

MINTZ LEVIN

Stuart A. Offner | 617 348 4411 | soffner@mintz.com

One Financial Center
Boston, MA 02111
617-542-6000
617-542-2241 fax
www.mintz.com

B.R.A.

2013 AUG 21 P 5: 03

August 21, 2013

HAND DELIVERY

Boston Redevelopment Authority
Boston City Hall, Ninth Floor
Boston, Massachusetts 02201

Attention: Peter Meade, Director

RE: Letter of Intent to File an Expanded Project Notification Form
Hotel Commonwealth Expansion Project
500-528 Commonwealth Avenue, Boston, Massachusetts

Dear Director Meade:

In accordance with the Mayor's Executive Order dated October 10, 2000 relative to the provision of mitigation by development projects in Boston, I am pleased to submit this letter of Intent with respect to the expansion of the Hotel Commonwealth located at 500 Commonwealth Avenue on behalf of Kenmore Hotel, LLC, a Delaware limited liability company which owns the Property pursuant to a Ground Lease from the Trustees of Boston University.

This Notice of Intent to File an Expanded Project Notification Project will initiate Large Project Review under Article 80B of the Boston Zoning Code. The Project consists of the expansion of the existing hotel by adding a new building including approximately 96 additional hotel rooms, event space and additional parking on the site of the existing surface parking lot. The expansion site is located at the rear of the existing hotel building on approximately 23,000 square feet located at the corner of Kenmore Street and Newbury Street facing the Massachusetts Turnpike. The new Building will be no higher than the existing structure, and contain approximately 134,000 square feet.

The Project will be subject to Large Project Review under Article 80B of the Boston Zoning Code, and dimensional zoning relief will be required.

Mintz, Levin, Cohn, Ferris, Glovsky and Popeo, P.C.

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August 21, 2013

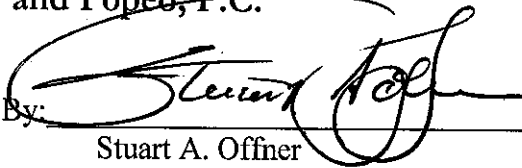
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It is anticipated we will file an Expanded Project Notification Form for the Project in September 2013. We look forward to working with your staff and the Impact Advisory Group that the Mayor will appoint with respect to mitigation issues regarding this project

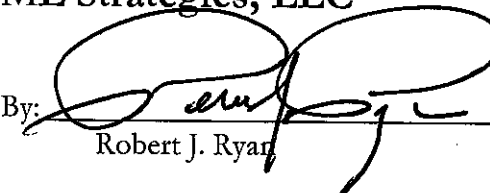
Thank you in advance for your responsiveness.

Sincerely,

Mintz, Levin, Cohn, Ferris, Glovsky
and Popeo, P.C.

By: 
Stuart A. Offner

ML Strategies, LLC

By: 
Robert J. Ryan

cc: Kairos Shen
John Fitzgerald
Heather Campisano
David Carlson
Pratraap Patrose