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## **XSS Hotels and PROCON begins work on 88,000 s/f hotel in Medford**

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Medford, MA In the fall, PROCON began construction on the 88,000 s/f dual-brand TownePlace Suites/Fairfield Hotel by Marriott located at 85 Station Landing. PROCON is the designer and construction manager, and longtime development partner XSS Hotels of Manchester, is the owner. The nine-story hotel is located near the Wellington MBTA stop, and under 10 minute drive from Boston Logan International Airport, downtown Boston, and Tufts University.

In total, 156 guestrooms will be divided between the two brands aimed at business and leisure travelers. TownePlace Suites will offer 84 extended-stay king and double-queen suites targeting longer-staying guests. Each suite will provide fully-equipped kitchens with standard-sized appliances, such as a cooktop, microwave, dishwasher, and refrigerator. Short-term travelers will have their choice of 72 comfortable and affordable guestrooms offered by the Fairfield.

Dual-branded hotels are the successful combination of two signature brands under one roof – offering the best of each brand to different guest segments. Overall amenities are shared, and the hotel can streamline their back-of-house operations for maximum efficiency.

With this in mind, the designers included a dual-brand reception desk with seating in the first floor lobby to facilitate a seamless check-in for guests of either brand. The design features modern shared spaces on floors one and two, including a business center, a fitness room, a 24/7 market, and a sophisticated bar/lounge for relaxation or socializing. A buffet area will be located off the lounge/bar offering a daily breakfast buffet for all guests to enjoy. An electric car charging station will be available, and the hotel plans to offer valet parking in addition to self-park options.

This is the second hotel collaboration by PROCON and XSS Hotels in the city. In 2016, the adjacent Spanish-inspired AC Hotel Boston North opened at 95 Station Landing, and it was the first newly-built AC in the U.S. When designing the dual-brand hotel, PROCON's architects created a modern building to blend with the bordering AC Hotel while distinguishing its own identity. This was achieved by selecting two-story-high prefabricated brick and metal exterior panels in similar color tones.