

**Stanhope Hotel Holdings, LLC  
c/o H.N. Gorin Inc.  
234 Clarendon Street #401  
Boston, MA 02116**

15 SEP 2019 9:54 AM

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**Delivery via Hand**

September 11, 2019

The Honorable Brian P. Golden, Director  
Boston Planning & Development Agency  
One City Hall Plaza  
Boston, Massachusetts 02201

Re: Letter of Intent to File a Project Notification Form for the Stanhope Hotel

Dear Director Golden:

The project team of H.N. Gorin Inc. and Masterworks Development Co., LLC is pleased to submit this Letter of Intent for the Stanhope Hotel, the redevelopment of its approximately 7,110 square foot property located between Stanhope Street and Alley 559 at the edge of Back Bay and the MassPike in Boston. The project will be a hotel with approximately 300 keys along with support areas. In accordance with the Executive Order Relative to the Provision of Mitigation by Development Projects in Boston issued on October 10, 2000, as amended, we are submitting this Letter of Intent.

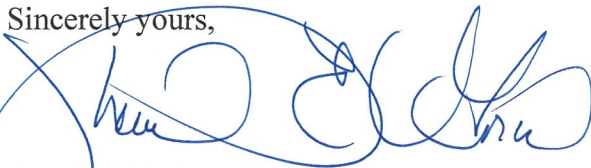
The formulation of our development plan has been guided by and is in compliance with the multi-year planning process for this area, the Stuart Street Study (2008-2011), that more recently resulted in the adoption of development Guidelines (October 2015) and new zoning (March 2016), Article 48 and Map 1S of the Boston Zoning Code. As you know, the Study examined potential development opportunities and evaluated the suitability of various height, density and use scenarios, including impact on neighboring historic buildings, residential areas and open spaces, to develop a comprehensive vision for the future.

As such, the existing two-story building on the site will be demolished to make way for the hotel project. The site is located in Area 3 where the zoning code dimensional regulations allow for a 17.5 Floor Area Ratio (FAR) and a maximum building height of 356 feet. The project will contain approximately 124,400 square feet as measured by FAR and the height of the building will be approximately 230 - 240 feet. There will not be any parking associated with the hotel.

The project will provide public benefits to the City, including much needed hotel rooms, tax revenues, attractive urban design and architecture.

We look forward to working with the City and with the community, as we initiate the Article 80 review process. If you have any questions, please do not hesitate to contact me.

Sincerely yours,



Rosalind Gorin  
H.N. Gorin Inc.

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CC: Mayor Martin J. Walsh  
Congressman Stephen Lynch  
Senator William Brownsberger  
Representative Jon Santiago  
Councilor Ed Flynn  
Jonathan Greeley, BPDA  
Aisling Kerr, BPDA