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Details unveiled for \$225M Back Bay tower

Hoteliers Gary and Jeffrey Saunders and developer Jordan Warshaw have filed details of their proposed project at 40 Trinity Place in the Boston, a 33-story glass mixed-use tower that will include a hotel, condominiums and restaurants designed to enhance a drab block of the Back Bay.

Located on the site of the Boston Common Hotel & Conference Center and over a portion of the adjacent University Club of Boston at the corner of Stuart and Clarendon streets, the new building will feature a 227-room hotel, 115 luxury condominiums and three restaurants.

We spent over a year traveling the country and beyond, visiting four- and five-star hotels of all shapes and sizes,” said Jeff Saunders, president of Saunders Hotel Group, in a statement. “We arrived at a vision of what would be perfect for a new hotel-residential building on the edge of the Back Bay and South End.”

To read Mayor Thomas M. Menino’s reaction to the project read “Menino gives initial thumbs up to \$225M Back Bay tower.”

The development team filed its Draft Project Impact Report late Tuesday with the Boston Redevelopment Authority addressing issues raised by planners and activists for the project that would be built across from the John Hancock Tower. The developers made changes since announcing their intention to transform the parcel last year. For example, the architects redesigned the building in response to comments, making it sleeker and the number of condos was reduced by 27. In addition, a sky lobby will be built on the hotel’s top floor with panoramic views and a three-season roof terrace lounge.

In 2011, the development team paid \$22.6 million to acquire the property from John Hancock Life Insurance Co. Construction could commence later this year.



Image courtesy of The Architectural Team.

An artist rendering of 40 Trinity Place, a \$225 million, 33-story glass mixed-use tower in Boston’s Back Bay.