



To: David Carlson, BCDC Executive Director / Senior Architect

Project: MCCA Starwood Hotels – D Street

RE: BCDC Submission for the July 9<sup>th</sup> full commission meeting

Attached please find fifteen (15) copies of a design submission for the MCCA Starwood Hotels proposed to be located on D Street.

**PROJECT DESCRIPTION:**

This project includes two new mid-range hotels on D Street across from the BCEC; a 330 key **aloft** hotel for short stay select service and a 180 key **element** hotel for extended stays, limited service. Both hotels are products of the Starwood Corporation brand.

The **aloft** hotel will be 213,000 GSF with thirteen (13) floors facing D Street and an eight (8) story wing to the east. The first floor will contain the hotel lobby, hotel public spaces, back-of-house spaces, service area and 8,000 GSF of third party retail facing D Street. Public spaces include a bar, grab-and-go snack area, lounge spaces, a pool and a fitness center. An exterior landscaped courtyard with connections to the lobby and pool is also included as a part of the project. The second floor will contain 12,000 NSF of meeting and banquet rooms including a 5,000 NSF ballroom and associated back-of-house support spaces such as a banquet kitchen. The D Street portion of the building is 160' tall plus penthouse enclosure and the wing behind is 105' tall.

The D Street sidewalk at **aloft** will have a 2' curb zone, 6' landscape zone with street trees and a paved 10' sidewalk for a total width of 18'.

The **element** hotel will be 127,000 GSF with six (6) floors and 69' tall plus penthouse enclosure. The first floor will contain the hotel lobby, hotel public spaces, back-of-house spaces, service area and 9,000 GSF of third party retail facing D Street. Public spaces include a grab-and-go snack area, lounge spaces, a pool and a fitness center. An exterior landscaped courtyard with connections to the lobby and pool is also included as a part of the project.

The D Street sidewalk at **element** will have a 2' curb zone, 6' landscape zone with street trees, a paved 10' sidewalk and a 15' paved "spill-out" zone for use by the third party retail for a total width of 33'.

Parking for both projects is accommodated via surface parking spaces on a new parking lot located just south of the hotels.

**PDA ZONING – APPROVED JUNE 12, 2013**

The Second Amended and Restated Development Plan for 371-401 D Street, South Boston, within Planned Development Area No. 50 (the PDA) was voted approved by the BRA Board on May 16, 2013 and voted approved by the Zoning Commission on June 12, 2013.

The PDA property consists of a total of approximately 243,181 square feet (approximately 5.6 acres). This site is currently vacant and fenced, with a frontage of approximately 1,100 feet of D Street.

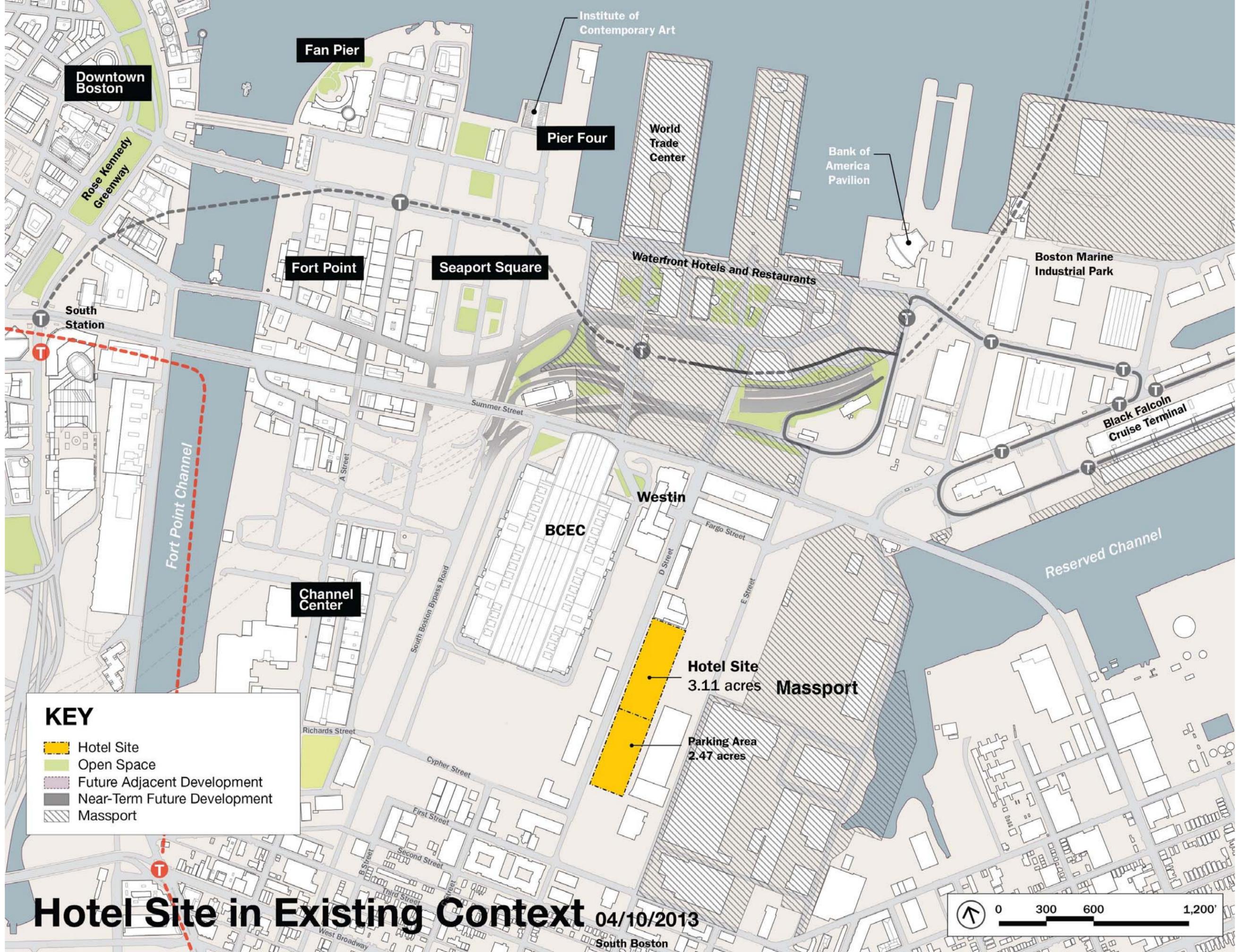
The proposed project for the site consists of two components: the first component comprises the two hotels described above, and the second component is under design and may include surface parking initially and ultimately, a parking garage for approximately 1,350 spaces which may include retail and/or restaurant space. The hotels component will be located on the northern portion of the site with frontage along D Street of about 627', on a ground lease from the MCCA. The proposed project fully complies with the PDA. The garage component will be located on the southern portion with a frontage of about 477'.

The hotels component is being developed by Commonwealth Ventures with Jones Lang LaSalle, Americas as the hotel development advisor.

The garage component of the site is being developed by the MCCA.

**PROJECT TEAM**

|                              |  |
|------------------------------|--|
| Land Owner                   | MCCA                                   |
| Owner/Developer              | Commonwealth Ventures                  |
| Hotel Development Consultant | Jones, Lang, LaSalle – Americas        |
| Hotel Operator               | Starwood Corporation                   |
| Legal and Permitting         | Edwards Wildman Palmer, LLP            |
| Architect                    | Elkus Manfredi Architects              |
| Structural Engineer          | McNamara/Salvia Inc.                   |
| MEP/FP Engineers             | Cosentini Associates                   |
| Code Consultant              | Commercial Construction Consulting, C3 |
| Civil Engineers              | Nitsch Engineering                     |
| Landscape Architects         | Sasaki Associates                      |



**Downtown Boston**

**Fan Pier**

**Pier Four**

**World Trade Center**

**Bank of America Pavilion**

**Boston Marine Industrial Park**

**Fort Point**

**Seaport Square**

**Waterfront Hotels and Restaurants**

**South Station**

**Black Falcon Cruise Terminal**

*Fort Point Channel*

*Summer Street*

**Westin**

**BCEE**

*Reserved Channel*

**Channel Center**

**Hotel Site  
3.11 acres**

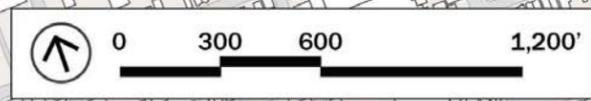
**Massport**

**Parking Area  
2.47 acres**

**KEY**

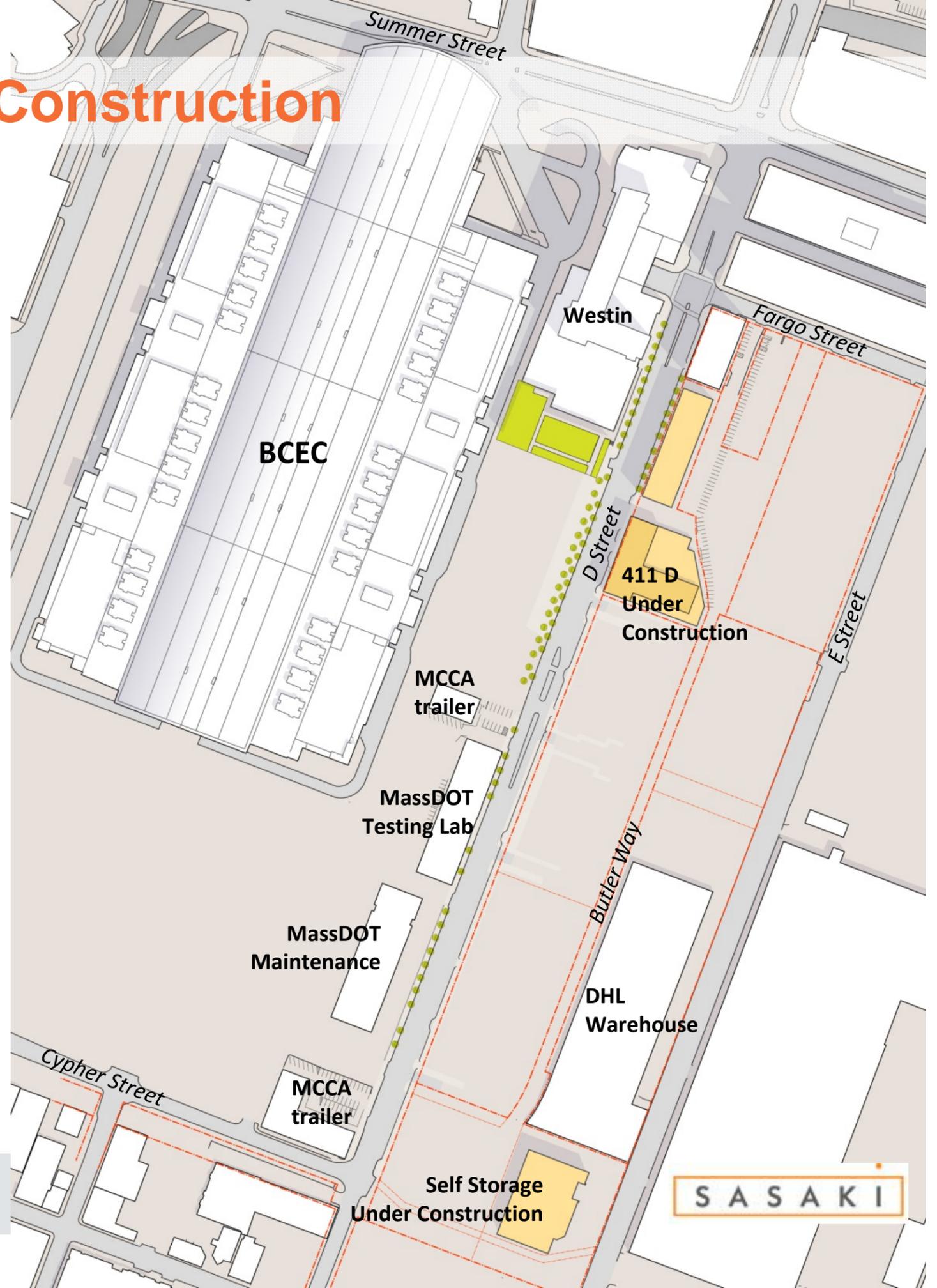
- Hotel Site
- Open Space
- Future Adjacent Development
- Near-Term Future Development
- Massport

**Hotel Site in Existing Context** 04/10/2013

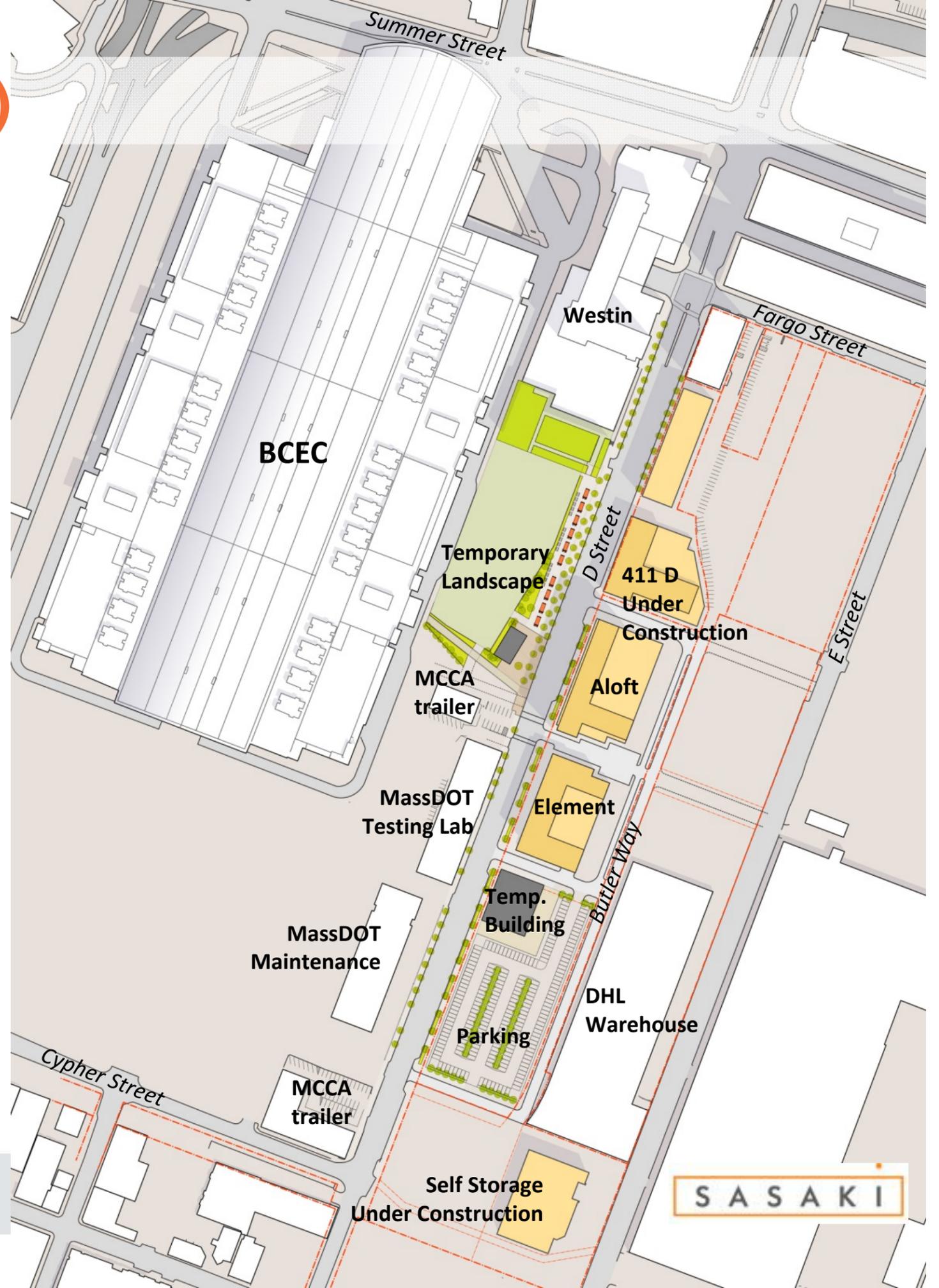


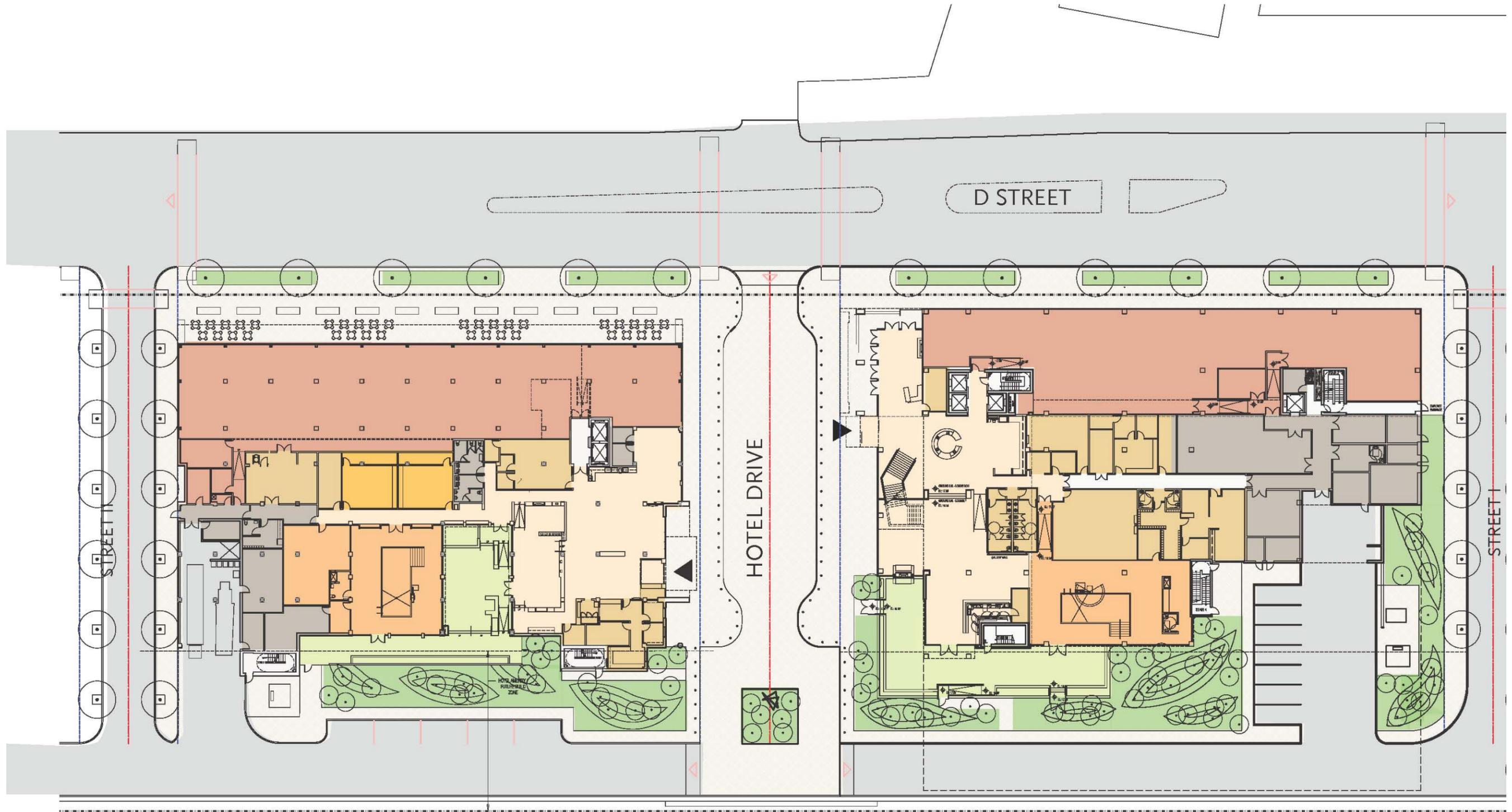
South Boston

# D Street – Existing & Under Construction



# D Street – 2015 (Hotels Built)





ELEMENT

ALOFT



JULY 2, 2013



D STREET HOTELS  
SITE PLAN

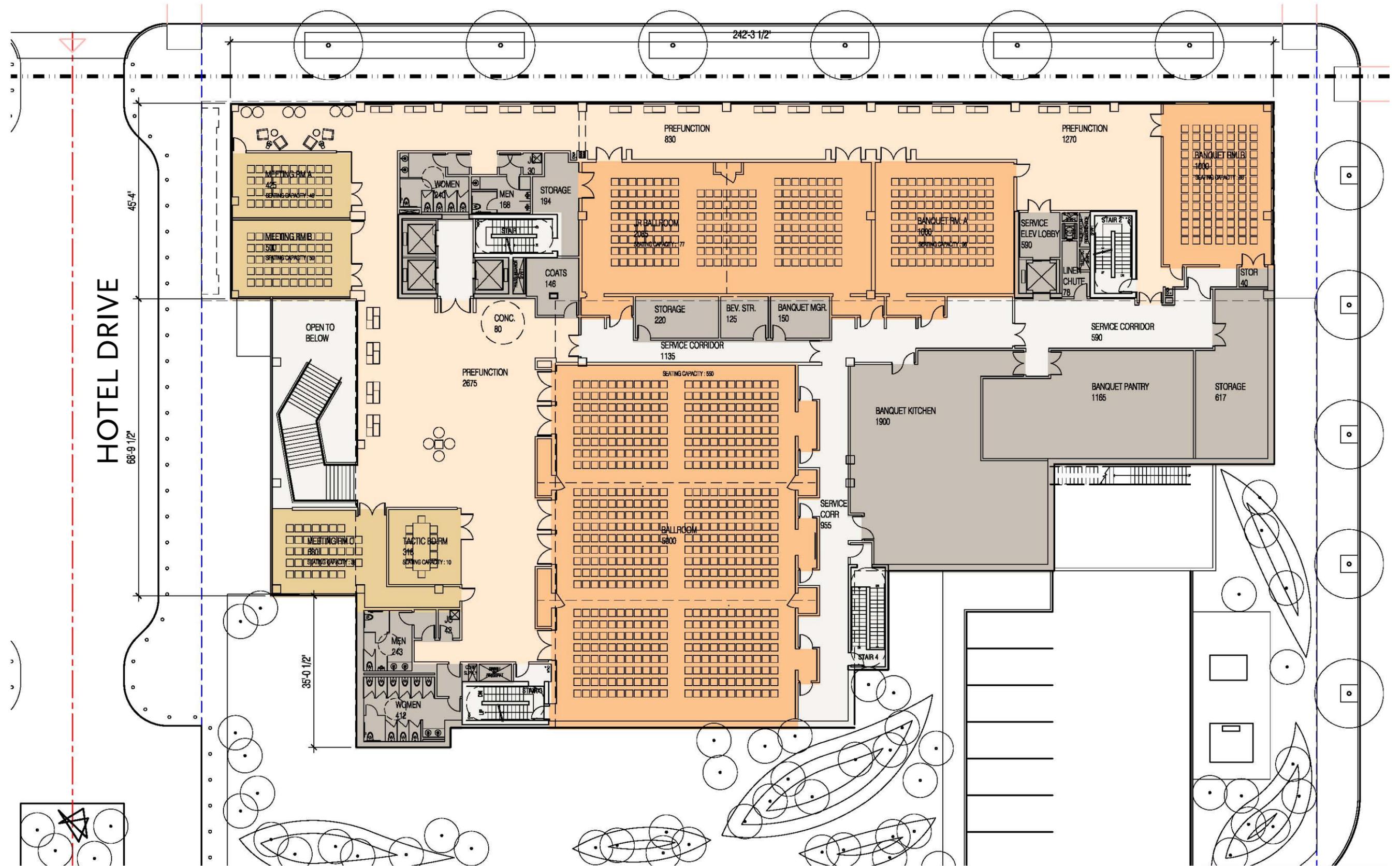


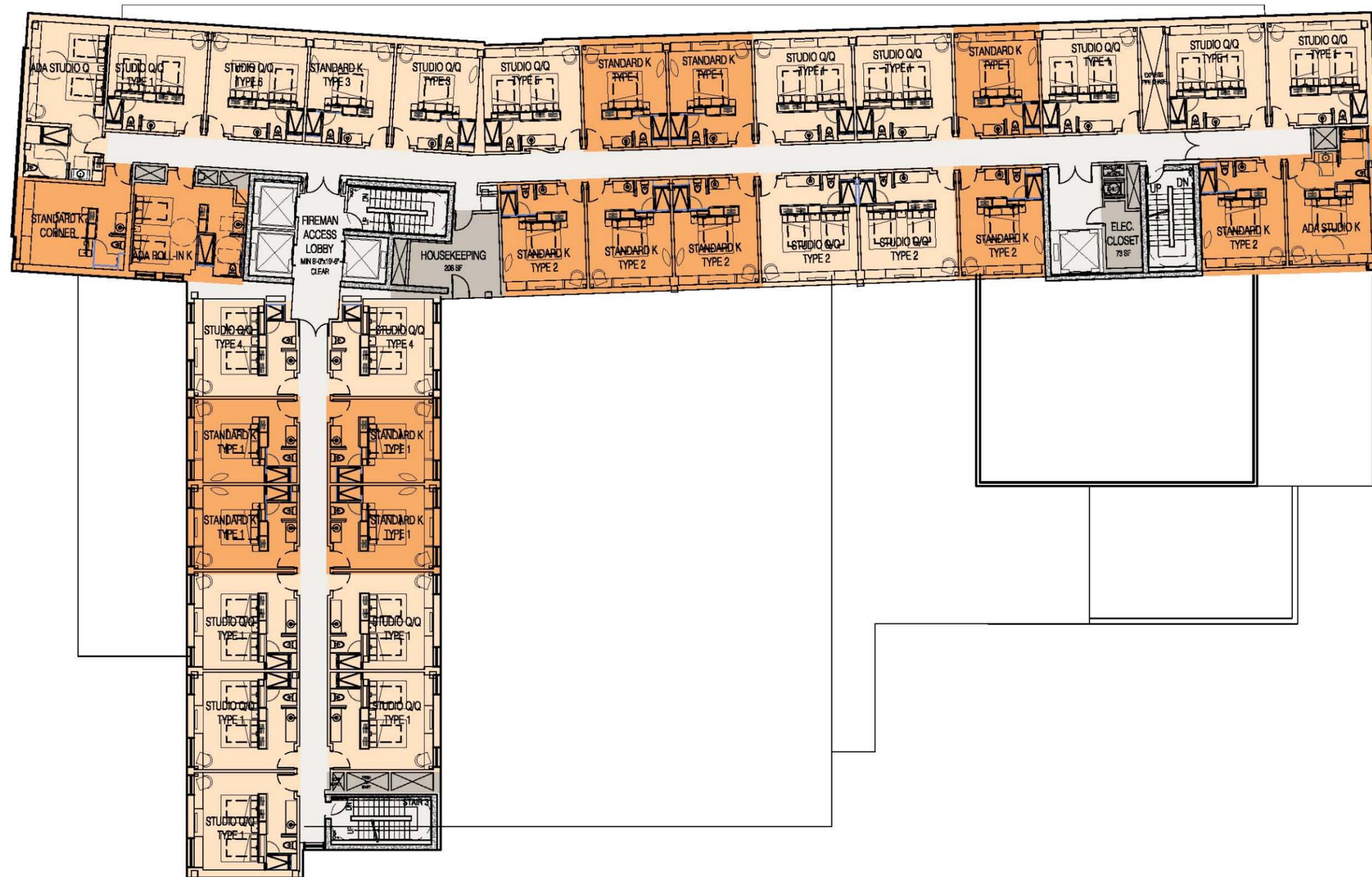
MCCA D STREET HOTELS  
Boston, MA





# D STREET



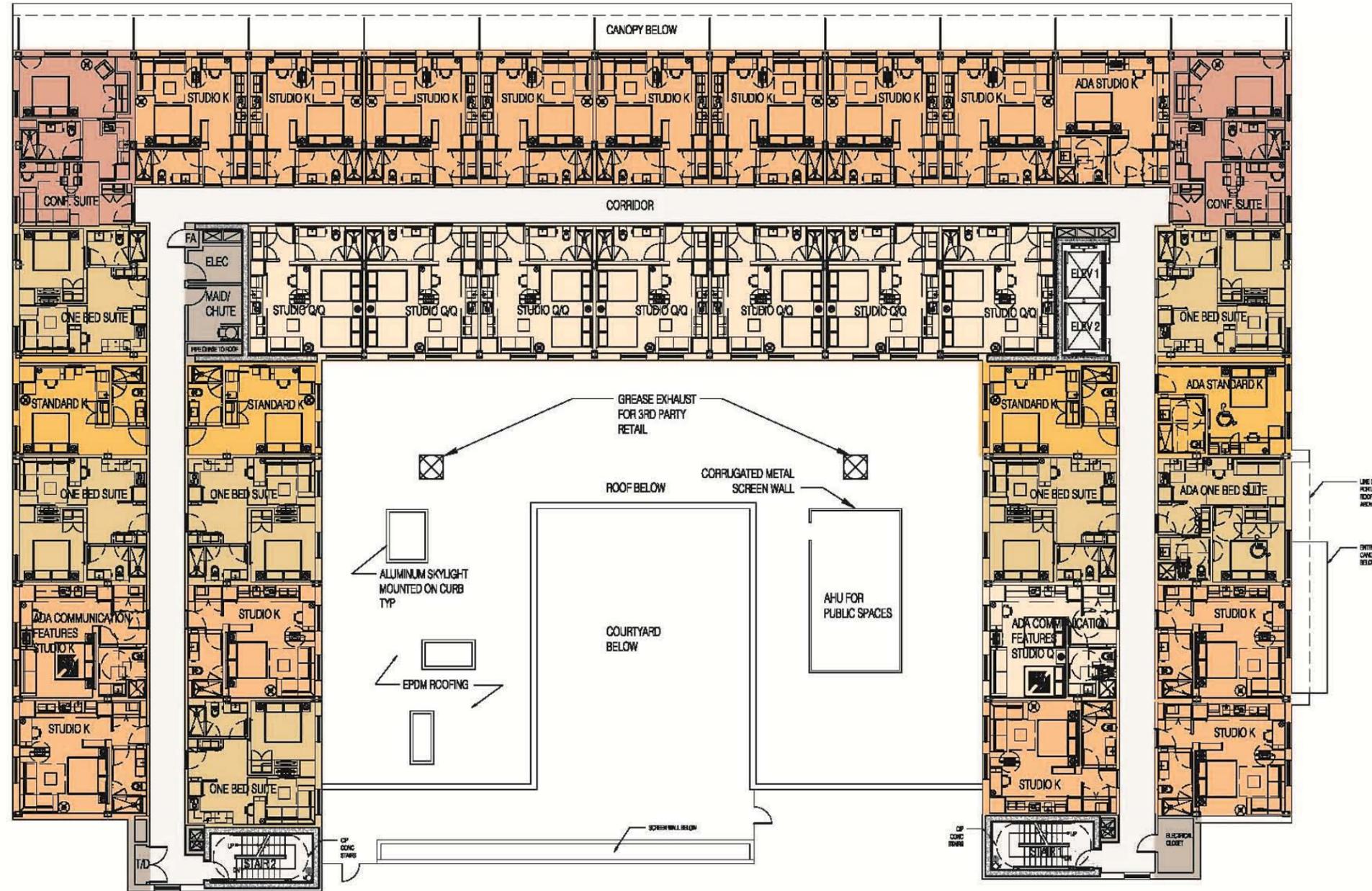


- SERVICE
- STUDIO Q/Q
- STUDIO K
- ONE BR SUITE
- STANDARD K
- CONFERENCE SUITE



- SERVICE
- STUDIO Q/Q
- STUDIO K
- ONE BR SUITE
- STANDARD K
- CONFERENCE SUITE





- SERVICE
- STUDIO Q/Q
- ONE BED SUITE
- CONF. SUITE
- STUDIO K
- STANDARD K



MCCA D STREET HOTELS  
Boston, MA

Aloft & Element - D Street Elevations  
JULY 2, 2013

 Commonwealth Ventures LLC  
Development • Investment

ELKUS | MANFREDI  
ARCHITECTS



MCCA D STREET HOTELS  
Boston, MA

Aloft & Element - D Street Perspective looking North  
JULY 2, 2013

Commonwealth Ventures LLC  
Development • Investment

ELKUS | MANFREDI  
ARCHITECTS



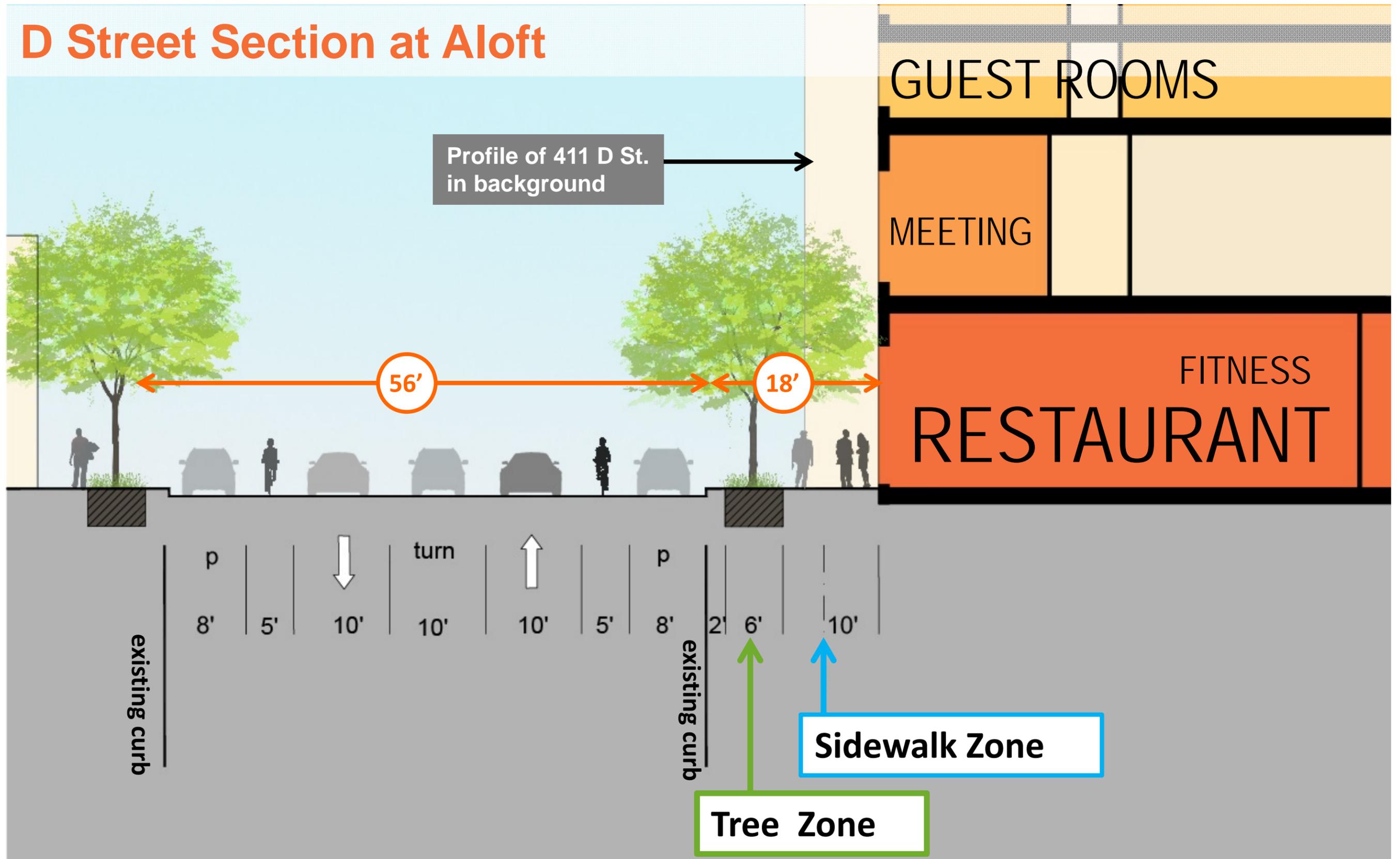


D STREET ELEVATION

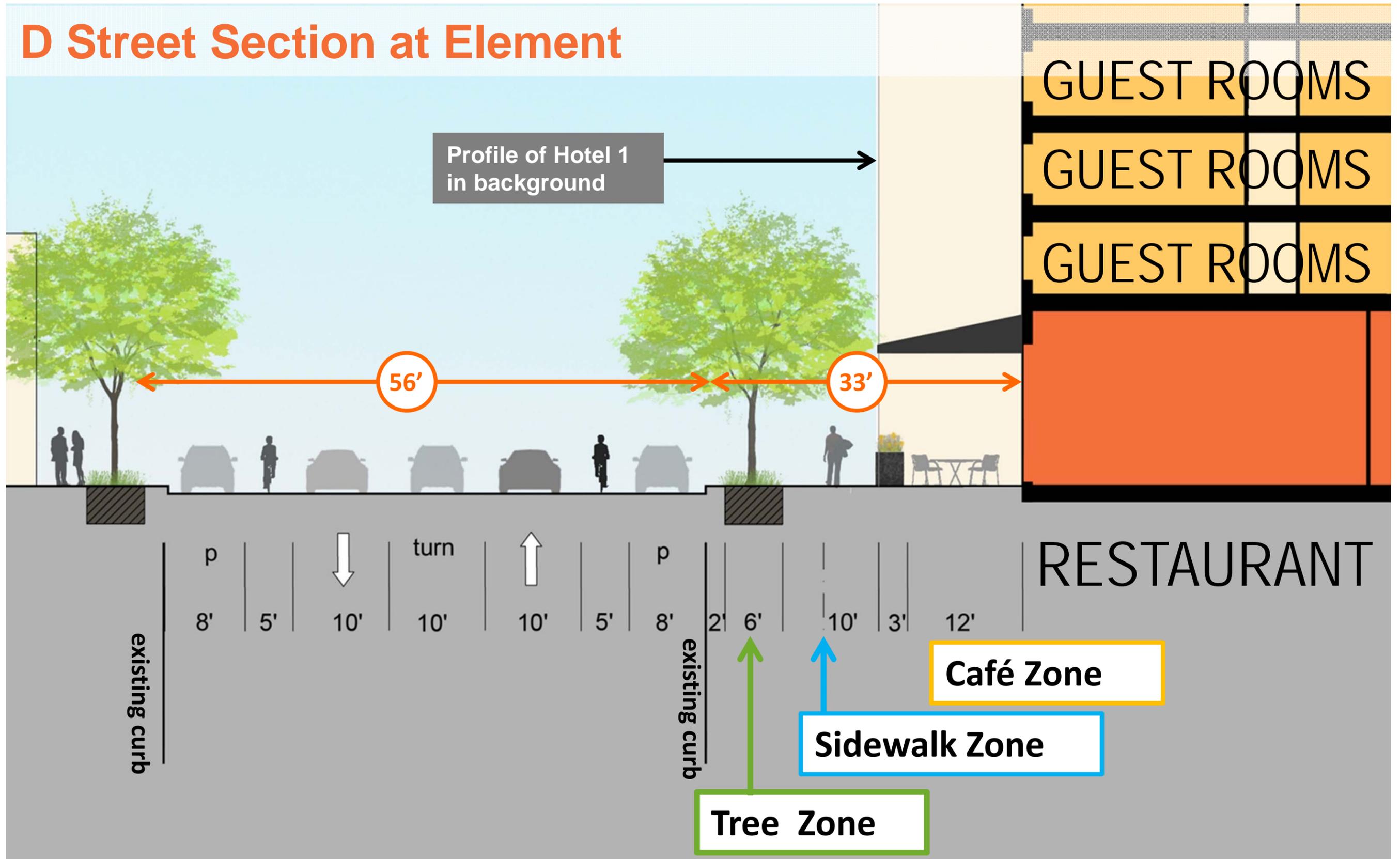




# D Street Section at Aloft



# D Street Section at Element



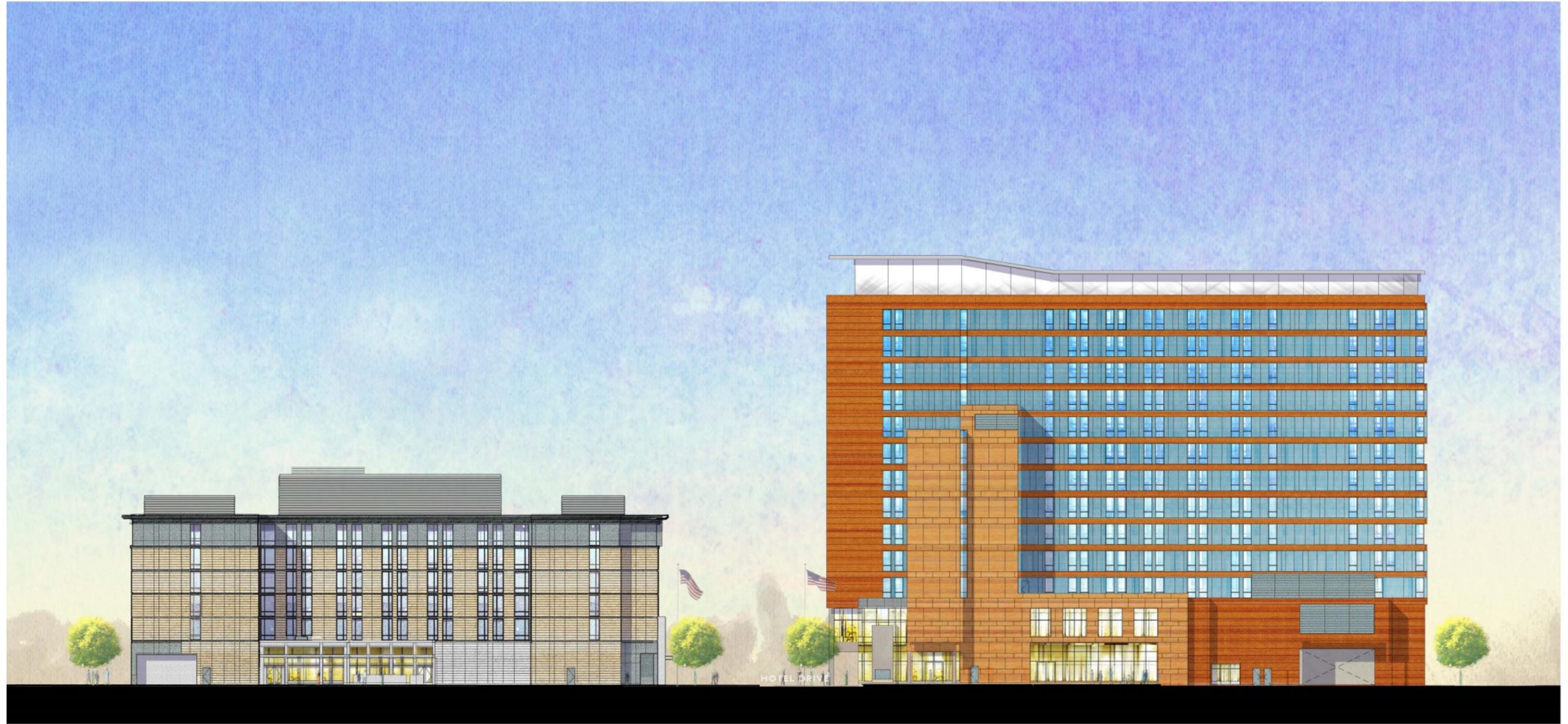


MCCA D STREET HOTELS  
Boston, MA

Aloft & Element - Hotel Drive Elevations  
JULY 2, 2013

 Commonwealth Ventures LLC  
Development • Investment

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ARCHITECTS

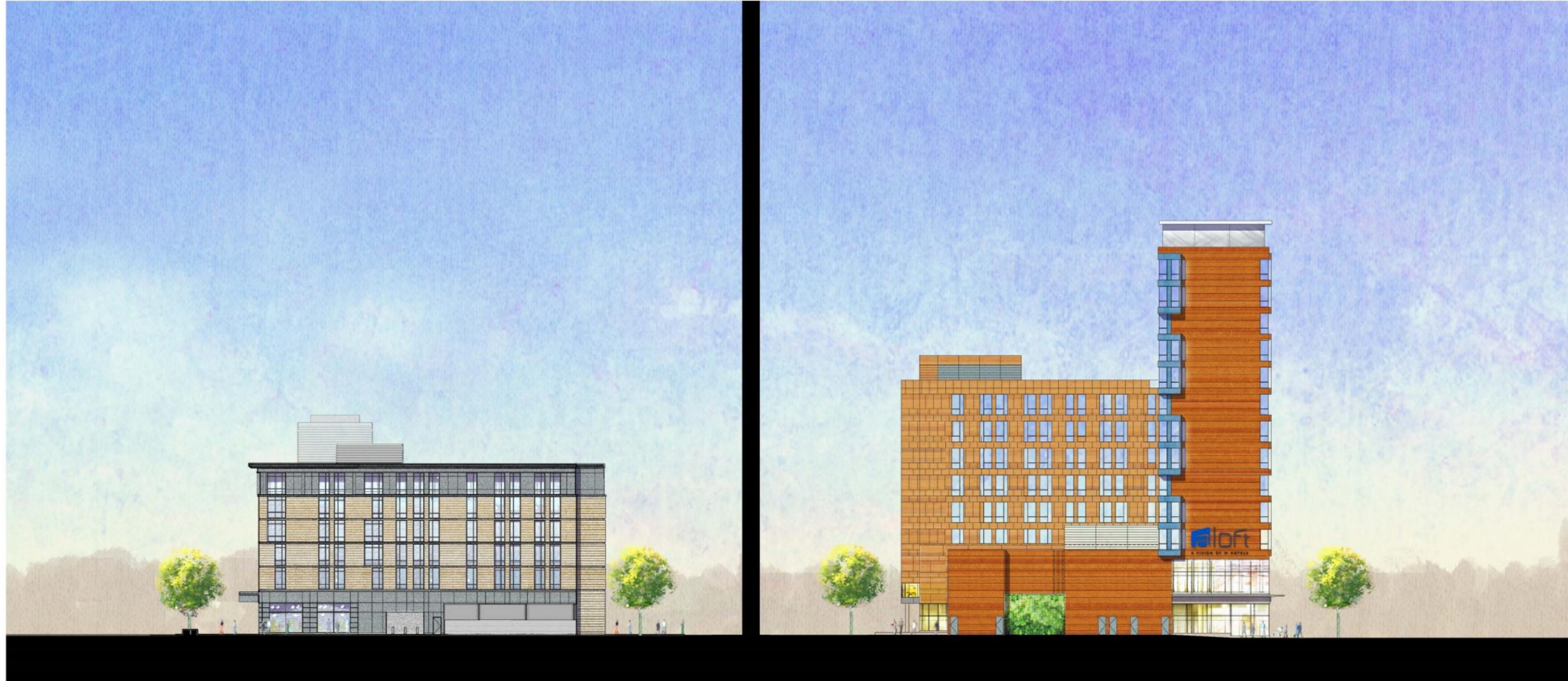


MCCA D STREET HOTELS  
Boston, MA

Aloft & Element - East Elevation  
JULY 2, 2013

 Commonwealth Ventures LLC  
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MCCA D STREET HOTELS  
Boston, MA

Aloft North and Element South Elevations  
JULY 2, 2013

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