

# OH NBH OWNER

T 617.451.1300  
F 617.451.3604

OH NBH Owner, LLC  
c/o The Davis Companies  
125 High Street, Suite 2111  
Boston, MA 02110-2704

July 21, 2017

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## **By Hand**

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Mr. Brian P. Golden, Director  
Boston Redevelopment Authority,  
d/b/a Boston Planning & Development Agency  
One City Hall Plaza, 9<sup>th</sup> Floor  
Boston, MA 02201-1007

Re: Summer Street Hotel Project, South Boston

Dear Director Golden:

This letter constitutes a letter of intent with respect to the proposed development of the Summer Street Hotel project on certain property owned by the Massachusetts Port Authority ("Massport") in the Commonwealth Flats Development Area of South Boston, by OH NBH Owner, LLC, a Delaware limited liability company that is an affiliate of The Davis Companies and Omni Hotels Management Corporation (the "Proponent").

The Summer Street Hotel project will comprise two hotel towers with a connecting podium structure containing approximately 1,054 hotel rooms, approximately 70,000 square feet of meeting and function space (exclusive of pre-function areas), approximately 40,000 square feet of retail and restaurant space (some of which will be accessory to the hotel and the remainder of which may be third party operated), as well as associated landscape and site improvements (the "Project"). The Project will contain approximately 790,000 square feet of Gross Floor Area (as defined in the Boston Zoning Code), as well as a pedestrian bridge to the South Boston Waterfront Transportation Center ("SBWTC") now being constructed by Massport, which will provide all of the parking accommodations for the hotel and its related uses. The hotel's main entrance will be on Summer Street, with ancillary entrances on World Trade Center Avenue and D Street. The Project is also anticipated to include the interior completion of an existing underground tunnel between the Project Site (as described below) and the Boston Convention and Exhibition Center ("BCEC") as well as a covered pedestrian walkway along World Trade Center Avenue between the Project and the SBWTC. These public realm improvements will help create better pedestrian connections between the BCEC and the MBTA Silver Line World Trade Center station, and the retail and restaurant establishments that will be located on the ground floor of the Project will help enliven the pedestrian experience along this portion of Summer Street.

The Project will be developed on an approximately 77,396 square foot site ("Project Site") bounded by Summer Street to the south, D Street to the east, the South Boston Haul Road to the

north, and the World Trade Center Avenue viaduct to the west. By means of a Development Agreement with Massport, the Proponent anticipates entering into a long-term Ground Lease of the Project Site with Massport that will make possible the development of the Project.

The Project is the last phase of the former "Core Block" project, which was to comprise a retail, hotel and entertainment complex on multiple parcels of Massport-owned land within the Commonwealth Flats Development Area, including the Project Site. The proposed Core Block project hotel, with approximately 350 rooms, was to be located on the Project Site. The Core Block project has evolved into the following components: the completed Waterside Place I residential development (Phase 1a), the BPDA-approved Waterside Place II residential development that is now under construction (Phase 1b), and the SBWTC, for which construction is also now underway (Phase 2a). The Project will comprise Phase 2b of the former Core Block project and as a consequence, the Proponent expects to submit a Notice of Project Change ("NPC") to the BPDA for voluntary Article 80B Large Project Review within approximately thirty (30) days of this letter. The NPC will contain a complete Article 80B permitting history for the Core Block project, so that review of the Project may be undertaken within that larger historical context.

We are appreciative of the BPDA's assistance thus far in guiding the Project's design, and look forward to working with the BPDA and other City agency staff on the successful completion of this voluntary Article 80B Large Project Review process.

If you have any questions about the Project, please feel free to contact Dante Angelucci, Senior Vice President of TDC Development Group, LLC, at 617-936-4808.

Thank you.

Sincerely,



Brian L. P. Fallon  
President, OH NBH Owner, LLC

cc: Jonathan Greeley, BPDA  
Casey Hines, BPDA  
Dante Angelucci, TDC Development Group, LLC  
Rebecca A. Lee, Esq.