



Belvidere/Dalton Project

Boston, MA

Presentation to:

Boston Civic Design Commission

30 July 2013

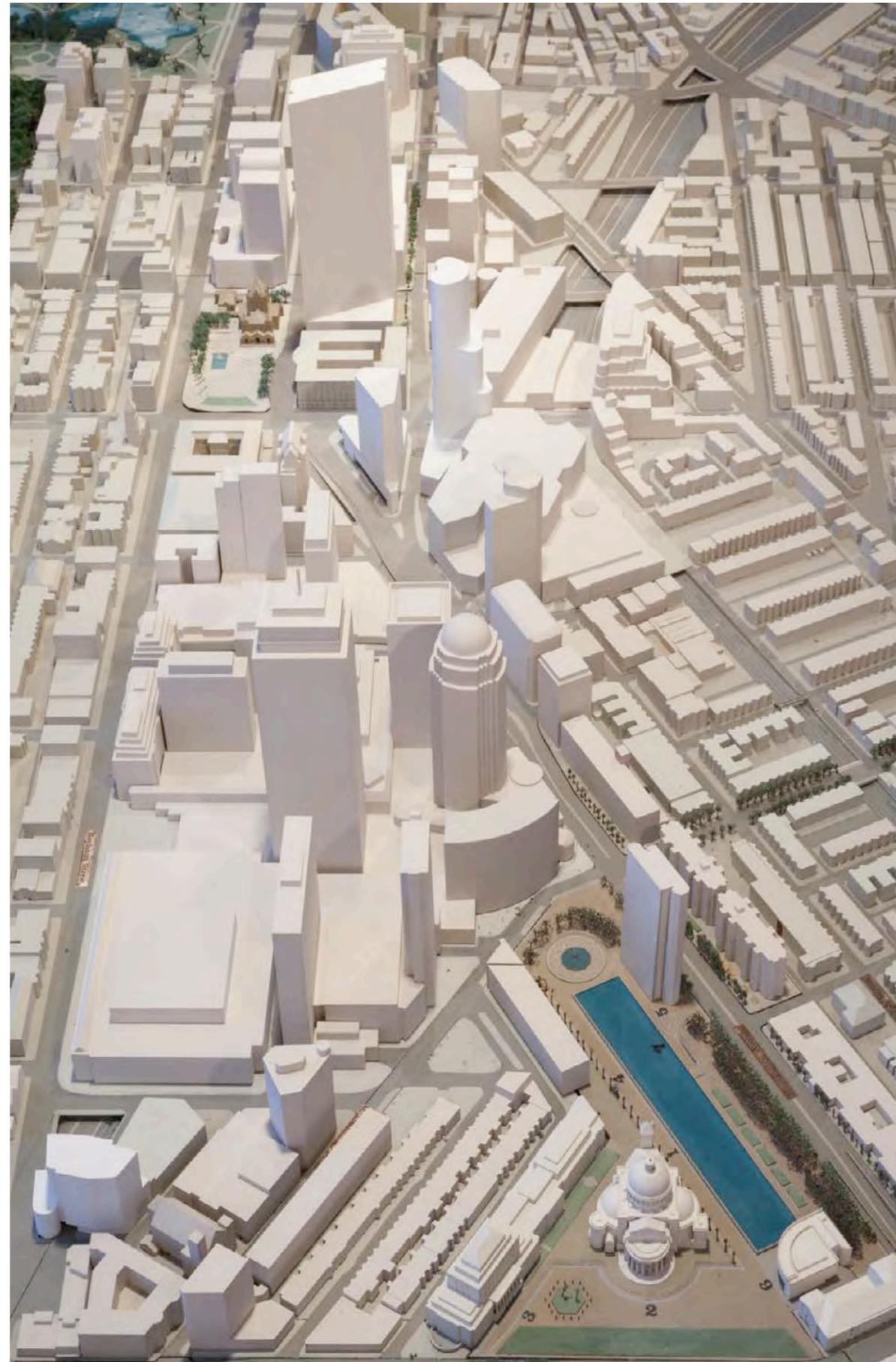
Executive Summary

Project to include:

- 58-story high-rise building containing 5-star hotel on lower floors and luxury residential condominium units above
25-story mid-rise building containing luxury rental apartments
4,300 square-foot park
- Buildings being designed by Harry Cobb, who designed the Hancock Building and the Moakley Courthouse, and whose firm designed the Christian Science Plaza. Cobb is working in collaboration with Cambridge Seven Associates.
- Park being designed by Michael Van Valkenburgh Associates, the world-renowned landscape architect whose work includes the restoration of Harvard Yard in Cambridge, the re-design of Pennsylvania Avenue in Washington, D.C., Brooklyn Bridge Park in New York City, and the redesign of the Jardin des Tuileries in Paris.
- Project benefits will include:
 - New public park
 - Creation of an estimated 250-300 permanent jobs
 - Creation of an estimated 1,000 to 1,200 construction jobs
 - Generation of housing and jobs linkage payments of approximately \$1,800,000
 - Generation of an estimated \$10,000,000 in annual new real estate taxes
 - Generation of approximately \$6,000,000 in annual hotel occupancy and meals taxes to City and Commonwealth
 - Affordable housing commitment pursuant to Mayor's Executive Order
 - Roadway improvements including reconstruction of a portion of Dalton Street as pedestrian-friendly public way, extension of Clearway Street to Belvidere Street, and improved configuration of Belvidere/Dalton intersection
- As suggested by BRA, the design for the project incorporates on Belvidere/Dalton sites all of the density approved in the 2011 Christian Science Center PDA Master Plan, thus removing the specter of a new, large and controversial building on Huntington Avenue
- Project very well received by community at CAC/IAG meetings held on June 5 and June 21.
- Expanded PNF submitted on July 12. Amendment to PDA Master Plan and PDA Development plans for project submitted week of July 15.

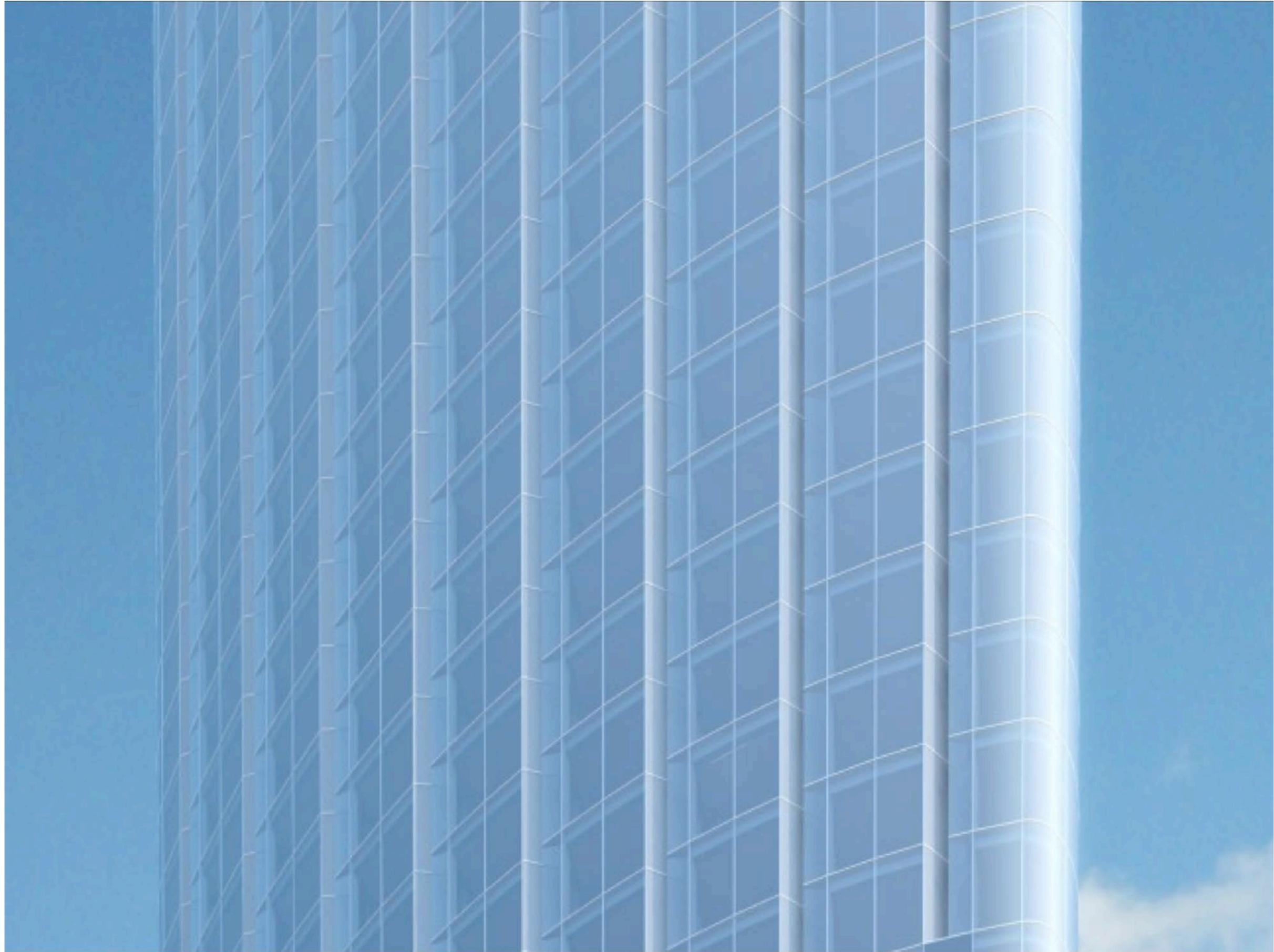


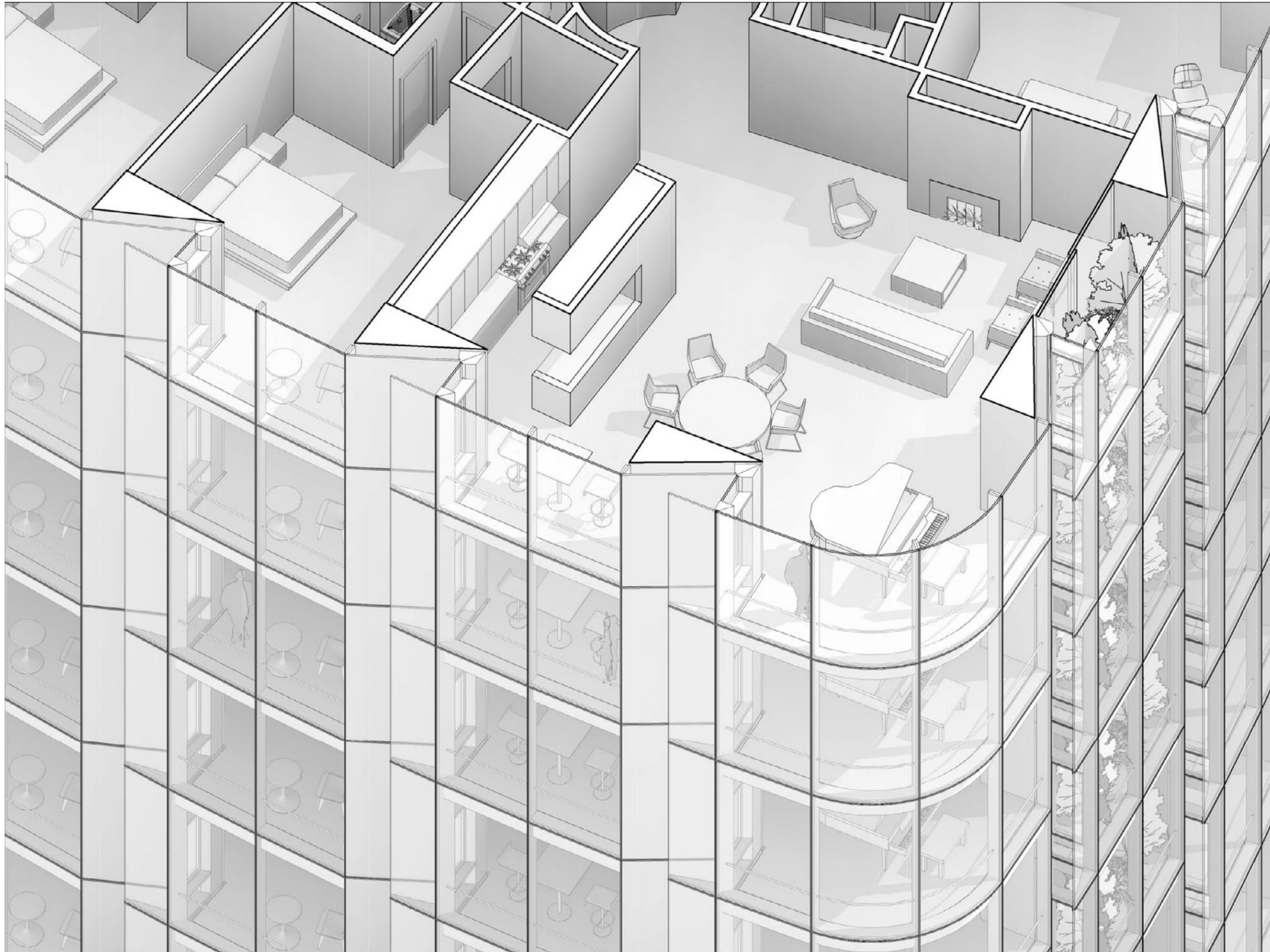














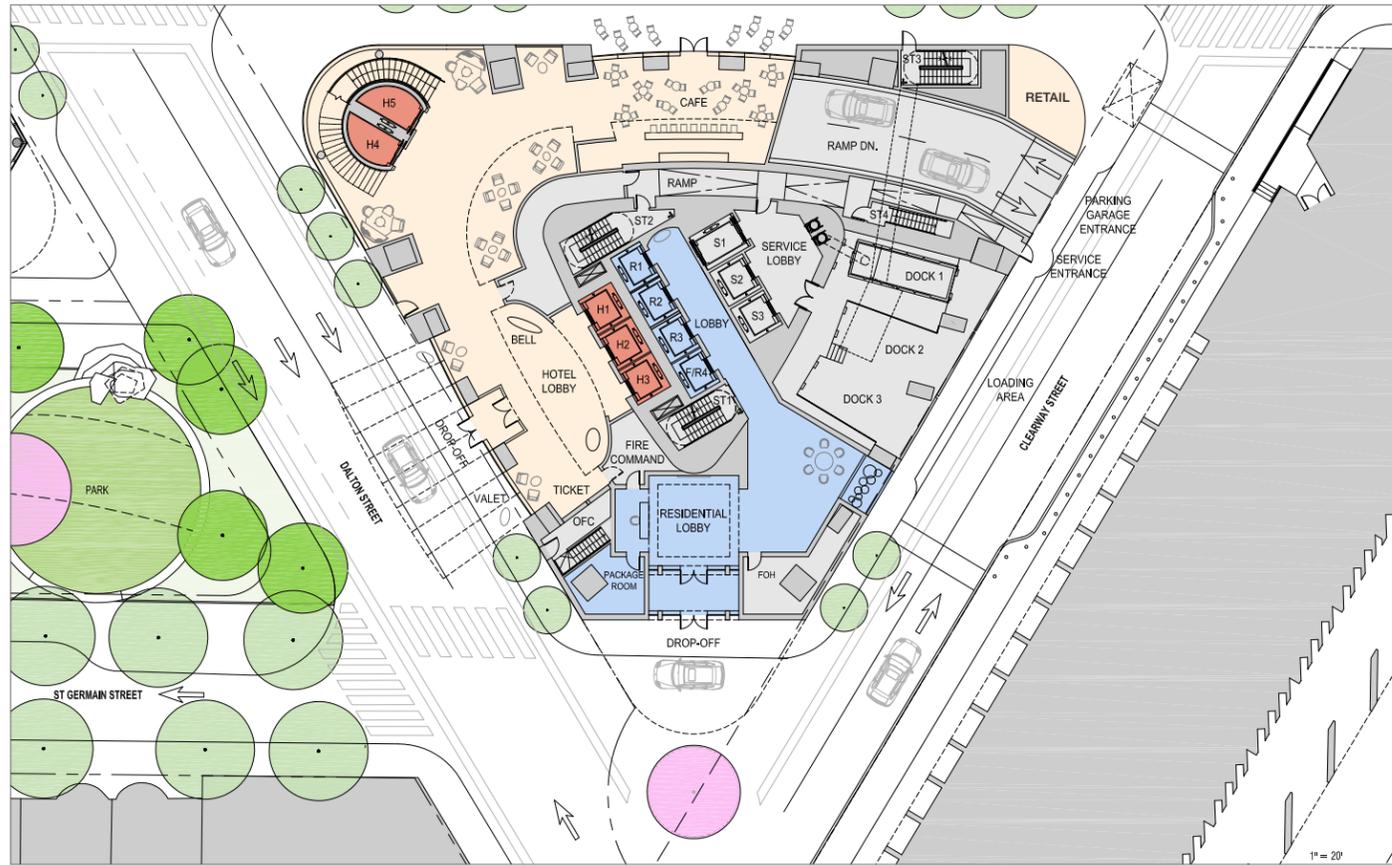




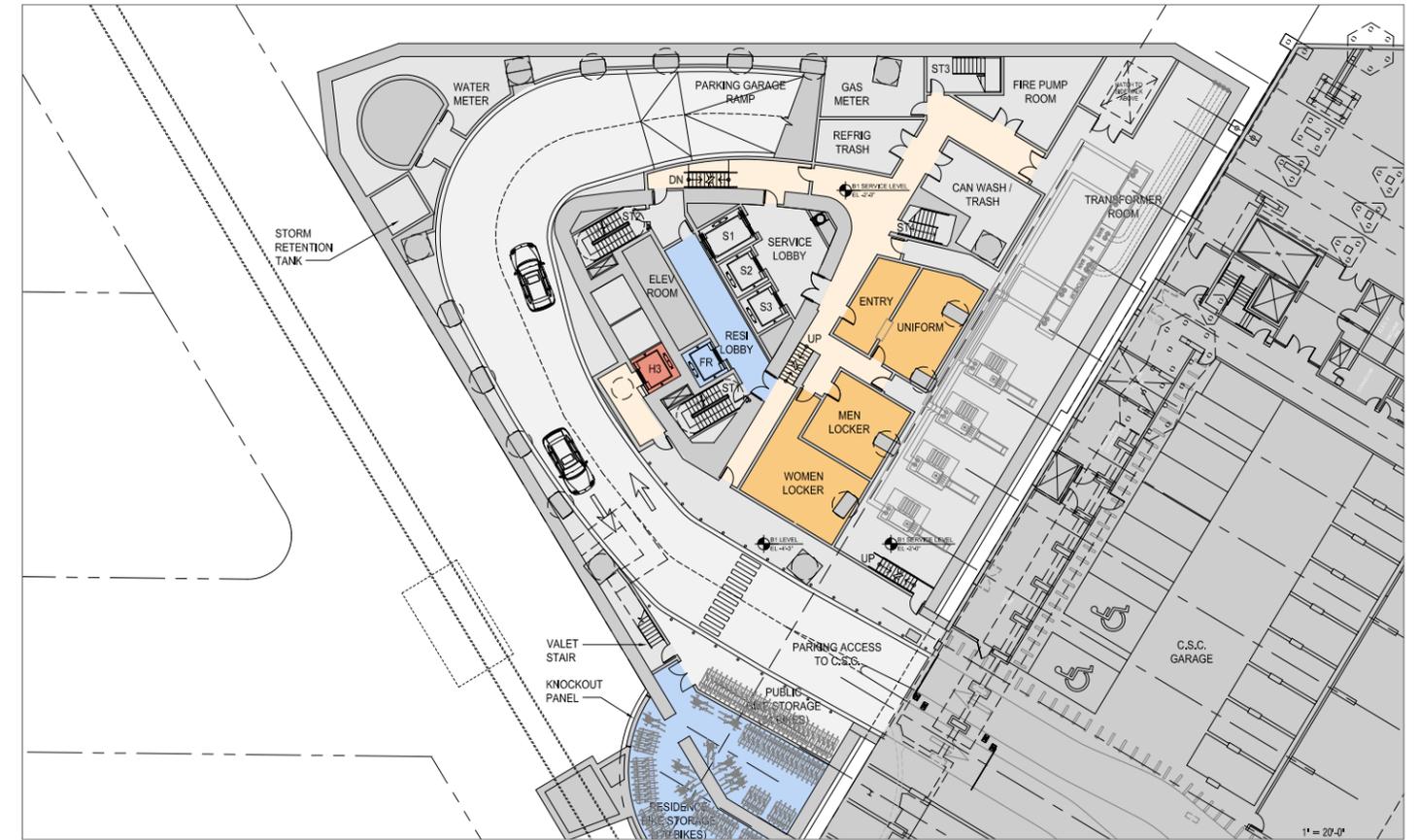
BELVIDERE/DALTON PARK
MVVA

SITE PLAN

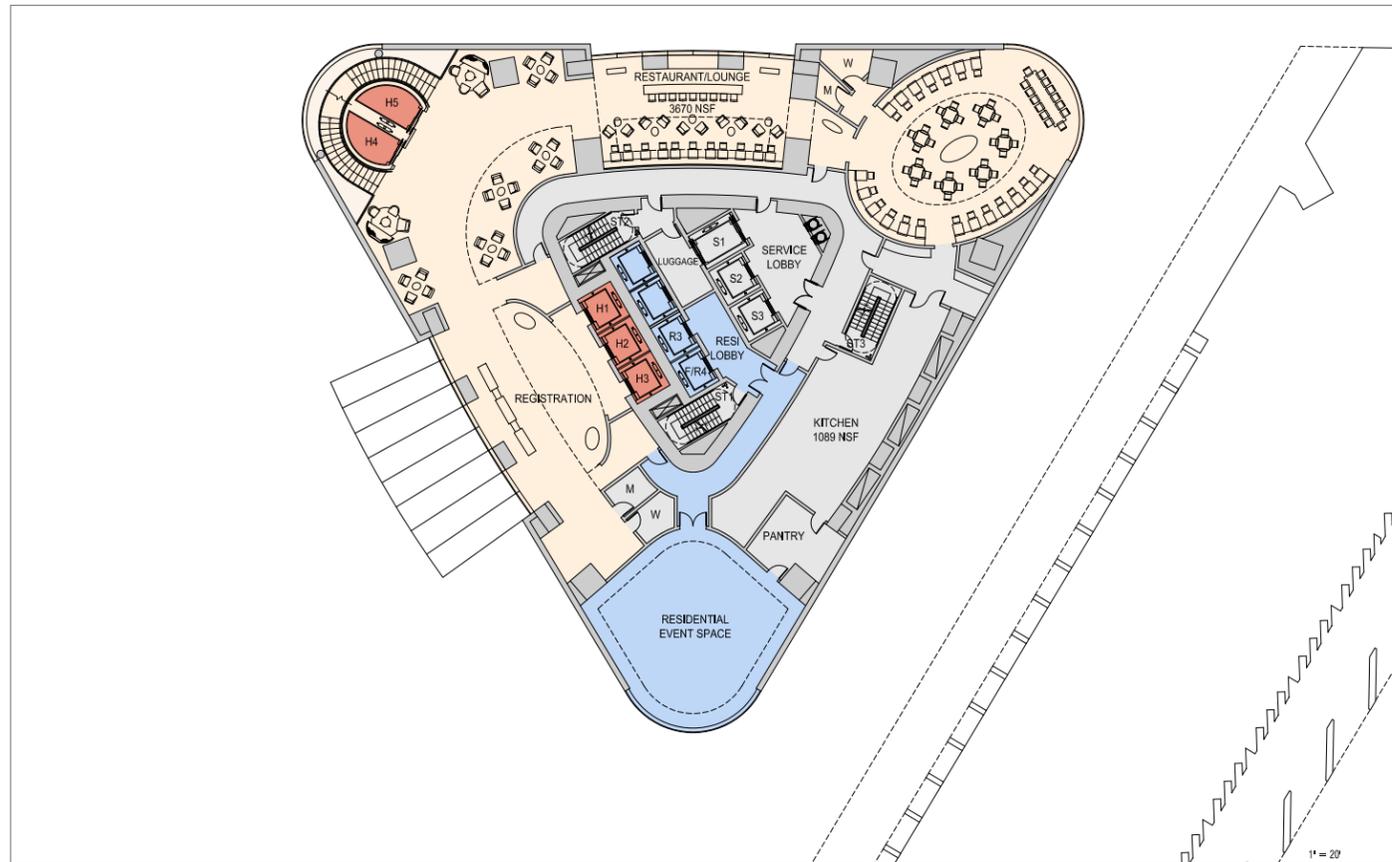




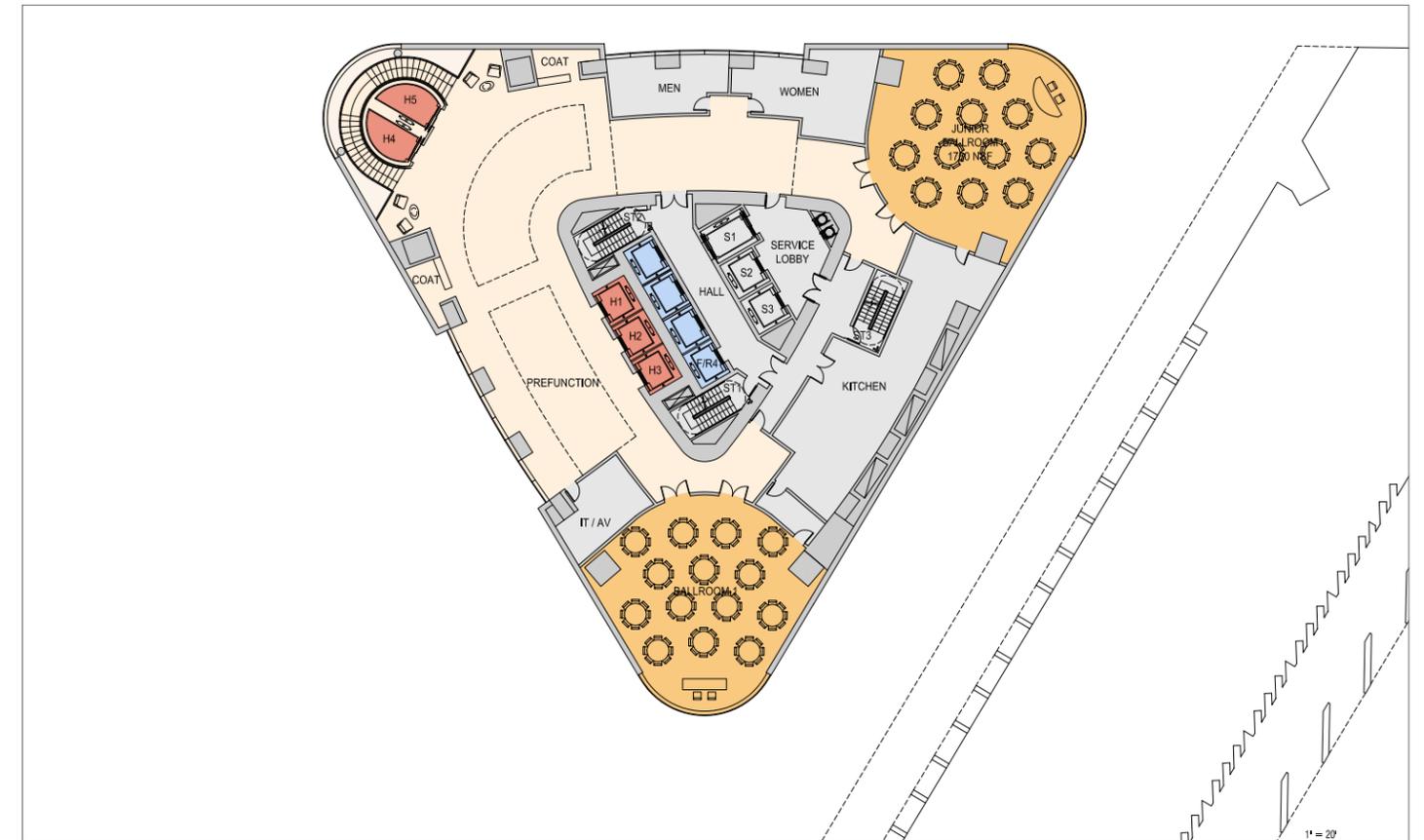
Ground Floor Plan - Lobby and Arrivals



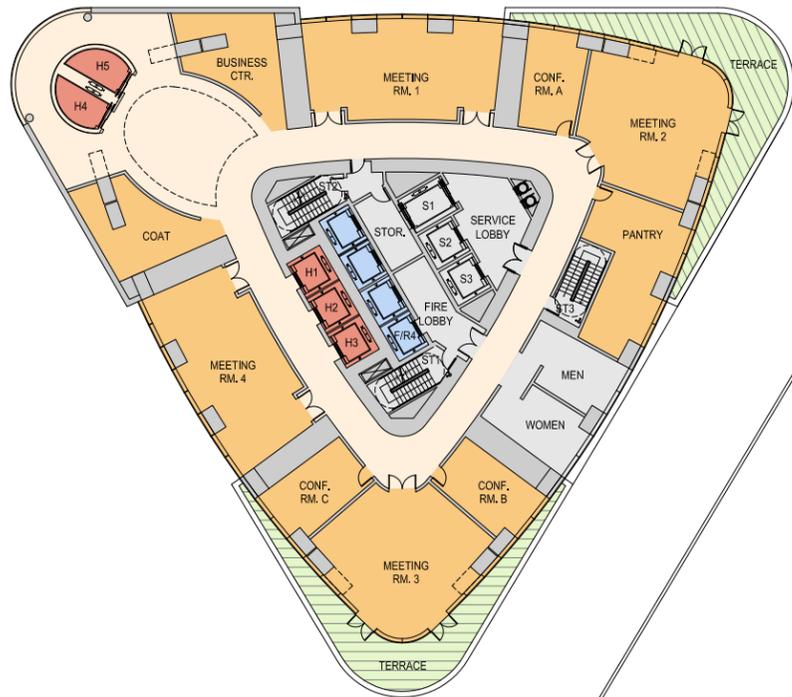
Level B1 Floor Plan - Parking and Connector



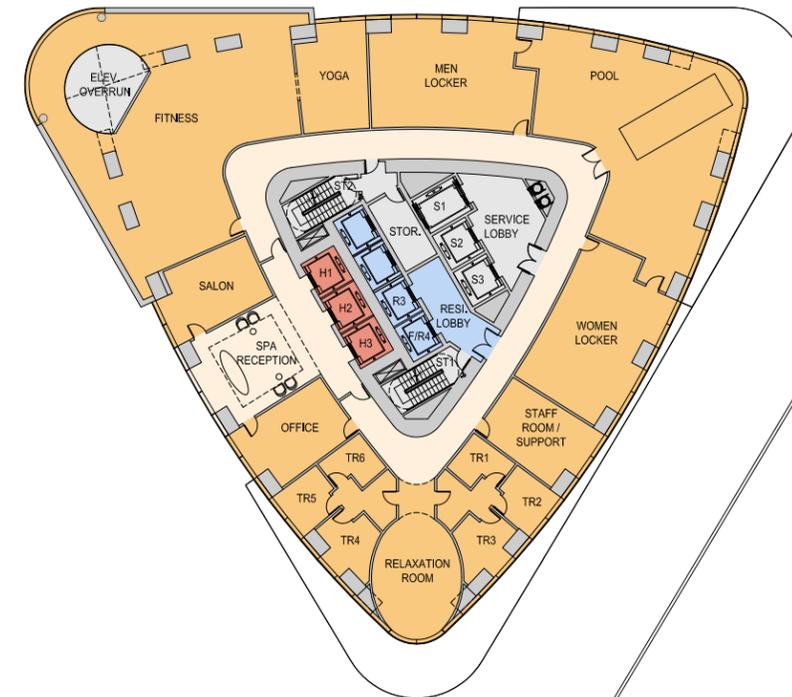
Second Floor Plan - Lobby and Restaurant



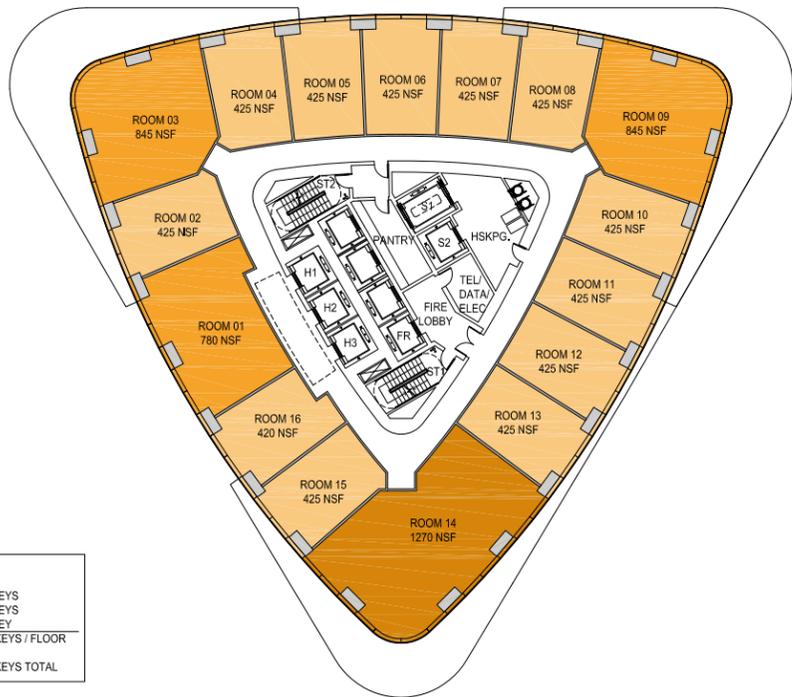
Third Floor Plan - Ballrooms



Fifth Floor Plan - Meeting Rooms

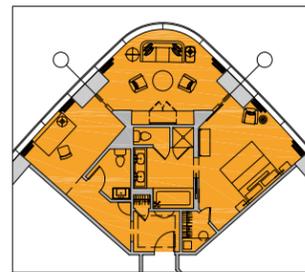
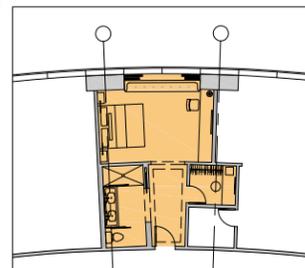


Sixth Floor Plan - Recreation



GUESTROOM SUMMARY: FLOORS 7-19

STANDARD GUESTROOMS	= 12 KEYS
JUNIOR SUITES	= 3 KEYS
EXECUTIVE SUITE	= 1 KEY
	16 KEYS / FLOOR
	208 KEYS TOTAL



Levels 7-19 Floor Plan - Guest Rooms



Typical Residential Floor Plan



View of Hi-Rise Building from Park



Residential Drop Off and Arrival



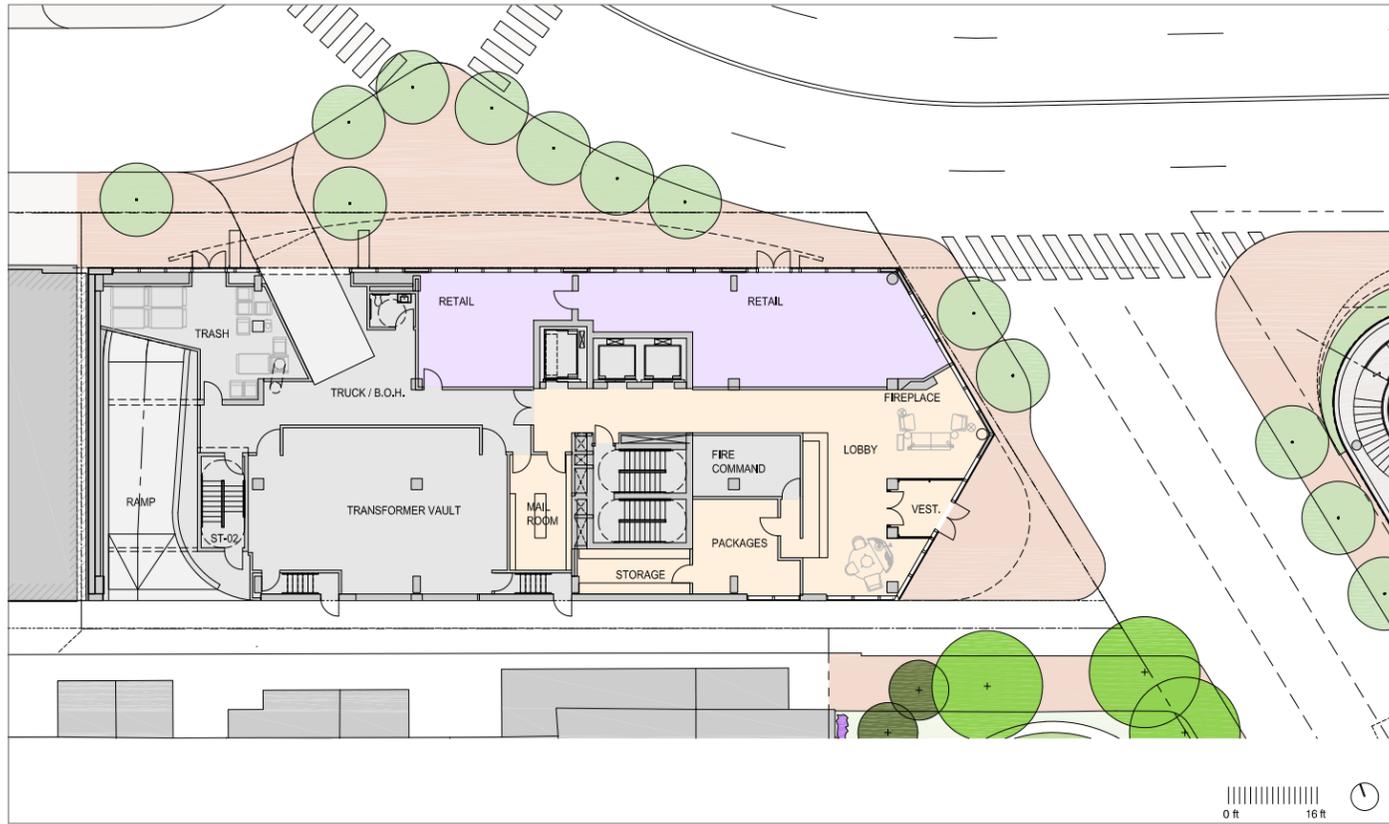
Hotel Drop Off and Arrival



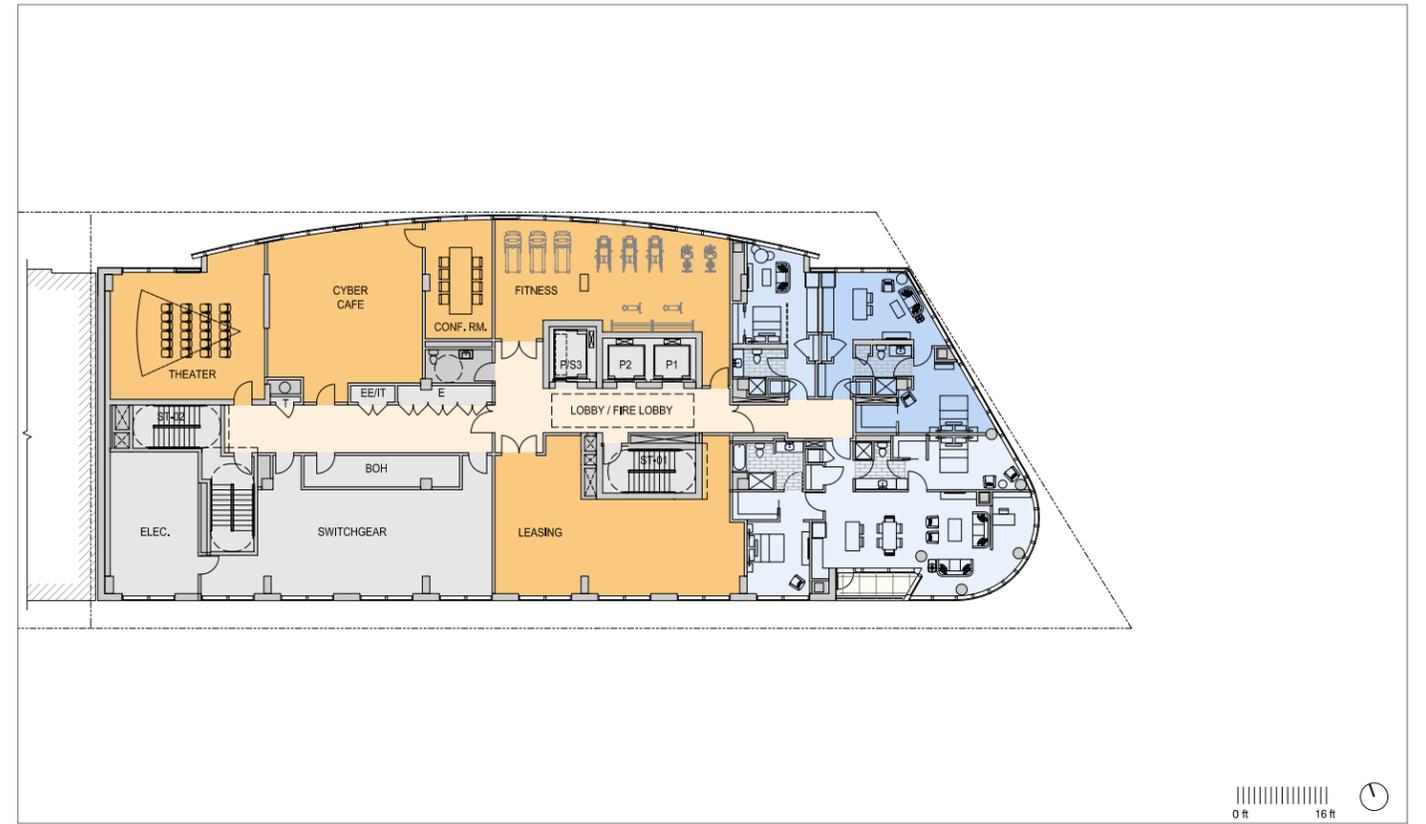
View towards Mid-Rise Building from Hotel Drop Off and Arrival



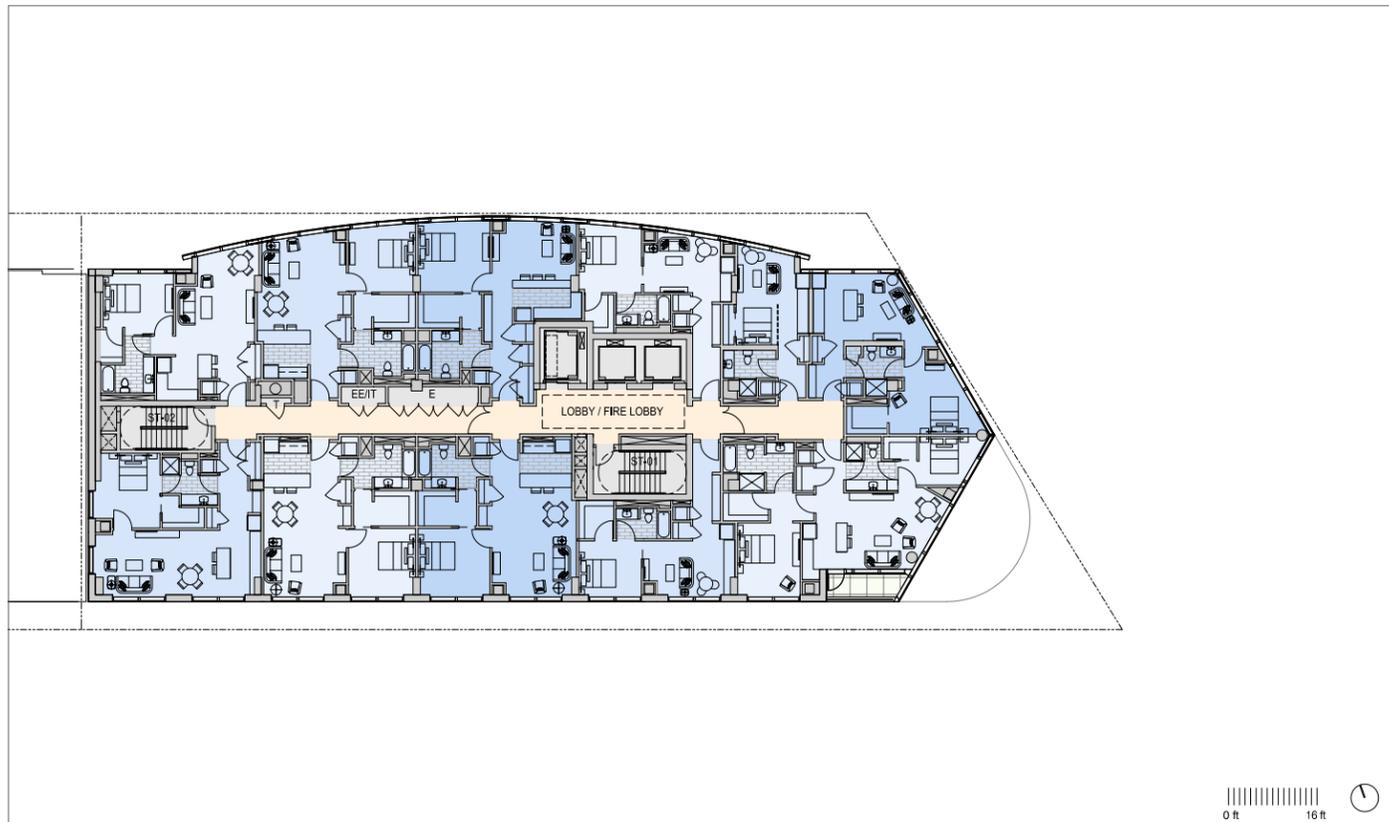
View of Mid-Rise Residential Building



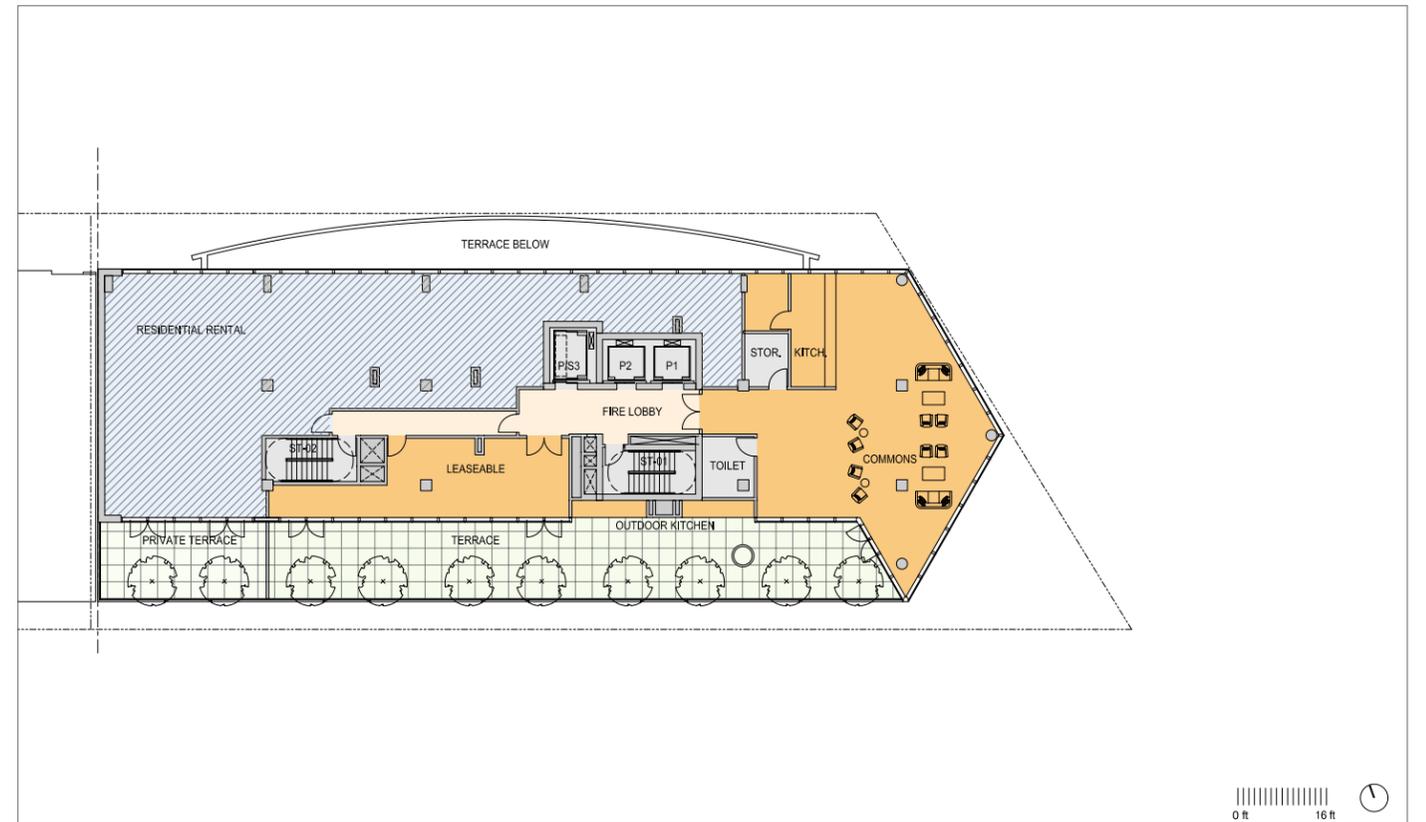
Ground Floor Plan - Lobby and Retail



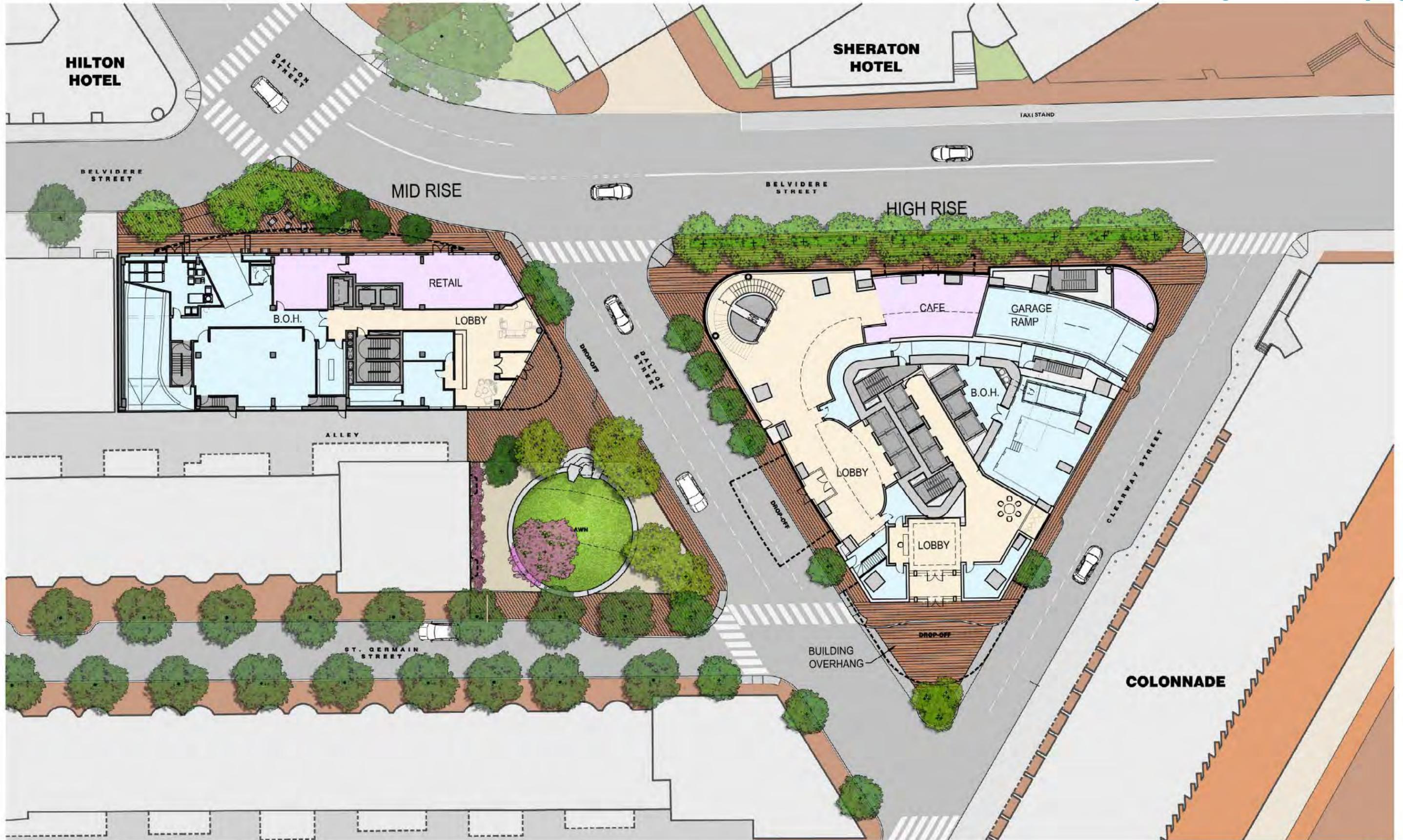
Second Floor Plan - Residential and Amenity



Levels 5-23 Floor Plan - Residential



Twenty Fifth Floor Plan - Roof Terrace and Residential



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MVVA

SITE PLAN





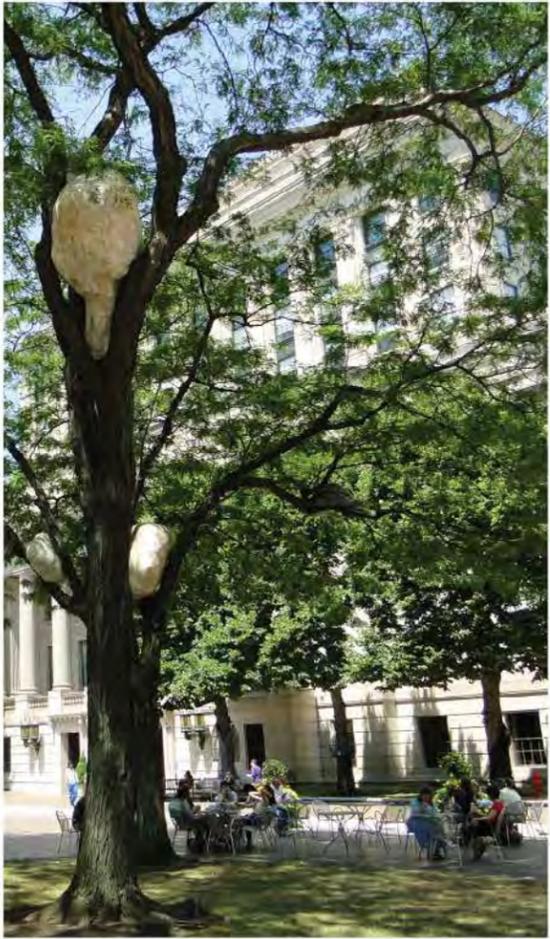
St. Germain St. Boston, MA.



St. Germain St. Paving, Boston, MA.

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PAVEMENT



Thornless Honeylocust



Magnolia



Columnar Oak



Wisteria



Linden

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PARK PLANT PALETTE



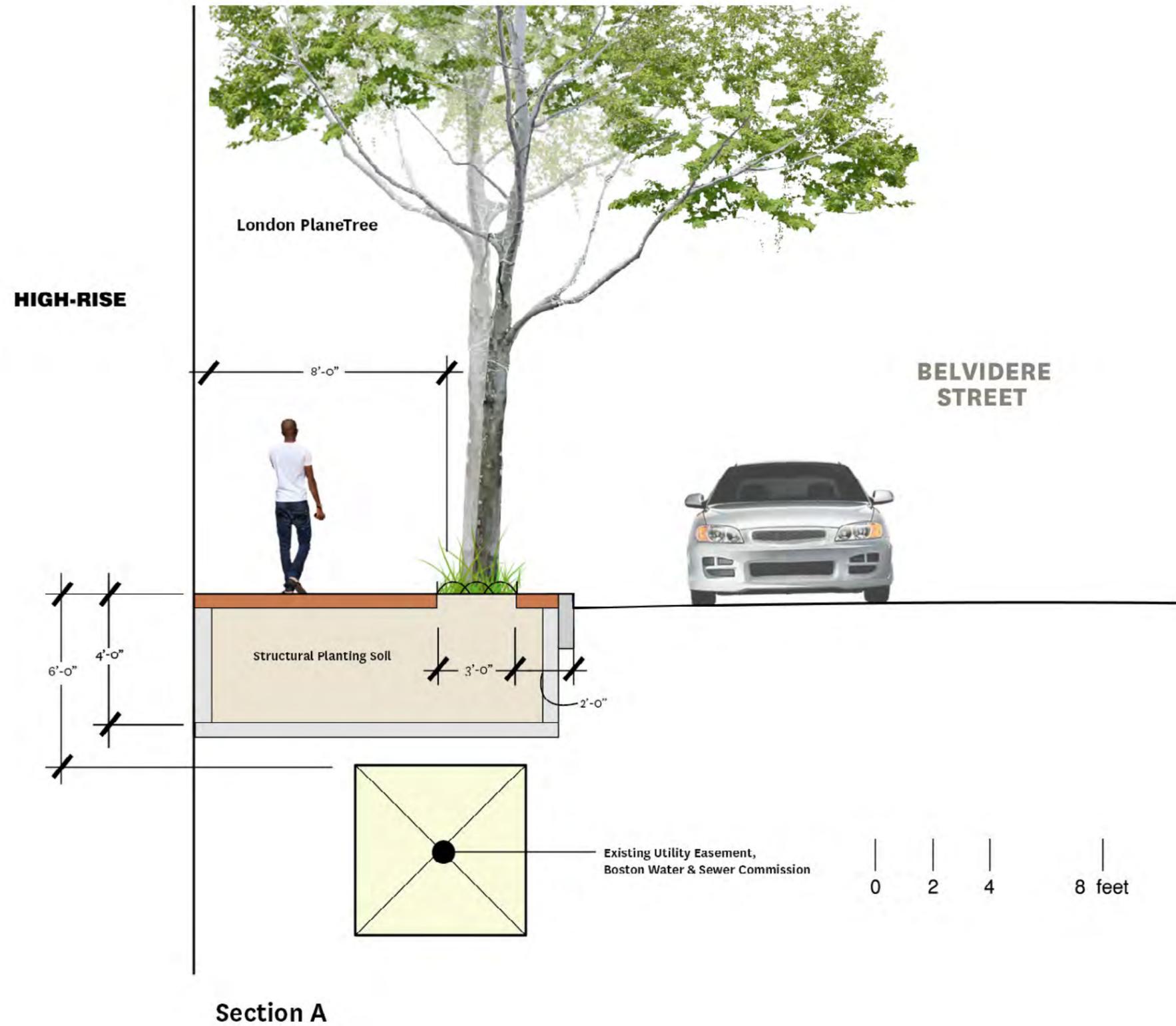
Tilia americana
PLANTING

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Platanus x acerifolia
PLANTING

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MVVA



BELVIDERE/DALTON PARK
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BELVIDERE STREET TREE PLANT BEDS

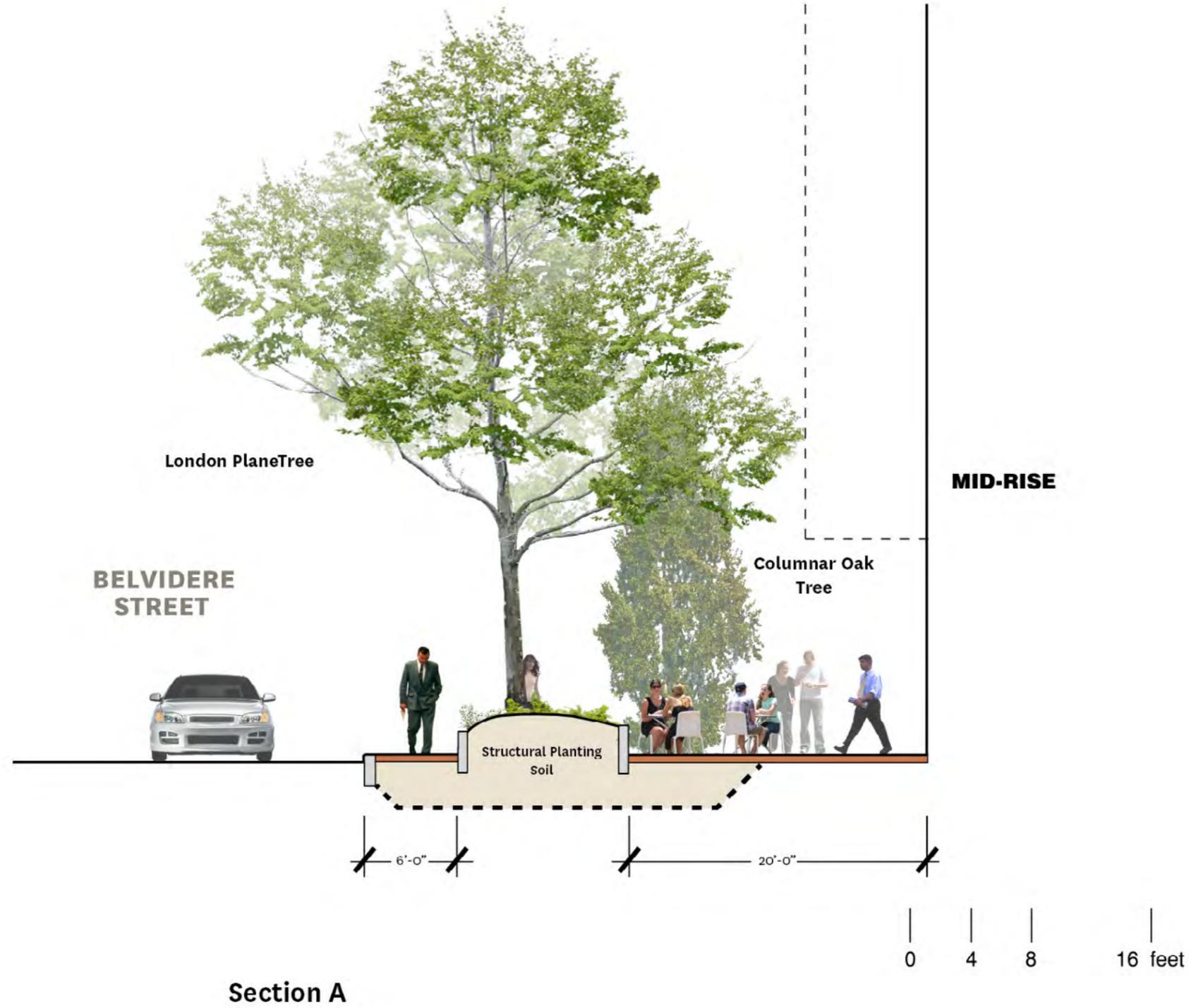






Quercus robur 'Fastigiata'
PLANTING

BELVIDERE/DALTON PARK
MVVA





View towards Mid-Rise Building from Dalton Street



View towards Mid-Rise Building along Belvidere Street



1600 Pennsylvania Ave. Washington D.C.



Liriope muscari

BELVIDERE/DALTON PARK
MVVA

BELVIDERE STREET TREE PLANT BEDS

