

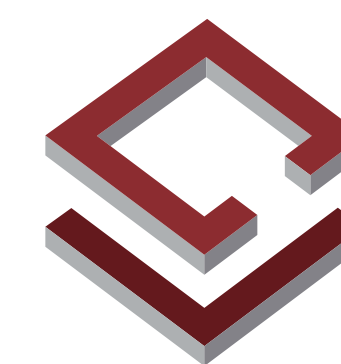
aloft®

HOTELS

PROVIDENCE, RI

I-195 REDEVELOPMENT DISTRICT COMMISSION MEETING

July 24, 2019



CV Properties LLC



Design and Construction

ELKUS | MANFREDI
ARCHITECTS

CV Properties is commercial real estate development and investment company that identifies, develops, and manages commercial projects throughout New England.

- Started in 2003
- Dick Galvin, President, has developed and acquired more than 2.6M square feet of office and residential projects valued at almost \$1B
- Developer & Partner at the Aloft and Element Hotels in Boston's Seaport Neighborhood as well as the new Canopy by Hilton at Haymarket in Boston



ABOUT US

1988

Firm Founded

275

Number of Staff

Principals

David P Manfredi FAIA LEED AP

Elizabeth O Lowrey IIDA, RDI

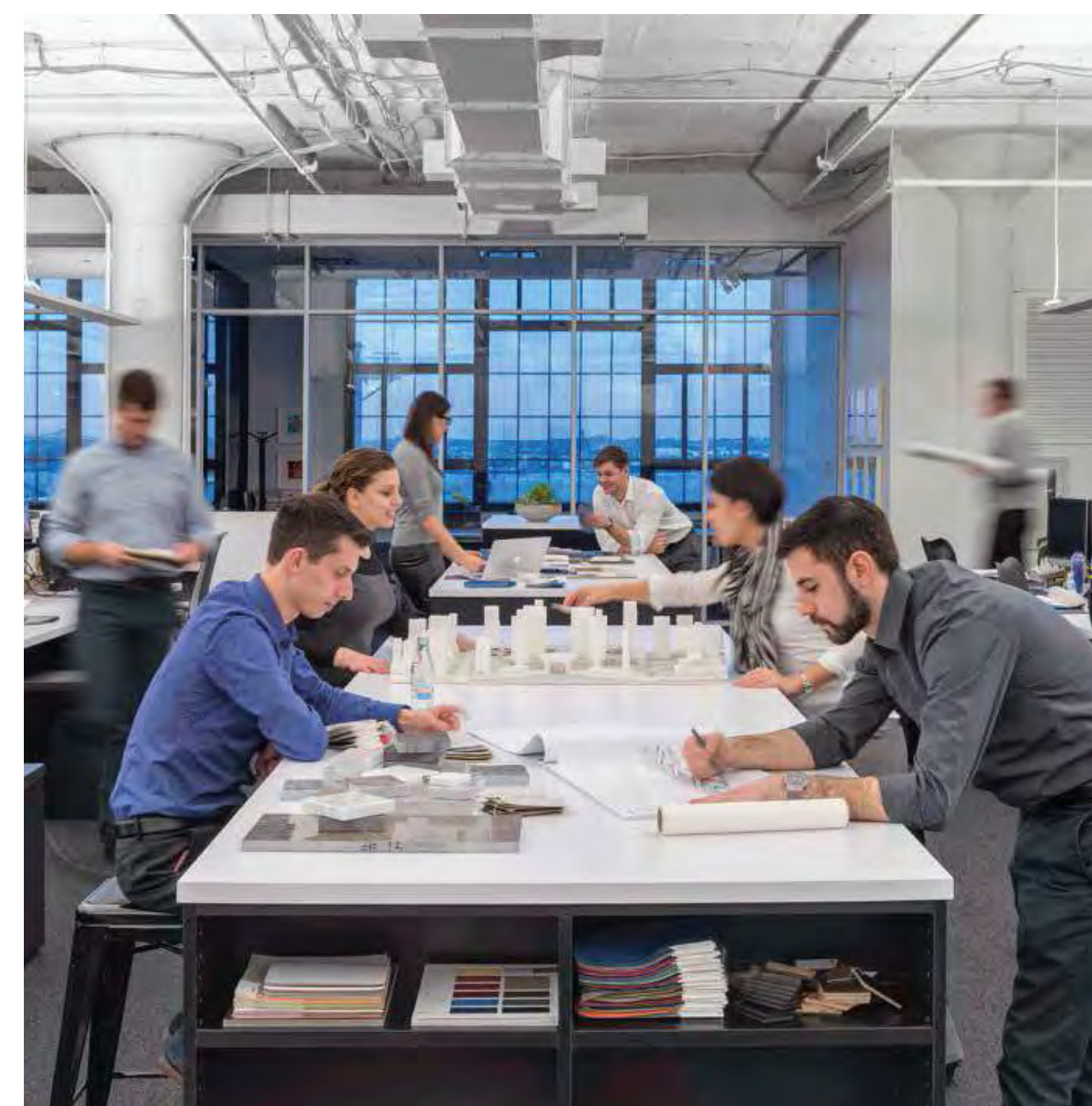
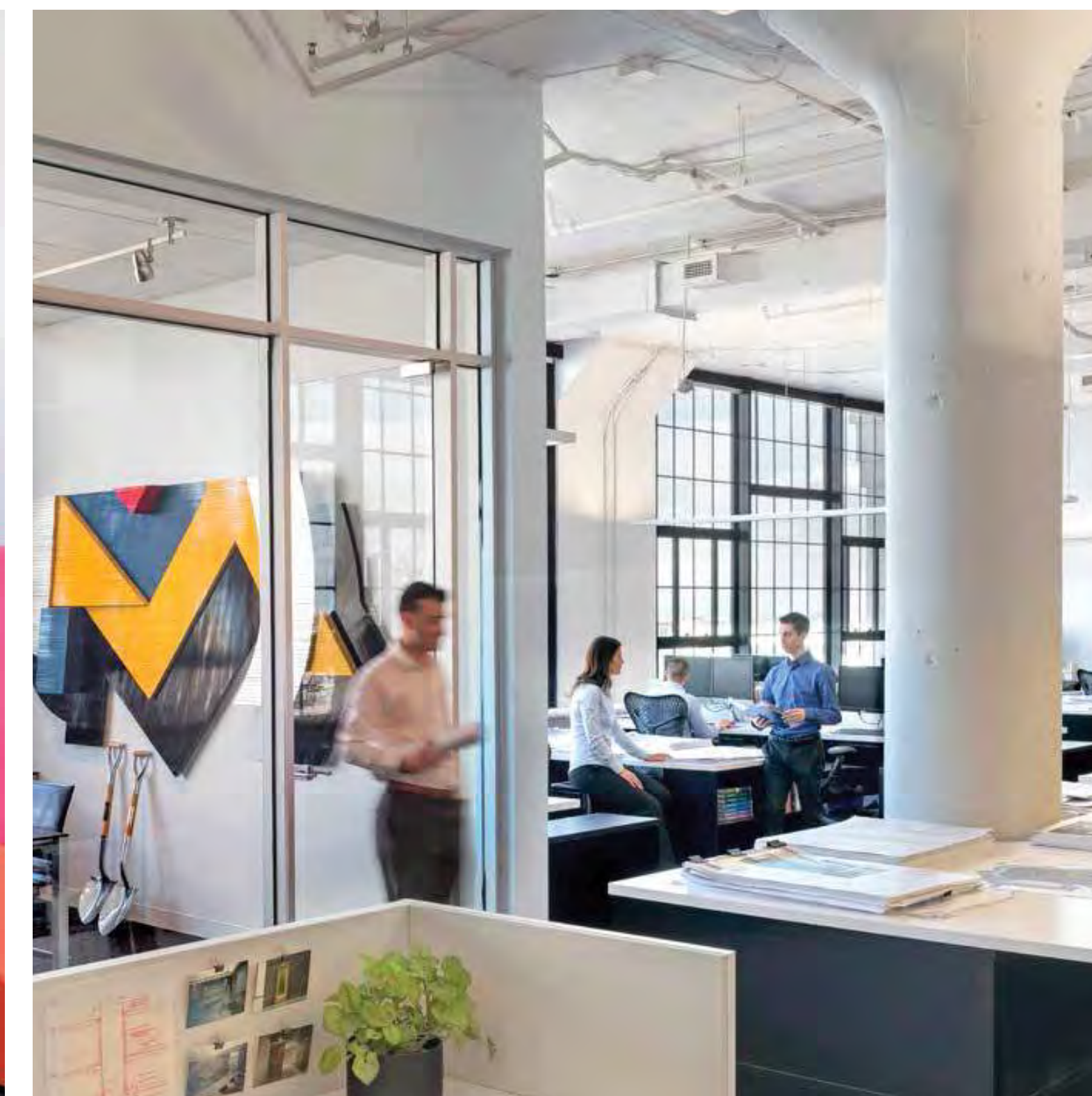
John H Martin AIA, LEED AP

Mark D Sardegna AIA, LEED AP

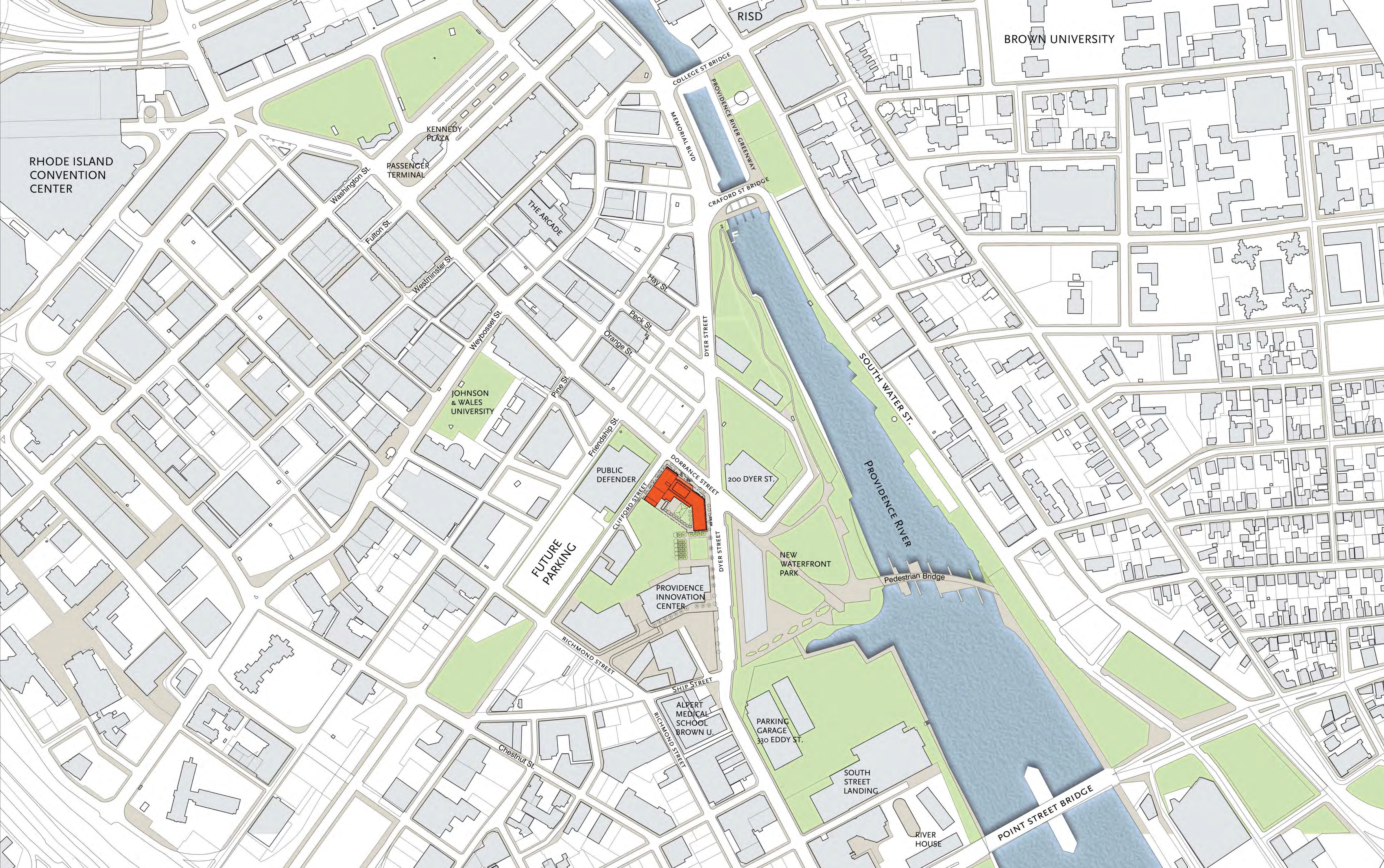
Andrew P West AIA

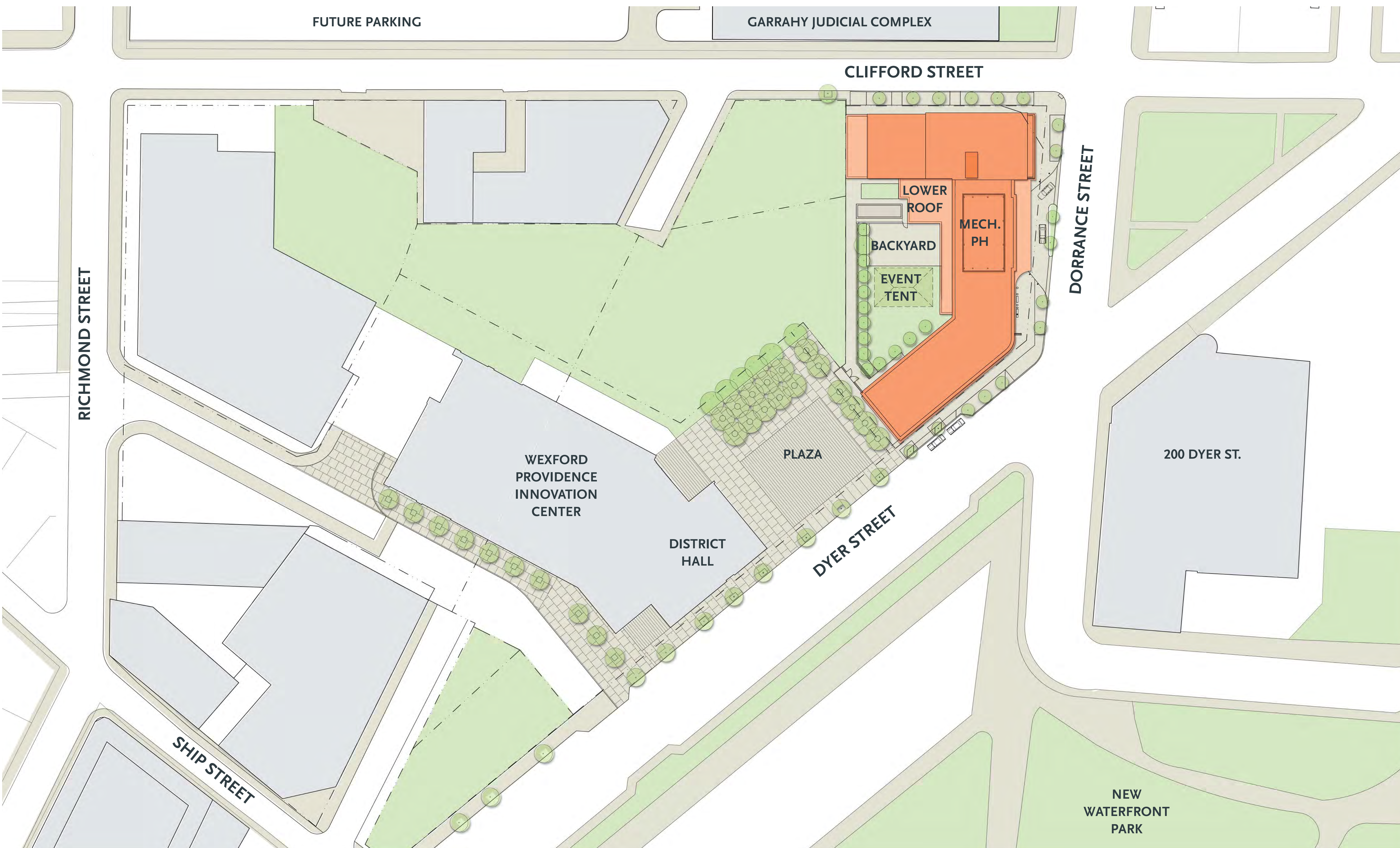
Elkus Manfredi Architects

is a full-service design firm offering architecture, interior architecture, space planning, change management, master planning, urban design, and environmental graphic design services.



ELKUS MANFREDI ARCHITECTS









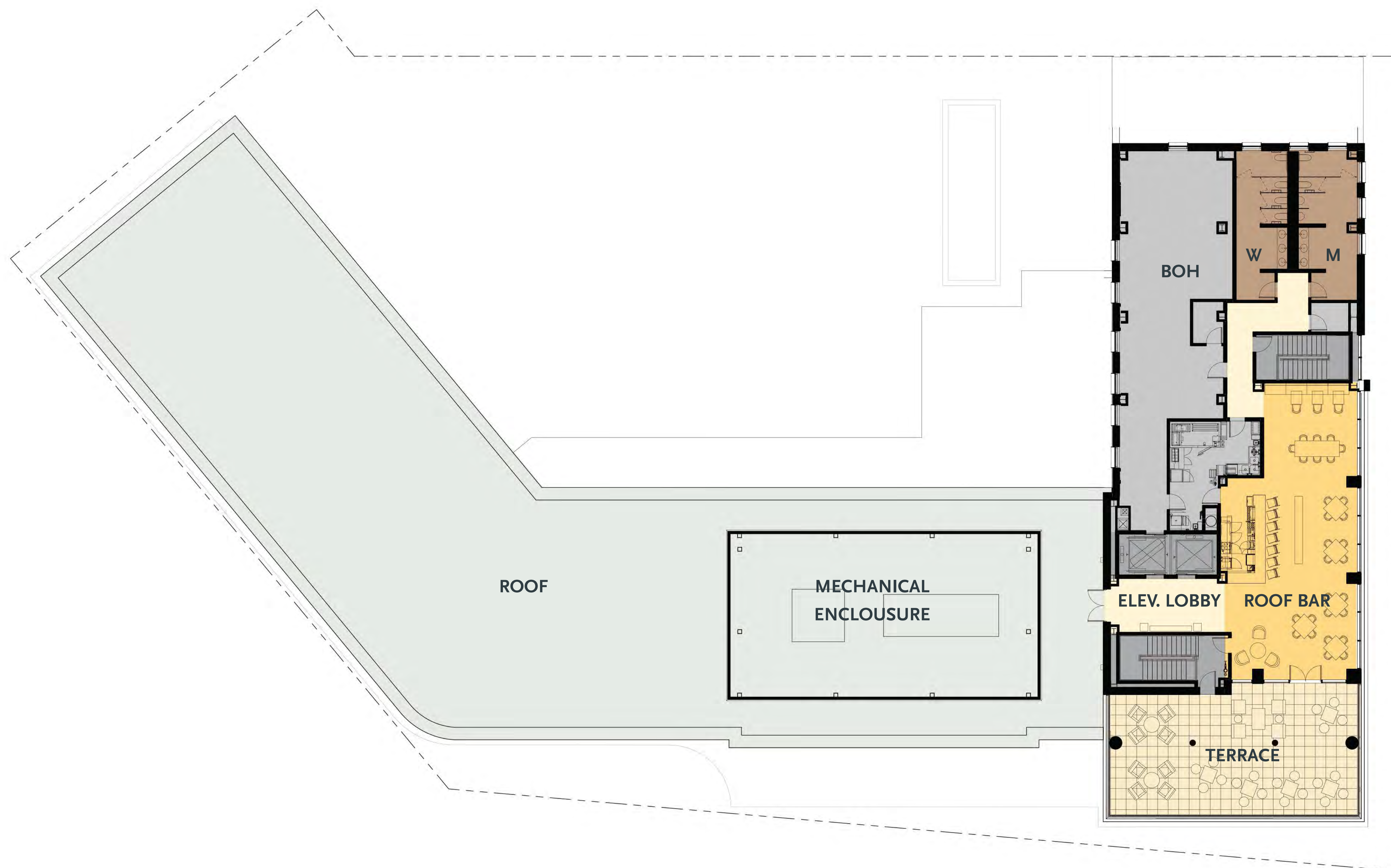
13 DOUBLE QUEEN ROOMS
1 DOUBLE QUEEN - ADA

19 KING ROOMS
1 KING ADA
1 KING SUITE

35 ROOMS PER LEVEL

14 DBL. QUEEN x 5 LEVELS	70 DBL.QUEEN
21 KING x 5 LEVELS	105 KING

TOTAL 175 KEYS







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VIEW FROM THE SOUTH

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ELKUS MANFREDI ARCHITECTS



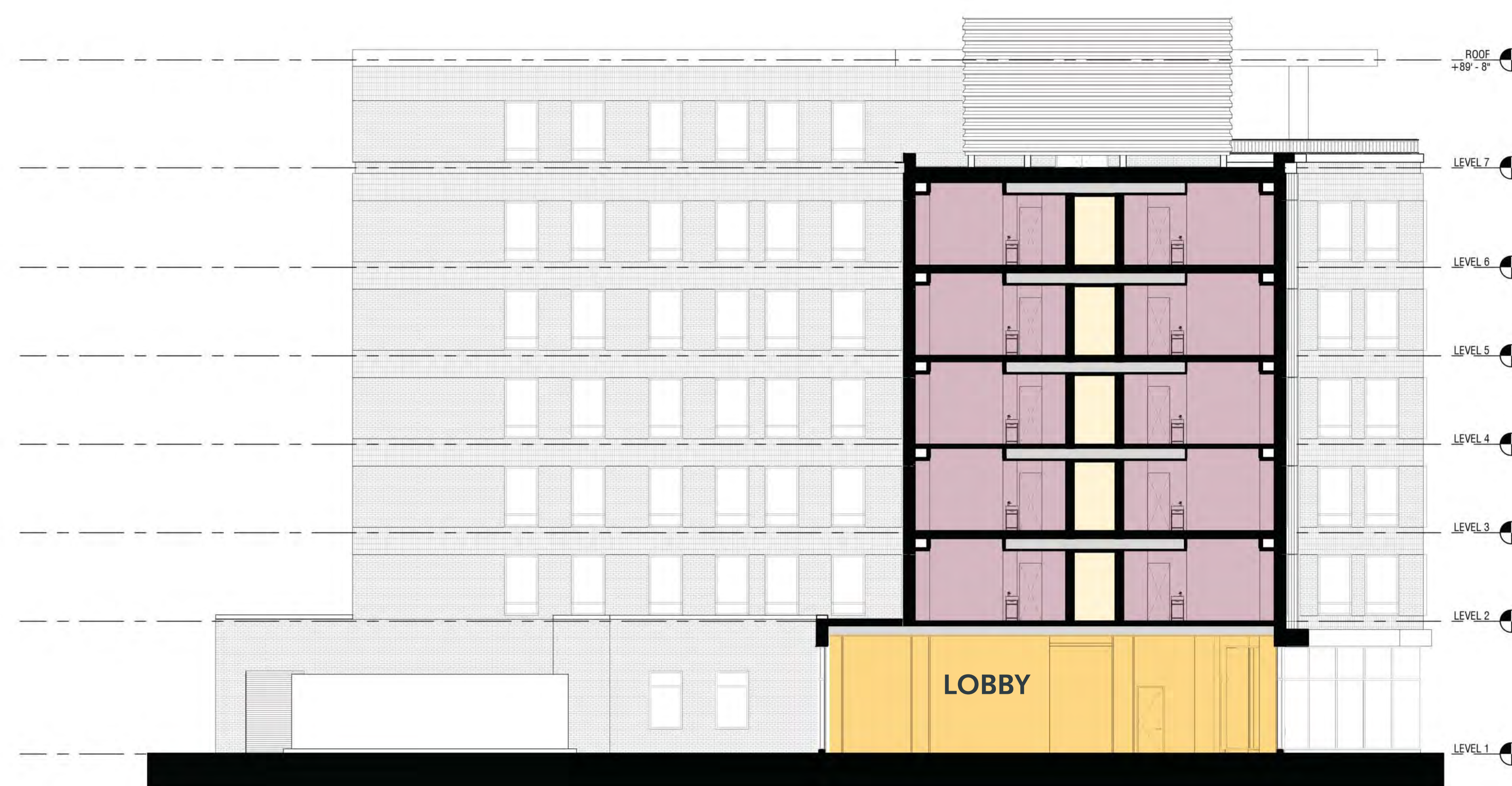
VIEW FROM THE WEST

CV Properties // Shawmut // ELKUS MANFREDI ARCHITECTS

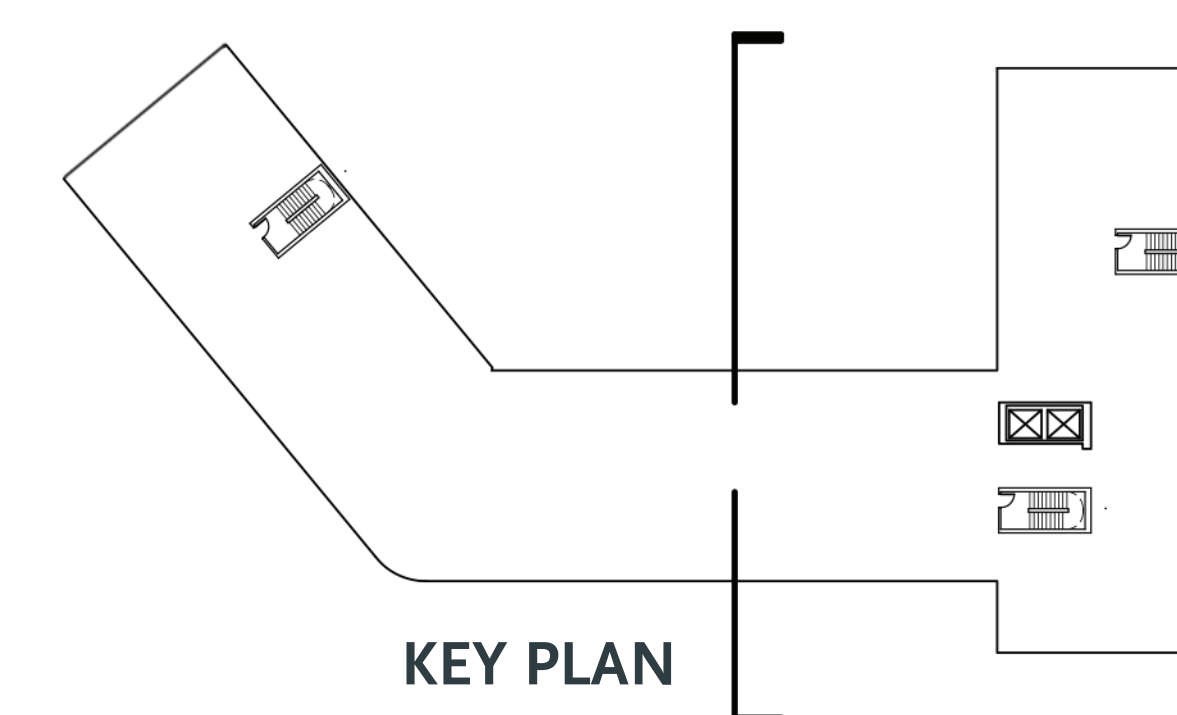






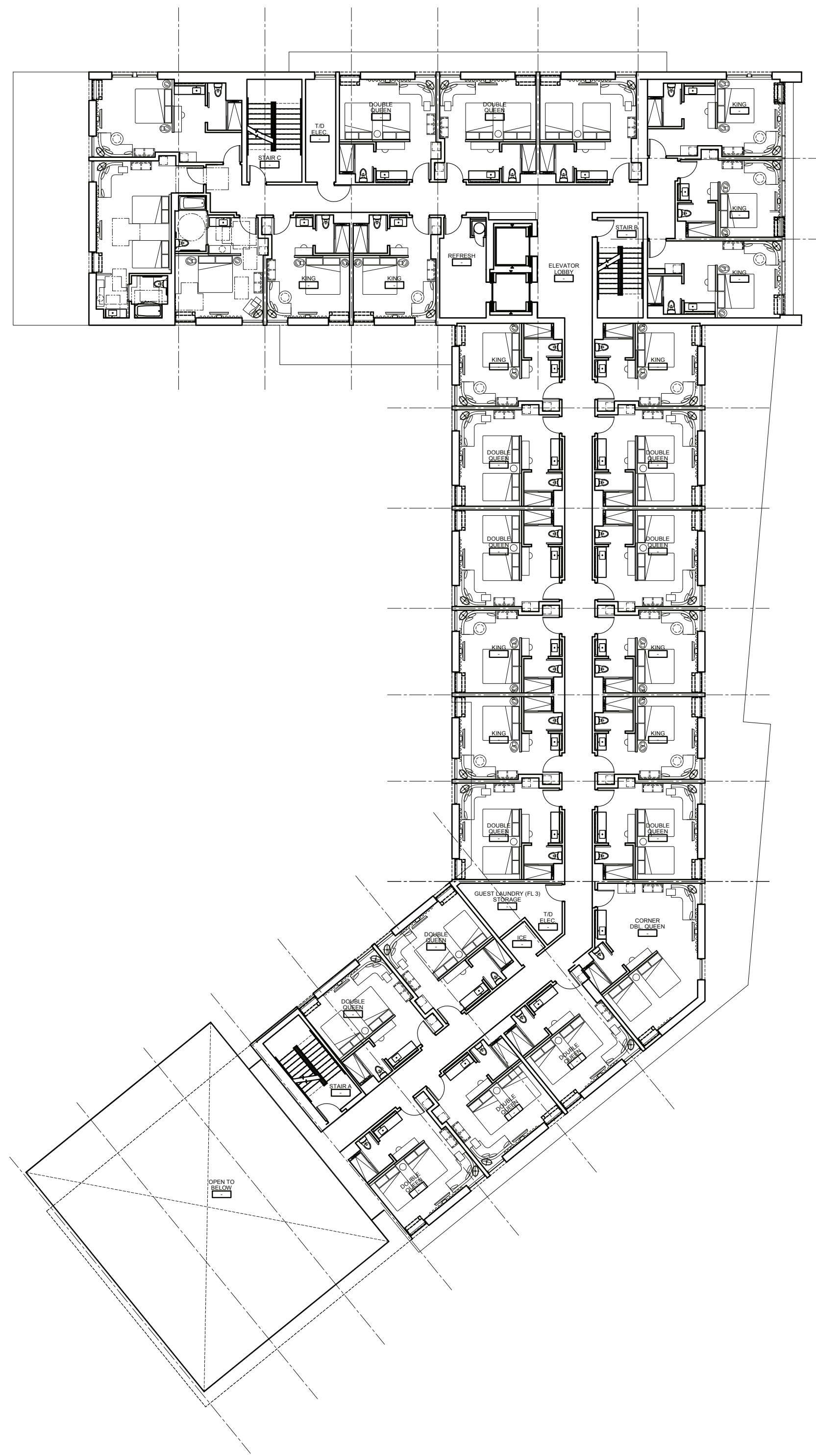


- LOBBY
- GUESTROOMS
- GUEST CIRCULATION

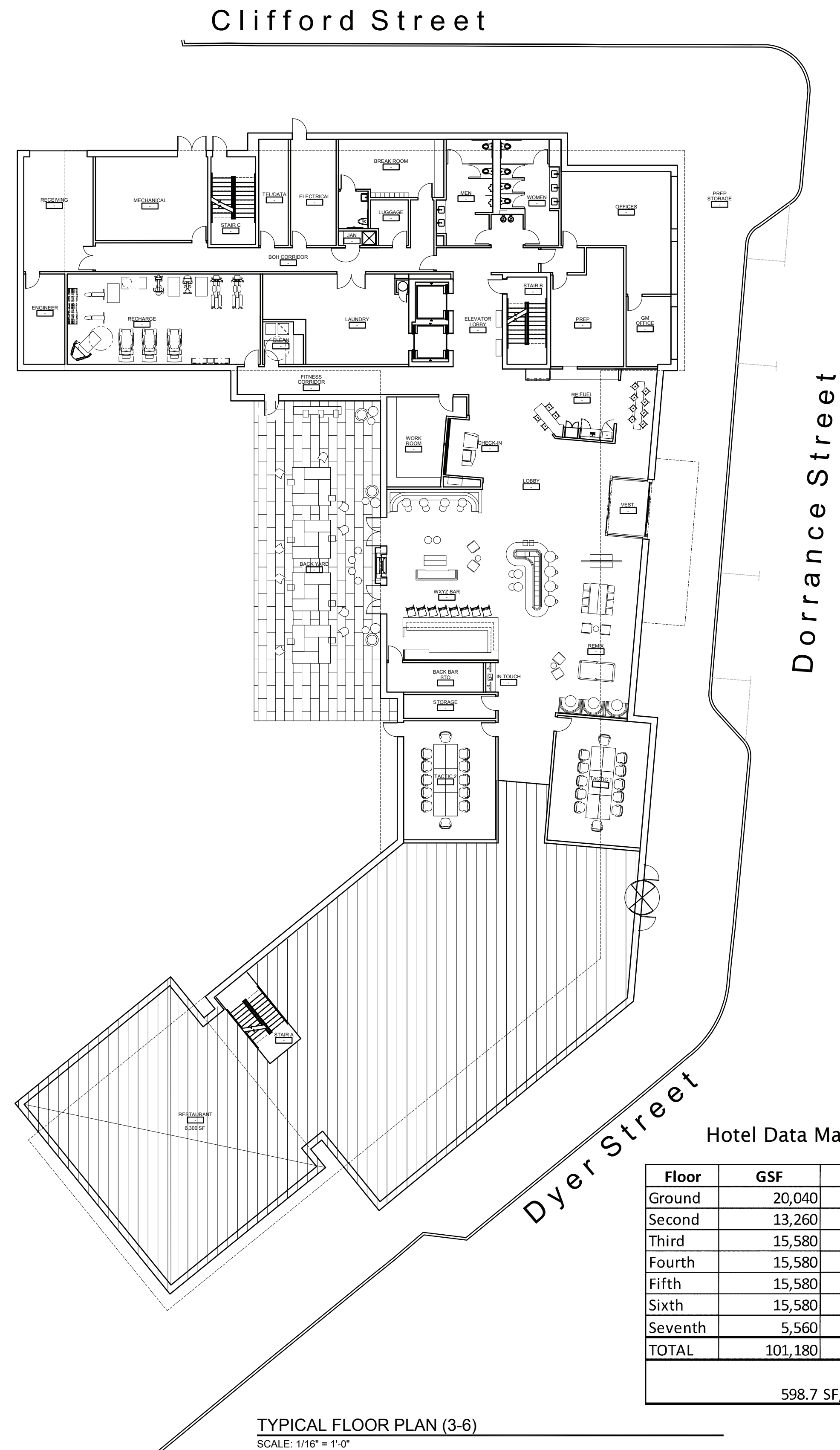


APPENDIX





SEVENTH FLOOR PLAN
SCALE: 1/16" = 1'-0"



TYPICAL FLOOR PLAN (3-6)
SCALE: 1/16" = 1'-0"

Hotel Data Matrix:

Floor	GSF	Height	Rooms	Suites
Ground	20,040	16.0	0	0
Second	13,260	10.5	29	0
Third	15,580	10.5	35	0
Fourth	15,580	10.5	35	0
Fifth	15,580	10.5	35	0
Sixth	15,580	10.5	35	0
Seventh	5,560	12.0	0	0
TOTAL	101,180	80.5	169	0

598.7 SF/Key (includes suites & Restaurant)

Project No.1232 December 22, 2017

Proposed Aloft Hotel
I-195 Innovation Center
Providence, Rhode Island

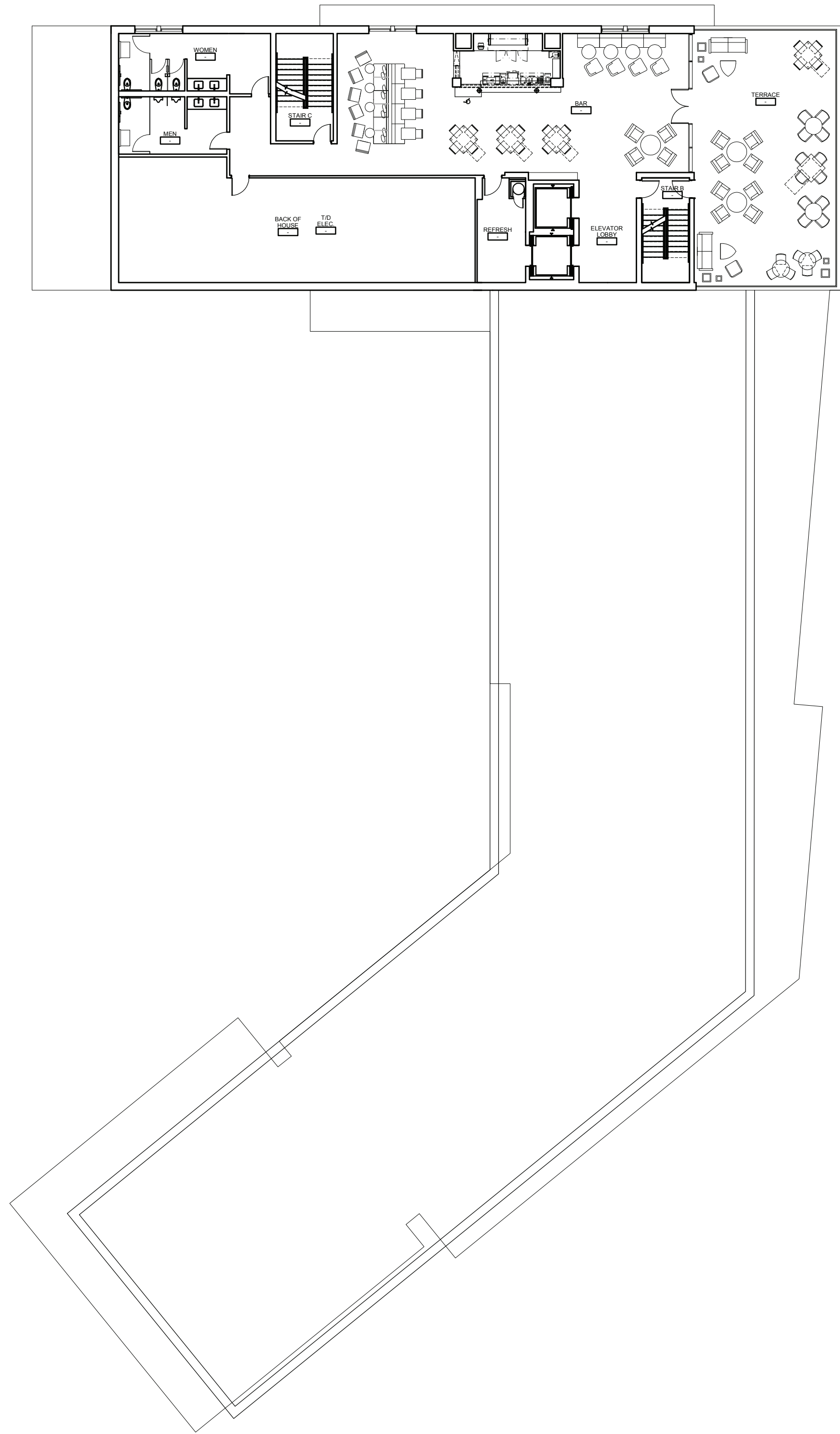
PROPOSED FLOOR PLANS

SCALE: 1/16" = 1'-0"

Group One
PARTNERS
21 W 3rd St, Boston, MA 02127



ORIGINAL SCHEME - FLOOR PLANS



SEVENTH FLOOR PLAN
SCALE: 1/16" = 1'-0"



TYPICAL FLOOR PLAN (3-6)
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PROPOSED FLOOR PLANS



ORIGINAL SCHEME - FLOOR PLANS



Project No. I 232 November 28, 2016

Proposed Aloft Hotel
I-195 Innovation Center
Providence, Rhode Island

DORRANCE / CLIFFORD STREET PERSPECTIVE



ORIGINAL SCHEME - RENDERING



Project No. 1232 November 28, 2016

Proposed Aloft Hotel
I-195 Innovation Center
Providence, Rhode Island

DYER STREET PERSPECTIVE

 Group One
21 W 3rd St. Providence, RI 02903