



Fort Point Associates, Inc.

Urban Planning Environmental Consulting Project Permitting

A TETRA TECH COMPANY

Via First Class Mail

October 30, 2020

BRA

Brian P. Golden, Director
Boston Planning and Development Agency
One City Hall Square, 9th floor
Boston, MA 02201
Attn: Lance Campbell, Project Manager

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Re: Letter of Intent to File a Project Notification Form (PNF) for the North End Cross Street Boutique Hotel, North End, Boston, MA

Dear Director Golden,

Please accept this Letter of Intent on behalf of Cross Street Ventures LLC ("Proponent") pursuant to the Executive Order entitled: "An Order relative to the provision of Mitigation by Development Projects in Boston" for the filing of a Project Notification Form ("PNF") under Article 80B of the Boston Zoning Code related to the redevelopment of parcels of land known as 28-50 Cross Street and 55-57 Endicott Street in the North End ("Project Site").

The Project Site, located on Cross Street between Endicott and Salem Streets, is comprised of multiple parcels of land totaling approximately 13,363 square feet. The Project Site is adjacent to the Rose Fitzgerald Kennedy Greenway and is located across from the Haymarket MBTA station. The Project Site currently contains a single-story concrete block commercial building(s) and fenced-off surface parking. See attached Figure 1, Aerial Site Plan.

The project ("Project") will redevelop the currently underutilized site with an approximately 135-key boutique hotel, two street-level restaurants (one restaurant affiliated with the hotel and one restaurant tenant), roof terrace dining space to support the restaurant uses, and a hotel banquet space. The Project will consist of a six-story building with a gross floor area of approximately 87,142 square feet and a Floor Area Ratio ("FAR") of 5.5. The Project will enhance the public realm through construction of an open-air passageway connecting the Greenway to the North End's Cuttillo Park and a reprogramming of the Cross Street plaza to promote pedestrian activity and safety in this space.

The Project will help to address Boston's growing hospitality demands by supplying needed hotel rooms at a gateway location to Boston's North End along the Greenway. The Project Site remains one of the last parcels along the Greenway to complete the vision of a vibrant community space with unique buildings that reflect Boston's historic neighborhoods. The Project will complement the City's planned update of Cuttillo Park and activate this space by connecting it to the Greenway.

We anticipate filing an Expanded Project Notification Form (EPNF) in accordance with Large Project Review requirements of Article 80B of the Boston Zoning Code. The Project is subject to the provisions of Article 54 of the Boston Zoning Code governing the North End Neighborhood District. The Project is also located within Groundwater Conservation Overlay District (Article 32 of the Code) and the Greenway Overlay District (Article 49A of the Code). The Project will seek variances from the Board of Appeal for height and floor area ratio as well as a GCOD conditional use permit.

The Proponent and the Project Team look forward to continuing to work with the BPDA and City agency staff, the Impact Advisory Group and the community during the review of the PNF.

Very truly yours,]

A handwritten signature in black ink that reads "Katie T. Moniz". The signature is written in a cursive, flowing style.

Katie T. Moniz, P.E., AICP, CFM, LEED AP
Senior Project Manager

Cc (by e-mail): Lance Campbell, BPDA
 William Caulder, CSV LLC
 Gregg Nolan, The Nolan Group
 Johanna Schneider, Hemenway & Barnes LLP

Enclosed: Figure 1, Aerial Site Plan

