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June 7, 2019

**VIA HAND DELIVERY**

Brian P. Golden, Director  
Boston Planning and Development Agency  
Boston City Hall  
One City Hall Square, 9th Floor  
Boston, MA 02201

**Re: Planned Development Area No. 46 - Brighton Landing  
Notice of Project Change**

Dear Director Golden:

This Notice of Project Change (“NPC”) is being submitted on behalf of NB Guest Street Associates, LLC (the “Proponent”) under Article 80B, Large Project Review, of the Boston Zoning Code (the “Code”), to inform you of certain proposed minor changes to the Current PDA Plan (defined below) for Planned Development Area No. 46, Brighton Landing (“PDA No. 46”). This notification is made in accordance with the provisions of Section 80A-6 of the Code which requires that an applicant notify the Boston Planning and Development Agency (“BPDA”) of any “material change” in a proposed project or project phase and any lapse of time. The purpose of this letter is to (a) describe the proposed modification of the language contained in the Current PDA Plan to allow Warehousing Use, as defined in Article 2A of the Code, in certain areas of the basement and first floor of the South Building at 15 Guest Street, and (b) to request that the Director determine that this modification does not represent a material change, that this modification will not result in any significantly increased impacts from the Brighton Landing development located within PDA No. 46, and, accordingly, that no further review is required under Section 80A-6 on account of the proposed modification.

The Development Plan for PDA No. 46, Brighton Landing, dated February 25, 1999, was approved by the Boston Redevelopment Authority, now doing business as the Boston Planning & Development Agency (the “BRA”), on February 25, 1999 and by the Boston Zoning Commission (the “BZC”) on March 24, 1999, which became effective on March 26, 1999 (the “Original PDA Plan”). The Original PDA Plan was amended by (a) a First Amendment to Development Plan for Planned Development Area No. 46, Brighton Landing, dated September 29, 2004, approved by the BRA on December 21, 2004 and by the BZC on January 19, 2005, which became effective on January 19, 2005 (the “First PDA Plan Amendment”), (b) a Second Amendment to Development Plan for Planned Development Area No. 46, Brighton Landing, dated October 18, 2012, approved by the BRA on October 18, 2012, and by the BZC on November 14, 2012, which became effective on November 16, 2012 (the “Second PDA Plan Amendment”), (c) a Third Amendment to Development Plan for Planned Development Area No. 46, Brighton Landing, dated June 13, 2013, approved by the BRA on June 13, 2013 and by BZC on July 10, 2013, which became effective on July 10, 2013 (the “Third PDA Plan

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Amendment”), (d) a Fourth Amendment to Development Plan for Planned Development Area No. 46, Brighton Landing, approved by the BRA on October 17, 2013 and by the BZC on November 20, 2013, which became effective on November 21, 2013 (the “Fourth PDA Plan Amendment”), and (e) a Fifth Amendment to Development Plan for Planned Development Area No. 46, Brighton Landing, dated August 13, 2015, approved by the BRA on August 13, 2015 and by the BZC on September 23, 2015, which became effective on October 6, 2015 (the “Fifth PDA Plan Amendment,” and together with the First PDA Plan Amendment, the Second PDA Plan Amendment, the Third PDA Plan Amendment, the Fourth PDA Plan Amendment and the Original PDA Plan, the “Current PDA Plan”).

The Original PDA Plan approved the construction of Brighton Landing, 10 Guest Street (now occupied by WGBH Educational Foundation (“WGBH”) and other third party tenants), 20 Guest Street (as of September 3, 2015, the former New Balance World Headquarters Building) and 15 Guest Street (the Brighton Landing Parking Garage (the “Garage”) and associated retail (collectively, the “South Building”). The First PDA Plan Amendment was approved to allow WGBH to add adjacent land as a part of Planned Development Area No. 46, and to allow for the development of a new headquarters facility for WGBH (the “WGBH Headquarters”) to be located at One Guest Street in Brighton. The WGBH Headquarters has been developed and is currently occupied by WGBH. The Second PDA Plan Amendment expanded the permissible uses allowed in the South Building and the East Building, and it also confirmed that a fitness center may be located on the ground floor of the South Building. The Third PDA Plan Amendment was approved to allow the Proponent to enclose the existing fifth level on the Garage, to allow the Proponent to add a sixth level to the Garage, and to allow the Proponent to modify and enhance the façade of the Garage. The Fourth PDA Plan Amendment added adjacent land (the “Additional Land”) as part of Planned Development Area No. 46. This Additional Land resulted from the discontinuance, as a public way, of a portion of Life Street by the Public Improvement Commission. The Fourth PDA Plan Amendment also authorized the Proponent to construct a new Garage lobby, two new elevators and the extension and improvements of an existing stairwell, all to be located in the northeasterly portion of the Garage at the corner of Guest Street and Life Street. The Fourth PDA Plan Amendment also authorized the extension of two other existing stairwells, as well as capital improvements to the existing elevator core on the northwesterly portion of the Garage. The Fifth PDA Plan Amendment allowed certain uses on the first level and basement level of the South Building, and it amended language relating to the shared usage of the Garage.

The Proponent is currently seeking approval to amend the Current PDA Plan to allow Warehousing Use, as defined in Article 2A of the Code, within that portion of the basement level and first level of the South Building as shown on plans attached hereto. Such modification is detailed in the Sixth Amendment to Development Plan for Planned Development Area No. 46, Brighton Landing, which the Proponent has filed with BPDA. The Sixth Amendment seeks to harmonize the Current PDA Plan with warehousing and storage uses authorized since 2001 in the basement and first floor of the South Building.

Based on the foregoing, the Proponent respectfully requests that the BPDA determine that the proposed amendment described above will not significantly increase the impacts of the Brighton Landing development within the scope of the required review, and that no further review is required




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under Article 80B of the Code. Enclosed is a letter from WGBH expressing its consent and support for the Sixth Amendment to Development Plan for Planned Development Area No. 46, Brighton Landing.

Thank you very much for your consideration. Please feel free to contact me with any questions or concerns.

Sincerely,

*Lawrence E. Kaplan* 

Lawrence E. Kaplan

Enclosures

cc: James M. Halliday, Managing Director  
Keith Craig, NBDG

**WGBH**  
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June 5, 2019

Brian Golden, Director  
Boston Planning & Development Agency  
City Hall Plaza, 9<sup>th</sup> Floor  
Boston, MA 02201

NB Guest Street Associates, LLC  
100 Guest Street  
Boston, MA 02135

**Re: Planned Development Area No. 46 – Brighton Landing  
Sixth Amendment to the Development Plan**

To Whom This May Concern:

WGBH Educational Foundation, a Massachusetts nonprofit and charitable corporation (“WGBH”), is writing to express its consent and support for the Sixth Amendment to the Development Plan for Planned Development Area No. 46 (“PDA No. 46”) to allow Warehousing Use in certain areas of the basement and ground floor of the South Building Unit (15 Guest Street) contained within the Brighton Landing Condominium located in Brighton. The Sixth Amendment is being proposed by NB Guest Street Associates, LLC (“NB Guest”).

The Brighton Landing Condominium contains three buildings (the East Building, the West Building and the South Building) and three units (the East Unit, the West Unit and the South Unit). WGBH owns the West Unit and NB Guest owns the East Unit and the South Unit. The South Building contains the South Unit and the Garage, which is a common element of the Condominium.

WGBH agrees that the proposed Sixth Amendment is consistent with the overall goals of PDA No. 46 and supports its approval.

Sincerely,

WGBH Educational Foundation

By: 

Name: IRVIN A. ALEXANDER, III

Title: CFO

