

SIXTH AMENDMENT TO DEVELOPMENT PLAN

FOR

PLANNED DEVELOPMENT AREA NO. 46

BRIGHTON LANDING

Dated: \_\_\_\_\_

Pursuant to Section 3-1A and Article 80C of the Zoning Code of the City of Boston (“Zoning Code”), this constitutes the Sixth Amendment to the Development Plan for Planned Development Area No. 46, Brighton Landing (“Sixth PDA Plan Amendment”).

Reference is made to the Development Plan for Planned Development Area No. 46, Brighton Landing, dated February 25, 1999, approved by the Boston Redevelopment Authority, now doing business as the Boston Planning & Development Agency (the “BRA”), on February 25, 1999 and by the Boston Zoning Commission (the “BZC”) on March 24, 1999, which became effective on March 26, 1999 (the “Original PDA Plan”), as amended by a First Amendment to Development Plan for Planned Development Area No. 46, Brighton Landing, dated September 29, 2004, approved by the BRA on December 21, 2004 and by the BZC on January 19, 2005, which became effective on January 19, 2005 (the “First PDA Plan Amendment”), as amended by a Second Amendment to Development Plan for Planned Development Area No. 46, Brighton Landing, dated October 18, 2012, approved by the BRA on October 18, 2012, and by the BZC on November 14, 2012, which became effective on November 16, 2012 (the “Second PDA Plan Amendment”), as amended by a Third Amendment to Development Plan for Planned Development Area No. 46, Brighton Landing, dated June 13, 2013, approved by the BRA on June 13, 2013 and by BZC on July 10, 2013, which became effective on July 10, 2013 (the “Third PDA Plan Amendment”), as amended by a Fourth Amendment to Development Plan for Planned Development Area No. 46, Brighton Landing, approved by the BRA on October 17, 2013 and by the BZC on November 20, 2013, which became effective on November 21, 2013 (the “Fourth PDA Plan Amendment”), as amended by the Fifth Amendment to Development Plan for Planned Development Area No. 46, Brighton Landing, dated August 13, 2015, approved by the BRA on August 13, 2015 and by the BZC on September 23, 2015, which became effective on October 6, 2015 (the “Fifth PDA Plan Amendment,” and together with the First PDA Plan Amendment, the Second PDA Plan Amendment, the Third PDA Plan Amendment, the Fourth PDA Plan Amendment and the Original PDA Plan, the “Current PDA Plan”). NB Guest Street Associates, LLC, is the proponent (the “Proponent”) of this Sixth PDA Plan Amendment, and it has succeeded to all of the rights and interests of B.V. Development, LLC, the Developer of the Original PDA Plan.

The Original PDA Plan was approved to allow for the construction of the Brighton Landing, 10 Guest Street (now occupied by WGBH Educational Foundation (“WGBH”) and other third party tenants), 20 Guest Street (as of September 3, 2015, the former New Balance World Headquarters Building) and 15 Guest Street (the Brighton Landing Parking Garage (the “Garage”) and associated retail (collectively, the “South Building”). The First PDA Plan Amendment was approved to allow WGBH to add adjacent land as a part of Planned

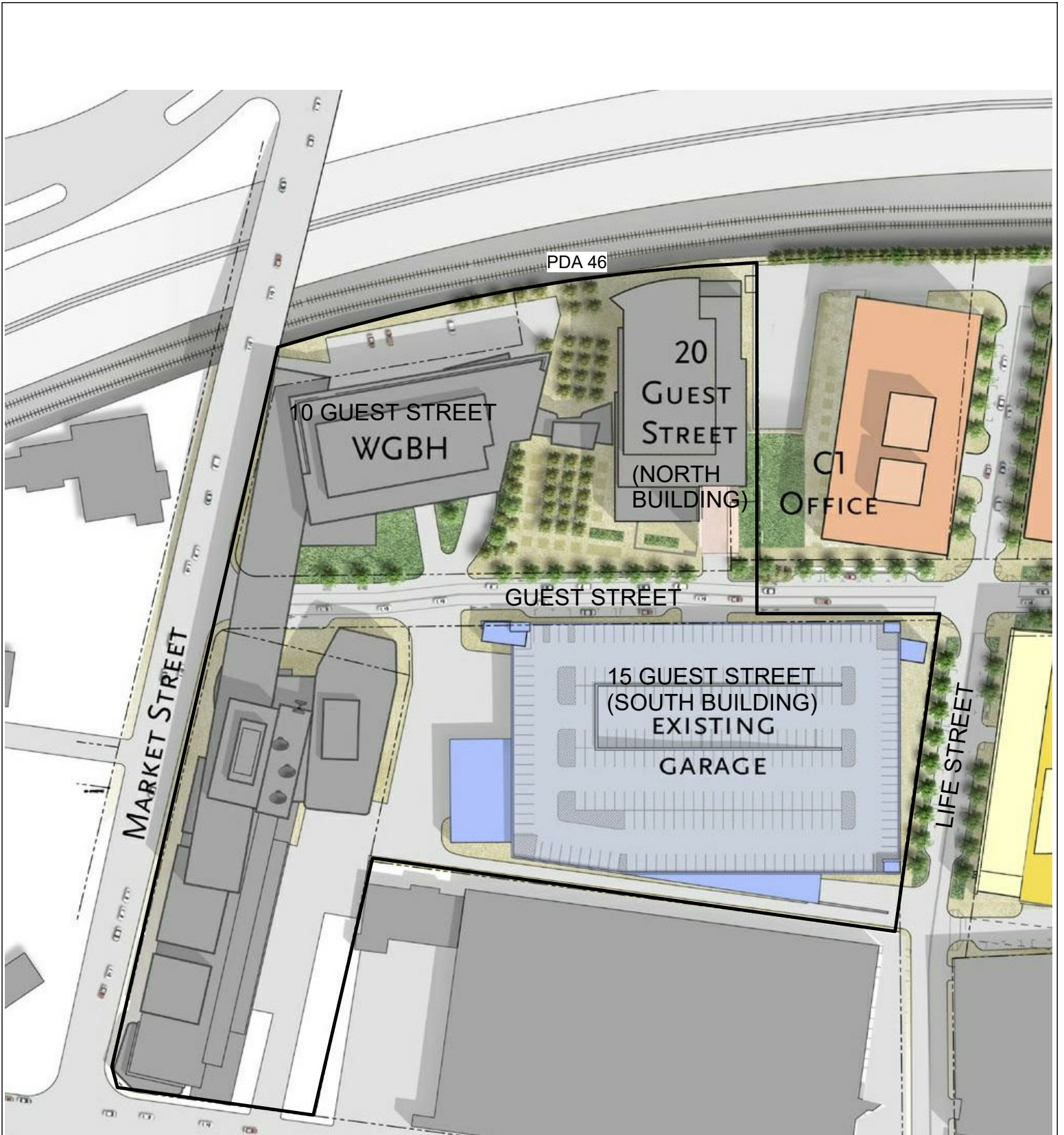
Development Area No. 46, and to allow for the development of a new headquarters facility for WGBH (the “WGBH Headquarters”) to be located at One Guest Street in Brighton. The WGBH Headquarters has been developed and is currently occupied by WGBH. The Second PDA Plan Amendment expanded the permissible uses allowed in the South Building and the East Building, and it also confirmed that a fitness center may be located on the ground floor of the South Building. The Third PDA Plan Amendment was approved to allow the Proponent to enclose the existing fifth level on the Garage, to allow the Proponent to add a sixth level to the Garage, and to allow the Proponent to modify and enhance the façade of the Garage. The Fourth PDA Plan Amendment added adjacent land (the “Additional Land”) as part of Planned Development Area No. 46. This Additional Land resulted from the discontinuance, as a public way, of a portion of Life Street by the Public Improvement Commission. The Fourth PDA Plan Amendment also authorized the Proponent to construct a new Garage lobby, two new elevators and the extension and improvements of an existing stairwell, all to be located in the northeasterly portion of the Garage at the corner of Guest Street and Life Street. The Fourth PDA Plan Amendment also authorized the extension of two other existing stairwells, as well as capital improvements to the existing elevator core on the northwesterly portion of the Garage. The Fifth PDA Plan Amendment allowed certain uses on the first level and basement level of the South Building, and it amended language relating to the shared usage of the Garage.

This Sixth PDA Plan Amendment amends the Current PDA Plan to:

allow a Warehousing Use within that portion of the basement level and first level of the South Building as shown on the plans attached hereto as Exhibit A.

Exhibit A

Plans

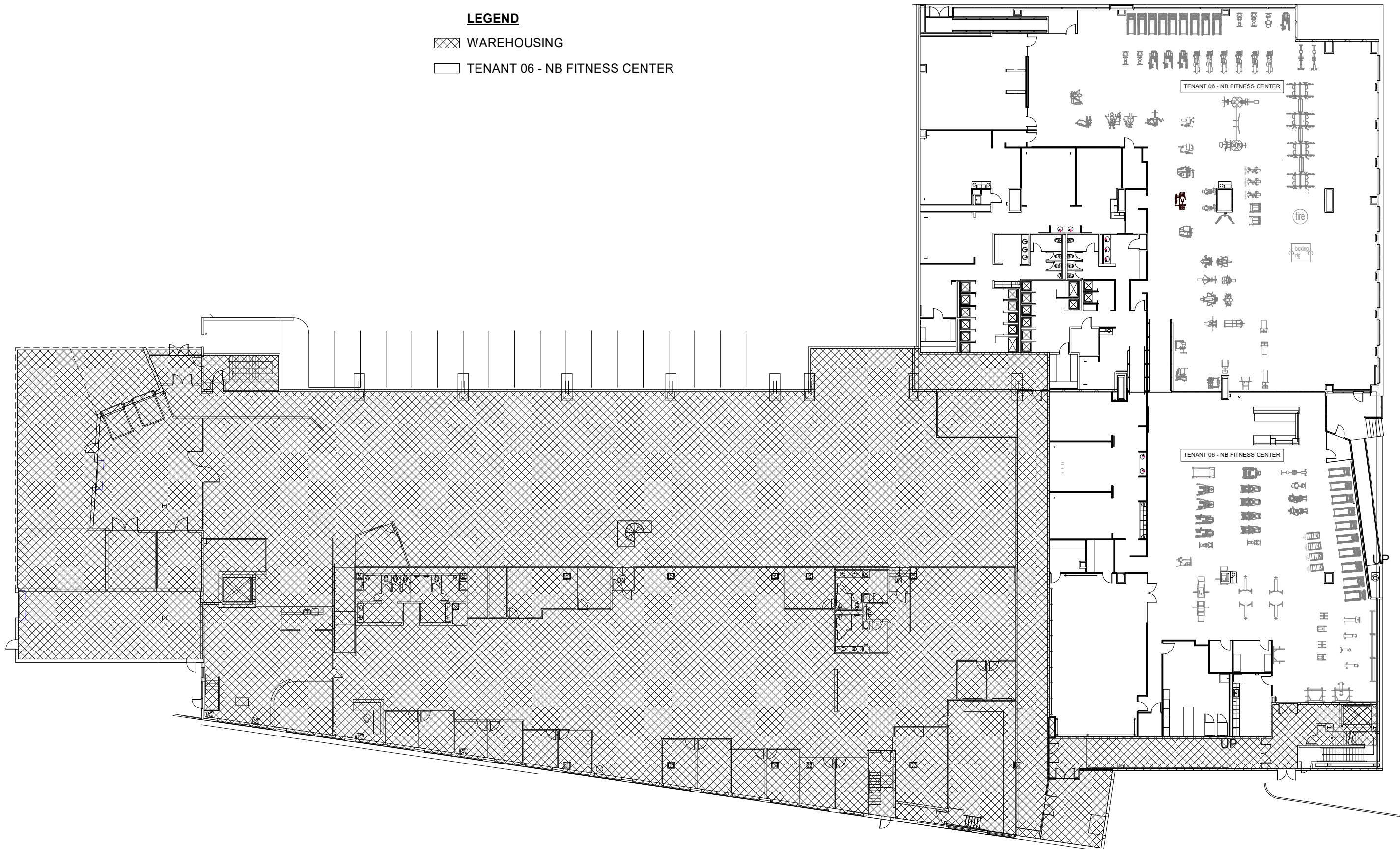


15 Guest Street (PDA No. 46 South Building) 15 GUEST STREET BOSTON, MA 02135 <b>MULROONEY</b> <small>architecture + design</small>		<b>SITE PLAN</b>	
<small>51 Melcher Street Boston, MA 02210          M 617.792.6162 O 617.520.4950</small>		<b>NB GUEST STREET ASSOCIATES</b>	
		Project number 19024	<h1>SITE</h1>
		Date 05.17.2019	
		Drawn by STM	
		Scale	

**LEGEND**

☒ WAREHOUSING

□ TENANT 06 - NB FITNESS CENTER



**MULROONEY**

architecture + design

51 Melcher Street Boston, MA 02210  
O 617.520.4950 M 617.792.6162

15 Guest Street (PDA No. 46 South Building)

15 GUEST STREET  
BOSTON, MA 02135

1ST FLOOR PLAN

NB GUEST STREET ASSOCIATES

Project number 19024

Date 05.20.2019

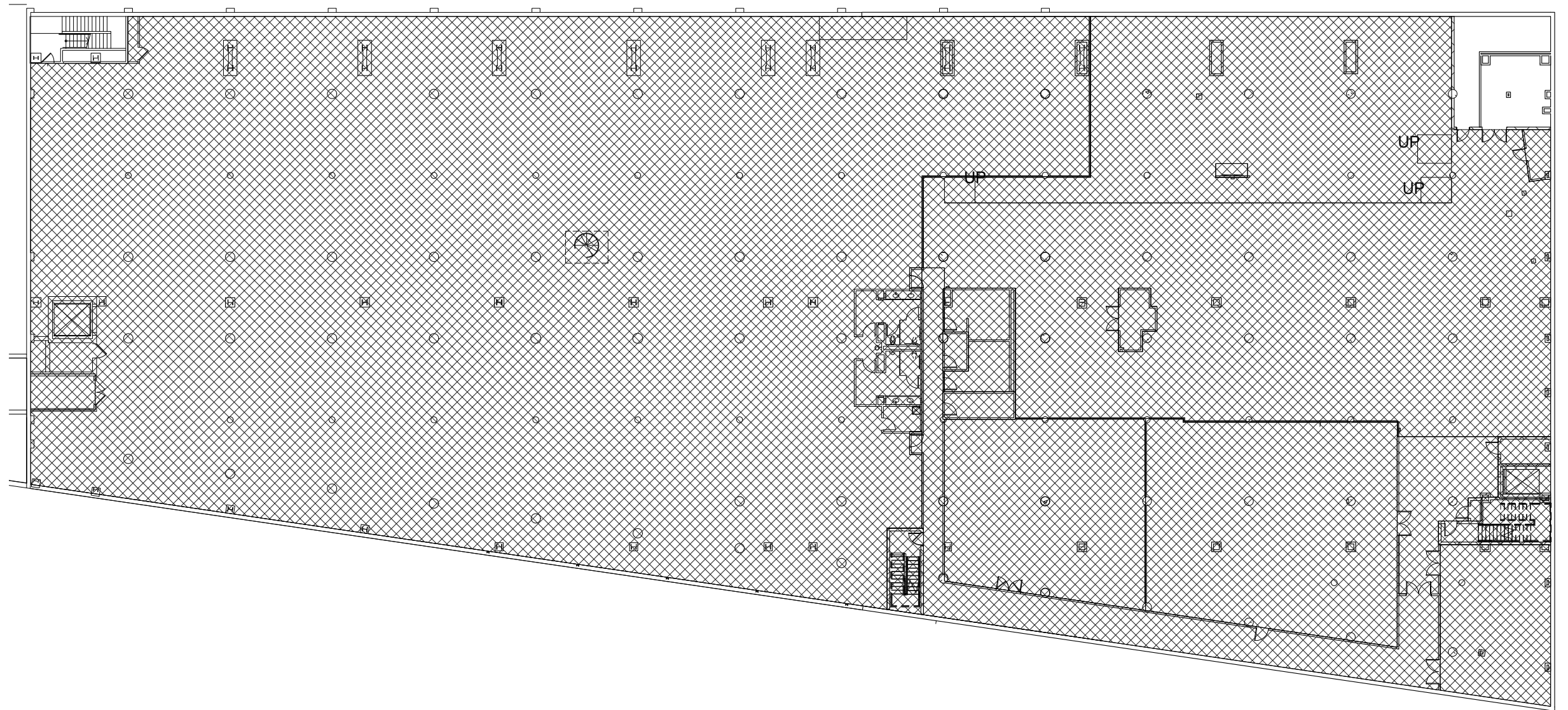
Drawn by STM

**1st FLOOR**

Scale 1" = 30'-0"

**LEGEND**

☒ WAREHOUSING



**MULROONEY**  
architecture + design  
51 Melcher Street Boston, MA 02210  
O 617.520.4950 M 617.792.6162

15 Guest Street (PDA No. 46 South Building)

15 GUEST STREET  
BOSTON, MA 02135

BASEMENT PLAN

NB GUEST STREET ASSOCIATES

Project number 19024

Date 05.20.2019

Drawn by STM

**BASEMENT**

Scale 1" = 30'-0"