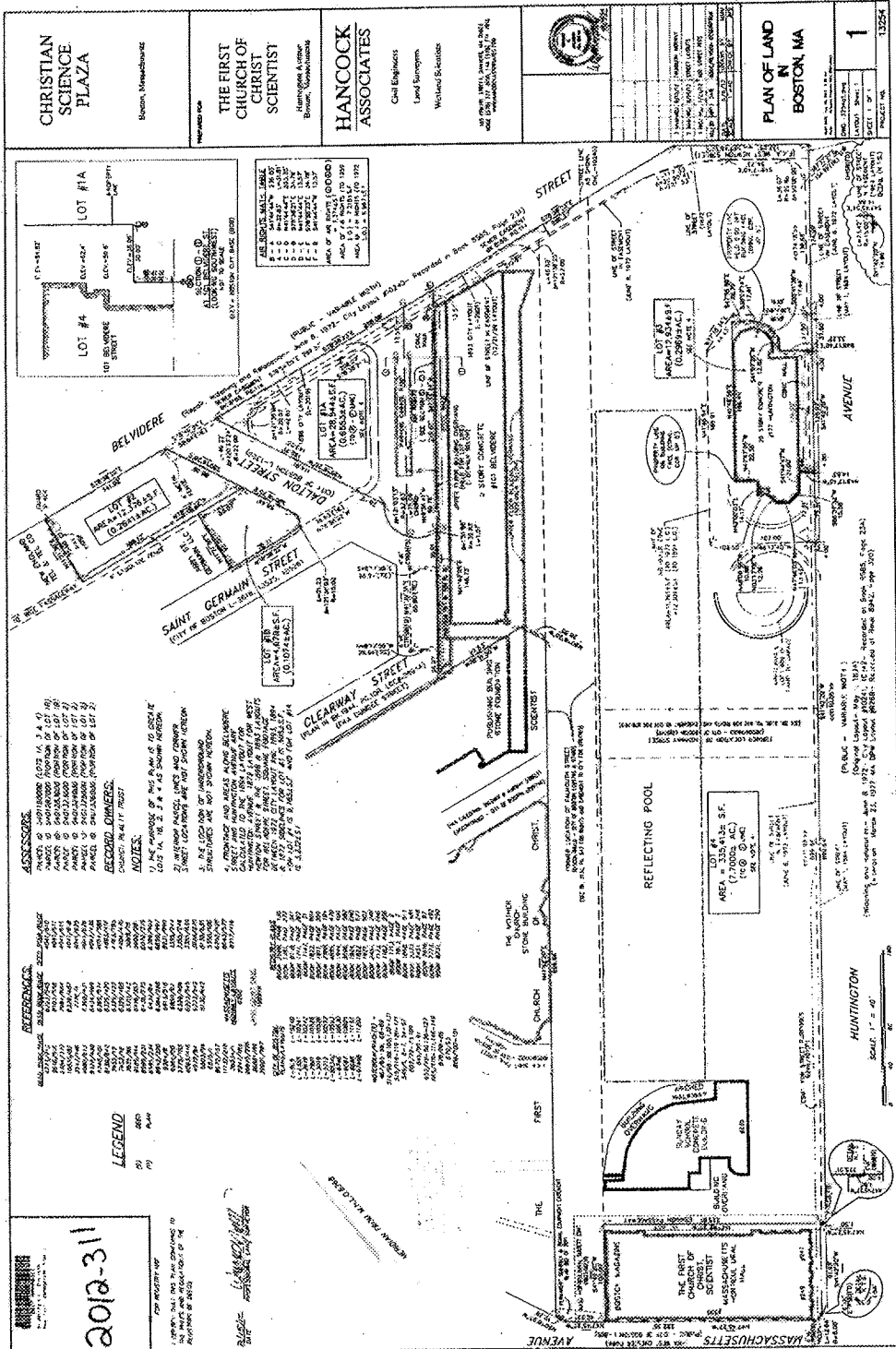


EXHIBIT B

Site Plan

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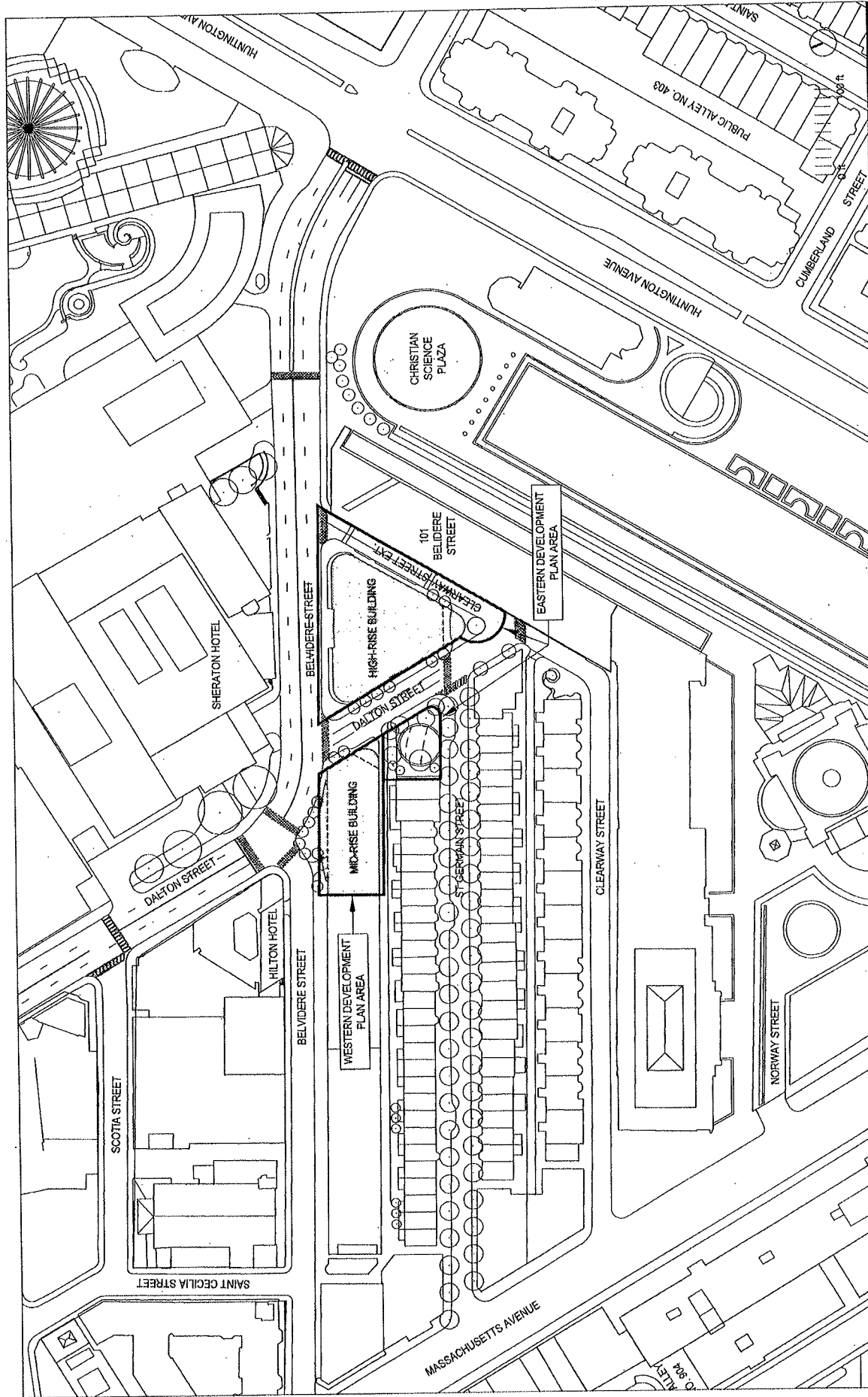
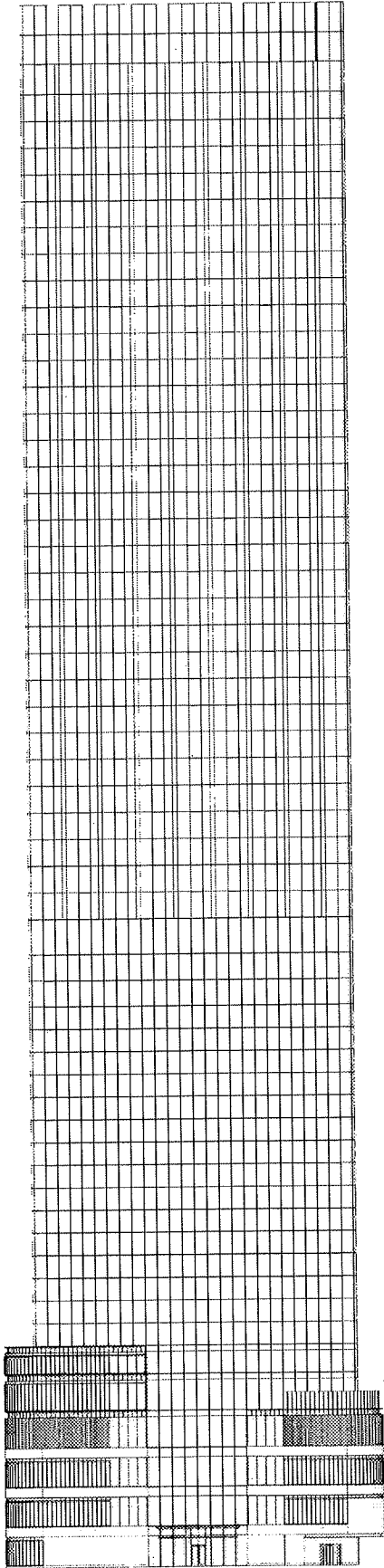


EXHIBIT C-1

Elevations of the Proposed Project

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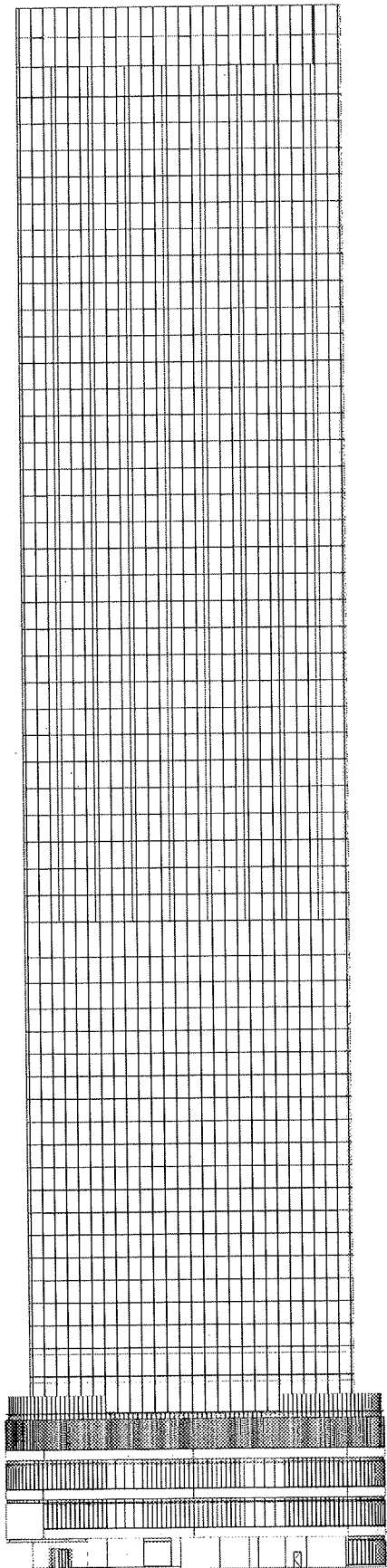
BELVIDERE / DALTON

Carpenter & Company • Pritzker Realty Group • Fei Cobb Freed & Partners Architects LLP • Cambridge Seven Associates, Inc.

High-Rise Southwest Elevation

06/27/13

Exhibit C-1



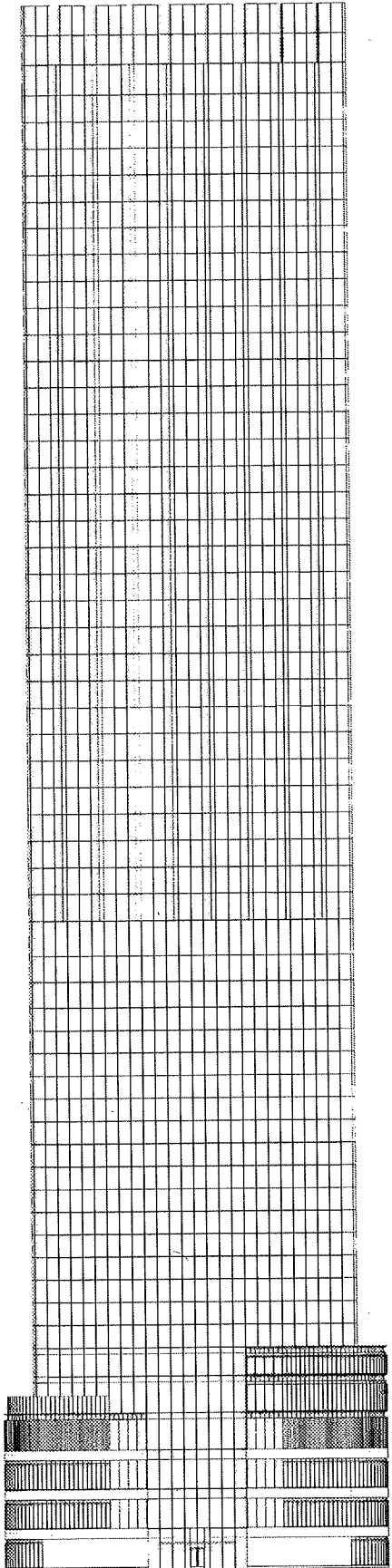
BELVIDERE / DALTON

Carpenier & Company • Pritsker Realty Group • Pei Cobb Freed & Partners Architects LLP • Cambridge Seven Associates, Inc.

High-Rise Southeast Elevation

06/27/13

Exhibit C-1



BELVIDERE / DALTON

Carpenter & Company • Pritzker Realty Group • Pei Cobb Freed & Partners Architects LLP • Cambridge Seven Associates, Inc.

High-Rise North Elevation

06/27/13

Exhibit C-1

EXHIBIT C-2

Schematic Illustration of Open Space

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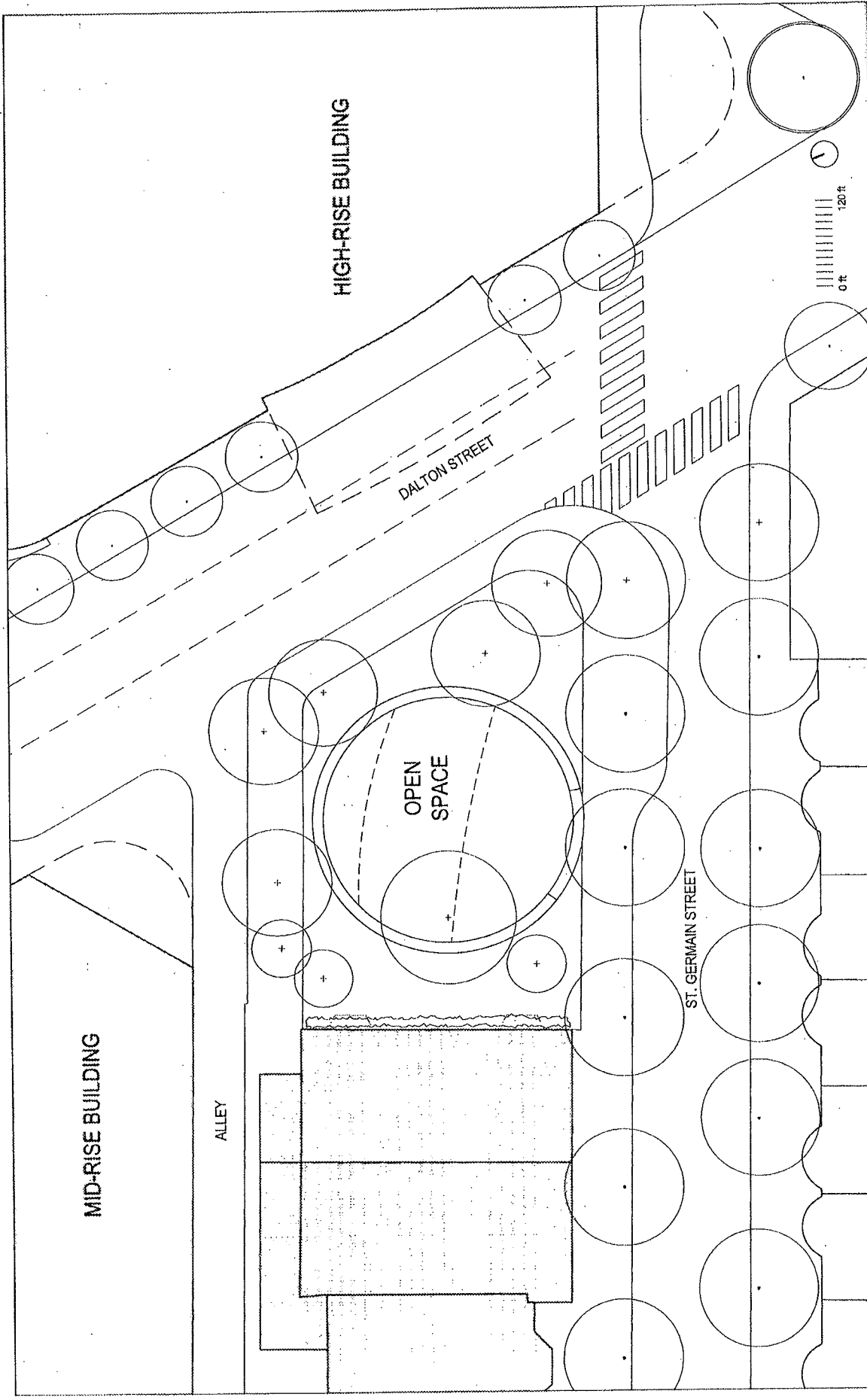


EXHIBIT D

Table of Proposed Uses

1. Residential Uses. Limited to: multifamily dwellings, artists' live/work space, apartment house.
2. Restaurant and Entertainment Uses. Limited to: the service or sale of food or drink for on-premises or off-premises consumption whether or not dancing or entertainment is provided; concert hall, theater (including motion picture or video theater, but not drive-in theater), dance theater, or music training or rehearsal facility, artist studio or work space, commercial or nonprofit; art galleries and other exhibit space, nonprofit or for profit.
3. Office Uses. Limited to: offices of community service organizations; dental offices; business or professional offices; offices of real estate, insurance, or other agency; administrative or government offices; office building; post office, or bank (including automatic teller machines but not including drive-in bank) or similar establishment.
4. Hotel or motel.
5. Day care center.
6. Recreational and Community Uses. Limited to: private club (not including quarters of fraternal or sororal organizations) operated for members only; adult education center or community center building.
7. Service Uses. Limited to: video, film or audio production studio; barber shop; beauty shop; shoe repair shop; self-service laundry; pick-up and delivery station of laundry or dry-cleaner; tailor shop; hand laundry; dry-cleaning shop; framer's studio; caterer's establishment; photographer's studio; printing plant; upholsterer's shop; carpenter's shop; electrician's shop; plumber's shop; radio and television repair shop; key and lock shop; express mail operation; ticket outlet; or similar use provided that in laundries and cleaning establishments, only nonflammable solvents are used for cleaning.
8. Retail Uses. Limited to: stores primarily serving the local retail business needs of the neighborhood; artist supply store; grocery store; department store, furniture store, general merchandise mart or other store serving the general retail business needs of a major part of the city, including accessory storage.
9. Parking. Limited to: parking garage (including commercial parking).
10. Non-profit library or museum.
11. Accessory Uses. Limited to: (i) the storage of flammable liquids and gases incidental to a lawful use; and (ii) any use ancillary to, and ordinarily incident to, a lawful main use, provided that any such use shall be subject to the same restrictions, conditions, limitations, provisos, and safeguards as the use to which it is accessory.

FACT SHEET

DEVELOPMENT PLAN
FOR
THE EASTERN PORTION OF THE BELVIDERE/DALTON SITE
PLANNED DEVELOPMENT AREA NO. 80
CHRISTIAN SCIENCE PLAZA
HUNTINGTON AVENUE/PRUDENTIAL CENTER
BOSTON, MASSACHUSETTS

- Developer CL BD LLC, a Delaware limited liability company, c/o Carpenter & Company, Inc., Charles Square, 20 University Road, Cambridge, MA 02138
- Architect Henry N. Cobb, Pei Cobb Freed & Partners Architects LLP, 88 Pine Street, New York, NY 10005, in collaboration with Gary Johnson, Cambridge Seven Associates, 1050 Massachusetts Avenue, Suite 51, Cambridge, MA 02138
- Planning Consultant Epsilon Associates, Inc., 3 Clock Tower Place, Suite 250, Maynard, MA 01754
- Site The Boston Redevelopment Authority and the Boston Zoning Commission previously approved the Master Plan for Planned Development Area No. 80, Christian Science Plaza, Huntington Avenue/Prudential Center, Boston, dated August 16, 2011 (the "Master Plan"). The project site is the eastern portion of the "Belvidere/Dalton Site" as identified in the Master Plan (the "Project Site"). The Project Site includes two lots, one of approximately 28,544 square feet or .6553 acres on the east side of Dalton Street and the other of approximately 4,678 square feet or .1074 acres on the west side of Dalton Street. The new open space to be created as part of the Project will be no less than 4,300 square feet, and is included within the Project Site on the lot on the west side of Dalton Street. A plan showing the Site is attached as Exhibit A.
- Proposed Project This Fact Sheet relates to the Development Plan for the Eastern Portion of the Belvidere/Dalton Site, to be developed as a hotel and multi-family dwellings (the "High-Rise Building"). The height of the High-Rise Building will be 691 feet. Construction on the Belvidere/Dalton Site will include the extension of Clearway Street in the location of the existing driveway to form a new connection to Belvidere Street. New sidewalks will be included along the extended portion. The improvements will improve the appearance, condition, quality of

design and materials, and pedestrian accessibility and usability of Clearway Street as extended, taking into account increased vehicular and pedestrian flows. The extension of Clearway Street will be in cooperation with the Boston Transportation Department, Department of Public Works and Public Improvements Commission. The new open space to be created as part of the Project will be no less than 4,300 square feet and include a lawn area, trees and seating. Parking will be provided through a combination of parking in the existing underground Christian Science Center garage, and in underground parking to be created in the existing Colonnade Building at 101 Belvidere Street. Any such parking may be self-park or by valet, and may include tandem spaces.

Current Application

An application will be filed to amend the approved PDA Master Plan, in order to accommodate increased height above that which was contemplated by the Master Plan and to acknowledge that parking may be provided in the existing underground Christian Science Center garage. Simultaneously, an application will be filed for approval of a Development Plan to authorize construction of the High-Rise Building.

Proposed Uses

Proposed uses for the High-Rise Building include (i) hotel, with, restaurants, lounges, meeting rooms, ballrooms, function space, an exercise facility and spa, and (ii) multi-family dwelling use. The High-Rise Building will contain hotel and related uses comprising no less than 200,000 square feet and no more than 350,000 square feet, and the number of hotel guest room keys will be no less than 150 keys and no more than 300 keys. The multi-family residential dwelling uses in the High-Rise Building will comprise no less than 300,000 square feet and no more than 500,000 square feet, and the number of residential units will be no less than 100 units and no more than 250 units. In no event will the High-Rise Building exceed 712,500 square feet of gross floor area.

Proposed Densities

The Master Plan authorizes the build out of not more than 950,000 square feet of new gross floor area and provides for a total floor area ratio for the entire area in the Master Plan (the "Master Plan Area"), including all existing and new buildings, of 2.8. The High-Rise Building will contain no more than 712,500 square feet of gross floor area. The FAR in the Master Plan Area will not exceed 2.8 based upon the ratio of (a) the sum of (i) up to 712,500 square feet of gross floor area of the High-Rise Building, plus (ii) the gross floor area of 775,870 square feet of existing buildings, plus (iii) no more than 2,000 square feet of floor area for a potential retail pavilion on the Christian Science Plaza near the intersection of Belvidere Street and Huntington Avenue (which pavilion is not the subject of the Development Plan), plus (iv) the proposed gross floor area of up to 237,500 square feet proposed for

the building to be built on the western portion of the Belvidere/Dalton Site, to (b) the land area in the Master Plan Area of approximately 646,091 square feet (approximately 14.83 acres).

Construction
Timetable

Construction commencement is planned for early 2014. The construction timetable will be approximately 30-36 months.

Benefits

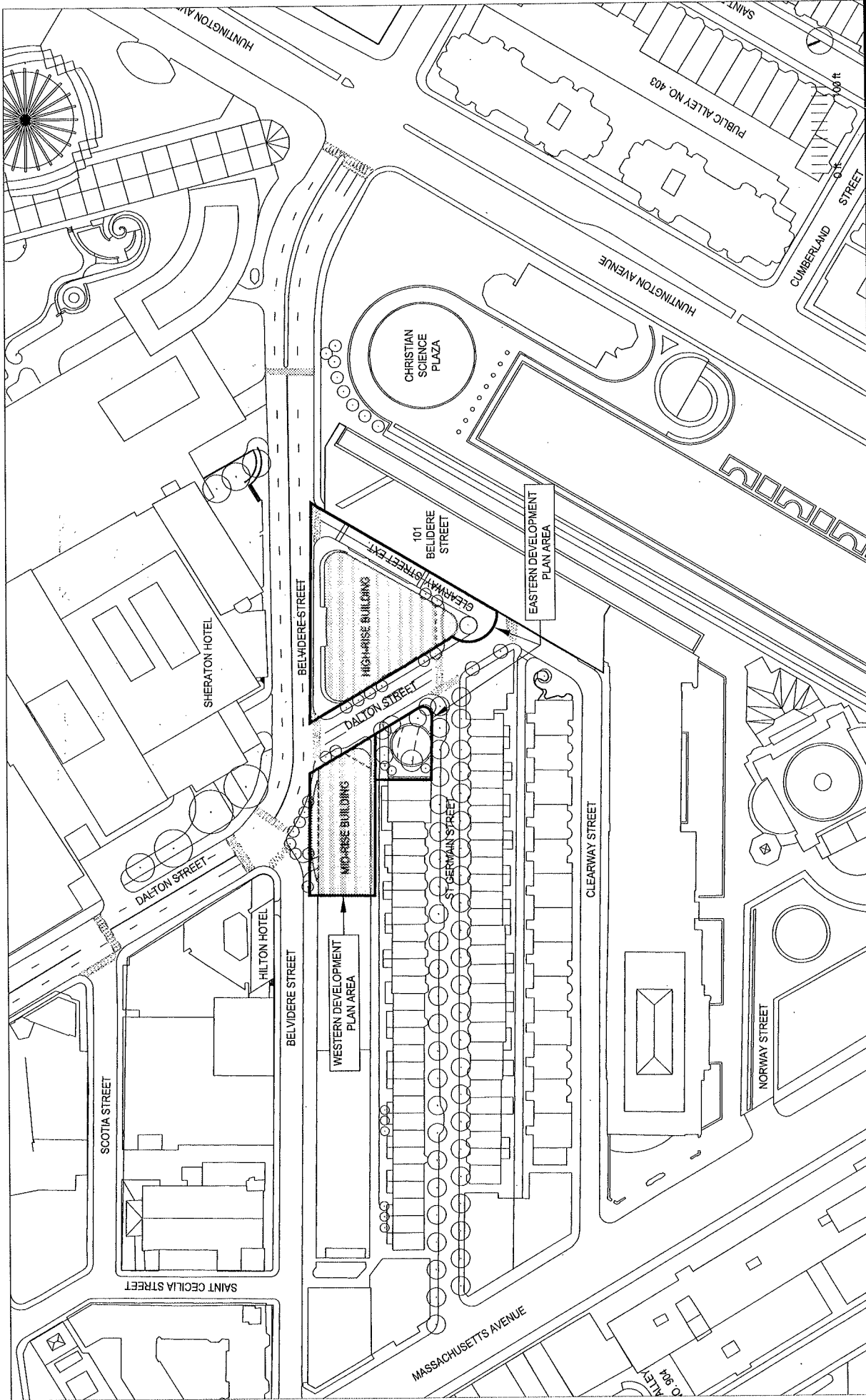
Benefits include the following:

- Architecturally elegant building.
- Extension of Clearway Street.
- Creation of attractive new open space for use by the public.
- Affordable housing commitment in compliance with Mayor's Executive Order.
- Creation of a new hotel.
- Creation of permanent jobs.
- Creation of construction jobs.
- Generation of housing linkage and jobs linkage funds.
- Generation of new taxes.
- Generation of new room occupancy excise taxes, including excise taxes to the City of Boston.

Exhibit A

SITE PLAN

[Exhibit follows this page]



BOSTON REDEVELOPMENT AUTHORITY
DEVELOPMENT PLAN
for
THE WESTERN PORTION OF THE BELVIDERE/DALTON SITE
WITHIN
PLANNED DEVELOPMENT AREA NO. 80
CHRISTIAN SCIENCE PLAZA
Huntington Avenue/Prudential Center
Boston, Massachusetts
_____, 2013

Background: The Boston Redevelopment Authority (the “**BRA**”) and Boston Zoning Commission, acting pursuant to Section 3-1A and Section 80C of the Boston Zoning Code (the “**Code**”), approved a Master Plan for Planned Development Area No. 80, dated August 16, 2011 (the “**Original PDA Master Plan**”) regarding the development of the Christian Science Plaza site on Huntington Avenue and Massachusetts Avenue in Boston, Massachusetts, containing approximately 646,091 square feet (approximately 14.83 acres) (the “**PDA Overlay Area**”). It is anticipated that prior to the approval of this Development Plan, the BRA will review and approve a document entitled “First Amendment to Master Plan” authorizing certain changes in the Original PDA Master Plan (the Original PDA Master Plan as so amended being referred to herein as the “**PDA Master Plan**”). The PDA Master Plan: (i) sets forth a statement of the development concept for the PDA Overlay Area, including the planning objectives and character of the development, the proposed uses of the area, the range of dimensional requirements for each of the proposed structures, and the proposed phasing of construction, and (ii) provides for one or more Planned Development Area Development Plans to be submitted providing more specific information about various projects and components thereof.

Development Plan: In accordance with Sections 3-1A and 41-11 through 41-16 and Section 80C of the Code, this Development Plan for the Western Portion of the Belvidere/Dalton Site within Planned Development Area No. 80 (the “**Development Plan**”), sets forth information on the proposed development (the “**Proposed Project**”) of the site located at the intersection of Belvidere and Dalton Streets, including the proposed location and appearance of structures, open spaces and landscaping, proposed uses, densities, proposed traffic circulation, parking and loading facilities, access to public transportation and proposed dimensions of structures. The

Proposed Project is also undergoing review under Section 80B of the Code. A Project Notification Form for the Proposed Project was filed with the BRA on July 12, 2013. Based upon that process and approval of this Development Plan, final plans and specifications for the Proposed Project will be submitted to the BRA pursuant to Section 3-1A and Section 80C of the Code for final design review approval and certification as to consistency with this Development Plan. This Development Plan consists of 6 pages of text plus attachments designated Exhibits A through D as listed on page 7 hereof. All references to this Development Plan contained herein shall pertain only to such 6 pages and such exhibits. Exhibits A through D are subject to final design, environmental and other development review by the BRA and by other governmental agencies and authorities, and the Proposed Project as described herein may evolve in the course of such review. As long as the Director of the BRA (the "**Director**") certifies that the Proposed Project is consistent with this Development Plan, then the Proposed Project shall be deemed to be in compliance with the Development Plan. Unless otherwise set forth herein, all references herein to terms set forth in the Code shall have the meanings set forth in the Code, as amended to the effective date hereof, and not as the same may be amended hereafter.

In accordance with Section 80C-9 of the Code, consistency of the Proposed Project with the Development Plan constitutes compliance with the dimensional, use and other requirements of the Code to the extent such requirements have been addressed in this Development Plan.

Developer: PRG BD Investors LLC, c/o Pritzker Realty Group, 300 N. LaSalle Street, Suite 1500, Chicago, IL 60654, its successors and assigns (the "**Developer**").

Project Area: The Proposed Project will be located at the intersection of Belvidere and Dalton Streets (the "**Project Area**"). The Project Area includes that certain parcel of land shown as Lot 2 on a plan entitled "Plan of Land in Boston, Massachusetts" prepared by Hancock Associates for The First Church of Christ Scientist, dated June 6, 2012, last revised August 15, 2012, and recorded with Suffolk County Registry of Deeds as Plan No. 311 of 2012 ("**Subdivision Plan**"), a copy of which is attached hereto as Exhibit A. The Project Area, shown on the site plan attached hereto as Exhibit B (the "**Site Plan**"), is located in the Huntington Avenue/Prudential Center District governed by Article 41 of the Code and within the area designated as "PDA-III" under Section 41-11 of the Code. The Project Area consists of approximately 12,376 square feet of land area. The PDA Master Plan and the Development Plan for the eastern portion of the Belvidere/Dalton Site adjacent to the Proposed Project (the "**Eastern Development Plan**") authorize certain modifications to the following areas included within the PDA Overlay Area: the existing underground garage beneath the Christian Science Plaza (the "**Existing CSC Garage**"), and the basement of the so-called "Colonnade Building" at 101 Belvidere Street, which will be modified and converted to parking use, and connected to the Existing CSC Garage. The Existing CSC Garage, together with such modification, conversion and connection of the basement of the Colonnade Building at 101 Belvidere Street, is referred to herein as the "**Garage**," and the underground location of the Garage is referred to as the "**Garage Area**."

Proposed Location and Appearance of Structures: The Proposed Project consists of the development of one building in the Project Area, located as shown on the Site Plan. As currently designed, the Proposed Project will contain residential dwelling units, retail space on the first floor, and underground parking for approximately 21 vehicles. As described below, additional

parking will be provided in the Garage. The Site Plan shows the Proposed Project as currently designed, and the Proposed Project elevations attached hereto in Exhibit C illustrate the general appearance of the Proposed Project as currently envisioned and which is subject to BRA design review.

The final design, location, appearance, height, dimensions and gross floor area of the Proposed Project are subject to final design, environmental and other development review by the BRA and other governmental agencies and authorities. The signage program for the Proposed Project will also be subject to design, environmental and other development review by the BRA, but any "Sign" (as defined in the Code) shall be subject to Comprehensive Sign Review. As long as the Director certifies that the actual design, location, appearance, height, dimensions and gross floor area of the Project, as well as its compliance with general design and environmental impact standards, are consistent with this Development Plan, then such design, location, appearance, height, dimensions and gross floor area of the Project, as well as compliance with general design and environmental impact standards, shall be deemed to be in compliance with the Development Plan.

Proposed Open Spaces and Landscaping: The PDA Master Plan and the Eastern Development Plan provide for new open space adjacent to the Proposed Project of not less than 4,300 square feet on St. Germain Street within the Belvidere/Dalton Site, in the location shown on the Site Plan (the "**Open Space**"). The newly created Open Space will provide an amenity for the neighbors and abutters and is currently designed to include a lawn area, trees and seating. The developer of the eastern portion of the Belvidere/Dalton Site (the "**Eastern Developer**") will be responsible for perpetually maintaining the Open Space and the improvements to be constructed therein. The final design of the Open Space is subject to approval of the BRA pursuant to its design review process.

Proposed Uses of the Area: The Proposed Project will be used for multi-family residential dwelling and retail uses. The Proposed Project will contain a maximum of 237,500 square feet, of which approximately 235,700 square feet will be multi-family residential dwelling uses and approximately 1,800 square feet will be retail uses. The retail uses will be located on the ground floor. The Proposed Project will contain a minimum of 225 and a maximum of 275 residential dwelling units. The allowed uses are listed in Exhibit D attached hereto. As long as the Director certifies that the actual uses of the Proposed Project are consistent with this Development Plan, then such uses shall be deemed to be in compliance with the Development Plan.

Proposed Densities: The maximum Floor Area Ratio ("**FAR**") for the entire PDA Overlay Area under the PDA Master Plan is 2.8, and the PDA Master Plan expressly authorizes a total of 950,000 square feet of new gross floor area in the PDA Overlay Area, in addition to the gross floor area of existing buildings. The Proposed Project will contain no more than 237,500 square feet of gross floor area. The FAR in the PDA Overlay Area will not exceed 2.8 based upon the ratio of (a) the sum of (i) up to 237,500 square feet of gross floor area of the Proposed Project (calculated as described in the Code), plus (ii) the gross floor area of 775,870 square feet of existing buildings, plus (iii) no more than 2,000 square feet of floor area for a potential retail pavilion on the Christian Science Plaza near the intersection of Belvidere Street and Huntington Avenue (which pavilion is not the subject of this Development Plan), plus (iv) the proposed

gross floor area of up to 712,500 square feet proposed for the eastern portion of the Belvidere/Dalton Site (the “**Eastern Development Plan Area**”), to (b) the land area in the PDA Overlay Area of approximately 646,091 square feet (approximately 14.83 acres). Pursuant to Section 41-12.2 of the Code, FAR is computed for the entire PDA Overlay Area as though the land within the PDA Overlay Area were in single ownership, and off-street parking as permitted in the Development Plan is not included in the FAR calculation.

Proposed Traffic Circulation: As shown on the Site Plan, Dalton Street in front of the Proposed Project is proposed to be one way from Belvidere Street, and Clearway Street east of the Eastern Development Plan Area is proposed to be extended as a two-way traffic connector to Belvidere Street. Vehicular access to the Proposed Project lobby will be primarily via Dalton Street. Access to and from the garage beneath the Proposed Project will be via the alleyway on the south side of the Proposed Project. Traffic will also circulate to the extension of Clearway Street as a two-way connector to Belvidere Street, as authorized by the Eastern Development Plan. An access/egress ramp to the Garage at 101 Belvidere Street will be located on the extension of Clearway Street.

Proposed Parking and Loading Facilities: Approximately 21 parking spaces for the Proposed Project, including tandem spaces, will be provided in an underground garage below the Proposed Project. Additional parking for the Proposed Project will be available in the Garage. The PDA Overlay Area currently includes 613 parking spaces, 550 of which are located in the Existing CSC Garage, and 63 of which are located in a commercial parking lot currently located at the site of the Proposed Project and on the portion of the Eastern Development Plan Area west of Dalton Street. As noted above, the project in the Eastern Development Plan Area (the “**Eastern Project**”) also includes the modification and conversion of the basement of the Colonnade Building at 101 Belvidere Street to parking use, and the underground connection of that parking area to the Existing CSC Garage. Once such modification, conversion and connection are completed and the 63 commercial parking spaces are relocated to the Garage as permitted by the Master Plan, parking for a total of approximately 726 cars will be available in the Garage, as self-park, valet and tandem spaces. The Eastern Developer has obtained legally binding easement rights for 99 years to park up to 400 vehicles in the Garage. The Eastern Developer will make available to the Developer the right to park up to 60 vehicles in the Garage from its 400 vehicle allocation.

The Proposed Project will include one loading bay for deliveries and residential moves. This loading bay will be located off Belvidere Street at the west end of the Proposed Project.

Access to Public Transportation: The Proposed Project is located in close proximity to the MBTA’s Green Line and MBTA bus lines, providing convenient access to the Proposed Project from most of Greater Boston.

Proposed Dimensions of Structures: The Proposed Project will be in Substantial Accord (as defined in Article 41 of the Code) with a building height (which shall mean the vertical distance from grade to the top of the structure of the last occupied floor, without a requirement that the total area of roof structures and penthouses, normally built above the roof and not used or designed to be used for human occupancy, not exceed 33 1/3 percent of the total of all roof areas) of 285 feet.

General Design and Environmental Impact Standards: The Proposed Project must comply with general design and environmental impact standards set forth in Section 41-16, relative to shadow criteria, wind, transportation access, landmarks and historic buildings, enhancement of pedestrian environment, and Boston Civic Design Commission review. The Proposed Project shall comply with these standards, except that Section 41-16.2 provides that each proposed project shall be shaped, or other wind baffling measures shall be adopted, so that the project will not cause ground-level ambient wind speeds to exceed certain standards set forth in the Code. Although the Proposed Project has been designed to minimize increases in wind speed, in certain locations known for high wind speeds under existing conditions, increases in projected wind speeds from existing conditions will cause projected wind speeds to exceed the standards set forth in the Code and are authorized hereby, subject to final approval by the BRA as part of Large Project Review under Article 80 of the Code. As long as the Director certifies that the actual increases in projected wind speeds are consistent with this Development Plan, then such increases in projected wind speeds shall be deemed to be in compliance with the Development Plan.

Specific Design Requirements: Pursuant to Section 41-18 of the Code, this Development Plan establishes certain specific design requirements as follows:

a. Street Wall Continuity. The street wall depth from the curb line on Dalton Street and Belvidere Street will be a minimum of 8 feet or as finally determined in the design review by the BRA in accordance with Large Project Review under Article 80 of the Code. Recesses and bays are permitted if appropriate to the creation of visually interesting designs or the accommodation of a specific ground level function, such as a hotel or residential carriageway, provided that the façade remains compatible with its historical and architectural surroundings and visual continuity in the block front is preserved, as certified by the BRA in accordance with the Urban Design Component of Large Project Review.

b. Street Wall Height. The street wall height may exceed the height set forth in Section 41-18 of the Code and shall be finally determined in the design review by the BRA in accordance with Large Project Review under Article 80 of the Code.

As long as the Director certifies that the actual street wall depth and street wall height of the Proposed Project are consistent with this Development Plan, then such street wall depth and street wall height shall be deemed to be in compliance with the Development Plan.

Development Review Procedures: All design plans for the Proposed Project are subject to ongoing development review by the BRA in accordance with Large Project Review under Article 80 of the Code.

Public Benefits: The Proposed Project will create public benefits, including benefits associated with the creation of affordable housing and provision of substantial street improvements, and shall comply with the requirements of Section 80C-4 and Section 41-14 of the Code. The public benefits for the Proposed Project are as follows:

A. Creation of Affordable Housing: The Proposed Project will create new affordable housing units in accordance with Section 41-14.1 of the Code and pursuant to a plan

approved by the BRA and shall comply with the Mayor's Executive Order on Inclusionary Development.

B. Provisions of Street Improvements: As part of the Proposed Project, the Developer will redesign the intersection of Belvidere Street and Dalton Street and make improvements to Belvidere Street west of the intersection of Belvidere Street and Dalton Street. The redesigned intersection and these improvements will improve usability of the intersection, site access and neighborhood traffic circulation.

C. Other Public Benefits: The Proposed Project will result in the development of underutilized real estate and contribute to the vibrancy and long-term stability of the Huntington Avenue/Prudential Center District and the Christian Science Plaza. The Proposed Project will help to increase the supply of residential dwelling units within the City of Boston. When fully operational, the Proposed Project is projected to produce approximately \$1,000,000 annually in real estate taxes for the City of Boston. The construction of the Proposed Project will contribute directly to the economy of Boston by providing an estimated 250-300 construction jobs with a goal of employing at least 50% Boston residents, 25% minorities and 10% women.

Zoning: The Proposed Project shall comply with Article 37, Green Buildings, of the Code.

The Proposed Project is located within the Groundwater Conservation Overlay District, which is governed by Article 32 of the Code. The Proposed Project shall comply with the standards and requirements set forth in Article 32 of the Code. The Developer shall obtain a written determination from the Boston Water and Sewer Commission ("BWSC") as to whether the Proposed Project meets the standards and requirements of Article 32. In addition, the Developer shall demonstrate that the Proposed Project meets the requirements of Section 32-6 of the Code by obtaining a stamped certification from a Massachusetts registered engineer showing how the requirements of Section 32-6 of the Code are met. The Developer shall provide both a copy of the written determination from BWSC and a copy of the stamped certification from a Massachusetts registered engineer to the BRA and the Boston Groundwater Trust prior to the issuance of a Certification of Consistency. As such, the Proposed Project shall be deemed to be in compliance with Article 32 of the Code and shall not need a conditional use permit from the Board of Appeal for Article 32 purposes.

Attachments:

Exhibit A: Subdivision Plan

Exhibit B: Site Plan

Exhibit C: Elevations of the Proposed Project

Exhibit D: Table of Proposed Uses

EXHIBIT A

Subdivision Plan

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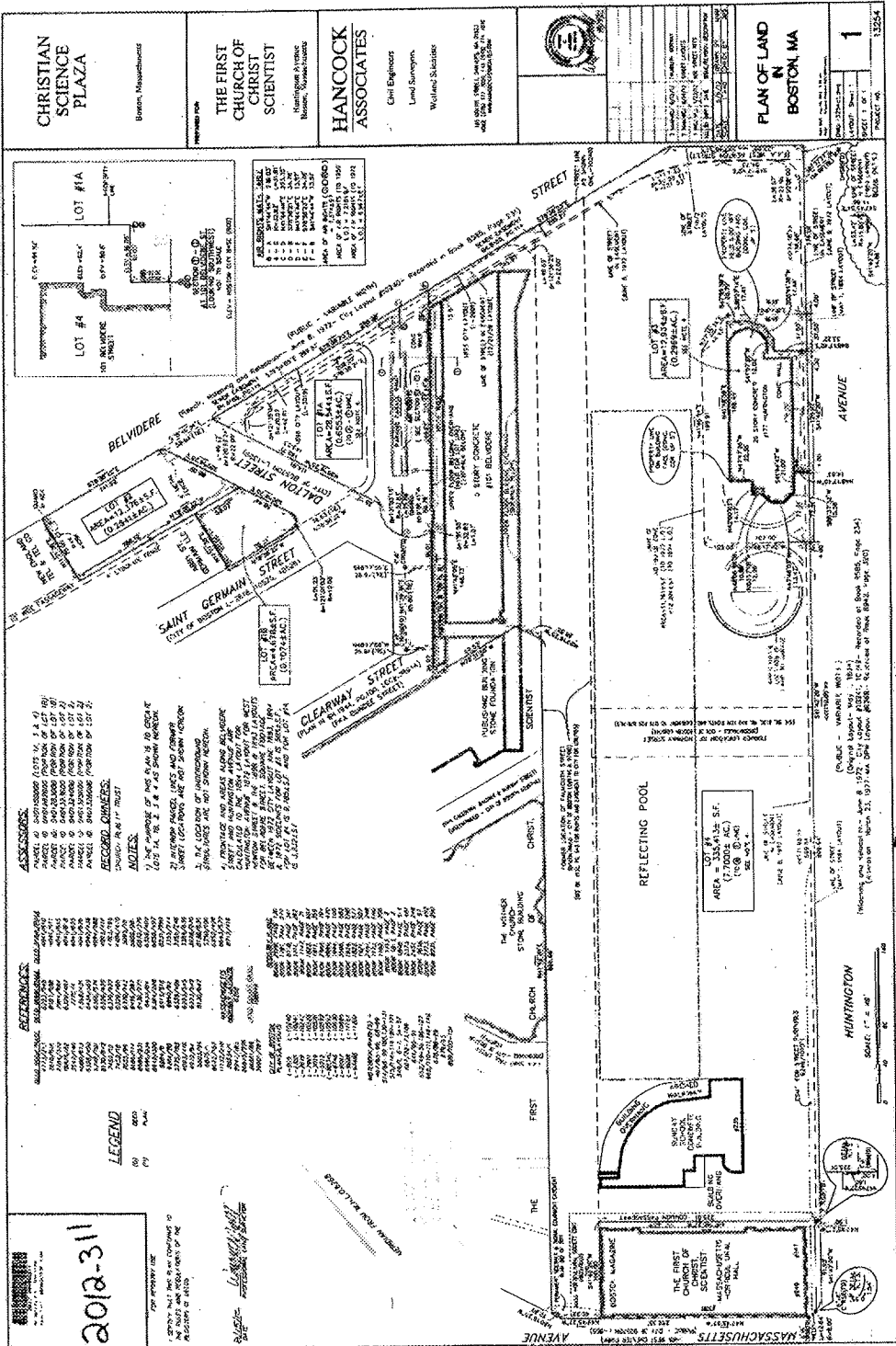


EXHIBIT B

Site Plan

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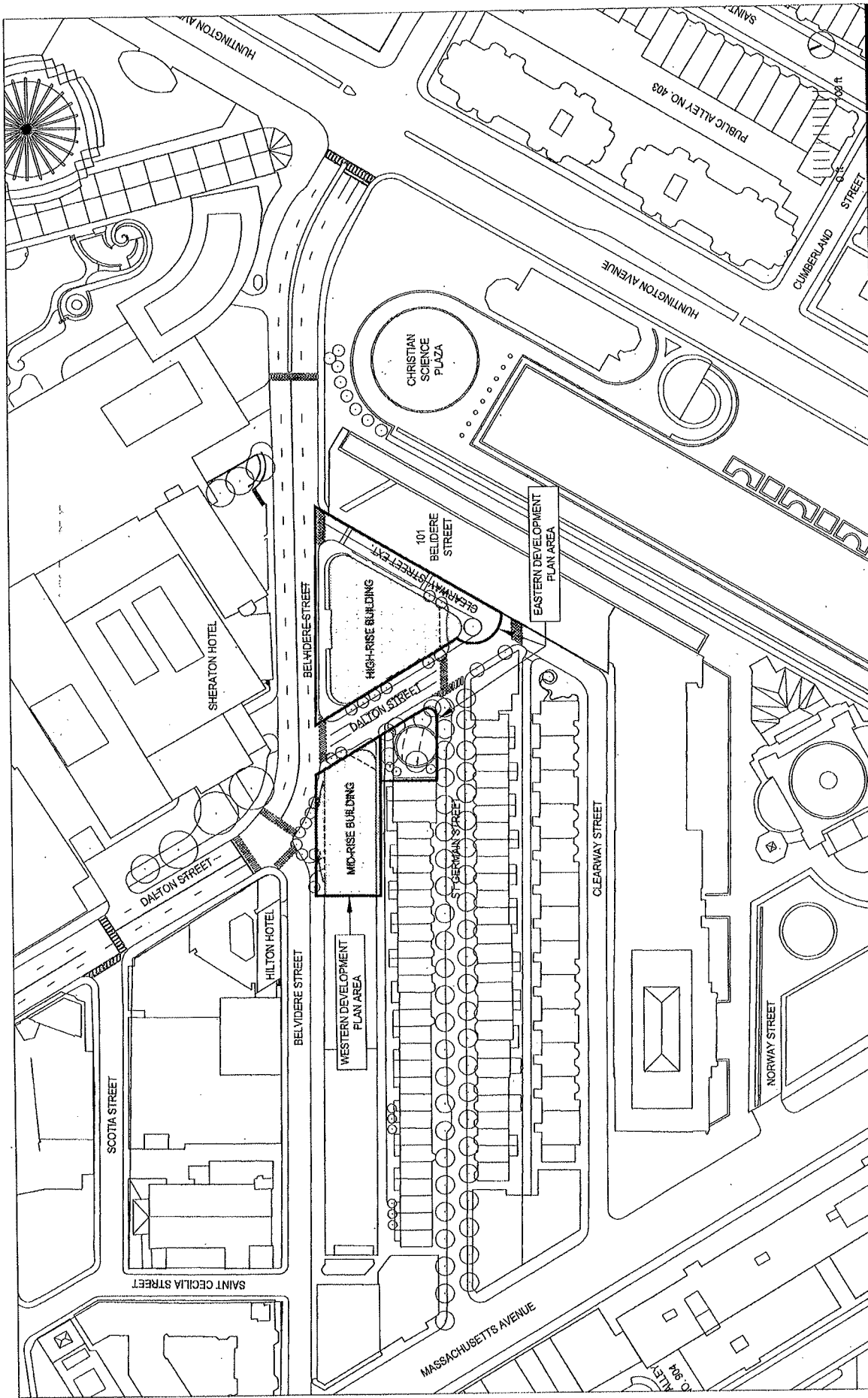
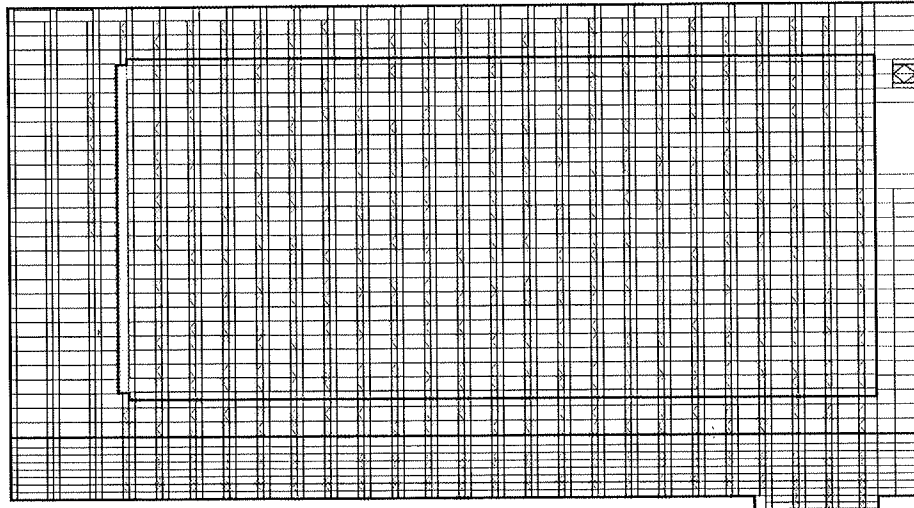
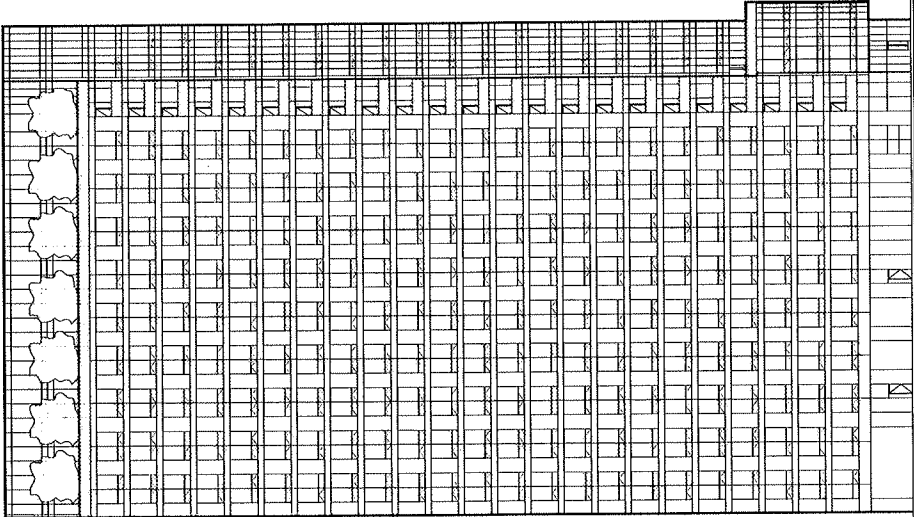


EXHIBIT C

Elevations of the Proposed Project

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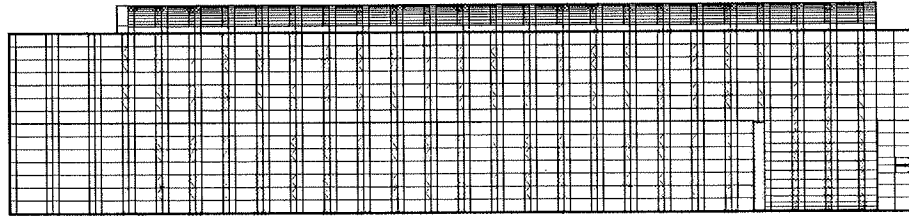
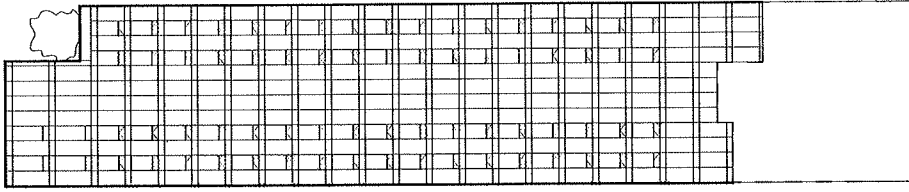


EXHIBIT D

Table of Proposed Uses

1. Residential Uses. Limited to: multifamily dwellings, artists' live/work space, apartment house.
2. Restaurant and Entertainment Uses. Limited to: the service or sale of food or drink for on-premises or off-premises consumption whether or not dancing or entertainment is provided; concert hall, theater (including motion picture or video theater, but not drive-in theater), dance theater, or music training or rehearsal facility; artist studio or work space, commercial or nonprofit; art galleries and other exhibit space, nonprofit or for profit.
3. Office Uses. Limited to: offices of community service organizations; dental offices; business or professional offices; offices of real estate, insurance, or other agency; administrative or government offices; office building; post office, or bank (including automatic teller machines but not including drive-in bank) or similar establishment.
4. Hotel or motel.
5. Day care center.
6. Recreational and Community Uses. Limited to: private club (not including quarters of fraternal or sororal organizations) operated for members only; adult education center or community center building.
7. Service Uses. Limited to: video, film or audio production studio; barber shop; beauty shop; shoe repair shop; self-service laundry; pick-up and delivery station of laundry or dry-cleaner; tailor shop; hand laundry; dry-cleaning shop; framer's studio; caterer's establishment; photographer's studio; printing plant; upholsterer's shop; carpenter's shop; electrician's shop; plumber's shop; radio and television repair shop; key and lock shop; express mail operation; ticket outlet; or similar use provided that in laundries and cleaning establishments, only nonflammable solvents are used for cleaning.
8. Retail Uses. Limited to: stores primarily serving the local retail business needs of the neighborhood; artist supply store; grocery store; department store, furniture store, general merchandise mart or other store serving the general retail business needs of a major part of the city, including accessory storage.
9. Parking. Limited to: parking garage (including commercial parking).
10. Non-profit library or museum.
11. Accessory Uses. Limited to: (i) the storage of flammable liquids and gases incidental to a lawful use; and (ii) any use ancillary to, and ordinarily incident to, a lawful main use, provided that any such use shall be subject to the same restrictions, conditions, limitations, provisos, and safeguards as the use to which it is accessory.

FACT SHEET

DEVELOPMENT PLAN
FOR
THE WESTERN PORTION OF THE BELVIDERE/DALTON SITE
PLANNED DEVELOPMENT AREA NO. 80
CHRISTIAN SCIENCE PLAZA
HUNTINGTON AVENUE/PRUDENTIAL CENTER
BOSTON, MASSACHUSETTS

- Developer: PRG BD Investors LLC, c/o Pritzker Realty Group, LP, 300 N. LaSalle Street, Suite 1500, Chicago, IL 60654
- Architect: Henry N. Cobb, Pei Cobb Freed & Partners Architects LLP, 88 Pine Street, New York, NY 10005, in collaboration with Gary Johnson, Cambridge Seven Associates, 1050 Massachusetts Avenue, Suite 51, Cambridge, MA 02138
- Planning Consultant: Epsilon Associates, Inc., 3 Clock Tower Place, Suite 250, Maynard, MA 01754
- Site: The Boston Redevelopment Authority and the Boston Zoning Commission previously approved the Master Plan for Planned Development Area No. 80, Christian Science Plaza, Huntington Avenue/Prudential Center, Boston, dated August 16, 2011 (the "Master Plan"). The project site is the western portion of the Belvidere/Dalton Site as identified in the Master Plan (the "Project Site"). The Project Site is approximately 12,376 square feet. A plan showing the Project Site is attached as Exhibit A.
- Proposed Project: This Fact Sheet relates to the Development Plan for the Western Portion of the Belvidere/Dalton Site to be developed as building with multi-family residential dwellings and ground floor retail (the "Mid-Rise Building"). The height of the Mid-Rise Building will be 285 feet. Construction on the Belvidere/Dalton Site will include the redesign of the intersection of Belvidere Street and Dalton Street and improvements to Belvidere Street west of this intersection. The redesigned intersection and these improvements will improve usability of the intersection, site access and neighborhood traffic circulation. The redesign of the intersection will be in cooperation with the Boston Transportation Department, Department of Public Works and Public Improvement Commission. Parking will be provided through a combination of parking in the existing underground Christian Science Center garage, in underground parking to be created in the existing Colonnade Building at 101 Belvidere Street, and in approximately 21 spaces of underground

parking to be constructed on the Project Site. Any such parking may be self-park or by valet, and may include tandem spaces.

Current Application:

An application will be filed to amend the approved Master Plan, in order to accommodate increased height above that which was contemplated by the Master Plan and to acknowledge that parking may be provided in the existing underground Christian Science Center garage. Simultaneously, an application will be filed for approval of a Development Plan to authorize construction of the Mid-Rise Building.

Proposed Uses:

Proposed uses for the Mid-Rise Building include (i) multi-family residential dwelling uses, and (ii) retail uses on the ground floor. The Mid-Rise Building will be approximately 237,500 square feet, of which approximately 235,700 square feet will be multi-family residential dwelling uses and approximately 1,800 square feet will be retail uses. The Mid-Rise Building will contain a minimum of 225 and a maximum of 275 residential dwelling units.

Proposed Densities:

The Master Plan authorizes the build out of not more than 950,000 square feet of new gross floor area and provides for a total floor area ratio for the entire area in the Master Plan (the "Master Plan Area"), including all existing and new buildings, of 2.8. The Mid-Rise Building will contain no more than 237,500 square feet of gross floor area. The FAR in the Master Plan Area will not exceed 2.8 based upon the ratio of (a) the sum of (i) up to 237,500 square feet of gross floor area of the Mid-Rise Building, plus (ii) the gross floor area of 775,870 square feet of existing buildings, plus (iii) no more than 2,000 square feet of floor area for a potential retail pavilion on the Christian Science Plaza near the intersection of Belvidere Street and Huntington Avenue (which pavilion is not the subject of the Development Plan), plus (iv) the proposed gross floor area of up to 712,500 square feet proposed for the building to be built on the eastern portion of the Belvidere/Dalton Site, to (b) the land area in the Master Plan Area of approximately 646,091 square feet (approximately 14.83 acres).

Construction Timetable:

Construction commencement is planned for early 2014. The construction timetable will be approximately 24 months.

Benefits:

Benefits include the following:

- Architecturally elegant building.
- Redesign of the Belvidere Street and Dalton Street intersection and improvements to Belvidere Street west of

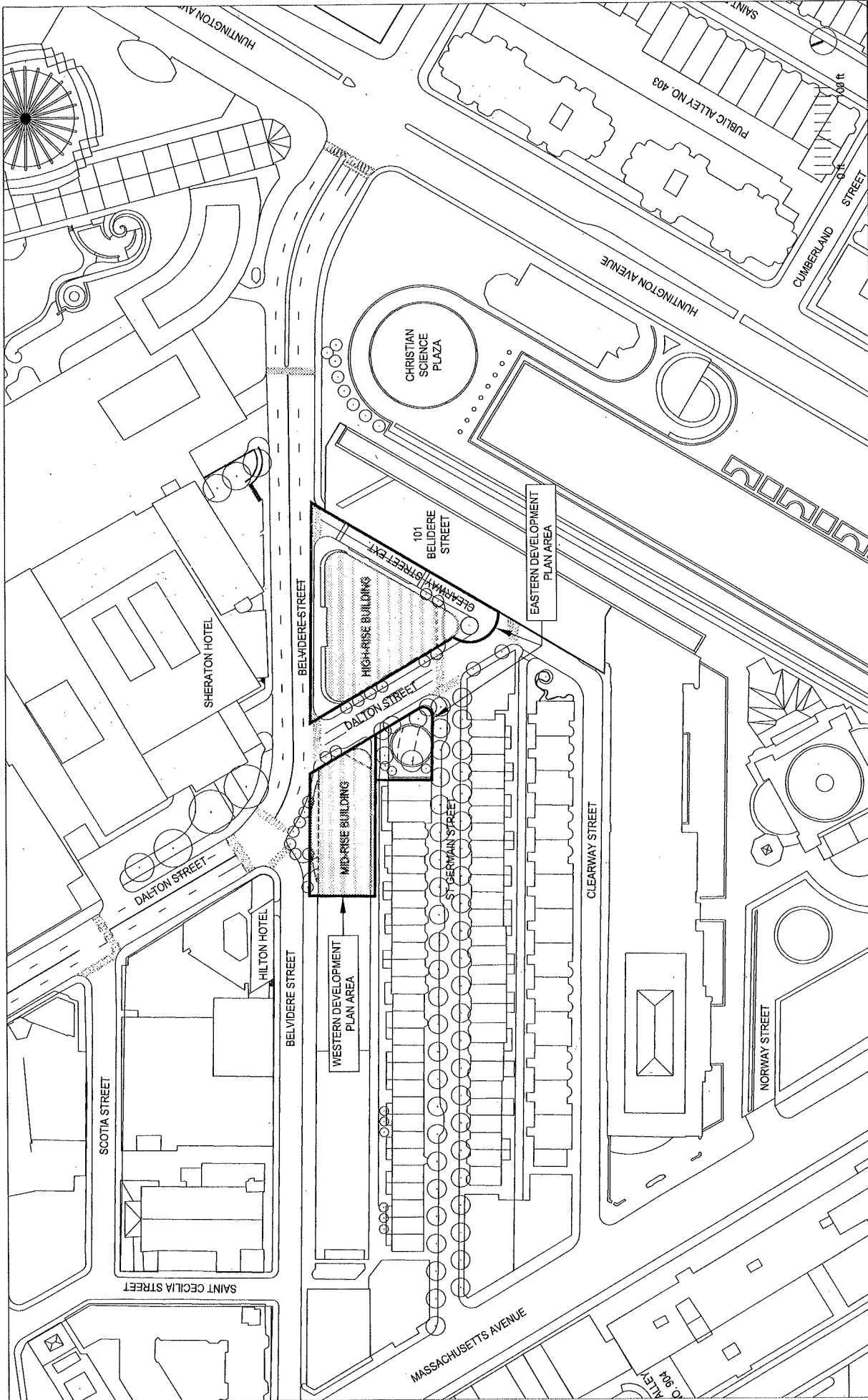
this intersection.

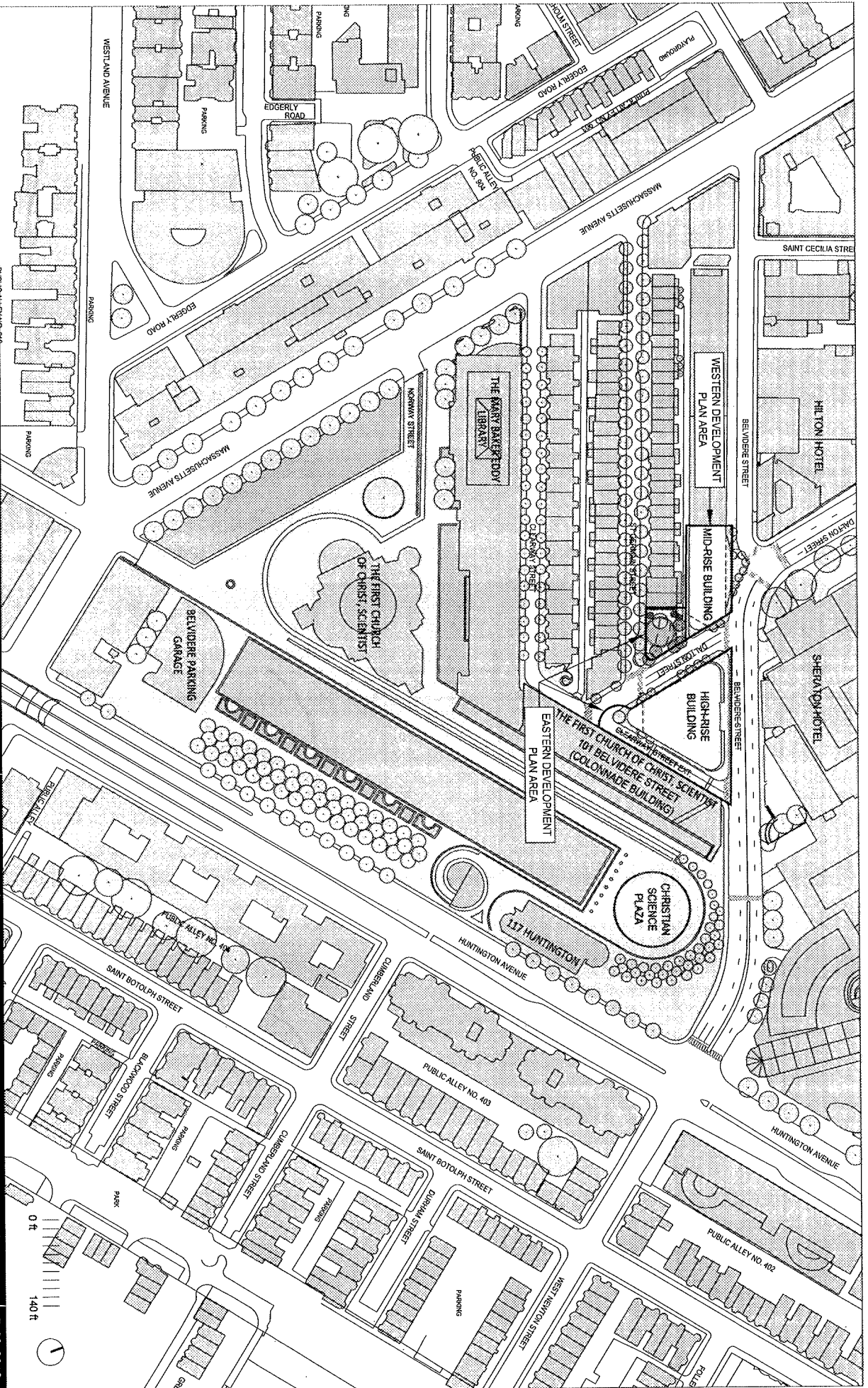
- Affordable housing commitment in compliance with Mayor's Executive Order.
- Creation of additional housing.
- Creation of construction jobs.
- Generation of new taxes.

Exhibit A

SITE PLAN

[Exhibit follows this page]





PUBLIC NOTICE

The Boston Redevelopment Authority (“BRA”) pursuant to Section 3-1A and Article 80 of the Boston Zoning Code (“Code”), hereby gives notice that pursuant to Section 80C-5 of the Code CL BD LLC and PRG BD Investors LLC (together, the “Proponent”) submitted, and the BRA received, the following materials on July 19, 2013: (a) a First Amendment (the “First Amendment”) to Master Plan for Planned Development Area No. 80, Christian Science Plaza, Huntington Avenue/Prudential Center, Boston (the “PDA Master Plan”), (b) a Fact Sheet describing the First Amendment, (c) a Development Plan for the Eastern Portion of the Belvidere/Dalton Site within Planned Development Area No. 80, Christian Science Plaza (the “Eastern Development Plan”), (d) a Fact Sheet describing the proposed project for such Eastern Portion of the Belvidere/Dalton Site, (e) a Development Plan for the Western Portion of the Belvidere/Dalton Site within Planned Development Area No. 80, Christian Science Plaza (the “Western Development Plan”), (f) a Fact Sheet describing the proposed project for such Western Portion of the Belvidere/Dalton Site, and (g) a map of the area involved (collectively, the “Documents”).

The portion of the Belvidere/Dalton Site to which the Eastern Development Plan relates (the “Eastern Development Plan Area”), and the area to which the Western Development Plan relates (the “Western Development Plan Area”), are located at the intersection of Belvidere Street and Dalton Street, in the Back Bay section of Boston. The Eastern Development Plan Area is bounded by Belvidere Street, Dalton Street and the property known as 101 Belvidere Street adjacent to the Christian Science Plaza. The Western Development Plan Area is on the southwest corner of Belvidere Street and Dalton Street. The area to which the First Amendment relates is described in the PDA Master Plan.

The BRA and the Boston Zoning Commission previously approved the PDA Master Plan dated August 16, 2011. The First Amendment would amend the PDA Master Plan to provide for changes in the proposed project since the original approvals. The First Amendment would increase the permitted zoning height of the proposed building in the Eastern Development Plan Area (the “High-Rise Building”) to 691 feet, and the permitted zoning height of the proposed building in the Western Development Plan Area (the “Mid-Rise Building”) to 285 feet. The First Amendment would acknowledge that parking for the High-Rise Building and the Mid-Rise Building may be provided through a combination of parking in the existing underground Christian Science Plaza garage, in underground parking to be created in the existing Colonnade Building at 101 Belvidere Street, and in underground parking to be constructed beneath the proposed Mid-Rise Building, and that any parking may be self-park or by valet, and may include tandem spaces.

The High-Rise Building will be used for hotel and related uses, and multi-family residential dwelling uses. The High-Rise Building will contain no more than 712,500 square feet of gross floor area. Parking for the High-Rise Building will be provided in the existing underground Christian Science Plaza garage and in the basement of the 101 Belvidere Street building, where approximately 50 new spaces will be created and which will be modified and connected to the existing underground Christian Science Plaza garage. Through the use of valet parking and tandem parking, approximately 113 net new spaces will be added to the garages after taking into

account the relocation of 63 surface parking spaces from the site of the Mid-Rise Building to the garages. The project in the Eastern Development Plan Area also includes the creation of new public open space of not less than 4,300 square feet at the intersection of Dalton Street and Saint Germain Street.

The Mid-Rise Building will be used for multi-family residential dwelling uses and approximately 1,800 square feet of retail uses along Belvidere Street. The Mid-Rise Building will contain no more than 237,500 square feet of gross floor area. Approximately 21 parking spaces will be provided for the Mid-Rise Building in a new underground garage. Additional parking for up to 60 vehicles for the Mid-Rise Building will be made available in the existing underground Christian Science Plaza garage.

The Proponent is seeking review and approval by the BRA of the First Amendment, the Eastern Development Plan and the Western Development Plan.

The Documents may be reviewed or obtained at the Office of the Secretary of the BRA, Room 910, Boston City Hall, 9th Floor, Boston, MA 02201 between 9:00 a.m. and 5:00 p.m., Monday through Friday, except legal holidays. Public comments on the Documents, including the comments of public agencies, should be submitted in writing to Casey Hines, BRA, Boston City Hall, Boston, MA 02201, by September 2, 2013, which is forty-five (45) days of receipt of the documents by the BRA.

BOSTON REDEVELOPMENT AUTHORITY
Brian P. Golden,
Executive Director/Secretary