

# BCDC Briefing Package

Submitted Pursuant to Article 28 of the Boston Zoning Code

## THOMPSON BROADWAY HOTEL

Boston, Massachusetts

### Submitted to

Boston Civic Design Commission  
One City Hall Square  
Boston, Massachusetts 02201

### Submitted by:

Sun Condos LLC  
655 Summer Street  
Boston, Massachusetts 02210

### Prepared by

MLF Consulting LLC  
41 Brush Hill Road  
Newton, Massachusetts 02461

### In Association with

VJA Architects, Inc.  
Landworks-Studio, Inc.  
McDermott, Quilty & Miller, LLP



September 3, 2013

## Table of Contents

---

|   |             |
|---|-------------|
| <b>1.0 PROJECT SUMMARY/OVERVIEW .....</b>   | <b>1-1</b>  |
| <b>1.1 Proposed Project .....</b>   | <b>1-1</b>  |
| 1.1.1 Detailed Project Description .....  | 1-1         |
| <b>2.0 GENERAL INFORMATION .....</b>  | <b>2-1</b>  |
| <b>2.1 Public Benefits .....</b>  | <b>2-1</b>  |
| <b>2.2 Regulatory Controls and Permits .....</b>                                    | <b>2-1</b>  |
| 2.2.1 Boston Zoning Code – Use Requirements .....                                   | 2-1         |
| 2.2.2 Boston Zoning Code – Dimensional Requirements .....                           | 2-2         |
| <b>2.3 Public Review Process and Agency Coordination .....</b>                      | <b>2-3</b>  |
| <b>3.0 URBAN DESIGN COMPONENT .....</b>   | <b>3-1</b>  |
| <b>3.1 Urban Design Overview .....</b>  | <b>3-1</b>  |
| <b>3.2 Building Design .....</b>  | <b>3-2</b>  |
| <b>3.3 Sustainable Design/Energy Conservation .....</b>                             | <b>3-3</b>  |
| 3.3.1 Introduction .....  | 3-3         |
| 3.3.2 Sustainable Sites .....   | 3-3         |
| 3.3.3 Water Efficiency .....  | 3-5         |
| 3.3.4 Energy and Atmosphere .....   | 3-6         |
| 3.3.5 Materials and Resources .....   | 3-8         |
| 3.3.6 Indoor Environmental Quality .....  | 3-9         |
| 3.3.7 Innovation and Design Process .....   | 3-12        |
| 3.3.8 Regional Priority Credits .....   | 3-14        |
| <b>3.4 Landscape Design .....</b>   | <b>3-14</b> |
| <b>4.0 PROJECT INFORMATION .....</b>  | <b>4-16</b> |
| <b>4.1 Preliminary List of Permits or Other Approvals Which May be Sought .....</b> | <b>4-16</b> |
| <b>4.2 Project Team Information .....</b>   | <b>4-17</b> |
| <b>APPENDIX A: DESIGN DRAWINGS: FIG. 3-1 THROUGH 3-35 .....</b>                     | <b>4-19</b> |

### List of Figures

Figure 1-1 – 1-3: Locus Map, USGS Map, Land Title Survey Plan ..... 1-1 through 1-3

### List of Tables

Table 1-1: Approximate Project Dimensions..... 1-4

### List of Appendices

Appendix A: Design Drawings Figures 3-1 through 3-35



## **1.0 PROJECT SUMMARY/OVERVIEW**

---

### **1.1 Proposed Project**

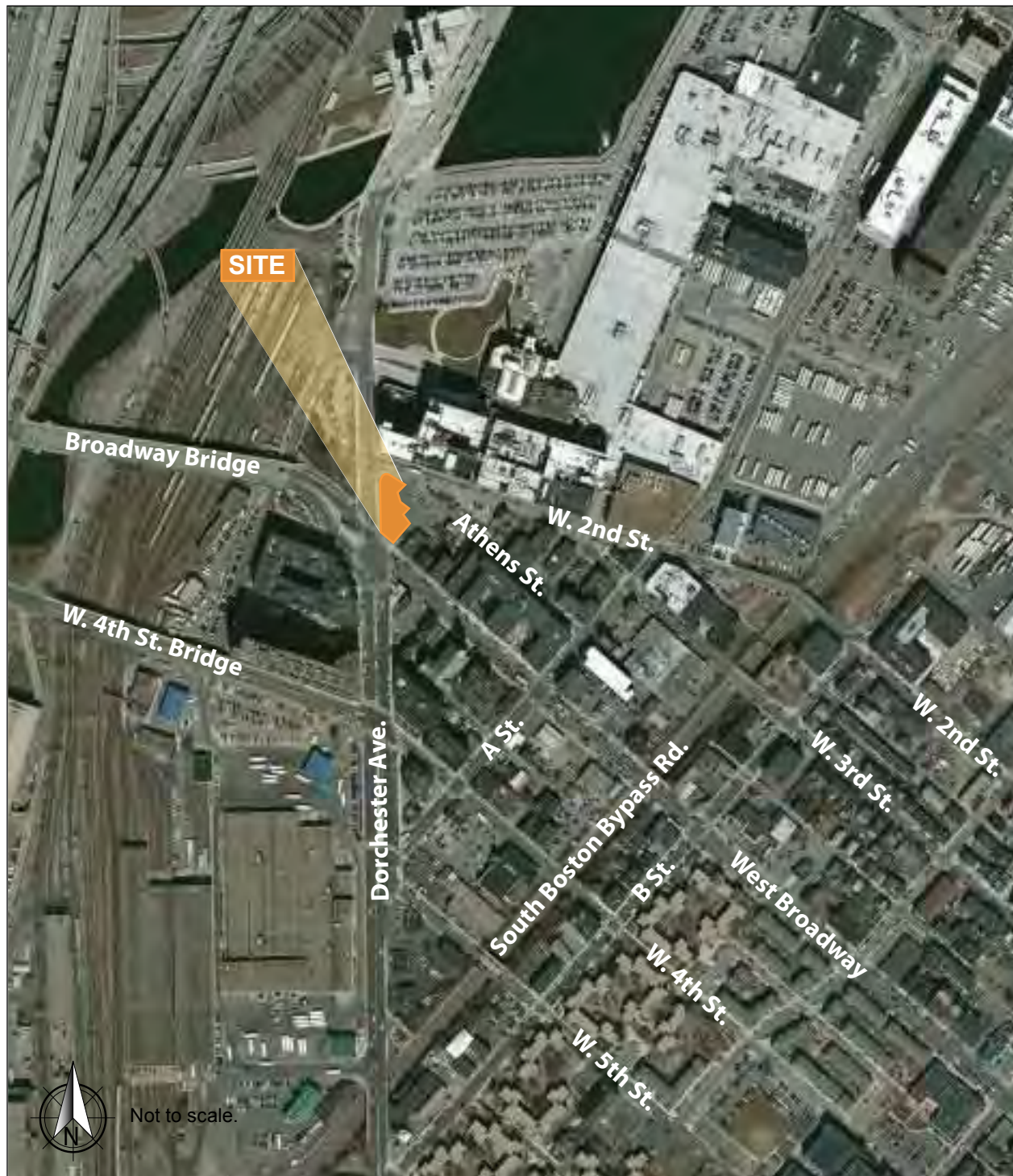
This Boston Civic Design Commission Briefing Package is being submitted on behalf of Sun Condos LLC (the “Proponent”) for the Thompson Broadway Hotel Project in accordance with the Article 80B Large Project Review requirements of the Boston Zoning Code (“Code”). The Project involves development for a new 156± room hotel (approximately 87,000 gross square feet in accordance with the Code) with separate tenant-leased restaurant and retail space on the ground floor, second-level terrace, rooftop bar and exterior pool deck/outdoor lounge, hotel fitness center, meeting rooms, and conference rooms, a screening room, and garage parking all at the project site located at the intersection of West Broadway and Dorchester Avenue in the South Boston neighborhood (“Proposed Project”). Please see **Figures 1-1, 1-2, and 1-3.**

The Site is located at 6 West Broadway in South Boston within a highly commercialized area and is in the midst of a very active transportation node that includes a major MBTA Redline station at Broadway and Dorchester Avenue. In addition, the Fitzgerald Expressway (I-93) is located just to the west of the Site. Nearby uses include the Gillette Company complex to the north, as well as ground level commercial and retail uses along Dorchester Avenue and Broadway. A number of older brick buildings – many of them dating back to the 19<sup>th</sup> and early 20<sup>th</sup> century – are in the vicinity and they belie the significance of the South Boston community in the city’s manufacturing history. The Site is also across from a residential complex that includes the Court Square Press development and the Macallen Building residences, which were also developed by the Proponent.

#### **1.1.1 Detailed Project Description**

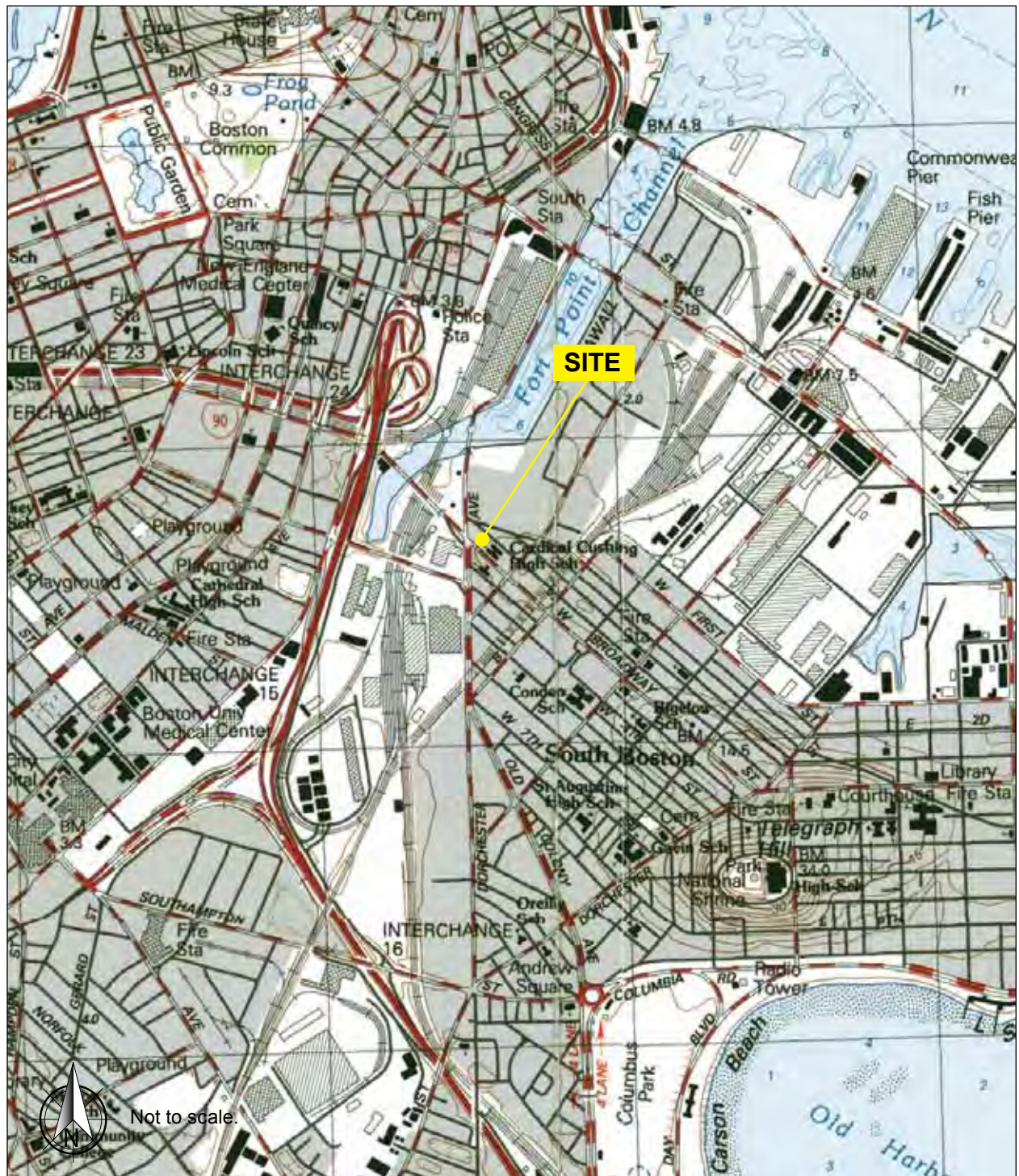
The Proposed Project consists of the construction of approximately 87,000 gross square feet (“GSF”) of hotel use (156± rooms) along with supporting uses including a separate tenant-leased restaurant and retail space on the ground floor; fitness center, meeting rooms, conference rooms, screening room, second level terrace, rooftop bar, exterior pool deck/outdoor lounge, and garage parking.

The Site circulation plan is designed to create a safe and pleasant entry to the Proposed Project from Broadway with a porte- cochère front door drop off from Broadway. The access will include pedestrian amenities to strengthen the relationship between the Proposed Project and the Broadway MBTA station across West Broadway. Access to below grade parking and for delivery vehicles will be on West Second Street before Athens Street.



**Figure 1-1.  
Locus Map**





**Figure 1-2.  
USGS Map**

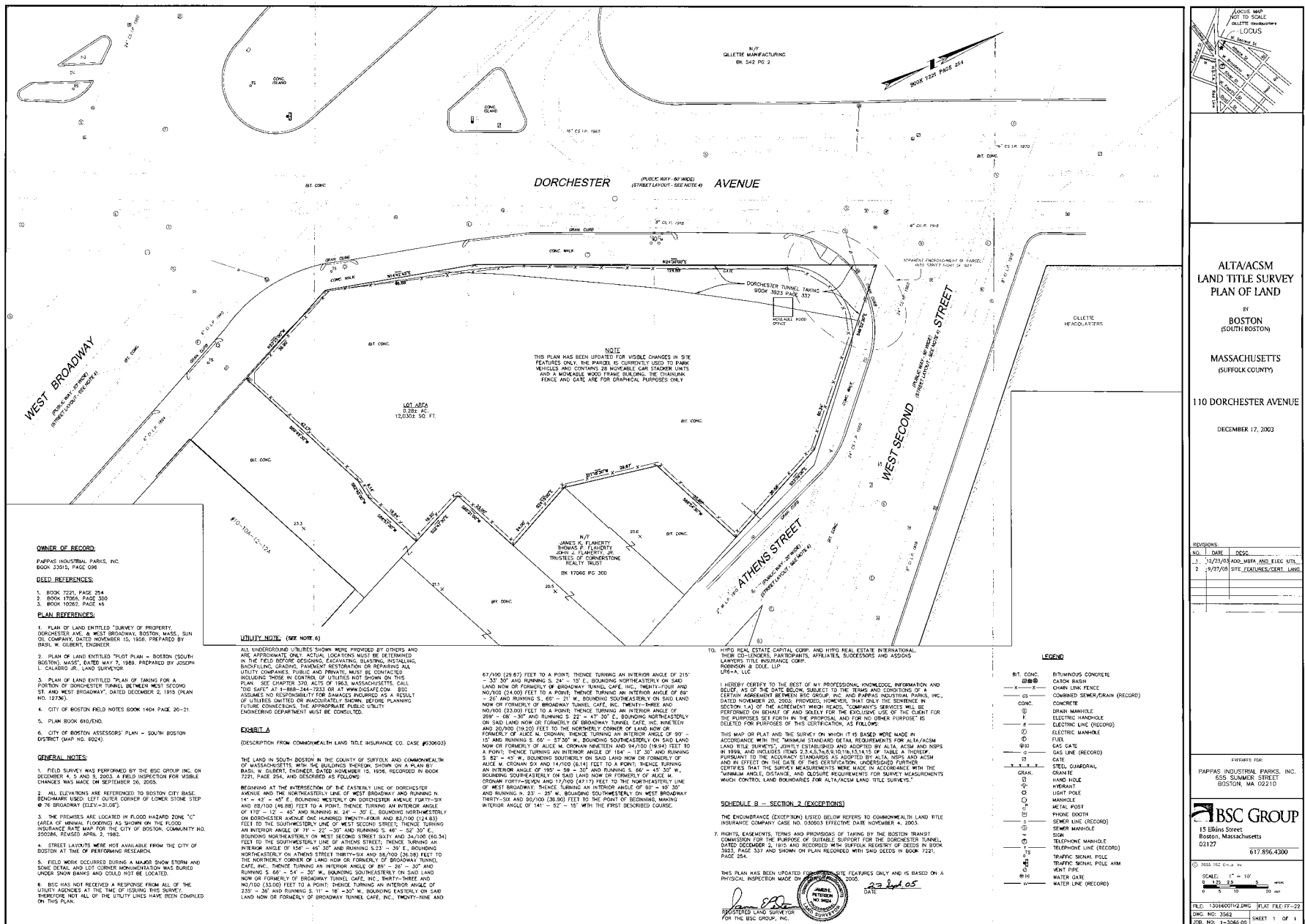


Figure 1-3.  
Land Title Survey Plan

Thompson Broadway Hotel

BCDC Briefing Package

**Table 1-1. Approximate Project Dimensions of Thompson Broadway Hotel Project**

|                                       |   |
|---------------------------------------|---|
| <b>Lot Area:</b>                      | 0.28 +/- acres / 12,030 +/- square feet                     |
| <b>Gross Building Footprint Area:</b> | 8,454 +/- square feet                                       |
| <b>Hotel Gross Square Feet:</b>       | 87,000 +/- square feet                                      |
| <b>FAR:</b>                           | 7.22  |
| <b>Floors:</b>                        | 14  |
| <b>Height:</b>                        | 142 +/- feet  |
| <b>Parking Spaces</b>                 | 50+/-   |
| <b>Construction Commencement:</b>     | 4 <sup>th</sup> Quarter 2013 / 1 <sup>st</sup> Quarter 2014 |
| <b>Construction Completion:</b>       | 1 <sup>st</sup> Quarter 2015 / 2 <sup>nd</sup> Quarter 2015 |

## **2.0 GENERAL INFORMATION**

---

### **2.1 Public Benefits**

The Project will provide the following substantial benefits to the City and its residents:

- The hotel will complement and enhance a very active transportation node that includes the major MBTA Redline station at West Broadway and Dorchester Avenue, and the Fitzgerald Expressway (I-93) located just to the west of the Project Site;
- The nearby commercial and retail uses along Dorchester Avenue and West Broadway will be served by the hotel's tenant-leased restaurant and other hotel services;
- By replacing the surface parking lot, the Project will improve the view from the residential uses across Dorchester Avenue and West Broadway that includes Court Square Press, Macallen Building residences, and other nearby residential buildings.
- The pedestrian landscape and experience will be enhanced with street trees, improved crosswalks, and other streetscape amenities;
- The hotel serves as an example of sustainable and environmentally responsible construction and development; and
- The project will create new construction jobs over a 15 month period.

### **2.2 Regulatory Controls and Permits**

The Project is located within the Neighborhood Shopping Subdistrict (NS) of the Saint Vincent Neighborhood District (Article 57) as defined by the Boston Zoning Code. After conducting preliminary community outreach with neighbors and abutters of the Property, the Applicant recently filed a permit application with the City of Boston Inspectional Services Department ("ISD"). The Project will require variance, dimensional relief and potential conditional use permits from the City of Boston Board of Appeal (the "Board") for certain use, dimensional, parking, and other violations. Following receipt of refusal letters from ISD on the Applicant's Permit Application, needed appeals will be filed with the Board.

#### **2.2.1 Boston Zoning Code – Use Requirements**

The Project includes a number of principal uses including Hotel, Restaurant with Live Entertainment and Takeout and a ground floor Retail space. The Hotel use is forbidden within the NS Subdistrict and will require a variance from the Board for the principal use as well as certain accessory uses detailed above. Restaurant with Live Entertainment operating past 10:30 PM is a forbidden use as well and will require a variance and the Takeout use will be allowed as-of-right

if the space does not exceed 2,500 square feet and is conditional above this square footage threshold. The ground floor Retail space is an allowed use for a Local Retail category store.

## 2.2.2 Boston Zoning Code – Dimensional Requirements

**Table 1-2** below summarizes the dimensional requirements in the Saint Vincent Neighborhood District, as set forth in Tables D of Article 57 of the Boston Zoning Code, and compares the requirements to the dimensions for the Proposed Project. Dimensional variances will be sought for: Maximum Floor Area Ratio, Maximum Building Height, Usable Open Space and Rear Yard Insufficient.

For a project that is subject to Large Project Review, required off-street parking spaces and off-street loading facilities are expected to be determined as a part of the Large Project Review in accordance with the provisions of Article 80 of the Boston Zoning Code. Design elements of the Project will also be reviewed pursuant to Large Project Review.

**Table 1-2. Thompson Broadway Hotel (6 West Broadway): Dimensional Requirements**

| Dimensional Element  | NS Subdistrict                                 | Proposed Project <sup>1</sup> |
|--|--|-------------------------------|
| Maximum Floor Area Ratio                                     | 1.0  | 7.22                          |
| Maximum Building Height                                      | 35'-0"   | 142 +/- Feet (14-Floors)      |
| Minimum Lot Size   | None   | 0.28 Acres (12,030 SF)        |
| Minimum Lot Width  | None   | N/A                           |
| Minimum Lot Area Per Dwelling Unit                           | None   | N/A                           |
| Minimum Lot Area Per Dwelling Unit                           | None   | N/A                           |
| Minimum Lot Frontage   | None   | N/A                           |
| Minimum Usable Open Space<br>(Square Feet Per Dwelling Unit) | 50 sf/unit                                     | N/A                           |
| Minimum Front Yard   | (Align with Existing<br>Abutters per §57-23.1) | At Property Line              |
| Minimum Side Yard  | None   | At Property Line              |
| Minimum Rear Yard  | 20'  | At Property Line              |

1. The dimensions described in this above table may change as the Proposed Project undergoes design review with the BRA.

N/A = Not Available or Not Applicable

## **2.3 Public Review Process and Agency Coordination**

Preliminary plans for the Proposed Project were presented at an initial community meeting hosted by the West Broadway Neighborhood Association (the immediate neighborhood interest group). In addition, an introductory presentation was made to the city-appointed Impact Advisory Group on August 13, 2013, and a BRA-sponsored neighborhood meeting was held on August 20, 2013. Individual meetings with local elected officials and the key leadership of the nearby St. Vincent/Lower End Political Action Committee were also held.

The Proponent has also discussed the Proposed Project with representatives of the Boston Redevelopment Authority (“BRA”) prior to filing this Project Notification Form and at a scoping session held on August 20, 2013 in order to identify issues/concerns as well as design requirements related to the Project.

The Proponent continues to meet with public agencies, neighborhood representatives, local business organizations, abutting property owners, and other interested parties, and will follow the requirements of Article 80 pertaining to the public review process.



## 3.0 URBAN DESIGN COMPONENT

---

### 3.1 Urban Design Overview

Playing a pivotal role in the continued urban revitalization of South Boston, the design of the Thompson Broadway Hotel requires an innovative design that is also financially feasible. Occupying a transitional site that mediates between I-93, an older residential fabric, and an industrial zone, the building's design is required to negotiate different scales and urban configurations. To the north and south, the hotel faces the Procter Gamble/Gillette manufacturing facility and the Broadway MBTA Redline station. To the west, the hotel faces I-93, the Downtown Financial District, and the Broadway Bridge entrance into South Boston. To the east, it faces the South Boston residential neighborhood.

The building design addresses multiple scales and the different edge conditions of the surrounding neighborhood context, different ways of reacting to public space, and accompanying material and façade articulations to reinforce the scales of these interactions. On the west side of the tower mass, the building responds with a building face composed of brick and glass surfaces that provides expansive views of the Boston skyline and an innovative, yet refined, façade which serves to greet those entering South Boston from the Broadway Bridge. The inflected surfaces of the west facade align with Procter Gamble/Gillette building to the north and bend slightly to respond to the street edge on the east side of Dorchester Avenue to the south of the hotel site. The textured and articulated brick, glass, and metal surface extend to the narrower north and south facades. On the east elevation, the materials will be maintained, providing a consistent yet varied surface of further visual interest on the inner block elevation of the hotel. Reflecting the pedestrian scale, the lower street frontage extends the concept of the storefront and pedestrian scale elements on the prominent west facade.

In order to maximize ceiling heights, large windows, and open floor plans, the economic ramifications of various structural systems were assessed in close collaboration with contractors and consultant members of the team. This effort resulted in a straightforward, post-tension concrete structural system. Given the slender proportion of the hotel, the floors span between only two rows of columns, allowing flexibility on the lower, more public levels. The mechanical solution avoids ventilation louvers on the exterior facades and the plumbing stacks are aligned vertically addressing the necessary economy and efficiency of this building type. The efficiency of the building design not only provides a larger budget for interesting architectural elements, but also sets aside funds for addressing sustainable design within the building.

The Urban Design figures, including the 2009 LEED Checklist, are included in **Appendix A**.

### **3.2 Building Design**

The proposed Thompson Broadway Hotel is a fourteen-story building incorporating a total of 156± hotel rooms. In addition to the guestroom floors, the building includes tenant-operated restaurant spaces, meeting rooms, screening room, outdoor terrace, rooftop pool and lounge, and garage parking. Located between West Broadway and 2nd Street, with its main facade along Dorchester Avenue facing the Broadway Bridge, the Thompson Broadway Hotel's massing negotiates between the small-scale buildings of South Boston and the larger urban context of the financial district. The Proponent has already made a number of presentations of the Project's conceptual design to the neighborhood and BRA as part of the refinements for its schematic design drawings.

The porte-cochère driveway entrance to the hotel mitigates further vehicle congestion where Dorchester Avenue narrows from four lanes to two lanes. The tall, open entrance will be landscaped to create a pleasant environment for guests and an attractive feature for pedestrians in the neighborhood. The ground surface and ceiling materials will extend through to the interior of the hotel lobby and restaurant space. The vehicle entrance and the two pedestrian entrances will help to animate the street level area with arrivals/departures of guests and visitors to the corner of Dorchester Avenue and West Broadway. Street trees and crosswalks also add to the pedestrian-friendly nature of the interior driveway. Access to below grade parking and for delivery vehicles will be on West Second Street before Athens Street. Full interior access is provided for delivery and service vehicles.

The urban terrace is sited above the restaurant space and overlooks the corner of Dorchester and West Broadway. The landscape design of this area, to include thoughtfully calibrated planting densities, elevation transitions and carefully situated garden furniture, adds to the aesthetic experience of guests and neighborhood views, and establishes a gradient of privacy with regard to use. This urban terrace will be visible from the streets surrounding the hotel and will add a pocket of green for the surrounding neighborhood. Conference rooms and a film screening room will have direct access to the elevated urban terrace and garden. The rooftop pool and lounge will provide an exciting view of the Boston skyline for guests and an additional amenity for the neighborhood.

The Project Proponent is committed to adopting materials that are consistent with the surrounding context. The Dorchester Avenue elevation has been designed to match the height and scale of other buildings in the surrounding streetscape. The use of brick, potentially glazed white, as the primary building material, is in harmony with traditional building materials of the surrounding neighborhood. Further, rooftop decks for guests and neighbors of the building will provide a unique amenity among the roofscapes of the neighborhood. The Dorchester Avenue elevation will incorporate a more open enclosure to the street, with the remaining hotel mass providing a textural weave of large window openings and brick.

### **3.3 Sustainable Design/Energy Conservation**

#### **3.3.1 Introduction**

Sustainability informs every design decision. Enduring and efficient buildings conserve embodied energy and preserve natural resources. The Thompson Broadway Hotel embraces the opportunity to positively influence the urban environment. Its urban location takes advantage of existing infrastructure while convenient access to mass transportation will reduce dependence on single occupant vehicle trips and minimize transportation impacts.

The Proponent and the Project design team are committed to an integrated design approach and is using the LEED 2009 for New Construction rating system and intends to meet LEED certification as presented in **Figure 3.5-35** at the end of this section. This rating will meet or exceed Boston's Green Building standard. The LEED rating system tracks the sustainable features of the project by achieving points in following categories: Sustainable Sites; Water Efficiency; Energy and Atmosphere; Materials and Resources; Indoor Environmental Quality; and Innovation and Design Process.

The project team has revised the narrative and LEED Checklist and believes them to be in sufficient detail for this stage of the project development.

#### **3.3.2 Sustainable Sites**

The development of sustainable sites is at the core of sustainable design. The sustainable sites credit category encourages development on previously developed land, minimizing a building's impact on ecosystems and waterways, regionally appropriate landscaping, smart transportation choices, storm water runoff management, and reduction of erosion, light pollution, heat island effect, and pollution related to construction and site maintenance.

##### *SS Prerequisite 1: Construction Activity Pollution Prevention*

The intent of the prerequisite is to reduce pollution from construction activities by controlling soil erosion, waterway sedimentation, and airborne dust generation. It requires the creation and implementation of an erosion and sedimentation control plan for all construction activities associated with the project. The plan must conform to the erosion and sedimentation requirements of the 2003 EPA Construction General Permit or local standards and codes, whichever is more stringent. The requirements of this prerequisite must be met or the project cannot achieve LEED certification.

#### SS Credit 1: Site Selection

The intent of this credit is to avoid the development of environmentally sensitive lands and reduce the environmental impact from the location of a building on a site. The requirements of this credit are met as the site is not prime farmland, was previously developed and is not in a floodplain, is not identified as habitat for endangered species, is not within the limits of a wetland, and was not previously designated as a public park.

#### SS Credit 2: Development Density and Community Connectivity

The intent of this credit is to channel development to urban areas with existing infrastructure, protect greenfields and preserve habitat and natural resources. The requirement is to construct a building on a previously developed site and in a community with a minimum density of 60,000 square feet per acre net, or construct a building on a site that is located on a previously developed site, is within 1/2 mile of a residential area or neighborhood with an average density of 10 units per acre net, is within 1/2 mile of at least 10 basic services, and has pedestrian access between the building and the services. The credit should be achieved and the density may be high enough to pursue an innovation credit for exemplary performance.

#### SS Credit 4.1: Alternative Transportation – Public Transportation Access

The intent of this credit is to reduce pollution and land development impacts from automobile use. The requirement is met by its proximity to a rail station within 1/2-mile walking distance (measured from a main building entrance) of the existing MBTA Redline subway station and its proximity to a bus stop located within 1/4-mile walking distance (measured from a main building entrance) of 1 or more stops for 2 or more public bus lines usable by building occupants. The credit should be achieved and, in combination with other innovative strategies, an innovation credit for exemplary performance may also be achieved.

#### SS Credit 4.4: Alternative Transportation – Parking Capacity

The intent of this credit is to reduce pollution and land development impacts from automobile use. The requirement will be to size parking capacity to meet, but not exceed, minimum local zoning requirements. Project will provide infrastructure and support programs to facilitate shared vehicle use such as carpool drop-off areas, designated parking for vanpools, car-share services, ride boards and shuttle services to mass transit. As the amount of parking provided in the project is below the required amount of the zoning code, the credit should be achieved.

#### SS Credit 6.1: Stormwater Design – Quantity Control

The intent of this credit is to limit disruption of natural hydrology by reducing impervious cover, increasing on-site infiltration, reducing or eliminating pollution from stormwater runoff and eliminating contaminants. As the site has an existing imperviousness greater than 50%, we intend to implement a stormwater management plan that results in a 25% decrease in the volume of stormwater runoff from the 2-year 24-hour design storm through the use of the planted, green roof system interspersed on the ground, terrace, and rooftop levels to achieve this credit.

#### SS Credit 7.1: Heat Island Effect – Non-Roof

The intent of this credit is to reduce heat islands to minimize impacts on microclimates and human and wildlife habitats. This requirement will be pursued by using any combination of the following strategies for 50% of the site hardscape (including roads, sidewalks, courtyards and parking lots): provide shade from landscape installation or from architectural devices or structures that have a solar reflectance index<sup>2</sup> (SRI) of at least 29, use hardscape materials with an SRI of at least 29, or use an open-grid pavement system (at least 50% pervious) or providing 50% of the parking under cover.

#### SS Credit 7.2: Heat Island Effect – Roof

The intent of this credit is to reduce heat islands to minimize impacts on microclimates and human and wildlife habitats. This requirement will be pursued by using a highly reflective, highly emissive roofing material for a minimum of 75% of the roof surface, by installing a vegetated roof for a minimum of 50% of the roof surface, or a combination of these strategies. The planted roof areas are located adjacent to rooftop terrace spaces that also serve as an amenity to occupants.

### **3.3.3 Water Efficiency**

Buildings are major users of our potable water supply and conservation of water preserves a natural resource while reducing the amount of energy and chemicals used for sewage treatment. The goal of the Water Efficiency credit category is to encourage smarter use of water, inside and out. Water reduction is typically achieved through more efficient appliances, fixtures and fittings inside and water-wise landscaping outside.

#### WE Prerequisite 1: Water use reduction - 20% Reduction

The intent of this prerequisite is to increase water efficiency within buildings to reduce the burden on municipal water supply and wastewater systems. The requirement will be to employ strategies that in aggregate use 20% less water than the water use baseline calculated for the building (not including irrigation). Low-flow water closets, urinals,

lavatory faucets, showers, kitchen sink faucets and pre-rinse spray valves will be specified to meet this prerequisite. The requirements of this prerequisite must be met or the project cannot achieve LEED certification.

*WE Credit 1: Water Efficient Landscaping*

The intent of this credit is to limit or eliminate the use of potable water or other natural surface or subsurface water resources available on or near the project site for landscape irrigation. To achieve this credit, the landscaping will be installed that does not require permanent irrigation systems.

*WE Credit 3: Water Use Reduction – Reduce by 30%*

The intent of this credit is to increase water efficiency within buildings to reduce the burden on municipal water supply and wastewater systems. The credit will be pursued by employing strategies that in aggregate use 30% less water than the water use baseline calculated for the building (not including irrigation). Low-flow water closets, urinals, lavatory faucets, showers, kitchen sink faucets and pre-rinse spray valves will be specified in pursuit of this credit.

### **3.3.4 Energy and Atmosphere**

According to the U.S. Department of Energy, buildings use 39% of the energy and 74% of the electricity produced each year in the United States. The Energy and Atmosphere credit category encourages a wide variety of energy strategies: commissioning; energy use monitoring; efficient design and construction; efficient appliances, systems and lighting; the use of renewable and clean sources of energy, generated on-site or off-site; and other innovative practices.

*EA Prerequisite 1: Fundamental Commissioning of Building Energy Systems*

The intent of this prerequisite is to verify that the project's energy-related systems are installed, calibrated and perform according to the owner's project requirements, basis of design and construction documents. The benefits of commissioning include reduced energy use, lower operating costs, reduced contractor callbacks, better building documentation, improved occupant productivity and verification that the systems perform in accordance with the owner's project requirements. The requirements of this prerequisite must be met or the project cannot achieve LEED certification.

*EA Prerequisite 2: Minimum Energy Performance*

The intent of this prerequisite is to establish the minimum level of energy efficiency for the proposed building and systems to reduce environmental and economic impacts

associated with excessive energy use. The requirements to design the building to comply with ASHRAE Standard 90.1-2007 must be met or the project cannot achieve LEED certification.

#### *EA Prerequisite 3: Fundamental Refrigerant Management*

The intent of this credit is to reduce stratospheric ozone depletion. This will require that no chlorofluorocarbon (CFC)-based refrigerants be used in base building heating, ventilating, air conditioning and refrigeration (HVAC&R) systems.

#### *EA Credit 1: Optimize Energy Performance*

The intent of this credit is to achieve increasing levels of energy performance beyond the prerequisite standard to reduce environmental and economic impacts associated with excessive energy use. A whole building energy simulation will be required in order to demonstrate a 30% improvement in the proposed building performance rating compared with the baseline building performance rating.

The design of the building envelope will include high performance glazing systems and insulated, brick cavity wall systems. The HVAC system will incorporate a multi-variable refrigerant volume (VRV) split HVAC system, which utilizes energy recovery units and VRV heat pumps to maximize the building's energy performance. In addition, the large amount of glass used reduces the daytime requirement for electrical lighting. LED, halogen or fluorescent bulbs are used in light fixtures throughout the property. These lights use much less energy, generate less heat and last much longer than incandescent bulbs. The project is also considering geothermal heat pumps using the Fort Point Channel (which Gillette/Procter Gamble also uses).

#### *EA Credit 3: Enhanced Commissioning*

The intent of this credit is to begin the commissioning process early in the design process and execute additional activities after systems performance verification is completed. This will require a contract in place to implement additional commissioning process activities in addition to the requirements of EA Prerequisite 1: Fundamental Commissioning of Building Energy Systems.

#### *EA Credit 4: Enhanced Refrigerant Management*

The intent of this credit is to reduce ozone depletion and support early compliance with the Montreal Protocol while minimizing direct contributions to climate change. The selection of refrigerants and heating, ventilating, air conditioning and refrigeration (HVAC&R) that minimize or eliminate the emission of compounds that contribute to ozone depletion and global climate change will be required. In addition, the credit

requires that the project does not operate or install fire suppression systems that contain ozone-depleting substances such as CFCs, hydrochlorofluorocarbons (HCFCs) or halons.

#### EA Credit 6: Green Power

The intent of this credit is to encourage the development and use of grid-source, renewable energy technologies on a net zero pollution basis. The owner will be required to engage in at least a 2-year renewable energy contract to provide at least 35% of the building's electricity from renewable sources, as defined by the Center for Resource Solutions' Green-e Energy product certification requirements or an equivalent.

### **3.3.5 Materials and Resources**

During both construction and operations, buildings generate a lot of waste and use a lot of materials and resources. This credit category encourages the selection of sustainable materials, including those that are harvested and manufactured locally, contain high-recycled content, and are rapidly renewable. It also promotes the reduction of waste through building and material reuse, construction waste management, and ongoing recycling programs.

#### MR Prerequisite 1: Storage and Collection of Recyclables

The intent of this prerequisite is to facilitate the reduction of waste generated by building occupants that is hauled to and disposed of in landfills. An easily-accessible dedicated area for the collection and storage materials for recycling for the entire building will be required. Materials must include at a minimum paper, corrugated cardboard, glass, plastics and metals. The project will include recycling facilities within the building for the convenience of the occupants. The requirements of this prerequisite must be met or the project cannot achieve LEED certification.

#### MR Credit 2: Construction Waste Management – 75% Recycled or Salvaged

The intent of this credit is to divert construction and demolition debris from disposal in landfills and incineration facilities. The redirection of recyclable recovered resources back to the manufacturing process and reusable materials to appropriate sites is a requirement in order that the construction process will recycle and/or salvage 75% of the nonhazardous construction and demolition debris. The contractor will be required to develop and implement a construction waste management plan that, at a minimum, identifies the materials to be diverted from disposal and whether the materials will be sorted on-site or comingled.



#### MR Credit 4: Recycled Content

The intent of this credit is to increase demand for building products that incorporate recycled content materials, thereby reducing impacts resulting from extraction and processing of virgin materials. The use of materials with recycled content such that the sum of postconsumer recycled content plus 1/2 of the preconsumer content constitutes at least 20%, based on cost, of the total value of the materials in the project will be required.

#### MR Credit 5: Regional Materials – 10% of Materials

The intent of this credit is to increase demand for building materials and products that are extracted and manufactured within the region, thereby supporting the use of indigenous resources and reducing the environmental impacts resulting from transportation. The use of building materials or products that have been extracted, harvested or recovered, as well as manufactured, within a specified distance of the project site for a minimum of 10%, based on cost, of the total materials value will be required.

#### MR Credit 7: Certified Wood

The intent of this credit is to encourage environmentally responsible forest management. The use of a minimum of 50% (based on cost) of wood-based materials and products that are certified in accordance with the Forest Stewardship Council's principles and criteria, for wood building components will be required. These components include at a minimum, structural framing and general dimensional framing, flooring, sub-flooring, wood doors and finishes.

### **3.3.6 Indoor Environmental Quality**

The U.S. Environmental Protection Agency estimates that Americans spend about 90% of their day indoors, where the air quality can be significantly worse than outside. The Indoor Environmental Quality credit category promotes strategies that can improve indoor air through low emitting materials selection and increased ventilation. It also promotes access to natural daylight and views.

#### EQ Prerequisite 1: Minimum Indoor Air Quality Performance

The intent of this prerequisite is to establish minimum indoor air quality (IAQ) performance to enhance indoor air quality in buildings, thus contributing to the comfort and well-being of the occupants. The mechanical ventilation systems must be designed using the ventilation rate procedure as defined by ASHRAE 62.1-2007, or the applicable local code, whichever is more stringent. The requirements of this prerequisite must be met or the project cannot achieve LEED certification.

### EQ Prerequisite 2: Environmental Tobacco Smoke (ETS) Control

The intent of this prerequisite is to prevent or minimize exposure of building occupants, indoor surfaces and ventilation air distribution systems to environmental tobacco smoke (ETS). The owner has chosen to prohibit smoking in the building. The requirements of this prerequisite must be met or the project cannot achieve LEED certification.

### EQ Credit 1: Outdoor Air Delivery Monitoring

The intent of this credit is to provide capacity for ventilation system monitoring to help sustain occupant comfort and well-being. To meet this requirement, the project must install permanent monitoring systems to ensure that ventilation systems maintain design minimum requirements. Configure all monitoring equipment to generate an alarm when the airflow values or carbon dioxide (CO<sub>2</sub>) levels vary by 10% or more from the design values via either a building automation system alarm to the building operator or a visual or audible alert to the building occupants.

### EQ Credit 3.1: Construction IAQ Management Plan – During Construction

The intent of this credit is to reduce indoor air quality (IAQ) problems resulting from construction and promote the comfort and well-being of construction workers and building occupants. The contractor will be required to develop and implement an IAQ management plan for the construction and preoccupancy phases of the building.

### EQ Credit 3.2: Construction IAQ Management Plan – Before Occupancy

The intent of this credit is to reduce indoor air quality (IAQ) problems resulting from construction and promote the comfort and well-being of construction workers and building occupants. The contractor will be required to develop an IAQ management plan and implement it after all finishes have been installed and the building has been completely cleaned before occupancy.

### EQ Credit 4.1: Low-Emitting Materials – Adhesive and Sealants

The intent of this credit is to reduce the quantity of indoor air contaminants that are odorous, irritating and/or harmful to the comfort and well-being of installers and occupants. All adhesives and sealants used on the interior of the building (i.e., inside of the weatherproofing system and applied on-site) must comply with the credit's requirements.

#### EQ Credit 4.2: Low-Emitting Materials – Paints and Coatings

The intent of this credit is to reduce the quantity of indoor air contaminants that are odorous, irritating and/or harmful to the comfort and well-being of installers and occupants. All paints and coatings used on the interior of the building (i.e., inside of the weatherproofing system and applied on-site) must comply with the credit's requirements.

#### EQ Credit 4.3: Low-Emitting Materials – Flooring Systems

The intent of this credit is to reduce the quantity of indoor air contaminants that are odorous, irritating and/or harmful to the comfort and well-being of installers and occupants. All flooring must comply with the credit's requirements.

#### EQ Credit 4.4: Low-Emitting Materials – Composite Wood and Agrifiber Products

The intent of this credit is to reduce the quantity of indoor air contaminants that are odorous, irritating and/or harmful to the comfort and well-being of installers and occupants. Composite wood and agrifiber products used on the interior of the building (i.e., inside the weatherproofing system) must contain no added urea-formaldehyde resins. Laminating adhesives used to fabricate on-site and shop-applied composite wood and agrifiber assemblies must not contain added urea-formaldehyde resins.

#### EQ Credit 5: Indoor Chemical and Pollutant Source Control

The intent of this credit is to minimize building occupant exposure to potentially hazardous particulates and chemical pollutants. It will require the design to minimize and control the entry of pollutants into buildings and later cross-contamination of regularly occupied areas.

#### EQ Credit 6.1: Controllability of Systems - Lighting

The intent of this credit is to provide a high level of lighting system control by individual occupants or groups in multi-occupant spaces (e.g., conference areas) and promote their productivity, comfort and well-being. Individual lighting controls for 90% (minimum) of the building occupants to enable adjustments to suit individual task needs and preferences will be required in addition to providing lighting system controls for all shared multi-occupant spaces to enable adjustments that meet group needs and preferences.

#### EQ Credit 6.2: Controllability of Systems – Thermal Comfort

The intent of this credit is to provide a high level of thermal comfort system control by individual occupants or groups in multi-occupant spaces (e.g., conference areas) and promote their productivity, comfort and well-being. Individual comfort controls for 50%

(minimum) of the building occupants to enable adjustments to meet individual needs and preferences will be required. Operable windows may be used in lieu of controls for occupants located 20 feet inside and 10 feet to either side of the operable part of a window. The areas of operable window must meet the requirements of ASHRAE Standard 62.1-2007 paragraph 5.1 Natural Ventilation. Comfort system controls must also be provided for all shared multi-occupant spaces to enable adjustments that meet group needs and preferences.

#### *EQ Credit 7.1: Thermal Comfort - Design*

The intent of this credit is to provide a comfortable thermal environment that promotes occupant productivity and well-being. The design of the heating, ventilating and air conditioning (HVAC) systems and the building envelope will be required to meet the requirements of ASHRAE Standard 55-2004, Thermal Comfort Conditions for Human Occupancy.

#### *EQ Credit 8.1: Daylight and Views - Daylight*

The intent of this credit is to provide building occupants with a connection between indoor spaces and the outdoors through the introduction of daylight and views into the regularly occupied areas of the building. Demonstration of achievement is required through calculations, modeling, or daylight measuring that 75% of the regularly occupied spaces are daylit.

#### *EQ Credit 8.2: Daylight and Views - Views*

The intent of this credit is to provide building occupants a connection to the outdoors through the introduction of daylight and views into the regularly occupied areas of the building. A direct line of sight to the outdoor environment via vision glazing between 30 inches and 90 inches above the finish floor for building occupants in 90% of all regularly occupied areas must be achieved to meet this requirement.

### **3.3.7 Innovation and Design Process**

The intent of this credit is to provide design teams and projects the opportunity to achieve exceptional performance above the requirements set by the LEED Green Building Rating System and/or innovative performance in green building categories not specifically addressed by the LEED Green Building Rating System. Credit can be achieved through any combination of the Innovation in Operations and Exemplary Performance paths. Up to five credits are being pursued for this project.

#### ID Credit 1.1: Innovation in Design – Hotel Operations

Given the cost of hotel operation, operating strategies from LEED for Existing Buildings: Operations & Maintenance are being analyzed for incorporation into Innovation in Design credits. Sustainable operating practices include sustainable purchasing, an integrated pest management and landscape management program, and a green housekeeping program. These strategies limit the ongoing impact the hotel has on the environment. Sourcing of green cleaning products and reductions in the amount of fertilizers, fungicides, and pesticides used on the property minimize the exposure of guests, staff, and the local habitat to harsh chemicals. Environmentally Preferable Purchasing reduces environmental impact from the hotel's vendors and suppliers.

#### ID Credit 1.2: Innovation in Design – Cooling Tower Blowdown

Increasing the cycles of concentration for water circulated through cooling tower units greatly reduces the amount of makeup water needed to replace water lost through evaporation, drift, and blowdown, so innovative cooling tower designs are being considered. Cycles of concentration could be increased by using acid injection to control the water's pH level occurring with additional cycles of concentration. Decreasing the system blowdown could result in a direct reduction in water usage. Additionally, less blowdown water is discharged to treatment, an economic and environmental benefit.

#### ID Credit 1.3: Innovation in Design – Power Setback Switch

The project will seek to use a "setback" switch to turn off all power in each room when occupants are not inside. This is a common feature in European hotel rooms and is gaining traction in the United States. This system essentially places a "master" electrical switch by the front door to each room and requires the occupant to place a room key into the switch slot to activate the electricity. When the occupant departs, the key is removed and power is shut off. The practice of turning off the power prevents a hotel guest from excessively heating or cooling the room during unoccupied periods.

#### ID Credit 1.4: Innovation in Design – Education Program

Training for staff in order for them to be able to implement the hotel's sustainable practices effectively and understand them well enough to answer any guest questions. A series of strategically designed displays as well as regular building tours will educate guests about the hotel's environmental attributes.

### Credit 2: LEED Accredited Professional

The intent of the credit is to support and encourage the design integration required by LEED to streamline the application and certification process. At least 1 principal participant of the project team is a LEED Accredited Professional (AP).

#### **3.3.8 Regional Priority Credits**

The intent of the credit is to provide an incentive for the achievement of credits that address geographically specific environmental priorities. None are being pursued at this time.

### **3.4 Landscape Design**

The proposed landscape for the Thompson Broadway Hotel addresses three scales of the urban landscape: the street and public realm at the Hotel entry, a garden at the Hotel's third floor break-out space, and a pool terrace for the Hotel's visitors and nearby neighbors. Vertically displaced into three layers, the scale, program, and materiality of each is determined by its particular adjacent condition.

The street landscape creates a unified and cohesive space that responds to the scale and activity along the Dorchester Avenue corridor and the Broadway Street Bridge. Through tree planting, lighting, vertical screens, and a composition of paving materials, scale and structure are given to the sidewalk to help define vehicular and pedestrian areas. The landscape proposed here creates a unified and cohesive space that emphasizes the indoor-outdoor connectivity between the streetscape and the hotel interior. By using a consistent pavement treatment both inside and out, the consistency of the ground plane serves to blur the boundaries of the entry area with the interior, so as to minimize the transition from the public realm into the semi-private one.

Proposed Princeton Elm trees along Dorchester Avenue help reinforce the street wall and provide a new stretch of shaded sidewalk for the neighborhood. At the southern and northern ends of the site, groves of Birch trees provide a more domestic feel and scale to the project. These trees also echo the existing Birch groves at the nearby Court Square Press Building on the other side of Dorchester Avenue, further creating a sense of cohesiveness for neighborhood. A third key element at the street level is a series of scrim-like vertical screens that run parallel to Dorchester Avenue. With fasteners that disappear into the soffit above and the pavement below, the scrims emphasize the connection between the ground plane and the ceiling. Through subtle lighting and planted vines, the screens act both as features and sculptural elements. Placed strategically both inside and out, the screens help extend the sense of landscape into the building interior. By directing surface run-off towards the bases of the exterior screens, these elements also play a role in helping to infiltrate stormwater.

Upstairs at the third floor, an urban garden terrace is proposed for the indoor/outdoor breakout space. Envisioned as a verdant space, the landscape extends from the interior, across the ground plane, and onto the vertical walls surrounding the space. Landscape elements such as vines, groundcovers, and grasses or small shrubs will be employed to create a lush environment while helping to provide visual screening from the adjacent mechanical systems. Ambient lighting and carefully placed planters will serve to break down the space and create a sense of intimacy.

The roof terrace landscape proposes a contemporary, sophisticated urban pool terrace, designed as an amenity for hotel guests, visitors, and local residents alike. A key feature of this terrace landscape is a pool at the southern corner of the space. By day the pool will provide opportunities for recreation and lounging, while by night it will bring a subtle glow to the terrace. Potential heating elements such as non-combustible fire features and heating lamps will help to extend the indoor/outdoor experience into the shoulder seasons. Eco-friendly materials such as composite lumber and light-colored concrete pavers will help define the space and will relate back into the building through a consistent ground plane, while helping to reduce the heat island effect.

While varied in texture and form, each of the three distinct landscapes at the Thompson Broadway Hotel allows for individually scaled and crafted spaces to respond articulately to their immediate adjacencies, creating varied and interesting places to be, while also providing a cohesive urban landscape.

## 4.0 PROJECT INFORMATION

### 4.1 Preliminary List of Permits or Other Approvals Which May be Sought

| Agency Name   | Permit or Action*   |
|---|---|
| <b>Federal Agencies</b>   |   |
| Federal Aviation Administration   | Determination of No Hazard to Navigation (Crane Determination To Be Made if over 200 feet)                      |
| U.S. Environmental Protection Agency  | Notice of Intent for EPA Construction Activities<br>General Discharge Permit with associated SWPPP, If Required |
| <b>State Agencies</b>   |   |
| MA Department of Environmental Protection,<br>Division of Water Pollution Control | Sewer Connection Self Certification   |
| MA Department of Environmental Protection,<br>Division of Air Quality Control     | Fossil Fuel Permit, If Required   |
| <b>Local Agencies</b>   |   |
| Boston Redevelopment Authority  | Article 80 Review and Execution of Related Agreements   |
| Boston Transportation Department  | Transportation Access Plan Agreement;<br>Construction Management Plan   |
| Boston Department of Public Works<br>Public Improvements Commission               | Street/Sidewalk Repair Plan; Curb-Cut Permit;<br>Street/Sidewalk Occupancy Permit; Earth Retention System Plan  |
| Boston Zoning Board of Appeal   | Variances / Conditional Use Permits, as Required  |
| Boston Public Safety Commission<br>Committee on Licenses                          | Permit for Storage of Fuel in (Emergency Storage) Tanks, If Required  |
| Boston Fire Department  | Approval of Fire Safety Equipment   |
| Boston Water and Sewer Commission   | Approval for Sewer and Water and Connections;<br>Construction Site Dewatering; and Storm Drainage               |
| Boston Department of Inspectional Services  | Building Permits; Certificates of Occupancy; Other Construction-Related Permits                                 |

\*This is a preliminary list based on project information currently available. It is possible that not all of these permits or actions will be required, or that additional permits may be needed.



## 4.2 Project Team Information

| Project Name: Thompson Broadway Hotel |   |
|---------------------------------------|---|
| Property Owner                        | <b>Sun Condos LLC</b><br>655 Summer Street<br>Boston, MA 02210<br>Tel: 617-330-9797   |
| Article 80 Permitting                 | <b>Mitchell L. Fischman Consulting LLC</b><br>41 Brush Hill Road<br>Newton, MA 02461<br>Tel : 781-760-1726<br><br>Mitchell Fischman, <a href="mailto:mitch.fischman@tetrattech.com">mitch.fischman@tetrattech.com</a><br>Margit Liander, <a href="mailto:liander.margit@gmail.com">liander.margit@gmail.com</a>           |
| Legal Counsel/Outreach                | <b>McDermott, Quilty &amp; Miller, LLP</b><br>131 Oliver Street, 5 <sup>th</sup> Floor<br>Boston, MA 02210<br>Tel: 617-946-4600<br><br>Joseph Hanley, Esq., <a href="mailto:JHanley@mqmlip.com">JHanley@mqmlip.com</a><br>Eric Speed, Esq., <a href="mailto:ESpeed@mqmlip.com">ESpeed@mqmlip.com</a>                      |
| Architect                             | <b>VJAArchitects, Inc. (VJAA)</b><br>400 First Avenue North, Suite 410<br>Minneapolis, MN 55401<br>Tel: 612-872-6370<br><br>Vincent James, FAIA, <a href="mailto:vincent-james@vjaa.com">vincent-james@vjaa.com</a><br>Nathan Knutson, AIA, LEED AP, <a href="mailto:nathan-knutson@vjaa.com">nathan-knutson@vjaa.com</a> |
| Landscape Architect                   | <b>Landworks-Studio, Inc.</b><br>112 Shawmut Avenue, Studio 6B<br>Boston, MA 02118<br>Tel: 617-426-3030<br><br>Mike Blier, <a href="mailto:mblier@landworks-studio.com">mblier@landworks-studio.com</a><br>Robyn Reed, RLA, <a href="mailto:reed@landworks-studio.com">reed@landworks-studio.com</a>                      |

| Project Name: Thompson Broadway Hotel |  |
|---------------------------------------|--|
| Transportation Planner/Engineer       | <p><b>Howard/Stein-Hudson Associates, Inc.</b><br/> 38 Chauncy Street, 9<sup>th</sup> Floor<br/> Boston, MA 02111<br/> Tel: 617- 482-7080 Fax: 617- 482-7417</p> <p>Guy Busa, P.E., <a href="mailto:rlatini@hshassoc.com">rlatini@hshassoc.com</a><br/> Michael Santos, P.E., <a href="mailto:msantos@hshassoc.com">msantos@hshassoc.com</a></p> |
| Civil Engineer                        | <p><b>Howard/Stein-Hudson Associates, Inc.</b><br/> 38 Chauncy Street, 9<sup>th</sup> Floor<br/> Boston, MA 02111<br/> Tel: 617- 482-7080 Fax: 617- 482-7417</p> <p>Richard Latini, P.E., <a href="mailto:rlatini@hshassoc.com">rlatini@hshassoc.com</a></p>   |
| Construction Manager                  | <p><b>Consigli Construction Co. Inc.</b><br/> 72 Summer Street<br/> Milford, MA 01757<br/> Tel: 508-458-0350</p> <p>Dave Curry, LEED AP, <a href="mailto:DCurry@consigli.com">DCurry@consigli.com</a><br/> James Hervol, <a href="mailto:JHervol@consigli.com">JHervol@consigli.com</a></p>  |
| Wind Engineer                         | <p><b>Rowan Williams Davies &amp; Irwin Inc.</b><br/> 650 Woodlawn Road West<br/> Guelph, Ontario, Canada N1K 1B8<br/> Tel: 519-823-1311</p> <p>Hanging Wu, Ph.D, <a href="mailto:hanging.wu@rwdi.com">hanging.wu@rwdi.com</a><br/> Bill Smeaton, <a href="mailto:bill.smeaton@rwdi.com">bill.smeaton@rwdi.com</a></p>                           |
| Noise and Air Consultant              | <p><b>Tech Environmental, Inc.</b><br/> Hobbs Brook Office Park<br/> 303 Wyman Street, Suite 295<br/> Waltham, MA 02451<br/> Tel: 781-890-2220</p> <p>Mark C. Wallace, QEP, <a href="mailto:MWallace@techenv.com">MWallace@techenv.com</a></p>   |
| Daylight Consultant                   | <p><b>Vanasse Hangen Brustlin, Inc.</b><br/> 99 High Street<br/> 10<sup>th</sup> Floor<br/> Boston, MA 02110<br/> Tel: 617-728-7777</p> <p>Chris Gervais, <a href="mailto:cervais@vhb.com">cervais@vhb.com</a></p>   |

## **APPENDIX A: DESIGN DRAWINGS: FIG. 3-1 THROUGH 3-35**

---

- Figure 3.5-1: Site Context Plan – Existing Condition
- Figure 3.5-2: Site Context Plan – Proposed Condition
- Figure 3.5-3: Site Photos – Existing Conditions
- Figure 3.5-4: Site Photos – Existing Conditions
- Figure 3.5-5: Ground Level – Illustrative Landscape Plan
- Figure 3.5-6: Ground Level Perspectives – Proposed Condition
- Figure 3.5-7: Ground Floor Paving Plan – Proposed Condition
- Figure 3.5-8: Restaurant Terrace Landscape Plan – Proposed Condition
- Figure 3.5-9: Pool Terrace Landscape Plan – Proposed Condition
- Figure 3.5-10: Below Grade Floor Plan
- Figure 3.5-11: Ground Floor Plan
- Figure 3.5-12: Second Level Floor Plan
- Figure 3.5-13: Third Level Floor Plan
- Figure 3.5-14: Guestroom Level Floor Plan (4 thru 12)
- Figure 3.5-15: Guestroom Level Floor Plan (13)
- Figure 3.5-16: Roof Level Floor Plan (14)
- Figure 3.5-17: Aerial Perspective from Southwest
- Figure 3.5-18: Aerial Perspective from Northwest
- Figure 3.5-19: Aerial Perspective from Southeast
- Figure 3.5-20: Aerial Perspective from Northeast
- Figure 3.5-21: West Elevation (Dorchester Avenue)
- Figure 3.5-22: South Elevation (West Broadway)
- Figure 3.5-23: East Elevation
- Figure 3.5-24: North Elevation (West Second Street)
- Figure 3.5-25: Building Section - North to South
- Figure 3.5-26: Building Section - West to East
- Figure 3.5-27: Project Rendering – Materials
- Figure 3.5-28: Project Rendering – View from West
- Figure 3.5-29: Project Rendering – View of Street Level Restaurant and Urban Terrace
- Figure 3.5-30: Project Rendering – View of Skydeck Pool and Lounge
- Figure 3.5-31: Project Rendering – View from Broadway Bridge
- Figure 3.5-32: Taxicab Drop-off Diagram
- Figure 3.5-33: Underground Parking Entry Diagram
- Figure 3.5-34: Delivery Diagram
- Figure 3.5-35: LEED 2009 Checklist for New Construction and Major Renovations



**Figure 3.5 - 1**  
**Site Context Plan - Existing Conditions**





**Figure 3.5 - 2**  
**Site Context Plan - Proposed Conditions**



**View south from corner of Dorchester Avenue and West Broadway**



**View west from West Broadway**

**Figure 3.5 - 3  
Site Photos - Existing Conditions**





**View east from Broadway Bridge**



**View of site toward north from corner of Dorchester Avenue and West Broadway**

**Figure 3.5 - 4**  
**Site Photos - Existing Conditions**

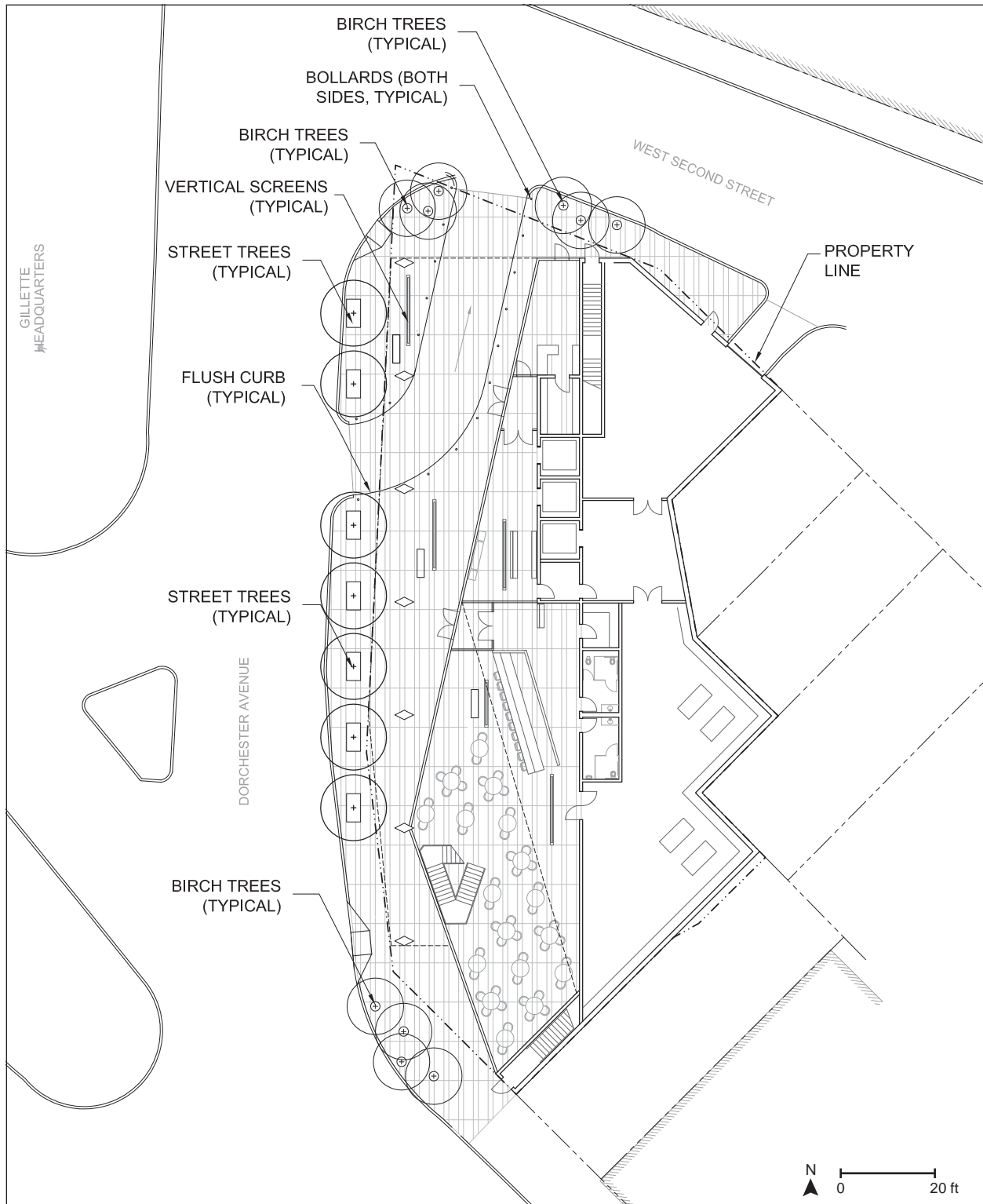


**Figure 3.5 - 5**  
**Ground Level - Illustrative Landscape Plan**

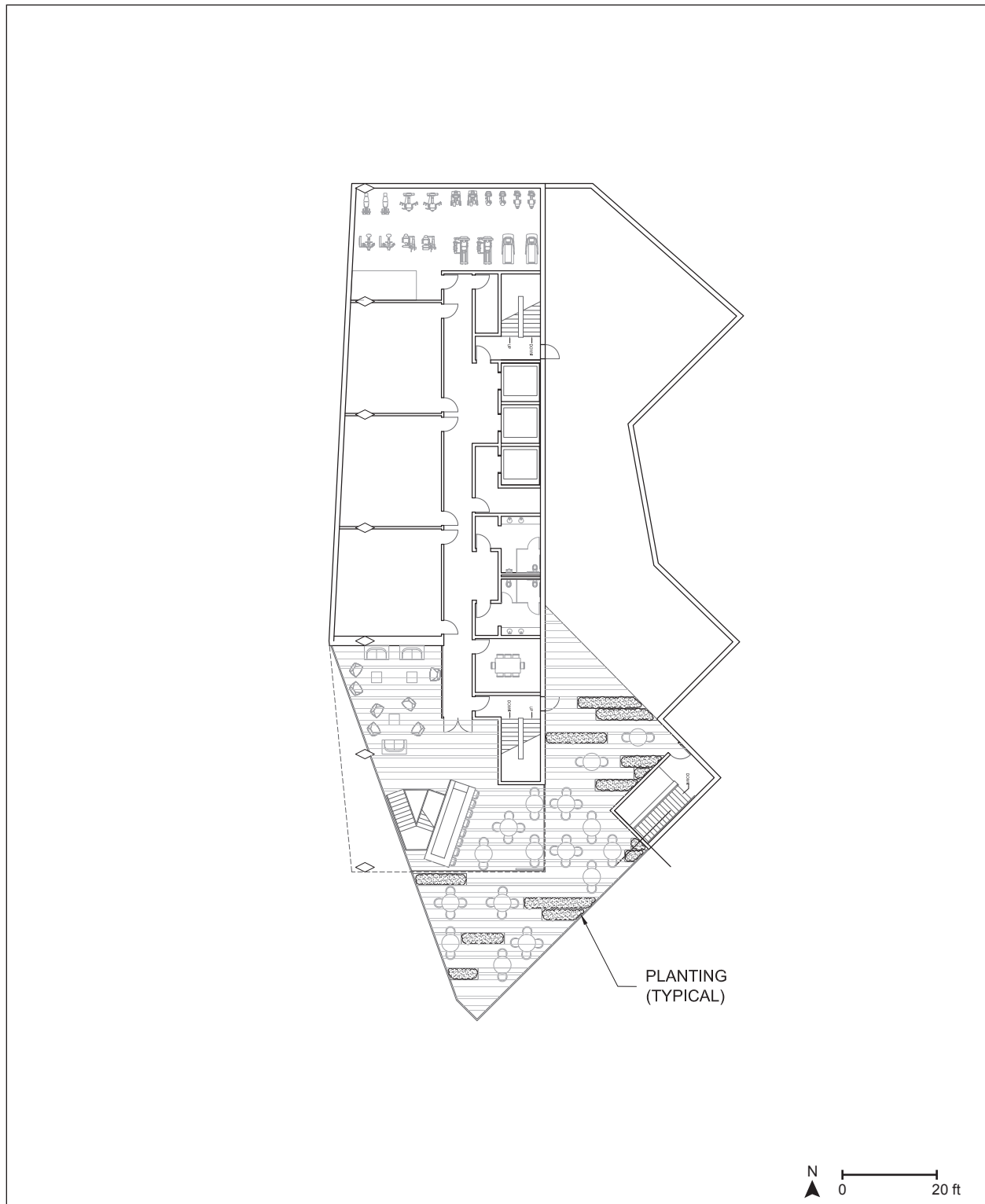




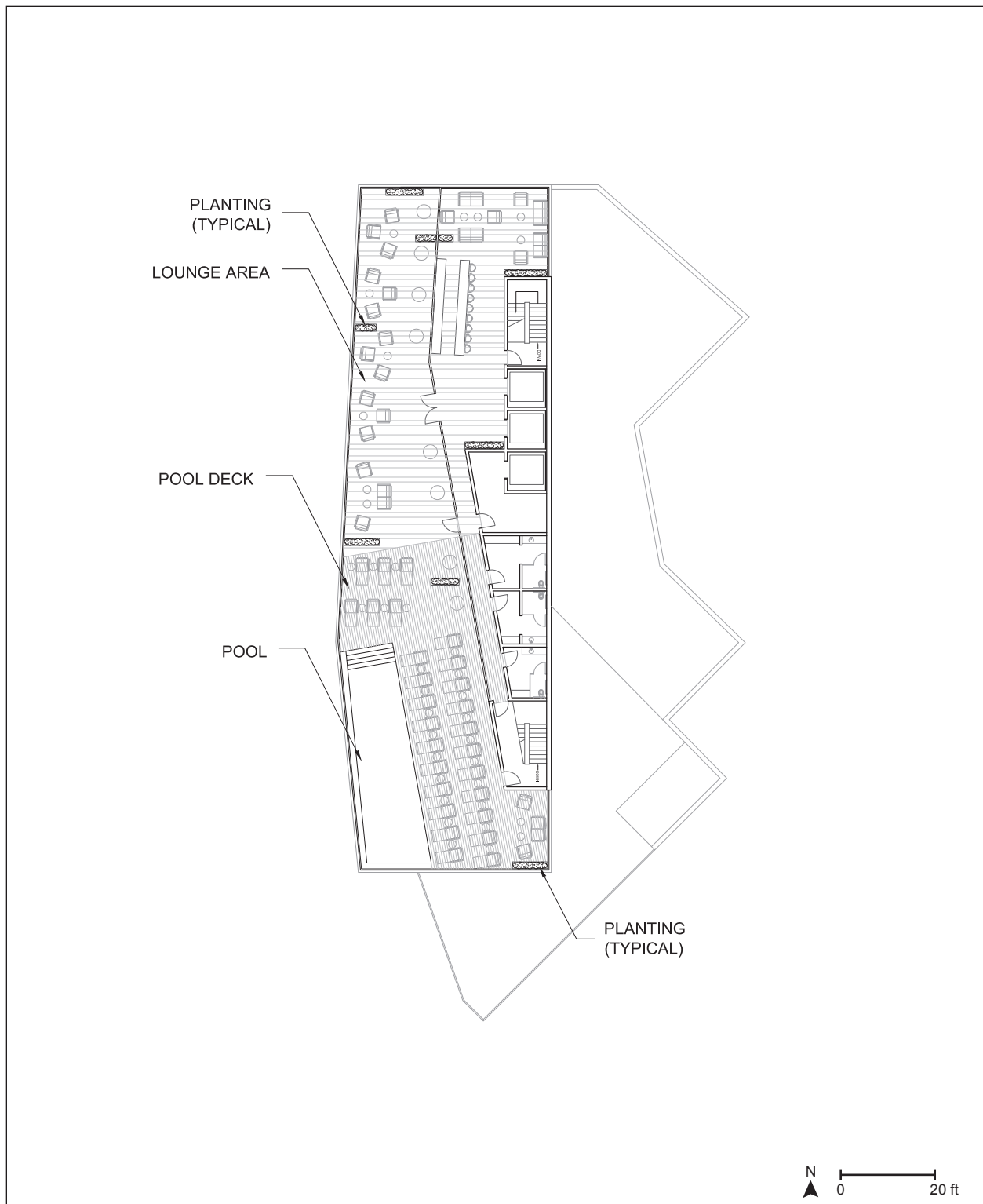
**Figure 3.5 - 6**  
**Ground Level Perspectives - Proposed Condition**



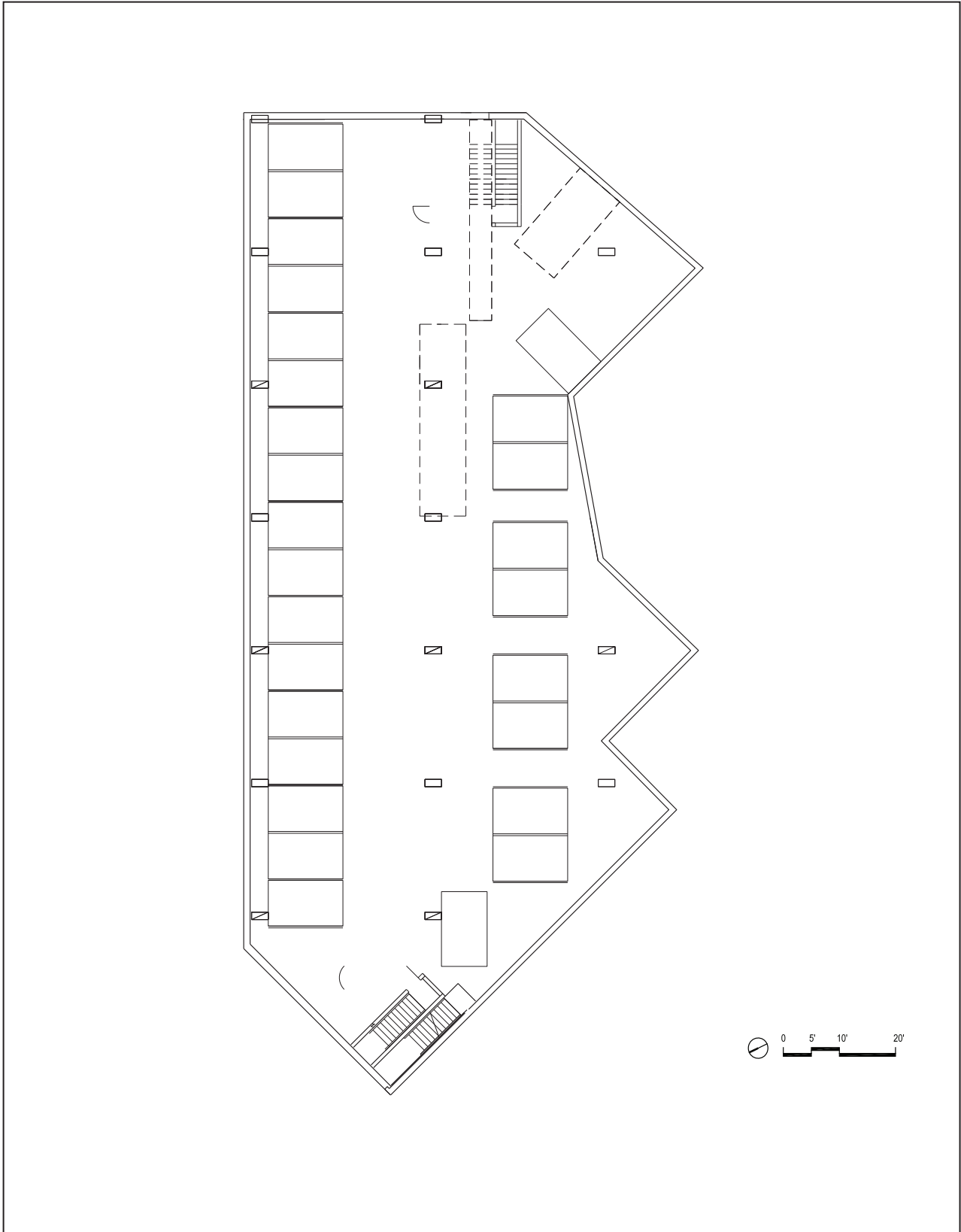
**Figure 3.5 - 7**  
**Ground Floor Paving Plan - Proposed Condition**



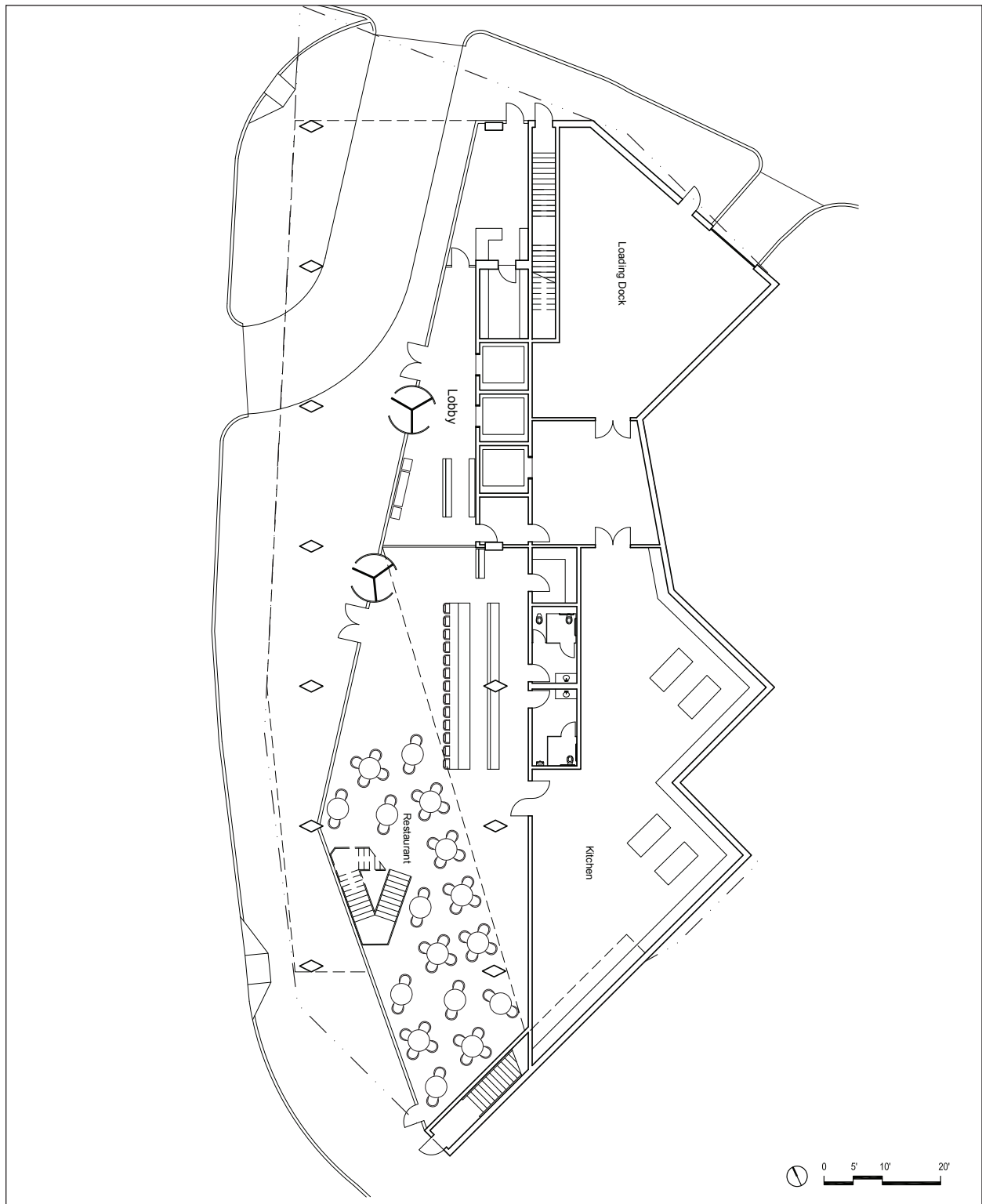
**Figure 3.5 - 8**  
**Restaurant Terrace Landscape Plan - Proposed Condition**



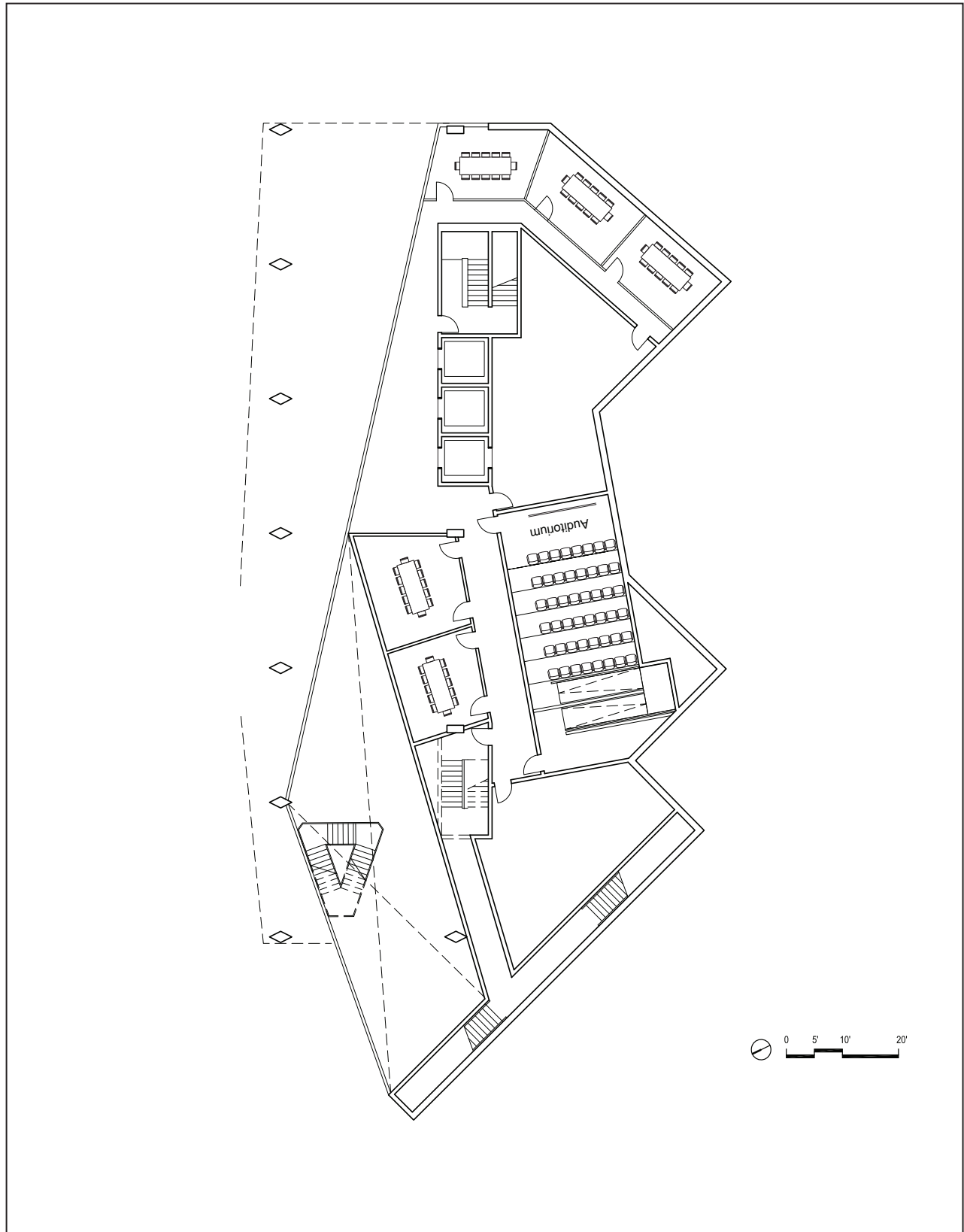
**Figure 3.5 - 9**  
**Pool Terrace Landscape Plan - Proposed Condition**



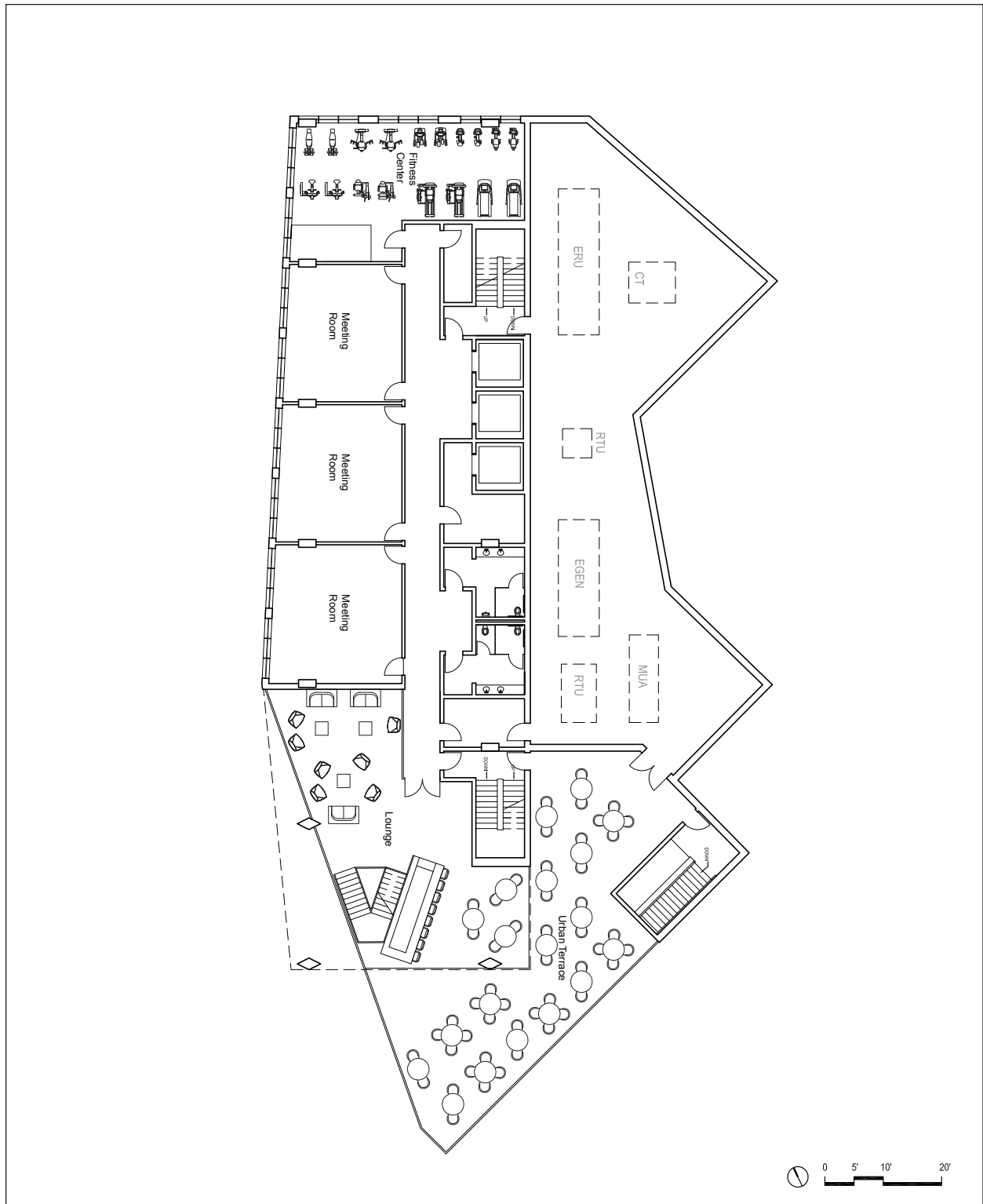
**Figure 3.5 - 10**  
**Below Grade Floor Plan**



**Figure 3.5 - 11**  
**Ground Level Floor Plan**

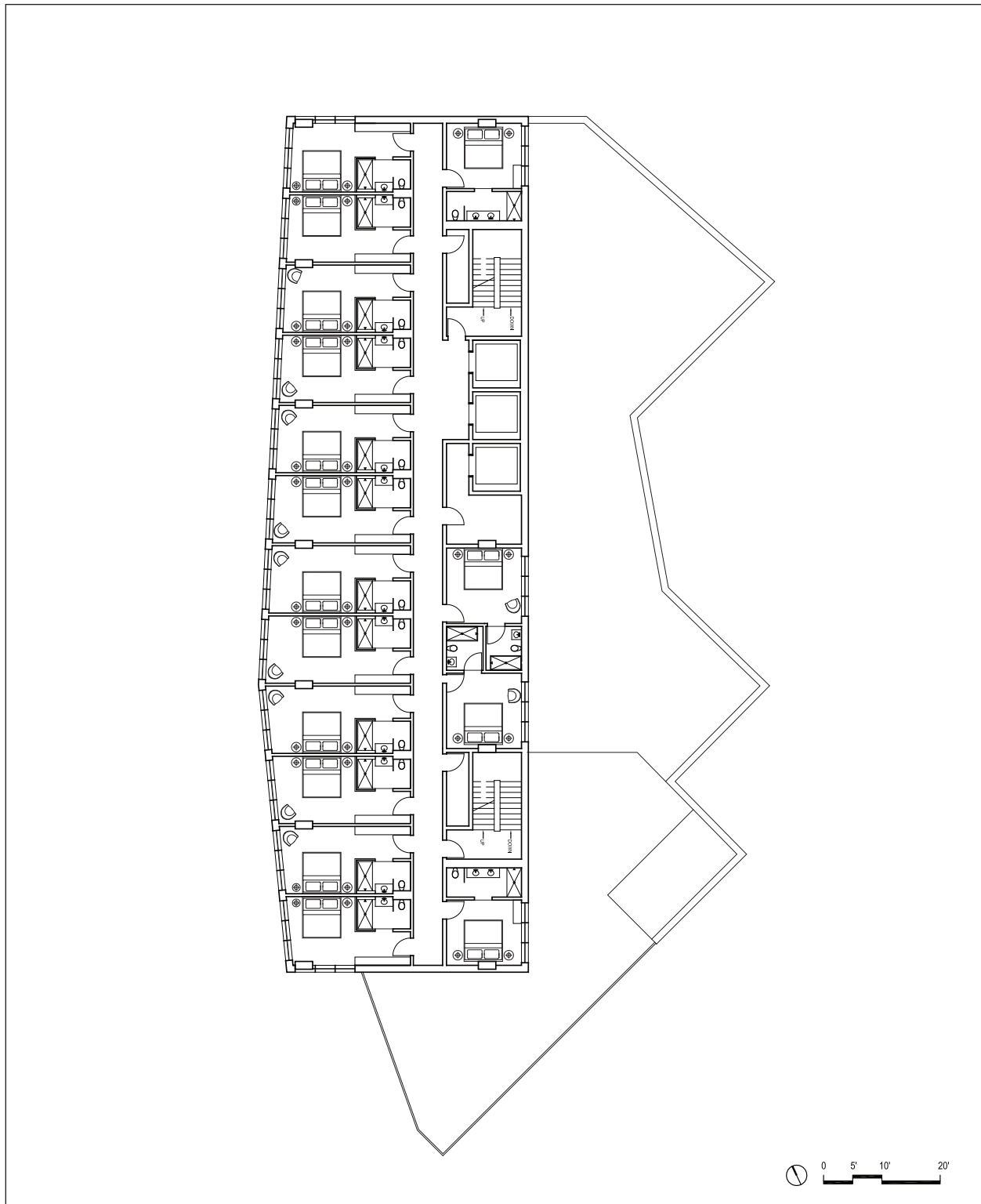


**Figure 3.5 - 12**  
**Second Level Floor Plan**

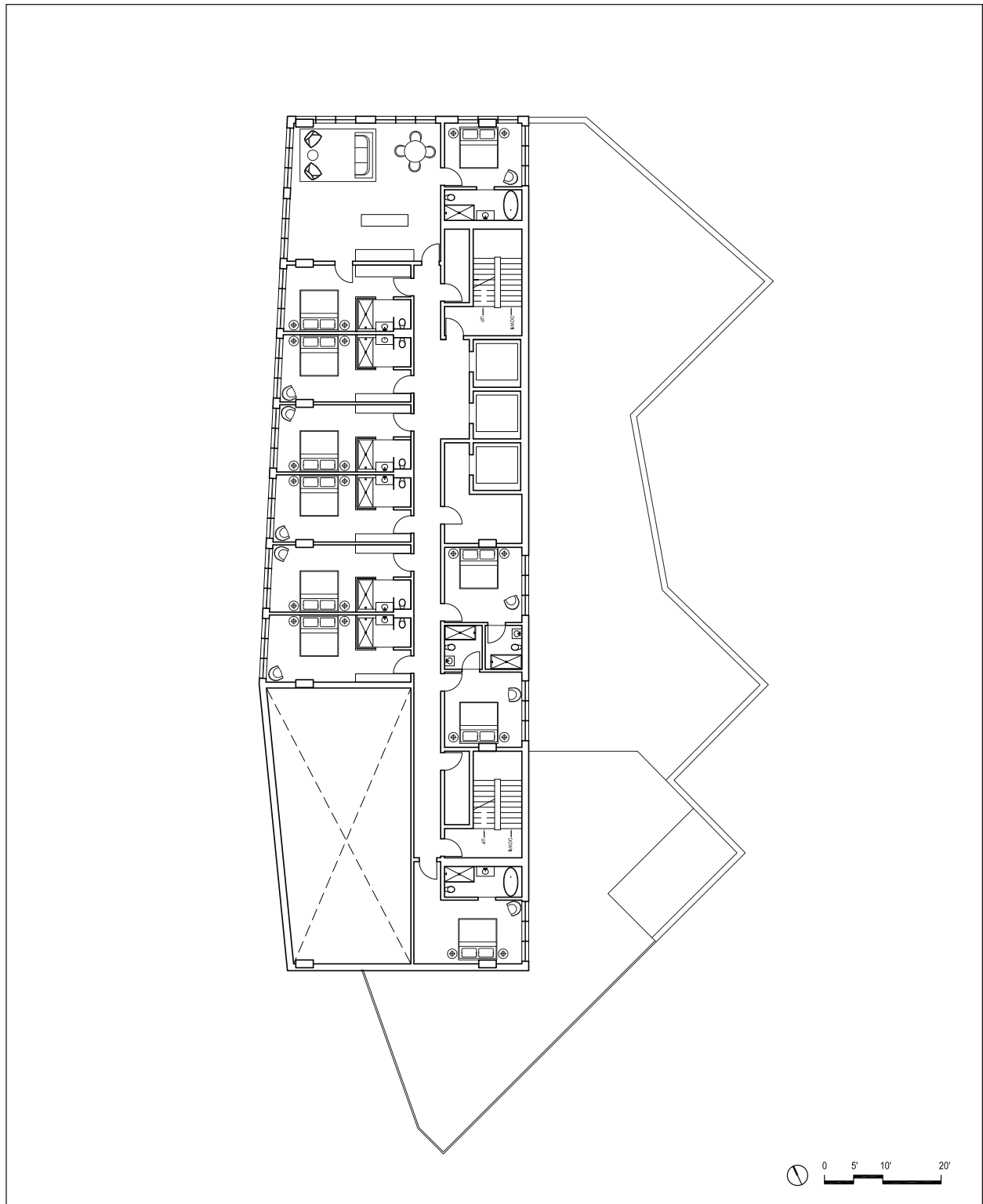


**Figure 3.5 - 13**  
**Third Level Floor Plan**

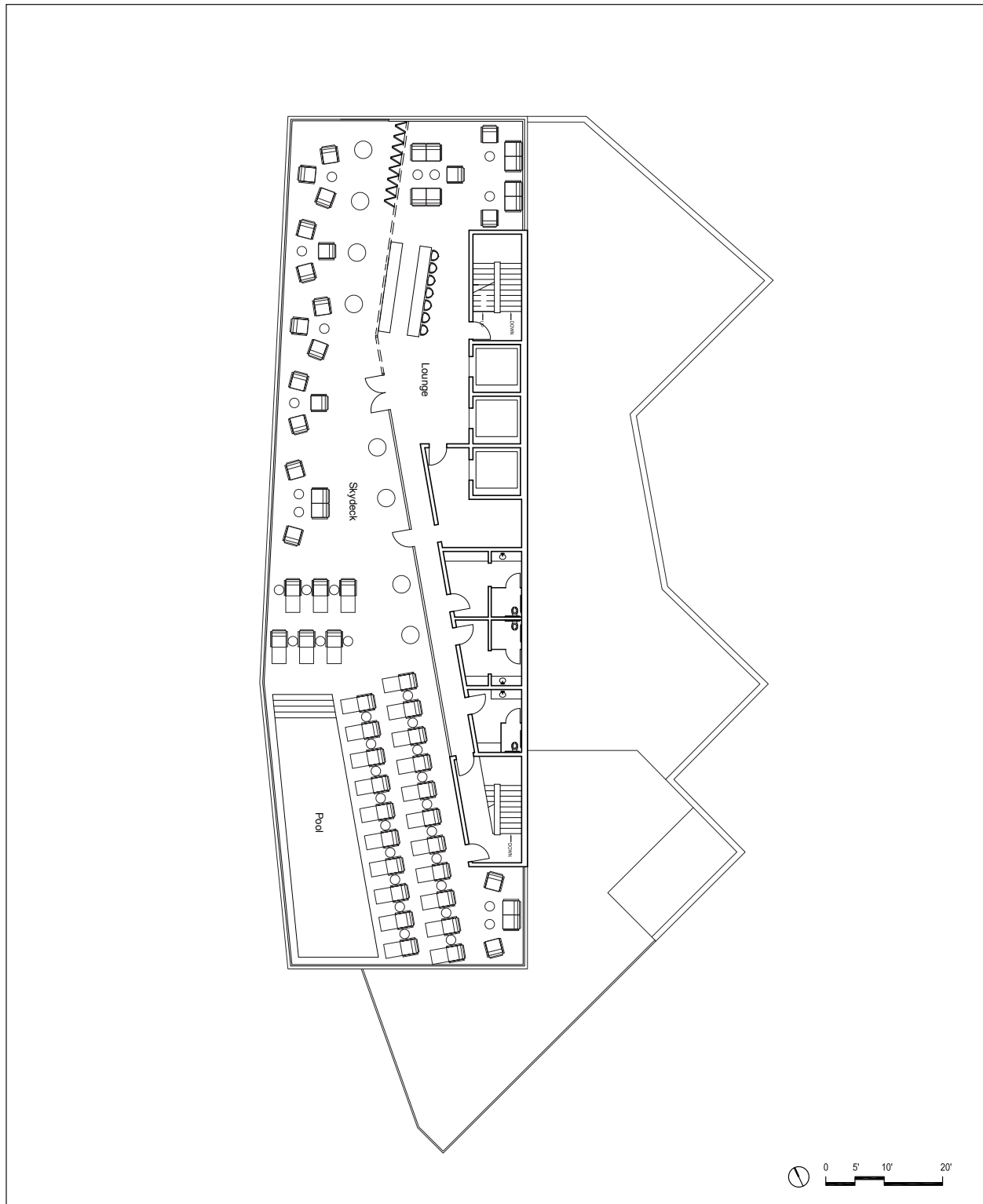




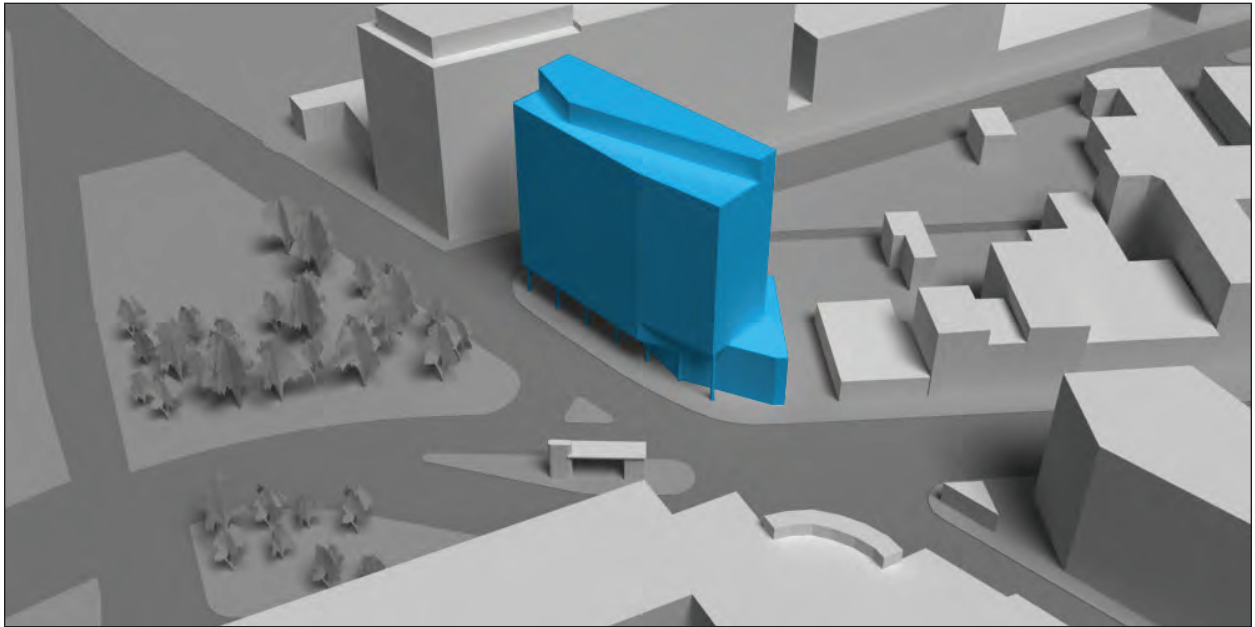
**Figure 3.5 - 14**  
**Guestroom Level Floor Plan (4 thru 12)**



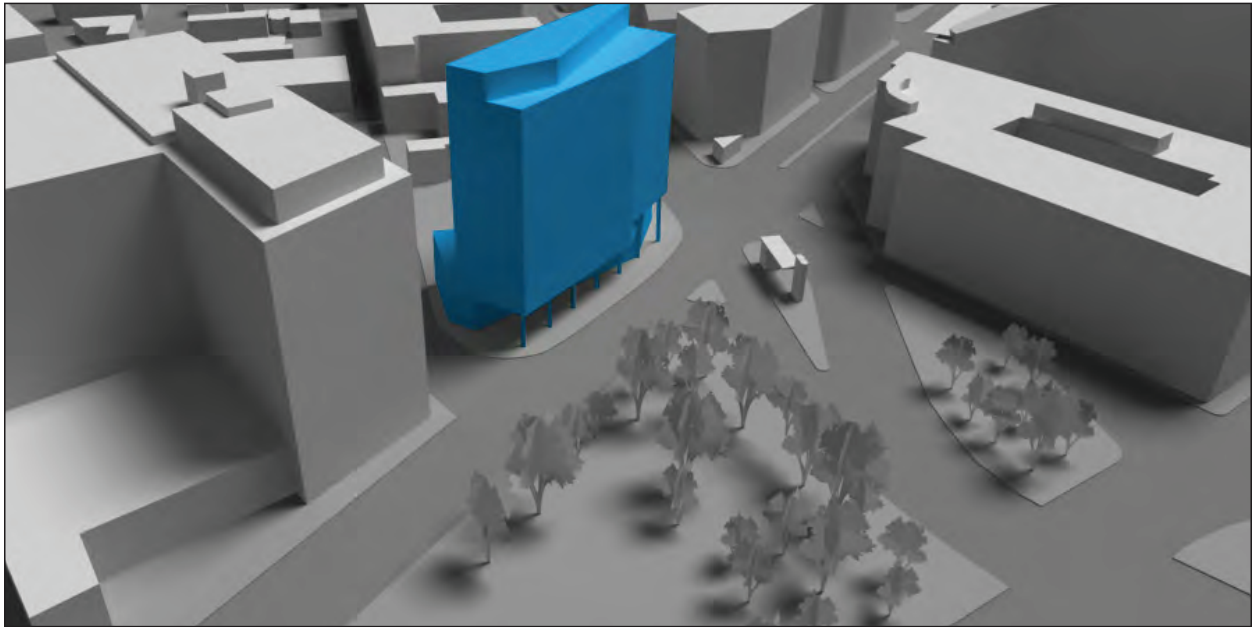
**Figure 3.5 - 15**  
**Guestroom Level Floor Plan (13)**



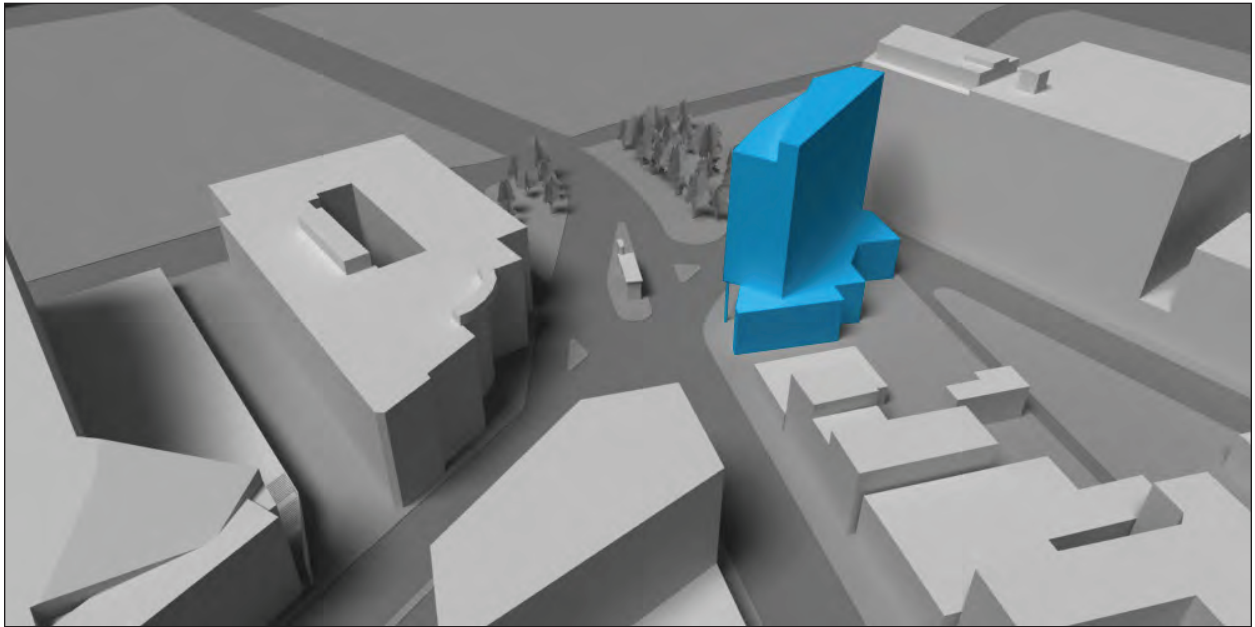
**Figure 3.5 - 16**  
**Roof Level Floor Plan (14)**



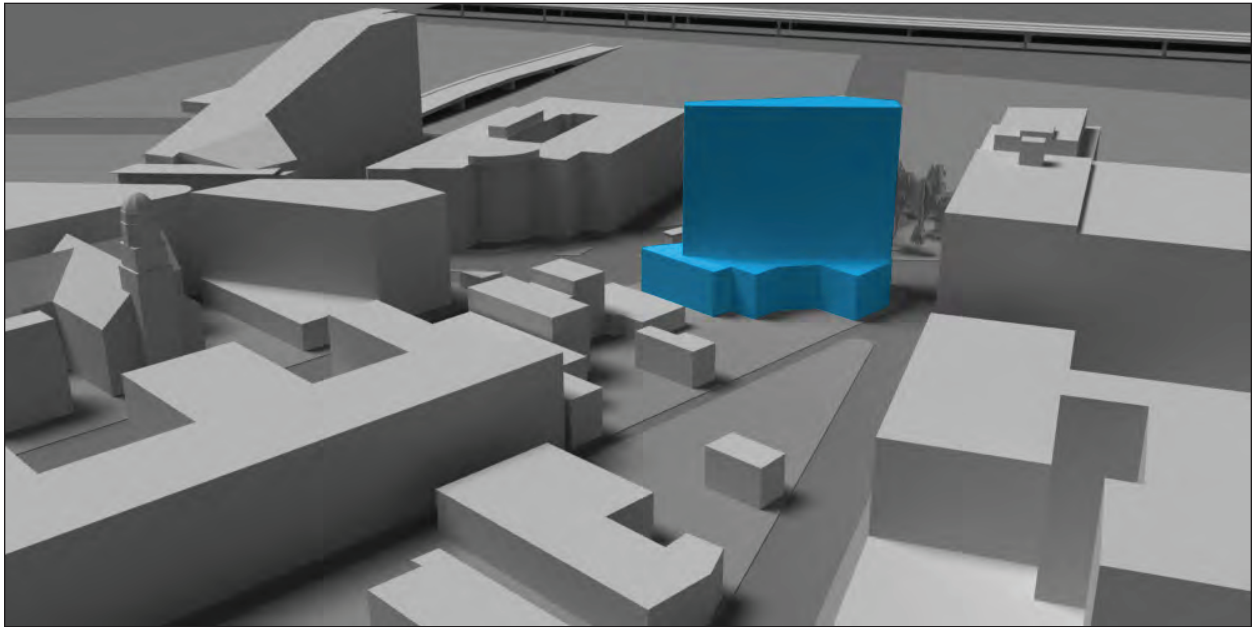
**Figure 3.5 - 17**  
**Aerial Perspective from Southwest**



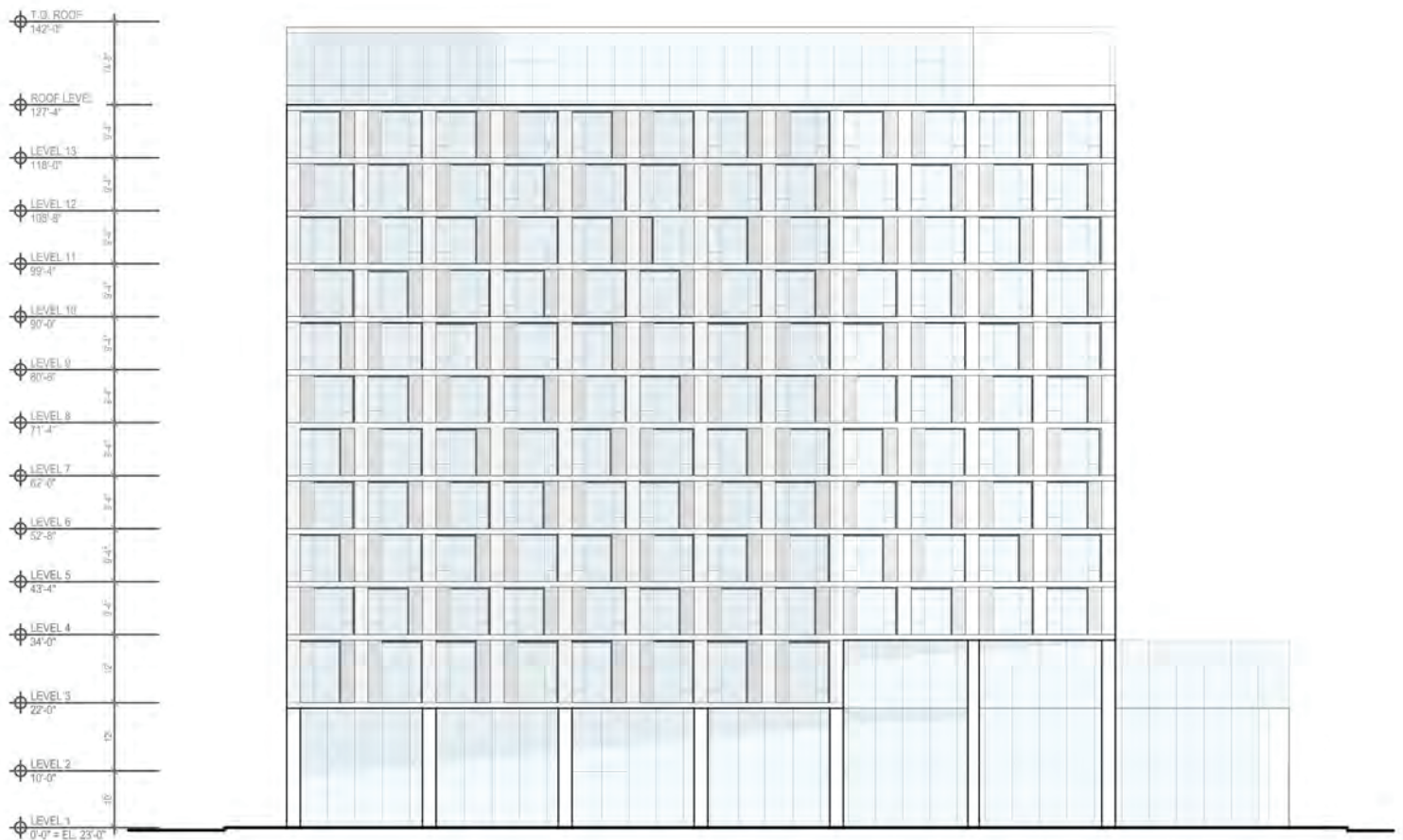
**Figure 3.5 - 18**  
**Aerial Perspective from Northwest**



**Figure 3.5 - 19**  
**Aerial Perspective from Southeast**



**Figure 3.5 - 20**  
**Aerial Perspective from Northeast**



**Figure 3.5 - 21**  
**West Elevation (Dorchester Avenue)**





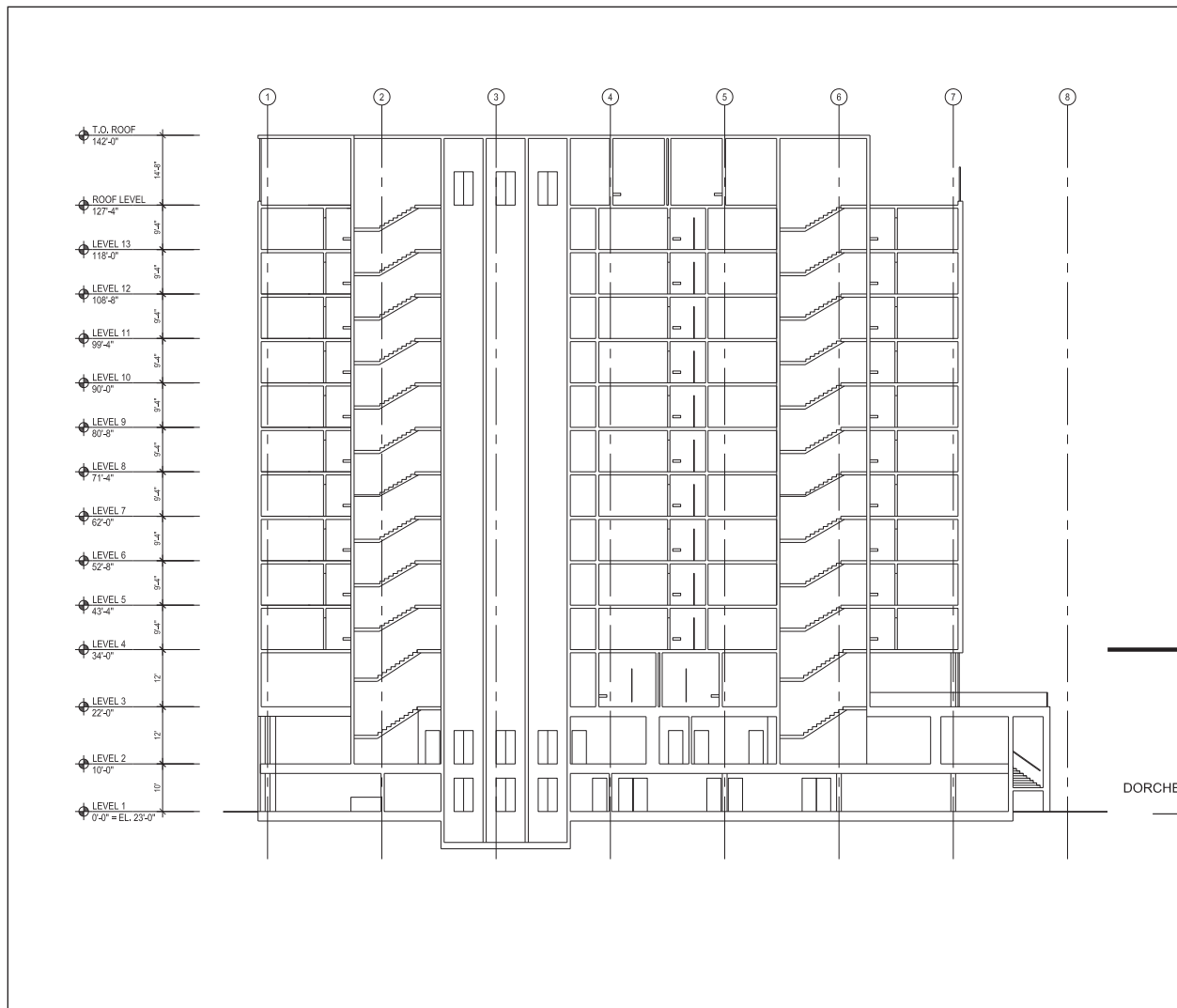
**Figure 3.5 - 22**  
**South Elevation (West Broadway)**

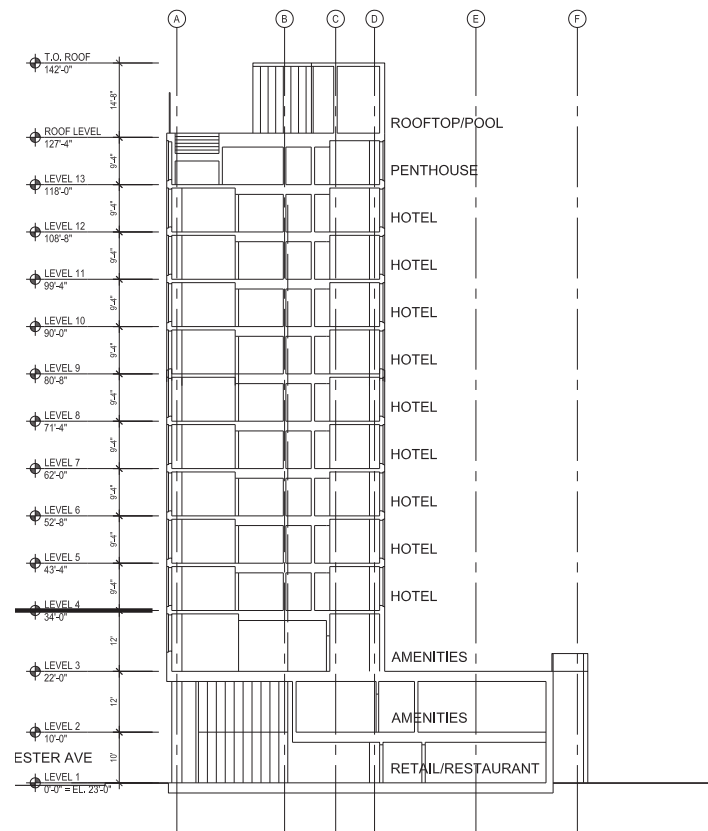


**Figure 3.5 - 23**  
**East Elevation**

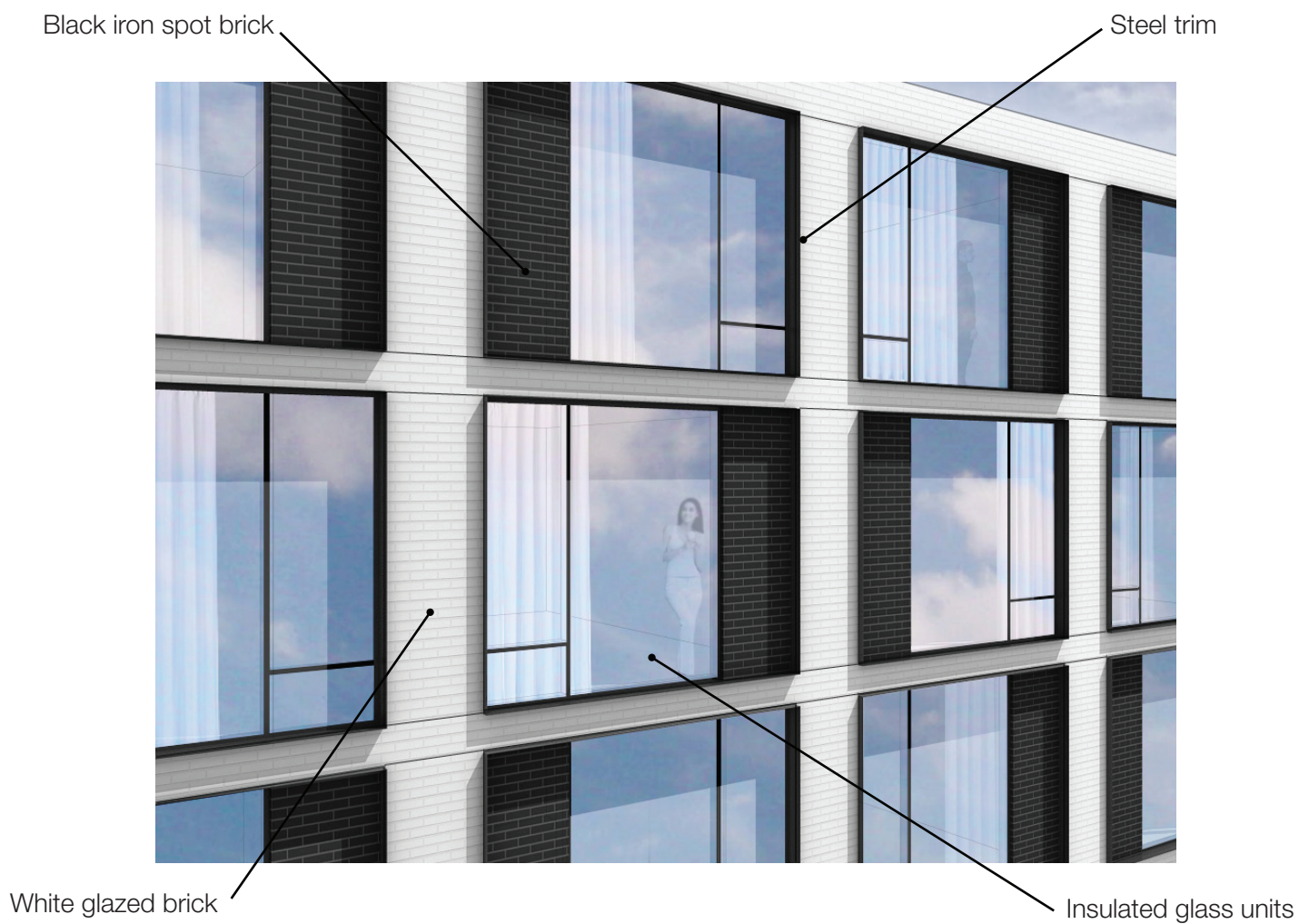


**Figure 3.5 - 24**  
**North Elevation (West Second Street)**





**Figure 3.5 - 26**  
**Building Section - West to East**



**Figure 3.5 - 27**  
**Project Rendering - Materials**



**Figure 3.5 - 28**  
**Project Rendering - View from West**





**Figure 3.5 - 29**  
**Project Rendering - View of Street Level Restaurant and Urban Terrace**

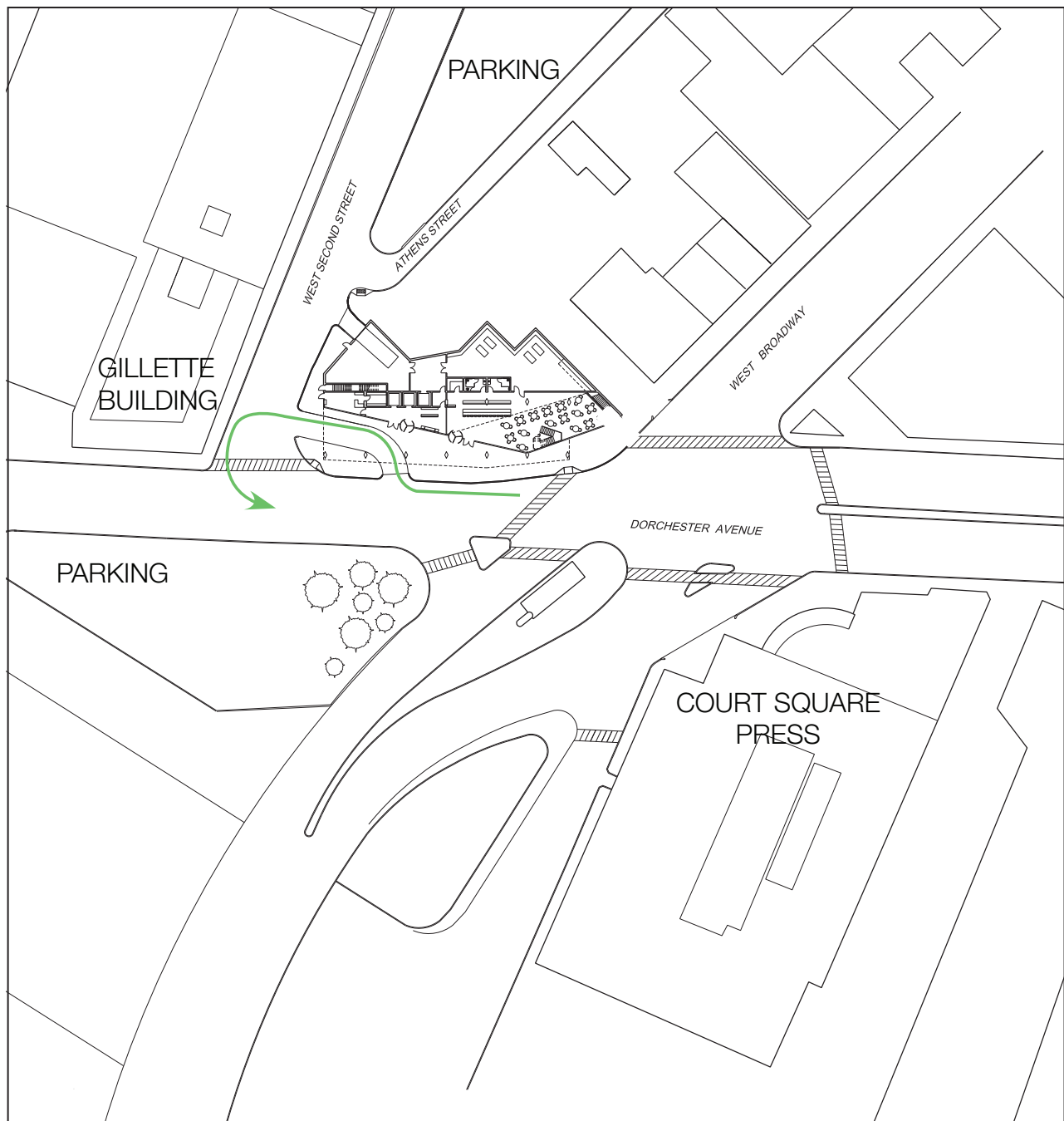




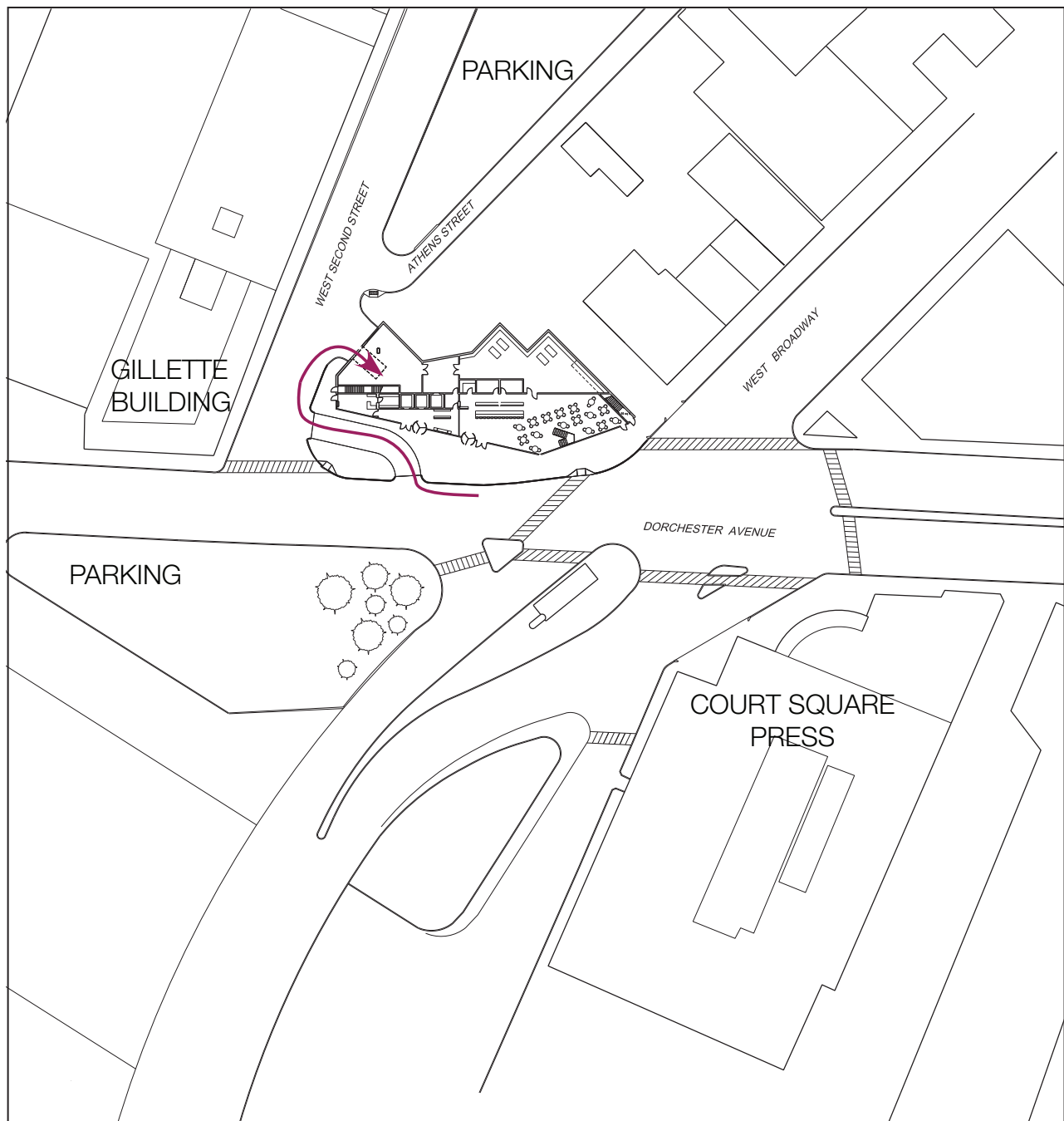
**Figure 3.5 - 30**  
**Project Rendering - View of Skydeck Pool and Lounge**



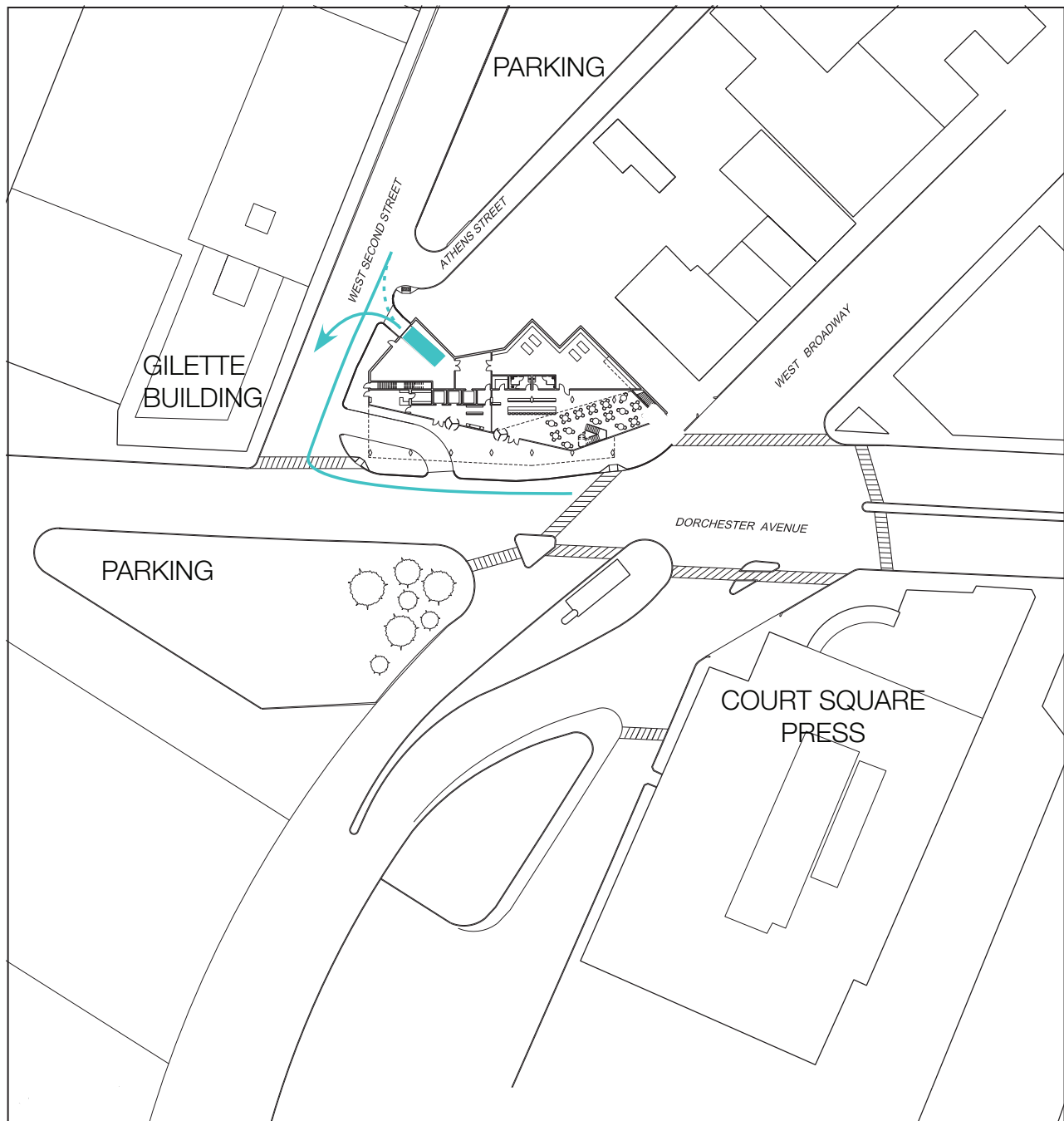
**Figure 3.5 - 31**  
**View from Broadway Bridge**



**Figure 3.5 - 32**  
**Taxicab Drop-off Diagram**



**Figure 3.5 - 33**  
**Underground Parking Entry Diagram**



**Figure 3.5 - 34**  
**Delivery Diagram**



## LEED 2009 for New Construction and Major Renovations

### Project Checklist

Thompson Broadway Hotel, Boston, Massachusetts

#####

|    |   |   |
|----|---|---|
| 17 | 1 | 8 |
|----|---|---|

### Sustainable Sites

Possible Points: 26

| Y | ? | N | d/C |
|---|---|---|-----|
| Y |   |   |     |
| 1 |   |   |     |
| 5 |   |   |     |
|   |   | 1 |     |
| 6 |   |   |     |
|   | 1 |   |     |
|   |   | 3 |     |
| 2 |   |   |     |
|   |   | 1 |     |
|   |   | 1 |     |
| 1 |   |   |     |
|   |   | 1 |     |
| 1 |   |   |     |
| 1 |   |   |     |
|   |   | 1 |     |

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

|   |   |   |
|---|---|---|
| 2 | 4 | 4 |
|---|---|---|

### Water Efficiency

Possible Points: 10

| Y | ? | N |
|---|---|---|
| Y |   |   |
|   | 4 |   |
|   |   |   |
|   |   | 2 |
| 2 |   | 2 |

|   |          |                                      |        |
|---|----------|--------------------------------------|--------|
| d | Prereq 1 | Water Use Reduction—20% Reduction    |        |
| d | Credit 1 | Water Efficient Landscaping          | 2 to 4 |
|   |          | Reduce by 50%                        | 2      |
|   |          | 4 No Potable Water Use or Irrigation | 4      |
| d | Credit 2 | Innovative Wastewater Technologies   | 2      |
| d | Credit 3 | Water Use Reduction                  | 2 to 4 |
|   |          | 2 Reduce by 30%                      | 2      |
|   |          | Reduce by 35%                        | 3      |
|   |          | Reduce by 40%                        | 4      |

|    |   |    |
|----|---|----|
| 16 | 0 | 19 |
|----|---|----|

### Energy and Atmosphere

Possible Points: 35

| Y  | ? | N |
|----|---|---|
| Y  |   |   |
| Y  |   |   |
| Y  |   |   |
| 10 |   | 9 |

|   |          |   |         |
|---|----------|---|---------|
| C | Prereq 1 | Fundamental Commissioning of Building Energy Systems                      |         |
| d | Prereq 2 | Minimum Energy Performance  |         |
| d | Prereq 3 | Fundamental Refrigerant Management  |         |
| d | Credit 1 | Optimize Energy Performance   | 1 to 19 |
|   |          | Improve by 12% for New Buildings or 8% for Existing Building Renovations  | 1       |
|   |          | Improve by 14% for New Buildings or 10% for Existing Building Renovations | 2       |
|   |          | Improve by 16% for New Buildings or 12% for Existing Building Renovations | 3       |
|   |          | Improve by 18% for New Buildings or 14% for Existing Building Renovations | 4       |
|   |          | Improve by 20% for New Buildings or 16% for Existing Building Renovations | 5       |
|   |          | Improve by 22% for New Buildings or 18% for Existing Building Renovations | 6       |
|   |          | Improve by 24% for New Buildings or 20% for Existing Building Renovations | 7       |
|   |          | Improve by 26% for New Buildings or 22% for Existing Building Renovations | 8       |
|   |          | Improve by 28% for New Buildings or 24% for Existing Building Renovations | 9       |

Figure 3.5 - 35



[illegible]

| 617 |   |   | Materials and Resources |            | Possible Points: 14   |        |
|-----|---|---|-------------------------|------------|---|--------|
| Y   | ? | N |                         |            |   |        |
| Y   |   |   | d                       | Prereq 1   | Storage and Collection of Recyclables                           |        |
|     |   | 3 | C                       | Credit 1.1 | Building Reuse—Maintain Existing Walls, Floors, and Roof        | 1 to 3 |
|     |   |   |                         |            | Reuse 55%   | 1      |
|     |   |   |                         |            | Reuse 75%   | 2      |
|     |   |   |                         |            | Reuse 95%   | 3      |
|     |   | 1 | C                       | Credit 1.2 | Building Reuse—Maintain 50% of Interior Non-Structural Elements | 1      |
| 2   |   |   | C                       | Credit 2   | Construction Waste Management                                   | 1 to 2 |
|     |   |   |                         |            | 50% Recycled or Salvaged  | 1      |
|     |   |   |                         | 2          | 75% Recycled or Salvaged  | 2      |
|     |   | 2 | C                       | Credit 3   | Materials Reuse   | 1 to 2 |
|     |   |   |                         |            | Reuse 5%  | 1      |
|     |   |   |                         |            | Reuse 10%   | 2      |
| 2   |   |   | C                       | Credit 4   | Recycled Content  | 1 to 2 |
|     |   |   |                         |            | 10% of Content  | 1      |
|     |   |   |                         | 2          | 20% of Content  | 2      |
| 1   |   | 1 | C                       | Credit 5   | Regional Materials  | 1 to 2 |
|     |   |   |                         |            | 10% of Materials  | 1      |
|     |   |   |                         |            | 20% of Materials  | 2      |
|     | 1 |   | C                       | Credit 6   | Rapidly Renewable Materials                                     | 1      |
| 1   |   |   | C                       | Credit 7   | Certified Wood  | 1      |

| 1320 |   |   | Indoor Environmental Quality |            | Possible Points: 15  |   |
|------|---|---|------------------------------|------------|--|---|
| Y    | ? | N |                              |            |  |   |
| Y    |   |   | d                            | Prereq 1   | Minimum Indoor Air Quality Performance                       |   |
| Y    |   |   | d                            | Prereq 2   | Environmental Tobacco Smoke (ETS) Control                    |   |
| 1    |   |   | d                            | Credit 1   | Outdoor Air Delivery Monitoring                              | 1 |
|      | 1 |   | d                            | Credit 2   | Increased Ventilation  | 1 |
| 1    |   |   | C                            | Credit 3.1 | Construction IAQ Management Plan—During Construction         | 1 |
| 1    |   |   | C                            | Credit 3.2 | Construction IAQ Management Plan—Before Occupancy            | 1 |
| 1    |   |   | C                            | Credit 4.1 | Low-Emitting Materials—Adhesives and Sealants                | 1 |
| 1    |   |   | C                            | Credit 4.2 | Low-Emitting Materials—Paints and Coatings                   | 1 |
| 1    |   |   | C                            | Credit 4.3 | Low-Emitting Materials—Flooring Systems                      | 1 |
| 1    |   |   | C                            | Credit 4.4 | Low-Emitting Materials—Composite Wood and Agrifiber Products | 1 |
| 1    |   |   | d                            | Credit 5   | Indoor Chemical and Pollutant Source Control                 | 1 |
| 1    |   |   | d                            | Credit 6.1 | Controllability of Systems—Lighting                          | 1 |
| 1    |   |   | d                            | Credit 6.2 | Controllability of Systems—Thermal Comfort                   | 1 |
| 1    |   |   | d                            | Credit 7.1 | Thermal Comfort—Design                                       | 1 |
|      | 1 |   | d                            | Credit 7.2 | Thermal Comfort—Verification                                 | 1 |
| 1    |   |   | d                            | Credit 8.1 | Daylight and Views—Daylight                                  | 1 |
| 1    |   |   | d                            | Credit 8.2 | Daylight and Views—Views                                     | 1 |

| 501 |   |   | Innovation and Design Process |            | Possible Points: 6                           |   |
|-----|---|---|-------------------------------|------------|--|---|
| Y   | ? | N |                               |            |  |   |
| 1   |   |   | d/C                           | Credit 1.1 | Innovation in Design: Hotel Operations       | 1 |
| 1   |   |   | d/C                           | Credit 1.2 | Innovation in Design: Cooling Tower Blowdown | 1 |
| 1   |   |   | d/C                           | Credit 1.3 | Innovation in Design: Power Setback Switch   | 1 |
| 1   |   |   | d/C                           | Credit 1.4 | Innovation in Design: Education Program      | 1 |
|     |   | 1 | d/C                           | Credit 1.5 | Innovation in Design: Specific Title         | 1 |
| 1   |   |   | d/C                           | Credit 2   | LEED Accredited Professional                 | 1 |

Figure 3.5 - 35

|                           |   |    |                           |                                    |   |                        |
|---------------------------|---|----|---------------------------|------------------------------------|---|------------------------|
| 0                         | 0 | 4  | Regional Priority Credits |                                    |   | Possible Points: 4     |
| Y                         | ? | N  |                           |                                    |   |                        |
|                           |   | 1  | d/C Credit 1.1            | Regional Priority: Specific Credit | 1 |                        |
|                           |   | 1  | d/C Credit 1.2            | Regional Priority: Specific Credit | 1 |                        |
|                           |   | 1  | d/C Credit 1.3            | Regional Priority: Specific Credit | 1 |                        |
|                           |   | 1  | d/C Credit 1.4            | Regional Priority: Specific Credit | 1 |                        |
| 59                        | 8 | 43 | Total                     |                                    |   | Possible Points: 110   |
| Certified 40 to 49 points |   |    |                           |                                    |   | Silver 50 to 59 points |
| Gold 60 to 79 points      |   |    |                           |                                    |   | Platinum 80 to 110     |

Figure 3.5 - 35

**BCDC Briefing Package**

**THOMPSON BROADWAY HOTEL**

Boston, Massachusetts

**Prepared by**

MLF Consulting LLC  
41 Brush Hill Road  
Newton, Massachusetts 02461

**MLF**  
CONSULTING LLC