

Haymarket Hotel

Central Artery Parcel 9



BPDA Board Meeting

2018 April 12



CV PROPERTIES LLC
Development ■ Investment



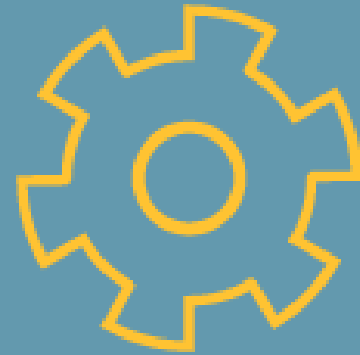


live

225

Upscale Hotel Units

- Patio and Rear Open Space
- New Street front Landscaping



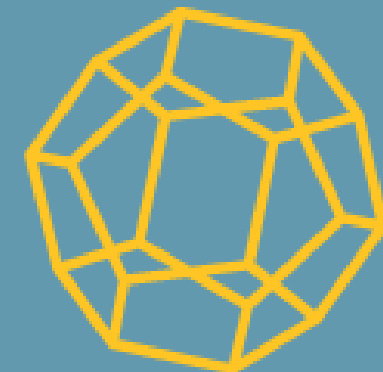
work

125

Permanent Jobs (approx.)

300

Construction Jobs (approx.)



connect

9,000 + SF of Retail/Restaurant

Rooftop Amenity

Revitalized Blackstone Street and Haymarket Pushcart Association





North Station

West End

North End

Government Center

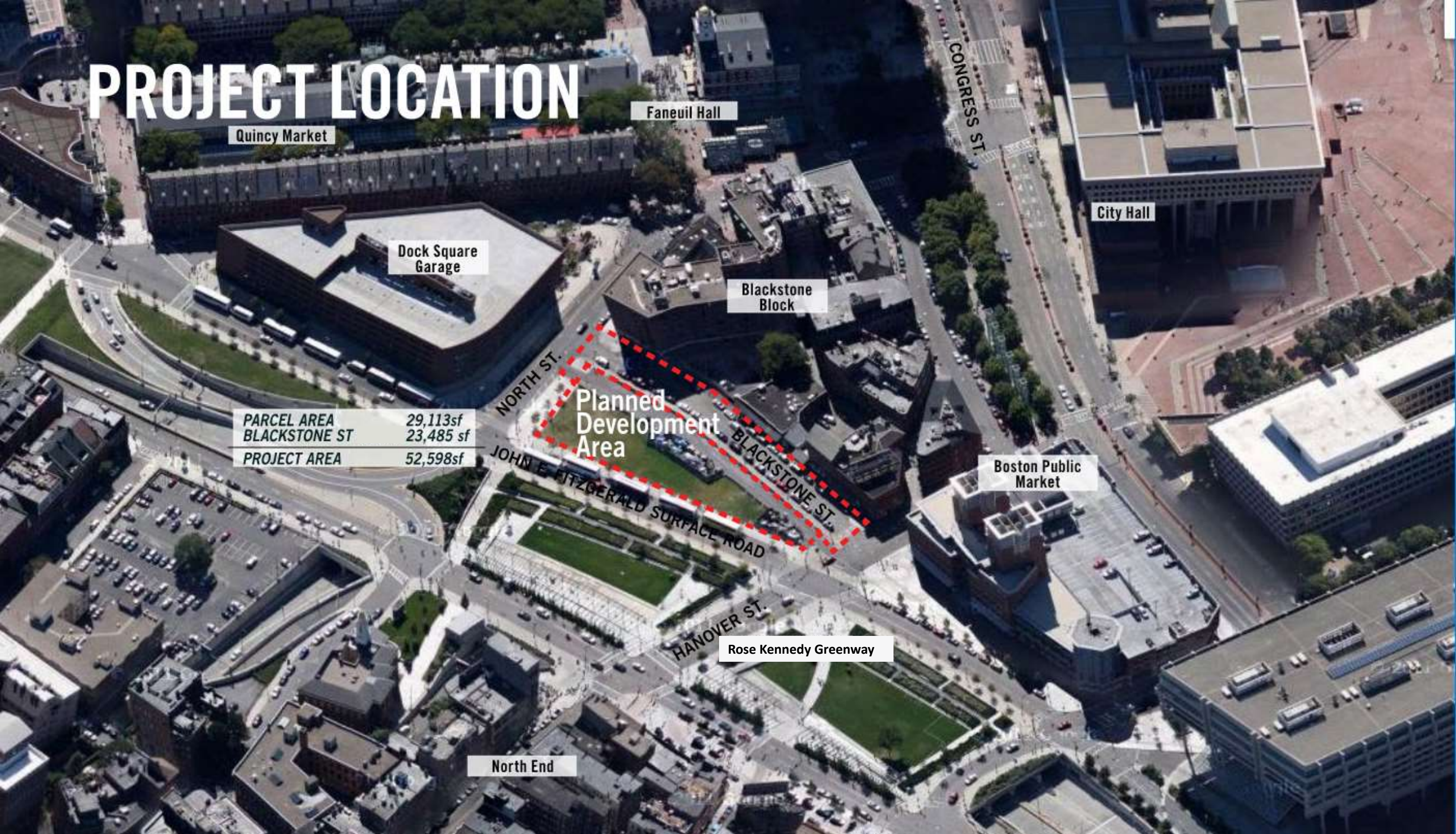
Boston

PROJECT SITE

Financial District

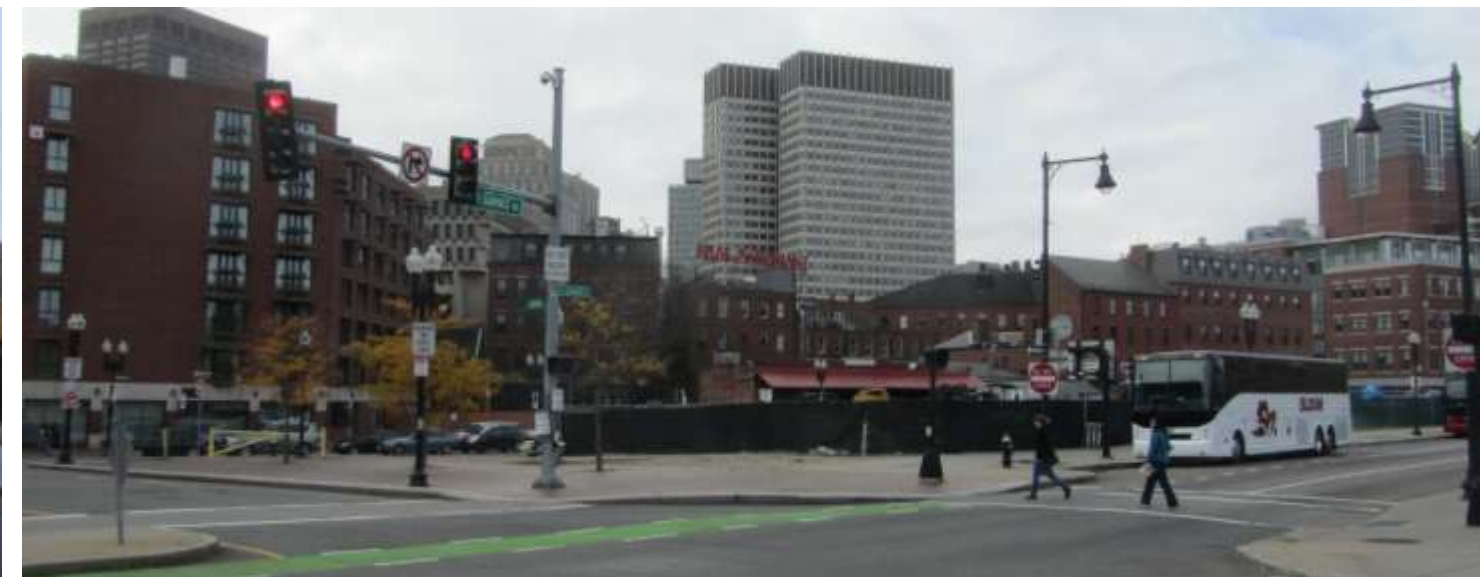
Boston Common

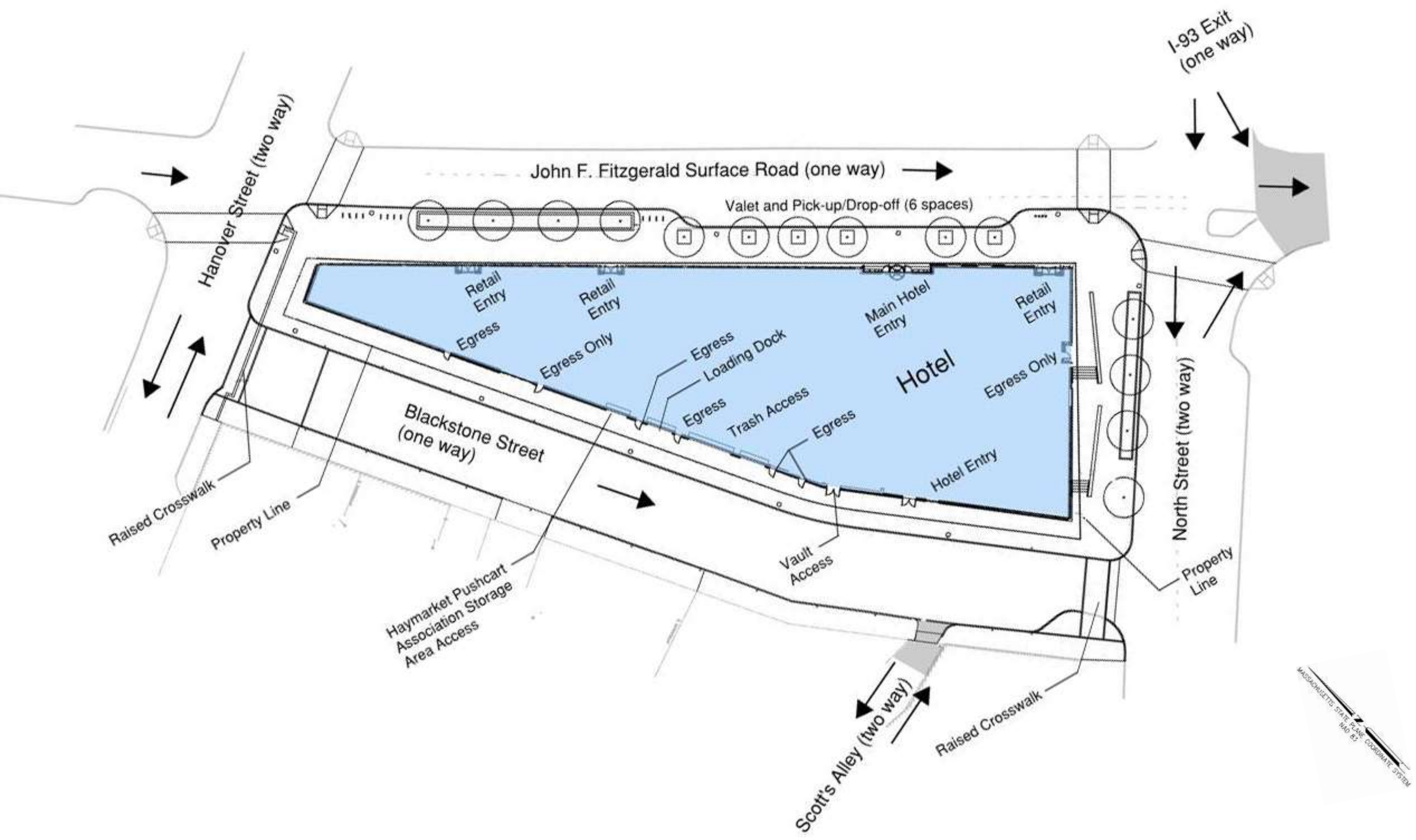
PROJECT LOCATION

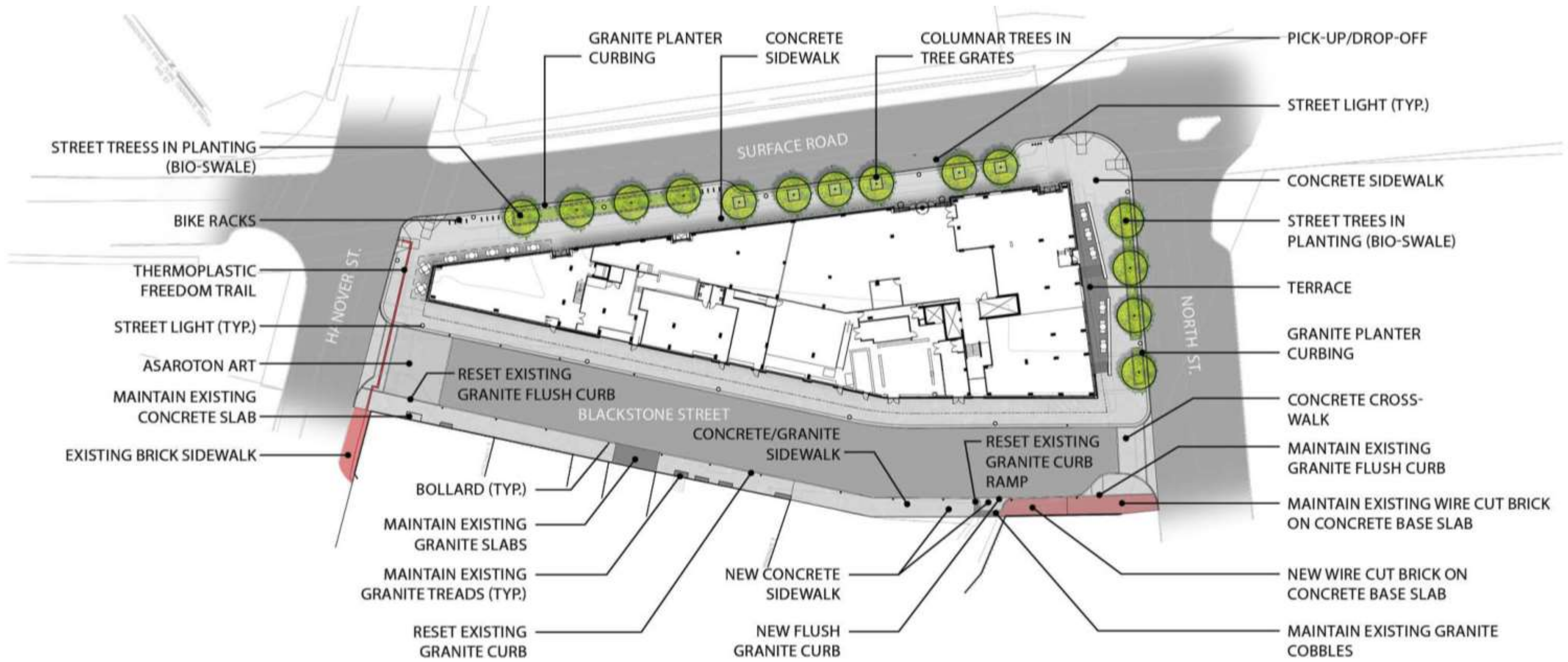


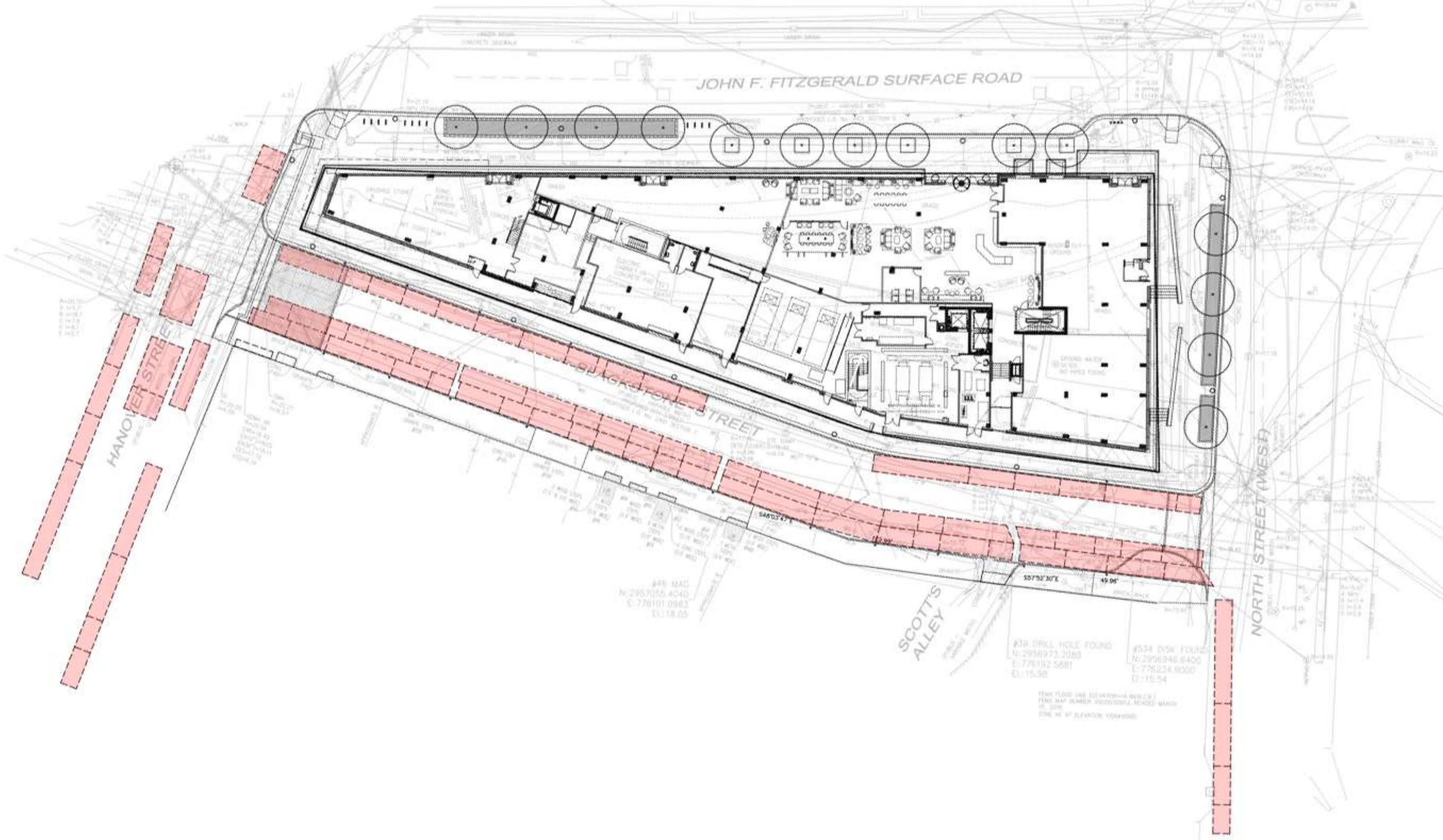
PARCEL AREA	29,113sf
BLACKSTONE ST	23,485 sf
PROJECT AREA	52,598sf

Planned
Development
Area











Haymarket Hotel
Parcel 9 – Boston, MA



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Surface Road Aerial
BPDA Board Meeting

4.12.2018

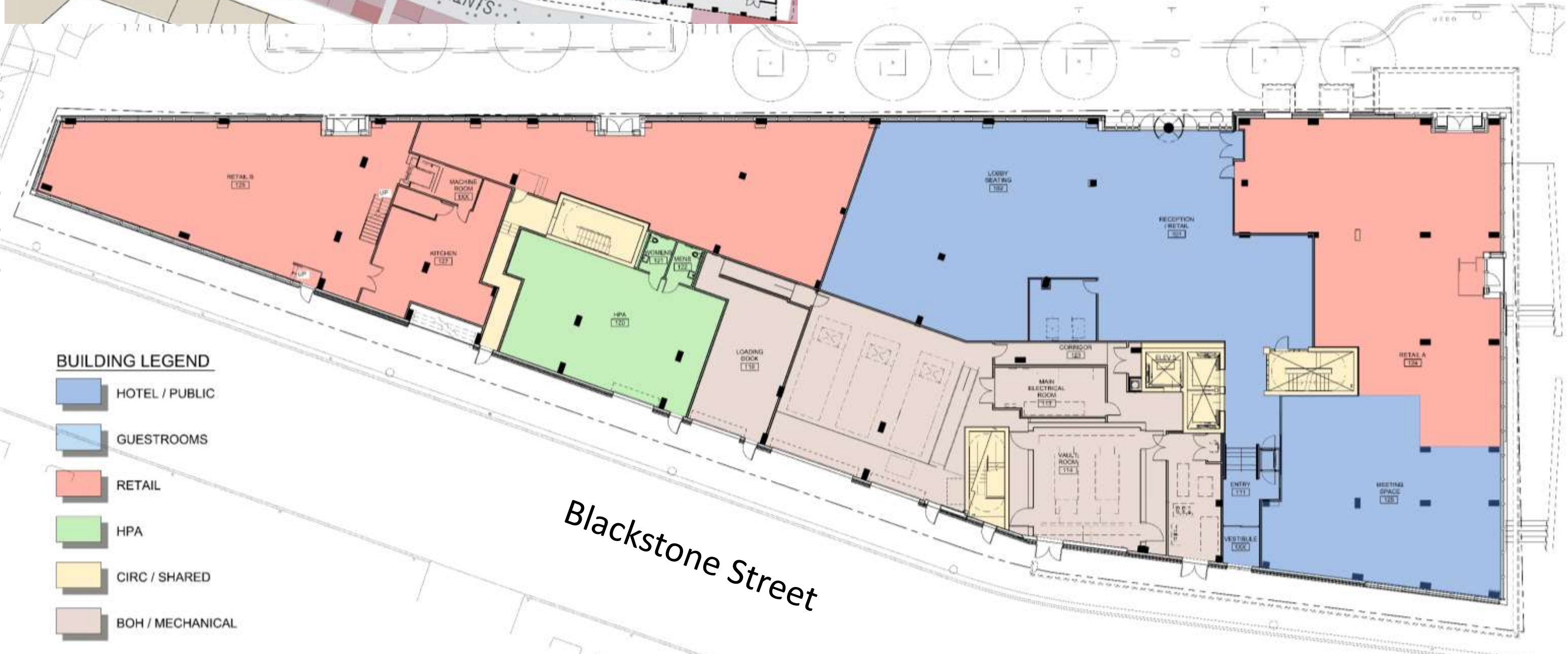


Previous Plan

Surface Road

MASSACHUSETTS STATE PLANNING BOARD COORDINATE SYSTEM

Hanover Street



North Street

Blackstone Street

BUILDING LEGEND

- HOTEL / PUBLIC
- GUESTROOMS
- RETAIL
- HPA
- CIRC / SHARED
- BOH / MECHANICAL



Surface Road Elevation



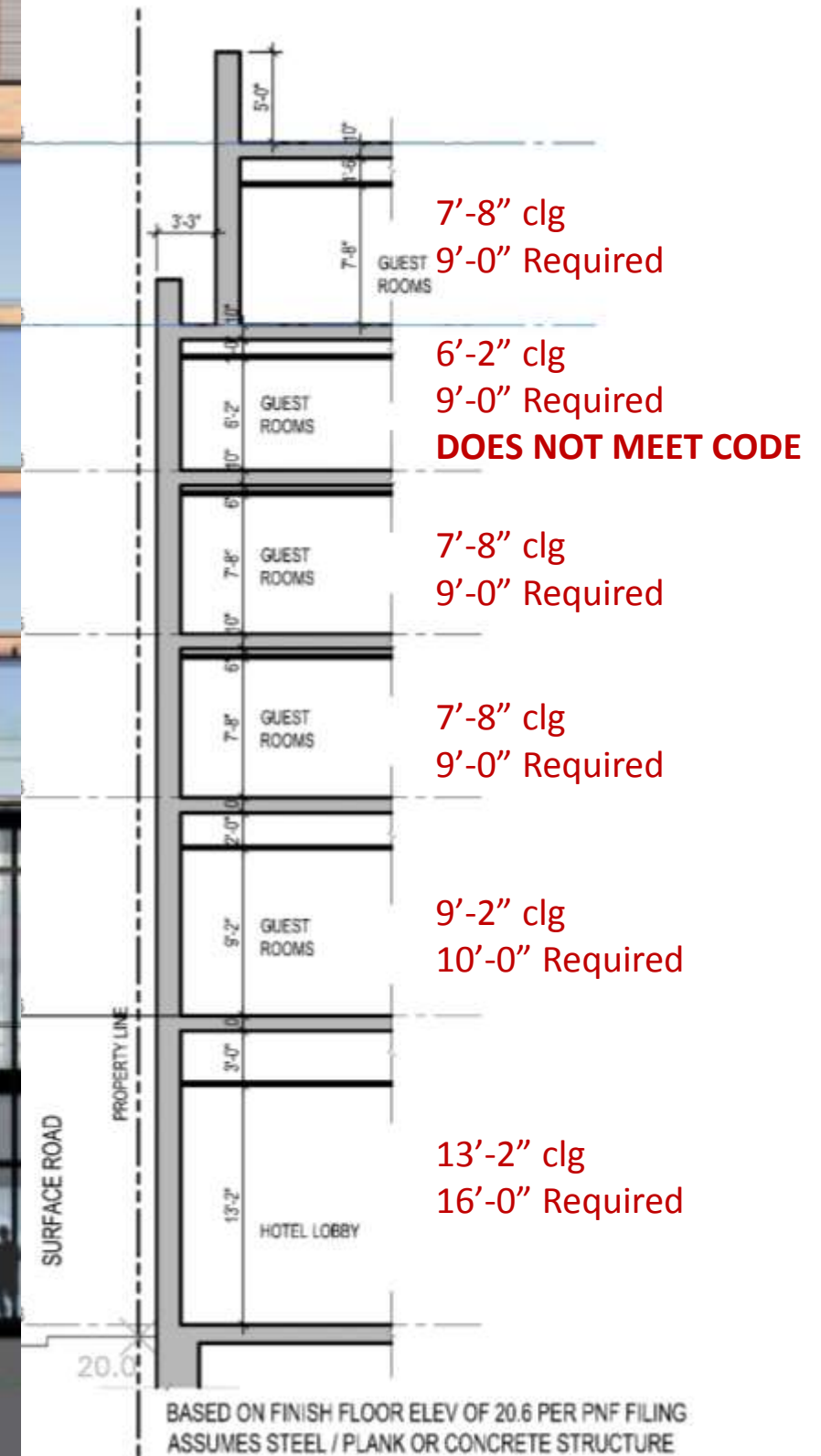
Hanover Street Elevation



Blackstone Street Elevation



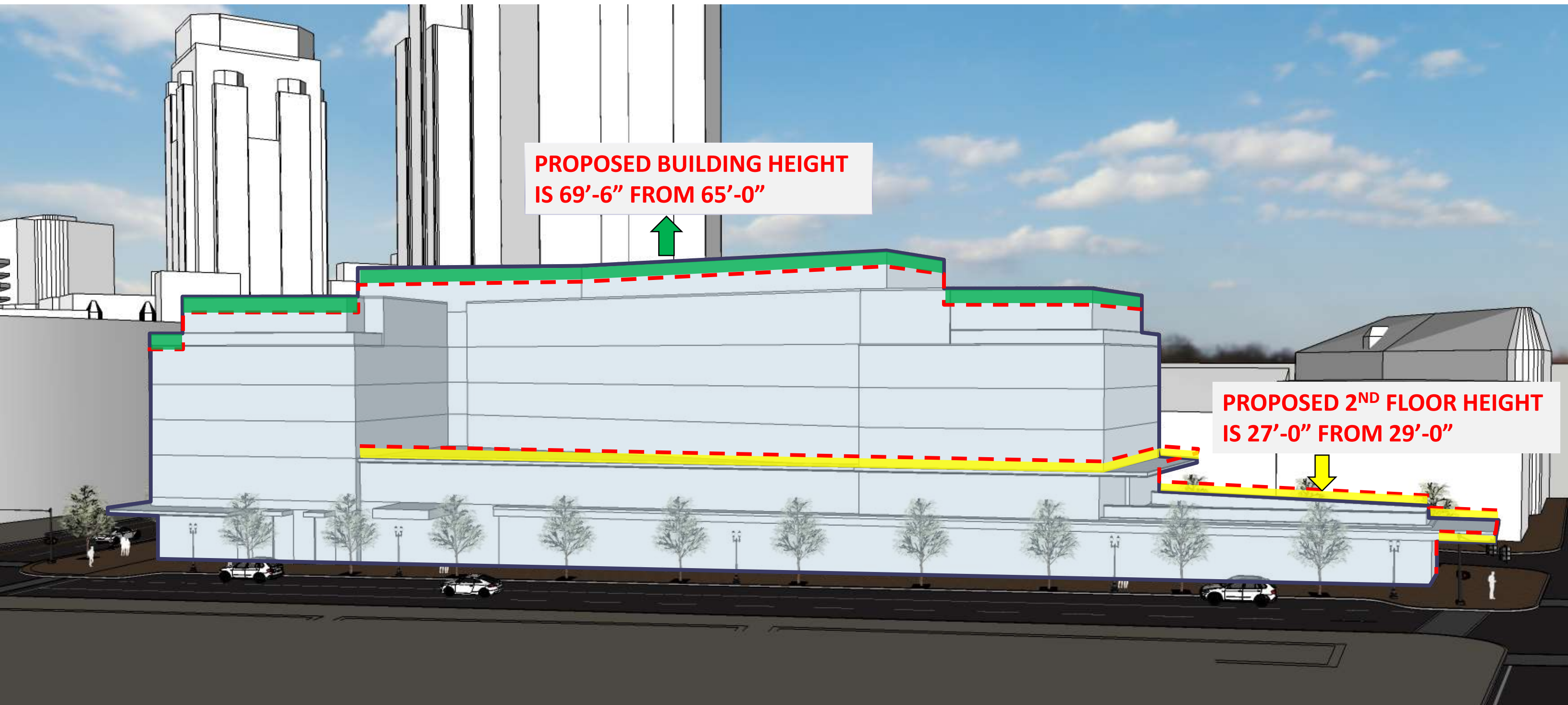
North Street Elevation



Permitted Building Elevation
Based on EPNF filing of dimensions set at
sidewalk elevation of 20.6

--- PREVIOUS BUILDING HEIGHT
— PROPOSED BUILDING HEIGHT

■ INCREASED HEIGHT AREA
■ REDUCED HEIGHT AREA





Haymarket Hotel
Parcel 9 – Boston, MA



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OLSHAN
PROPERTIES



Group One PARTNERS

Surface Road Perspective
BPDA Board Meeting

4.12.2018



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Parcel 9 – Boston, MA



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OLSHAN
PROPERTIES



Group One PARTNERS

North Street Perspective
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Public Benefits

- Create approximately 300 construction jobs.
- Create approximately 125 permanent jobs.
- Generate \$375,300_± in housing linkage funds and \$75,150_± in jobs linkage funds.
- Jobs linkage funds to be used for hotel training program.
- Complete reconstruction of Blackstone Street with street improvements, including ADA compliant ramps.
- Sublease of approximately 1,600 of space within the hotel building to the Haymarket Pushcart Association (HPA) for storage space for their members, and restrooms.
- Trash bay for use by the HPA.
- Ground Floor Restrooms available for public use.
- Sidewalk improvements, new street trees and new street lighting along John F. Fitzgerald Surface Road, Hanover Street, and North Street, including bicycle racks for the public.
- Restoration of the Freedom Trail segment that passes along Hanover Street west of the hotel building.
- Meeting space within the hotel for community meetings to be made available in partnership with the Boston Center for Youth and Families Nazzaro Center.
- Relocation and recreation of the Asaroton public art work adjacent to the Hanover Street crosswalk.
- Generation of approximately \$780,000 annually in real estate taxes for Boston.
- Construction of new retail and restaurant spaces that will enliven street light on this long-vacant site.
- LEED certified building that has sustainable design features minimizing environmental impacts and providing for climate resiliency.