



March 20, 2018

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

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Re: Letter of Intent
150 Kneeland Street | Leather District Hotel Development

Dear Director Golden,

On behalf of Hudson 150K Real Estate Trust (an affiliate of Hudson Group), and in accordance with the applicable Executive Orders governing development projects in Boston subject to Large Project Review under the Boston Zoning Code, I am pleased to submit this Letter of Intent to develop the property at 150 Kneeland Street in the Leather District.

We propose to develop a new hotel comprising approximately 250 rooms and featuring active ground level retail (the “Project”). The site is currently occupied by a vacant structure that is in disrepair and will be demolished in its entirety. The property was formerly used as a restaurant and night club, which presented a significant nuisance to the neighborhood, while subsequent neglect of the site has resulted in serious blight.

Our goal is to develop a striking, slender, mid-rise tower housing a well-designed, top-quality hospitality facility. The Project will supply sorely needed hotel rooms to the immediate South Station area, which currently does not have a single hotel. The proposed hotel will complement the mixed-use fabric of the historic Leather District while positioning the Kneeland Street development corridor as a modern urban thoroughfare with a vibrant pedestrian realm. The Project will generate public benefits including job creation, infrastructure upgrades, visual streetscape improvements, and a dramatic improvement on current conditions that will help spur additional investment in the area.



The Project site is a compact parcel with land area of approximately 4,824 square feet. Located on the southern edge of the Leather District, it is situated mid-block between South and Lincoln Streets, across Kneeland Street from the Veolia steam facility and the 5-acre MassDOT properties, a future development area (“SouthGate”). The development is one block east of South Station, Boston’s central, multi-modal transit hub, and one block south from a direct HOV lane to Logan International Airport. The site’s walkability to Chinatown, the Central Business District, and Theater District, as well as proximity to Fort Point and the Seaport, represent additional demand drivers.

The site is in the Leather District Zoning District, bordering the South Station Economic Development Area, governed by Article 44 of the Boston Zoning Code. The Project will require Large Project Review pursuant to Article 80 of the Boston Zoning Code.

The new building will be contemporary in style, featuring facade, fenestration, and materiality elements that will relate to the surrounding area. The hotel is expected to be twenty (20) stories high, with a height of approximately two hundred fifteen (215) feet, and efficient floor plates of approximately 4,700 square feet. The Project will contain approximately 94,000 Gross Square Feet with a Gross Floor Area of approximately 88,500 square feet. In addition to guest rooms it will include lounges, meeting spaces, and other amenities as well as a dramatic, double height ground floor with publicly accessible food and beverage. No on-site parking will be provided. The site benefits from multiple nearby parking options including adjacent lots and garages. These alternatives will be finalized as part of the BPDA and community process.

Hudson Group has been dedicated to the Leather District for twenty-five years, having undertaken a mix of rental, condominium, office, and retail projects in the immediate area. These include adaptive reuse redevelopments on South and Lincoln Streets and new construction multifamily at 120 Kingston Street ([Radian](#)) which resulted in the creation of 72 affordable housing units in Chinatown.



We have begun the process of engaging with the community and have had multiple conversations with residents, neighborhood stakeholders, and immediate abutters. The Project was presented before the Leather District Neighborhood Association at a pre-filing meeting on March 14, 2018. The outcome of the well attended meeting and extensive discussion was a non-binding “show of hands” in support of Hudson Group’s initial presentation. In addition, the Project received numerous support letters as part of this process.

We look forward to continuing the dialogue with the neighborhood and working with the BPDA, city agencies, our abutters, the community, other stakeholders, and the appointed Impact Advisory Group throughout the review process.

Please do not hesitate to contact me directly at 617-314-7379. Thank you.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Noam Ron'.

Noam Ron, Partner

cc: Councilor Ed Flynn
Chris Betke, Chair, Leather District Neighborhood Association
Ori Ron, Hudson Group
Donald Wiest, Dain Torpy