

Via Registered Mail

November 30, 2020

Brian P. Golden, Director  
Boston Planning and Development Agency  
One City Hall Square, 9th Floor  
Boston, MA 02201

Re: Opposition to Letter of Intent for the North End Cross Street Boutique Hotel, North End, Boston, MA

Dear Director Golden,

As you are aware, recently Fort Point Associates, Inc, on behalf of Cross Street Ventures LLC filed a Letter of Intent related to the redevelopment of parcels of land known as 23-50 Cross Street and 55-57 Endicott Street in the North End ("Project Site"). The Letter of Intent outlined redevelopment of the Project Site into a 135-key boutique hotel with two street-level restaurants, roof terrace dining space, and hotel banquet space spread out over a six-story building with a gross floor area of approximately 87,142 square feet.

This letter serves as notification of the undersigned's opposition to development of the Project Site as described in the Letter of Intent. North End zoning was carefully designed with specific and unusual height restrictions and enumerated protections for light and air. The Project Site, at a proposed 55-feet, is in direct violation of those protections and decades of urban planning in one of Boston's last historically authentic neighborhoods. **Moreover, the proposed Project Site would completely block light and air flow for dozens of abutters and deprive them of existing Greenway views, grievously altering their homes and quality of life.** Additional problematic features of the Project Site, as outlined in the Letter of Intent, include:

- The proposed hotel operation, including vehicle arrivals/departures and deliveries, would encroach upon the Cross Street plaza and compromise public safety.
- The proposed hotel operation hours will be outside that of normal operating hours for the North End, turning the neighborhood into a 24/7 activity hub and ruining the historic atmosphere.
- The proposed hotel provides no community benefit. The BPDA should not allow the proliferation of hotels, executive suites or short-term rentals in a historic neighborhood.
- The proposed commercial spaces (restaurants) provide no community benefit and will hurt existing restaurants, which are already severely impacted by the global COVID-19 pandemic.

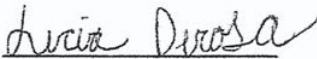
We the below signed abutters request that the Boston Planning and Development Agency strongly consider our needs in any determination on the permitted use of the Project Site.

Cc:

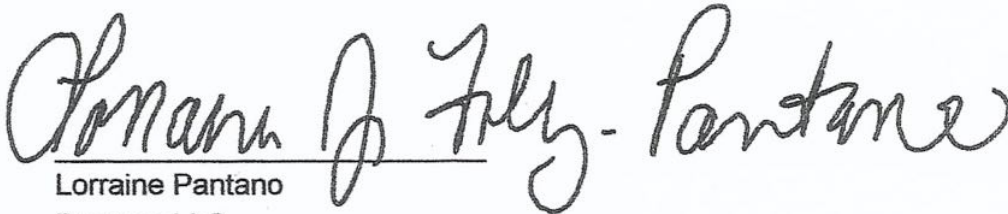
Joseph A. Boncore, Senator, Massachusetts Legislature  
Aaron Michlewitz, Representative, Massachusetts Legislature  
Martin J. Walsh, Mayor, City of Boston  
John Romano, Office of Neighborhood Services, City of Boston  
Jonathan Greely, Boston Planning and Development Agency  
Lance Campell, Boston Planning and Development Agency



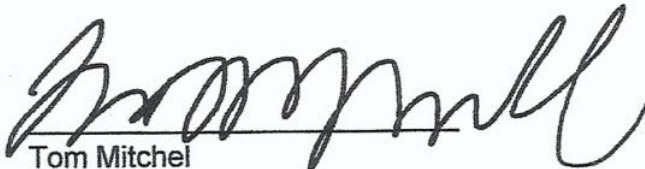
Cora Battersby  
7 Stillman Street



Lucia Derosa  
9 Stillman Street



Lorraine Pantano  
Panruss LLC  
15 Stillman Street



Tom Mitchel  
16 Stillman Street  
#2



Ed Mezer  
16 Stillman Street  
#3 and #4



Glenn Lagasse  
26 Stillman Street  
Unit 1-1



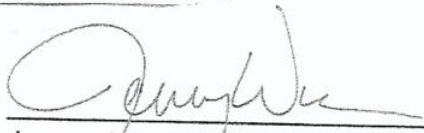
Douglas Davis  
26 Stillman Street  
Unit 1-2



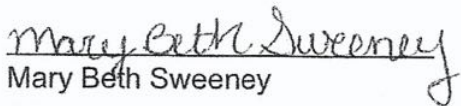
Clifford Rust  
26 Stillman Street  
Unit 1-4



Barbara Clarke  
26 Stillman Street  
Unit 2-1



Jeremy Warren  
26 Stillman Street  
Unit 2-2



Mary Beth Sweeney  
26 Stillman Street  
Unit 2-4



Lisa Lagasse  
26 Stillman Street  
Unit 2-5

Bridget Reiss

Gary of Bridget Reiss  
26 Stillman Street  
Unit 3-3

Gregory Heald

Gregory Heald  
26 Stillman Street  
Unit 3-4

Christopher Lee

Christopher Lee  
26 Stillman Street  
Unit 3-5

Dick Carroll

Dick Carroll  
26 Stillman Street  
Unit 4-1

Carolina Sura

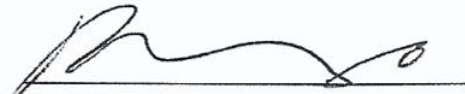
Carolina Sura  
26 Stillman Street  
Unit 4-4

Christopher Lee

Christopher Lee  
26 Stillman Street  
Unit 4-5

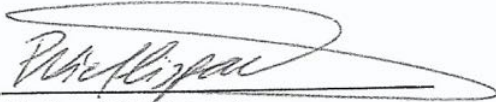
Steven Shur

Steven Shur  
26 Stillman Street  
Unit 5-1



Paul Cangiano  
26 Stillman Street  
Unit 5-3

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Philipp Nietlispach  
26 Stillman Street  
Unit 5-4

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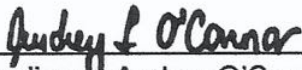
Ryan M. O'Hagan  
26 Stillman Street  
Unit 5-5

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Rodrigo Garcia  
26 Stillman Street  
Unit 6-3

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Cornelius & Audrey O'Connor  
26 Stillman Street  
6-4

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