

May 26, 2017

VIA HAND DELIVERY

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

Re: Letter of Intent for Proposed Project at 560-574 Commonwealth Avenue and 645-665 Beacon Street

Dear Director Golden:

We are pleased to submit this Letter of Intent pursuant to the Mayor's Executive Order of October 20, 2000, as amended, regarding a development proposal for Boston's Kenmore Square neighborhood (the "**Proposed Project**"). The two-component Proposed Project is submitted jointly by Mark Development, LLC ("**Mark Development**") and Buckminster Annex Corporation ("**Buckminster**") (together, the "**Proponents**"). The Proponents own properties located directly across Beacon Street from one another, joined together in the project (the "**Plan Area**").

Kenmore Square is a lively hub for education, hospitality, dining, and living, and it is the main entry point to Fenway Park, Boston most famous sports venue. The Proposed Project will redevelop the remaining underutilized parcels at the western edge of the Square, transforming them by building modern, high-rise hotels that flank and define this important public space. The Proposed Project will create additional, badly-needed Boston hotel rooms at a range of price points, supporting the nearby Back Bay business district, the Longwood Medical Area, and area attractions. It will further provide for appropriate ground-floor and streetscape improvements to better knit together this complex intersection, in which cars dominate despite heavy pedestrian use.

The Proposed Project is subject to Large Project Review under Section 80B of the Boston Zoning Code (the "**Code**"). The Proponents intend to file a Project Notification Form ("**PNF**") during summer 2017, as well as a proposal to establish a Planned Development Area ("**PDA**") under Section 80C of the Code. Any necessary zoning relief would be obtained through approval of a PDA Development Plan.

Location

The Plan Area, which exceeds one acre in size, would comprise the following, four parcels of land, owned by affiliates of the Proponents, whose holdings lie to either side of Beacon Street:

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Property Owner	Street Address (Assessing Dept. Parcel ID #)	Approximate Area per Survey
Mark Development affiliate <i>Mark Kenmore, LLC</i>	560-574 Commonwealth Avenue (# 0504141000)	6,030 square feet
Buckminster affiliate <i>Buckminster Hotel Corporation</i>	645 Beacon Street (# 0504150000)	19,167 square feet
Buckminster affiliate <i>Buckminster Annex Corporation</i>	651 Beacon Street (# 0504149000)	5,293 square feet (vacant)
Buckminster affiliate <i>Buckminster Professional Building Corporation</i>	655-665 Beacon Street (# 0504148001)	15,948 square feet

Zoning

The Plan Area is located entirely within a B-4 Zoning District and the Restricted Parking Overlay District. PDAs are permitted within the proposed Plan Area.

Use, Size, and General Description

The Proposed Project would have two components: the “**Mark Development Component**” and the “**Buckminster Component.**”

- **Mark Development Component.** Existing improvements at 560-574 Commonwealth Avenue would be replaced by a new hotel building containing approximately 375 rooms, with a building height of approximately 24 stories and 260 feet, with a gross floor area (“**GFA**”), as defined by the Code, of approximately 164,000 square feet, and some underground parking.
- **Buckminster Component:** Existing improvements at 655-665 Beacon Street would be replaced by a new hotel at that parcel and the adjacent parcel at 651 Beacon Street featuring approximately 388 hotel rooms, with a building height of approximately 19 stories and 210 feet, with a GFA of approximately 211,000 square feet, and some underground parking.

Each component could be developed independently of the other. As part of the Proposed Project, the Proponents will make certain streetscape improvements to Beacon Street, as reviewed and approved by the relevant governmental agencies. These improvements are meant to create an attractive and safe pedestrian crossing across the Plan Area. The Proposed Project constitutes a “**Development Impact Project**” as defined under Section 80B-7 of the Code.

Large Project Review

Because it will involve new construction with a GFA of at least 50,000 square feet, the Proposed Project is subject to the Code's Large Project Review process. As noted above, the Proponents intend to file a Project Notification Form ("PNF") during summer 2017.

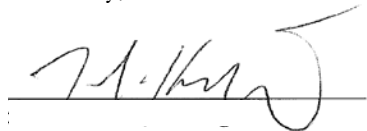
Potential Zoning Relief

The Proposed Project would obtain all necessary zoning relief through the approval of a PDA Development Plan. Pursuant to Section 80C-3.1. of the Code, the PDA Development Plan will set forth the proposed location and appearance of structures, open spaces and landscaping, proposed uses of the area, densities, proposed traffic circulation, parking and loading facilities, access to public transportation, and proposed dimensions of structures.

Conclusion

We are confident that the Proposed Project will result in significant, positive improvements to Kenmore Square, one of Boston's most heavily used spaces. And by strengthening the vital local hotel sector, the Proposed Project will further enhance the economy of the city as a whole. We look forward to working on the Proposed Project with BPDA staff, elected officials, neighbors, and other stakeholders.

Sincerely,



Robert S. Korff
Mark Development



Jackson Slomink
Buckminster Annex Corporation

cc (email): Jonathan Greeley, BPDA (Jonathan.Greeley.BRA@cityofboston.gov)
David A. Carlson, BPDA (David.Carlson.BRA@cityofboston.gov)
Phil Cohen, BPDA (Phil.Cohen@boston.gov)
Damien B. Chaviano, Mark Development (dchaviano@markdevllc.com)
Jared Eigerman, Dalton & Finegold, LLP (jeigerman@dflp.com)
Don Wiest, Dain Torpy (dwiest@daintorpy.com)
Michael K. Vaughan, Nauset Strategies, Inc. (mvaughan@nausetstrategies.com)