



January 26, 2018

Richard A. Galvin
CV Properties, LLC
451 D Street
Boston, MA 02210

Re: Scoping Determination Waiving Further Review
Haymarket Hotel Project, Parcel 9
Boston, Massachusetts

Dear Mr. Galvin:

Please be advised that on June 9, 2016, the Boston Redevelopment Authority (“BRA”) (now doing business as the Boston Planning & Development Agency (“BPDA”)) Board authorized the Director of the BRA to issue a Scoping Determination waiving the requirement of further review pursuant to Section 80B-5.3(d) of the Boston Zoning Code (the “Code”) which: (i) finds that the Project Notification Form (“PNF”) for the Proposed Project (as hereinafter defined) submitted on April 4, 2016 by Haymarket Parcel 9 Investor, LLC (the “Proponent”), with the additional information and comments received by the BRA prior to the issuance of the Scoping Determination, adequately describes the potential impacts arising from the Proposed Project and provides sufficient mitigation measures to minimize these impacts; and (ii) waives the requirement for the preparation and submission of a Draft Project Impact Report and Final Project Impact Report under subsections 4 and 5 of Section 80B-5 of the Code, subject to continuing design review by the BRA.

The Haymarket Hotel, Parcel 9 project is located on an approximately 52,598 square foot parcel in the Central Artery Special District and the Government Center/Markets District, as well as the Restricted Parking District and the Greenway Overlay District of Boston and will consist of an up to 225 key hotel and up to 25,000 square feet of retail for a building containing up to 145,000 square feet of gross floor area (“Proposed Project”) and a maximum building height of sixty-five (65) feet.

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The Proposed Project will also contain facilities for the Haymarket Pushcart Association including trash, storage and restrooms, while also making significant upgrades to Blackstone Street. No on-site parking will be provided. There will, however, be a valet managed pick up/drop off area provided along Surface Road at the hotel entrance.

Pursuant to the June 9, 2016 vote by the BRA, I hereby issue this Scoping Determination waiving further review under Section 80B-5.3(d) of the Code in connection with the Proposed Project which: (i) finds that the PNF, with the additional information and comments received by the BRA prior to the issuance of the Scoping Determination, adequately describes the potential impacts arising from the Proposed Project and provides sufficient mitigation measures to minimize the impacts; and (ii) waives the requirement for the preparation and submission of a Draft Project Impact Report and Final Project Impact Report under subsections 4 and 5 of Section 80B-5 of the Code.

This Scoping Determination waiving further review shall not become final until nineteen (19) days after the date hereof. I hereby invite the public to comment on any conditions the BPDA requires in this Scoping Determination for the mitigation of the Proposed Project's impacts. Such comments must be submitted in writing to the BPDA within fourteen (14) days hereof and must be based on significant new information not submitted during the public comment period or scoping session required by paragraphs (b) and (c) of Section 80B-5.3 of the Code. The BPDA shall consider any comments received and may modify this Scoping Determination to add, delete, or modify the conditions set forth herein, provided that any such changes shall be made no later than nineteen (19) days after the date hereof, which is the date on which this Scoping Determination becomes final.

Sincerely,

A handwritten signature in black ink, appearing to read "Brian P. Golden". The signature is fluid and cursive, with the first name "Brian" and last name "Golden" clearly legible.

Brian P. Golden

Director