

June 4, 2019

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BY HAND

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

Re: Letter of Intent to File an Expanded Project Notification Form/Langham Hotel

Dear Director Golden:

In accordance with the Mayor’s Executive Order dated October 10, 2000 Relative to the Provision of Mitigation by Development Projects in Boston, as amended April 3, 2001 (as amended, the “Executive Order”), we are pleased to submit this Letter of Intent to file an Expanded Project Notification Form under Article 80B of the Boston Zoning Code for the renovation and refurbishment of the Langham Hotel, 250 Franklin Street, Boston (the “Proposed Project”).

The Langham Hotel is an historic 9 story building located in Boston’s financial district. The Proposed Project includes the refurbishment of all 317 guest rooms (including repurposing 5 guest rooms into a club lounge), a renovated ground floor lobby area, upgraded conference facilities, a new ballroom and restyled restaurants.

The Hotel is located in Planned Development Area No. 11. Except for the replacement of awnings and canopies on Pearl Street and Franklin Street and some additional cosmetic work to the exterior of the building such as new lighting, new signage and alterations to certain exterior windows, all of the work for the Proposed Project will be undertaken within the existing footprint of the Hotel building and without any increase to the height of the building or the Gross Floor Area for the Hotel of 202,100 s.f. (for FAR purposes) currently permitted by the Development Plan, as amended (the “Development Plan”), for PDA No. 11. Upon completion of the Proposed Project, the Hotel will continue to be operated as a First-Class Landmark Hotel, as specified in the Development Plan. Because the Proposed Project is consistent with the Development Plan, the Langham does not intend to seek an amendment to the Development Plan for the Proposed Project.

Under the Executive Order, the BPDA is to submit to the Mayor a recommendation for the appointment of an Impact Advisory Group (“IAG”) to advise the BPDA with respect to mitigation for the Proposed Project. Because an IAG was appointed in 2018 in connection with the approved project of the Langham’s neighbor at One Post Office Square and is already

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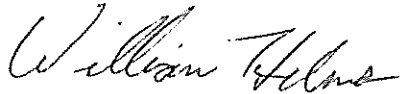
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familiar with the project site, we would welcome the opportunity to work with that IAG for the Proposed Project.

We look forward to working with you and your staff at the BPDA, the IAG and the public in the review of the Proposed Project.

Please do not hesitate to contact me with any questions or if any additional information would be helpful.

Sincerely,



William Helms
Project Director, PEAK

cc: Michael A. Sinatra, BPDA
Brett Butcher, Great Eagle Holdings Limited
Eddie Tai, Vice President of Projects, PEAK

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