

# Forbes

## Transforming Boston's Skyline: One Dalton

Ellen Paris Contributor



One Dalton: Changing Boston's Skyline ONE DALTON

The ultra-luxury One Dalton, Boston is transforming the city's conservative skyline. The newest Four Seasons Hotel and Private Residences with 160 condominiums (located above the hotel) soar 742 feet and 61 stories above Boston's Back Bay neighborhood. Prices range from \$2.5 million to over \$40 million for a penthouse duplex estate. Current buyers include tech billionaire Michael Dell who reportedly purchased a penthouse with views from the Charles River to Boston Harbor and Cape Cod.

One Dalton is not your average luxury glass tower. At the recent topping off ceremony on a sweltering summer morning, Boston Mayor Marty Walsh in shirt sleeves and tie, sans jacket, praised the project as, "elevating Boston to new heights and taking its place among world-class cities." Scores of construction workers and sub-contractors working on One Dalton enthusiastically applauded with pride as both Mayor Walsh and Richard Friedman, One Dalton's developer, graciously thanked them for their hard work. Despite the heat, the 20-minute ceremony was well attended with many people stopping Friedman to congratulate him.

Luxury branded condominiums like One Dalton are fast becoming the residence of choice for high net worth buyers who enjoy five-star living like they do when traveling the world. One Dalton garners a unique distinction. "We have built the tallest residential tower in New England," said Friedman, president, and CEO of Cambridge, MA-based Carpenter & Company, Inc.

"The place One Dalton now holds on the skyline defines Boston going forward," observes Friedman, one of Boston's most successful and colorful developers. The land beneath One Dalton was purchased from the Christian Science Church, one of Back Bay's largest landowners, for an undisclosed amount. When asked about the deal, Friedman, a board member of Four Seasons Hotels & Resorts quipped, "We just wrote them a check."

The dream team behind One Dalton is impressive with the internationally noted architect, Henry Cobb of Pei Cobb Freed & Partners, taking the lead. Cobb's long and illustrious career—he is 92--includes the Pyramide du Louvre, John Hancock Tower and Hong Kong's Bank of China. Cobb partnered with the architectural firm of Cambridge Seven Associates for the building's distinctive design.

The inspired interiors of the residential lobby and private resident's spaces were by The Office of Thierry Despont. Projects by Despont are also five-star names like the renovation of the Ritz Paris, the Carlyle Hotel, Claridge's and the Cartier Mansion on Fifth Avenue. Add in Michael Van Valkenburgh Associates, the landscape architect whose credits include Brooklyn Bridge Park and clearly One Dalton is a five-star team effort.

One Dalton's buyers have access to all services The Four Seasons offers. These include a specially designated Four Seasons residential concierge, 24-hour security, doorman and bellman, mail and package acceptance and delivery, priority reservations at the hotel's restaurants and bars and signing privileges and direct billing for all hotel services.

The private amenities for One Dalton residents go beyond luxury. From indoor pool, spa and fitness to Private Residents Entertainment Gallery with golf simulator, private theater and even a pet washing and grooming station to name just a few. Head up to the 50th floor to the Private Residences' Club Lounge. Here interior designer Despont and his office created an understated yet elegant lounge where residents enjoy drinks overlooking the Charles River and Boston's skyline. There is also a formal dining room with catering kitchen and balcony for private entertaining. Dalton Park is a 5,000 square foot outdoor space designed by Michael Van Valkenburgh for owners and their guests.



Richard Friedman: One Dalton's Developer ONE DALTON

Though Friedman, 77 and his sales staff won't commit to how many units sold, they insist sales are brisk. Riding up 59 floors in the construction elevator with Friedman, Mayor Walsh, and other media after the topping off ceremony it was clear, Friedman was enjoying the day. "I'm very happy we are at this point in the project and yes, I also just wish it was done and I can sit back and enjoy a drink and in the club lounge," Friedman said as we admired the views of downtown Boston and beyond.

All marketing for One Dalton was as private as the company is about its buyers. "We did not advertise at all, essentially it was like a private offering," explains Deborah Collins, One Dalton's director of sales. "It's just not a flash building and as a result, we have very understated buyers," Collins adds.

Friedman in addition to One Dalton is currently developing Iceland's first five-star hotel, EDITION in Reykjavik. His luxury hotel development portfolio with Carpenter & Company includes Cambridge's Charles Hotel and the historically significant Liberty Hotel (the former Charles Street Jail), Four Seasons New Orleans and San Francisco's St. Regis Hotel.

In addition to his love for setting the bar high in real estate development, Friedman is a well-known philanthropist and strong supporter of the Democratic party at both state and national levels. Friedman hosted both Presidents Bill Clinton and Barack Obama on their summer vacations at his Martha's Vineyard estate. In addition, Friedman counts playwright and film director David Mamet as a close friend. Friedman, a member of the Screen Actors Guild has several Mamet films to his acting credits.

One Dalton scheduled for Spring 2019 occupancy has already raised the gold standard for five-star living in Boston's Back Bay. It's no surprise, Friedman along with his One Dalton dream team are making real estate history in his beloved home town.