

FDL APPROVAL: 9/13/12  
ZC APPROVAL: 10/10/12  
EFFECTIVE: 10/14/12

**FIRST AMENDMENT TO MASTER PLAN**  
**FOR**  
**PLANNED DEVELOPMENT AREA NO. 87**  
**NEW BRIGHTON LANDING**  
**GUEST STREET AND LIFE STREET**  
**BRIGHTON LANDING AREA OF BOSTON**

**DATED: September 13, 2012**

Reference is made to the Master Plan for Planned Development Area No. 87 (the "Master Plan"), approved by the Boston Redevelopment Authority on June 12, 2012, adopted by the Boston Zoning Commission on July 11, 2012 as well as Map Amendment No. 549, both effective on July 12, 2012.

Capitalized words not defined herein shall have the meanings ascribed to them in the Master Plan.

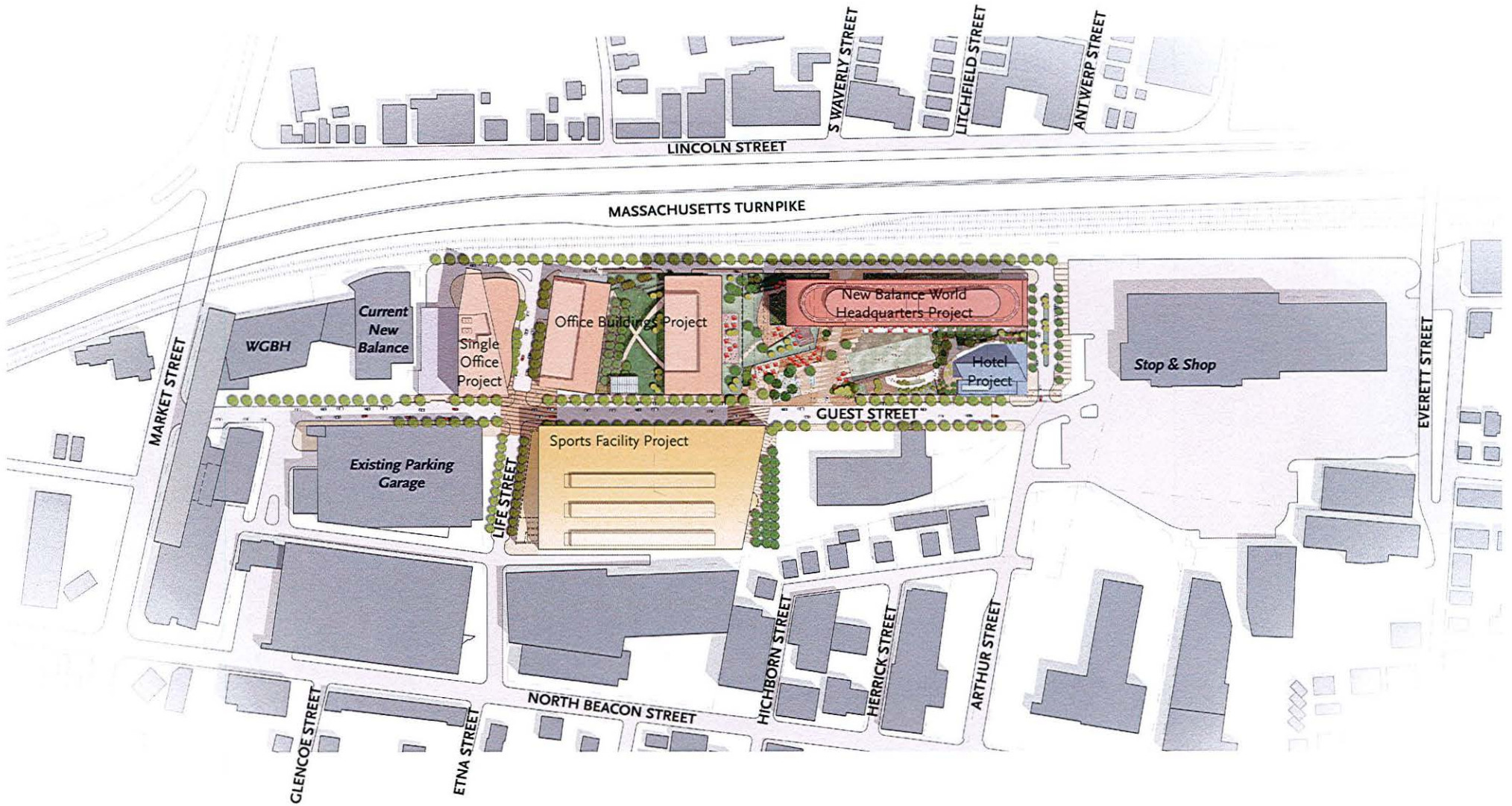
This First Amendment to Master Plan is intended to modify the Master Plan in the manner set forth below:

- (1) By changing the word "four" to "five" on the first line of the fourth paragraph in Section 1.
- (2) By adding the words "and Clinic Use (but not to establish a Hospital or Institutional Use)" after the words "Office Use" in subsection (ii) in the fourth paragraph of Section 1.
- (3) By deleting the language in subsection (iv) in the fourth paragraph of Section 1 and replacing it with: "a Sports Facility Use, Office use and Clinic Use, (but not to establish a Hospital or Institutional Use), with accessory parking loading, Restaurant Use, Retail Use and Service Use (the "Sports Facility Project")."
- (4) By removing the period after the words "Sports Facility Project" in the first sentence of the fourth paragraph in Section 1, replacing it with a comma, and adding "(v) a single Office Use building with accessory parking, Retail Use, Restaurant Use and Service Use (the "Single Office Project")."
- (5) By replacing the number "four (4)" with the number "five (5)" in each of the three places where it appears in the first paragraph of Section 4.
- (6) By deleting the words "one or more" in Section 4(c) and replacing them with "up to two".
- (7) By adding the words "clinic use (but not to establish a Hospital or Institutional Use)" after the words "office use" in Section 4(c).
- (8) By deleting the number "650,000" in Section 4(c) and replacing it with "500,000."

- (9) By adding the words “Clinic Use (but not to establish a Hospital or Institutional Use)” followed by a comma, before the words “Office Uses” in Section 4(d).
- (10) By adding a new Section 4(e), as follows:  
“Single Office Project. The future Single Office Project will entail the construction of a building for Office Use and Clinic Use (but not to establish a Hospital or Institutional Use), with accessory parking and loading, containing up to 150,000 square feet, exclusive of areas dedicated for parking and loading and exclusive of areas devoted to Retail Use, Restaurant Use and Service Use. This Proposed Project is contemplated to be located westerly of the Office Buildings Project.”
- (11) By deleting the number “four (4)” in Section 5 and replacing it with “five (5).”
- (12) By adding the words “Clinic Uses (but not to establish a Hospital or Institutional Use)” followed by a comma after the words “Office Uses” in Section 5.
- (13) By deleting the number “650,000” in the second paragraph in Section 8, and replacing it with “500,000.”
- (14) By adding a new paragraph in Section 8 after the fourth paragraph thereof, as follows:  
“The future Single Office Project will contain up to 150,000 square feet of Floor Area, Gross, exclusive of areas dedicated to Retail Use, Restaurant Use and Service Use and for parking and loading, and will not exceed a Building Height of 165 feet.”
- (15) By adding a comma and the words “the Single Office Project” after the words “the Sports Facility Project” in the sixth paragraph in Section 8.
- (16) By deleting the number “380,000” in the second to last paragraph of Section 8 and replacing it with “395,000.”
- (17) By deleting the word “below” on the last line of the second to last paragraph of Section 8 and replacing it with “above.”
- (18) By deleting the last paragraph of Section 8 and replacing it with the following:  
“Based upon a total maximum Floor Area, Gross of up to 1,845,000 square feet for the Proposed Projects, the Retail Use, Restaurant Use and Service Use, and the above-grade parking and loading facilities encompassing up to 395,000 square feet, and approximately 13.98 acres (approximately 608,969 square feet) of land comprising New Brighton Landing, the maximum Floor Area Ratio for the Proposed Project is 3.03.”
- (19) By deleting the number “4” in Section 9 and replacing it with “5.”
- (20) By deleting Exhibit D attached to the Master Plan and replacing it with the Exhibit D attached hereto, depicting five (5) Proposed Projects.

**Exhibit D**

**Conceptual Site Plan of the Proposed Projects**



First Amendment to Master Plan for Planned  
Development Area No. 87, New Brighton  
Landing


Boston Redevelopment Authority

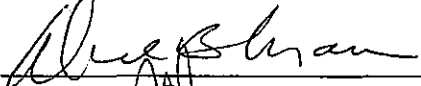
FIRST AMENDMENT TO MASTER PLAN FOR PLANNED DEVELOPMENT  
AREA NO. 87, NEW BRIGHTON LANDING, BRIGHTON


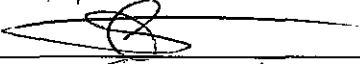
The Zoning Commission of the City of Boston, acting under Chapter 665 of the Acts of 1956, as amended, after due report, notice and hearing, does hereby approve the First Amendment to Master Plan for Planned Development Area No.87, New Brighton Landing, dated September 13, 2012, and approved by the Boston Redevelopment Authority on September 13, 2012.

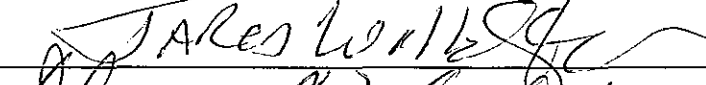
Said First Amendment amends "Master Plan for Planned Development Area No. 87, New Brighton Landing," approved by the Authority on June 12, 2012, and approved by the Zoning Commission on July 11, 2012, effective, July 12, 2012. Planned Development Area No. 87 was designated on "Map 7A/7B/7C/7D, Allston-Brighton Neighborhood District" and "Map 7B/7D, Allston-Brighton Neighborhood District" of the series of maps entitled "Zoning Districts City of Boston" dated August 15, 1962, as amended, by Map Amendment No. 549, adopted by the Zoning Commission on July 11, 2012, effective July 12, 2012.

First Amendment to Master Plan for Planned Development Area No. 87, New Brighton  
landing, Brighton

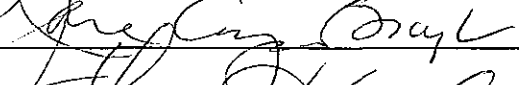
  
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Chairman

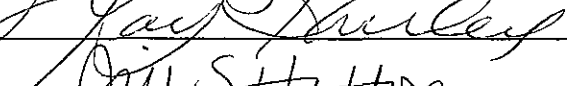
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Vice Chairman  


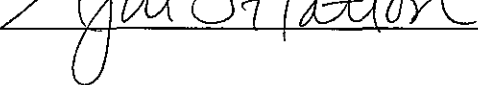
  
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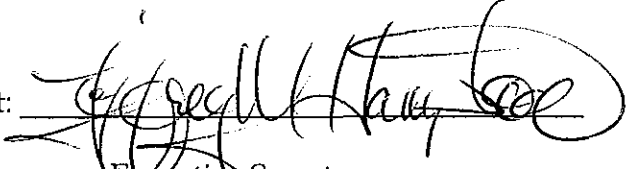







In Zoning Commission

Adopted: October 10, 2012

Attest:   
Executive Secretary

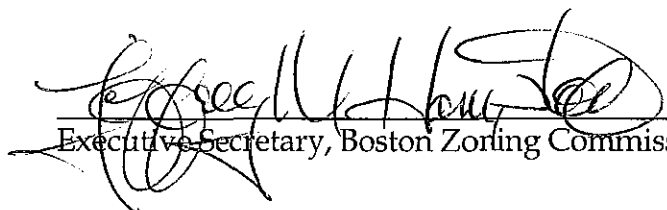
First Amendment to Master Plan for Planned Development Area No. 87, New Brighton  
Landing, Brighton

  
\_\_\_\_\_  
Mayor, City of Boston

Date: 10/14/12

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The foregoing First Amendment, was presented to the Mayor on OCTOBER 11, 2012,  
and was signed by him on OCTOBER 14, 2012, whereupon it became effective on  
OCTOBER 14, 2012, in accordance with Section 3 of Chapter 665 of the Acts of 1956, as  
amended.

Attest:

  
\_\_\_\_\_  
Executive Secretary, Boston Zoning Commission

**FIRST AMENDMENT  
TO  
FACT SHEET FOR  
MASTER PLAN  
FOR  
PLANNED DEVELOPMENT AREA NO. 87  
NEW BRIGHTON LANDING  
GUEST STREET AND LIFE STREET  
BRIGHTON LANDING AREA OF BOSTON**

**DATED: SEPTEMBER 13, 2012**

- I. Proponent:** New Brighton Landing LLC., a Massachusetts limited liability company
- II. Location of Proposed Projects** The Planned Development Area (the “PDA Site”) is comprised of approximately 13.98 acres (about 608,969 square feet) of land known as and numbered 38-180 Guest Street, 77 Guest Street and two (2) vacant lots (the “Vacant Lots”), all of which are located in the Brighton Section of Boston, Massachusetts. 38-180 Guest Street comprises about 9.718 acres and is located on the northerly side of Guest Street, and 77 Guest Street and the Vacant Lots comprise about 4.262 acres and are located on the southerly side of Guest Street and the easterly side of Life Street.
- The legal description of the PDA Site is more particularly described in Exhibit A, which is attached to the Master Plan for Planned Development Area No. 87.
- III. The Proposed Projects** The Proponent proposes the future development of five new building projects to enable New Balance Athletic Shoe, Inc. to create a new location for its world headquarters, while at the same time creating other uses complimentary and compatible not only to its headquarters, but also to the surrounding area, as well. The five future proposed projects (each, a “Future Proposed Project” and collectively, the “Future Proposed Projects”) are described



conceptually below, and will be the subject of one or more development plans to be submitted at a later date.

(a) **New Balance World Headquarters Project.** The New Balance World Headquarters Project entails the construction of a new office building to house New Balance employees, managers and officers, and which may also contain uses such as Restaurant Use, Retail Use and Service Use, containing up to 250,000 square feet, exclusive of areas dedicated for parking and loading, and areas devoted to Restaurant Use, Retail Use and Service Use. The New Balance World Headquarters Project will be occupied by New Balance for its world headquarters. Currently, this Future Proposed Project is contemplated to be located on the northerly side of Guest Street and on the most easterly portion of the site. The Building Height will not exceed 130 feet.

(b) **Hotel Project.** The Hotel Project entails the new construction of a building for hotel use, which may also contain other uses and amenities such as Restaurant Use, Retail Use and Service Use. This Future Proposed Project is expected to comprise about 175 hotel rooms and suites in an up to 140,000 square foot building, exclusive of areas dedicated for parking and loading, and areas devoted to Restaurant Use, Retail Use and Service Use. Currently, this Future Proposed Project is contemplated to be located southerly of and next to the New Balance World Headquarters Project. The Building Height will not exceed 205 feet.

(c) **Office Buildings Project.** The Office Buildings Project entails the construction of up to two buildings for Office Use and Clinic Use (but not to establish a Hospital or Institutional Use) containing, in the aggregate, up to 500,000 square feet, exclusive of areas dedicated for parking and loading, and areas devoted to Restaurant Use, Retail Use and Service Use. This Future Proposed Project may also include Retail Use, Restaurant Use and Service Use. Currently, this Future Proposed Project is contemplated to be located westerly of the New Balance World Headquarters Project and the Hotel Project. The Building Height will not exceed 165 feet.

(d) **Sports Facility Project.** The Sports Facility Project entails the construction of a new building on the southerly side of Guest Street to house a variety of sports activities. The Sports Facility may contain venues for basketball, tennis, ice hockey, general recreation, track and field, and a fitness/health and wellness facility. In addition, this Project may also contain Office Use, Clinic Use, (but not to establish a Hospital or Institutional Use) Restaurant Use, Retail Use and Service Use. This Future Proposed

Project is expected to comprise up to 345,000 square feet, exclusive of areas dedicated for parking and loading, and areas devoted to Restaurant Use, Retail Use and Service Use. The Building Height will not exceed 95 feet.

(e) **The Single Office Project.** The Single Office Project will entail the construction of a building for Office Use and Clinic Use (but not to establish a Hospital or Institutional Use), with accessory parking and loading, containing up to 150,000 square feet, exclusive of areas dedicated for parking and loading and exclusive of areas devoted to Retail Use, Restaurant Use and Service Use. This Proposed Project is contemplated to be located westerly of the Office Buildings Project.

The Restaurant Use, Retail Use and Service Use referenced above, which will be disbursed among the five Future Proposed Projects, will contain, in the aggregate, up to 65,000 square feet.

The square footage of the parking and loading areas intended to service the Proposed Projects will be up to 775,000 square feet, and up to 395,000 square feet of the parking and loading areas will be located above grade.

### **III. The Future Benefits**

**Public Benefits.** The Future Proposed Projects are expected to provide the following benefits:

- (a) Each of the Future Proposed Projects will have a design that responds favorably to each of the other Future Proposed Projects, as well as being sensitive and responsive to its surrounding context;
- (b) Each of the Future Proposed Projects will minimize environmental impacts, and will create considerably more usable open space than currently exists;
- (c) The Future Proposed Projects will provide considerably more real estate tax revenue for the City of Boston;
- (d) The Future Proposed Projects will create better internal circulation in the immediate neighborhood and better access and egress from nearby streets;
- (e) The future Sports Facility Project will provide opportunities for its use by the residential population;

- (f) The Future Proposed Projects include open space which will be available to the general public, and may include amenities such as an amphitheater and a recreational outdoor skating rink;
- (g) The Future Proposed Projects will generate substantial housing linkage funds and jobs linkage funds for the City of Boston;
- (h) The Future Proposed Projects will represent a more orderly and coordinated master development than could be accomplished by more than one developer of the site;
- (i) The Future Proposed Projects establish an anchor for renewed activity along the Guest Street and Life Street corridors;
- (j) The Future Proposed Projects will create new signature LEED-certifiable buildings along the spines of the Massachusetts Turnpike and Guest Street;
- (k) The Future Proposed Projects will create approximately 400 full-time construction jobs, approximately 600 peak construction jobs and approximately 3,000 permanent new jobs;
- (l) The Future Proposed Projects will expand the diversity of uses in the Brighton Landing area to insure long-term activity and vitality; and
- (m) The Future Proposed Projects will expand the critical mass of Class A space in the Brighton Landing area.