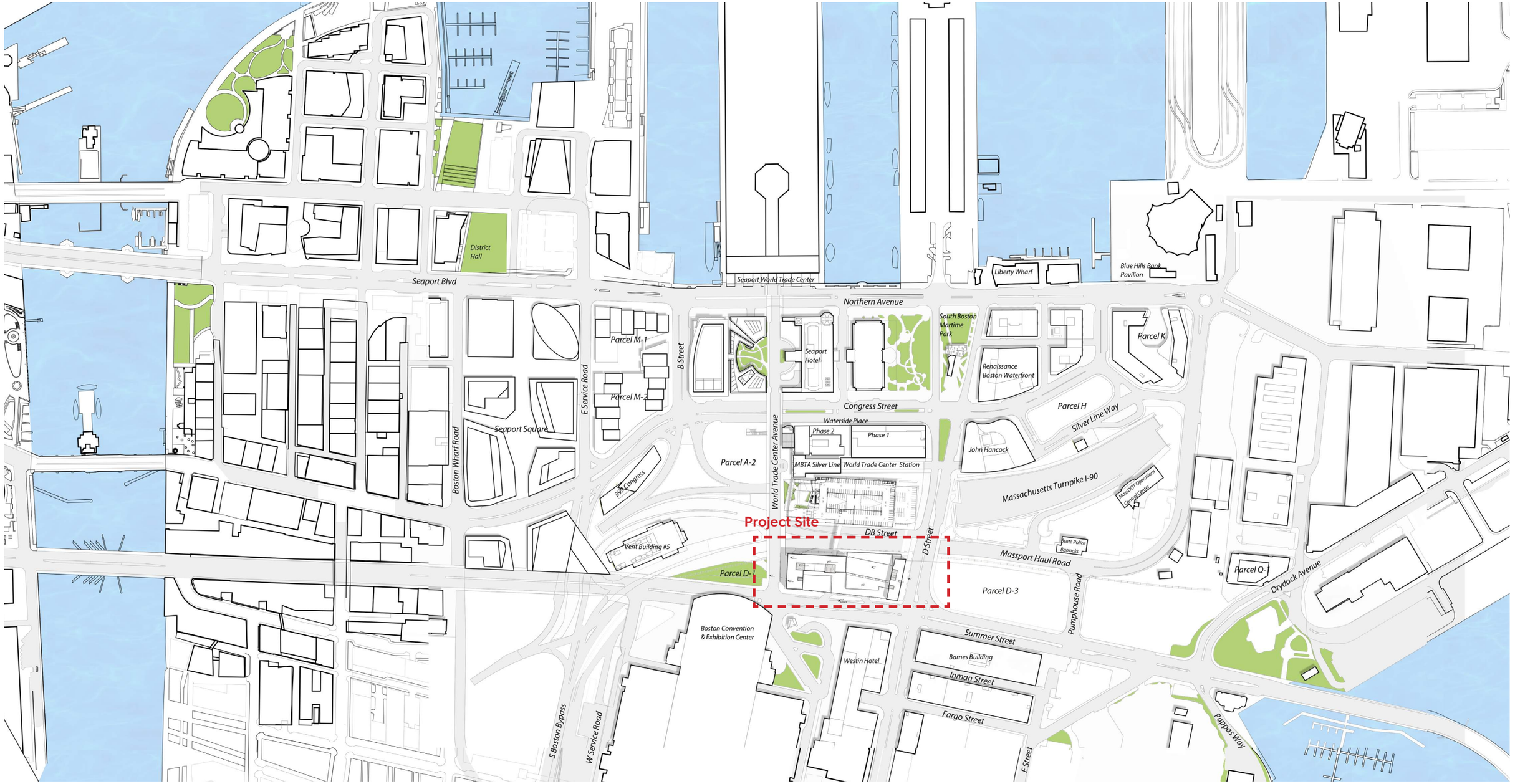
OMNI BOSTON SEAPORT HOTEL

BCDC PRESENTATION

SEPTEMBER 5, 2017

OMNI HOTELS & RESORTS | New Boston Hospitality | ELKUS MANFREDI ARCHITECTS | Stull and Lee Incorporated | mikyoung kim design



OMNI BOSTON SEAPORT HOTEL
Boston, MA

Locus Plan

SEPTEMBER 5, 2017

N

0 125 250

1" = 250'

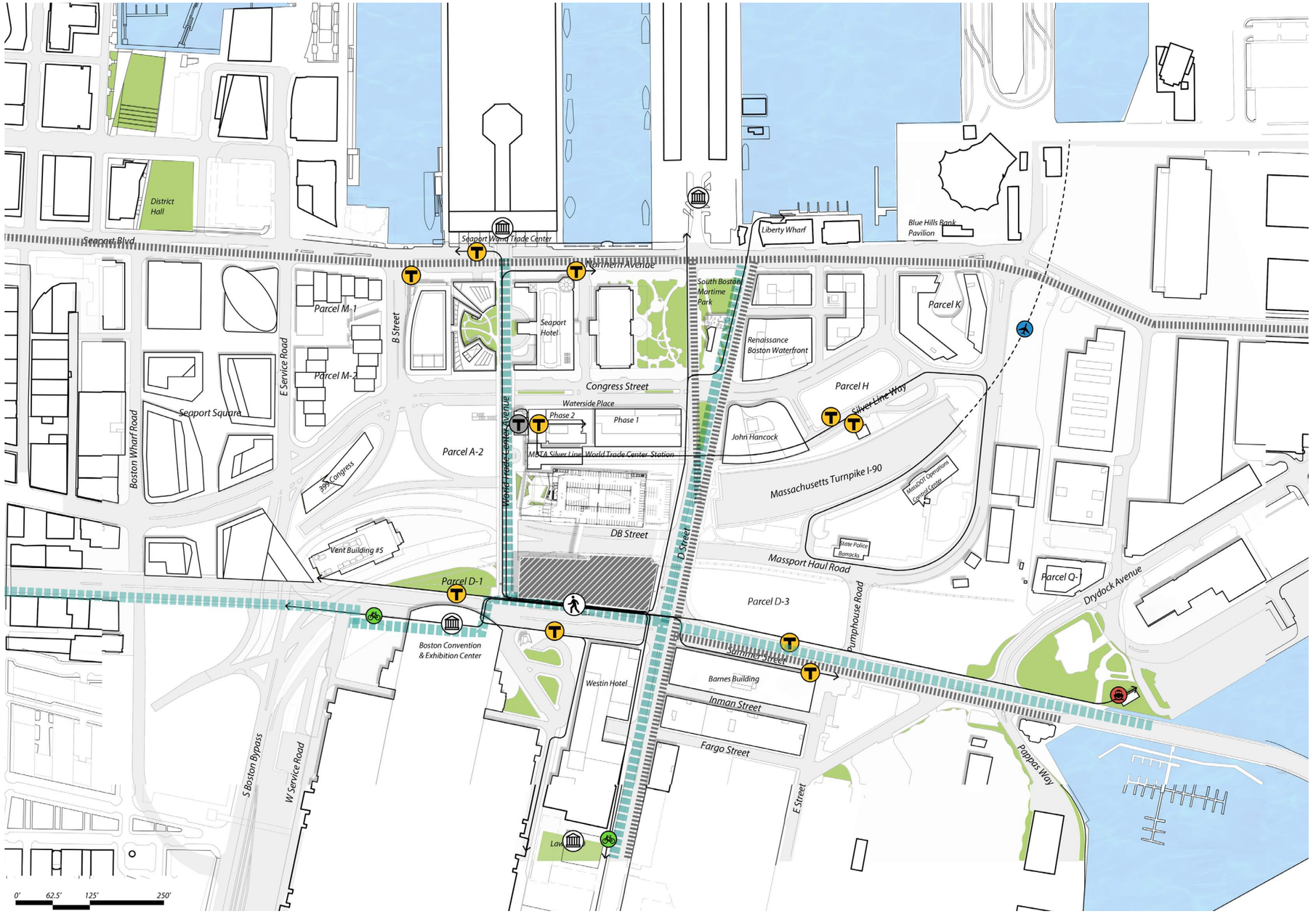
New Boston Hospitality

ELKUS | MANFREDI ARCHITECTS

Stull and Lee Incorporated

PROJECT FACTS

SITE AREA	1.7 ACRE
GROSS FLOOR AREA	788,500 SF
F.A.R.	10.6
BUILDING HEIGHT	218'-0"
STORIES	21
BUILDING PROGRAM	
HOTEL KEYS	1,054±
MEETING/FUNCTION	120,000± SF*
	*INCLUDING PREFUNCTION
RETAIL/RESTAURANT	40,000± SF
PARKING SPACES	
STREET	3±
SBWTC GARAGE	400 FOR HOTEL USE*
	*ADDITIONAL PARKING AVAILABLE FOR EVENTS AND RESERVATIONS



- Bike Lane
- Primary Pedestrian Route
- Landmark
- Silver Line Station
- Bus Stop
- BikeSharingStation
- Tunnel to Logan Airport
- EDIC Pier

EastportPark

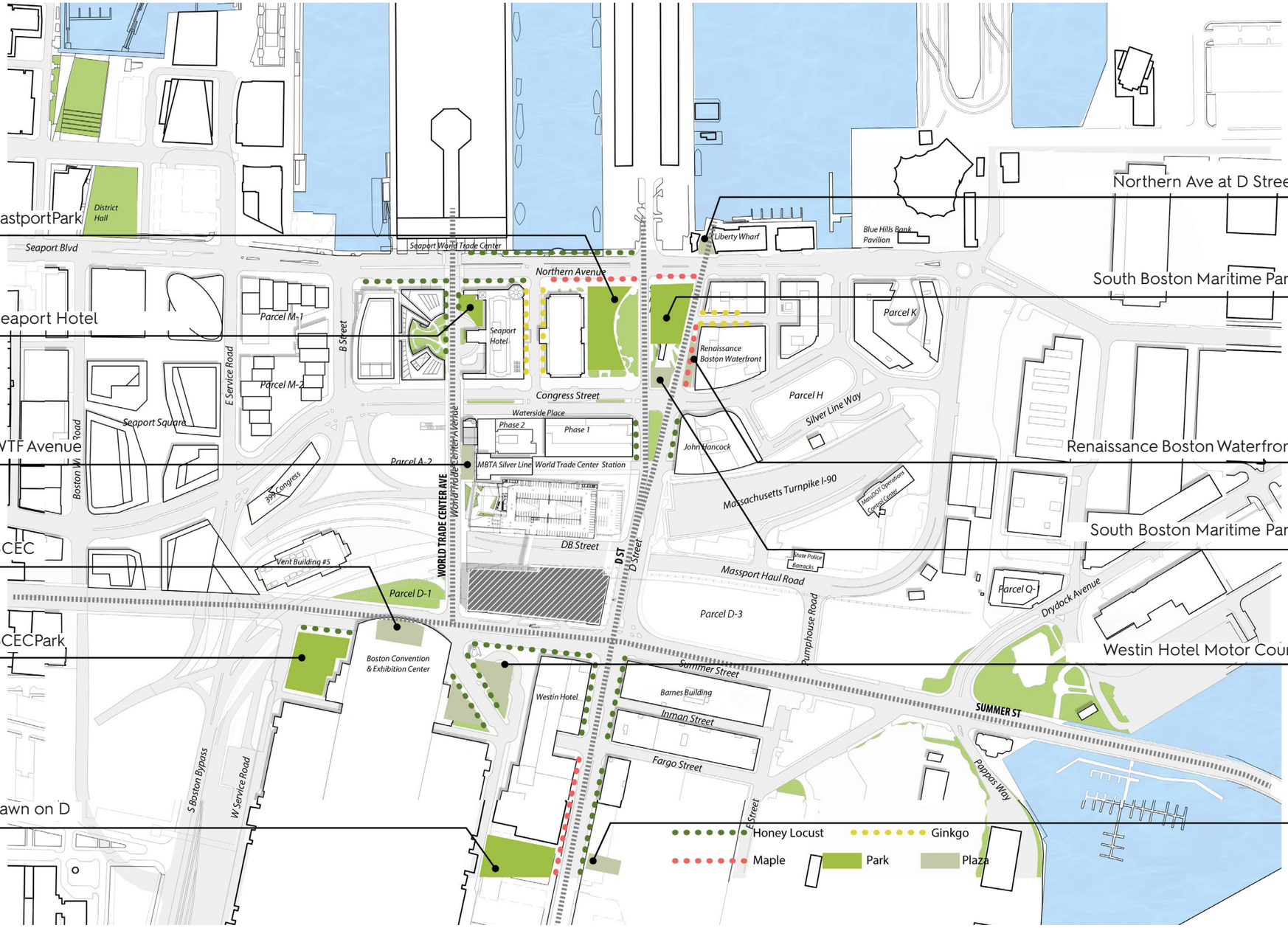
Seaport Hotel

WTF Avenue

BCEC

BCECPark

Lawn on D



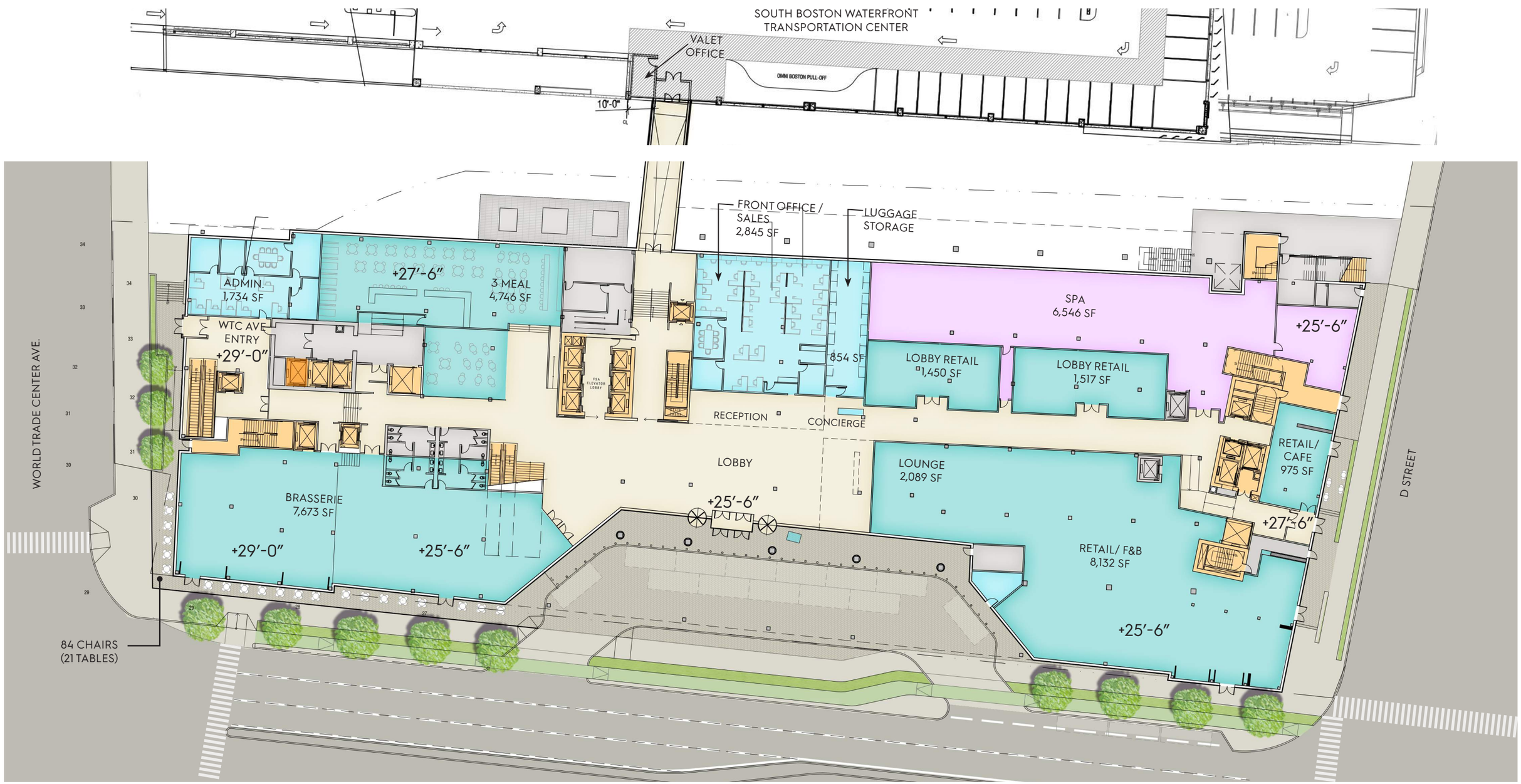
Northern Ave at D Street

South Boston Maritime Park

Renaissance Boston Waterfront

South Boston Maritime Park

Westin Hotel Motor Court



RETAIL | HOTEL SERVICES | VERTICAL CIRCULATION | HOTEL CIRCULATION | SPA | BACK OF HOUSE

OMNI BOSTON SEAPORT HOTEL
Boston, MA

Level 1 - Ground

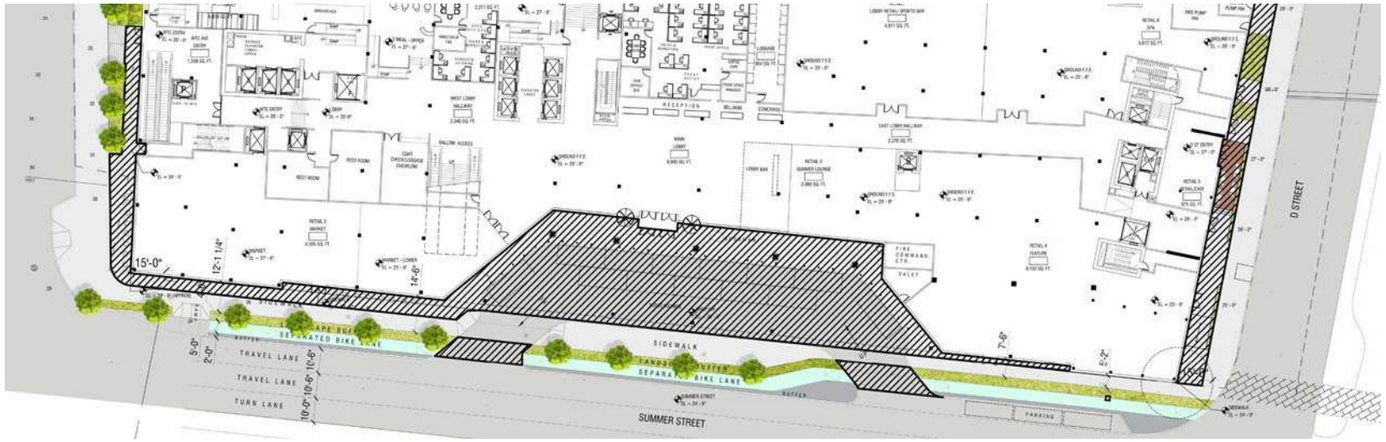
SEPTEMBER 5, 2017

mkyoung kim design

New Boston Hospitality

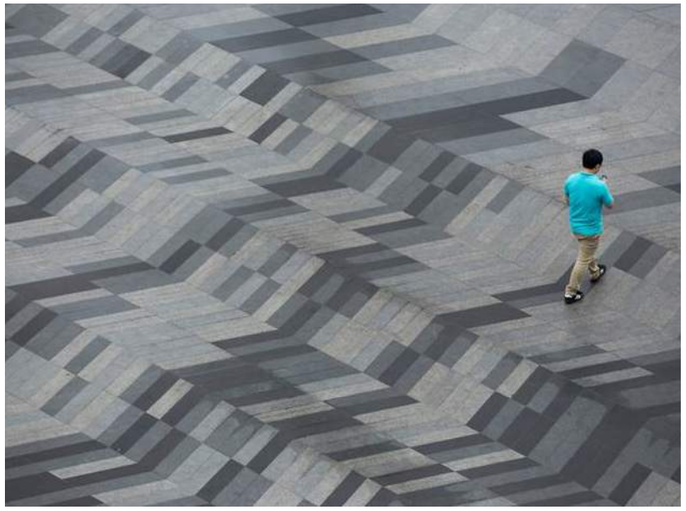
ELKUS | MANFREDI ARCHITECTS

Stull and Lee Incorporated



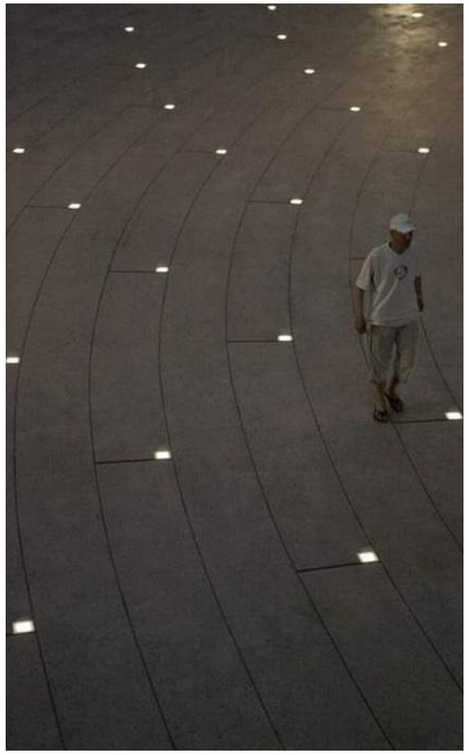
SPECIALTY PAVING AREAS

MODULAR PAVING



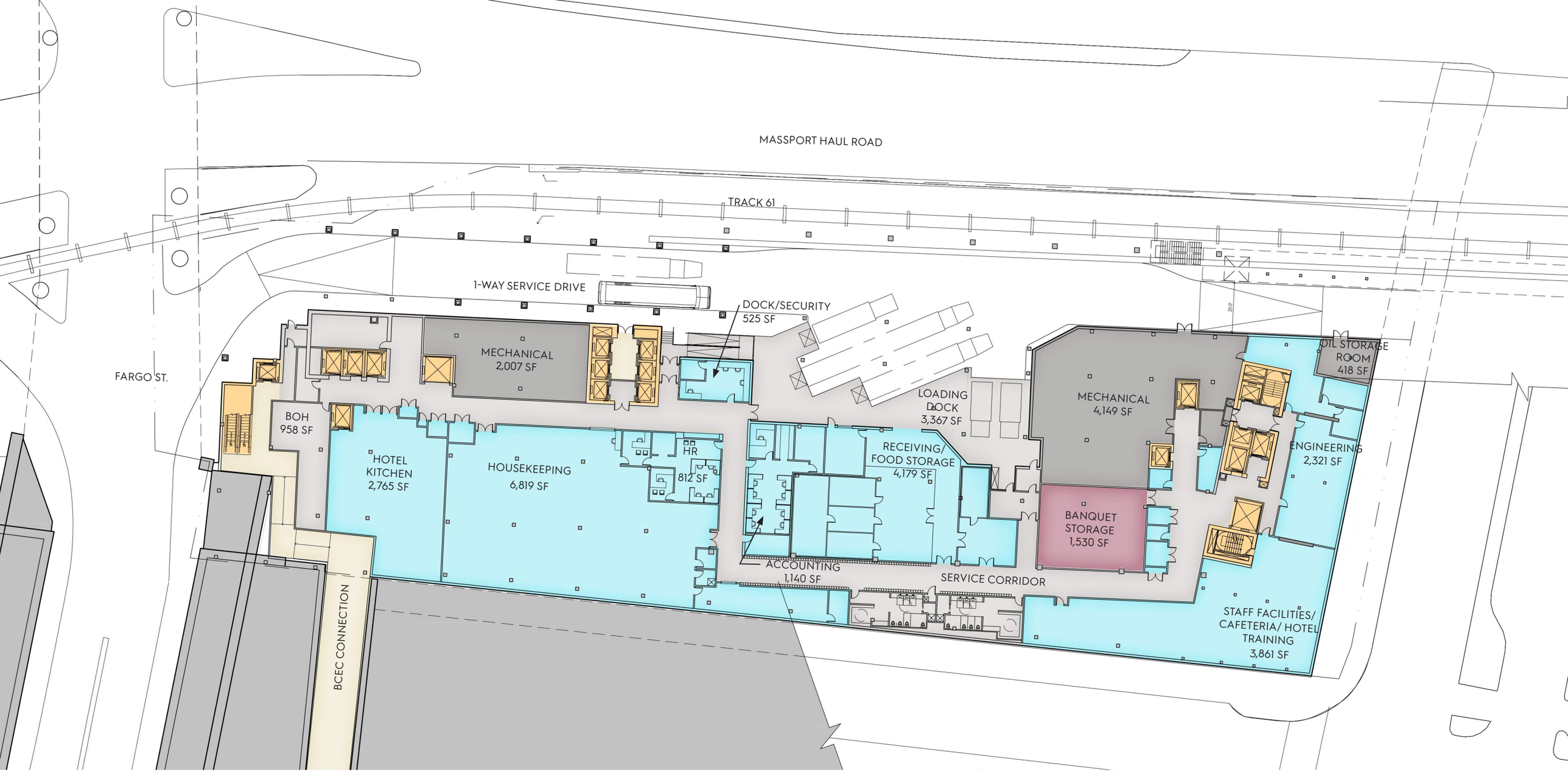
GEOMETRIC PAVERS

CLEAN DETAILS



INTEGRATED LIGHTING

mikyoung kim design



OMNI BOSTON SEAPORT HOTEL
Boston, MA

Level B1

SEPTEMBER 5, 2017

N

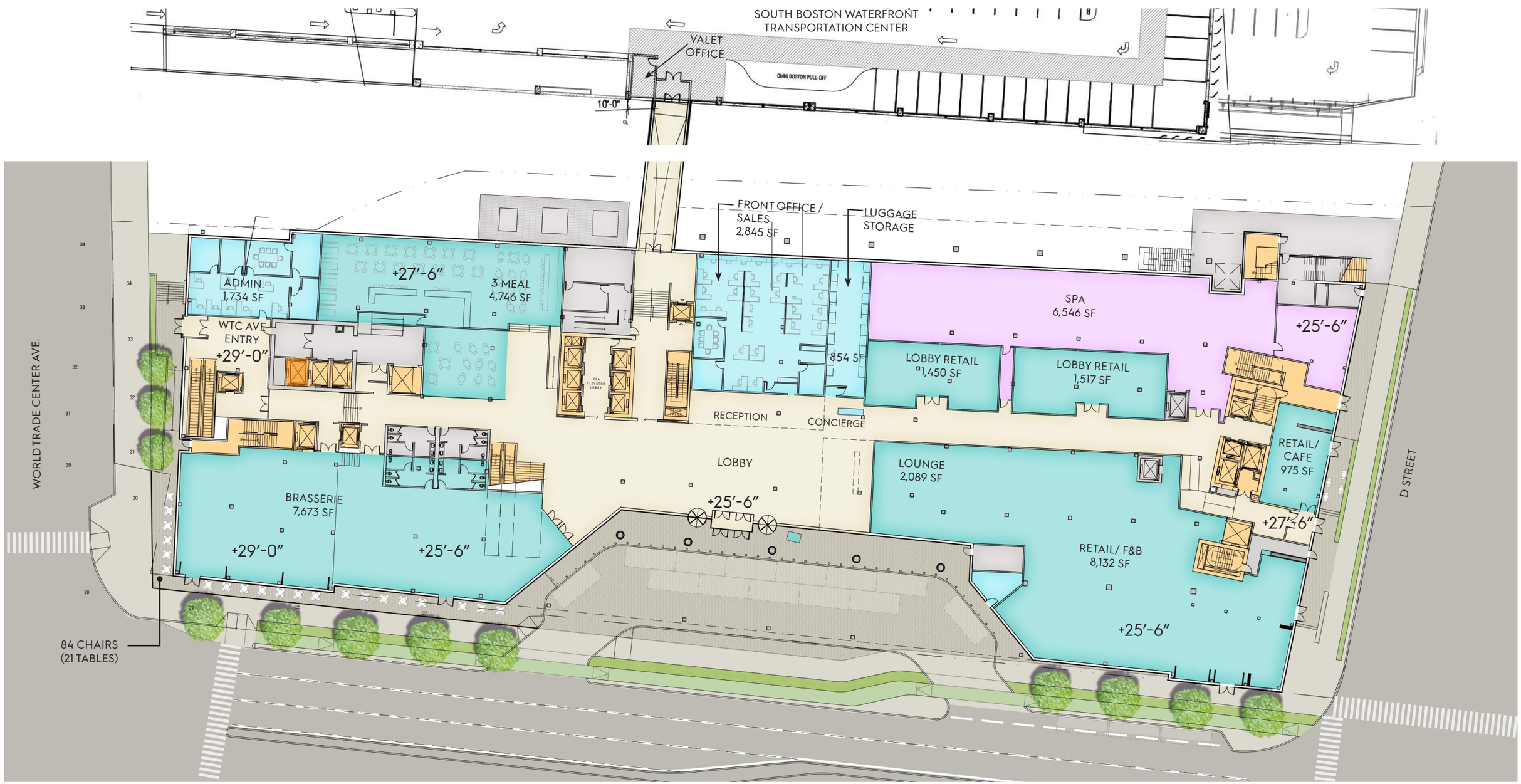
0 10 20 40

1" = 40'

New Boston Hospitality

ELKUS | MANFREDI ARCHITECTS

Stull and Lee Incorporated



RETAIL | HOTEL SERVICES | VERTICAL CIRCULATION | HOTEL CIRCULATION | SPA | BACK OF HOUSE

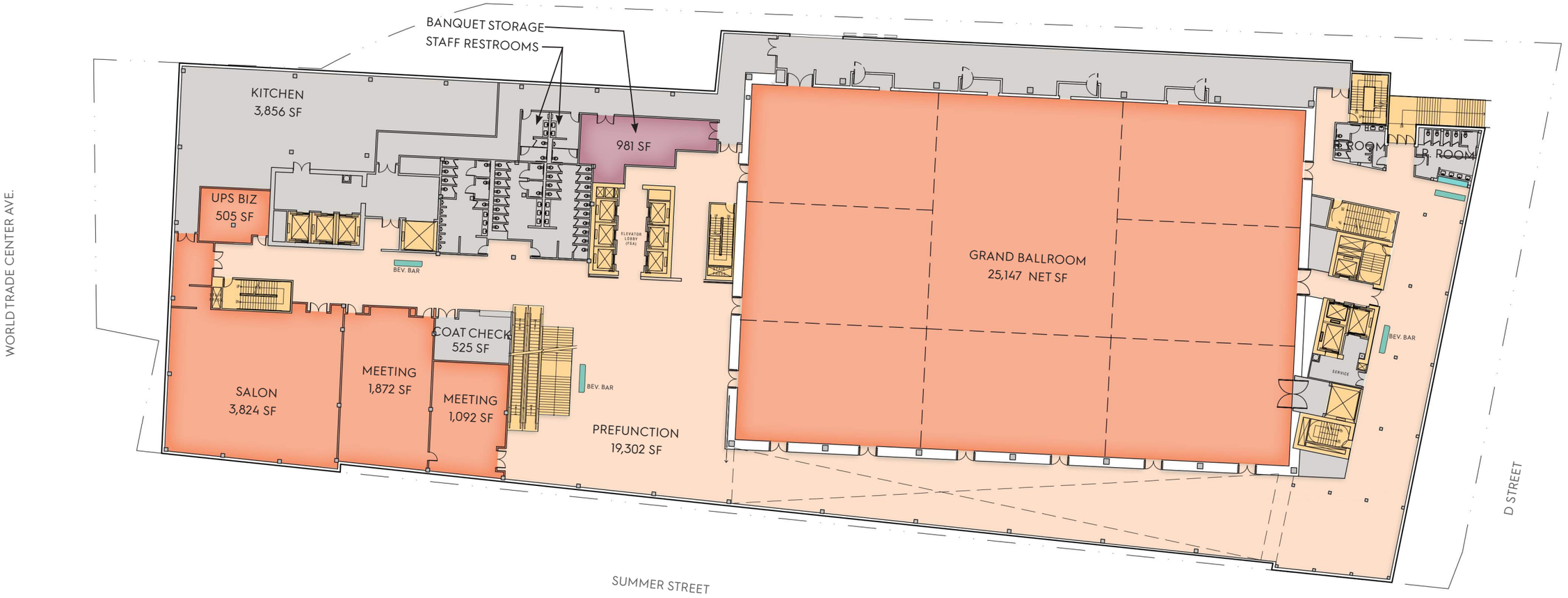
OMNI BOSTON SEAPORT HOTEL
Boston, MA

Level 1 - Ground

SEPTEMBER 5, 2017

mkyoung kim design

New Boston Hospitality | ELKUS | MANFREDI ARCHITECTS



PREFUNCTION

CONVENTIONING | VERTICAL CIRCULATION | HOTEL CIRCULATION | BANQUET STORAGE | GUESTROOM AREAS | BACK OF HOUSE

OMNI BOSTON SEAPORT HOTEL
Boston, MA

Level 2

SEPTEMBER 5, 2017

N

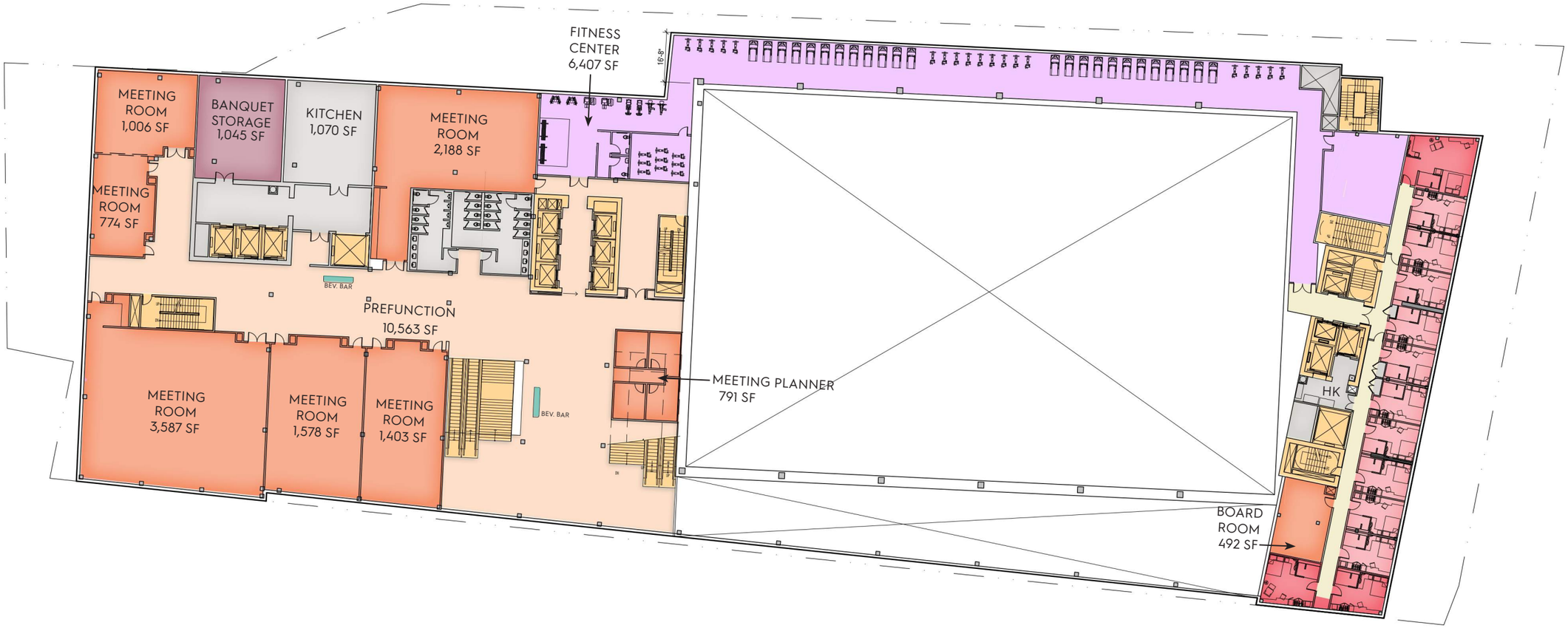
0 10 20 40

1" = 40'

New Boston Hospitality

ELKUS | MANFREDI ARCHITECTS

Stull and Lee Incorporated



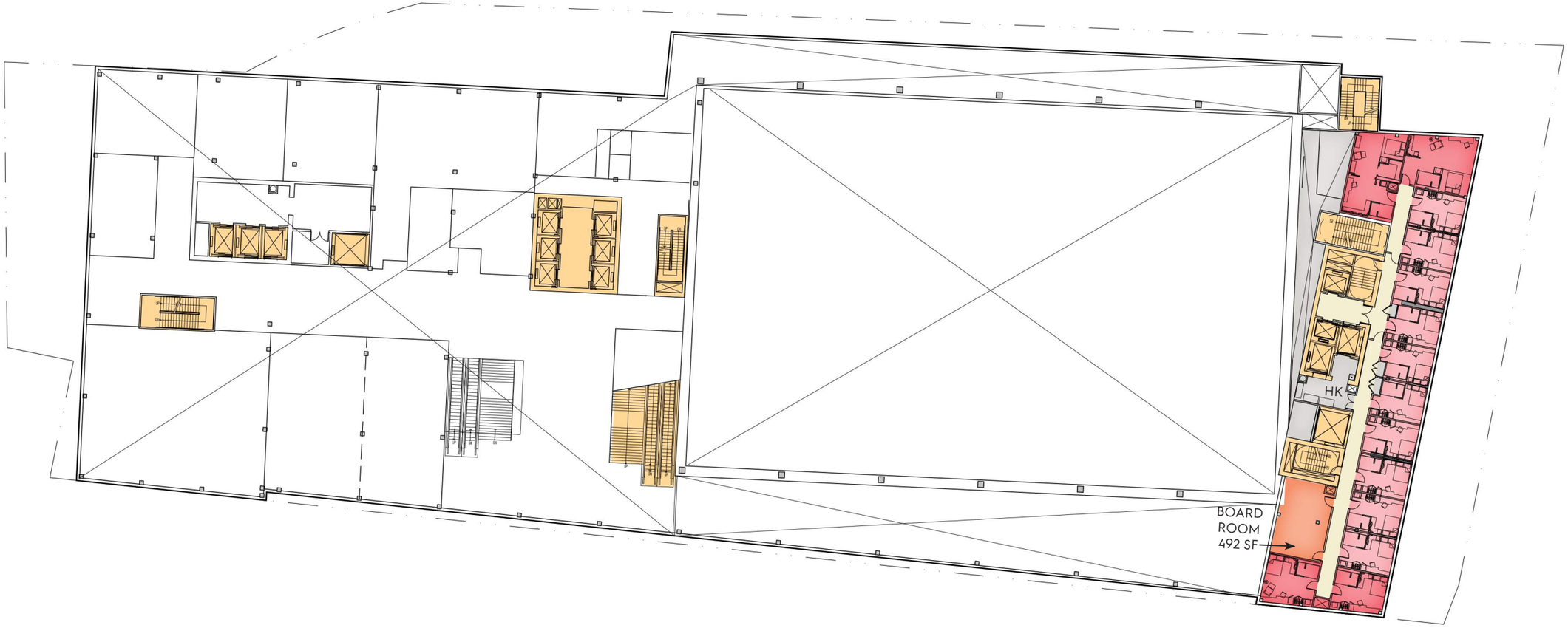
PREFUNCTION
FITNESS CENTER
CONVENTIONING
VERTICAL CIRCULATION
HOTEL CIRCULATION
BANQUET STORAGE
GUESTROOM AREAS
BACK OF HOUSE

OMNI BOSTON SEAPORT HOTEL
Boston, MA

Level 3
SEPTEMBER 5, 2017

N
0 10 20 40
1" = 40'

New Boston Hospitality
ELKUS | MANFREDI ARCHITECTS
Stull and Lee Incorporated



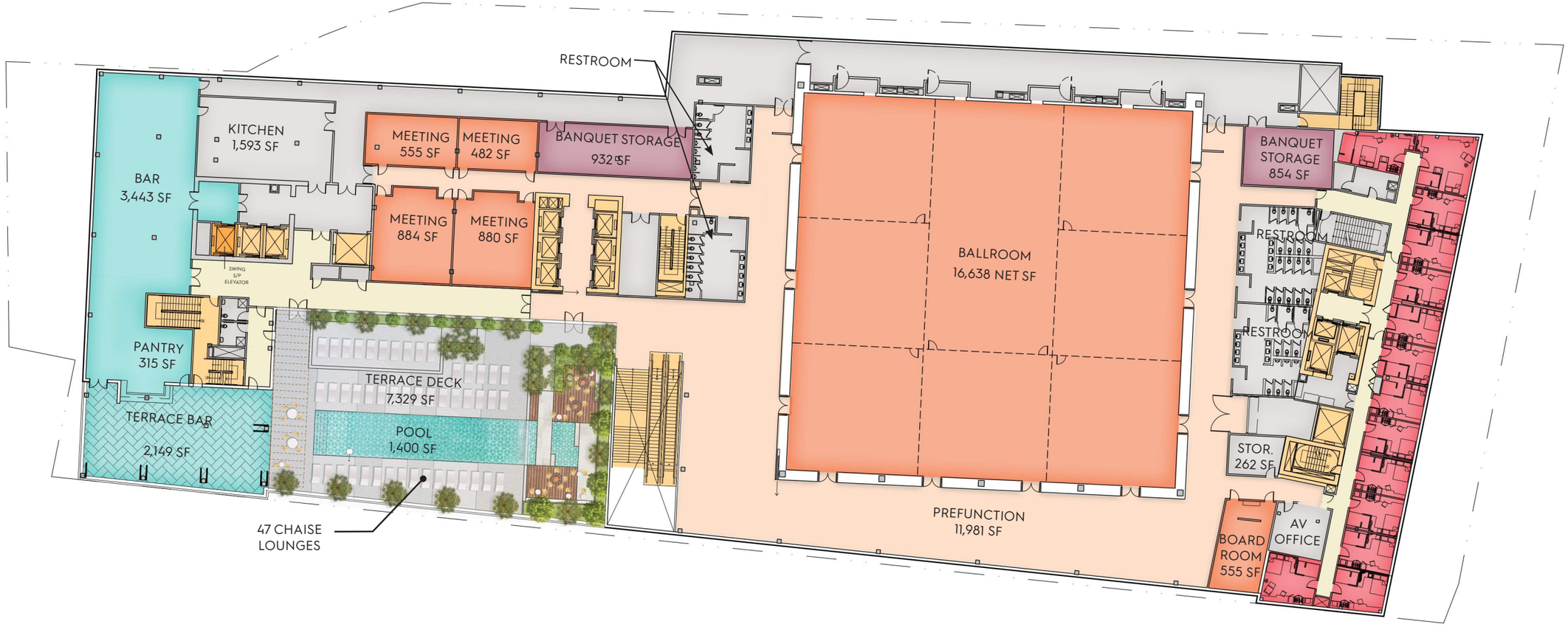
PREFUNCTION
CONVENTIONING
FITNESS CENTER
VERTICAL CIRCULATION
HOTEL CIRCULATION
BANQUET STORAGE
GUESTROOM AREAS
BACK OF HOUSE

OMNI BOSTON SEAPORT HOTEL
Boston, MA

Level 3m
SEPTEMBER 5, 2017

N
0 10 20 40
1" = 40'

New Boston Hospitality
ELKUS | MANFREDI ARCHITECTS
Stull and Lee Incorporated



OMNI BOSTON SEAPORT HOTEL
Boston, MA

Level 4

SEPTEMBER 5, 2017

N

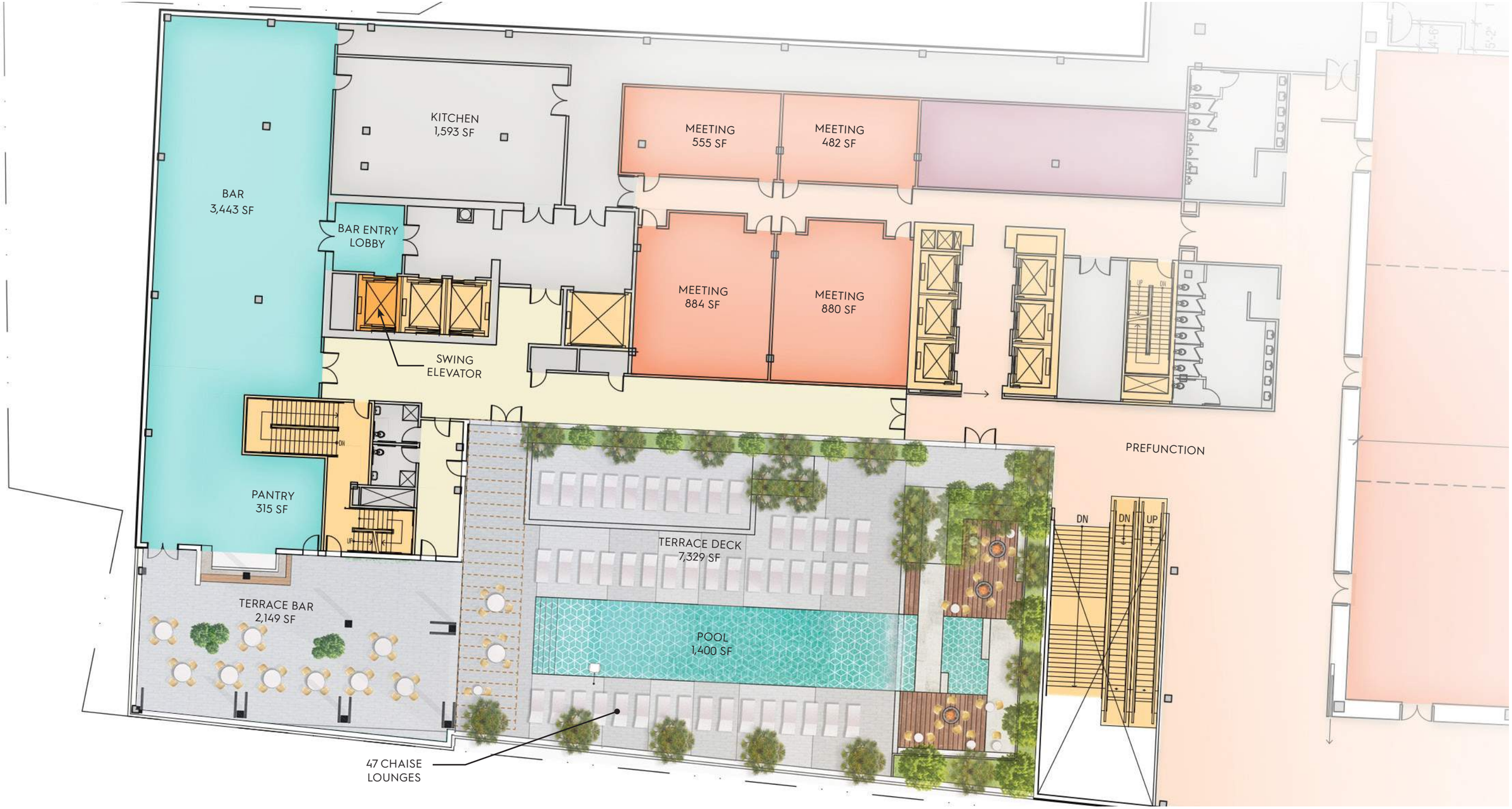
0 10 20 40

1" = 40'

New Boston Hospitality

ELKUS | MANFREDI ARCHITECTS

Stull and Lee Incorporated



mikyoung kim design

OMNI BOSTON SEAPORT HOTEL
Boston, MA

Level 4 - Pool Terrace

SEPTEMBER 5, 2017

N 0 5 10 20
1" = 20'

New Boston Hospitality

ELKUS | MANFREDI ARCHITECTS

Stull and Lee Incorporated

mikyoung kim design

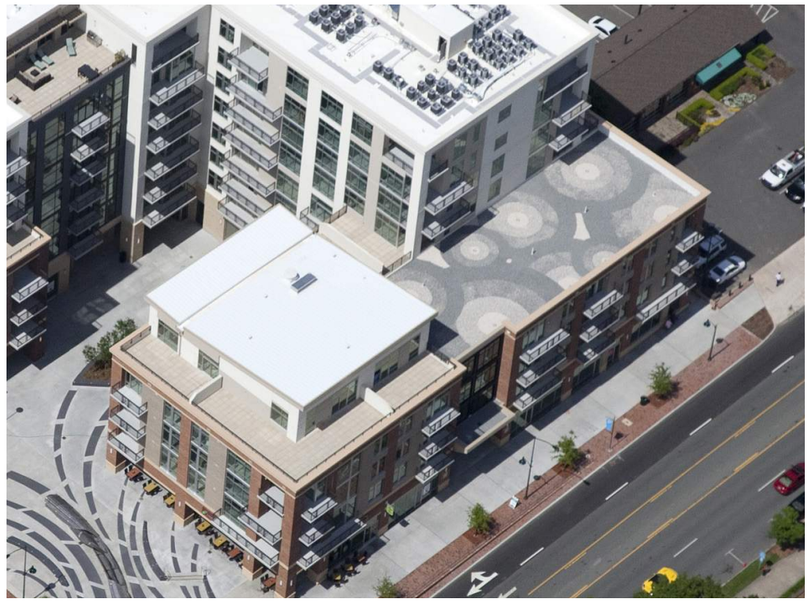
mikyoung kim design

Artificial Turf Cover at Pool ^

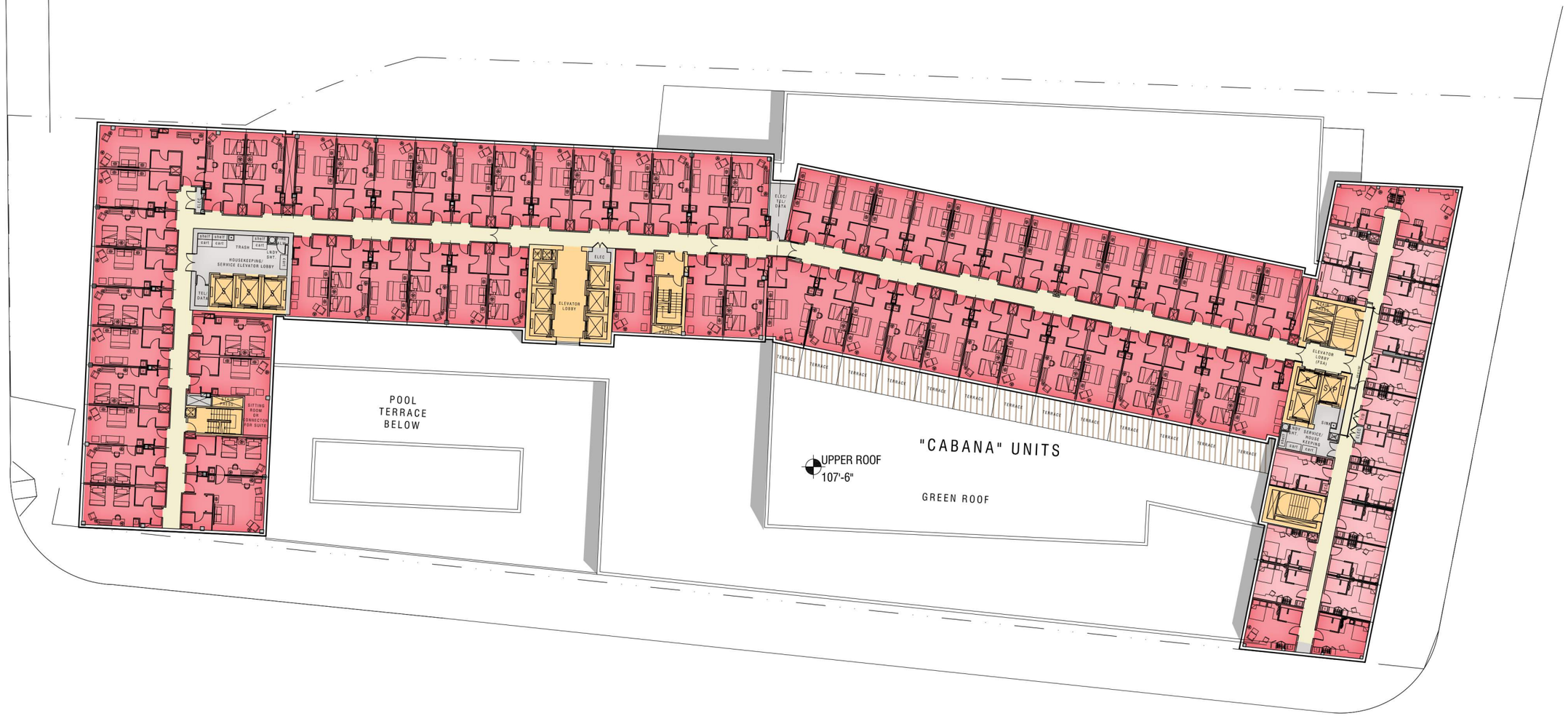
Year-round heated pool ^

Temporary Flooring at Pool ^

4th Floor Roof Deck
7th Floor Roof Garden
5th Floor Roof



mikyoung kim design



GUESTROOM AREAS | VERTICAL CIRCULATION | HOTEL CIRCULATION | BACK OF HOUSE

OMNI BOSTON SEAPORT HOTEL
Boston, MA

Typical Cabana Level

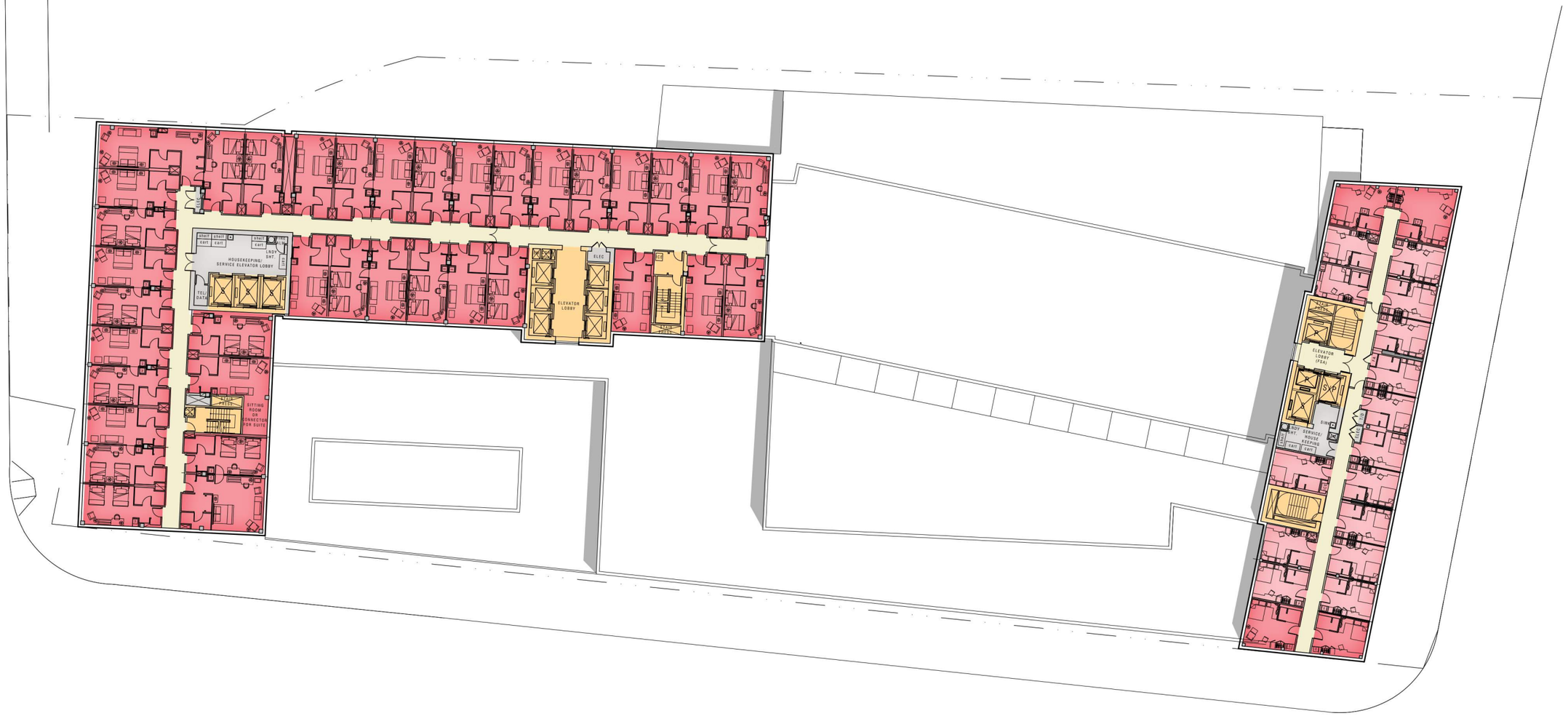
SEPTEMBER 5, 2017

N

0 10 20 40

1" = 40'

New Boston Hospitality | ELKUS | MANFREDI ARCHITECTS | Stull and Lee Incorporated



OMNI BOSTON SEAPORT HOTEL
Boston, MA

Typical Hotel Level

SEPTEMBER 5, 2017

N

0 10 20 40

1" = 40'

New Boston Hospitality

ELKUS | MANFREDI ARCHITECTS

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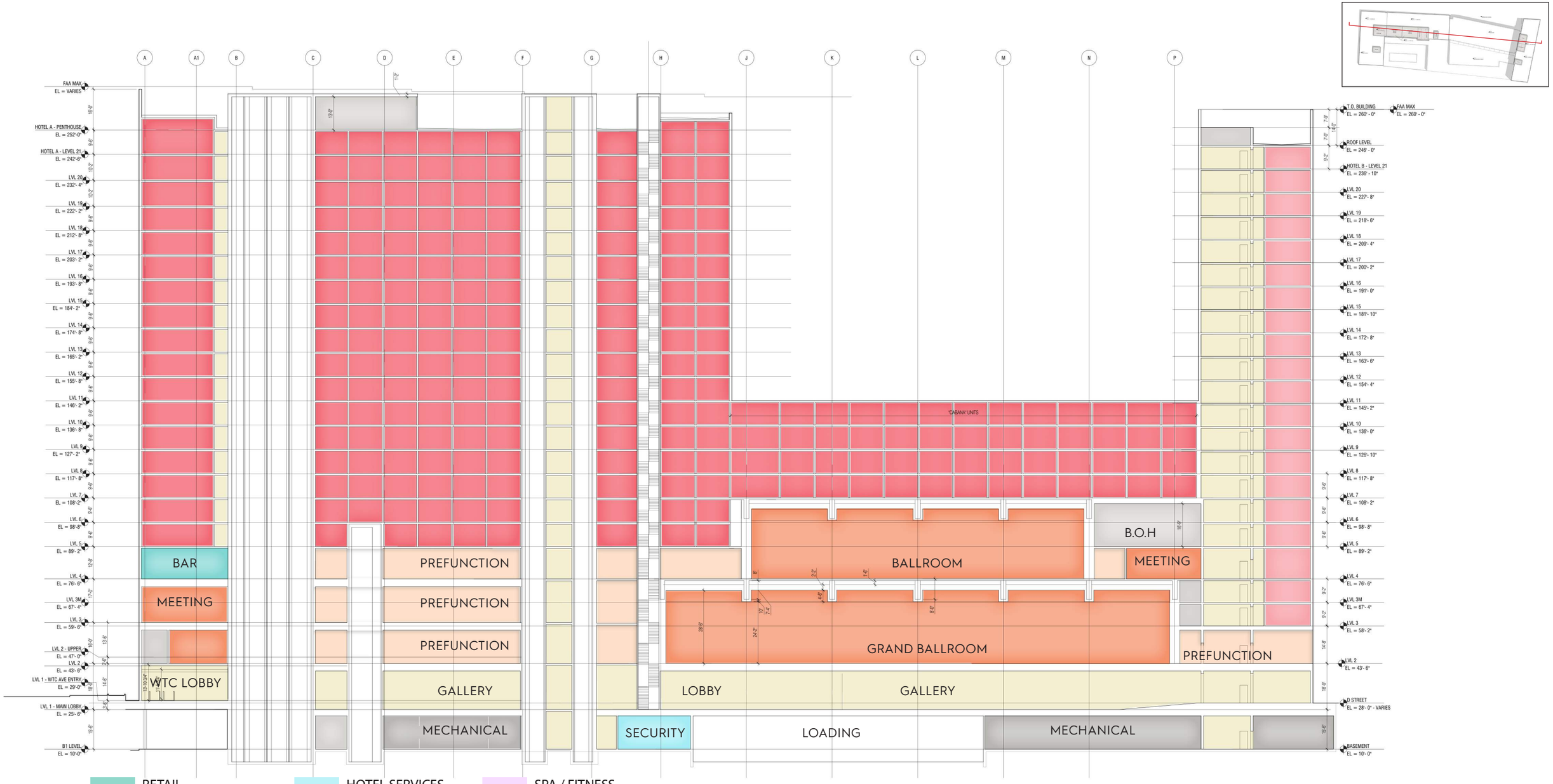


RETAIL
HOTEL SERVICES
SPA / FITNESS
CONVENTIONING
PREFUNCTION
GUESTROOM AREAS
VERTICAL CIRCULATION
HOTEL CIRCULATION
BACK OF HOUSE

OMNI BOSTON SEAPORT HOTEL
Boston, MA

Section E-W

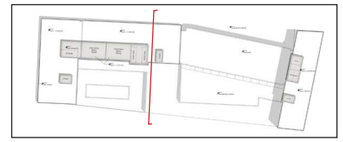
SEPTEMBER 5, 2017

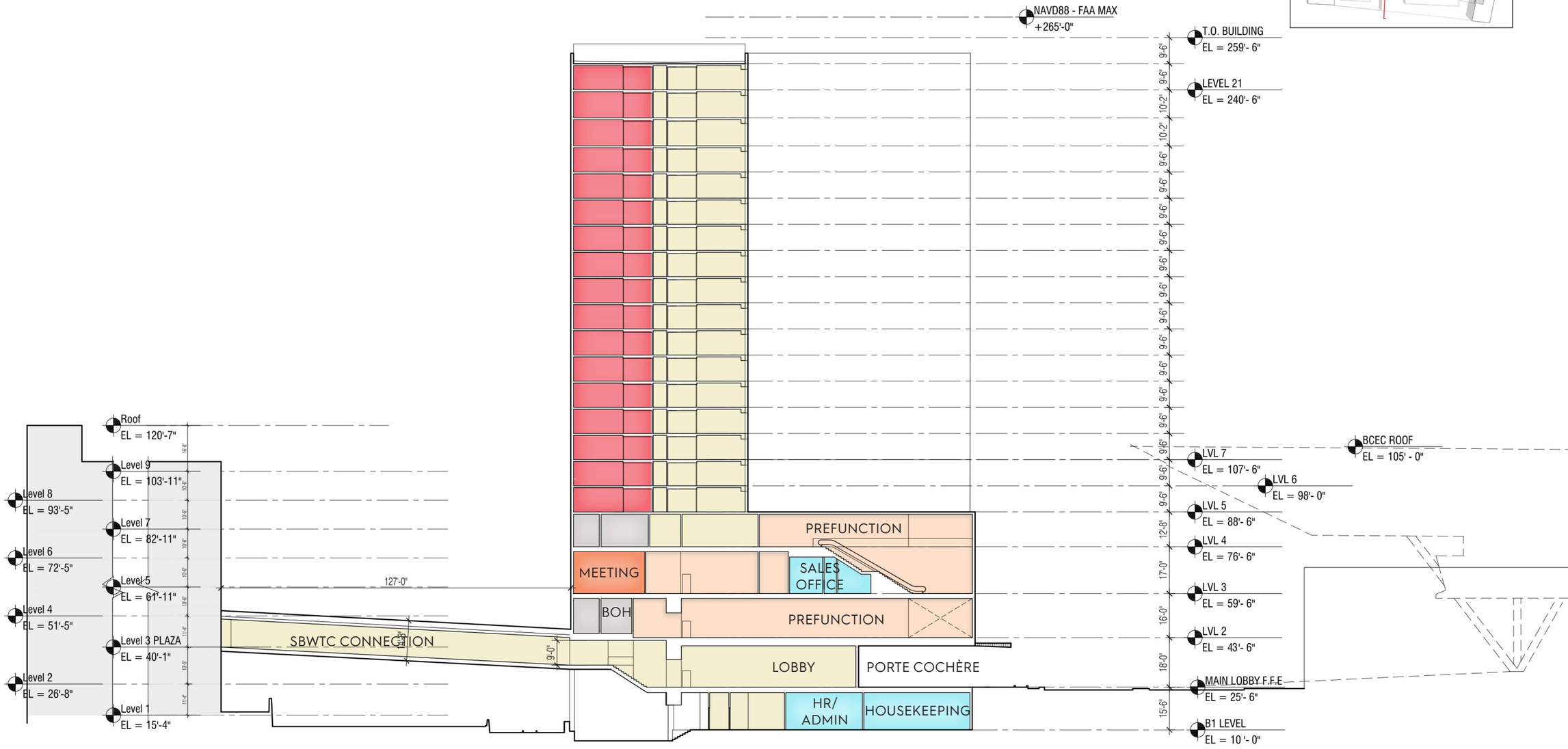
0 10 20 40
1" = 40'

New Boston Hospitality

ELKUS | MANFREDI ARCHITECTS

Stull and Lee Incorporated





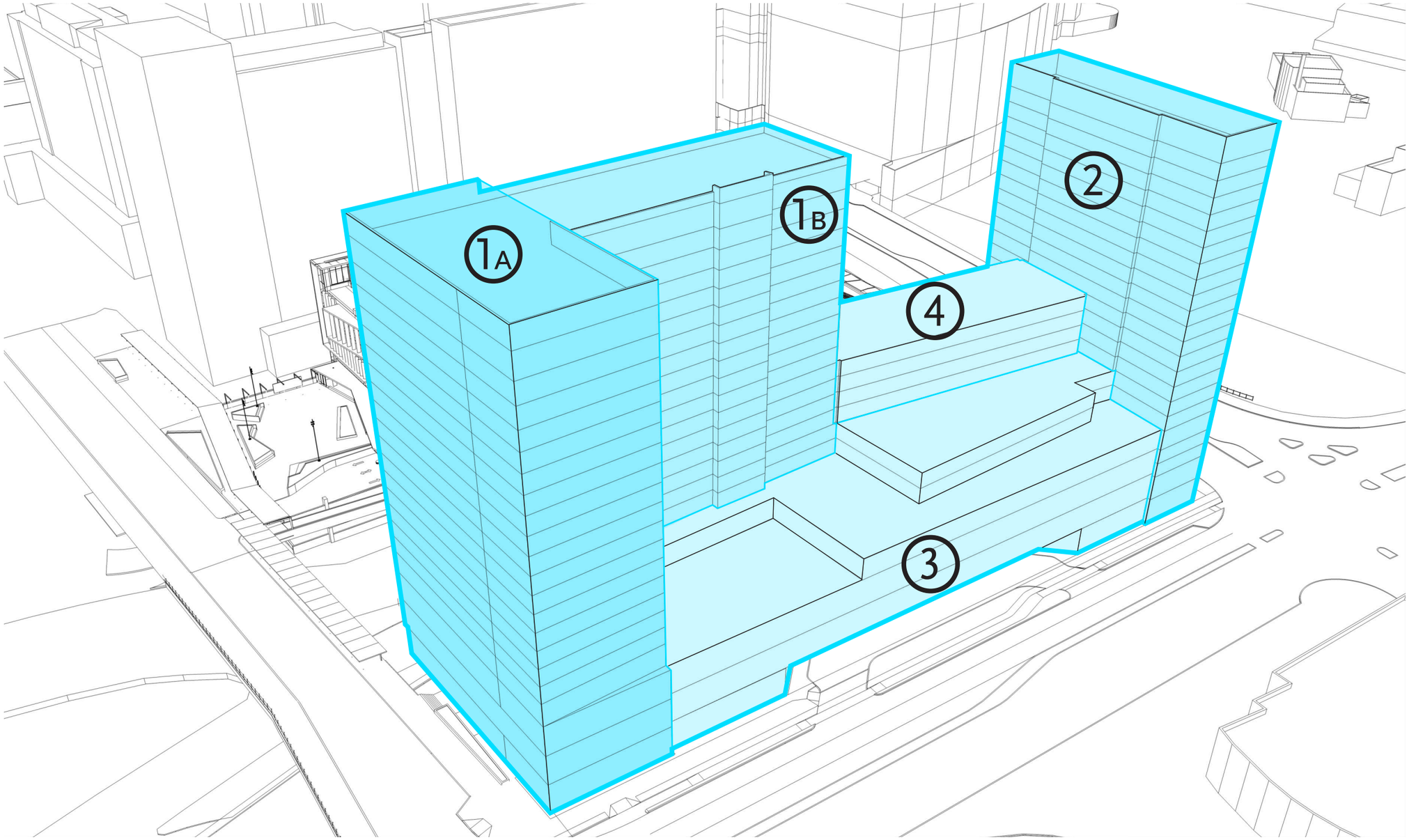
RETAIL
HOTEL SERVICES
CONVENTIONING
PREFUNCTION
GUESTROOM AREAS
VERTICAL CIRCULATION
HOTEL CIRCULATION
BACK OF HOUSE

OMNI BOSTON SEAPORT HOTEL
Boston, MA

Section N-S
SEPTEMBER 5, 2017

0 10 20 40
1" = 40'

New Boston Hospitality
ELKUS | MANFREDI ARCHITECTS
Stull and Lee Incorporated


1A
1B
2
3
4

© ELKUS MANFREDI ARCHITECTS

OMNI HOTEL
OMNI HOTEL
ELKUS MANFREDI ARCHITECTS

SINGLE STORY EXPRESSION

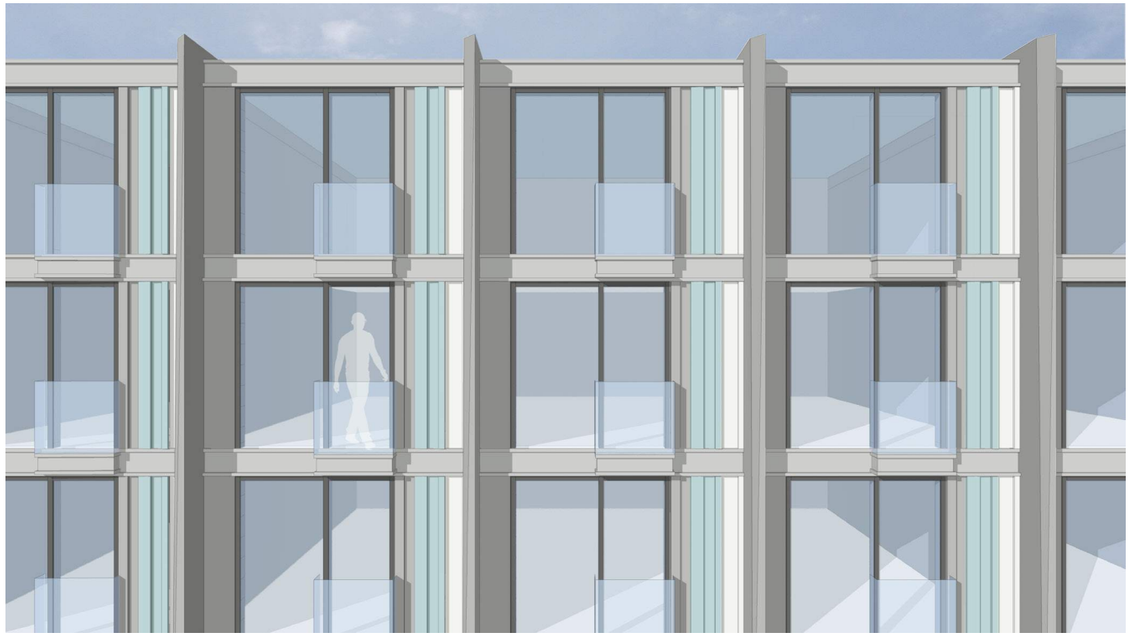
DOUBLE STORY EXPRESSION

Bistro
Bistro
© ELKUS MANFREDI ARCHITECTS

© ELKUS MANFREDI ARCHITECTS

INNOVATION TOWER

CABANA LEVELS



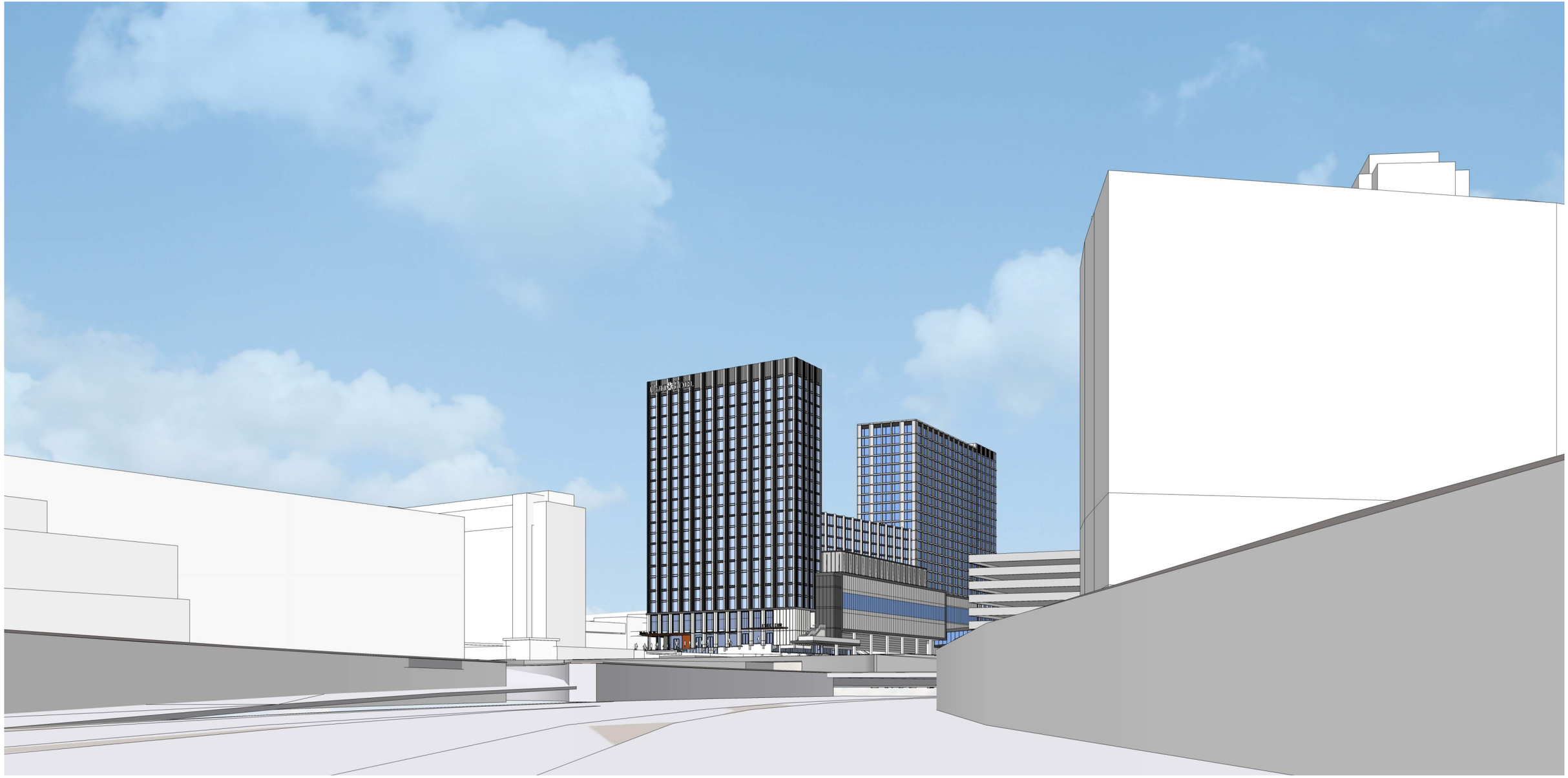
CONTEXT BUILDINGS & TERRAIN FROM BPDA

OMNI BOSTON SEAPORT HOTEL
Boston, MA

View from Northern Ave at D Street

SEPTEMBER 5, 2017

New Boston Hospitality | ELKUS | MANFREDI ARCHITECTS



CONTEXT BUILDINGS & TERRAIN FROM BPDA

OMNI BOSTON SEAPORT HOTEL
Boston, MA

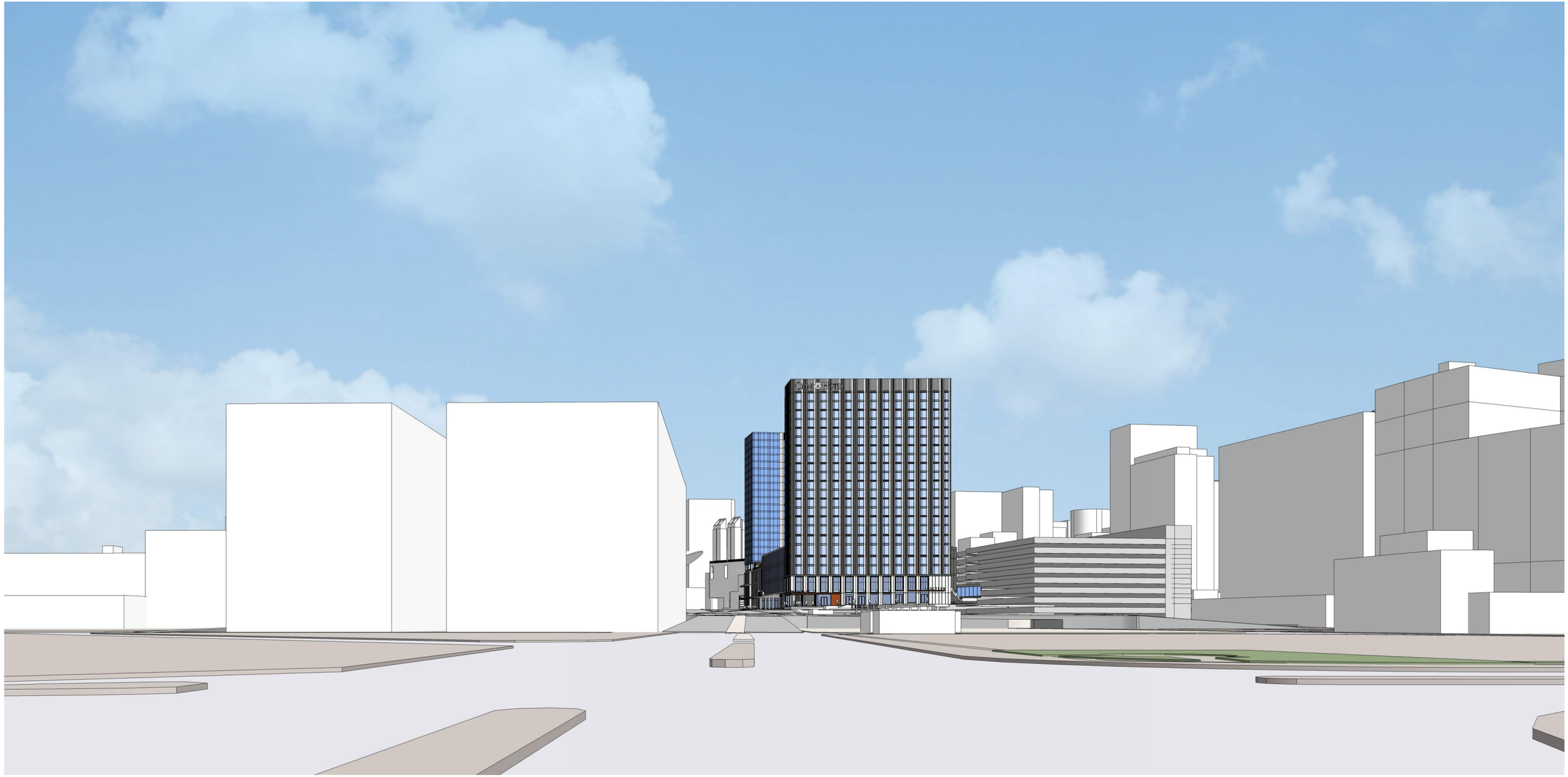
View from I-90 Westbound

SEPTEMBER 5, 2017

New Boston Hospitality

ELKUS | MANFREDI ARCHITECTS

Stull and Lee Incorporated



CONTEXT BUILDINGS & TERRAIN FROM BPDA

OMNI BOSTON SEAPORT HOTEL
Boston, MA

View from Summer Street at Drydock Ave

SEPTEMBER 5, 2017

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OMNI HOTEL
Modern No. 20
Modern No. 20
SEAPORT COFFEE
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