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By First Class Mail

September 23, 2019

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

Re: 155 Portland Street / Onyx Hotel Expansion Project

Dear Director Golden,

On behalf of Back Street Boston Holdings, LLC, an affiliate of Boylston Properties, 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 file a Project Notification Form for the redevelopment of 155 Portland Street in Boston's Bulfinch Triangle neighborhood.

Specifically, we propose to expand the existing Onyx Hotel with an addition containing approximately seventy-seven (77) guest rooms, as well as ground-level retail/restaurant space, at what is currently a small surface parking lot adjacent to the hotel. The scope of work will also involve a reorganization and renovation of the existing hotel lobby, which will better connect this space to the adjacent pedestrian realm, and limited design changes to the base of the current hotel building to create a consistent lower-level façade incorporating the addition (collectively, this work is the "Project"). The proponent's intent is to integrate the new and existing components into a unified, architecturally-appealing hospitality facility.

The Project site is an approximately 5,499 square-foot parcel located mid-block on Portland Street, between its intersections with Causeway Street and Valenti Way. The parcel extends from Portland Street through to Friend Street.

The Project building will be distinctly contemporary, but will take cues from the substantial, handsome commercial buildings framing historic Portland Street. The new hotel addition will be eight (8) stories high, with a maximum height of slightly less than one hundred (100) feet. The addition will contain approximately 40,725 square feet of gross floor area. No additional accessory parking will be provided at the site in connection with the Project. In total, the expanded hotel will contain approximately 189 guest rooms, and will comprise approximately 91,000 square feet of gross floor area.



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The Project will help the city meet growing hospitality demands by supplying badly-needed additional hotel rooms to central Boston. Within its immediate block, the Project will fill in “missing teeth” in the street walls along Portland and Friend Streets, and will bring welcome activation and lighting to what are today dark recesses in the nighttime environment. Because the Project represents a modest expansion to a well-established use, the impacts it will generate are expected to be negligible. The site is well-served by public transit, and additional traffic resulting from the proposed 77 new rooms will be minimal. From a design standpoint, the Project will build on the strong architectural character of Portland Street, as well as bring additional cohesion to Friend Street.

The Project will undergo Large Project Review pursuant to Article 80 of the Boston Zoning Code. The Project has been designed to be as-of-right from a zoning standpoint, and is intended to comply fully with the provisions of Article 46 of the Code, the Bulfinch Triangle District.

We look forward to working with the Agency, our abutters, the community, and other stakeholders throughout the review of this Project, which we believe will be a positive new contribution to the Bulfinch Triangle area.

Respectfully submitted,

Donald W. Wiest, as Attorney for
Back Street Boston Holdings, LLC

cc (by e-mail): Michael Sinatra, BPDA
Alexa Pinard, BPDA