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July 25, 2018

Brian Golden, Director
Boston Planning and Development Agency
Boston City Hall – 9th Floor
Boston, MA 02201

RE: **631 Massachusetts Avenue and 1767-1769 Washington Street, Boston, MA**
Letter of Intent under Article 80B – Large Project Review

Dear Mr. Golden:

This office represents JB Ventures and TCR Development through its principals, Jas Bhogal and Thomas Calus, in connection with the plan to substantially rehabilitate and restore the Alexandra Hotel at the corner of Massachusetts Avenue and Washington Street. This letter of intent is submitted in accordance with "An Order Relative to the Provision of Mitigation by Development Projects in Boston", as amended.

The purpose of this letter is to notify the Boston Planning and Development Agency ["BPDA"] of the project proponent's intent to file an Expanded Project Notification Form ["PNF"] with the BPDA pursuant to Article 80B, Large Project Review, of the Boston Zoning Code.

The property is a well-known historic landmark in need of serious rehabilitation in order to save the historic structure. Adjacent to the Alexandra is a vacant parcel upon which stood a historic bow-front brick building that regrettably was torn down in the recent past due to serious structural integrity issues.

The proponent intends to fully restore the existing façade of the Hotel Alexandra and to erect a new structure behind the façade which will extend onto and occupy most of the adjacent vacant parcel. The preliminary plan consists of a building approximately 10 stories in height and comprising approximately 60,000 square feet.

The building's use will be a hotel with approximately 150 guest rooms; a ground floor restaurant; rooftop amenity space; and other services typically associated with a Class A boutique-style hotel. There will be conference rooms and a limited fitness center for hotel guests. No on-site parking will be provided given the site constraints and the ample availability of public transportation.

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The development site is located in the Roxbury Neighborhood District governed by Article 50 of the Boston Zoning Code. It is further located in the MFR/LS [multifamily residential/local service] sub-district. It is subject to three overlay districts: (1) Boulevard Planning; (2) Restricted Parking; and (3) Neighborhood Design Review. The regulations of the South End Landmarks District Commission are applicable and Parks Design Review is required pursuant to City of Boston Ordinance 7.4-11.

It is anticipated that the proposal will require certain relief in the form of conditional use permits and variances from the Boston Zoning Code. Hotel uses are conditional in the MFR/LS under Article 50 and the proposed height and density of the proposal will require relief from certain dimensional requirements of Article 50. Since no parking will be provided, a variance from the off-street parking requirements will be necessary. The zoning relief is necessary in order to construct a project that is economically feasible in light of the extraordinary costs involved in preserving and restoring the historic façade of the Alexandra.

The proponent has already undertaken to meet with interested community groups, neighborhood stakeholders, BPDA staff and elected officials. The development team is excited by the prospect of restoring this historic gem at this prominent corner location. Indeed, this building will once again take its place as an important landmark at the intersection of the South End and Roxbury.

The development team looks forward to working with BPDA staff, elected officials, community groups, the South End Landmarks District Commission and all others who have an interest in the restoration of this property.

Sincerely,

Marc LaCasse

cc: Jonathan Greeley
    Mayor's Office of Neighborhood Services