

**Haymarket Parcel 9 Investor, LLC**  
**c/o CV Properties**  
**451 D Street, Suite 100**  
**Boston, MA 02210**

February 13, 2018

By Hand

Mr. Brian P. Golden, Director  
Boston Planning & Development Agency  
One City Hall Square  
Boston, Massachusetts 02201-1007

Re: Notice of Project Change #2 – Haymarket Hotel/Central Artery  
Parcel 9 Project

Dear Director Golden:

This letter and accompanying plans comprise the second Notice of Project Change (“Second NPC”) for the Haymarket Hotel/Central Artery Parcel 9 project (“Proposed Project”), which is to be constructed on a vacant, 29,400± square foot, Massachusetts Department of Transportation (“MassDOT”) - owned parcel of land bounded by Blackstone Street to the south, Hanover Street to the west, the John F. Fitzgerald Surface Road to the north, and North Street to the east (the “Project Site”). The Project Site, together with Blackstone Street, total approximately 52,598 square feet of land (the “PDA Area”).

A. Background and Status Update

The Boston Redevelopment Authority (“BRA”) approved the Proposed Project pursuant to the provisions of Article 80B of the Boston Zoning Code on June 16, 2016, following BRA receipt of the Expanded Project Notification Form and first Notice of Project Change for the Proposed Project and a Boston Civic Design Commission recommendation of design approval on December 2, 2014. The Massachusetts Historical Commission issued a determination of no adverse effect for the Proposed Project on June 28, 2016, and a MEPA Certificate was issued on August 19, 2016, determining that the Proposed Project did not require further review under the Massachusetts Environmental Policy Act.

In connection with the Proposed Project and the PDA Area, the BRA approved the Development Plan for Planned Development Area No. 103 (the “PDA Plan”), which was subsequently approved by the Boston Zoning Commission and the Mayor and became effective on July 18, 2016.

The MassDOT - designated developer of the Proposed Project is Haymarket Parcel 9 Investor, LLC (formerly known as Haymarket Parcel 9 Developer, LLC; the “Proponent”), which is a joint venture of CV Properties, Olshan Properties, and Harbinger Development. Following a recapitalization of the Proponent in 2017, the Proponent is advancing the design of

February 13, 2018  
Mr. Brian P. Golden  
Page 2

the Proposed Project, has identified a hotel operator, and is preparing to enter into a long-term ground lease with MassDOT for the site of the Proposed Project. We expect to complete the project design as well as the necessary permitting for the Proposed Project, the finalization of hotel brand arrangements, and the closing of the construction loan later this year, at which time the ground lease will be entered into by the Proponent and MassDOT.

B. Changes to the Proposed Project.

The uses at the Proposed Project will remain the same: an approximately 225-key hotel building with approximately 9,600 square feet of complementary retail and restaurant uses, a one-story component at the Hanover Street end that will house a restaurant as well as a rooftop deck of approximately 1,800 square feet in size, and an approximately 1,615 square foot ground floor area off Blackstone Street that will be leased to the Haymarket Pushcart Association to accommodate storage and restrooms for their members. In addition, the Proposed Project continues to include the reconstruction of Blackstone Street from North Street to Hanover Street, as well as streetscape improvements around all sides of the building, subject to receipt of the necessary approvals from MassDOT, the Boston Landmarks Commission, the City's Art Commission, and the City's Public Improvement Commission, as applicable.

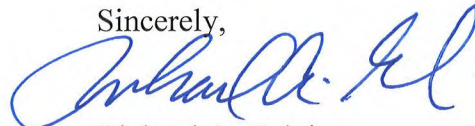
The key change to the Proposed Project is a modest increase in its maximum height, from 65 feet to a maximum of 69 feet, 6 inches. We are proposing this change solely in order to achieve acceptable floor-to-ceiling heights within the building. Our advancement of the design plans for the hotel revealed that this small increase in height was necessary and consistent with the anticipated hotel brand standard. However, the overall size of the Proposed Project will not change – it will have a maximum of 145,000 square feet of Gross Floor Area (as defined in the Boston Zoning Code).

Contemporaneously with the submission of this Second NPC, we are submitting an Amended and Restated PDA Plan to reflect the advancement of the design of the Proposed Project, not only with respect to the building height, but also the ground floor layout and other aspects of the building. We have included in this Second NPC, an updated site plan as well as, updated building design plans, elevations and perspectives illustrating those changes.

We look forward to working with the BPDA staff on the successful completion of the Article 80B Large Project Review process for this exciting project.

Thank you.

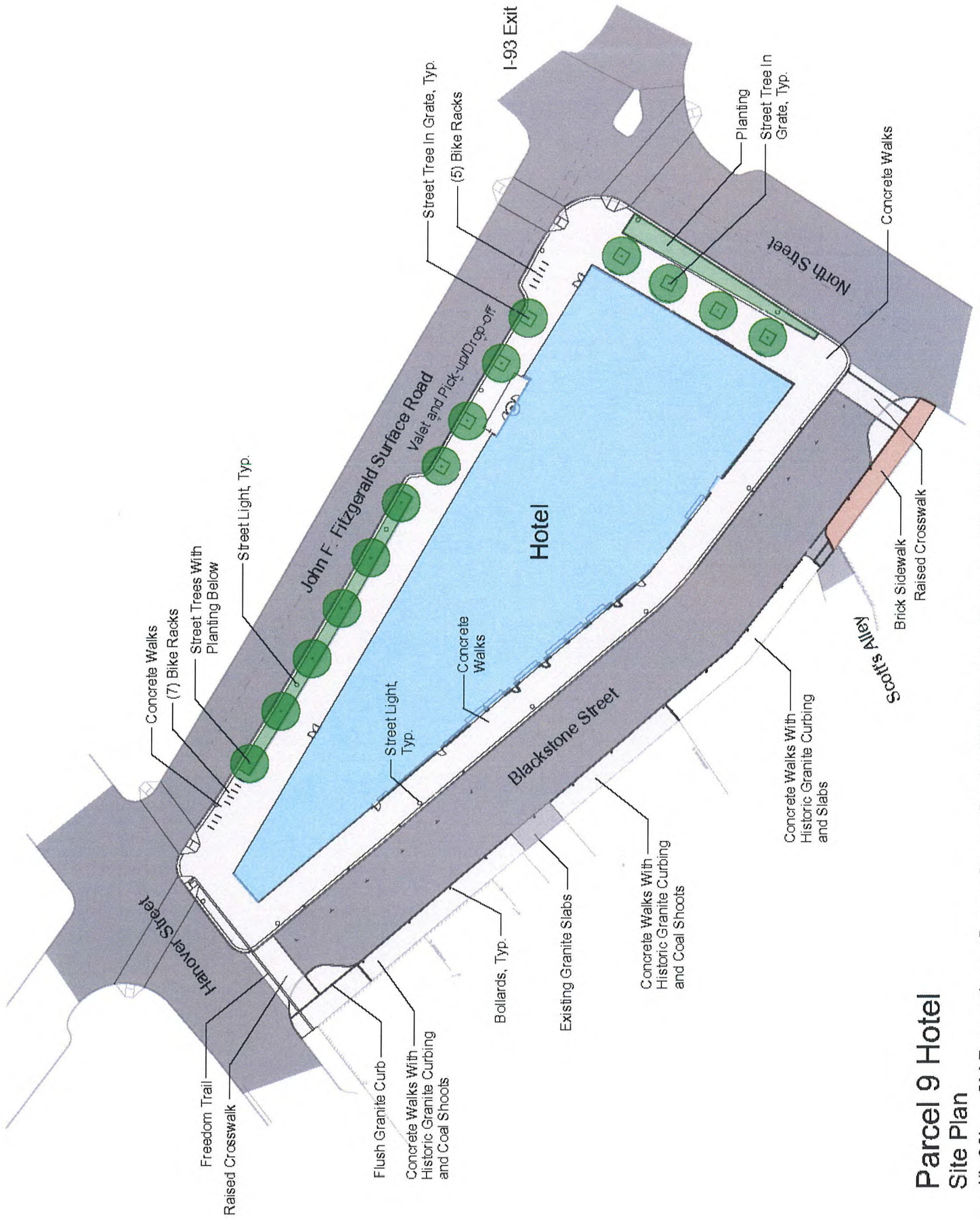
Sincerely,



Richard A. Galvin

cc: Michael Sinatra  
Marybeth Pyles

Enclosures: Site Plan, Design Plans, Elevations and Perspectives



**Parcel 9 Hotel**  
**Site Plan**

1"=60' CV Properties Group One Copley Wolff Design Group Nitsch Engineering December 19, 2017



Proposed Hotel  
Parcel 9 — Boston, MA



CV PROPERTIES LLC  
Development • Investment



OLSHAN  
CORPORATION



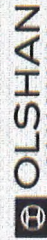
Surface Road Aerial  
Updated Design Presentation



**Proposed Hotel**  
Parcel 9 – Boston, MA



**CV PROPERTIES LLC**  
Development • Investment



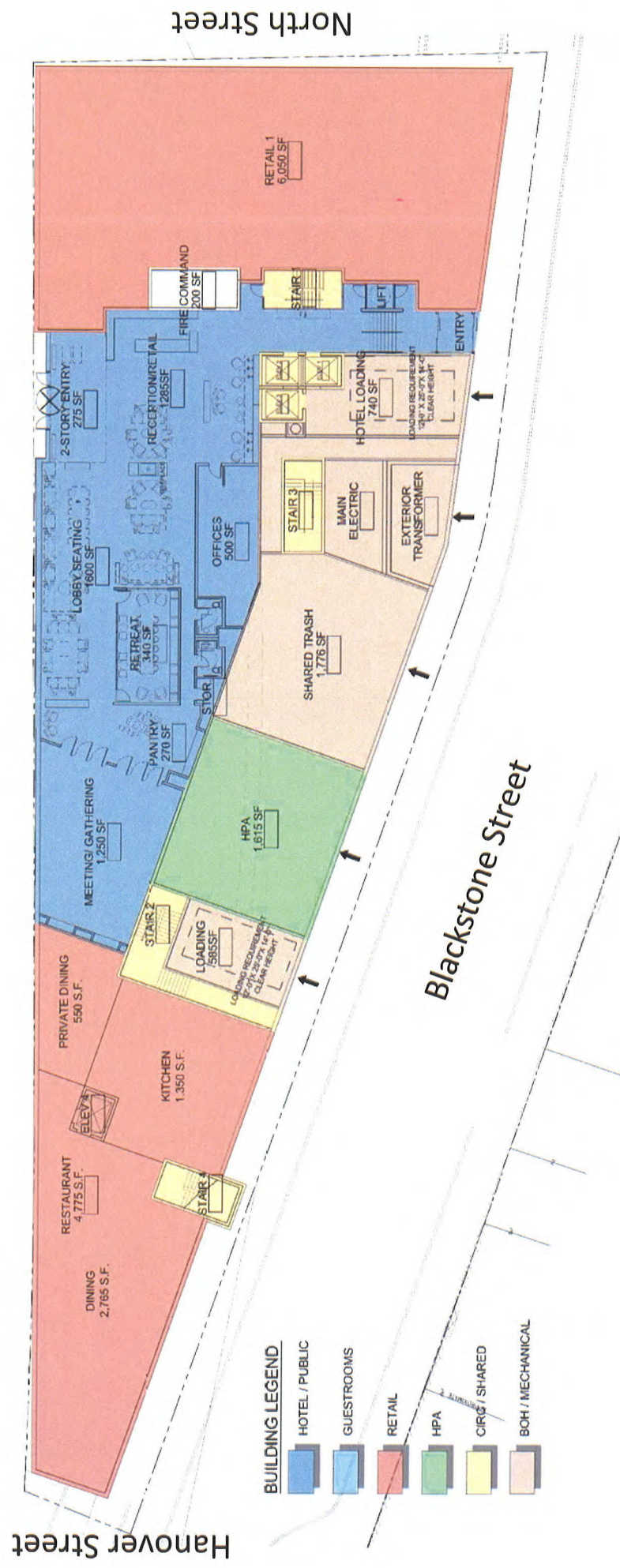
**OLSHAN**  
ARCHITECTURE



**Surface Road Perspective**  
Updated Design Presentation



Surface Road



**BUILDING LEGEND**

<span style="color: blue;">■</span>	HOTEL / PUBLIC
<span style="color: lightblue;">■</span>	GUESTROOMS
<span style="color: red;">■</span>	RETAIL
<span style="color: green;">■</span>	HPA
<span style="color: yellow;">■</span>	CIRC / SHARED
<span style="color: orange;">■</span>	BOH / MECHANICAL

Proposed Hotel  
Parcel 9 – Boston, MA



CV PROPERTIES LLC  
Development • Investment



OLSHAN PROPERTIES  
Harbinger Development



Group One PARTNERS  
Updated Design Presentation

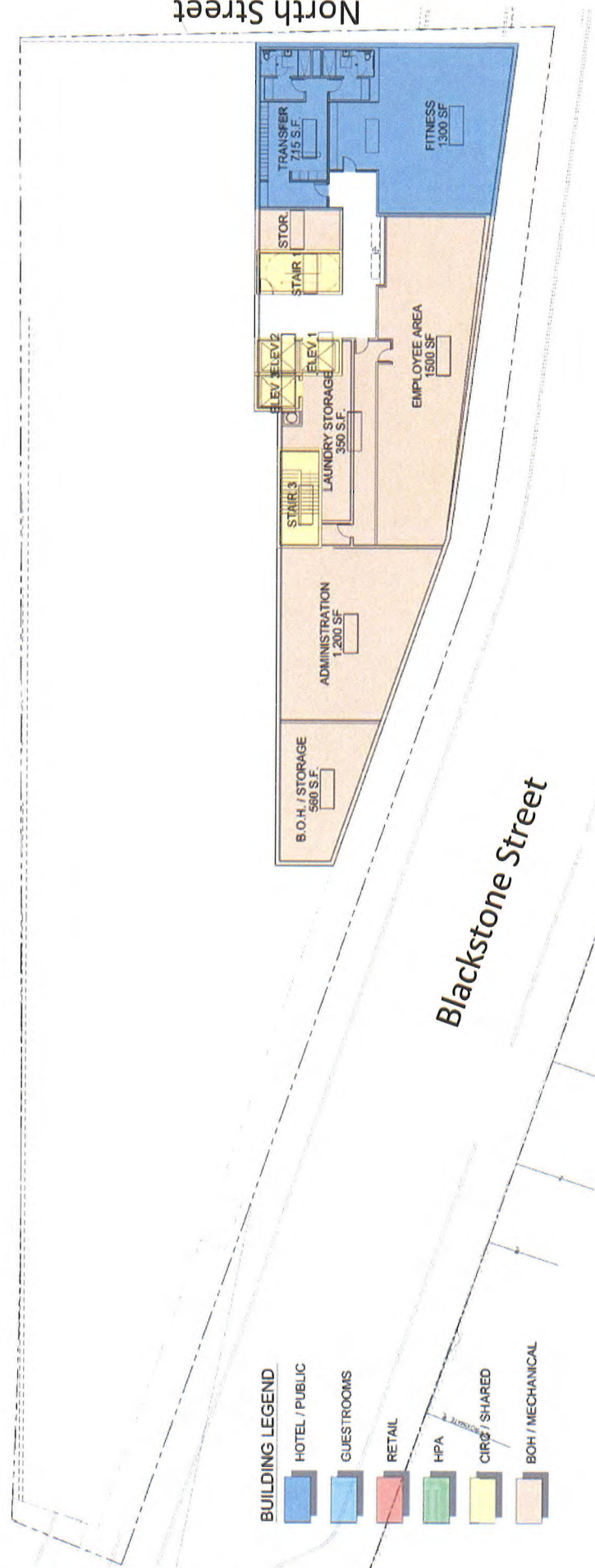
Ground Floor Plan

MASSACHUSETTS STATE PLANNING COMMISSION  
 MAP 87

Surface Road

Hanover Street

- BUILDING LEGEND**
- HOTEL / PUBLIC
  - GUESTROOMS
  - RETAIL
  - HPA
  - CIRC / SHARED
  - BOH / MECHANICAL



Proposed Hotel  
 Parcel 9 - Boston, MA



CV PROPERTIES LLC  
 Development • Investment

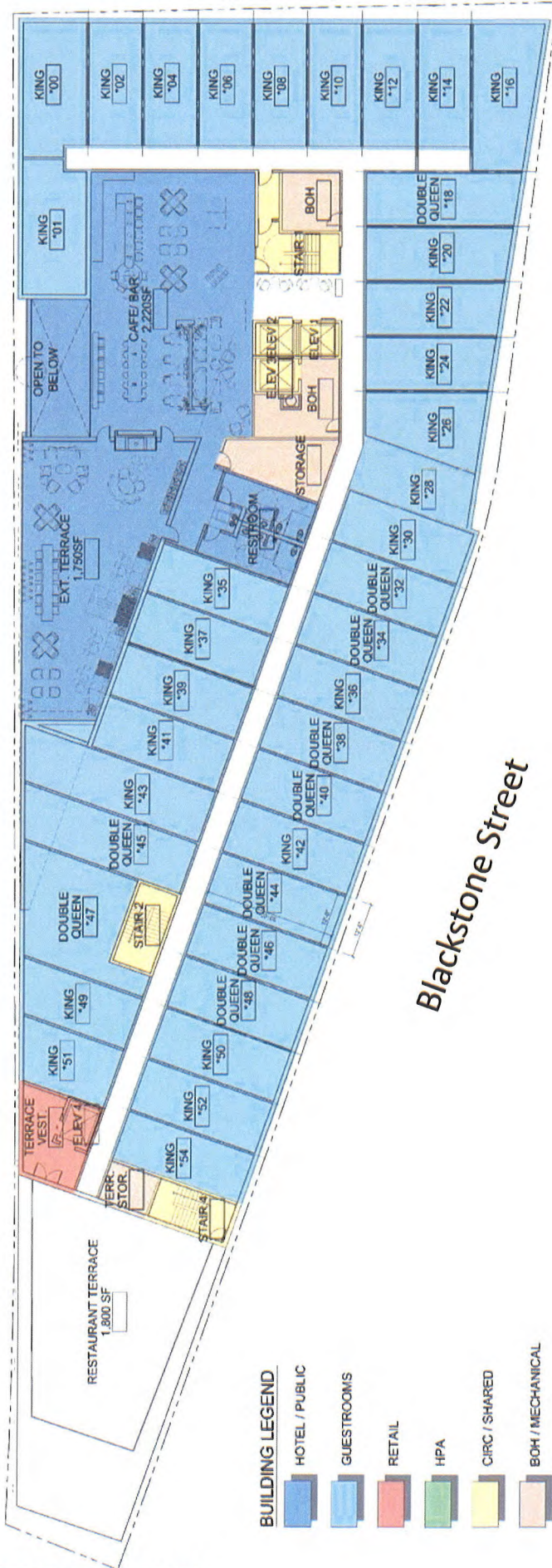


Lower Level Floor Plan  
 Updated Design Presentation



Surface Road

Hanover Street



North Street

Blackstone Street

Proposed Hotel  
Parcel 9 – Boston, MA



CV PROPERTIES LLC  
Developer & Investor



OLSHAN PROPERTIES  
Development



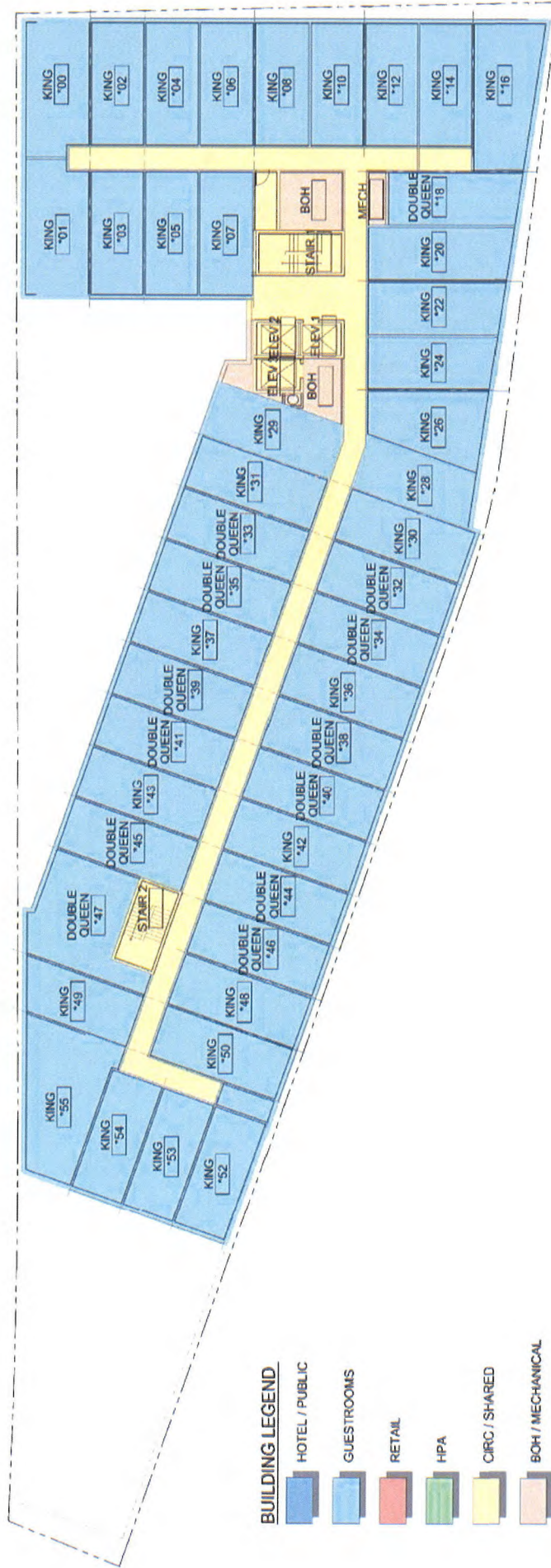
Group One PAR ENERS  
Development

Second Floor Plan

Updated Design Presentation



MASSACHUSETTS STATE PLANNING BOARD  
 BOARD OF PLANNING  
 10/10/2018



**BUILDING LEGEND**

- HOTEL / PUBLIC
- GUESTROOMS
- RETAIL
- HPA
- CIRC / SHARED
- BOH / MECHANICAL

**Proposed Hotel**  
 Parcel 9 – Boston, MA



**CV PROPERTIES LLC**  
 Development & Investment

**OLSHAN**  
 DEVELOPMENTS

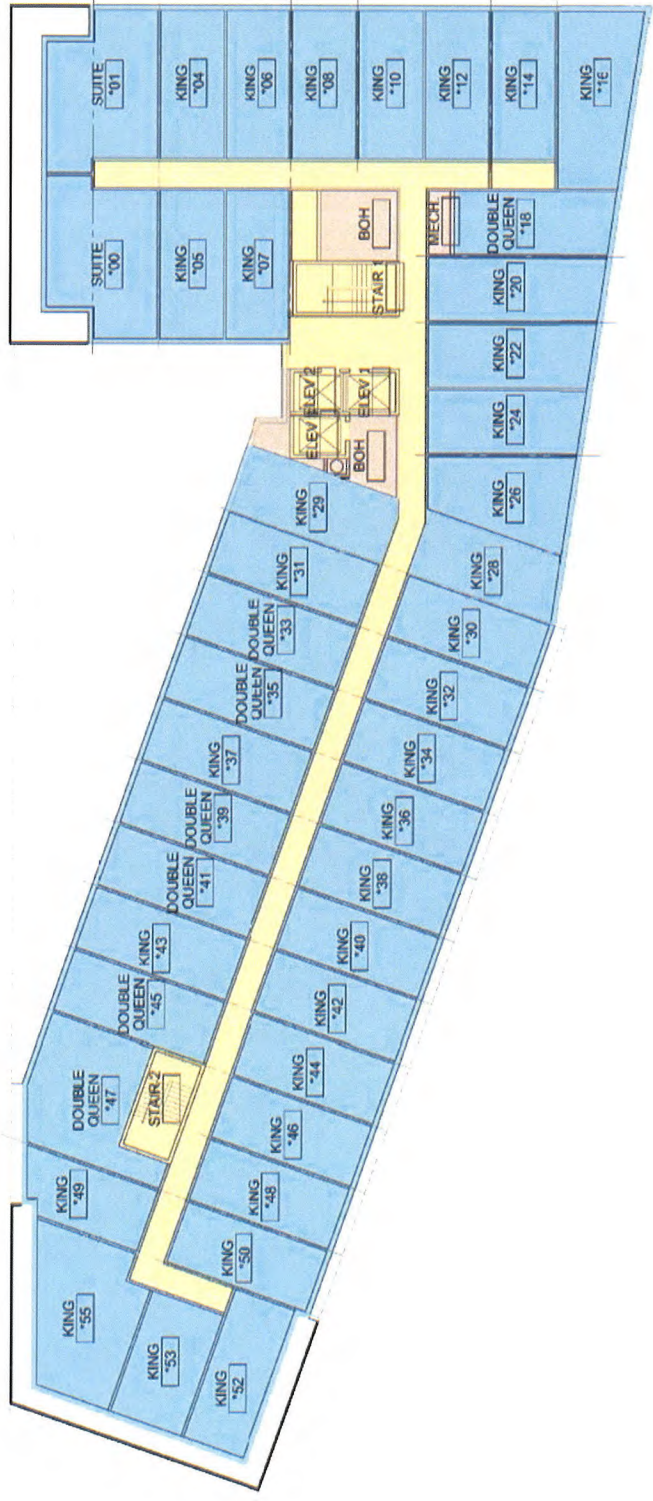


**Group One PARTNERS**

**Typical Floor Plan**

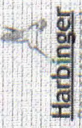
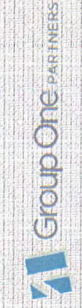
Updated Design Presentation

WASSHONGHETS STATE PLANE COORDINATE SYSTEM  
 MAG 82



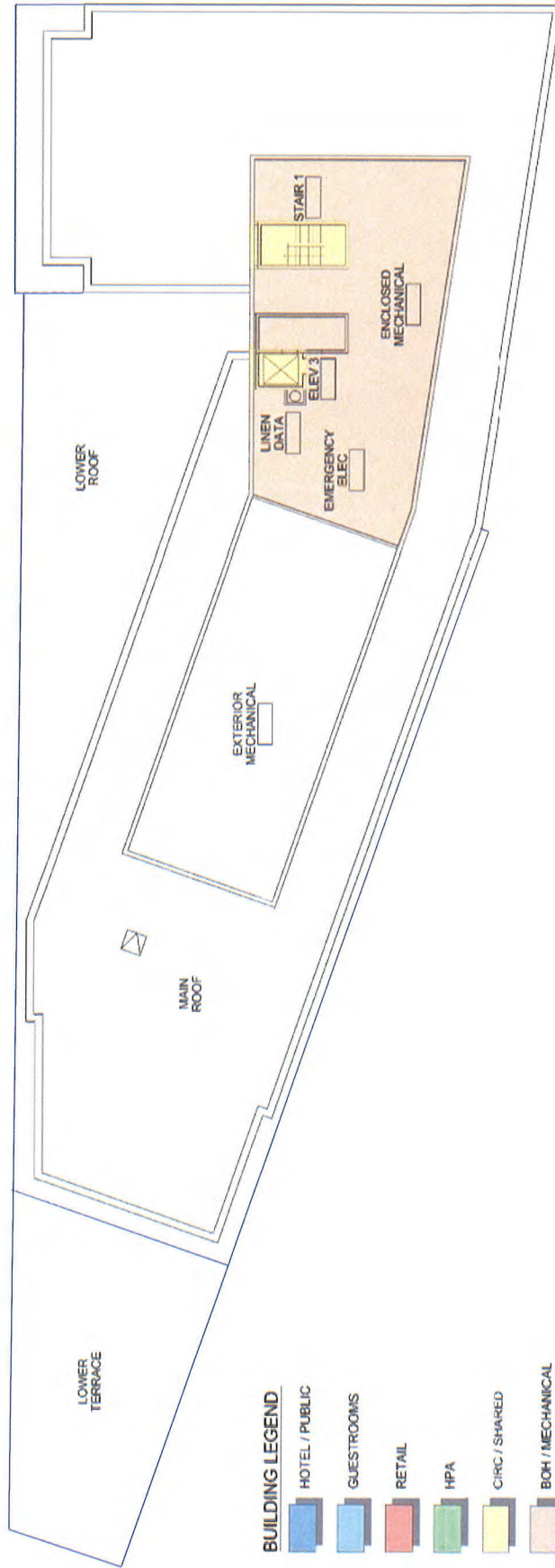
- BUILDING LEGEND**
- HOTEL / PUBLIC
  - GUESTROOMS
  - RETAIL
  - HPA
  - CIRC / SHARED
  - BOH / MECHANICAL

**Sixth Floor Plan**  
 Updated Design Presentation



**Proposed Hotel**  
 Parcel 9 – Boston, MA

MASSACHUSETTS STATE PLANNING COORDINATE SYSTEM  
NAD 83



**BUILDING LEGEND**

- HOTEL / PUBLIC
- GUESTROOMS
- RETAIL
- HPA
- CIRC / SHARED
- BOH / MECHANICAL

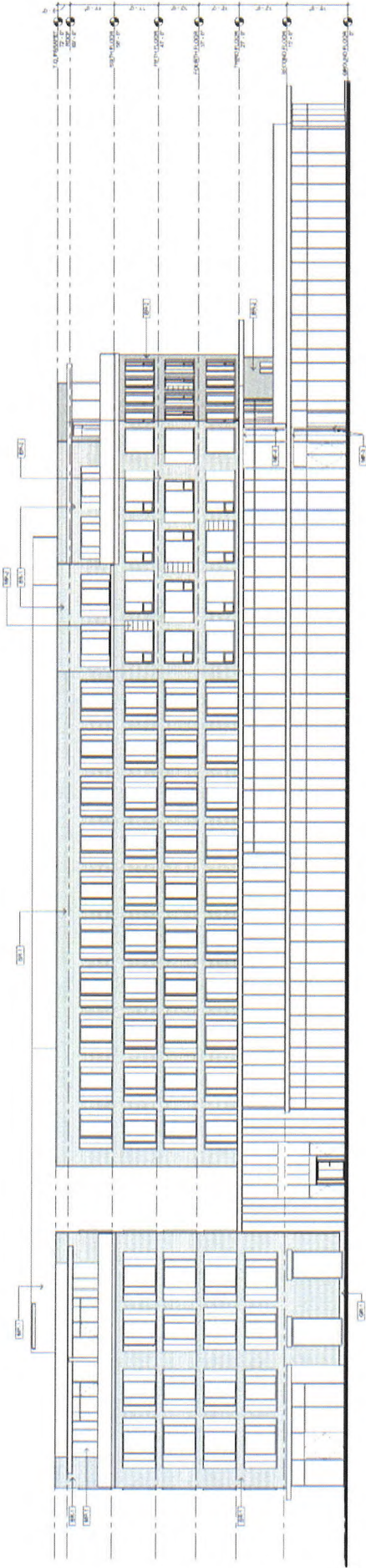
**Proposed Hotel**  
Parcel 9 – Boston, MA



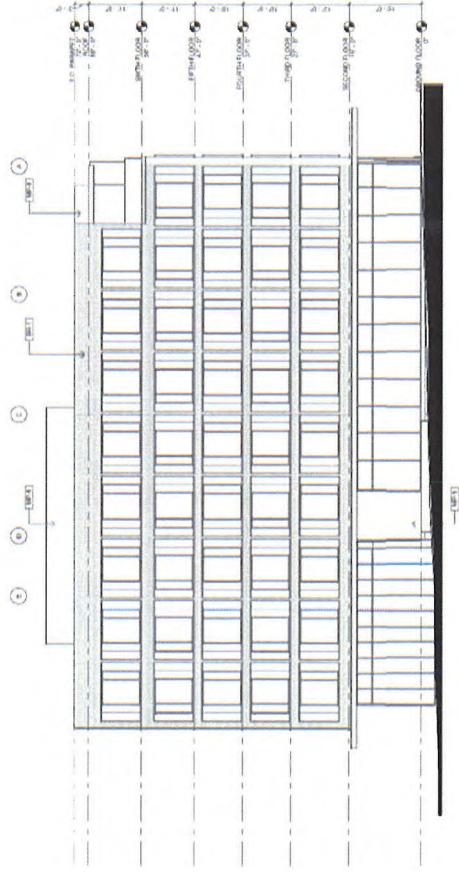
**CV PROPERTIES LLC**  
Development • Investment



**Roof Plan**  
Updated Design Presentation



1 NORTH ELEVATION  
SHEET 10-102



2 EAST ELEVATION  
SHEET 10-103



3 WEST ELEVATION  
SHEET 10-104

Proposed Hotel  
Parcel 9 - Boston, MA



CV PROPERTIES LLC  
Development • Investment



OLSHAN  
ARCHITECTS  
Harbinger  
DEVELOPMENT



Group One PARTNERS  
Updated Design Presentation

Elevations  
Updated Design Presentation