

# Lewis Wharf Investors, LLC

One Lewis Wharf, 3<sup>rd</sup> Floor  
Boston, MA 02110  
617-303-4420 (direct)

June 4, 2015

Mr. Brian Golden  
Director  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201

Re: Lewis Wharf, North End / Letter of Intent to File Project Notification Form

Dear Mr. Golden:

On behalf of Lewis Wharf Investors, LLC, I am pleased to submit this Letter of Intent to file a Project Notification Form for the redevelopment of Lewis Wharf in Boston's North End neighborhood, in accordance with the applicable Executive Orders relative to the provision of mitigation by development projects in Boston subject to Large Project Review under the Boston Zoning Code.

The proposed Lewis Wharf Project consists of a new-construction, five-story hotel to be located on an approximately 9-acre site comprising the Lewis Wharf piers and pavement areas. The hotel will consist of two separate buildings connected by an enclosed, single-story pavilion. In total, it is anticipated to comprise approximately 190,000 square feet of gross floor area, and will contain approximately 300 rooms. In addition to supplying much-needed new hotel rooms within Boston, the Project will result in the creation of nearly three acres of public open space, including an approximately 1.25-acre waterfront park extending from the street to the water on both sides of the existing granite condominium building on Lewis Wharf. It will provide 1,800 linear feet of new Harborwalk that will completely encircle the site with enhanced public access to the waterfront. The Project will also include a new and expanded Boston Sailing Center, including an enclosed Sailing Center visitor and information building on Atlantic Avenue, and an expanded public marina on this currently derelict pier and surface parking lot.

The Project will replace the approximately 225-space surface parking lot on the north side of the site with a three-level, approximately 380-space, below-grade parking garage. This aspect of the Project will free up the surface for the development of the public waterfront park extending from Atlantic Avenue across the parcel to the new segment of Harborwalk bridging the existing sections north and south of the site.

The Project will require Large Project Review under Article 80 of the Boston Zoning Code. It is expected that the Project will comply fully with the provisions of Article 42A of the Code, the

Harborpark District. The Project may require review and approval under the provisions of the Groundwater Conservation Overlay District, Article 32 of the Code.

The project proponent has had initial discussions with City agencies, neighborhood representatives and groups, elected officials, and other interested parties over the past several months with respect to the Project. We are now ready to initiate the Code's Section 80B review process by filing a Project Notification Form. We look forward to working with the Authority, the Impact Advisory Group, and the community throughout the review of this project, which we believe will be a positive new contribution both to the North End neighborhood and the City as a whole.

If you have any questions or need additional information, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'W. Adams', with a long horizontal flourish extending to the right.

William D. Adams

Cc: Heather Campisano, Chief of Staff  
Erico Lopez, Director of Development Review & Policy  
Christopher Tracy, Project Manager  
Rich McGuinness, Deputy Director for Waterfront Planning