

March 26, 2018

BY EMAIL AND HAND DELIVERY

Mr. Raul Duverge
Project Manager
Boston Planning and Development Agency (“BPDA”)
One City Hall Square, 9th Floor
Boston, MA 02201-1007

Re: First Amendment to Development Plan for Planned Development Area No. 110
Harrison Albany Block Project

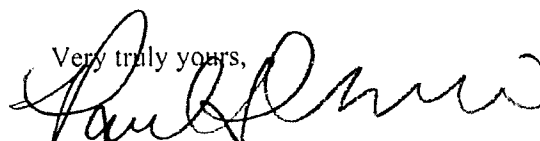
Dear Raul:

In accordance with Section 80C-5 of the Boston Zoning Code, and on behalf of MEPT/LMP Harrison/Albany Block LLC and MEPT/LMP Gambro Building LLC, we are pleased to enclose for filing 10 copies of a First Amendment to Development Plan for Planned Development Area No. 110 (the “Development Plan”) for the Harrison Albany Block Project (the “Project”) effective on April 20, 2017. In connection with this filing, please also find the following:

1. First Amendment to PDA Development Plan Fact Sheet (10 copies); and
2. Public Notice that the Proponent will place in the Boston Herald within the next five days, as required by Section 80A-2 of the Code.

This First Amendment is necessary to clarify the language in the Development Plan with respect to setbacks. As approved, the Development Plan does not specify from which point the required setbacks are to be measured. The First Amendment clarifies that, consistent with the plans attached to the Development Plan, all setbacks are to be measured from the property line. The design and uses of the Project will remain consistent with the Project as previously approved by the BPDA and Zoning Commission.

We look forward to working with you toward the BPDA Board’s approval of the First Amendment.

Very truly yours,

Paul D. Momnie

FACT SHEET

**FIRST AMENDMENT DEVELOPMENT PLAN FOR
PLANNED DEVELOPMENT AREA NO. 110**

HARRISON ALBANY BLOCK PROJECT

REQUESTED ACTIONS	The Proponent is requesting approval by the Boston Planning and Development Agency and the Boston Zoning Commission of a First Amendment (the “ <u>First Amendment</u> ”) to Development Plan for Planned Development Area No. 110 (the “ <u>PDA Development Plan</u> ”), in connection with the proposed Harrison Albany Block Development Project (the “ <u>Project</u> ”).
PROPONENT	MEPT/LMP Harrison/Albany Block LLC and MEPT/LMP Gambro Building LLC, collectively.
PDA SITE	The Project is to be located on an approximately 135,160-square-foot (3.1-acre) site generally bounded by Harrison Avenue, East Dedham Street, East Canton Street, and Albany Street in the South End Neighborhood, as more particularly described on <u>Exhibit A</u> hereto (the “ <u>PDA Site</u> ”).
EXISTING PDA DEVELOPMENT PLAN AND PROJECT DESCRIPTION	The PDA Development Plan became effective on April 20, 2017. As approved, the Project includes demolishing the buildings located at 75 East Dedham Street, 123 East Dedham Street, and 100 East Canton Street and constructing two new multifamily residential buildings, separated by a mid-block pedestrian corridor, atop an underground parking garage. The Project also contemplates demolition of an addition on the north side of 575 Albany to widen and extend an existing alley in order to create a service drive open to public travel that will connect East Canton Street to East Dedham Street. The remaining portion of 575 Albany Street will be renovated and will have additional floors constructed above the existing building. In a later phase, the Gambro Building will be renovated, increasing its footprint, and will have additional floors constructed above the existing building. The Project will also involve replacement and relocation of Andrews Street, a north-south midblock connector.
FIRST AMENDMENT TO PDA DEVELOPMENT PLAN	The First Amendment is necessary to clarify the language in the Development Plan with respect to setbacks. As approved, the Development Plan does not specify from which point the required setbacks are to be measured. The First Amendment clarifies that, consistent with the plans attached to the Development Plan, all setbacks are to be measured from the property line of the PDA Site (defined below). The design and uses of the Project will remain consistent with the Project as previously approved by the Boston Planning and Development Agency and Zoning Commission.

EXHIBIT A

PDA Site Description

The limits of the PDA Site are bounded and described as follows:

Parcel 1: Harrison Avenue, Parcel 54H

The land with the building located thereon at the corner of Harrison Avenue, East Dedham and East Canton Street, containing approximately 22,963 square feet and shown as "remaining land of the City of Boston" on a plan entitled "SUBDIVISION PLAN OF LAND IN BOSTON, MASS.: SUBDIVISION OF B.R.A. PARCEL NO. 54, DATED MAY 23, 1992 BY ANEPTK CORPORATION, 209 W. CENTRAL STREET, NATICK, MA 01760", recorded at the Suffolk County Registry of Deeds in Book 17546, Page 46, to which plan reference may be had for a particular description.

Parcel 2: 60-64-East Canton Street

A certain parcel of land situated in Boston, Suffolk County, Massachusetts, bounded and described as follows:

Beginning at a point of the Northeasterly side of East Canton Street, 140 feet from its intersection with the Southeasterly line of Harrison Avenue, thence running

NORTHWESTERLY on said line toward Harrison Avenue, seventy (70) feet; thence
NORTHEASTERLY at right angles with Northeasterly line of East Canton Street, sixty-two (62) feet; thence
SOUTHEASTERLY parallel with the line of East Canton Street, seventy (70) feet; and thence
SOUTHWESTERLY sixty-two (62) feet to the beginning.

See plan duly recorded with Suffolk Deeds, Book 931, Page 194.

Parcel 3: 68-70 East Canton Street

A certain parcel of land situated in Boston, being the estate numbered 68-70 East Canton Street, and bounded and described as follows:

Beginning at a point on the Northeasterly side of East Canton Street distant 140 feet Southeasterly from Harrison Avenue; and thence running

SOUTHEASTERLY on said East Canton Street, fifty (50) feet to a passageway twenty (20) feet wide, running from East Canton Street to Dedham Street; thence running
NORTHEASTERLY by said passageway, sixty-two and 33/100 (62.33) feet thence turning and running;
NORTHWESTERLY parallel with said East Canton Street, fifty (50) feet; and thence turning and running
SOUTHWESTERLY on a line parallel with said passageway, sixty-two and 33/100 (62.33) feet to the point of beginning.

Containing 3116.50 square feet of land according to the plan recorded with Suffolk Deeds, Book 931, Page 194.

Parcel 4: 5-13 Andrews Street and 77.77R-79 East Dedham Street

That certain parcel of land with the buildings thereon in the South End Urban Renewal Area known as Parcel 54G, located at the corner of Andrews Street and East Dedham Street, Boston, Massachusetts, now or formerly known as 5-13 Andrews Street and 77, 77R-79 East Dedham Street, containing approximately 8,276 square feet and bounded and described as follows:

Beginning at the intersection of the Southwesterly side of East Dedham Street and the Northwesterly side of Andrews Street; thence

SOUTHWESTERLY by Andrews Street one hundred thirty-seven and seven tenths (137.7') feet; thence
NORTHWESTERLY by land now or formerly of Ginsberg seventy-one (71') feet; thence
NORTHEASTERLY by land now or formerly of the City of Boston seventy-seven and seven tenths (77.7') feet; thence
SOUTHEASTERLY by land now or formerly of Sparks (75 East Dedham Street) and a passageway twenty-five (25') feet; thence
NORTHEASTERLY by said passageway to East Dedham Street sixty (60') feet; thence
SOUTHEASTERLY by East Dedham Street forty-six (46') feet to a point of beginning.

Said land being shown as Parcel 54G on a plan entitled "SUBDIVISION OF LAND IN BOSTON, MASS., being a subdivision of B.R.A. Parcel No. 54", scale 1"=20' dated May 23, 1992 by Aneptek Corporation, recorded at Suffolk County Registry of Deeds on June 16, 1992.

Parcel 5: 575 Albany Street, 100 East Canton Street

The land situated in the City of Boston, Suffolk County, Commonwealth of Massachusetts, being shown as Parcel No. 1 on a plan entitled: "Plan of Land in Boston, Massachusetts", dated December 27, 2005, prepared by Vanasse Hangen Brustlin, Inc., and recorded with Suffolk County Registry of Deeds as Plan No. 25 of 2006.

There is included within such Parcel a lot of registered land as shown on Land Court Plan 1374-A.

75 E. Dedham Street Parcel

The land with the buildings thereon in Boston, on the southerly side of East Dedham Street, bounded and described as follows:

Beginning at a point on the southerly side of East Dedham Street one hundred forty (140) feet from the corner of said street and Harrison Avenue, thence running

EASTERLY	on said Dedham Street, twenty (20) feet; thence
SOUTHERLY and running (20) feet;	on land now or formerly of the City of Boston, sixty (60) feet; thence turning parallel with East Dedham Street on land now or formerly of Wilbur, twenty thence turning at a right angle and running
NORTHERLY	on land now or formerly of Wilbur, sixty (60) feet to the point of beginning.

BOSTON REDEVELOPMENT AUTHORITY
FIRST AMENDMENT TO DEVELOPMENT PLAN
FOR
PLANNED DEVELOPMENT AREA NO. 110
HARRISON ALBANY BLOCK DEVELOPMENT
SOUTH END, BOSTON

Dated: April __, 2018

Pursuant to Section 3-1A and Article 80C of the City of Boston Zoning Code (the “Code”), this constitutes the First Amendment to the Development Plan for Planned Development Area No. 110, Harrison Albany Block Development, South End (the “First Amendment”). MEPT/LMP Harrison/Albany Block LLC and MEPT/LMP Gambro Building LLC (together the “Developer”) filed the Development Plan for Planned Development Area No. 110, Harrison Albany Block Development, South End (the “Development Plan”) with the Boston Redevelopment Authority, doing business as the Boston Planning & Development Agency (the “BRA”), in connection with the Harrison Albany Block Project (the “Project”) located on the property shown on Exhibit A to the Development Plan (the “Project Site”). By a vote taken on March 2, 2017, the BRA approved the Development Plan and Map Amendment No. 628 (the “Map Amendment”) establishing Planned Development Area No. 110 on the Project Site. On April 12, 2017, the Zoning Commission of the City of Boston (the “Commission”) approved the Development Plan and the Map Amendment, which became effective on April 20, 2017.

This First Amendment, as set forth below, amends the Development Plan to clarify that the setback requirements set forth therein are measured from the property line of the Project Site. Capitalized terms used but not defined in this First Amendment, shall have the meanings set forth in the Development Plan.

The Development Plan is hereby amended as follows:

1. Paragraph 7 under the Heading “Location, Appearance and Proposed Dimensions of Structures and Proposed Density” is deleted in its entirety and replaced with the following:

Along East Canton Street, the Gambro Building, Building A and Building B will be set back 10 feet from the property line up to a height of 70 feet, and will be set back 20 feet from the property line above a height of 70 feet.

2. Pursuant to Section 80C-9 of the Code, and in accordance with a vote taken by the BRA Board on March 2, 2017, upon the issuance of one or more Certifications of

Consistency or Partial Certifications of Consistency for any portion of the Project, the same shall be deemed to be in compliance with the dimensional, density and use requirements of the Code to the extent that such requirements are addressed in the Development Plan, as amended by this First Amendment.

3. Except as amended by this First Amendment, the Development Plan remains unmodified and in full force and effect.

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