

FIRST AMENDMENT TO THE AMENDED AND RESTATED DEVELOPMENT PLAN

FOR

THE SPORTS FACILITY PROJECT

WITHIN

PLANNED DEVELOPMENT AREA NO. 87

BOSTON LANDING

GUEST STREET, LIFE STREET AND ARTHUR STREET

BRIGHTON AREA OF BOSTON

DATED: _____, 2018

Reference is made to the Amended and Restated Development Plan for the Sports Facility Project within Planned Development Area No. 87, approved by the Boston Redevelopment Authority, doing business as the Boston Planning & Development Agency, on August 13, 2015, adopted by the Boston Zoning Commission on September 23, 2015 and effective on October 6, 2015 (the “Amended and Restated Development Plan”).

Capitalized words not defined herein shall be as defined in Article 2A of the Boston Zoning Code as in effect on the date hereof, and not as amended hereafter.

This First Amendment to the Amended and Restated Development Plan modifies the Amended and Restated Development Plan as set forth below:

(1) By deleting Section 5 of the Amended and Restated Development Plan, in its entirety, and replacing it with the following:

5. **General Description of Proposed Project and Uses.** The Sports Facility Project proposed the construction of one building, of up to 275,000 square feet of Floor Area, Gross, and up to 95 feet in Building Height, and may contain 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 BSL-3 or BSL-4 shall be permitted), Studio Production Use, Facility of Public Assembly Use, Entertainment Uses, Cultural Uses, Day Care Center Uses and sports uses such as locker rooms, concessions, fitness uses, yoga studio uses, track and field, hockey, basketball, skateboarding, rock-climbing, volleyball, lacrosse, soccer, baseball, tennis and any and all other sports and recreational uses of any sort, all of which would include any accessory, ancillary or incidental uses thereto, such square footage being exclusive of parking, loading, Retail Uses, Restaurant Uses and/or Service Uses, including, without limitation, Local Retail Business Uses, Take-out Restaurant Uses, Banking and Postal Uses, Bank Uses, Automatic Teller Machine Uses, Bar Uses, and Barber Shop or Beauty Shop Uses all of which would include any accessory, ancillary or incidental uses thereto. Up to 250 parking spaces at grade and above may be provided within the Proposed Project. The Proposed Project may also entail up to 27,500 square feet of Floor Area, Gross, devoted to Retail Uses, Restaurant Uses and/or Service uses, including, without limitation, Local Retail Business Uses,

Take-Out Restaurant Uses, Banking and Postal Uses, Bank Uses, Automatic Teller Machine Uses, Bar Uses, and Barber Shop or “Beauty Shop Uses.”

(2) By deleting Section 9 of the Amended and Restated Development Plan, in its entirety, and replacing it with the following:

9. **Density and Dimensions of Proposed Project.** The Sports Facility Project proposed the construction of one building, of up to 275,000 square feet of Floor Area, Gross, and up to 95 feet in Building Height, and may contain 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 BSL-3 or BSL-4 shall be permitted), Studio Production Use, Facility of Public Assembly Use, Entertainment Uses, Cultural Uses, Day Care Center Uses and sports uses such as locker rooms, concessions, fitness uses, yoga studio uses, track and field, hockey, basketball, skateboarding, rock-climbing, volleyball, lacrosse, soccer, baseball, tennis and any and all other sports and recreational uses of any sort, all of which would include any accessory, ancillary or incidental uses thereto, such square footage being exclusive of parking, loading, Retail Uses, Restaurant Uses and/or Service Uses, including, without limitation, Local Retail Business Uses, Take-out Restaurant Uses, Banking and Postal Uses, Bank Uses, Automatic Teller Machine Uses, Bar Uses, and Barber Shop or Beauty Shop Uses all of which would include any accessory, ancillary or incidental uses thereto. Up to 250 parking spaces at grade and above may be provided within the Proposed Project. The Proposed Project may also entail up to 27,500 square feet of Floor Area, Gross, devoted to Retail Uses, Restaurant Uses and/or Service uses, including, without limitation, Local Retail Business Uses, Take-Out Restaurant Uses, Banking and Postal Uses, Bank Uses, Automatic Teller Machine Uses, Bar Uses, and Barber Shop or Beauty Shop Uses.

(3) By deleting Section 13 of the Amended and Restated Development Plan, in its entirety, and replacing it with the following:

13. **Development Schedule.** It is the Proponent’s desire to commence construction of the Proposed Project in June 2019.