

MEMORANDUM

AUGUST 15, 2013

TO: BOSTON REDEVELOPMENT AUTHORITY AND
PETER MEADE, DIRECTOR

FROM: HEATHER CAMPISANO, DEPUTY DIRECTOR FOR DEVELOPMENT
REVIEW
DAVID CARLSON, SENIOR ARCHITECT, URBAN DESIGN
JOHN FITZGERALD, SENIOR PROJECT MANAGER

SUBJECT: 121 BROOKLINE AVENUE, FENWAY
CERTIFICATE OF COMPLETION

SUMMARY: This Memorandum requests that the Boston Redevelopment Authority (the "Authority") authorize the Director to issue a Certificate of Completion for the hotel and related improvements located at 121 Brookline Avenue, Fenway.

PROJECT DESCRIPTION

The 121 Brookline Avenue project includes the construction of an approximately 121,000 square foot building with 183 extended stay rooms, 6,300 square feet of ground floor retail space along Brookline Avenue, and approximately 50 parking spaces underground for the public and hotel guests in the Fenway neighborhood of Boston (the "Project"). The Project will provide much needed hotel rooms to service the demands of the Longwood Medical Area ("LMA") as well as the nearby schools and institutions, tourists, and visitors to the Fenway entertainment district and supplementing the Back Bay hotel market. The Project site is well-served by public transportation including two green line stations, and several bus lines as well as the LMA's MASCO shuttle which runs shuttle buses daily from the Fenway area to the LMA. The Project site is a short walk to the LMA, several area universities including Boston University and Northeastern University, and to Fenway Park and the Back Bay.

The construction of the Project has been completed in accordance with the requirements of Section 9 of the Amended and Restated Cooperation Agreement for 121 Brookline Avenue, Fenway by and between the Authority and BAM Hotel LLC, dated as of February 27, 2012 ("Cooperation Agreement") and is ready for occupancy.

The Authority received a request for the issuance of a Certificate of Completion for the 121 Brookline Avenue Project. Pursuant to the Cooperation Agreement, the Authority

is required to respond to such request within forty (40) days of its receipt thereof. On June 26, 2013, BRA staff performed a site/building inspection of the Project and hereby recommends the issuance of a Certificate of Completion.

RECOMMENDATION

In response to the request for a Certificate of Completion, it is the recommendation of the staff that the Authority find that the 121 Brookline Avenue Project has been completed in accordance with the requirements of Section 9 of the Cooperation Agreement and that the Authority authorize the Director to issue a Certificate of Completion for the Project.

An appropriate vote follows:

VOTED: That the Director be, and hereby is, authorized to issue a Certificate of Completion certifying in accordance with the provisions of Section 9 of the Amended and Restated Cooperation Agreement for 121 Brookline Avenue, Fenway by and between the Boston Redevelopment Authority and BAM Hotel LLC dated as of February 27, 2012 (the "Cooperation Agreement") that the construction of the 121 Brookline Avenue project including a hotel building with street level retail has been completed in compliance with all the terms and conditions of the Cooperation Agreement.