

Melvin R. Shuman

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May 3, 2016

Brian P. Golden, Director  
Boston Redevelopment Authority  
One City Hall Plaza  
Boston, MA 02108

Re: Notice of Project for Central Artery Parcel 9

Dear Director Golden:

This Notice of Project Change (“NPC”) is being submitted on behalf of Haymarket Parcel 9 Investor, LLC (the “Applicant”) to inform you of certain changes with respect to the Central Artery Parcel 9 project (the “Project”). Pursuant to Section 80A-6 of the Boston Zoning Code (the “Code”), we are required to inform the Authority of any material changes to the Project. With this NPC, we respectfully request a determination that these changes will not significantly increase the impacts of the Project within the scope of the required review and that no further review is required under Article 80B of the Code.

The Project previously underwent Large Project Review under Article 80B of the Code. An Expanded Project Notification Form (“PNF”) for the Project was filed with the Boston Redevelopment Authority on October 14, 2014. An application for approval of a Planned Development Area Development Plan for the Project (the “PDA Development Plan”) was submitted on April 4, 2016 that reflects the changes in the Project since Large Project Review and described below.

Since Large Project Review, the Project has been refined to reflect comments received during that review and other public review, including comments of the Massachusetts Historical Commission (“MHC”). As described in the PNF, the Project as then proposed consisted of a main building element that included (10) stories and a maximum height of up to 115 feet, with an attached market pavilion of two (2) stories. In accordance with MHC’s comments, the design was revised to conform to the Central Artery (1-93) / Tunnel (1-90) Project Historic Resource Considerations for Joint Development Design Guidelines and Technical Support. As a result, the maximum height of the Project has been reduced to 65 feet, with a main building of five (5) to six (6) stories and an attached market pavilion of one (1) story.

The Project as proposed in the PNF included hotel and retail uses with up to 225 hotel keys and up to 25,000 square feet of retail; the current Project as described in the PDA Development Plan includes hotel and retail uses with up to 225 hotel keys and up to 25,000

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square feet of retail. The Project as proposed in the PNF included a building containing up to 145,000 square feet of gross floor area and a Floor Area Ratio not to exceed 3.0; the current Project as described in the PDA Development Plan includes a building containing up to 145,000 square feet of gross floor area and a Floor Area Ratio not to exceed 3.0.

In sum, the current proposal is identical to the previous proposal in all material respects other than height, massing and design details, all of which are being reviewed by BRA design staff as part of the design review process, and the changes in the Project since Large Project Review will not result in any new impacts not already studied as part of that process. Accordingly, we respectfully request that you determine that the changes to the Project since the completion of Large Project Review will not significantly increase the impacts of the Project within the scope of the required review and that no further review is required under Article 80B of the Code.

Thank you for your consideration. Please feel free to contact me with any questions or concerns.

Sincerely yours,

A handwritten signature in black ink, appearing to read 'M. Shuman', with a long horizontal flourish extending to the right.

Melvin R. Shuman

cc: Jonathan Greeley  
Christopher Tracy  
Jamie Nicholson  
Gavin Evans  
Eamon O'Marah