

MCDERMOTT, QUILTY & MILLER LLP
131 OLIVER STREET - 5TH FLOOR
BOSTON, MASSACHUSETTS 02110 **B.R.A.**

TELEPHONE: 617-946-4600
FACSIMILE: 617-946-4624

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May 25, 2013

VIA HAND DELIVERY

Mr. Peter Meade, Director
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Subject: **South Boston Boutique Hotel**
Intent to File Project Notification Form (PNF)

Dear Director Meade:

Please consider this letter as notification on behalf of Sun Condos LLC, by it's Manager, Pappas Industrial Parks, Inc. (the "Proponent") that the Proponent expects to file a Project Notification Form ("PNF") for a proposal for a new South Boston Boutique Hotel Project in accordance with the Article 80B Large Project Review requirements of the Boston Zoning Code. This new development will involve the construction of a new 156 room (87,000 gross square feet) hotel which will include a ground level full service restaurant and bar, coffee shop, fitness center, meeting rooms, conference rooms, screening room, second level terrace, rooftop bar, and exterior pool deck/outdoor lounge to be located at the intersection of Broadway and Dorchester Avenue in the South Boston neighborhood ("Proposed Project") (see **Figure 1. Site Locus for South Boston Boutique Hotel.**)

The site circulation plan is designed to create a safe and pleasant entry to the Project from Broadway with a porte-cochere front door drop off from Dorchester Avenue. This access will include pedestrian amenities to strengthen the relationship between the Proposed Project and the Broadway MBTA station across Broadway. Additional service vehicle access will be provided from West Second Street. We also expect to utilize valet parking with a nearby lease arrangement for offsite parking spaces to meet parking demand from the hotel.

The Project Site is located within a highly commercialized area and is in the midst of a very active transportation node that includes the major MBTA Redline station at Broadway and Dorchester Avenue. In addition, the Fitzgerald Expressway (I-93) is located just to the west of the Project Site. Nearby uses include the Procter Gamble / Gillette Company's complex to the north, as well as ground level commercial and retail uses along Dorchester Avenue and

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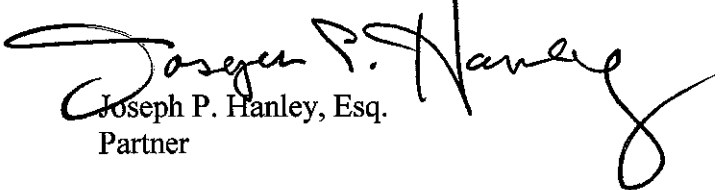
Broadway. The Project Site is also across Dorchester Avenue from a residential complex that includes the Court Square Press development and Macallen Building residences which were developed by the Pappas Companies.

The preliminary Proposed Project details has been presented at an initial community meeting hosted by the West Broadway Neighborhood Association (the immediate neighborhood interest group), and at individual meetings with local elected officials and the key leadership of the nearby St. Vincent/Lower End Political Action Committee.

On behalf of the entire project team, we look forward to working with you and your staff on this Project, which we believe will be a positive addition to the South Boston neighborhood and the City of Boston.

Please advise if there are any questions of the Proponent or if I can provide any further details as we prepare to file a PNF.

Sincerely,


Joseph P. Hanley, Esq.
Partner

Attachment: Figure 1. Site Locus for South Boston Boutique Hotel

cc: Tim Pappas
Lauren Williams, BRA
Richard McGuinness, BRA
Heather Campisano, BRA
Ted Schwartzberg, BRA
Sean Regan, Mayor's Office of Neighborhood Services
City Councilor Bill Linehan
State Representative Nick Collins

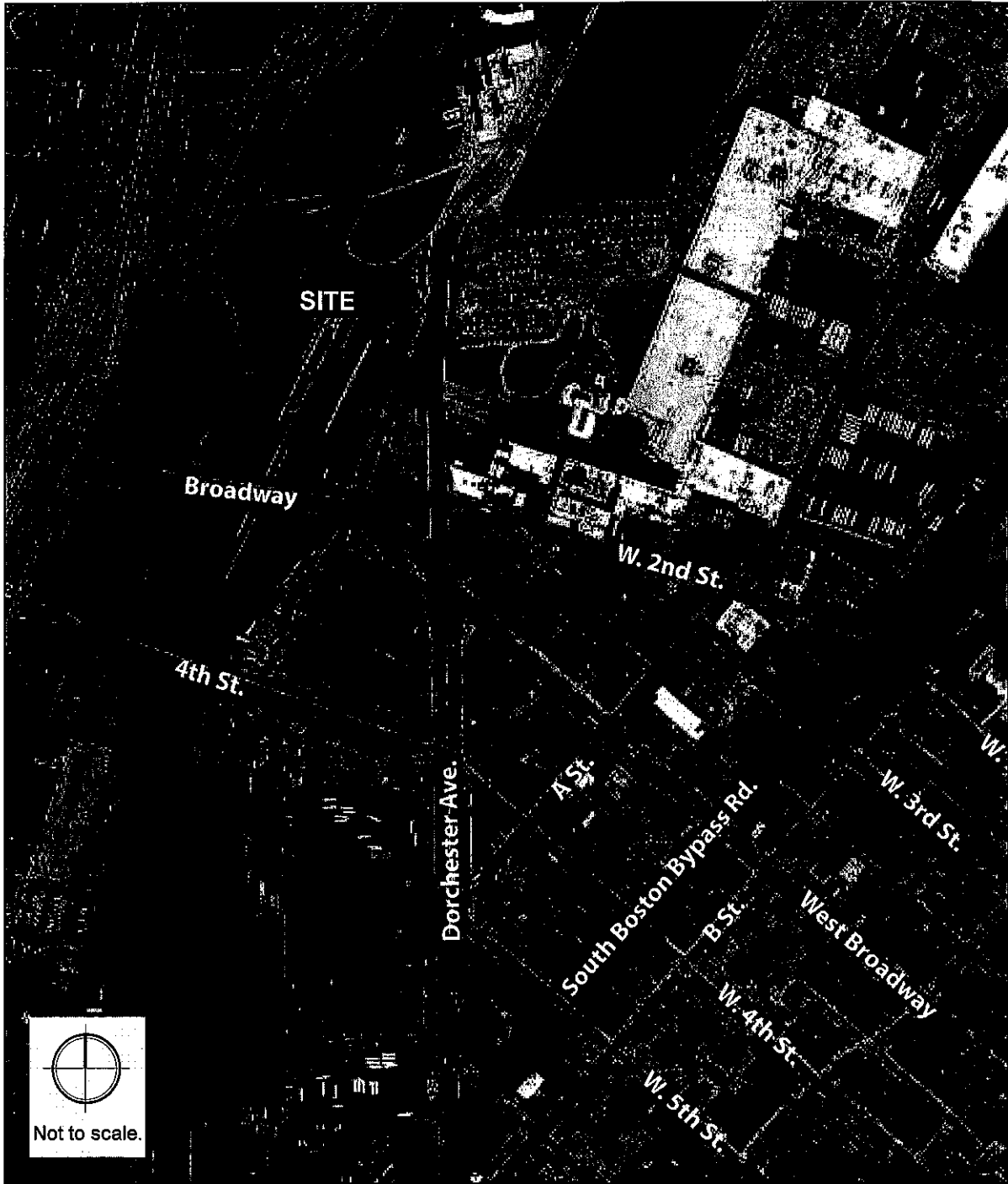


Figure 1.
Site Locus for South Boston Boutique Hotel