

Parcel 9
BCDC MEETING
June 4, 2013

Program overview

Hotel	78,135 sf	17,501 sf on ground floor. 145 units
Housing	41,604 sf	50 units
Retail	7,935 sf	
Shared	6,172 sf	
Cores	6,519 sf	
Parking	45,157 sf	118 parking spaces
<hr/>		
Total	185,522 sf	

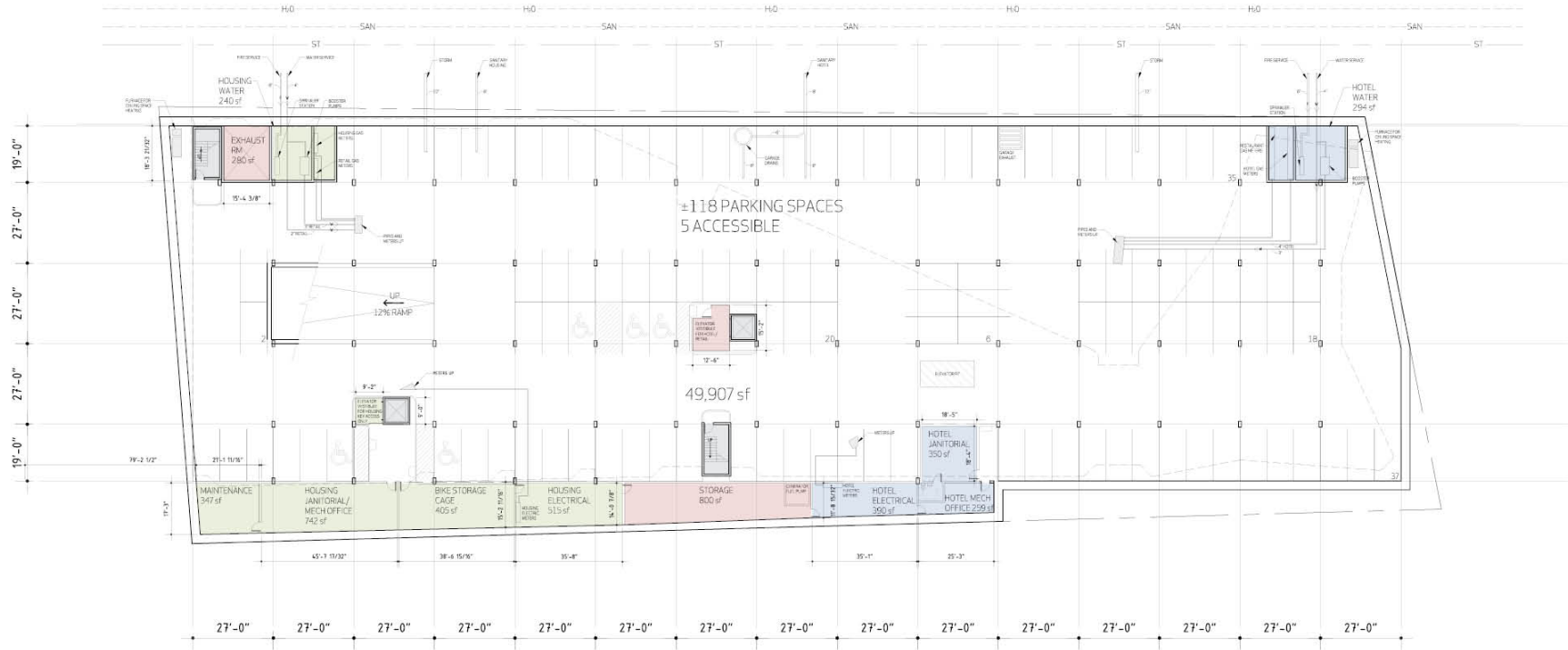
Housing unit breakdown

1 Bedroom	6 per floor	685 avg sf
2 Bedroom	2 per floor	875 avg sf
Studio	2 per floor	575 avg sf

15% Affordable units



PARKING LEVEL



- Shared
- Housing
- Hotel

NADAAA

1920 WASHINGTON ST #2
BOSTON MA, 02118
T (617) 541.5540
F (617) 541.5535

PARCEL 9
BOSTON, MA

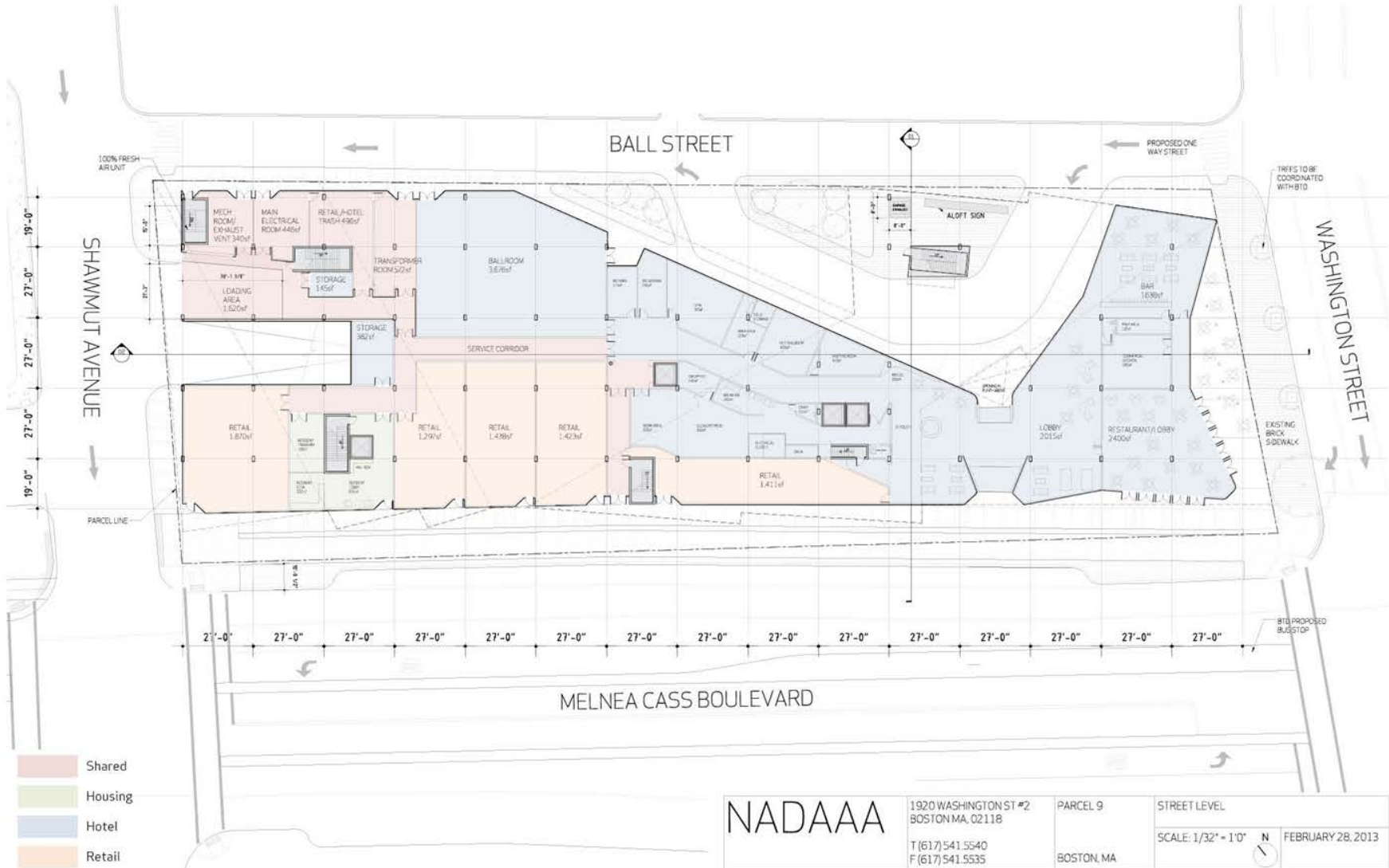
PARKING LEVEL

SCALE: 1/32" = 1'0"

FEBRUARY 28, 2013



STREET LEVEL



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 BOSTON, MA

STREET LEVEL	
SCALE: 1/32" = 1'0"	N FEBRUARY 28, 2013

ROOF PLAN



<h2 style="margin: 0;">NADAAA</h2>	1920 WASHINGTON ST #2 BOSTON MA, 02118	PARCEL 9 BOSTON, MA	ROOF PLAN
	T (617) 541.5540 F (617) 541.5535		SCALE: 1/32" = 1'0" <div style="display: inline-block; text-align: center; vertical-align: middle;"> N </div> FEBRUARY 28, 2013

ELEVATIONS



SOUTH



NORTH

NADAAA

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BOSTON MA, 02118

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F (617) 541.5535

PARCEL 9

BOSTON, MA

ELEVATIONS

SCALE: 1/32" = 1'0"

MARCH 14, 2013

ELEVATIONS



EAST



WEST

NADAAA

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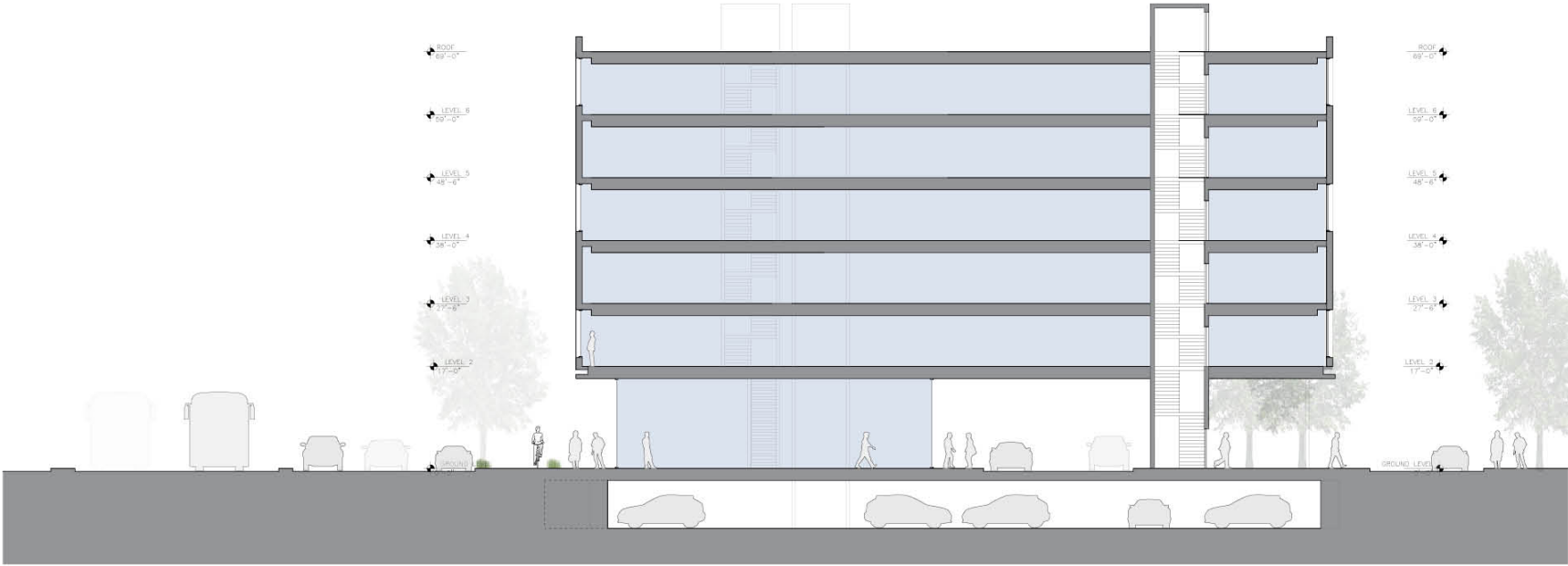
PARCEL 9
BOSTON, MA

ELEVATIONS

SCALE: 1/32" = 1'0"

MARCH 14, 2013

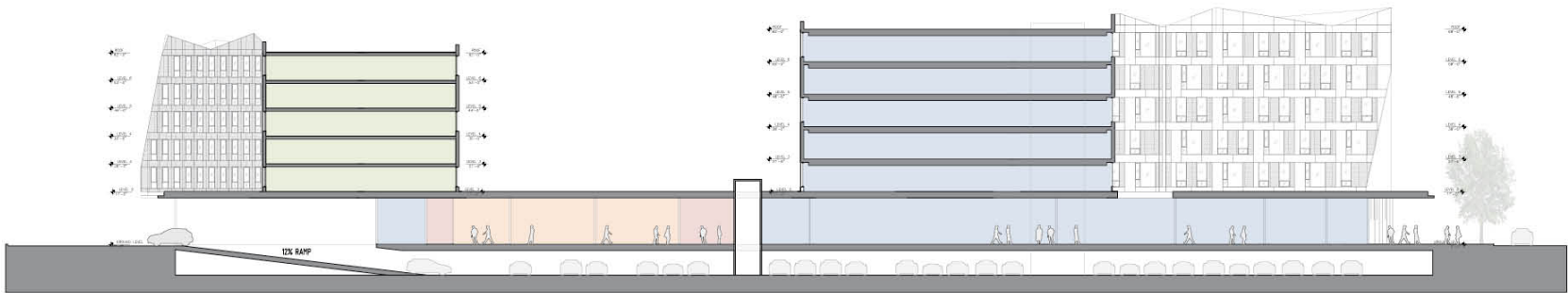
SECTIONS



Hotel

<h2 style="margin: 0;">NADAAA</h2>	1920 WASHINGTON ST #2 BOSTON MA, 02118	PARCEL 9 BOSTON, MA	SECTION 01
	T (617) 541.5540 F (617) 541.5535		SCALE: 1/16" = 1'0" FEBRUARY 28, 2013

SECTIONS



- Shared
- Housing
- Hotel
- Retail

NADAAA	1920 WASHINGTON ST #2 BOSTON MA, 02118	PARCEL 9	SECTION 02	
	T (617) 541.5540 F (617) 541.5535	BOSTON, MA	SCALE: 1/32" = 1'0"	FEBRUARY 28, 2013

ENVELOPE STUDY



HOTEL DROP-OFF BALL STREET



WASHINGTON STREET



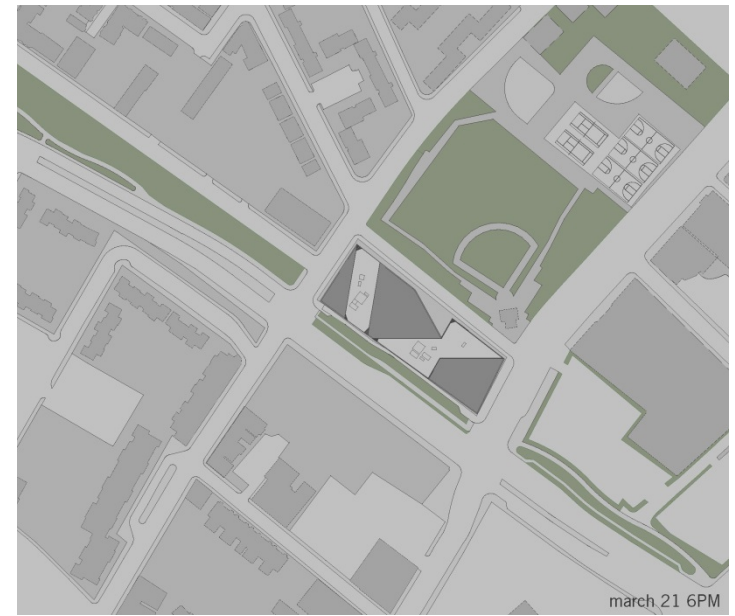
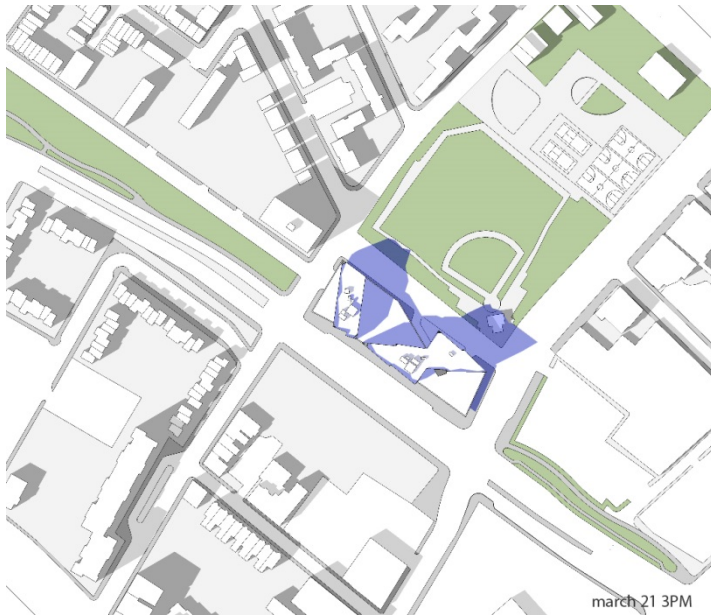
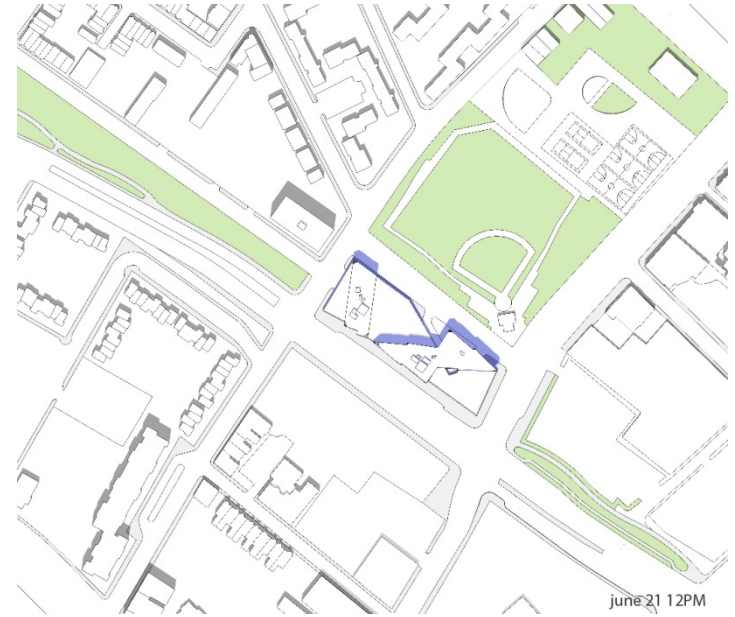
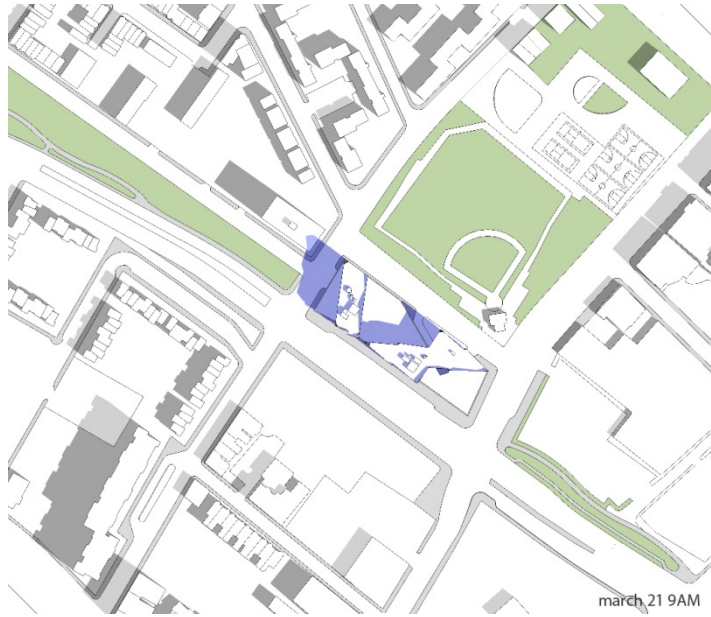
MELNEA CASS



SHADOW STUDYS

LEGEND

- EXISTING SHADOW
- PROPOSED SHADOW

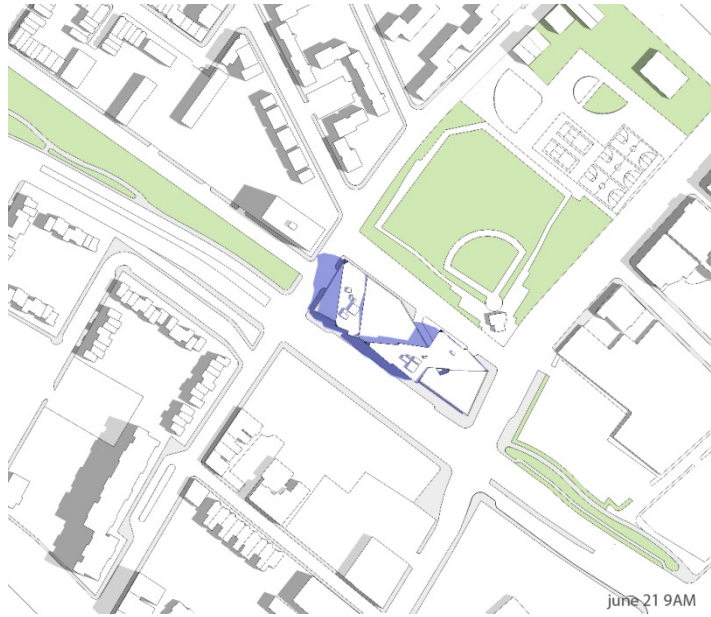


SHADOW STUDYS

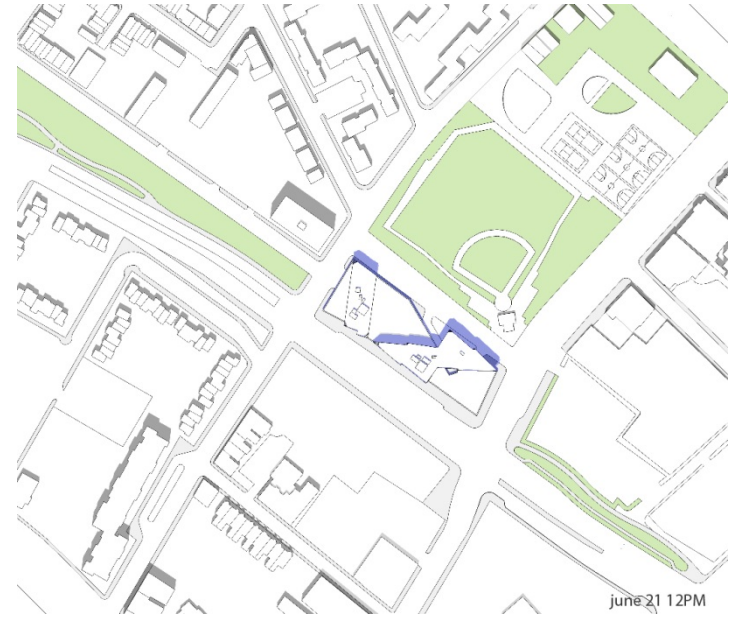
LEGEND

EXISTING SHADOW

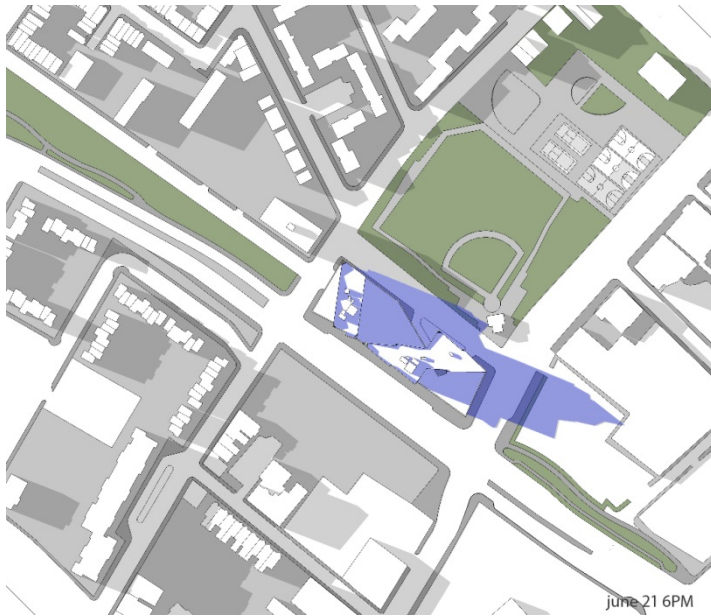
PROPOSED SHADOW



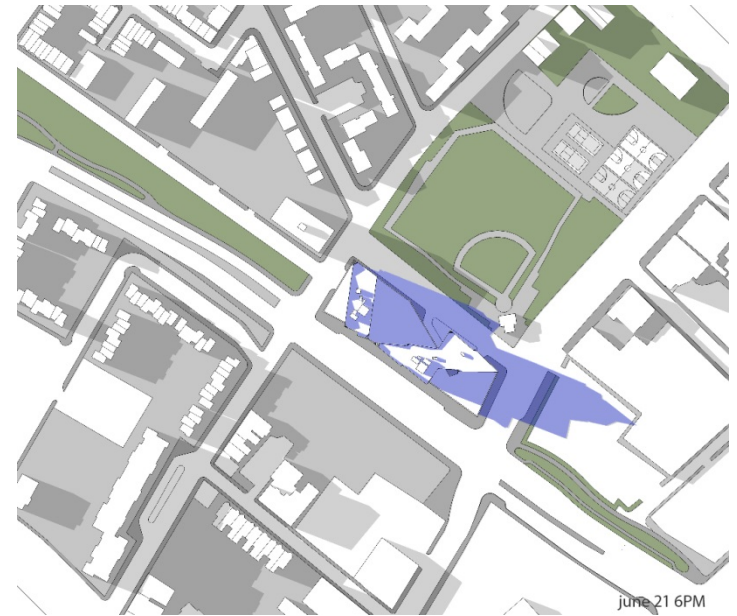
june 21 9AM



june 21 12PM



june 21 6PM



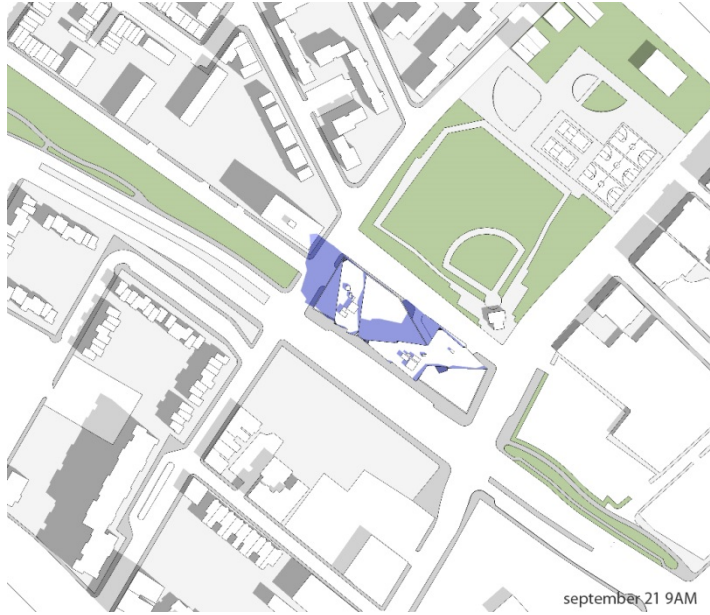
june 21 6PM

SHADOW STUDYS

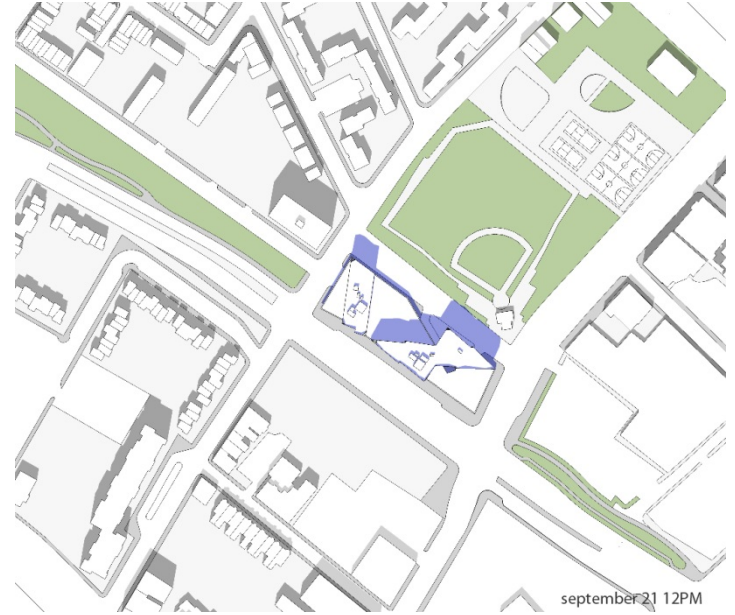
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EXISTING SHADOW

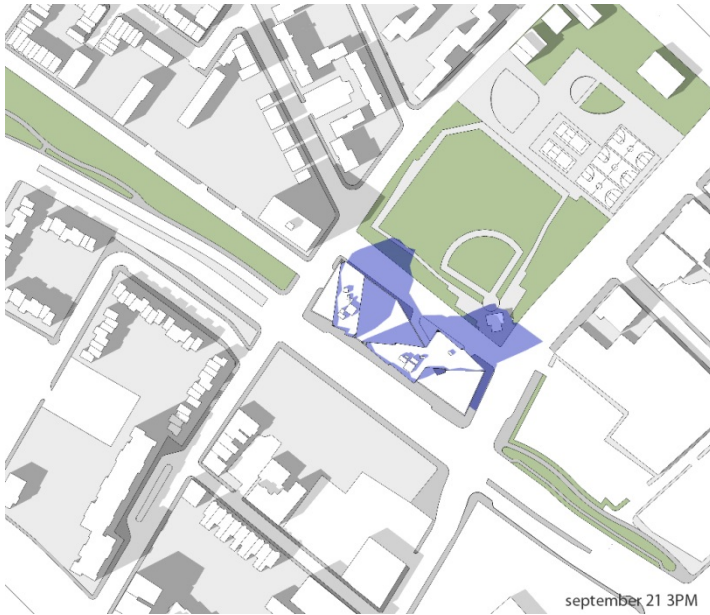
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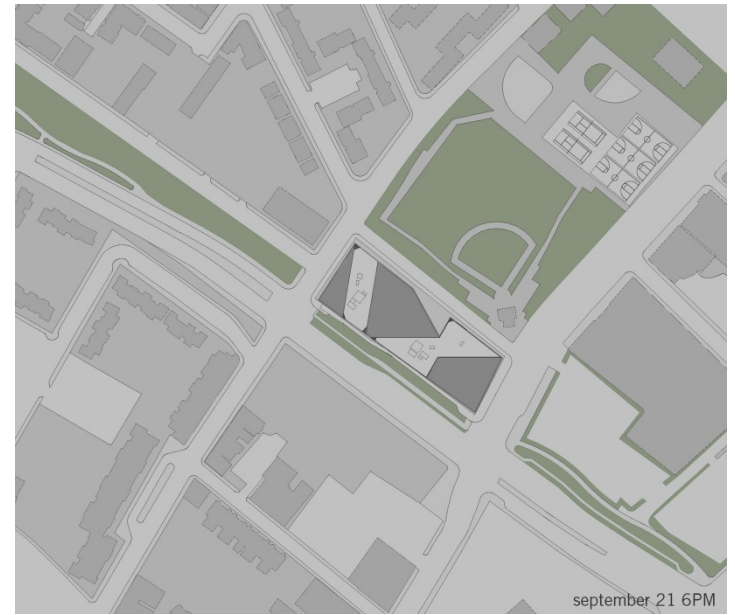
september 21 9AM



september 21 12PM



september 21 3PM

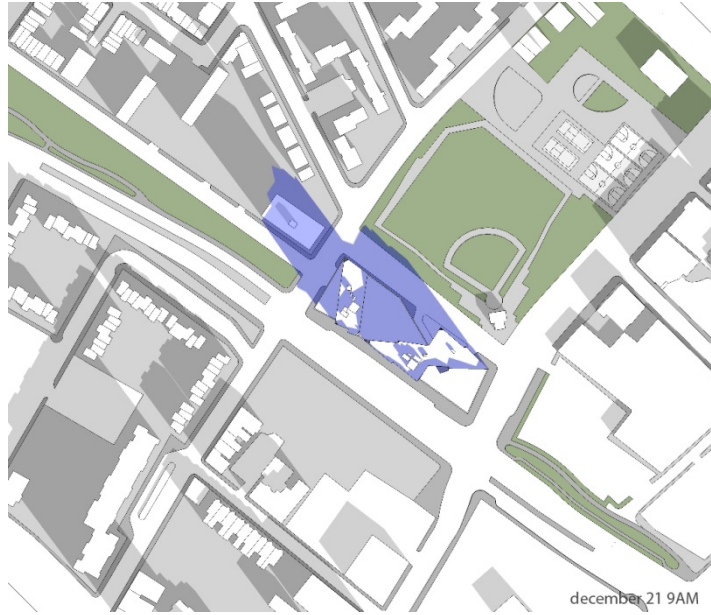


september 21 6PM

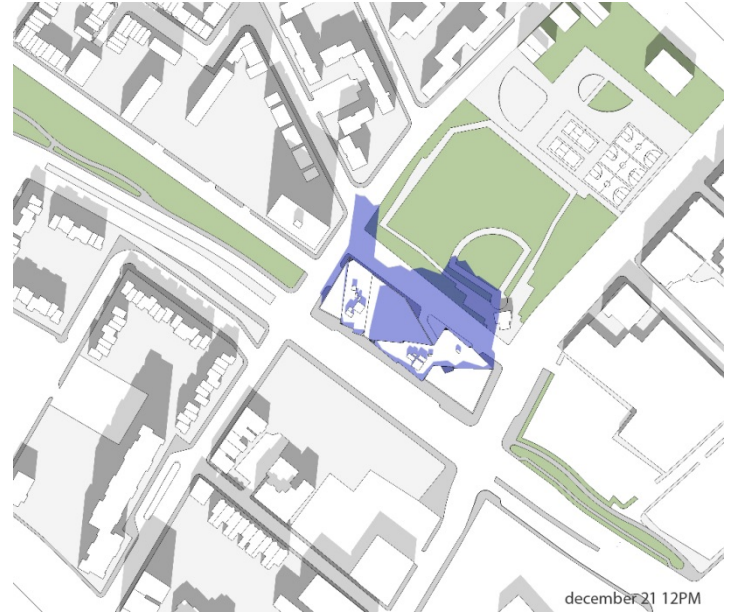
SHADOW STUDYS

LEGEND

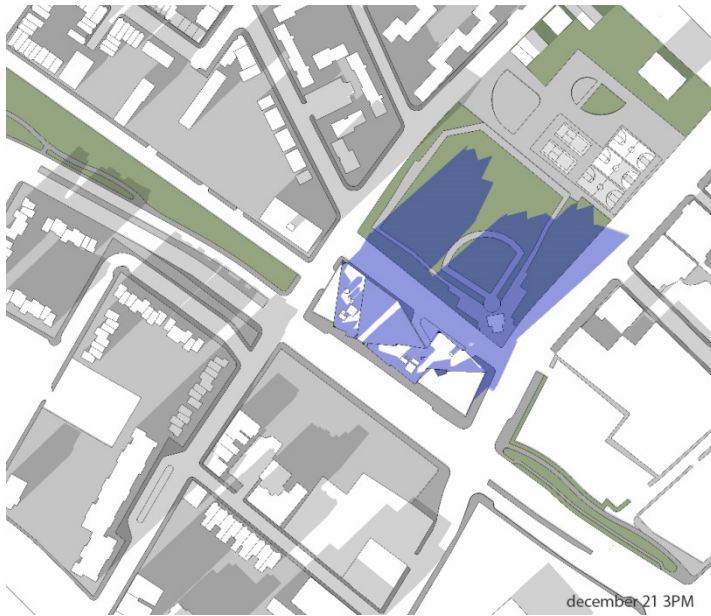
- EXISTING SHADOW
- PROPOSED SHADOW



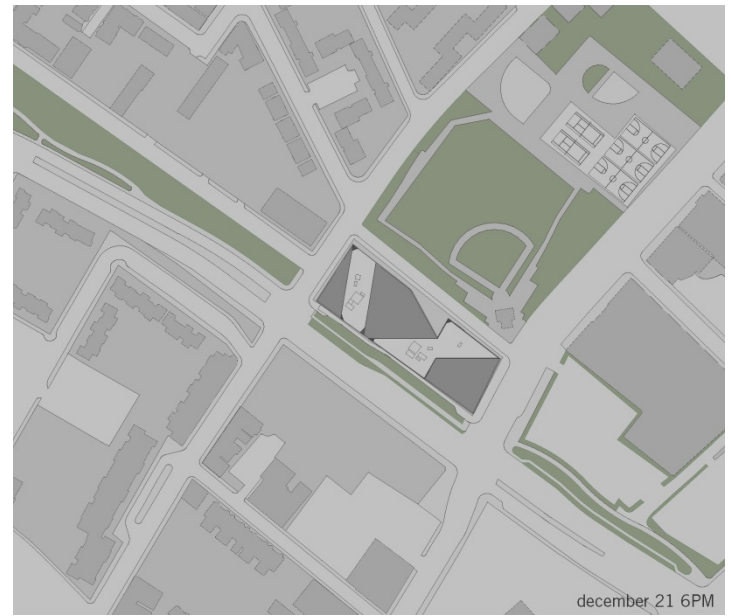
december 21 9AM



december 21 12PM



december 21 3PM



december 21 6PM

TARGET: LEED SILVER



LEED 2009 for New Construction and Major Renovations

Project Checklist

Project Name: Parcel 9 - Melnea Hotel & Residences

Date: March 8th, 2013

22 2 2 Sustainable Sites Possible Points: 26

Y	?	N			
Y			Prereq 1	Construction Activity Pollution Prevention	
1			Credit 1	Site Selection	1
5			Credit 2	Development Density and Community Connectivity	5
	1		Credit 3	Brownfield Redevelopment	1
6			Credit 4.1	Alternative Transportation—Public Transportation Access	6
1			Credit 4.2	Alternative Transportation—Bicycle Storage and Changing Rooms	1
3			Credit 4.3	Alternative Transportation—Low-Emitting and Fuel-Efficient Vehicles	3
2			Credit 4.4	Alternative Transportation—Parking Capacity	2
		1	Credit 5.1	Site Development—Protect or Restore Habitat	1
	1		Credit 5.2	Site Development—Maximize Open Space	1
1			Credit 6.1	Stormwater Design—Quantity Control	1
1			Credit 6.2	Stormwater Design—Quality Control	1
1			Credit 7.1	Heat Island Effect—Non-roof	1
1			Credit 7.2	Heat Island Effect—Roof	1
		1	Credit 8	Light Pollution Reduction	1

4 5 1 Water Efficiency Possible Points: 10

Y	?	N			
Y			Prereq 1	Water Use Reduction—20% Reduction	
2	2		Credit 1	Water Efficient Landscaping	2 to 4
	2		Credit 2	Innovative Wastewater Technologies	2
2	1	1	Credit 3	Water Use Reduction	2 to 4

6 12 17 Energy and Atmosphere Possible Points: 35

Y	?	N			
Y			Prereq 1	Fundamental Commissioning of Building Energy Systems	
Y			Prereq 2	Minimum Energy Performance	
Y			Prereq 3	Fundamental Refrigerant Management	
4	5	10	Credit 1	Optimize Energy Performance	1 to 19
2		5	Credit 2	On-Site Renewable Energy	1 to 7
	2		Credit 3	Enhanced Commissioning	2
	2		Credit 4	Enhanced Refrigerant Management	2
	3		Credit 5	Measurement and Verification	3
		2	Credit 6	Green Power	2

3 5 6 Materials and Resources Possible Points: 14

Y	?	N			
Y			Prereq 1	Storage and Collection of Recyclables	
		3	Credit 1.1	Building Reuse—Maintain Existing Walls, Floors, and Roof	1 to 3
		1	Credit 1.2	Building Reuse—Maintain 50% of Interior Non-Structural Elements	1
2			Credit 2	Construction Waste Management	1 to 2
		2	Credit 3	Materials Reuse	1 to 2

Materials and Resources, Continued

Y	?	N			
	2		Credit 4	Recycled Content	1 to 2
1	1		Credit 5	Regional Materials	1 to 2
	1		Credit 6	Rapidly Renewable Materials	1
	1		Credit 7	Certified Wood	1

8 6 1 Indoor Environmental Quality Possible Points: 15

Y	?	N			
Y			Prereq 1	Minimum Indoor Air Quality Performance	
Y			Prereq 2	Environmental Tobacco Smoke (ETS) Control	
	1		Credit 1	Outdoor Air Delivery Monitoring	1
	1		Credit 2	Increased Ventilation	1
	1		Credit 3.1	Construction IAQ Management Plan—During Construction	1
	1		Credit 3.2	Construction IAQ Management Plan—Before Occupancy	1
	1		Credit 4.1	Low-Emitting Materials—Adhesives and Sealants	1
	1		Credit 4.2	Low-Emitting Materials—Paints and Coatings	1
	1		Credit 4.3	Low-Emitting Materials—Flooring Systems	1
	1		Credit 4.4	Low-Emitting Materials—Composite Wood and Agrifiber Products	1
	1		Credit 5	Indoor Chemical and Pollutant Source Control	1
	1		Credit 6.1	Controllability of Systems—Lighting	1
	1		Credit 6.2	Controllability of Systems—Thermal Comfort	1
		1	Credit 7.1	Thermal Comfort—Design	1
		1	Credit 7.2	Thermal Comfort—Verification	1
	1		Credit 8.1	Daylight and Views—Daylight	1
	1		Credit 8.2	Daylight and Views—Views	1

3 2 1 Innovation and Design Process Possible Points: 6

Y	?	N			
1			Credit 1.1	Innovation in Design: Exceed MRC2	1
	1		Credit 1.2	Innovation in Design: Education Display/Tenant Conserv. WebSite	1
	1		Credit 1.3	Innovation in Design: Exceed MRC4	1
	1		Credit 1.4	Innovation in Design: SSc4.1	1
		1	Credit 1.5	Innovation in Design: Specific Title	1
	1		Credit 2	LEED Accredited Professional	1

3 1 Regional Priority Credits Possible Points: 4

Y	?	N			
1			Credit 1.1	Regional Priority: SSc6.1	1
1			Credit 1.2	Regional Priority: SSc7.2	1
	1		Credit 1.3	Regional Priority: EAc2	1
	1		Credit 1.4	Regional Priority: SSc7.1	1

49 33 28 Total Possible Points: 110

Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110



NORTHEASTERN UNIVERSITY

TREMONT ST.

MASSACHUSETTS AVE.

SHAWMUT AVE.

WASHINGTON ST.

MELNEA CASS BLVD

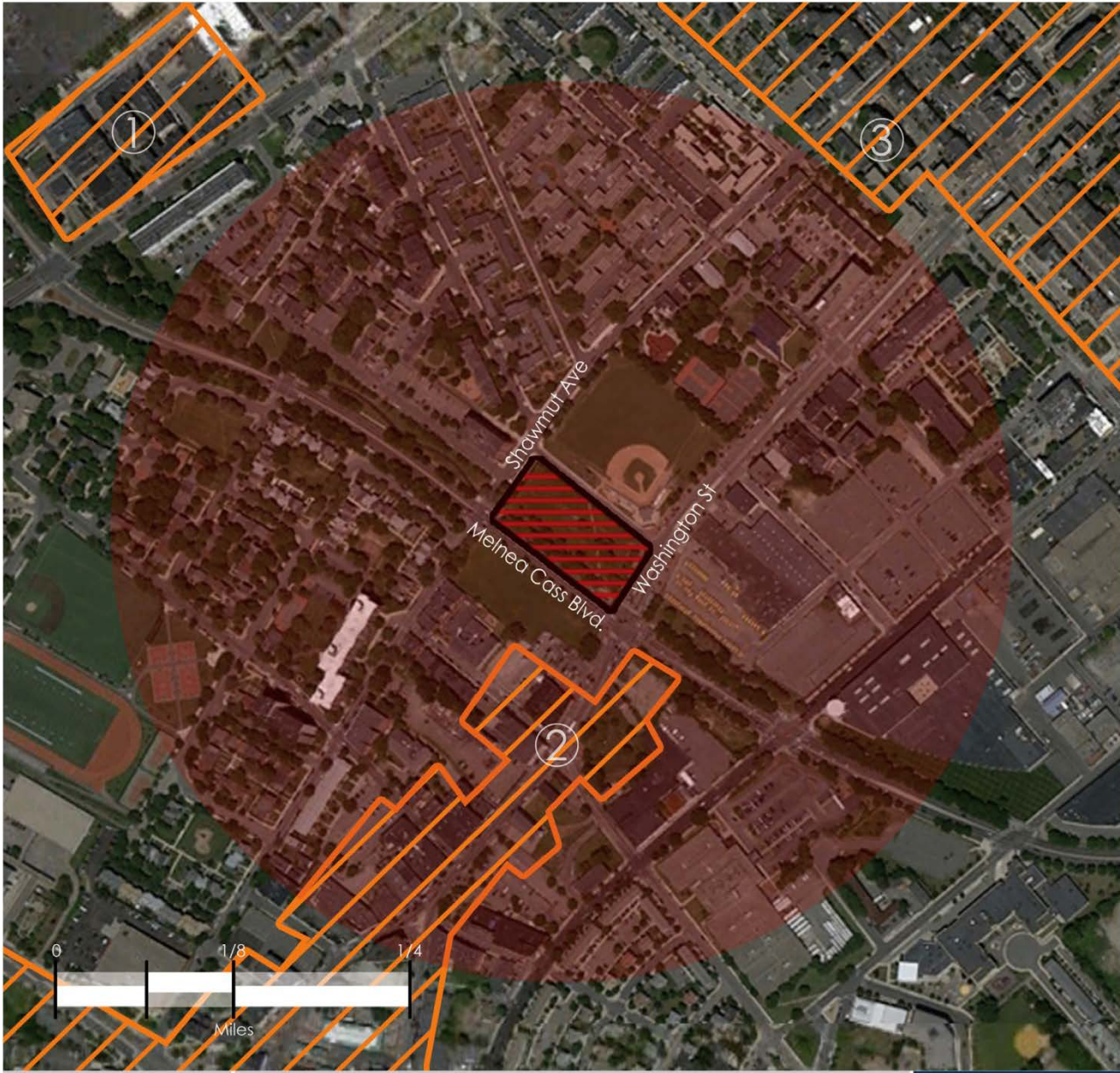
HARRISON AVE.

MALCOLM X BLVD


BOSTON
MEDICAL
CENTER

DUDLEY SQUARE RETAIL DISTRICT

ROADS AND URBAN ANCHORS



Parcel 9

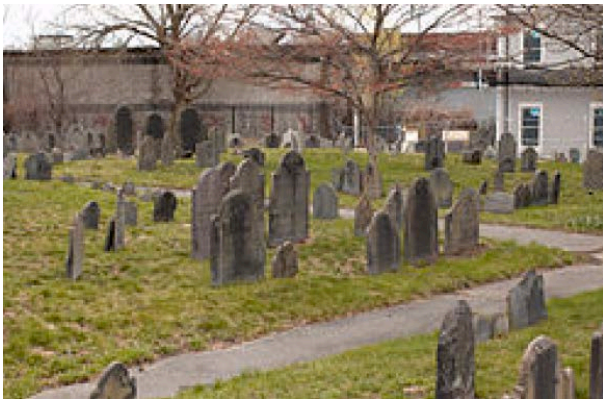
 Historic District

 Project Site

- 1. Olmsted Park Systems
- 2. Lower Roxbury Industrial District
- 3. South End Historic District

D/R/E/A/M COLLABORATIVE
PLANNING • ARCHITECTURE • LANDSCAPE ARCHITECTURE

Proposed parcel with 1/4 mile radius



John Elliot Burying Ground



Dudley Square Station



Ferdinand Building



Berger Factory



Frederick Douglass Square Historic District