

WALTON OXFORD TEMPLE OWNER, LLC
350 W. Hubbard, Suite 440
Chicago, IL 60654

B.R.A.

2013 SEP 12 P 4:08

September 12, 2012

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

Re: Letter of Intent to File Expanded Project Notification Form ("PNF")
Article 80B – Large Project Review
59 Temple Place, Boston, MA

original B. Holden
copies P. Meade
J. Trivette
D. Elsbree
M. Schuler
B. McKernie
H. Campiano
J. Fitzgerald
C. Colley
F. Todd
K. Pedersen
K. Morrison
K. Shen
K. Kara

Dear Director Meade:

This letter constitutes our Letter of Intent submitted to the Boston Redevelopment Authority ("BRA") pursuant to the Executive Order of Mayor Thomas M. Menino entitled, "An Order Relative to the Provision of Mitigation by Development Projects in Boston," by Walton Oxford Temple Owner, LLC regarding a proposed project to be described in an expanded Project Notification Form ("PNF") to be filed with the BRA under Article 80 of the Boston Zoning Code (the "Code").

The proposed project consists of the rehabilitation of two buildings with a combined floor area of approximately 135,500 square feet, located at 59-63 Temple Place and 501-507 Washington Street (collectively referred to as "59 Temple Place" or the "Property") in the Downtown Crossing area (the "Project"). The Property consists of an approximately 13,925 square feet parcel of land located in the Ladder Blocks and Washington Street Theater Protection Area of the Midtown Cultural District (as shown on Figure 1 (Project Locus – Aerial Photo) and Figure 2 (Project Locus – USGS Map) and, therefore, is subject to the provisions of Article 38 of the Code.

The Project will result in the change of existing office and retail uses to an approximately 243-room boutique hotel, with ground floor retail and restaurant spaces along both Washington Street and Temple Place. The proposed hotel uses and ground floor retail and restaurant uses are allowed as of right under Article 38. The Project complies with the maximum height limitation of 125 feet, but exceeds the maximum floor area ratio of 8.0. However, the buildings pre-date the Code and the Project will not result in an increase in the existing FAR on the Property or otherwise alter the dimensions of the buildings. Therefore, no zoning relief is required for the Project.

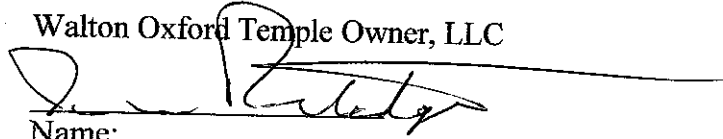
The Project will help achieve the Mayor's goals set forth in the Downtown Crossing Economic Improvement Initiative, which focuses on revitalizing the district through street and other improvements in the area. The Project's rehabilitation of existing buildings and creation of new

hotel, retail and restaurant space, as well as related street and sidewalk improvements, will assist in making the Initiative become a reality.

We look forward to working with the BRA, other City agencies and the community, and we appreciate the time your staff has taken to discuss the Project with us during our pre-filing discussions.

Sincerely,

Walton Oxford Temple Owner, LLC



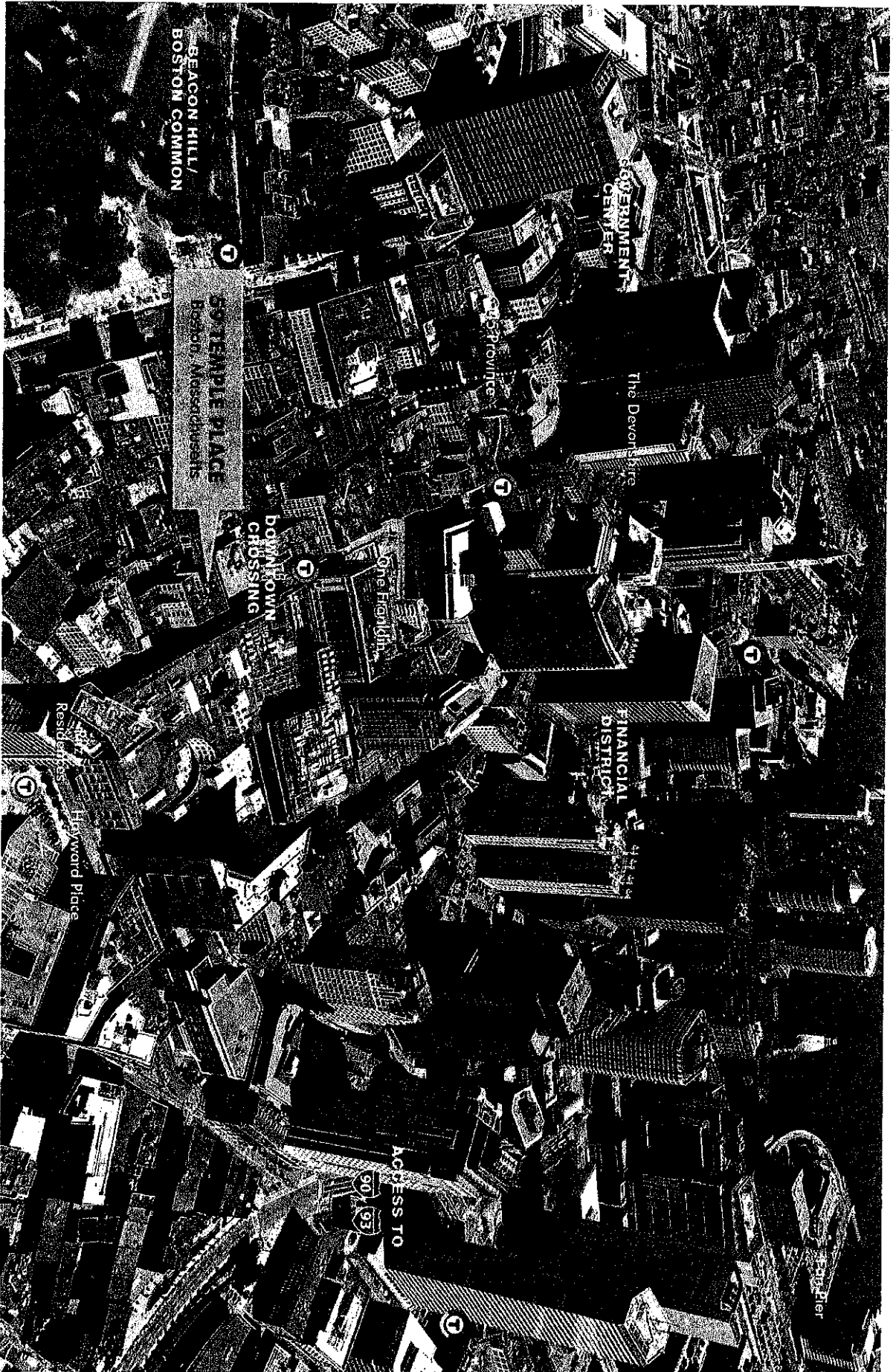
Name:

Title:

Attachments:

Figure 1 (Project Locus – Aerial Photo)

Figure 2 (Project Locus – USGS Map)



59 Temple Place Boston, Massachusetts


Oxford  GETTYS
CORPORATION

Project Locus

Scale 1:24,000
 1 inch = 2,000 feet

0 1,000 2,000 Feet

Basemap: 1985, 1987 USGS Quadrangles, MassGIS




59 Temple Place Boston, Massachusetts