



September 12, 2014

Brian P. Golden, Director
Boston Redevelopment Authority
Boston City Hall
One City Hall Square, 9th Floor
Boston, Massachusetts 02201

Re: Planned Development Area No. 87 - Boston Landing
Notice of Project Change

Dear Director Golden:

This Notice of Project Change (“NPC”) is being submitted on behalf of Boston Landing LLC (“Proponent”) under Article 80 of the Boston Zoning Code (the “Code”), to inform you of certain proposed modifications approved in the Third Amendment to the Master Plan for Planned Development Area No. 87 (the “Third Amendment”) and detailed in the Amended and Restated Development Plan for the Office Buildings / Sports Project (the “Proposed Project”) (formerly the “Office Buildings Project”) for the Boston Landing project within Planned Development Area No. 87 (the “Proposed Development”). This notification is made in accordance with the provisions of Section 80A-6 of the Code which requires that an applicant notify the Boston Redevelopment Authority (the “BRA”) of any “material change” in a proposed project or project phase and any lapse of time. The purpose of this letter is to describe the proposed modifications to the Proposed Development, and to request a Determination Waiving Further Review that the modifications will not result in any significantly increased impacts from the Proposed Project located within Planned Development Area No. 87, and, accordingly, that no further review is required under Section 80A-6 on account of the proposed modifications.

The Third Amendment approved by the BRA on August 14, 2014, approved by the Boston Zoning Commission on September 3, 2014, modified the Proposed Development originally approved by the BRA, under Article 80B and 80C of the Code, on September 13, 2012, approved by the Boston Zoning Commission on October 10, 2012, by moving the ice skating arena component, totaling up to 75,000 square feet of Floor Area, Gross, from the Sports Facility Development Plan (“Block B”) to the Office Buildings / Sports Projects Site (“Block C”) all located within Planned Development Area No. 87.

The Third Amendment also increased the total Floor Area, Gross in Block C from 650,000 to 720,000 square feet to accommodate the ice skating arena and as a result also reduced the Block B total allowable Floor Area, Gross from 345,000 to 275,000 square feet. In essence, the modifications merely result in the shifting of approximately 75,000 square feet of Floor Area,



Gross devoted to the ice arena from The Sports Facility Project to The Office Buildings/Sports Project.

The Proposed Project suggests the construction of one building, with two components, of up to 265,000 square feet of Floor Area, Gross, and up to 165 feet in Building Height, containing Office Use, Clinic Use (but not to establish a Hospital or Institutional Use), Research and Development Use, including a Biotechnical and Laboratory Use (provided that no laboratory classified by the U.S. Centers for Disease Control as a Biosafety Level 3 or 4, Studio Production Use and a Sports Use that will contain a venue for ice hockey, exclusive of parking, loading, Retail Use, Restaurant Use and/or Service Use. Up to 465 parking spaces at, above and/or below grade are associated with both components of the Proposed Project. The Proposed Project may also entail approximately 15,000 square feet of Floor Area, Gross, devoted to Retail Use, Restaurant Use and/or Services Use within the two components.

The Office Component will include up to 190,000 square feet of Floor Area, Gross, up to 165 feet in Building Height, and will be orientated on Guest Street immediately west of the approximately 1.4 acres of open space associated with the New Balance World Headquarters.

The Sports Component will include an ice skating rink together with locker rooms and associated office space, concession areas, and skate rentals, along with seating areas for approximately 650 spectators in up to 75,000 square feet of Floor Area, Gross, up to 75 feet in Building Height, and will be orientated to the north of the Office Component, abutting the Massachusetts Turnpike, just to the west of the New Balance World Headquarters Building.

Based upon the foregoing, the Proponent respectfully requests that you determine that the proposed modifications to the Proposed Development described above will not significantly increase the impacts of the Proposed Development, specifically the Proposed Project, within the scope of the required review, and that no further review is required under Article 80B of the Code.

Thank you very much for your consideration. Please feel free to contact me about this request.

Sincerely,

A handwritten signature in black ink, appearing to read 'James M. Halliday', written over a large, stylized flourish that extends to the left.

James M. Halliday
Managing Director

Cc: Keith Craig, NBDG
Jay Rourke, NBDG
Larry Kaplan, Goodwin Procter, LLP
Casey Hines, BRA