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March 1, 2010

BY HAND

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John Palmieri, Director
Boston Redevelopment Authority
Boston City Hall, 9th Floor
Boston, MA 02201

Re: **1271 Boylston Street Project –
Letter of Intent under Executive Order of October 10, 2000**

Dear Director Palmieri:

On behalf of WV 1271 Boylston Street LLC, an affiliate of Weiner Ventures LLC (the "**Proponent**") and in accordance with Mayor Menino's Executive Order dated October 10, 2000, as amended April 3, 2001, relative to the provision of mitigation by development projects in Boston subject to Large Project Review as defined in Article 80 of the City of Boston Zoning Code (the "**Zoning Code**"), we are pleased to submit this Letter of Intent to file a Project Notification Form for the redevelopment and revitalization of the property at 1271 Boylston Street.

The Proponent proposes to construct a twelve story building with appropriate setbacks containing a total of approximately 350,000 SF and consisting of two vertical elements constructed over a common low-rise section. One of the vertical elements will be devoted to residential use and one of the vertical elements will be used for hotel purposes, which may include Executive Suites. The residential uses will consist of approximately 175,000 SF and the hotel uses will consist of approximately 170,000 SF. The common low rise section will contain accessory space to the hotel and residential uses and approximately 4,000 SF of retail use. Approximately 280 underground parking spaces will be provided. The Project replaces existing out-moded improvements at the site containing 35,000 SF of hotel use, 3,000 SF of retail use, and 81 surface parking spaces. In furtherance of the goal of Article 66 to encourage residential use, this proposal adds residential use to a site which currently is devoted only to hotel use and parking use, while maintaining and enhancing the hotel use. The Project will be developed as a Planned Development Area and may require certain modifications to Article 66 of the Zoning Code.

Under the Mayor's Executive Order, the Authority is to submit to the Mayor a recommendation for the appointment of an Impact Advisory Group ("**IAG**") to advise the Authority with respect to mitigation, to be appointed by the Mayor prior to the submission of the Project Notification Form.

We are ready to move forward with the Article 80 review process by filing a Project Notification Form, and look forward to working with the Authority, the IAG, and the community in the review of this Project.

Please let me know if you have any questions or if any additional information would be helpful.

Sincerely,

Adam J. Weiner
Manager

cc: Mr. Jonathan Greeley, BRA
Ms. Randi Lathrop, BRA
Mr. Kairos Shen, BRA