

FIRST AMENDMENT TO THE DEVELOPMENT PLAN
FOR
THE RESIDENTIAL PROJECT AT 125 GUEST STREET
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 Development Plan for the Residential Project within Planned Development Area No. 87, approved by the Boston Redevelopment Authority, now doing business as the Boston Planning & Development Agency, on March 17, 2016, adopted by the Boston Zoning Commission on April 13, 2016 and effective on April 19, 2016 (the "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 Development Plan modifies the Development Plan as set forth below:

(1) By deleting the second paragraph of Section 4 (a) of the Development Plan, in its entirety, and replacing it with the following:

The Proposed Project may also comprise up to 16,000 square feet of Floor Area, Gross of ground floor use that may include Restaurant Use, Retail Use, Service Use, Cultural Use, Banking Use, Barber Shop/Beauty Shop/Spa Use, and/or Take-Out Restaurant Use which uses are currently planned to front on Guest Street, Arthur Street and the future Hichborn Street Extension.

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

5. **General Description of Proposed Project and Uses.** The Proposed Project includes the construction of one building, of which up to 295,000 square feet of Floor Area, Gross will comprise up to 295 multi-family Dwelling Units, and up to 16,000 square feet of ground Floor Area, Gross may be devoted to Restaurant Use, Retail Use, Service Use, Cultural Use, Banking Use, Barber Shop/Beauty Shop/Spa Use, and/or Take-Out Restaurant Use which uses are currently planned to front on Guest Street, Arthur Street and the future Hichborn Street Extension. The above square footages are exclusive of space dedicated to parking and loading.

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

9. **Density and Dimensions of Proposed Project.** The Residential Project proposed the construction of one building, of which up to 295,000 square feet of Floor Area, Gross will contain up to 295 multi-family residential units, and up to an additional 16,000 square feet of Floor Area, Gross may contain ground floor Restaurant Use, Retail Use, Service Use, Cultural Use, Banking Use, Barber Shop/Beauty Shop/Spa Use, and/or Take-Out Restaurant Use which uses are currently planned to front on Guest Street, Arthur Street and the future Hichborn Street Extension. The building will be up to 198 feet in Building Height. In addition, up to 155 parking spaces will be provided at and above grade. The square footages referenced above are exclusive of the square footages allocable to parking and loading. The PDA Master Plan allows for up to 1,900 parking spaces in total.