

# 88 NORTH WASHINGTON STREET HOTEL

## APPLICATION FOR ARTICLE 80E SMALL PROJECT REVIEW

March 17<sup>th</sup>, 2016



**Submitted by**  
LIMAC LLC  
197 Ballardvale Street  
Wilmington, MA 01887

**Prepared by**  
CBT Architects  
110 Canal Street  
Boston, MA 02114

**Submitted to**  
Boston Redevelopment Authority  
City Hall Square, 9th Floor  
Boston, MA 02110

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# LETTER OF TRANSMITTAL

March 17th, 2016

BY HAND DELIVERY

Mr. Brian Golden, Director  
Boston Redevelopment Authority  
One City Hall Square, 9th Floor  
Boston, Massachusetts 02118

Re: Application for Small Project Review — 88 North Washington

Dear Director Golden:

On behalf of LIMAC LLC (the "Proponent"), the owner of the property located at 88 North Washington Street (the "Project Site"), we are pleased to submit the enclosed application for Small Project Review under Article 80E of the Boston Zoning Code ("Code") for the construction of the approximately 39,991 square foot building (the "Building") located on the Project Site (the "Project").

The Project will include improvements to the Project Site, including enhancements to pedestrian arcades as illustrated in the enclosed application.

The Project has been designed to be consistent with the guidelines set forth in the Bulfinch Triangle, which governs the Project Site. The Project will require approvals by the BRA, ZBA, and PIC.

The Proponent is engaged in outreach efforts with BRA staff and local officials including Downtown North Association and The West End Civic Association.

We look forward to continuing our ongoing discussions with your staff and community members as you review the Project. Please do not hesitate to contact me if you have any questions or require anything further.

Very truly yours,

A handwritten signature in black ink that reads "Haril Pandya". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Haril Pandya  
CBT Architects  
Director of Asset Strategies & Repositioning  
LEED AP

# PROJECT TEAM

## PROJECT PROPONENT

### **LIMAC LLC**

Tom MacKay  
197 Ballardvale Street  
Wilmington, MA 01887  
617.314.6213

## CONSTRUCTION MANAGEMENT

### **MacKay Companies**

Tom MacKay  
197 Ballardvale Street  
Wilmington, MA 01887  
781.575.1985  
tmackay@mackaycompanies.com

## STRUCTURAL ENGINEERING

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## ARCHITECTURE/DESIGN

### **CBT Architects**

Haril Pandya, AIA, LEED AP  
110 Canal Street  
Boston, MA 02114  
617.646.5291  
pandya@cbtarchitects.com

## MEP ENGINEERING

### **Davey Engineering**

Joseph M. Davey, PE  
36 Pleasant Street  
Canton, MA 02021  
781.575.1985  
j.davey@daveyengineering.com

## DEVELOPMENT CONSULTANT

### **Portland Building Associates**

Fred Mannix, Senior Associate  
188 North Street  
Boston, MA 02113  
617.792.5539

## HOTEL CONSULTANT

### **Harbinger Development, LLC**

Eamon O'Marah, Advisor  
445 Washington Street  
Wellesley, MA 02481  
781.992.5999  
eomarah@harbingerdev.com

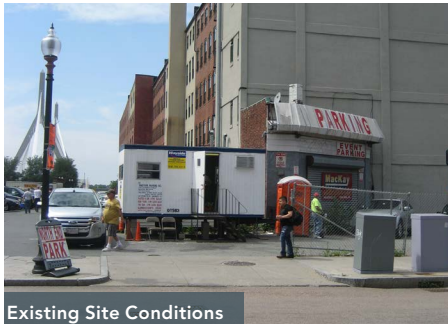
# PROJECT SUMMARY

## DEVELOPER PROFILE

LIMAC LLC is a private entity established by founding partner Tom MacKay. Tom's role is as land owner and developer. Fred Mannix, development consultant, brings years of hotel development and facilities experience. Recent developments of his include the 112 room Hotel Onyx in the Bullfinch Triangle.

## SITE

The site consists of 2,159 SF of land area on City of Boston Assessor's Parcel No. 0301522000 at the corner of North Washington Street and Anthony "Rip" Valenti Way. There is one vehicle curb cut on each street. The existing 250 SF masonry structure which is to be removed, is presumed to once be a gas station. The structure shares a party wall with the adjacent five-story 90 North Washington Street building. The south western edges of the site abut an egress easement for the 90 North Washington Street Building. The lot currently provides approximately 7 parking spaces.



Existing Site Conditions



Washington Street from Site



Site from Beverly Street

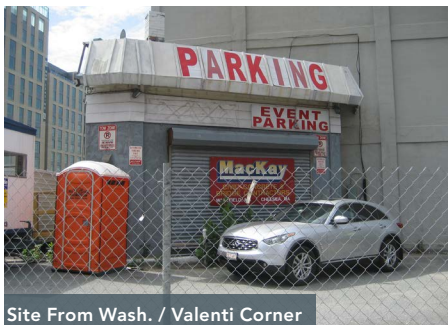


Valenti Square & Site

Figure 01: Existing Photos



Figure 02: Locus Plan



Site From Wash. / Valenti Corner



Site from Parking Lot



Site from Thacher Street

Figure 03: Existing Photos

## PROJECT

The project comprises of a new 39,991 GSF structure at 88 North Washington Street. It sits at the northern corner of North Washington Street and Valenti Way in the Bulfinch Triangle District. The building consists of a lobby floor, mezzanine level, and 13 levels of guestrooms, all totaling 74 keys. It has a basement and a fully screened roof mechanical penthouse. The hotel replaces a one-story building used as a surface parking lot. The hotel design has a ground floor lobby opening visually onto Valenti Way and North Washington Street. The second level mezzanine has a hotel office and hotel lobby/cafe overlooking the new Valenti Square and it offers views of the Greenway beyond. Levels three through fifteen are occupied by guestrooms facing downtown Boston, with 5 to 6 rooms per floor. The basement houses building services.

# PUBLIC BENEFITS

## **Public Realm Enhancement**

- The Project improves the pedestrians' experience providing a feeling of safety along North Washington Street and Valenti Way. Two curb cuts will be eliminated.
- The Project incorporates lobby storefront and a 2nd level Lobby/Cafe connecting adjacent businesses with a continuous pedestrian level commercial experience.
- The 2 story lobby glass wall reveals activity & enlivens the edge of Valenti Square contributing to the parks success as a public space.
- The lobby glass wall visually reduces the "corner" for pedestrians through its transparency.
- The Project's 5' projection overhead bay provides cover for pedestrians and those waiting to cross North Washington Street.

## **Neighborhood Vitality**

- New, active uses enliven the surrounding neighborhoods and are more desirable than surface parking.
- In search of amenities, the project's guests further support the neighborhood's local businesses.
- The building's height, being in the same scale as Merano, Victor, Canal, & 77 North Washington Street embraces Valenti Square park and reinforces design continuity in the Bulfinch Triangle/North Washington Street Corridor.

## **Sustainable Design**

- The Project will further the goals of the City's green buildings initiative by conforming to LEED standards.
- Set in a central location adjacent to Haymarket and North Station, the Hotel will allow for convenient access by foot, public transit, and bike for the public and hotel guests. MBTA Green Line, Orange Line, Commuter Rail, and Water Taxi are all a short walk from the site.

## **Job Creation**

- The project creates nearly 100 Construction and Permanent jobs
- The Project generates additional annual property taxes for the Commonwealth and the City of Boston.

## **Increased Revenue**

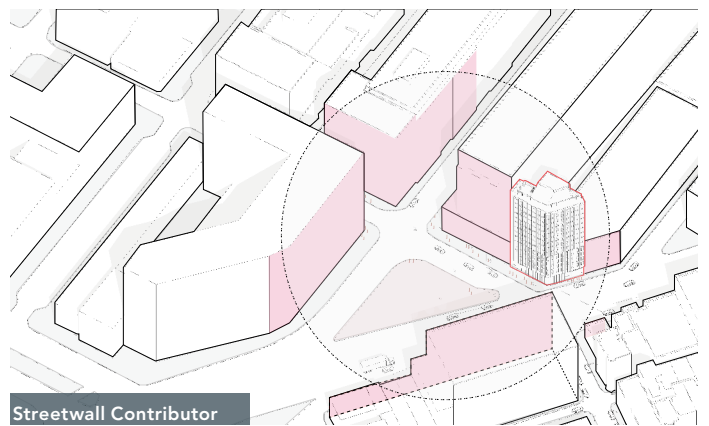
- The Hotel's guests, by using surrounding businesses, generate additional annual meal taxes for the Commonwealth and the City of Boston.
- The projects local purchases both during construction as well as day to day operations will benefit local businesses.
- Hotel use on this site maximises city revenue while having a low impact on city services, as compared to other possible uses.

**Context**

88 North Washington Street lies in a densely developed urban district which includes a mixture of contemporary and historic structures. This project seeks to complete the city fabric edge of the Bullfinch Triangle. Its program, as a public commercial hotel, is an ideal use to add vitality to Valenti Square. The building will heal a 'missing tooth" in the Bullfinch fabric and will benefit the east west pedestrian experience from the North End to the West End along Valenti Way. Its size and height are appropriate to the civic square it fronts. Its height and massing are in similar scale to recent development in the western half of the Bullfinch Triangle. For reference, adjacent buildings include One Canal, The Merano, and 77 North Washington (Scotch & Sirloin) at 140', 158'-4", and 120' respectively. This hotel program will relate well with TD Garden and Government Center Garage tower projects.

**Connections**

Completing the missing corner fabric with this hotel will improve the pedestrian connection linking the North End across the Bullfinch Triangle to the West End. It creates a clear understanding of its hospitality use and seeks to attract people to itself. The hotel's second level lobby cafe creates an appropriate backdrop for Valenti Square park as well as the Greenway.

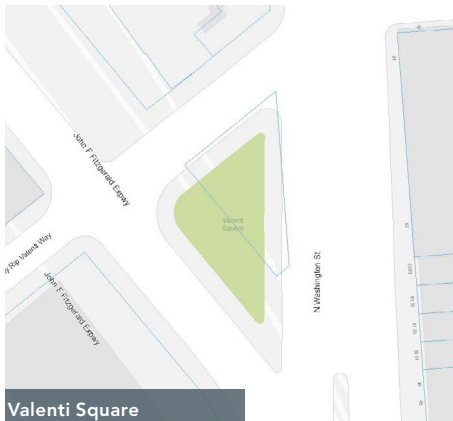




### Building Form

The proposed structure stands 5' away from the 158'-4 1/4" high Parcel 1B (Merano) building to the southwest and it shares a windowless party wall condition with 90 North Washington Street to its northwest. This windowless constraint dictates the vertical circulation elements be aligned to the northwest edges while the guestrooms be orientated along the street faces in single loaded corridor fashion. In order to create a small boutique hotel use on this very small 2,100 sf site, the economics, from a construction as well as a hotel industry operations standpoint, require a 70+ guestroom count. This building builds out to all of its property lines at the ground level.

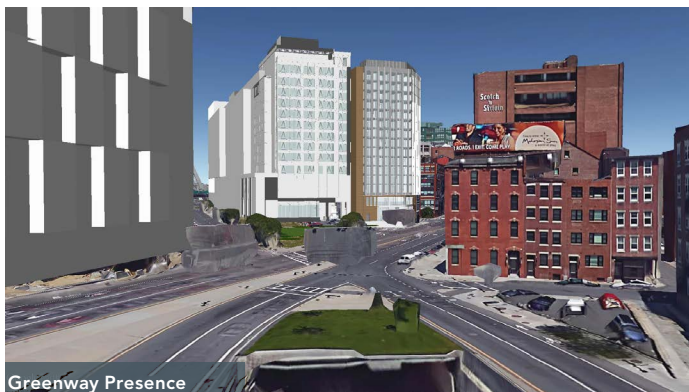
Having to accommodate the identical life safety and fire vestibules as its much larger neighbors, the remaining usable floor plate requires a partial overhang along Valenti Way and North Washington Street of 5', in order to accommodate six guestrooms per floor. The ground floor lobby is on the southeast corner opens onto Valenti Square. A second level Mezzanine lobby café provides views out towards the Square below and the Greenway beyond.



### Materials and Signage

The hotels facades subtly integrate color, masonry, fenestration, and massing lines from its immediate neighbors. A small scaled terracotta panel system, relating to the clay brick masonry texture of the neighborhood, defines the base architectural system of the building. It also creates a backdrop for the wide curtainwall, glass, and metal panel bay. The underside of the 5' deep bay over the sidewalk will feature an illuminated and an articulated surface which will enliven the public realm.

Hotel signage is mounted near pedestrian height over the lobby entry vestibule along Valenti Way and on the terracotta panels along North Washington Street at the 13th floor level. North and West zero lot line elevations are clad in a composite aluminum panel system.



# ZONING REQUIREMENTS

## **Project Program and Dimensions**

Lot Area: 2,159 Square Feet

Building height: 144' feet from the median grade

Number and Mix of Guestrooms: 74

- 70 Standard Guestrooms
- 4 Accessible Guestrooms
- Amenity spaces: Lobby and Café

Total Building GFA: 39,991 SF

FAR: Existing Max.: 6, Proposed: 18.2

## **Zoning Compliance**

Use: The property's proposed use as a hotel is allowed in the General Area of the Bulfinch Triangle District.

Dimensional Requirements: In the Bulfinch Triangle District, the maximum allowed height is 100' and maximum allowed Floor Area Ratio ("FAR") is 6.0. The project proposed for the property is 144' high and has an FAR of 18.2. The project has a 5'-0" cantilevered bay over the public sidewalk. These dimensions require a variance from the Board of Appeals and P.I.C. Review. The project is in compliance with all other dimensional requirements of the Code.

This building requires a Groundwater Conservation Overlay District Conditional Use Permit and will meet the groundwater recharge requirements for an issuance of a GCOD Conditional Use Permit.

## **Parking and Loading**

The site is in restricted parking district (parking freeze). Designated loading space on Medford Street is shared with Medford Street businesses.

**Traffic**

This site has excellent connections to public transit and within walking distance to many local attractions. The 74 room hotel use should have limited impact on traffic and deliveries. Vehicle trips generated can be expected to be low. The ground floor fills the entire site thereby making onsite parking impossible so the hotel operator will provide valet parking using neighboring facilities. A service and delivery entrance is located on North Washington Street towards Medford Street. The project will share the dedicated loading zone at the southern end of Medford Street with adjacent businesses.

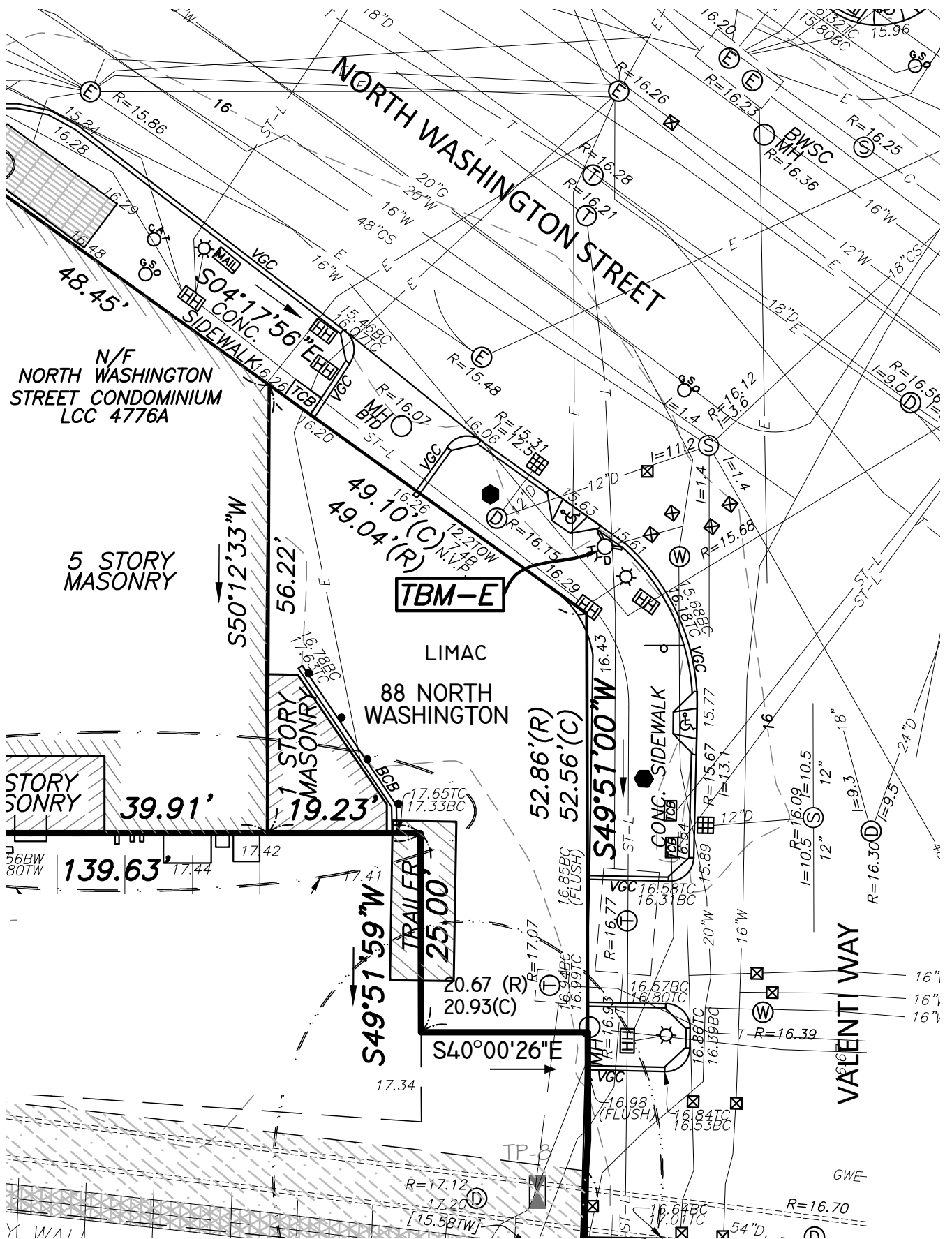
The hotel will not contain any typical uses such as meeting space, restaurants, or conference facilities. All ancillary guest activities will involve utilization of existing neighborhood businesses.

It is anticipated that many of the guests will utilize the hotel to stay while attending to patients at nearby medical facilities. There is a free shuttle from North Station to both MGH and Spaulding Rehab. The Green Line connects to the Longwood Medical Area. The Orange Line connects to the Tufts Medical Area.

# EXHIBITS

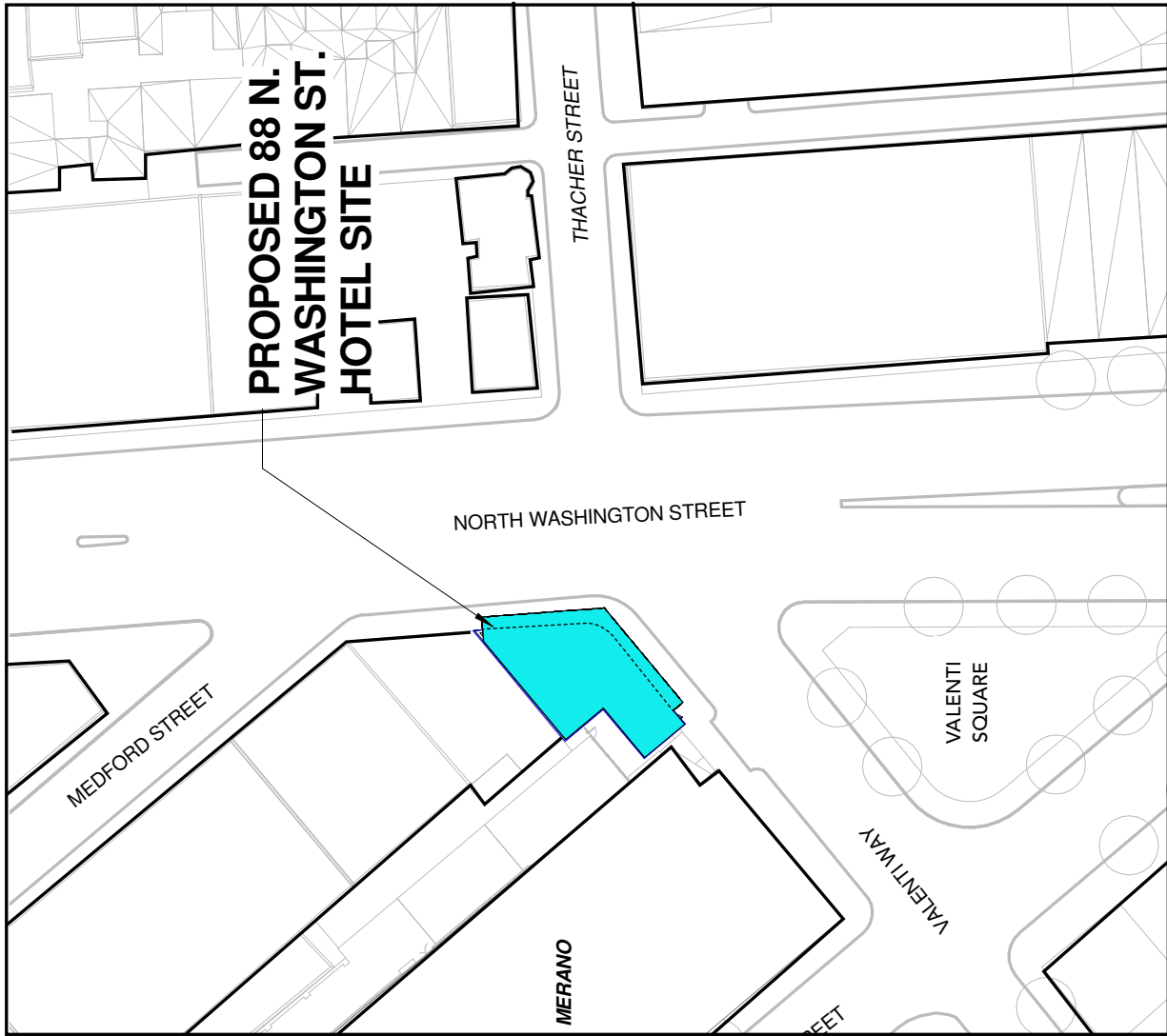
## LIST OF EXHIBITS

- Exhibit A: Survey Plan
- Exhibit B: Site Plan
- Exhibit C: Basement Plan
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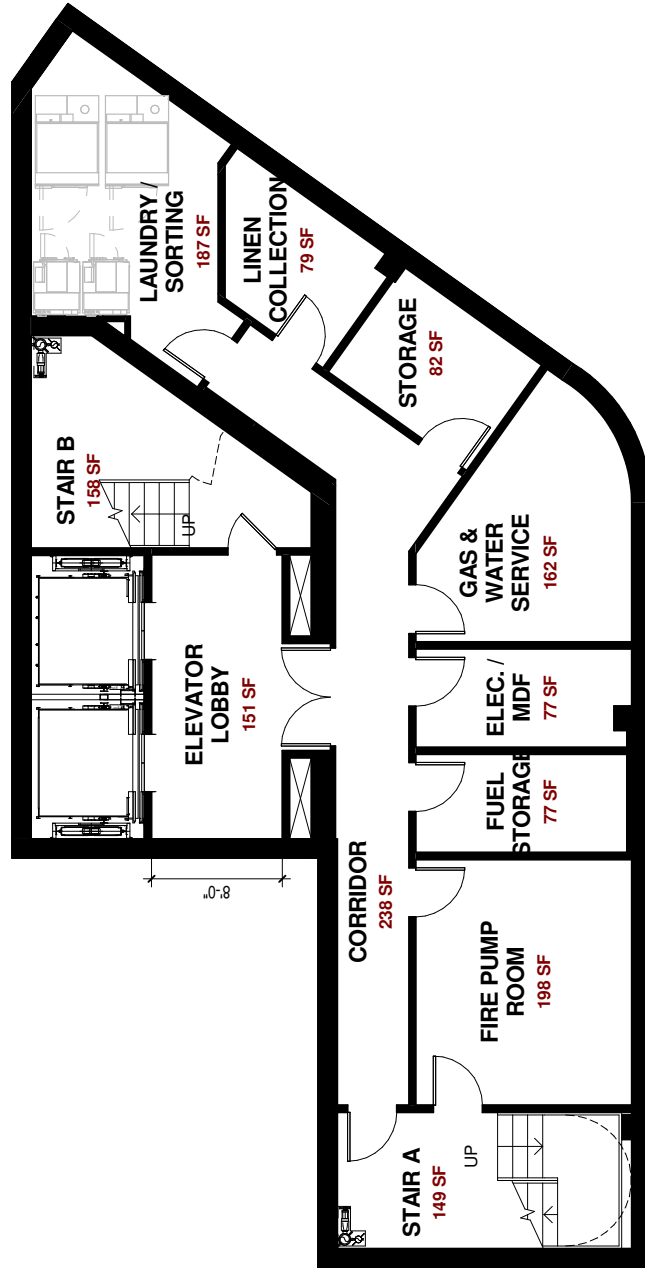
SURVEY PLAN

1" = 20' - 0"



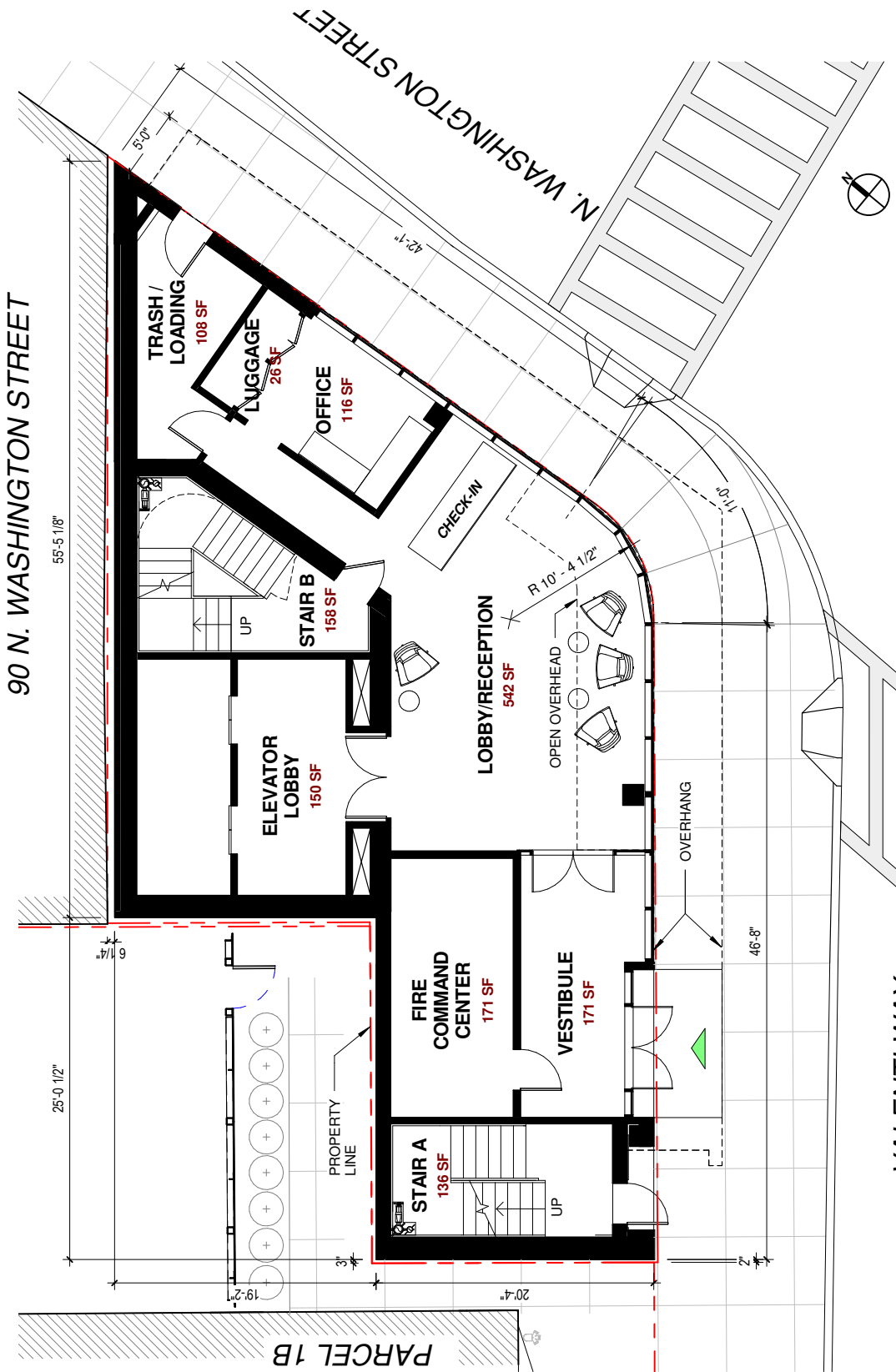
SITE PLAN & EXISTING PHOTOS

1" = 90' - 0"



BASEMENT PLAN

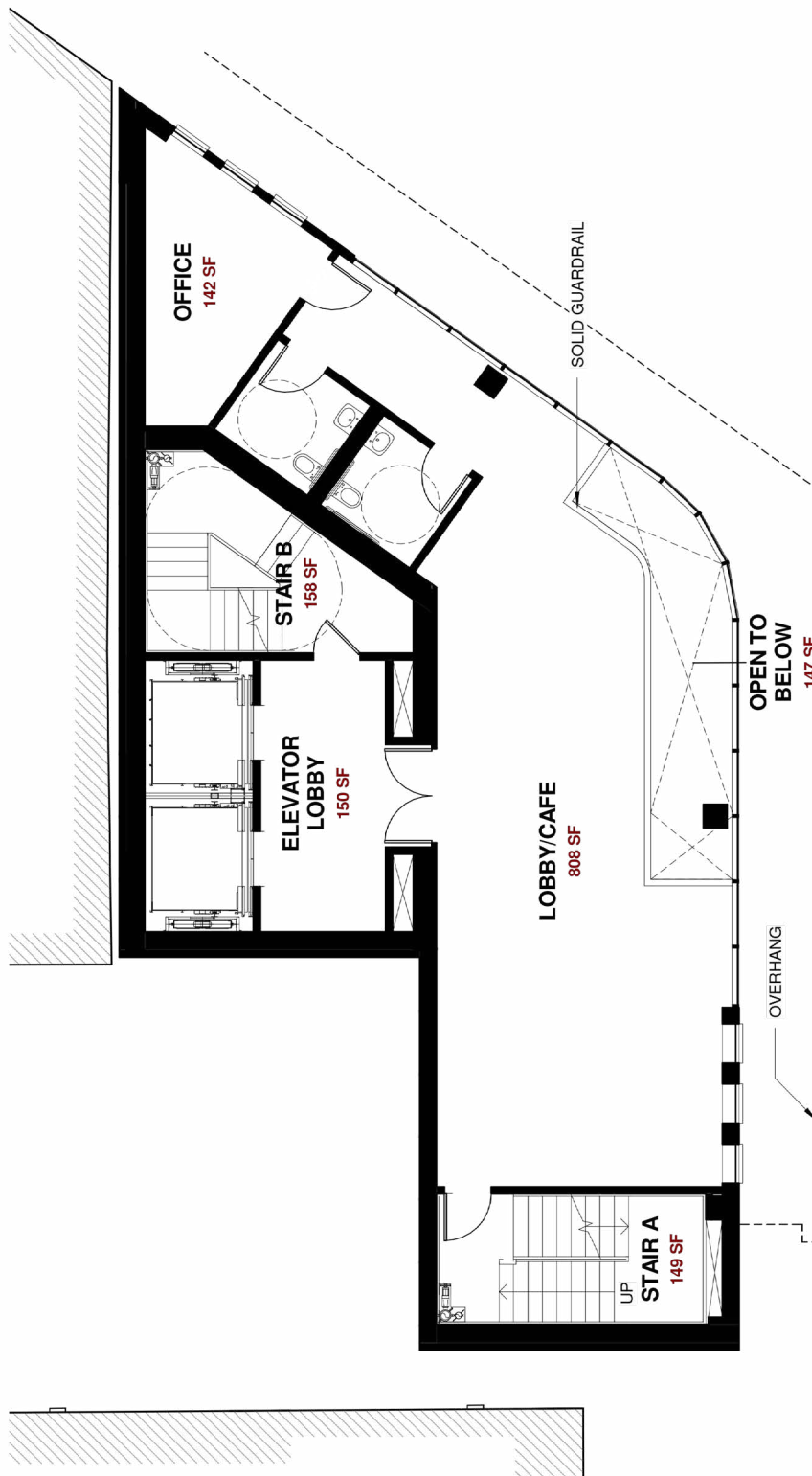
1/12" = 1'-0"



GROUND FLOOR PLAN

1/12" = 1'-0"





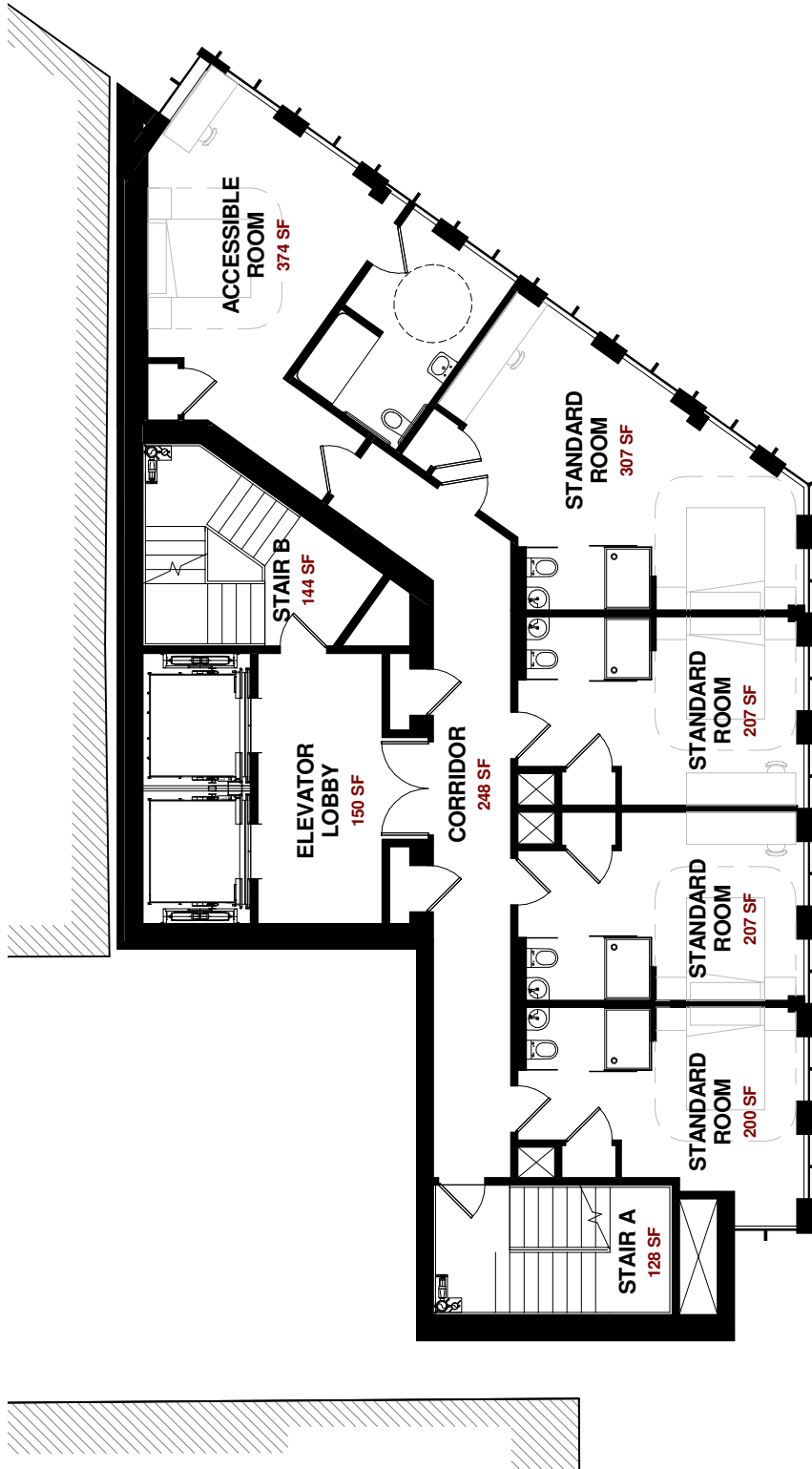
SECOND FLOOR PLAN

1/12" = 1'-0"



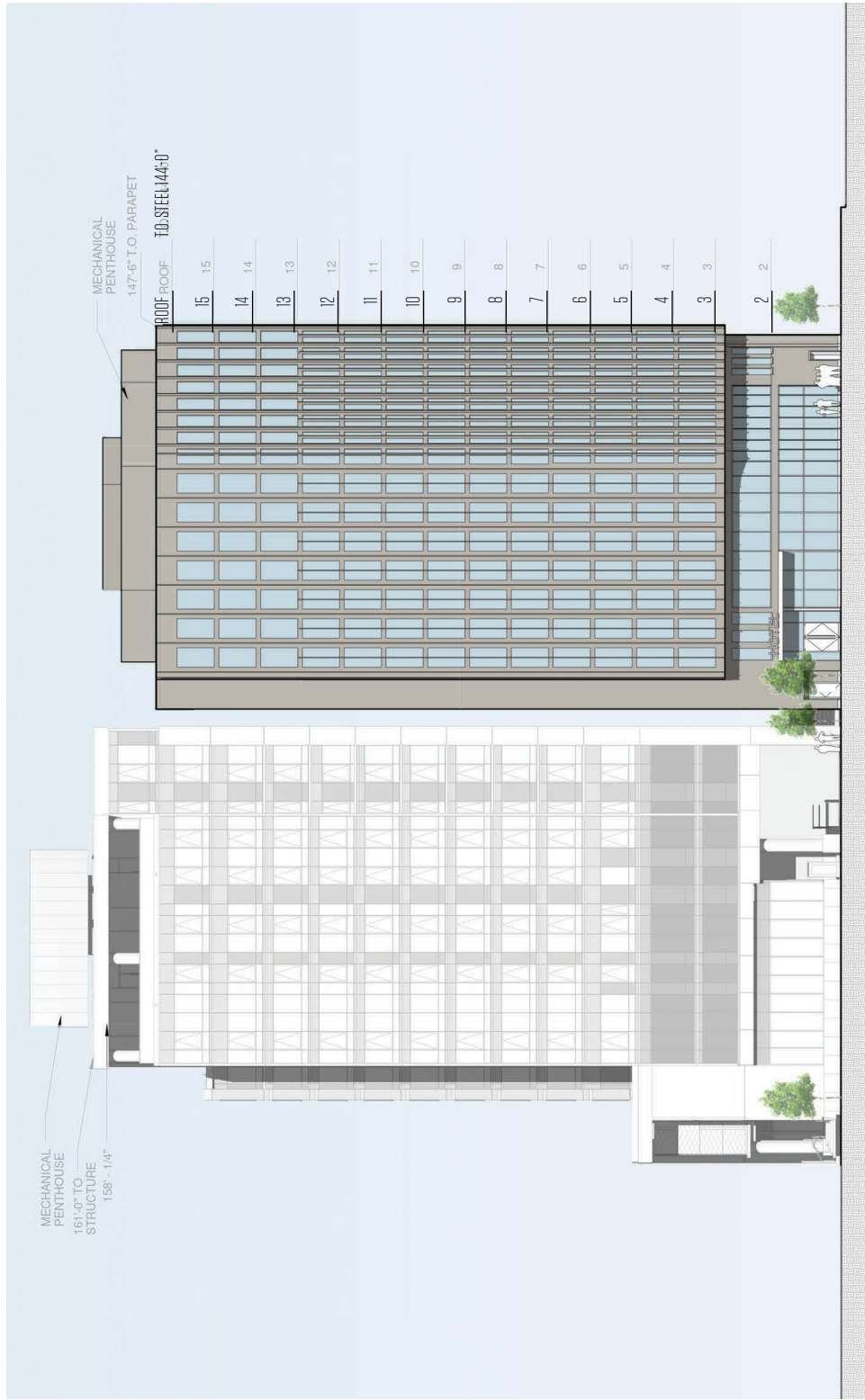
TYPICAL UPPER FLOOR PLAN (LEVELS 3-14)

1/12" = 1'-0"

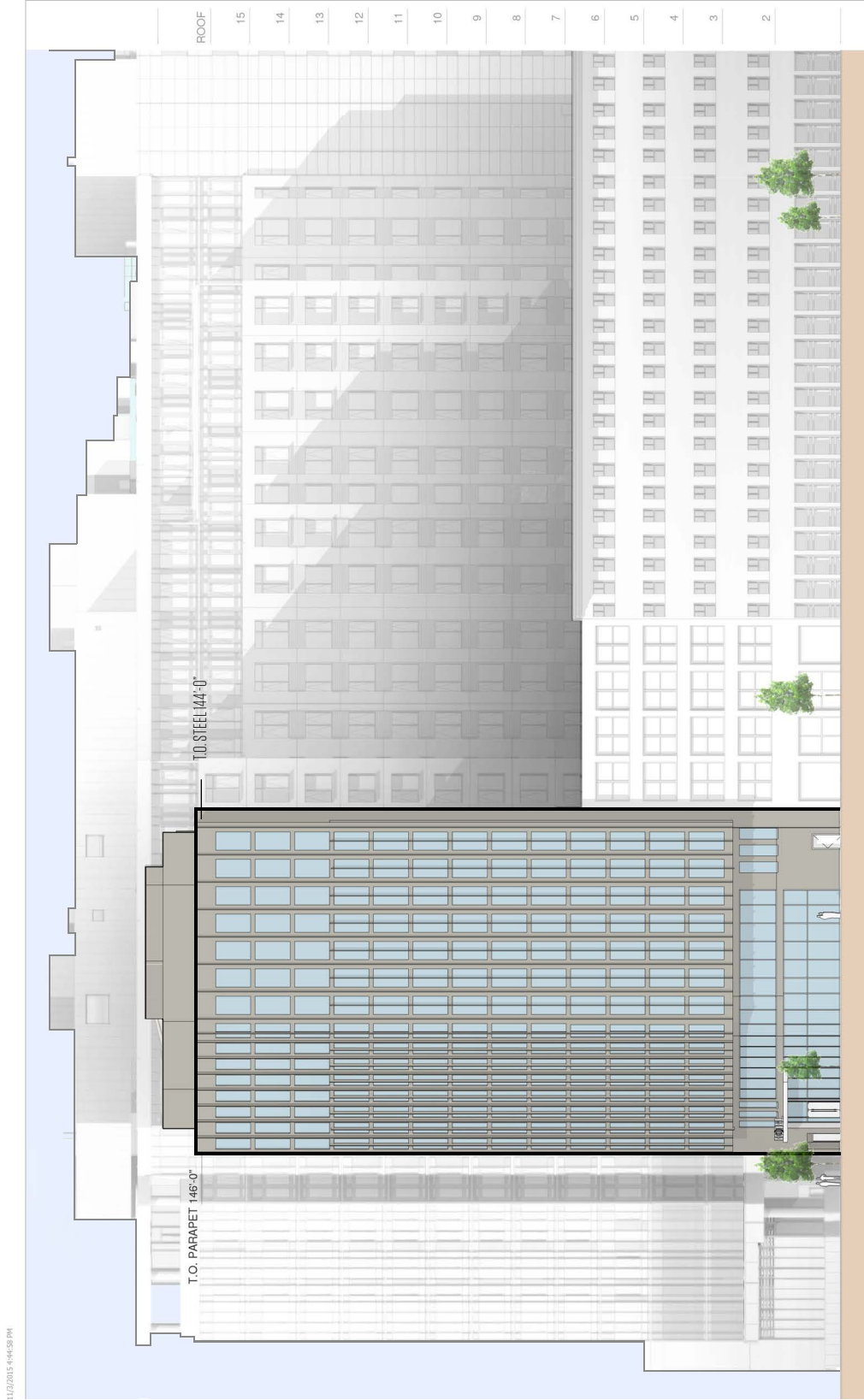


ACCESSIBLE LEVEL FLOOR PLAN

1/12" = 1'-0"



VALENTI WAY ELEVATION



NORTH WASHINGTON STREET ELEVATION

# PERSPECTIVES



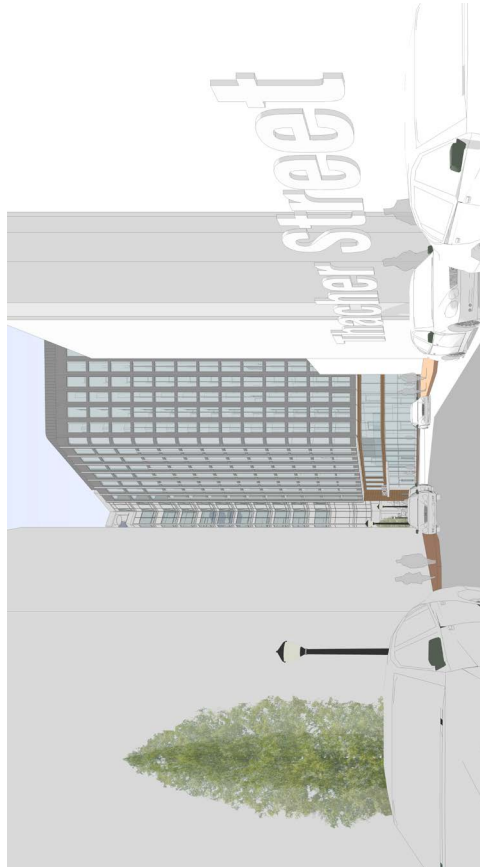
NORTH WASHINGTON / THACHER CORNER



DOWN NORTH WASHINGTON

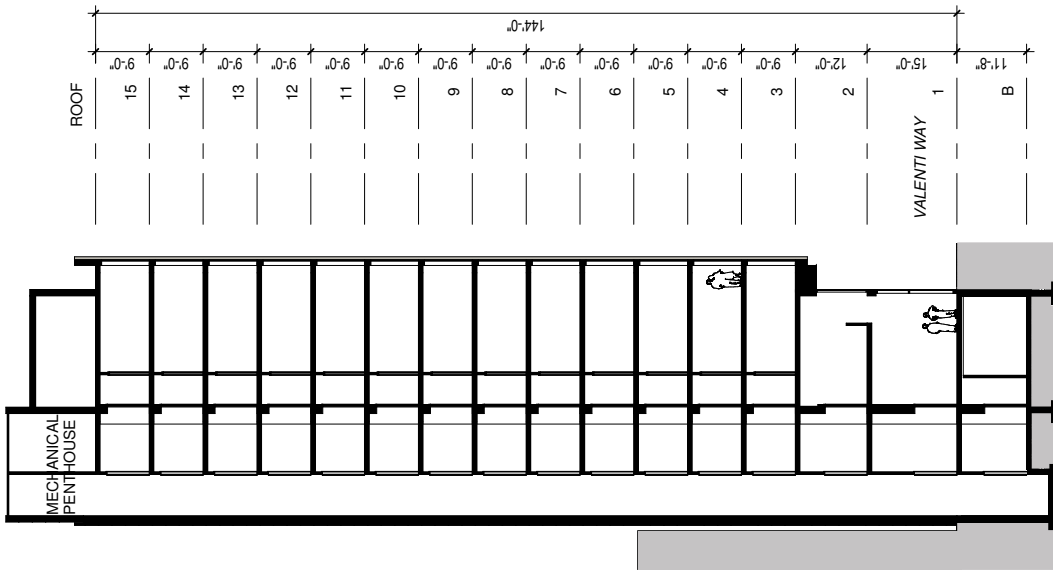


PARCEL 3 OPEN SPACE



WEST ON THACHER

N/S BUILDING SECTION



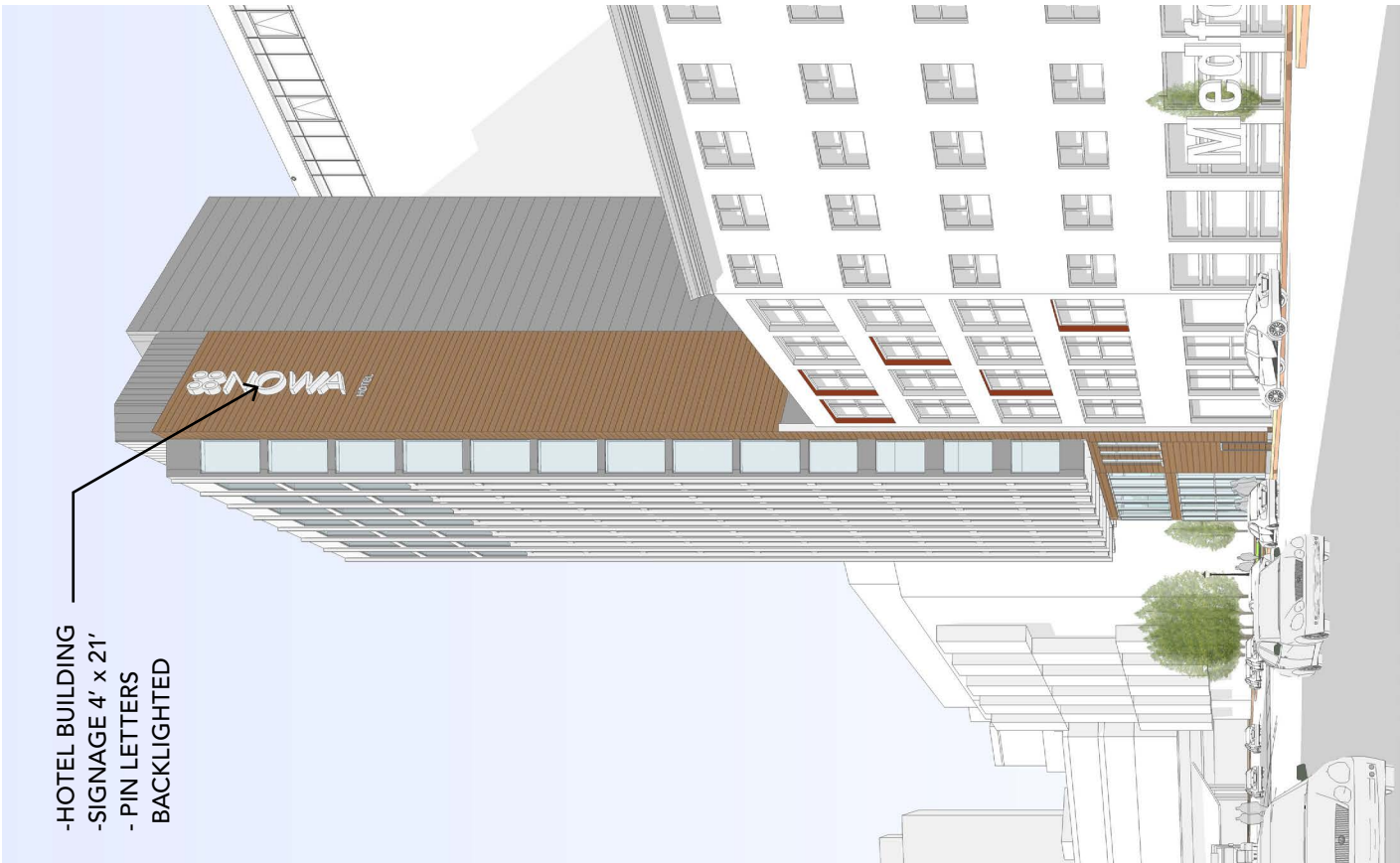
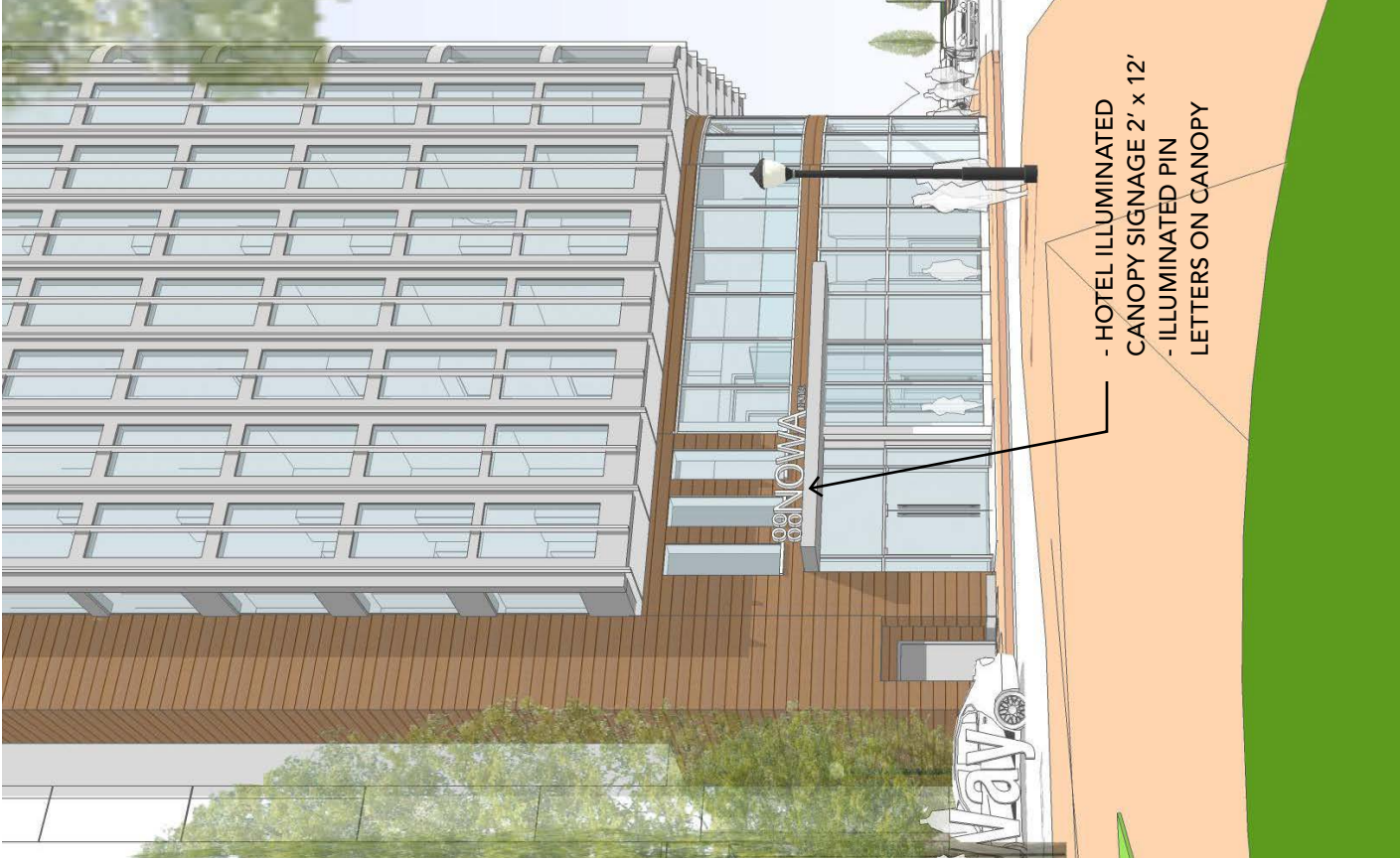
FLOOR AREA SCHEDULE

LEVEL	ROOMS		SUITE	AREA (GSF)
	STANDARD	MAAB		
ROOF				565 Mechanical, Electrical, EMR (N.I.C.)
LEVEL 15	6			2,547
LEVEL 14	6			2,547
LEVEL 13	6			2,547
LEVEL 12	4	1		2,547 Accessible
LEVEL 11	6			2,547
LEVEL 10	6			2,547
LEVEL 9	4	1		2,547 Accessible
LEVEL 8	6			2,547
LEVEL 7	6			2,547
LEVEL 6	4	1		2,547 Accessible
LEVEL 5	6			2,548
LEVEL 4	6			2,547
LEVEL 3	4	1		2,581 Accessible
LEVEL 2	0			2,123 Office, Cafe/Lounge
GROUND	0			2,058 Lobby, Fire Command Center, Trash
BASEMENT	0			2,095 Mechanical, Laundry (N.I.C.)
<b>TOTALS</b>	<b>70</b>	<b>4</b>	<b>0</b>	<b>39,991</b>

SITE AREA  
 PROPOSED AREA 2,197  
 EXISTING F.A.R. 39,991  
 PROPOSED F.A.R. 6.0  
 18.2

MAAB 5% 3.9

ROOMS  
 STANDARD 70  
 ACCESSIBLE 4  
 SUITES 0  
 TOTAL 74



BUILDING SIGNAGE