

An aerial photograph of an industrial or commercial area. A large, multi-story building with a flat roof and several vertical pipes or chimneys is the central focus. To the left of this building is a large parking lot filled with cars. To the right is another parking lot with several white trucks parked in rows. The area is surrounded by other industrial buildings and streets. A blue and white diagonal graphic element separates the image from the text below.

# Loftel Boston 151 Porter Street

Jeffries Point Neighborhood Association

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February 2015



# Agenda



- › Introductions
- › Owner Background
- › Development Team
- › Existing Conditions
- › Project Plans
- › Timeline



# Development Team



- › **Owner:** Porterfrank Realty/Heath Management Company
- › **Project Manager:** Colliers
- › **Architect:** Sharkey Design
- › **Contractor:** TBD
- › **Transportation Consultant:** Nitsch Engineering
- › **Civil Engineer:** Nitsch Engineering
- › **Landscape Architect:** UBLA
- › **Legal Counsel:** Kara, P.C.



# Porterfrank Realty/Heath Management



- › Developed & owns XV Beacon & Inn at St. Botolph
- › Columbus Hospitality Group
- › 250 projects in Boston since 1975
- › Purchased 151 Porter Street in late 2013





# The Site



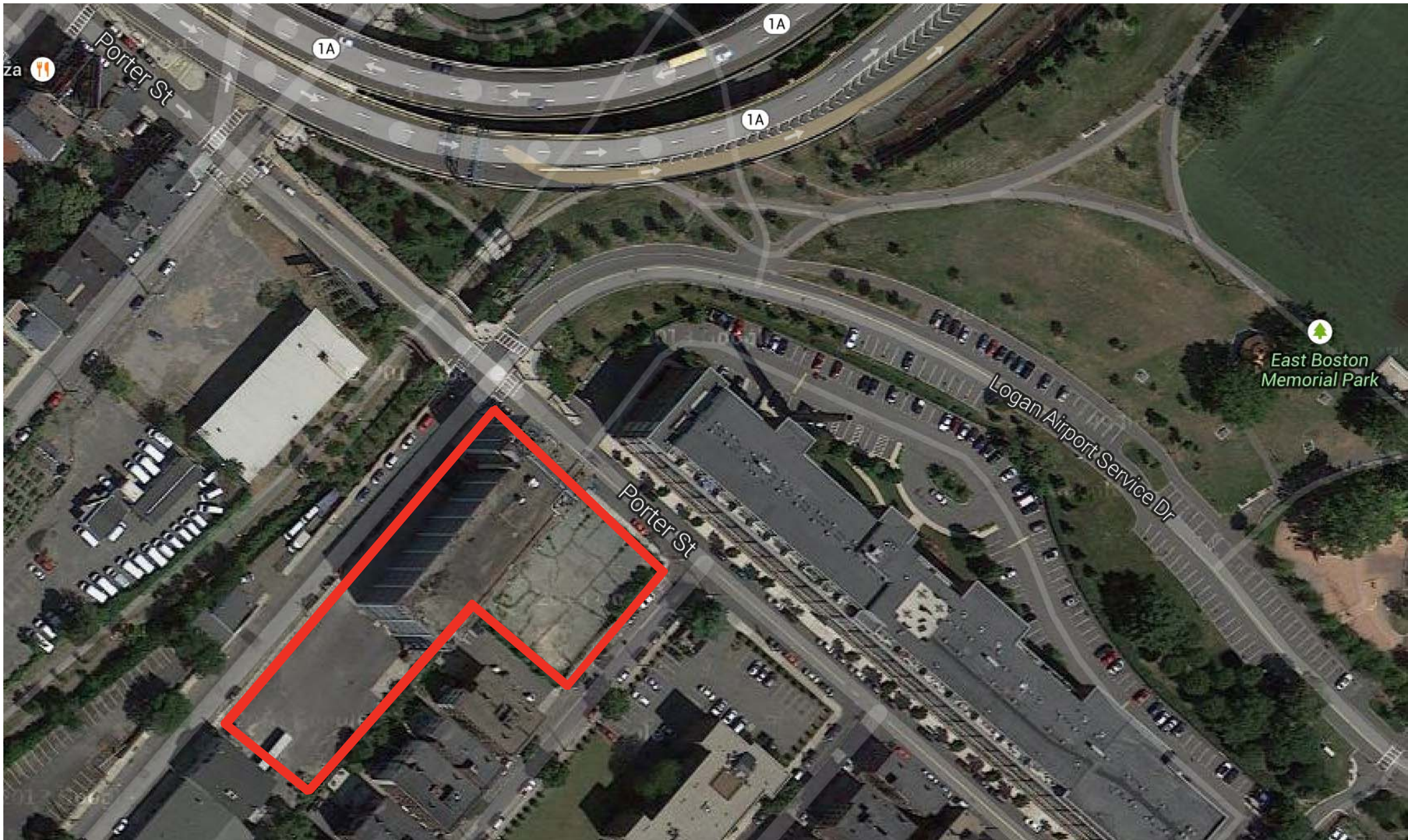


# The Site





# The Site





# The Site





# The Building









# The Building





# The Building



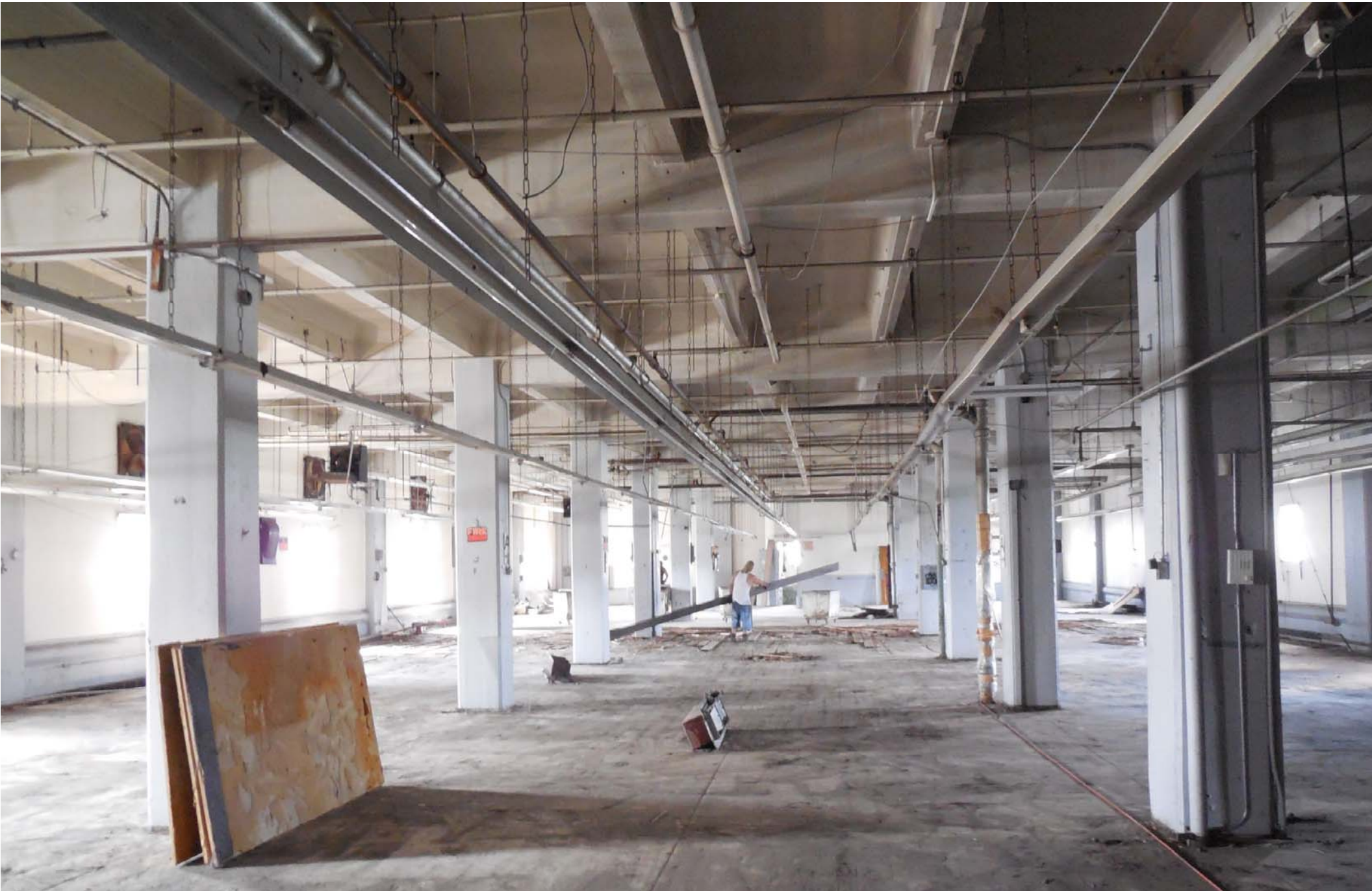


# The Building





# The Building





# Roofscape





# Existing Cellular Installation





# Project Overview



- › 69,000 SF of rehab + 6,000 SF penthouse
- › \$20 million TDC
- › 127-room boutique hotel
- › New street-level restaurant and bakery/cafe
- › 65 on-site parking spaces
- › 78'5 stories existing building height; 88'6 stories proposed



# Changes since IAG Meeting 10/2014



- › Eliminated guestroom floor addition
- › Reduced building height from 104' to 88'
- › Reduced number of guestrooms from 150 to 127
- › Added bakery/café on Orleans Street
- › Reduced on-site parking from 92 cars to 65 cars
- › New street-level restaurant and bakery/cafe
- › Significant changes to exterior architecture

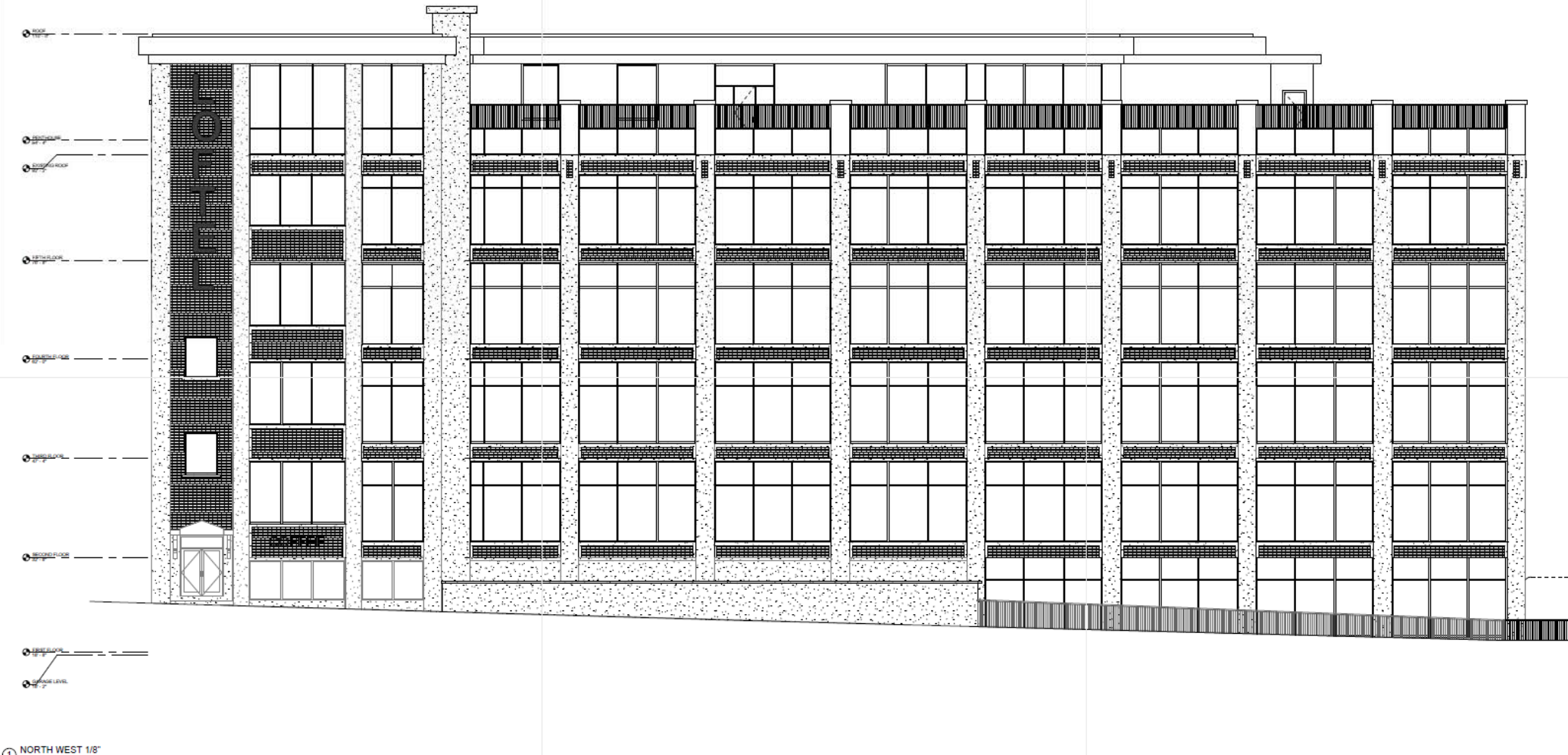


# Site Plan





# Primary Elevation



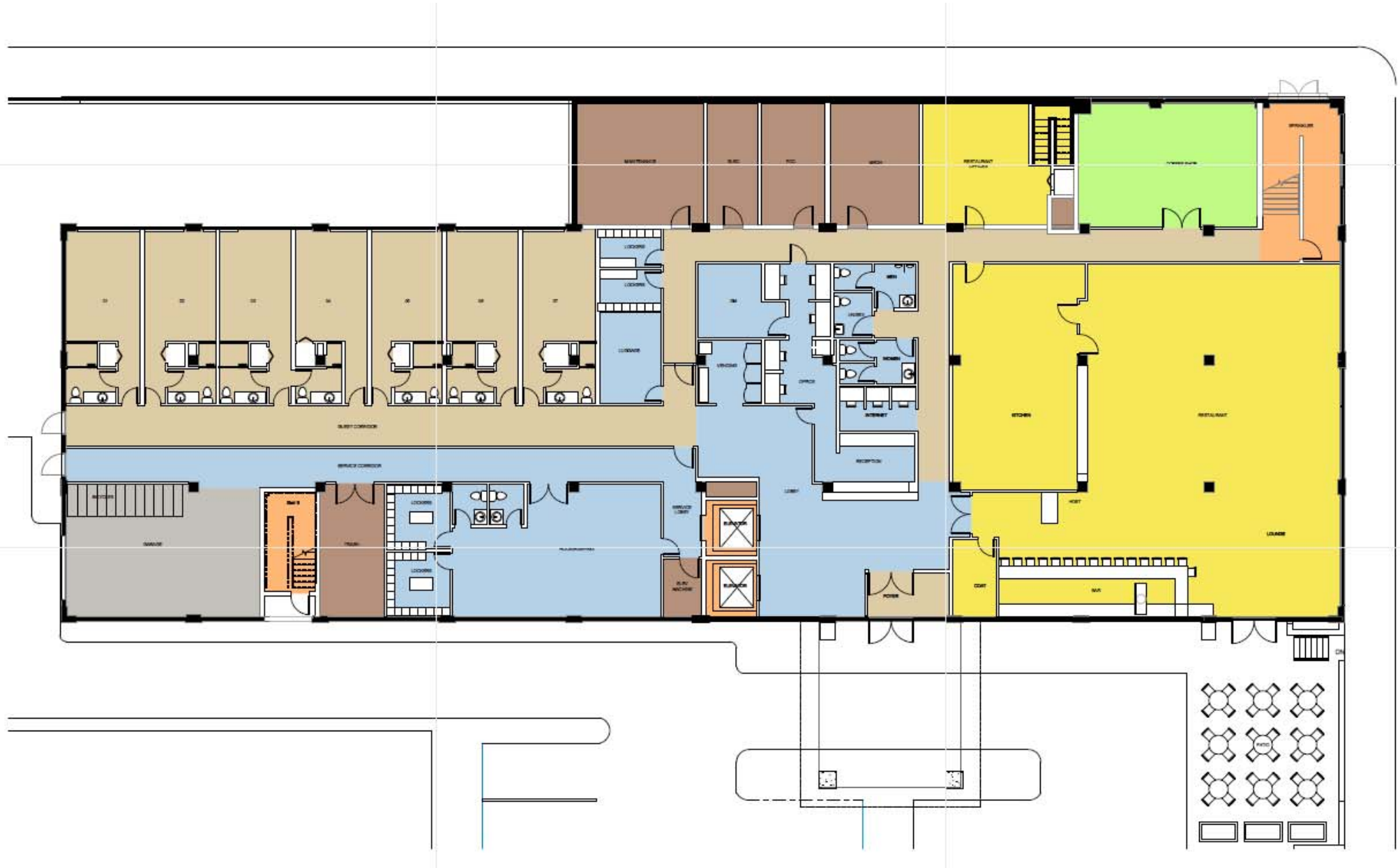


# Original Proposal vs. Current Proposal (-16')





# Ground Floor Plan





# Typical Floor Plan (2<sup>nd</sup> - 5<sup>th</sup> floor)





# Roof Plan (6<sup>th</sup> floor)





# Previous Rendering





# New Rendering





# New Rendering





# Historical Emphasis





# Timeline



- › IAG Meeting: October 2014
- › PNF Filing: February 2015
- › Design Documents: Spring-Summer 2015
- › Construction Commences: Summer-Fall 2015
- › Construction Completion: Summer 2016



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