



July 17, 2013

Mr. Peter Meade, Director
Boston Redevelopment Authority
One City Hall Square, 9th Floor

Boston, MA 02201

Re: Parcel P-7a – Amendment to Notice of Project Change

Dear Director Meade:

This letter constitutes notice, pursuant to Section 80A-6 of the Boston Zoning Code (the “Code”) on behalf of Amherst Media Investors Boston, LLC (the “Proponent”) and its new hotel development partner, an affiliate of OTO Development, of a further change to the project proposed for a Boston Redevelopment Authority (“BRA”)-owned property identified as Parcel P-7a, which is located in Boston’s Theater District, and governed by the Article 38 of the Code, the Midtown Cultural District Article, and the South Cove Urban Renewal Area (the “Site”).

The programmatic, dimensional, design, and team-related changes outlined in this letter and its exhibits amend the applicable sections of the Notice of Project Change submitted by the Proponent on April 6, 2012 (the “NPC”).

BACKGROUND & PROJECT HISTORY

On August 14, 2007, the BRA Board approved a project described in a Project Notification Form (“PNF”) concerning the Site (the “Original Project”). On April 6, 2012, the Proponent submitted a Notice of Project Change pursuant to Article 80A-6 of the Code, detailing certain changes to the Original Project. The NPC described plans for a nineteen (19) story hotel project containing approximately 240 guest rooms, as well as associated lobby, back-of-house, and retail/restaurant spaces. In addition, the NPC detailed plans for a three (3)-story digital media signage component. The project described in the NPC is referred to hereinafter as the “NPC Project.”

The NPC Project was reviewed by BRA Urban Design staff and received approval from the Boston Civic Design Commission (BCDC) on June 5, 2012.

The NPC Project has not been considered by the BRA Board as of the date of this submission, and as such is still under review.

The BRA Board authorized a six-month extension of the Tentative Designation of Amherst Media Investors Boston, LLC at its board meeting on July 16, 2013.



PROPOSED CHANGE

This Amendment to Notice of Project Change is being submitted to seek the Authority's concurrence that certain additional proposed revisions to the Parcel P-7a project described in this request (the "Proposed Project") do not significantly increase the impacts reviewed during the Article 80B process for previous iterations of the Parcel P-7a project, including the NPC Project, and thus do not warrant resubmission of the PNF.

The goal of this Amendment to the NPC is to permit an increase to the size of the hotel's guest rooms, to better accommodate visitor expectations in the current hospitality marketplace. This revision to the NPC Project will result in both a reduction in the hotel's total room count and room density, and an increase in the building's overall height and FAR to allow for more spacious rooms. These changes to the NPC Project are needed to allow a promising but challenging development site to become an economically feasible hotel.

The specific changes now contemplated for Parcel P-7a, which are intended to modify the previously-submitted NPC, include the following:

1. A reduction in the number of hotel rooms proposed from 240 to 202.
2. The addition of two (2) additional floors of hotel rooms to the NPC Project, bringing the Proposed Project's building height to twenty-one (21) stories and approximately 213 feet.
3. Changes to the layout of the NPC Project's ground floor to accommodate revised lobby program and back-of-house requirements for a select-service hotel of this type.
4. Increase in Gross Floor Area to approximately 117,000 square feet from the previous 101,000 square feet, for a total Floor Area Ratio of approximately 20.1, based on a site area of approximately 5,810 square feet.
5. Adjustment in the floorplate dimension of the NPC Project, which will require a discontinuance and/or conveyance of a narrow slab of air rights over the southerly sidewalk of Stuart Street and easterly sidewalk of Tremont Street in order to provide for a viable hotel floorplate.
6. Consolidation and simplification of the digital media element to be more focused at the most prominent corner of the Proposed Project, Tremont and Stuart Streets.
7. Elimination of the rooftop bar.
8. Update to the required permits & approvals section of the NPC as will be necessary to perfect entitlements for the Proposed Project.

Exhibits containing updated design information regarding the Proposed Project are attached hereto. These design materials update and replace the design materials included in the NPC.



In addition to the above-referenced physical adjustments to the NPC Project's development program, the Proposed Project's team will consist of a partnership between Amherst Media Investors Boston, LLC and an affiliate of OTO Development, a nationally prominent hotel development firm. HotelWorks Developers, LLC will no longer be involved in the development of the Site. While this change in team composition has no bearing on the review of the Proposed Project under Article 80, the addition of OTO Development to the Proposed Project team demonstrates the Proponent's commitment to advancing the Site's development with a highly experienced and financially sound hotel development partner. Colliers International will serve as the Proposed Project's permitting consultant and project manager.

We believe that the proposed revisions to the Parcel P-7a project will not increase the impacts of the Original Project or NPC Project, and will in fact reduce the most significant potential impacts at the Site, for the following reasons:

1. The proposed reduction in the number of hotel guestrooms from 240 as proposed in the original NPC Project to 202 as contemplated by the Proposed Project will reduce the overall intensity of use at the Site, decrease the number of daily vehicle trips to and from the Site, and thereby reduce traffic impacts in the vicinity.
2. The additional seventeen (17) feet of building height proposed as part of the Proposed Project will not create any material additional wind, shadow, noise, or other environmental impact when compared to the NPC Project. The Proposed Project will not cast any shadow at any time on the Boston Common or the Boston Public Garden.
3. The Proposed Project will provide much-needed moderately-priced, select-service lodging option for visitors to the City of Boston.
4. The Proposed Project will consolidate and simplify the digital media component of the development, creating a more visually cohesive and vibrant display, consistent with applicable federal, state, and local regulations.

The overall design of the Proposed Project's exterior will be substantially similar to that of the NPC Project, which was reviewed and approved by the BRA's Urban Design staff and the BCDC. No significant changes are being proposed to the materials or overall design intent of the NPC Project, and the addition of seventeen (17) feet of building height will create an even more visually iconic landmark in the city's skyline.

CONCLUSION

We believe that no greater impacts would result from the construction of the Proposed Project on the Site than were originally considered and evaluated during the Article 80 and BCDC processes for the Original Project and the NPC Project. Indeed, the Proposed Project will in fact reduce the intensity of impacts from development of the Site. Furthermore, except as described herein, the design of the



proposed Project will be entirely consistent with the design of the NPC Project, which was reviewed and approved by BRA Urban Design staff and the BCDC.

There has been neither a material change to nor a significant lapse of time in the review and approval of the Original Project or NPC Project. Accordingly, consistent with Section 80A-6.2 of the Code, the Proposed Project does not significantly increase those impacts of the Original Project or NPC Project that are within the scope of the required review, and does not warrant resubmission of the PNF. We accordingly seek the Authority's determination that no further review of the Proposed Project is required under Article 80B.

Thank you for your consideration of this request.

Very truly yours,

A handwritten signature in black ink, appearing to read "Yanni Tsipis". The signature is stylized with a large, sweeping initial "Y" and a long horizontal stroke extending to the right.

Yanni Tsipis
Senior Vice President

cc: Heather Campisano, Deputy Director for Development Review
Jordan Rathlev, OTO Development
Donald Wiest, Brennan, Dain, LeRay, Wiest, Torpy & Garner
Mark Van Fossan, Amherst Media Investors Boston, LLC.
Bud Shadrawy, Shadrawy & Rabinovitz



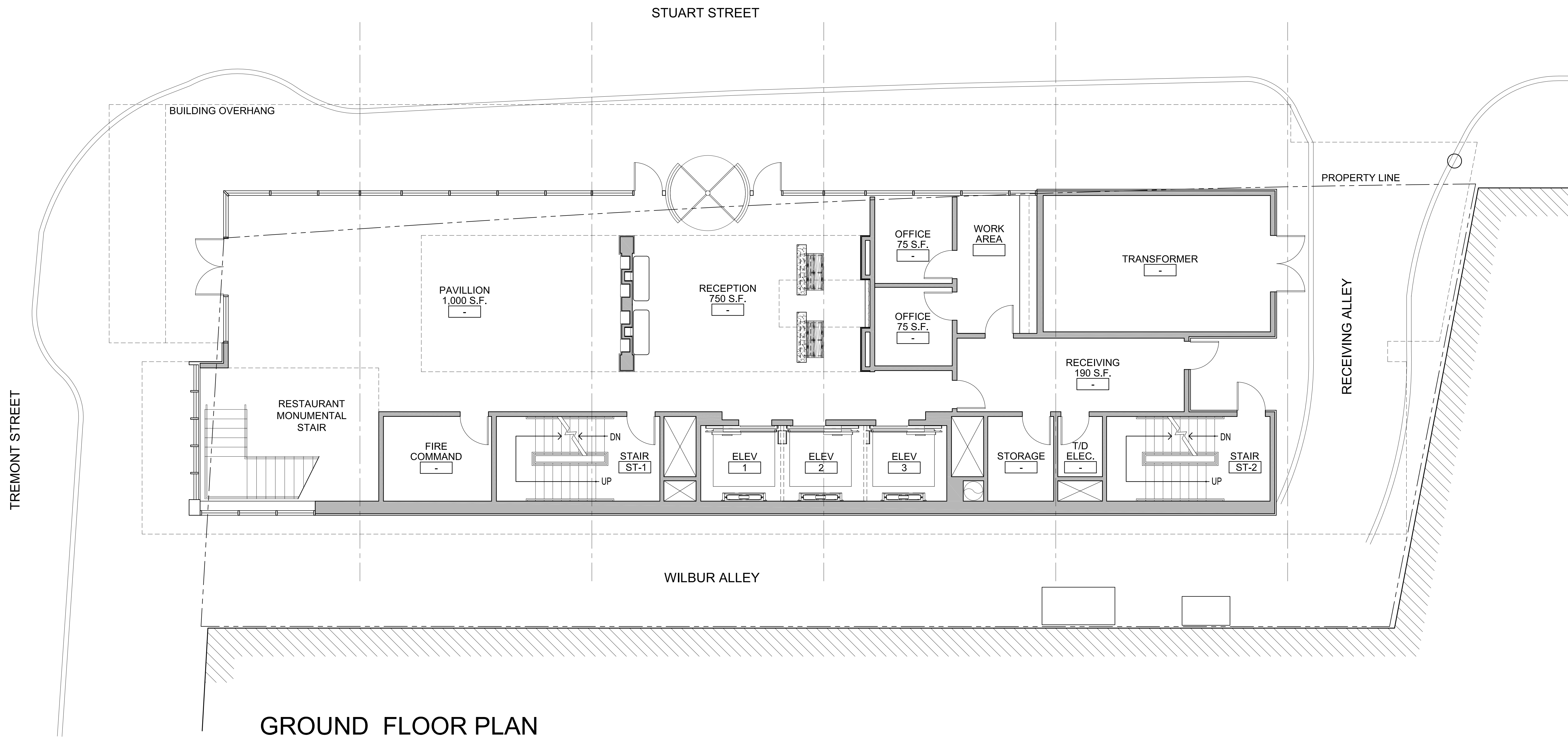
EXHIBITS

A: Proposed Project Site Plan

B: Proposed Project Floor Plans

C: Proposed Project Elevations

D: Proposed Project Renderings



GROUND FLOOR PLAN

SCALE: 3/32" = 1'-0"

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Parcel P-7a NPC Amendment

240 Tremont Street
Boston, MA

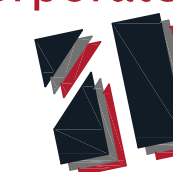
PROPOSED FLOOR PLAN

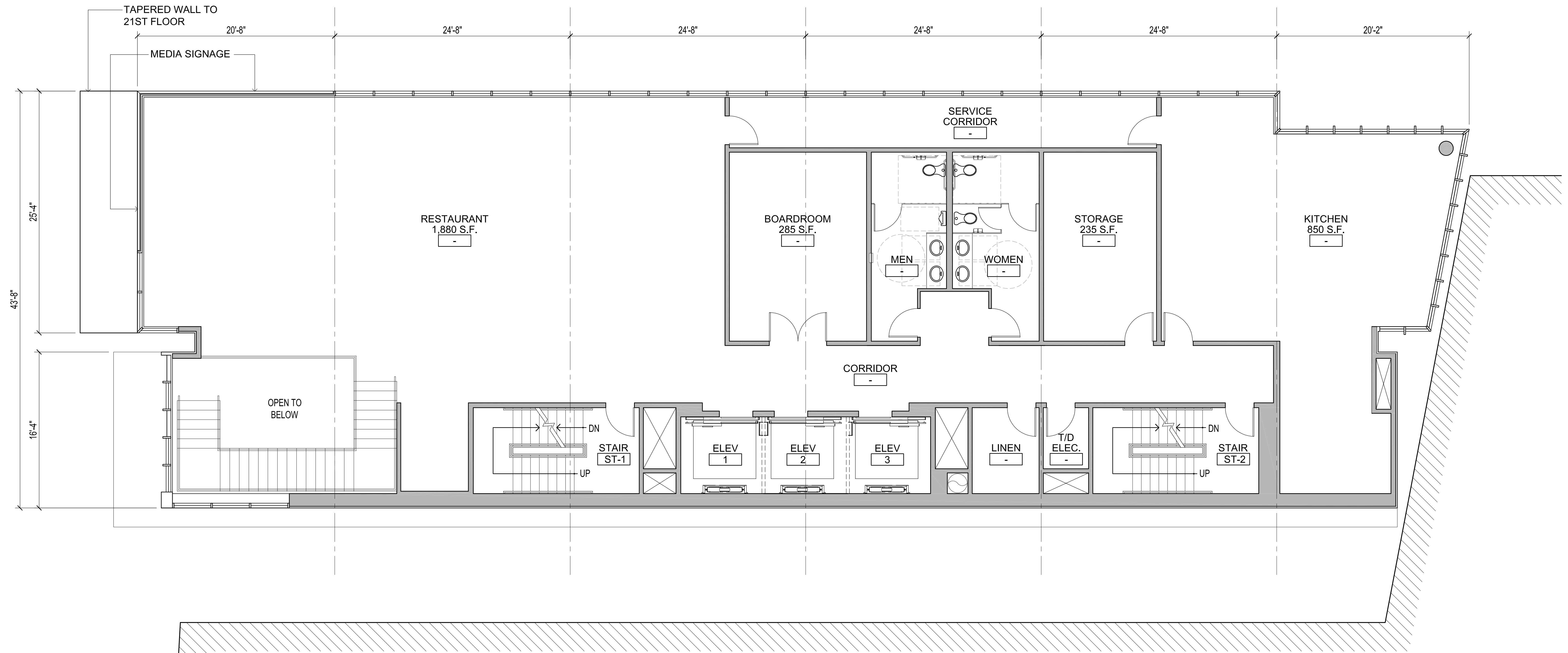


SCALE: AS NOTED

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SECOND FLOOR PLAN

SCALE: 3/32" = 1'-0"



SCALE: AS NOTED

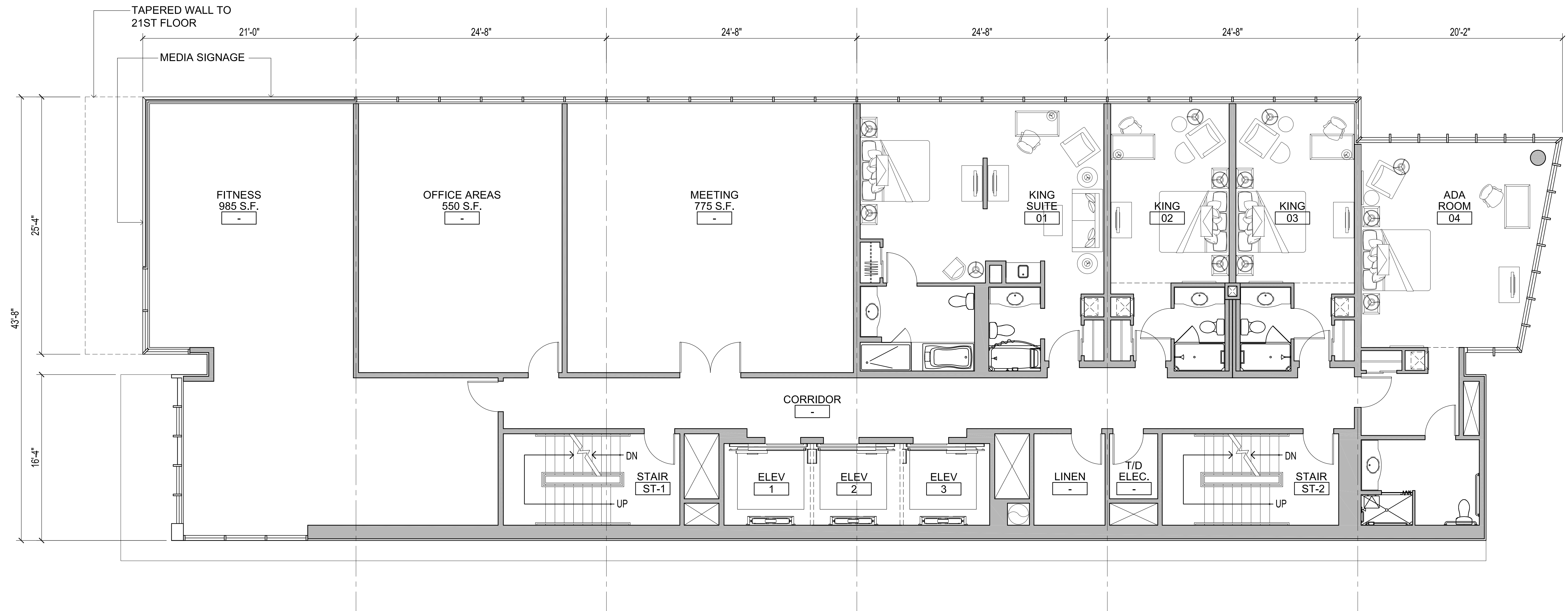
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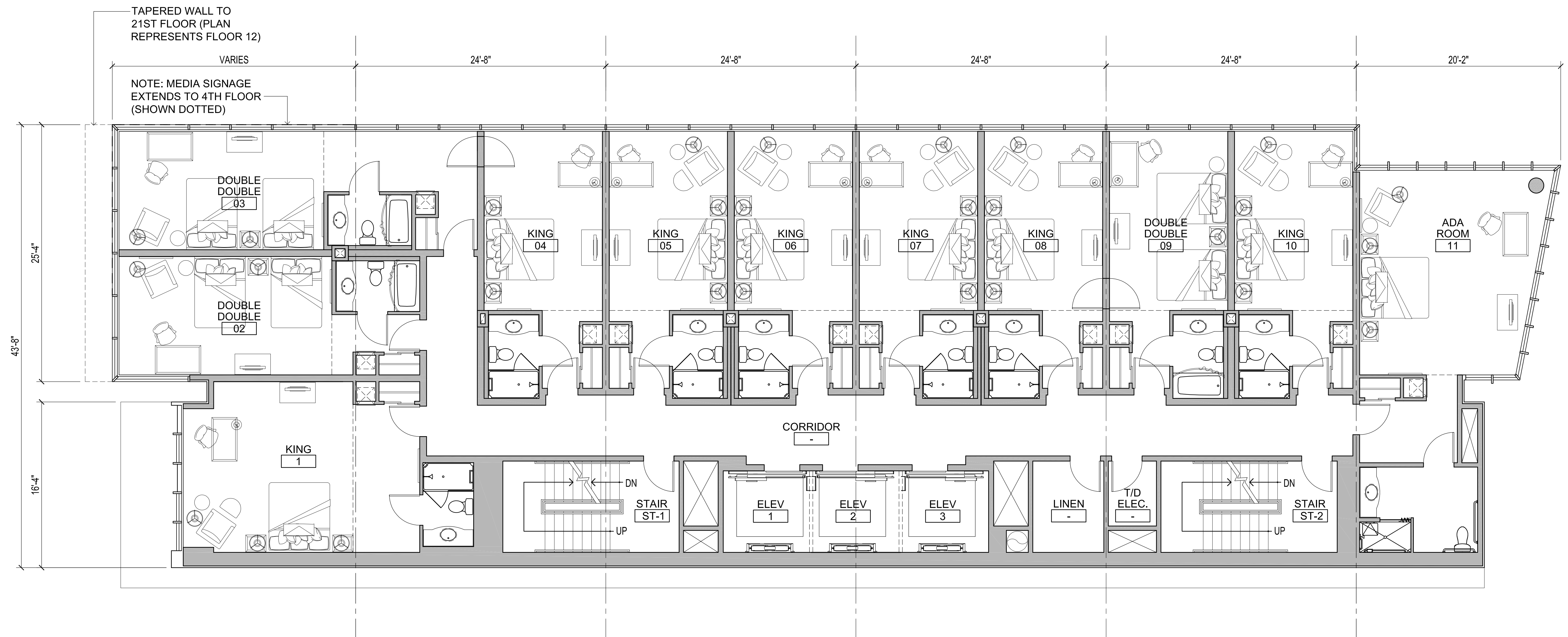


THIRD FLOOR PLAN

SCALE: 3/32" = 1'-0"

4 GUESTROOMS





TYPICAL FLOOR PLAN FLOORS 4-21

11 GUESTROOMS / FL. = 198 GUESTROOMS

SCALE: 3/32" = 1'-0"

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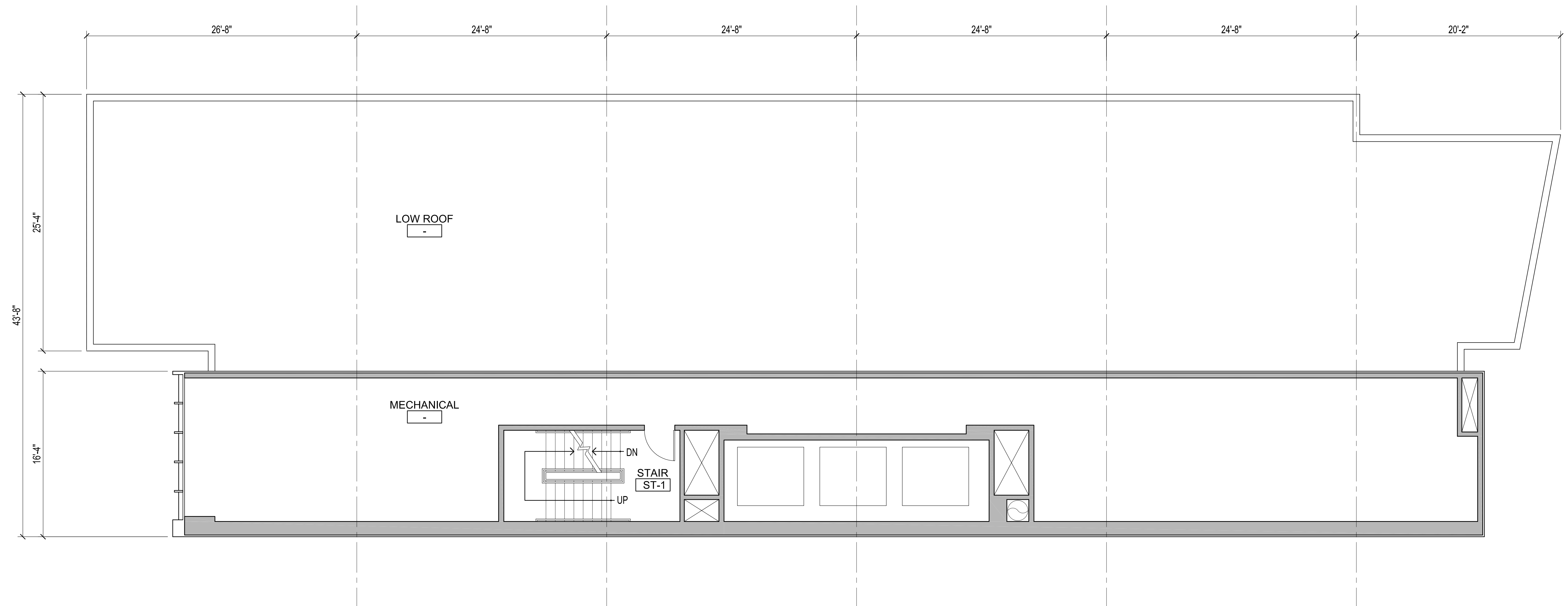
PROPOSED FLOOR PLAN



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MECHANICAL ROOF PLAN (FLOOR 22)

SCALE: 3/32" = 1'-0"



SCALE: AS NOTED

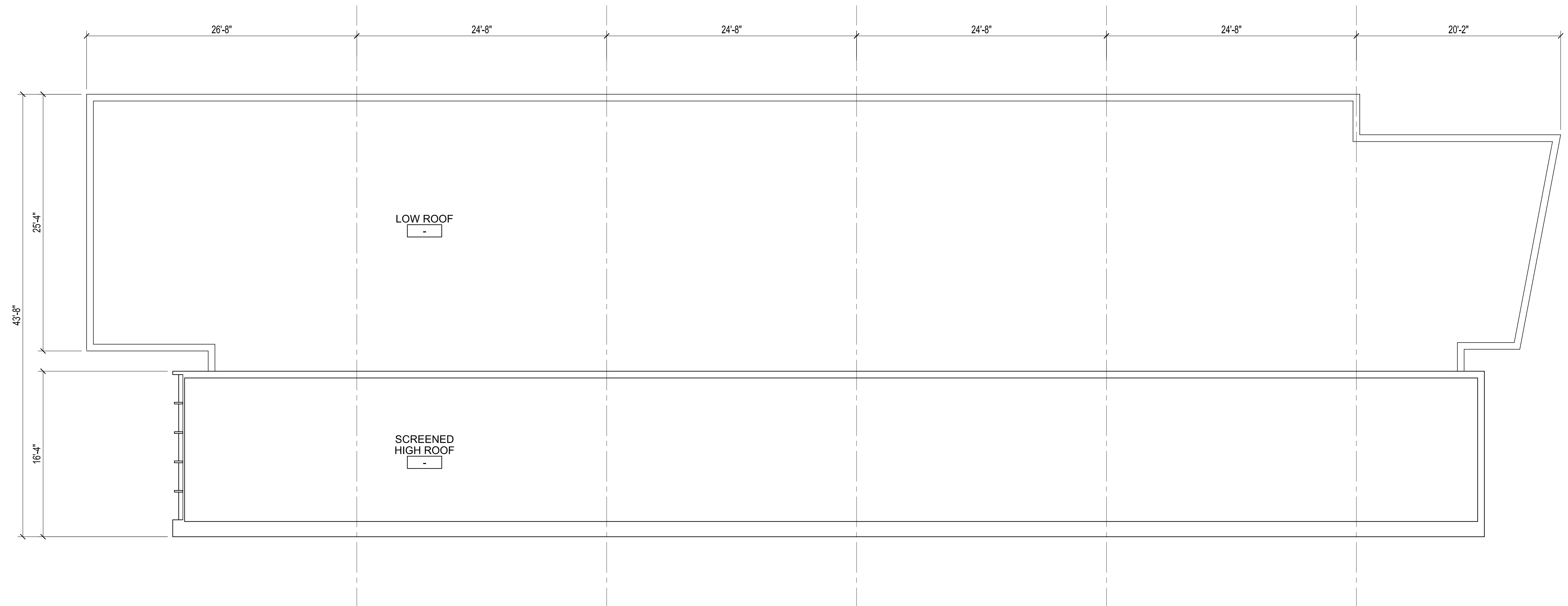
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ROOF PLAN

SCALE: 3/32" = 1'-0"



SCALE: AS NOTED

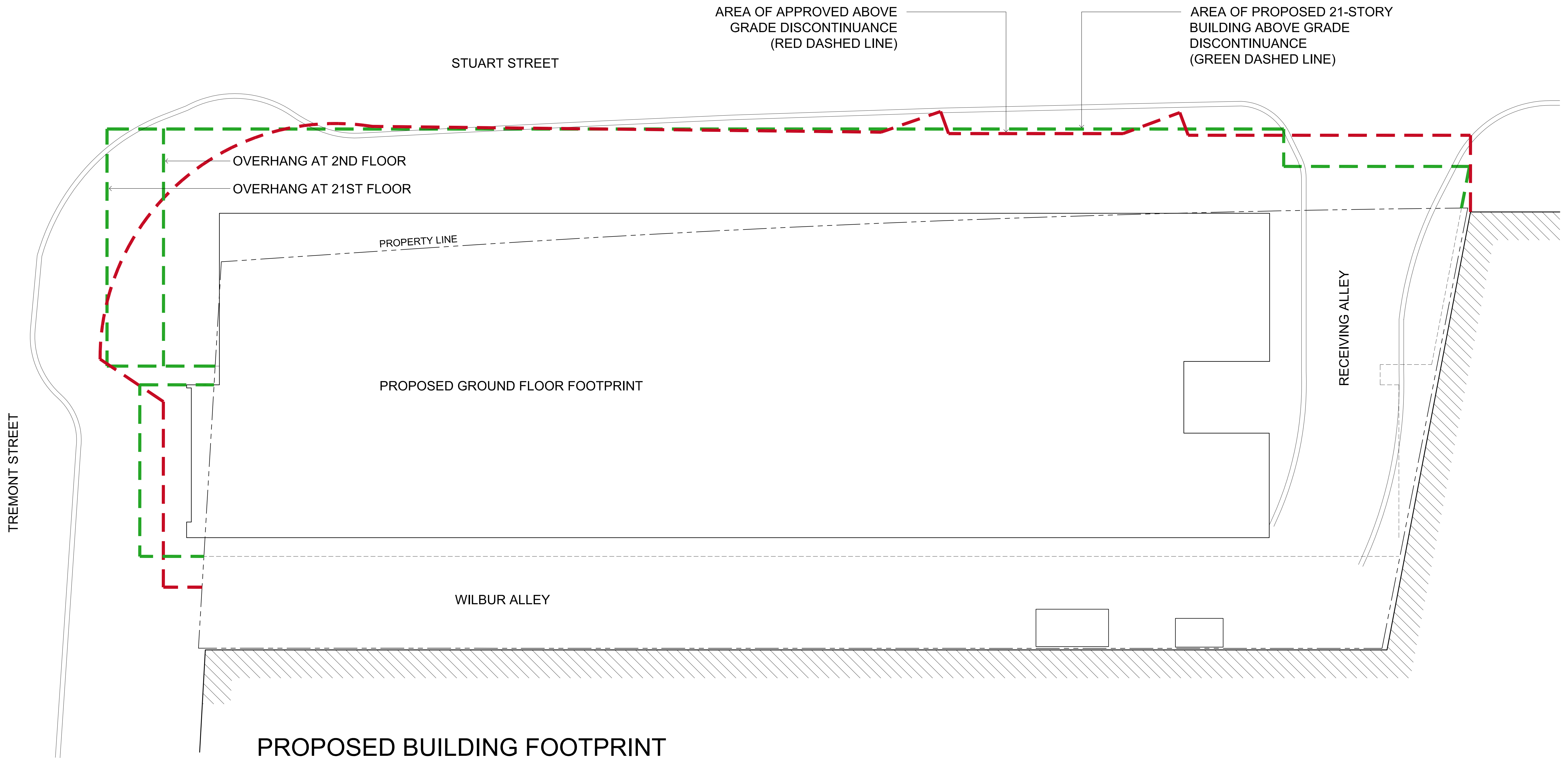
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PROPOSED BUILDING FOOTPRINT

SCALE: 3/32" = 1'-0"



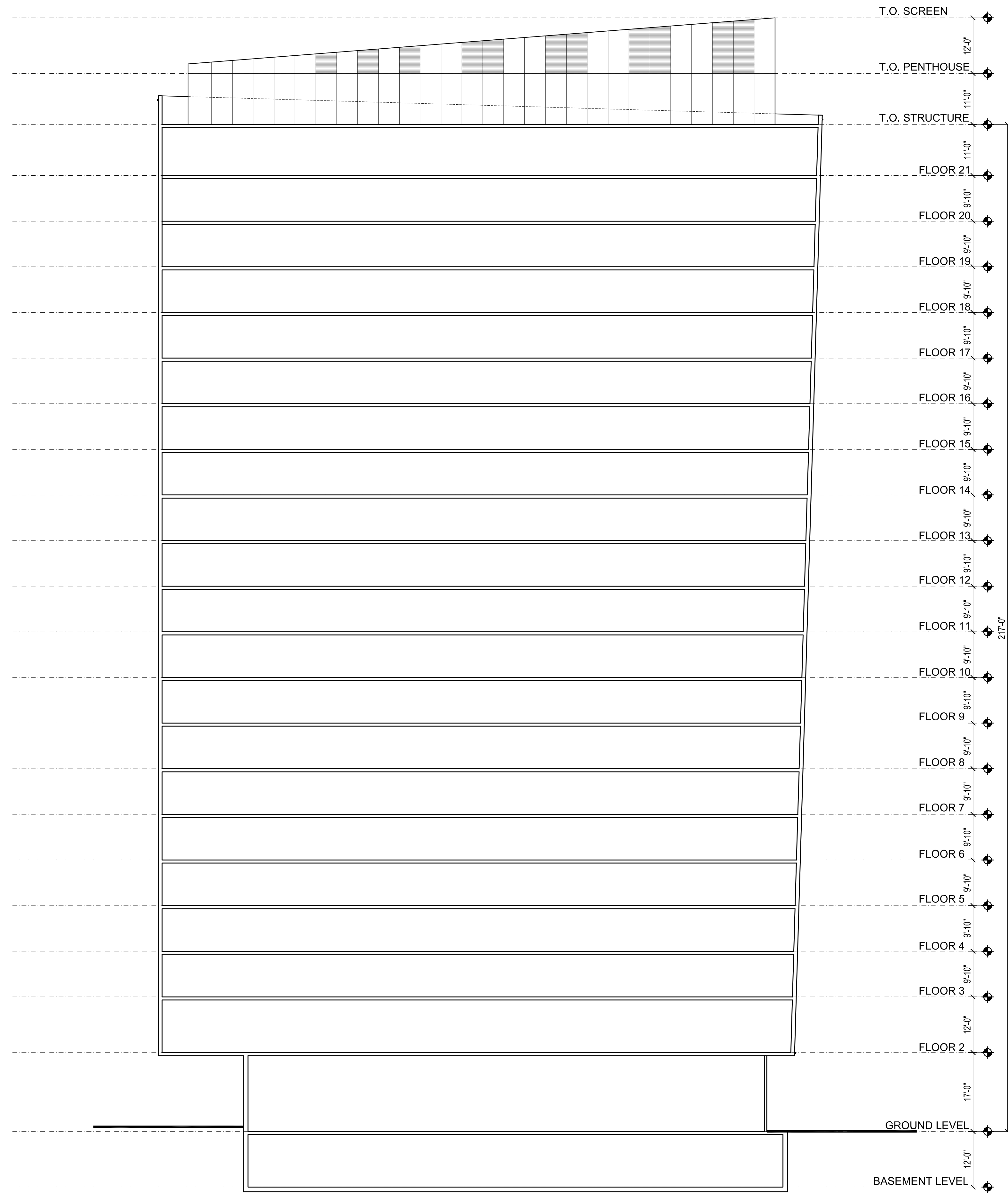
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DISCONTINUANCE OVERLAY COMPARISON

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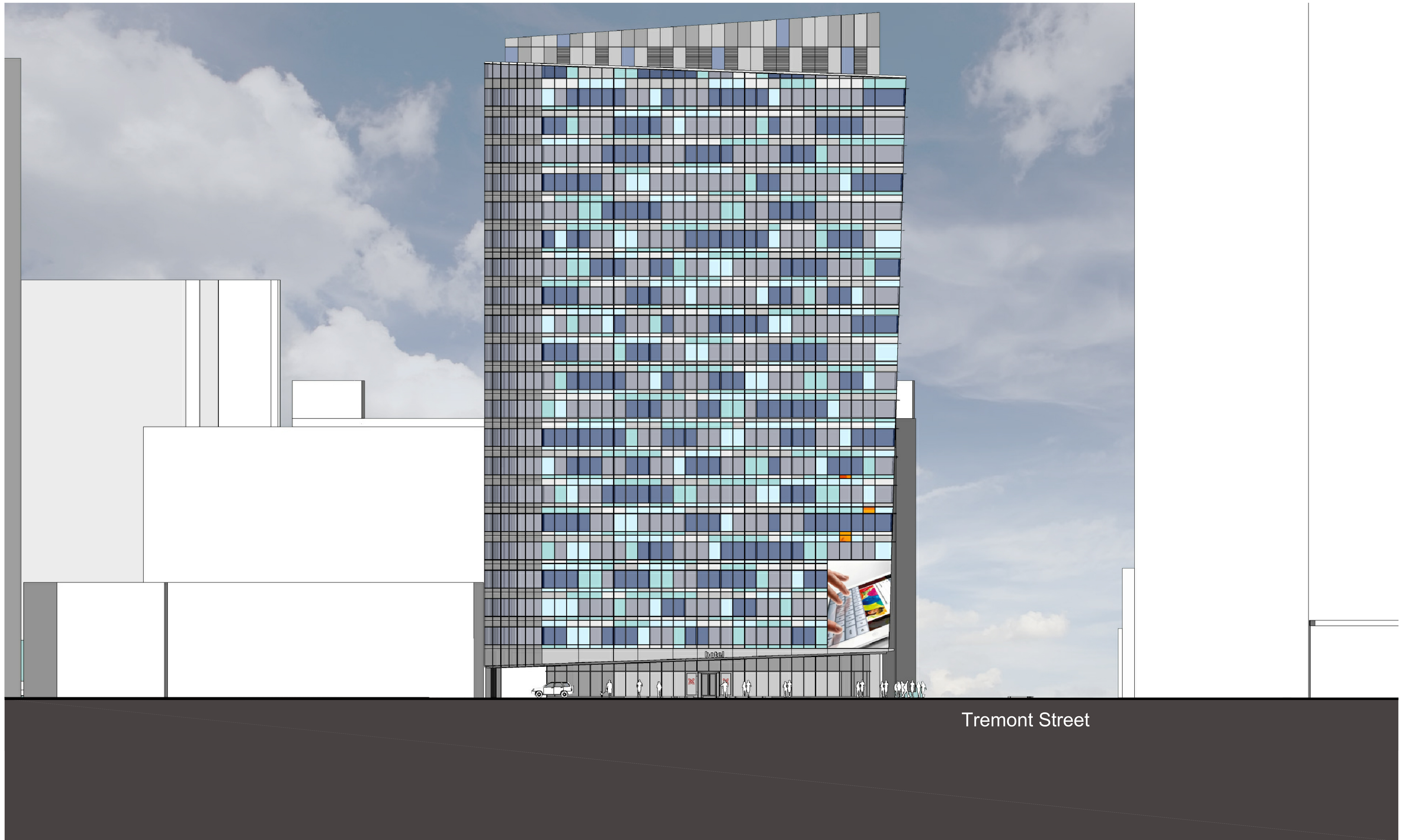
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BUILDING SECTION

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Tremont Street

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SCALE: NTS

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STUART STREET ELEVATION

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Stuart Street

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TREMONT STREET ELEVATION

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Tremont Street

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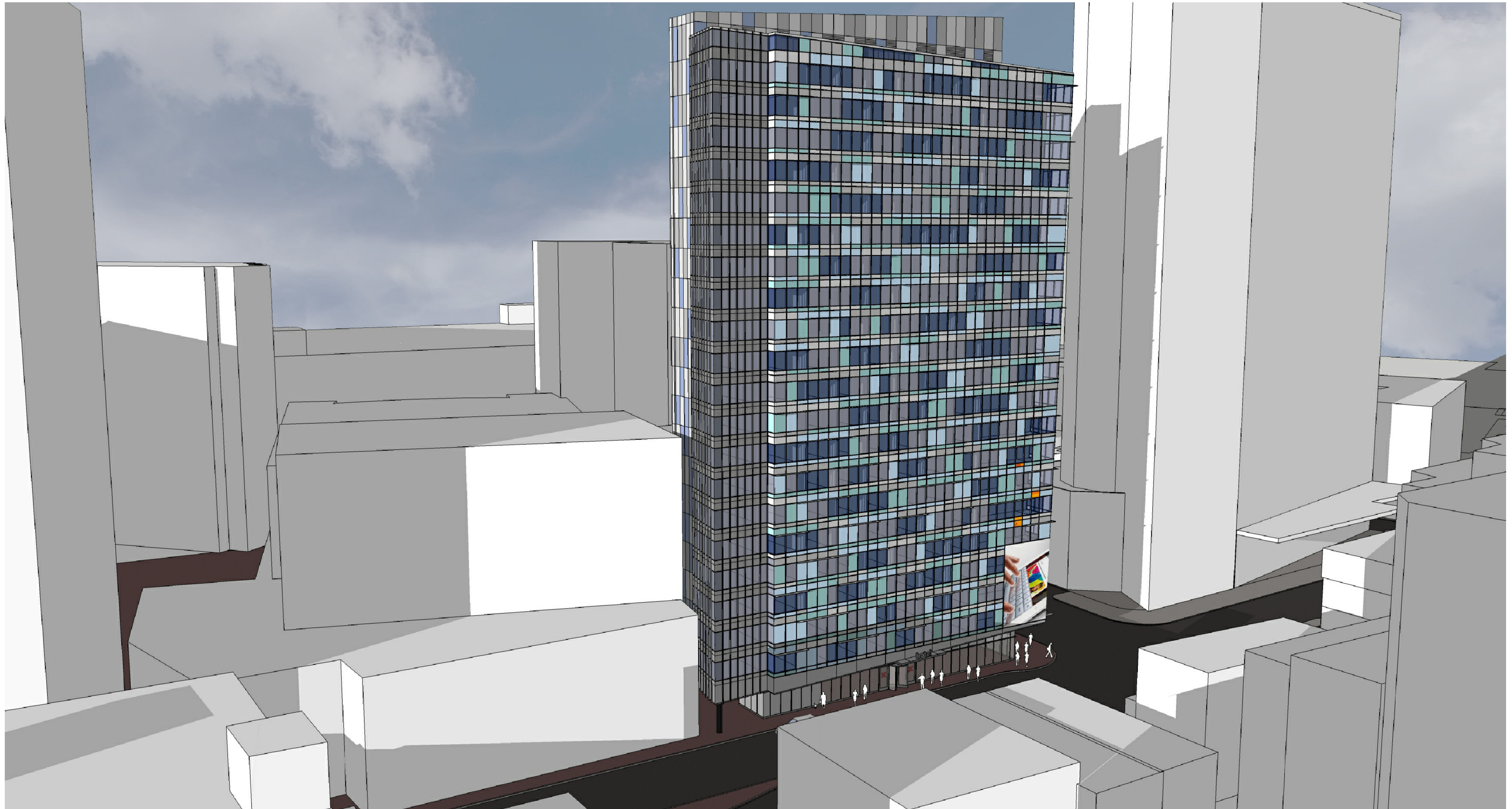
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ALLEY ELEVATION

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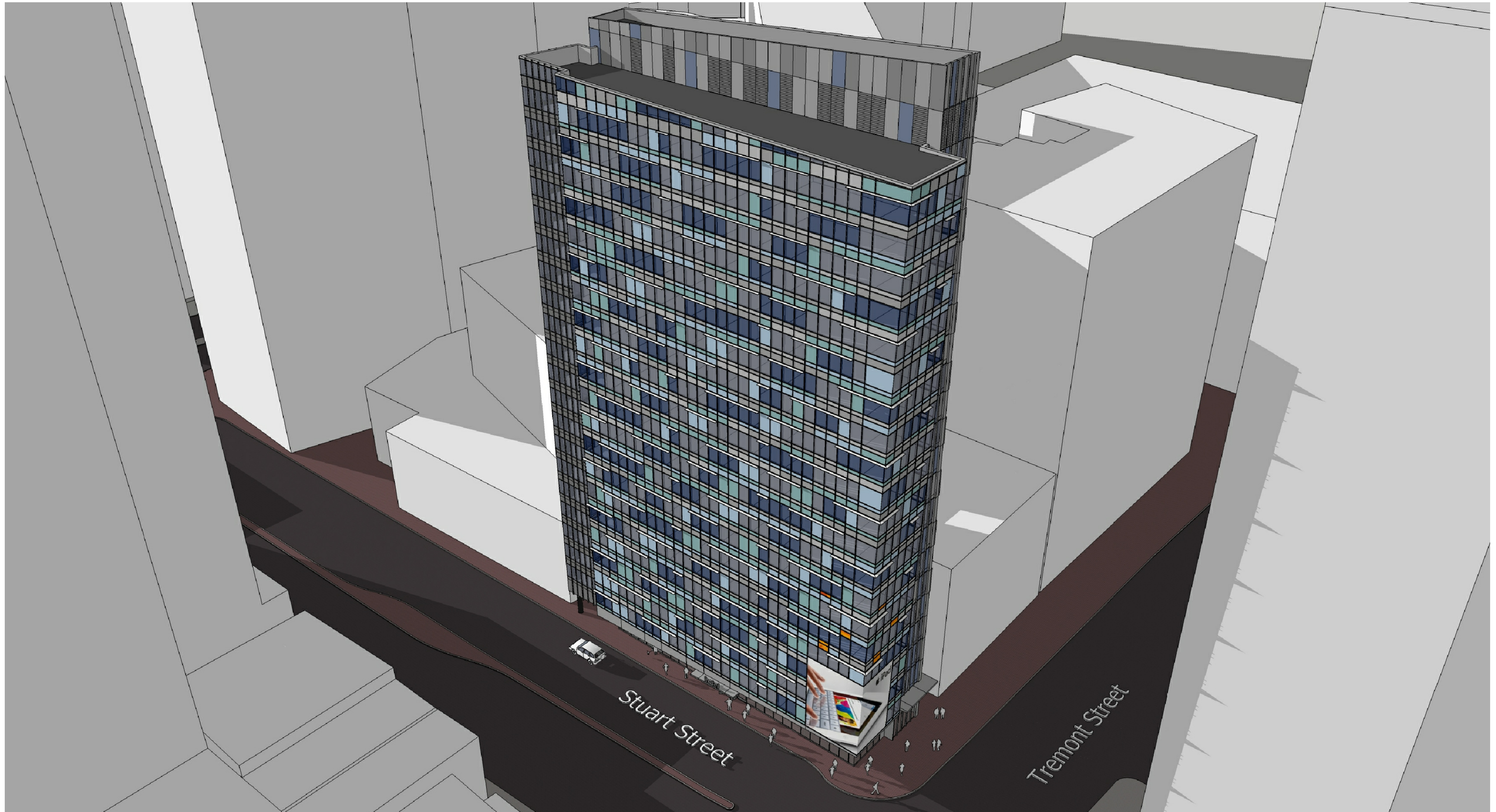
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PERSPECTIVE VIEW 2

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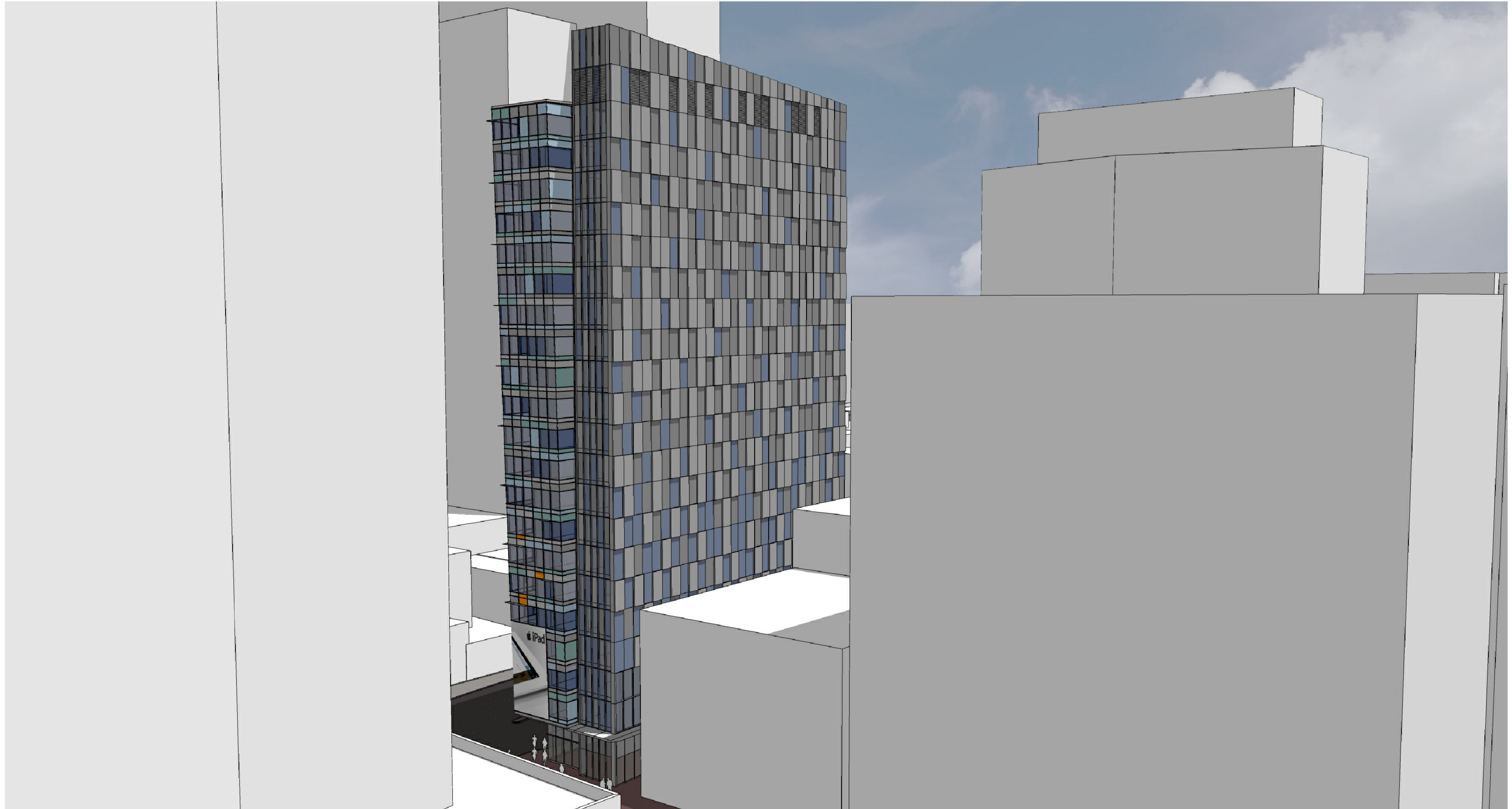
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PERSPECTIVE VIEW 3

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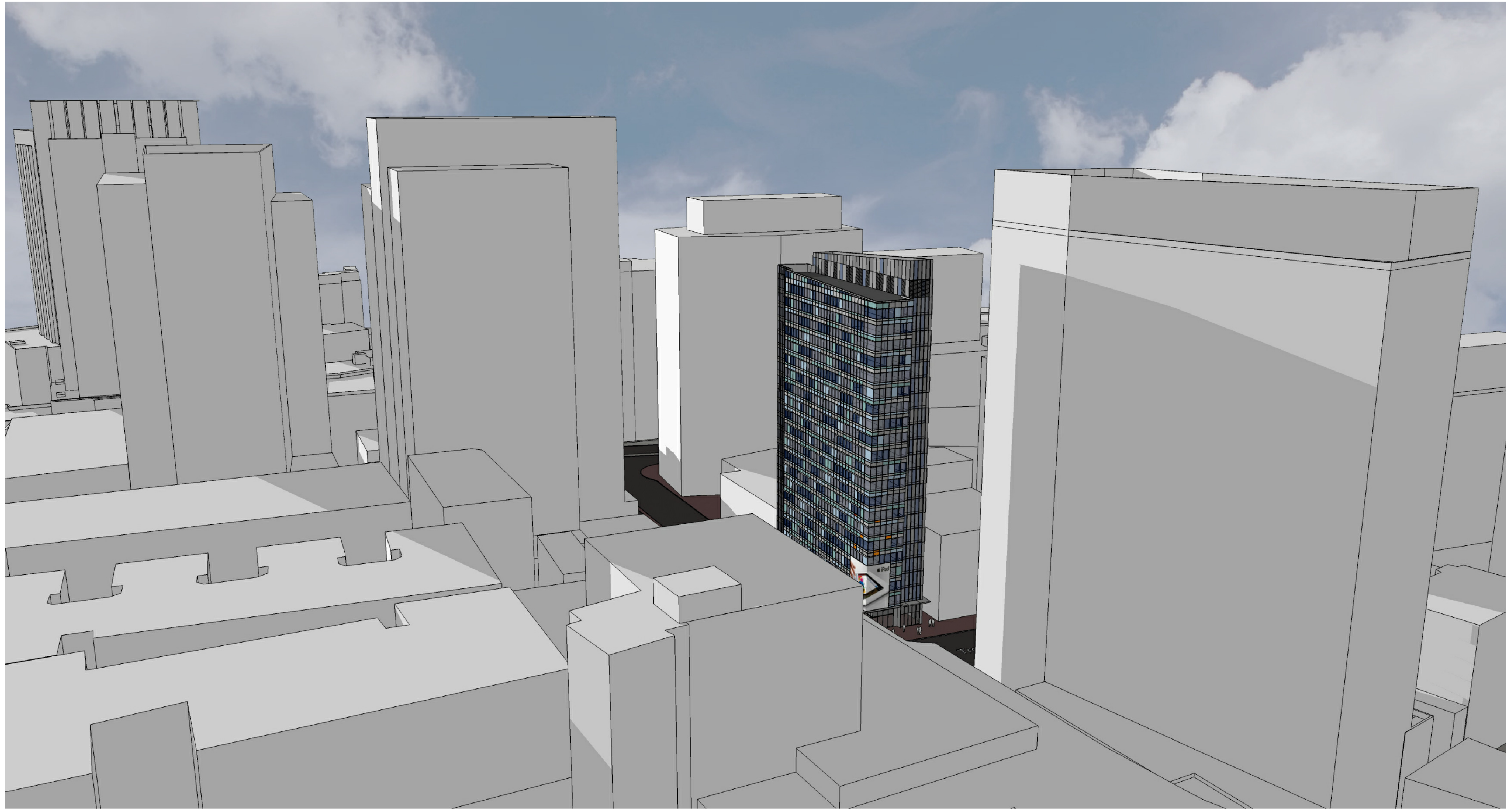
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PERSPECTIVE VIEW 4

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PERSPECTIVE VIEW 5

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