

**FIRST AMENDMENT TO THE MASTER PLAN FOR
PLANNED DEVELOPMENT AREA NO. 128**

L Street Station Redevelopment

776 Summer Street, Boston

Dated: [September 27, 2024]

Introduction

In accordance with Section 3-1A and Article 80C-3 of the Boston Zoning Code (the “**Code**”), this First Amendment to the Master Plan for Planned Development Area No. 128 (this “**Amendment**”) proposes certain modifications to Planned Development Area No. 128 and that certain Master Plan for Planned Development Area No. 128 approved by the Boston Redevelopment Authority d/b/a Boston Planning and Development Agency (the “**BPDA**”) on January 14, 2021 and adopted by the Boston Zoning Commission (the “**BZC**”) on February 10, 2021 (collectively, the “**Original Master Plan**”). This Amendment sets forth information regarding a project located in the South Boston neighborhood of the City of Boston (the “**Proposed Project**”). Upon approval of this Amendment, the Original Master Plan, together with this Amendment, shall constitute the Master Plan for Planned Development Area No. 128, and are collectively referred to herein as the “**PDA Master Plan**”. Capitalized terms used but not otherwise defined herein shall have the meanings set forth in the Original Master Plan.

The PDA Master Plan (i) sets forth a statement of the redevelopment concept for the PDA Area, including the planning objectives and character of the redevelopment, the proposed uses of the area, the range of dimensional requirements contemplated for the Proposed Project, and the potential phasing of construction, which shall be market-dependent, and (ii) provides for one or more Planned Development Area Development Plans (as defined in the Zoning Code; each such plan, a “**PDA Development Plan**”) to be submitted providing more specific information about the elements of the Proposed Project and components thereof.

This Amendment hereby modifies the permitted uses of certain Project Components of the Proposed Project, revises the maximum Gross Floor Area and maximum Building Height of certain Project Components, and makes certain other changes as set forth herein. Except as amended hereby, the provisions of the Original Master Plan are ratified and affirmed and shall not be affected by this Amendment. In the event of any conflict between this Amendment and the Original Master Plan, this Amendment shall govern.

1. **Proposed Uses.** The Primary Uses of Block A and Block C as set forth in the Original Master Plan are hereby amended as follows:

Block A:

- Residential Uses

Block C:

- Residential Uses
- Office Uses
- Research and Development Uses

2. **Gross Floor Area.** As amended by this Amendment, the total redevelopment program for this PDA Master Plan shall not exceed a maximum of approximately [1.83] million square feet of Gross Floor Area (as defined in the Zoning Code), of which no more than [1.78] million square feet may be used for uses other than parking. The specific Gross Floor Area of each building within the Proposed Project will be presented in the PDA Development Plan(s) governing the Block or Blocks upon which such building will be constructed. The information presented below represents the maximum Gross Floor Area (exclusive of all parking areas) that is anticipated to apply to each Block in the applicable PDA Development Plan(s) for such Block.

Block	Maximum Gross Floor Area (SF)
A	[185,500]
B	[200,000]
C	[350,000]
D	265,000
E	[240,000]
F	374,000
1898 Turbine Hall	[50,000]
Edison Turbine Halls	115,500

3. **Building Height and Building Setbacks.** Exhibit H of the Original Master Plan is hereby deleted in the entirety and replaced therewith “Replacement Exhibit H” attached hereto. Wherever Exhibit H is used in the PDA Master Plan, it shall mean Replacement Exhibit H.

The specific building height (as defined in the Zoning Code) of each building within the Proposed Project will be presented in the PDA Development Plan(s) governing the Block or Blocks upon which such building will be constructed. Building height in the PDA Area shall be measured from the ground floor lobby level. The anticipated maximum height for certain Blocks as set forth in the Original Master Plan are modified as follows:

Block	Maximum Height (feet)
A	[84]
B	[110] (see note 1 below)
C	[160] (see note 1 below)

Note 1: For Blocks B and C, the building height shall not exceed 72 feet within the area of each Block that is 50 feet setback from the building façade along East 1st Street.

4. **Admin Building**. All references to the Admin Building in the Original Master Plan are hereby deleted.

Attachments

Replacement Exhibit H – Building Height and Setback Plan

Replacement Exhibit H

Building Height and Setback Plan

[See attached plan – one sheet]

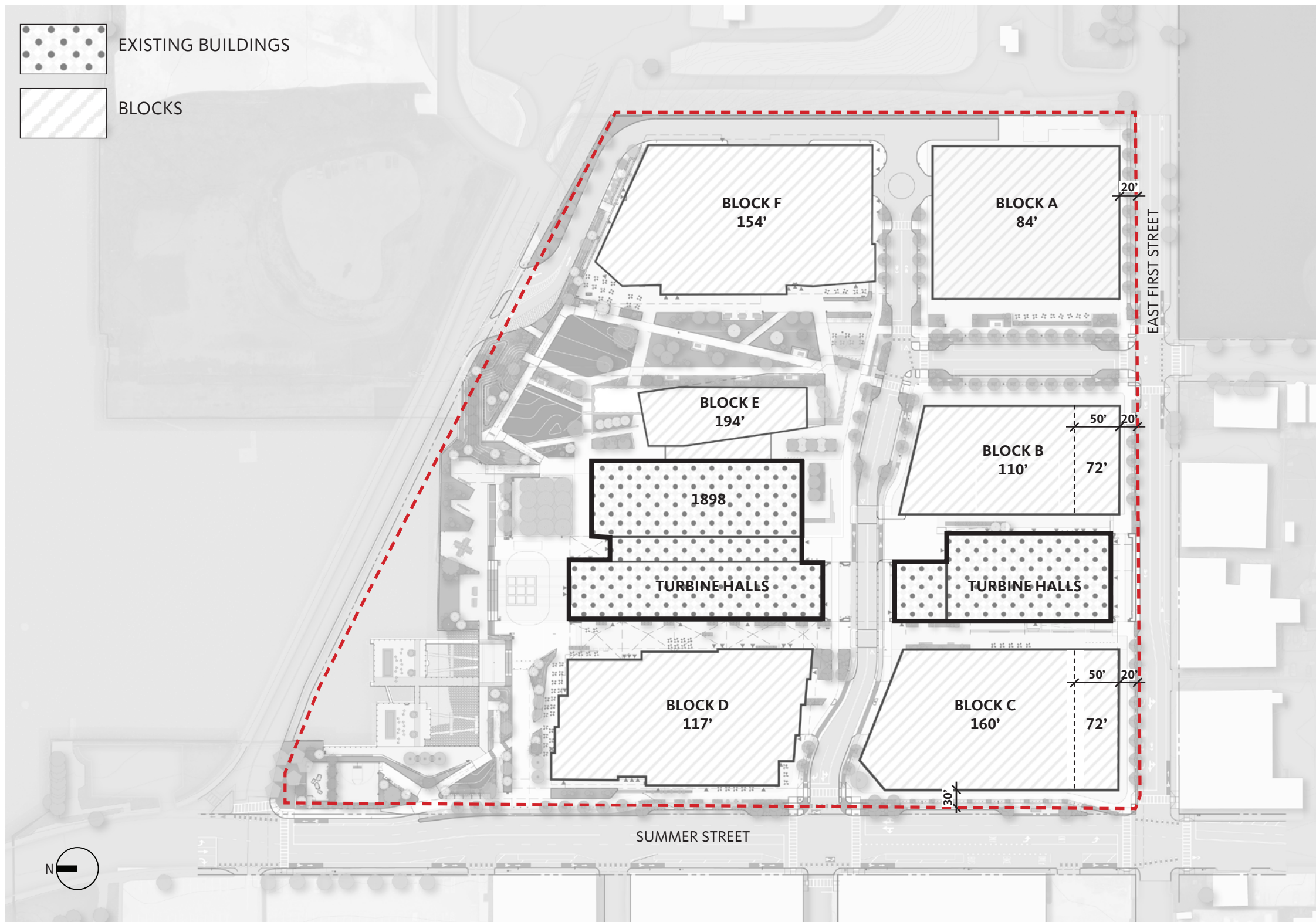


EXHIBIT H
BUILDING HEIGHT AND SETBACK PLAN