



November 25, 2015

VIA ELECTRONIC MAIL  
Brian P. Golden, Director  
Boston Redevelopment Authority  
One City Hall Plaza  
Boston, Massachusetts 02201

Re: The Residences at 125 Guest Street, Boston Landing – Submission Letter

Dear Director Golden:

On behalf of NB Development Group and the HYM Investment Group (together, the “Proponent”) please accept this letter anticipating the submission of the next phase of the Boston Landing Master Plan Project detailed in the Expanded Project Notification Form for the Residences at 125 Guest Street (the “Proposed Project”) in accordance with Article 80B, Large Project Review of the Boston Zoning Code.

The Master Plan for Planned Development Area No. 87, Boston Landing, was approved by the Boston Redevelopment Authority (the “BRA” or the “Authority”) on June 12, 2012, adopted by the Boston Zoning Commission (the “BZC”) as well as Map Amendment No. 549 on July 11, 2012, both effective on July 12, 2012 (the “Original Master Plan”). The Master Plan has been amended four (4) times:

- The First Amendment, approved by the BRA on September 13, 2012, adopted by the BZC on October 10, 2012, made corrections to language contained in the Original Master Plan by identifying the “Single Office Project” as a stand-alone project; specifying the location of above vs. below grade parking; correcting the total number of Proposed Projects from four to five; and adjusting the projects FAR.
- The Second Amendment, approved by the BRA on October 17, 2013, adopted by the BZC on November 20, 2013, changed the name of the development from “New Brighton Landing” to “Boston Landing”; modified the total land area of Boston Landing for street and roadway connections; and included new uses into the Boston Landing project.
- Third Amendment approved by the BRA on August 14, 2014, adopted by the BZC on September 3, 2014, added additional land to the Boston Landing project with the inclusion of 125 Guest Street; moved square footage associated with a sports use to the north side of Guest Street to allow for the construction of a new ice arena; reduced the square footage associated with a sports use on the south side of Guest Street; added a residential use up to 295,000 square feet of floor area, Gross and up to 198 feet in height to the 125 Guest Street site; and removed the “fitness use”.

- Fourth Amendment approved by the BRA on August 13, 2015, scheduled to be adopted by the BZC on December 9, 2015, added additional land, approximately 12,715 square feet, to the Boston Landing project area.

Concurrent to the above Master Plan Amendments there have been Development Plan approvals outlining the specific parameters of the entitled development sites of the Boston Landing Project.

The Proposed Project is an approximately 311,000 square foot primarily residential building that includes approximately 295 residential units and approximately 16,000 square feet of retail space at the ground level. There will be approximately 39,000 square feet of residential amenity spaces. The residential units will be a variety of sizes to meet a number of different needs, and will include studio, one-bedroom, two-bedroom and three-bedroom units. The Proposed Project will include one level of at-grade parking and one level of above grade parking for a total of approximately 155 parking spaces, which will all be dedicated to residents. The parking garage will also include secured, covered storage for approximately 300 resident bicycles.

As we've done throughout the different permitting phases for the Boston Landing Project, we look forward to a transparent and robust dialogue with our established Impact Advisory Group ("IAG"), the Allston Brighton community as a whole and of course, with you and your staff at the Authority.

Sincerely,



James M. Halliday  
Managing Director  
NB Development Group, LLC.

Cc: Heather Campisano, BRA  
Jonathan Greeley, BRA  
David Carlson, BRA  
Casey Hines, BRA  
Keith Craig, NB Development Group, LLC.  
Jay Rourke, NB Development Group, LLC.  
Tom O'Brien, HYM Investment Group, LLC.  
David Bracken, HYM Investment Group, LLC.