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November 28, 2017

BRA

Brian Golden, Director
Boston Planning & Development Agency
One City Hall Square, 9th Floor
Boston, MA 02201

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Re: 1241 Boylston Street / Fenway Hotel Project

Dear Director Golden,

On behalf of 1241 Boylston Street, LLC, and in accordance with the applicable Executive Orders governing development projects in Boston subject to Large Project Review under the Boston Zoning Code, I am pleased to submit this Letter of Intent to file a Project Notification Form for the redevelopment of the property located at 1241 Boylston Street in Boston's Fenway Neighborhood.

Specifically, we propose to develop a new, approximately 184-room hotel with a ground-level, independent restaurant (the "Project") at a site currently occupied by a gas station, automobile service station and convenience mart. Our intent is to develop an elegant, first-quality new hospitality facility that will supply badly-needed additional hotel rooms to the area, and contribute meaningfully to the fast-transforming Boylston Street. The proposed hotel use will complement the primarily residential nature of this important urban thoroughfare, helping to sustain a lively pedestrian realm.

The Project site is an approximately 21,050 square-foot parcel located on the eastern side of the intersection of Ipswich Street and Boylston Street.

The Project building will be contemporary in style, featuring distinct facades and a varied materials palette that relate to the differing conditions surrounding the building. The hotel is presently expected to be eight (8) stories high, with a maximum height of ninety (90) feet. The Project will contain approximately 105,244 square feet of building area, and in addition to guest rooms will include lounges, a small amount of meeting space, and other typical customer amenities. The hotel will be supported by approximately 82 off-street parking spaces located on one below-grade level.

Traffic studies conducted in connection with the Project indicate that due to the change in use at the site from gas station to hotel, the Project will cause the overall traffic to and from the site to lessen. Moreover, the Project will eliminate a total of five existing curb cuts. It will also



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result in targeted landscaping around the perimeter of the site, softening what was formerly an impervious hardscape, and introducing visual cues relating to the nearby Emerald Necklace.

The Project will require Large Project Review pursuant to Article 80 of the Boston Zoning Code. The Project has been designed to be as-of-right from a zoning standpoint, and is intended to comply fully with the provisions of Article 66 of the Code, the Fenway Neighborhood District Article.

We look forward to working with the Agency, our abutters, the community, and other stakeholders throughout the review of this Project, which we believe will be a positive new contribution to the Fenway.

Respectfully submitted,

Donald W. Wiest, as Attorney for
1241 Boylston Street, LLC

cc (by e-mail): Tim Czerwienski, BPDA
Cory Zehngebot, BPDA