

**TOWN OF SOUTH KINGSTOWN  
PLANNING BOARD  
PROJECT REVIEW APPLICATION FORM**



*This Application Form is to be submitted with each stage of review.*

**APPLICANT INFORMATION**

Applicant Name: Morgan Schoen Hospitality, Inc.

Name of Primary Contact (if applicant is an organization): Ryan Schoen

Applicant Address: 12 Grand Street, Stonington, CT 06378

Applicant Phone: 415.717.9702 Applicant Email: ryan.r.schoen@gmail.com

**OWNER INFORMATION**

Owner Name(s): Ocean Pastoral Center, Inc.

Owner Contact Information: 30 Mansell Court, Suite 103, Roswell, GA 30076-1580

**PROJECT INFORMATION**

Assessor's Plat and Lot of Parcel(s) Proposed for Subdivision/Development: Plat 50-4, Lot 12

Physical Address or Location of Parcel(s): 4780 Tower Hill Road

Zoning District(s) of Parcel(s): R-80 Total Size of Development Parcel: 35.77 acres

Date of Initial Meeting with Planning Department Staff (before first stage of review): 3.13.20

**TYPE OF PROJECT** (select all that apply)

- |   |   |
|---|---|
| <input type="checkbox"/> Development Plan Review  | <input type="checkbox"/> Minor Land Development Project             |
| <input type="checkbox"/> Administrative Subdivision                                     | <input checked="" type="checkbox"/> Major Land Development Project  |
| <input type="checkbox"/> Minor Subdivision, without street creation or extension        | <input type="checkbox"/> Multi-Household Land Development Project   |
| <input type="checkbox"/> Minor Subdivision, with street creation or extension           | <input type="checkbox"/> Flexible Design Residential Project (FDRP) |
| <input type="checkbox"/> Major Subdivision  | <input type="checkbox"/> Residential Compound                       |
| <input checked="" type="checkbox"/> Comprehensive Plan Amendment & Zoning Map Amendment | <input type="checkbox"/> Comprehensive Permit                       |

**CURRENT STAGE OF REVIEW** (if applicable)

- |  |   |
|--|---|
| <input type="checkbox"/> Pre-Application Concept Review    | <input type="checkbox"/> Release of Performance/Maintenance Guarantee |
| <input checked="" type="checkbox"/> Conceptual Master Plan | <input type="checkbox"/> Change to an Approved Plan                   |
| <input type="checkbox"/> Preliminary Plan                  | <input type="checkbox"/> Reinstatement or Extension to Approved Plan  |
| <input type="checkbox"/> Final Plan                        | <input type="checkbox"/> Request to Combine Review Stages             |
| <input type="checkbox"/> Recording                         | <input type="checkbox"/> Other  |

**WAIVERS AND MODIFICATIONS**

Does this application request waiver of or modification to any of the requirements of the Town of South Kingstown Subdivision and Land Development Regulations?  yes\*  no

*\*If yes, a statement describing the specific regulation(s) for which waiver or modification is requested must be included in the application materials.*

**CERTIFICATION OF COMPLETE APPLICATION**

(1) The applicant hereby certifies that all of the materials required by the applicable checklist(s), as determined by Planning Department staff during the initial meeting, have been submitted including a review fee in the amount of \$ 1,100.00.

(2) The applicant hereby certifies that the plan set and other submitted materials conform to the requirements of the current adopted version of the Town of South Kingstown Subdivision and Land Development Regulations, or, that a written statement has been provided listing all requested waivers and/or modifications of the Regulations.

\_\_\_\_\_  
Applicant Signature

5.28.20  
Date

Ryan Schoen  
Printed Name

# PROJECT TEAM FORM

Submittal Date: 5.29.20

The Project Team Form is to be submitted with each stage of review. If no changes to the Project Team have occurred since the last stage of review, a copy of the previously submitted Form may be submitted with an updated Submittal Date.

**ATTORNEY** *This entity should be copied on all project correspondence*  **YES**  **NO**

Name: Callaghan & Callaghan

Name of Primary Contact (if attorney is an organization): James Callaghan

Address: 3 Brown Street, Wickford, RI 02852

Phone: 401.294.4555 Email: james@callaghanlawri.com

**ENGINEER** *This entity should be copied on all project correspondence*  **YES**  **NO**

Name: Diprete Engineering

Name of Primary Contact (if engineer is an organization): Eric Prive

Address: Two Stafford Court Cranston, Rhode Island 02920

Phone: 401.943.1000 Email: eprive@diprete-eng.com

**SURVEYOR** *This entity should be copied on all project correspondence*  **YES**  **NO**

Name: Diprete Engineering

Name of Primary Contact (if surveyor is an organization): Eric Prive

Address: Two Stafford Court Cranston, Rhode Island 02920

Phone: 401.943.1000 Email: eprive@diprete-eng.com

**LANDSCAPE ARCHITECT** *This entity should be copied on all project correspondence*  **YES**  **NO**

Name: \_\_\_\_\_

Name of Primary Contact (if landscape architect is an organization): \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**ARCHITECT** *This entity should be copied on all project correspondence*  **YES**  **NO**

Name: Centerbrook Architects & Planners

Name of Primary Contact (if architect is an organization): Justine Hedde

Address: 67 Main Street, PO Box 955, Centerbrook, Connecticut 06409

Phone: 860.581.2771 Email: hedde@centerbrook.com

**OTHER** *This entity should be copied on all project correspondence*  **YES**  **NO**

Name: Morgan Schoen Hospitality

Role on Project: Project Manager/Owner

Name of Primary Contact (if entity is an organization): Ryan Schoen

Address: 12 Grand Street, Stonington, Connecticut, 06378

Phone: 415.717.9702 Email: ryan.r.schoen@gmail.com

**OWNER AUTHORIZATION FORM**

Submittal Date: \_\_\_\_\_

Owner Authorization Forms for each owner of the property being considered for subdivision/development is to be submitted with each stage of review. If no changes to the ownership have occurred since the last stage of review, a copy of the previously submitted Form may be submitted with an updated Submittal Date.

Frank Formolo, Secretary and Treasurer of Ocean Pastoral Center, Inc. is hereby certify that ~~Frank Formolo~~ Ocean Pastoral Center, Inc. is the owner of property designated as Plat 50-4, Lot 12, as shown on the Town of South Kingstown Tax Assessor Maps. I further certify that I am the owner of the development rights for this property.

I hereby authorize and am in agreement with the application, signed by Ryan Schoen (applicant), for subdivision or development for the subject property. Said application is to be submitted to the Planning Department of the Town of South Kingstown for review and decision by the Planning Board.

WITNESS its name this 20 day of May, 2020

BY: Frank Formolo  
Signature of Owner

Georgia  
STATE OF ~~INDIANA~~  
County of Fulton

In Roswell, Georgia on the 20th day of May, 2020, before me personally appeared Frank Formolo (name) to me known and known by me to the party executing the foregoing instrument and acknowledged said instrument, by him/her executed, to be his/her free act and deed, as a Non-Profit Corporation (individual, corporation, trustee, partnership, non-profit, etc.).

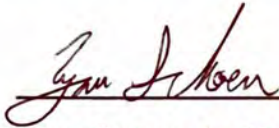
Luis Enrique Ramirez Duran  
NOTARY PUBLIC  
Fulton County, GEORGIA  
My Commission Expires 03/28/2023

Luis Enrique Ramirez Duran  
Notary Public

My Commission Expires: 03/28/2023

## Land Development Regulations Waiver Statement

The conceptual masterplan application, zoning amendment, and comprehensive plan amendment as proposed requires no further waivers and/or modifications to the town's land development regulations that we are aware of. Should elements of the proposal, namely the zoning amendments proposed, not be acceptable to the Planning Commission and/or Town Council then waivers or modifications may be required in order to present a feasible project. These items include waivers or special use permits for the Restaurant with Alcohol and for Accessory Entertainment within the site.



\_\_\_\_\_  
Ryan Schoen for Morgan Schoen Hospitality, Inc.

Applicant

5/28/20

\_\_\_\_\_  
Date

# Shepherd's Run

## Conceptual Masterplan Submittal Narrative

The below narrative was compiled to directly address specific questions outlined in the conceptual masterplan checklist. However, further detail is provided regarding the context, scope, and intent for the proposed project via the *Shepherd's Run - Adaptive Reuse Proposal*. This document is provided to supplemental this conceptual masterplan submittal.

- ***A general description of the existing physical environment and existing use(s) of the property;***

4780 Tower Hill Road is currently not in active use and has sat vacant for some time. Current ownership has been maintaining the property with the intent to sell it. Most recently it was used as a private boarding school and previously it was a seminary. However, originally the main manor house on the property was built by the Hazard and Sturgis family in 1933 as a summer retreat from their main residence in Providence. The manor house was built in the Norman Romanesque Architecture style highlighted by its stone façade, massive walls, and receding arches.

As it stands today the property sits on roughly 36 acres with approximately 50,000 square feet of developed space. It has dormitory style housing, classrooms, a chapel, and a cafeteria.

- ***A general description of the use(s) and type(s) of development proposed;***

Although further defined in our supplemental Adaptive Reuse Proposal, the proposed use is a destination resort and winery. The vast majority of existing structures on the property will be reused with the addition of twelve extended stay bungalows. Major highlights for the proposed program are as follows:

- 33 Contemporary Boutique Hotel Units
  - ~35,000 Bottle Winery and Vineyard
  - ~3,500 square foot Restaurant
  - Outdoor Event Lawn (*with capacity for 400+ ppl*)
  - Indoor Event & Wedding Hall
  - Conference and Meeting Facilities
  - Spa & Fitness Center
  - Twelve Extended Stay Bungalows
- ***A statement and supporting maps and/or graphics that illustrates the approach utilized in designing the proposed development, including consideration of existing conditions and significant site features;***

As previously mentioned the goal for this adaptive reuse is to repurpose and rehabilitate as much of the infrastructure and site as possible. We are proposing minimum adjustments to existing structures. The historic architecture will be preserved and restorations to the interior will be our core focus. Modernization of building systems to increase efficiency and reduce waste will also be of paramount importance. The gardens that were originally designed by Beatrix Farrand, we are hoping to restore once we have been able to review her original landscape architecture plans that have been archived at UC Berkeley. Additional information, including maps and graphics are included in this submittal via the existing and proposed conditions plans as well as the Shepherd's Run Adaptive Reuse presentation.

- ***An estimate of the number of school-aged children to be housed in the proposed development, if residential uses are proposed;***

No school aged children are expected to be housed at the property as it will be used for transient occupancy.

- ***A general analysis of soil types and suitability for the development proposed;***

The property is located on a rainbow silt loam soil mix with a slope of 0-3%. Proposed additional development is minimal, but soil topography is well suited for the structures. Additionally, soil tests were performed for the vineyard sites and sent off for lab testing to University of Connecticut's Soil Testing lab. Although some pH adjustment will be required, the soil is generally well suited for viticulture.

- ***A general viewshed analysis, showing the location and extent of significant views both from and within the proposed development parcel, as well as anticipated views into the property from adjacent public or private streets and properties;***

The property is set back from Highway 1 and thus not visible from the primary thoroughfare aside from its stone entry. It is screened from views via forested land on three sides. No change is proposed to this. The West property line borders soccer field and tennis courts of The Prout School with an existing stone wall and fields. These fields will receive an additional landscape buffer with the grape vines that are to be planted. The proposed new construction bungalows are not located within view of any of the adjoining properties or streets.

- ***An estimate of the approximate population of the proposed development, if residential uses are proposed;***

No residential uses are proposed.

- ***A statement of the potential fiscal impacts of the development on Town expenses and revenues; and***

Historically the property has not been generating revenue for the town via taxes as its previous tax use was for a school/religious establishment. The new proposed

development is expected to significantly contribute to the town and state revenue via an increased property, sales and use, and transient occupancy tax basis. In addition, as proposed expenses for the town should not increase as redevelopment of the property is expected to maintain its existing on site waste treatment infrastructure, and water demand is expected to be similar to its previous use, and power demand is expected to decrease as the building systems are modernized.

Additionally, we expect the property to serve as a demand driver for the region with several positive impacts to the community. Some of the highlights we anticipate include:

- Job creation
  - Community business growth
  - Support for local farms
  - Enhanced activity in slower seasons
  - Community events
  - Marketing and awareness
- ***A description of proposed phasing, if any.***

We are anticipating the project to be completed in three phases as outlined below:

1. Phase 1 will include the redevelopment and renovation of the existing structures on the property.
  2. Phase 2 is to include construction of any utility service infrastructure required for the twelve extended stay bungalows.
  3. Phase 3 will include design and construction of the twelve extended stay bungalows.
- ***For developments proposing service by public water, 2 copies of a written statement from the appropriate water company or district confirming that water service is available***

The site is currently already serviced by public water via an 8" main. We do not anticipate the need for anything larger. Additionally, the public water service tower is located on the property should service need to be altered.

- ***7. For developments proposing service by public sewer, 2 copies of a written statement from the Town of South Kingstown Department of Public Services confirming that sewer service is available***

Public sewer is not anticipated to be used for this project.



# SHEPHERD'S RUN

ADAPTIVE REUSE PROPOSAL

I D E N T I T Y

a destination **INSPIRED**  
by **PLACE**  
and **PURPOSE**

Established in 1933 – Shepherd’s Run, was named after “*Shepherd Tom*” Hazard, the uncle of Elizabeth Hazard Sturges and her husband Rush Sturges. It was designed by Thomas Pym Cope who also designed the nearby Dune’s Club. The house was constructed as a summer retreat; a place of relaxation and rejuvenation.



Designed in the Norman Romanesque style it was built to last; withstanding the seasons of change.

The gardens were crafted by famed landscape architect Beatrix Jones Farrand. Her iconic work included the original White House gardens.





a reimagined HAVEN  
for those that seek REFUGE  
and REJUVENATION



a pastoral UTOPIA  
close to NATURE  
true to the SOUL





a rural RETREAT  
to GATHER  
CONNECT  
CELEBRATE  
LIVE



# REDEVELOPMENT BRIEF

# AN ADAPTIVE REUSE DESTINATION

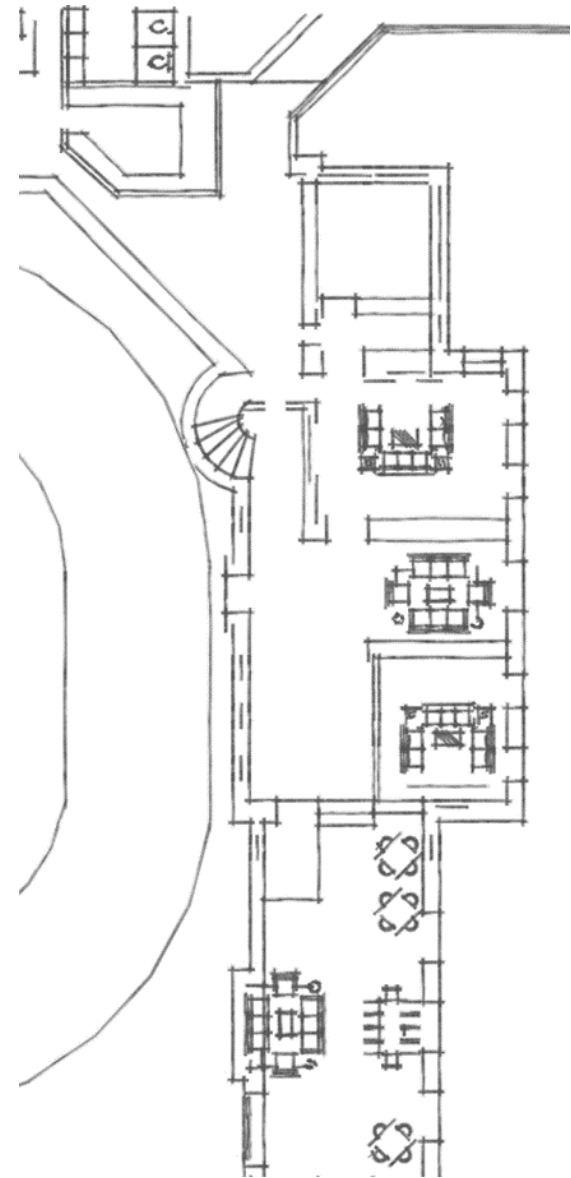
## PROPERTY HIGHLIGHTS INCLUDE:

- 36 ACRES
- 50,000 SQUARE FEET OF BUILT INTERIOR SPACE
- 1933 HISTORIC NORMAN ROMANESQUE MANOR
- 33 CONTEMPORARY BOUTIQUE HOTEL UNITS
- ~35,000 BOTTLE WINERY AND VINEYARD
- ~3,500 SQUARE FOOT RESTAURANT
- OUTDOOR EVENT LAWN WITH CAPACITY FOR 400+ PPL
- INDOOR EVENT & WEDDING HALL
- CONFERENCE AND MEETING FACILITIES
- SPA & FITNESS CENTER
- TWELVE PERMITTED ONSITE EXTENDED STAY BUNGALOWS



## PROPERTY SUMMARY

Shepherd's Run encompasses an artisan hospitality offering, driven by place and purpose. Redevelopment of the 36-acre parcel and 1933 stone manor house into an estate winery, boutique resort, and event venue will encompass a unique destination offering. The property is situated in South Kingstown, RI, just 30 minutes outside of Providence, RI and just a few minutes over the Pell Bridge from Newport, RI. This desirable location, set along the Narrow River, backs up to the John Chafee wildlife preserve with miles of kayaking and hiking out its back door. The property is also located just a few miles from famed Narragansett Beach, as well as short drives to the University of Rhode Island and all that historic Newport, Wakefield, and Providence have to offer.



The vast majority of the existing structures on the property will be repurposed. Schematic floorplans have been completed and are being priced by a local experienced commercial contractor. The original manor house is expected to receive minimal exterior upgrades and a full interior redesign. Two additional dorm style buildings and a chapel were added to the property in the late 50's.



CONCEPTUAL SITE RENDERING



# AREA DEMOGRAPHICS



Rhode Island may be small, but within its borders is one of the largest concentrations of historic landmarks in the nation, a vibrant arts and cultural scene, miles of pristine coastline, bucolic farmland, and some of the most acclaimed dining establishments in the country. Travel and tourism is one of Rhode Island’s most valued industries. With more than 100 beaches, 400 miles of picture-perfect shoreline, historical and cultural attractions, and world-class dining, the travel and tourism industry is a \$5.2 billion industry in Rhode Island which supports more than 41,000 jobs.

LOCAL ATTRACTIONS & POINTS OF INTEREST	
ITEM	DISTANCE FROM PROPERTY
John Chafee Preserve	adjacent
Narragansett Beach	3.5 miles
The Coast Guard House	3.8 miles
Historic Wakefield	2.9 miles
University of Rhode Island (URI)	5.6 miles
International Tennis Hall of Fame	16 miles
Newport Mansions	17.4 miles
Fort Adams	19.2 miles
TF Green International Airport	22 miles
Downtown Providence	29 miles
Brown University	30 miles
Rhode Island School of Design (RISD)	30 miles
Boston Logan International Airport	80 miles



# SHOWCASING SOUTH COUNTY

South County, RI is home to an array of activities, for those seeking authentic and unique experiences. From its pastoral farms, to its plentiful oceans, its natural beauty is beyond compare. It is a place for those who want to travel off the typical “tourist path” and open themselves up to discovery. The region is steeped in history. History of people willing to take a chance in order to find something better, something that speaks to their souls. South County’s secret beauty is revealed only to those that choose their own way. In the words of one of our greatest New England Poets, it is for those that took the road less traveled.

**SOUTH KINGSTOWN DEMOGRAPHICS**

Population at 2010 Census: 30,639.

Population change since 2000: +9.7%

Males: 14,557 (47.5%)

Females: 16,082 (52.5%)

Median resident age: 35.7 years

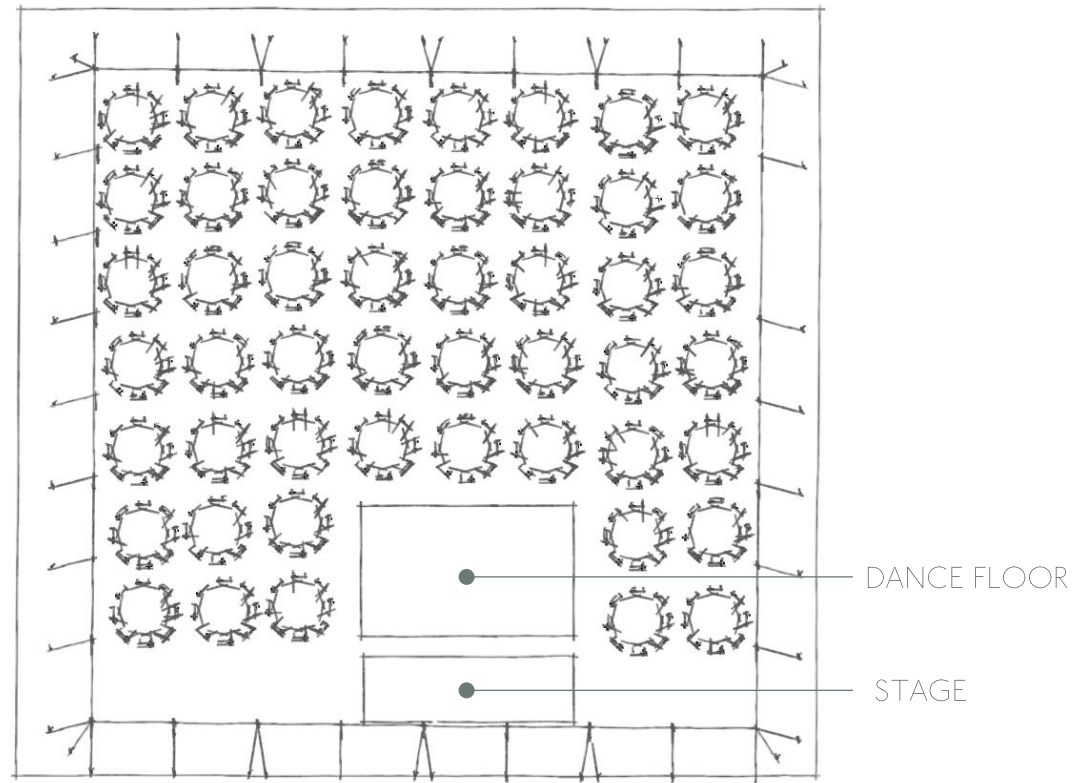


# PROPERTY CONCEPTUAL SITE PLAN



## DESTINATION WEDDINGS AND CELEBRATIONS

Newport County alone is home to over 600 weddings a year. Shepherd's Run will offer a cost-effective alternative to the traditional Newport Wedding. After redevelopment the property will have a desirable vineyard backdrop, 45 onsite overnight accommodations, 200+ additional hotel accommodations available just across the highway, a non-denominational sacred hall, a variety of pre and post event gathering spaces, spa and fitness facilities, a 400+ person outdoor tented event lawn, and the ability to handle on and offsite catering.



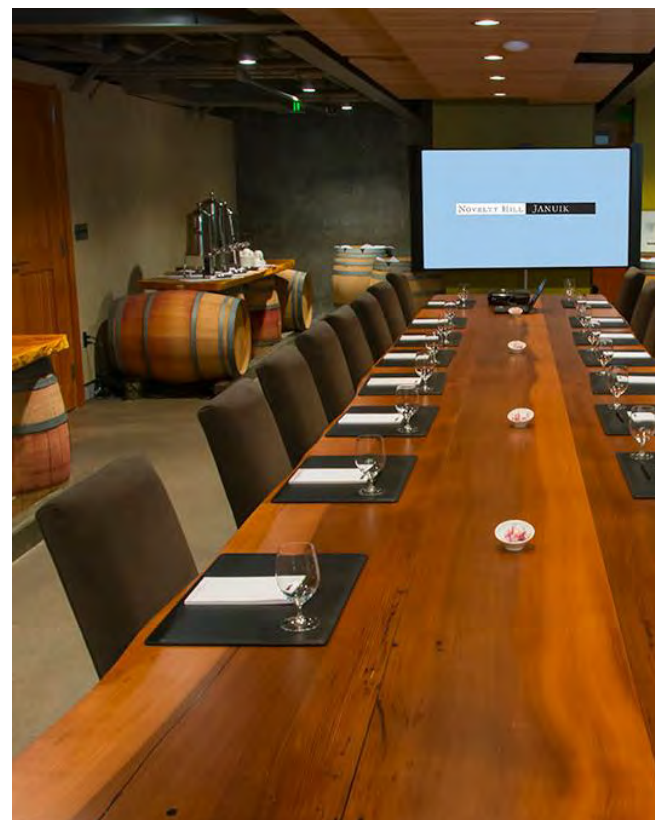
WEDDING TENT LAYOUT FOR 400



## CONFERENCE AND EVENT HALLS

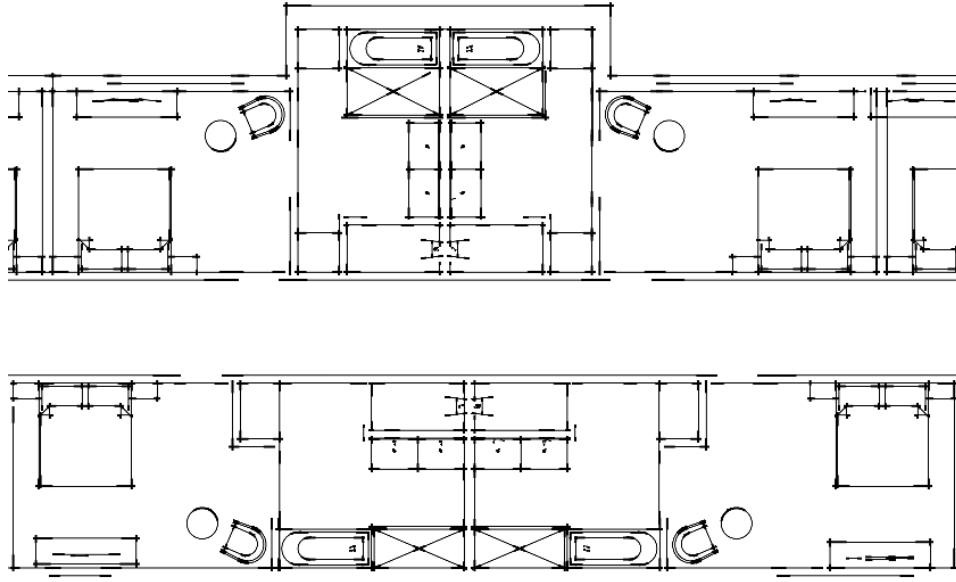
In addition to celebratory and corporate retreat business, Shepherd’s Run hopes to host many community driven events. Events such as farmers markets, lecture series and awards banquets are all contemplated year round uses. Due to the variety of space available Shepherd’s Run can accommodate a wide range of functions from small intimate gatherings to large annual festivals.

FUNCTION SPACES SIZES				
SPACE	RECEPTION	THEATER	CLASSROOM	BANQUET
Vineyard Tent	400	400	250	300
Event Hall	300	300	110	220
Fermentation Hall	75	75	-	50
Beatrix’s Garden	175	175	-	150
Vineyard Patio	920	920	-	-
Salon I	30	30	-	25
Salon III	15	15	-	20
Great Room	85	85	-	55
Conference Room	110	110	50	85
Board Room	56	56	25	43



# LODGING

Shepherd's Run will offer 33 boutique New England inspired guest rooms as well as 12 cottages available for overnight guests. The offering is expected to differentiate itself from any existing supply in South County with average nightly rates between \$300 and \$500, consistent with a four diamond or upper-upscale property.



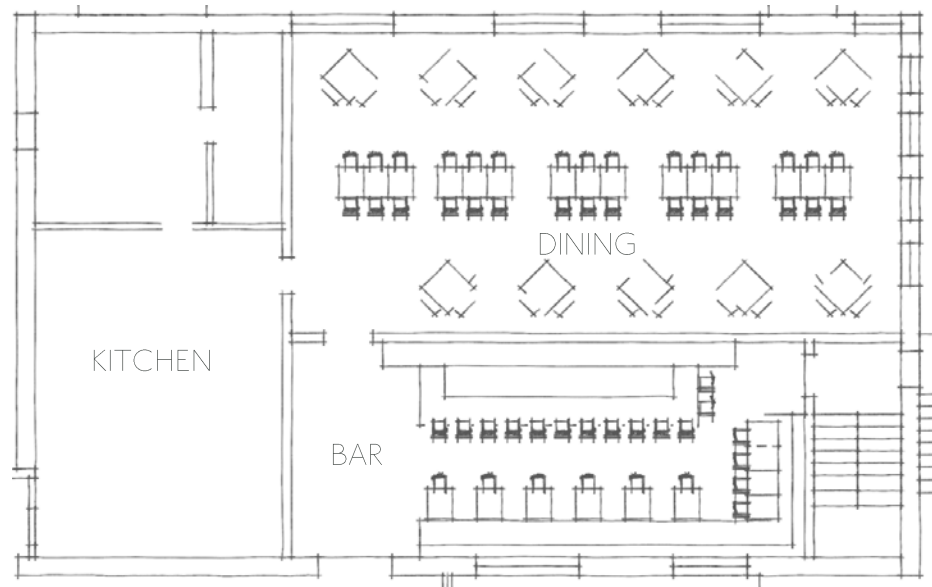
CONCEPTUAL GUESTROOM DESIGN INSPIRATION AND PLAN



## RESORT AMENITIES

To compliment the winery, event, and destination experience offered at Shepherd's Run, the property will also include a restaurant, fitness facility, locker rooms, relaxation lounge, and spa treatment rooms.

Both the Restaurant and Spa will be open to local as well as overnight guests.



CONCEPTUAL RESTAURANT LAYOUT



## WINERY

Fishing and farming are huge parts of life in Rhode Island. We see the Cellars at Shepherd's Run as an extension of and tribute to that way of life. One that is unique to our region, our people, and our seasons.

Many still don't know that world class wines can be produced in the Northeast. Even a bigger secret is that South Kingstown, RI has some of the choicest land to showcase our terroir. Its proximity to the ocean creates a moderating climate reducing the harsh outcomes of winter. In addition, the gentle slopes and rocky soil are wonderfully beneficial attributes. While we don't plan to be growing dense Cabernets that require the long hot days of California sun, we do plan to offer delicate, complex, and crisp wines that pair beautifully with our New England bounty of seafood and seasonally driven produce.

In addition to our local offerings we plan to produce wine from grapes grown in several other select wine regions of the world. It is our goal to not only showcase how our local viniculture stands up to other more well-known regions but also allow our local guests to experience wines that would balance out our locally harvested crop.

The Cellars at Shepherd's Run will offer a local wine club, with rotational offerings. We will also host winemaker dinners, as well as wine-farm-fishery collaborations, agricultural lecture series and other annual events to celebrate the seasons and agriculture in our region.





## RENOVATION, REHABILITATION AND REUSE

One of the major objectives for the redevelopment of Shepherd's Run is to complete a successful adaptive reuse for the property and its existing structures. This reuse is meant to provide an economic benefit for the community as well as celebrate its historic character.

In order to accomplish this, we are proposing minimum adjustments to existing structures. The historic architecture will be preserved and restorations to the interior will be our core focus. Modernization of building systems to increase efficiency and reduce waste will also be of paramount importance.



S P O N S O R P O R T F O L I O

DIVERSE HOSPITALITY EXPERIENCE  
GUIDES OUR STRATEGY FOR FOCUSED,  
PURPOSEFUL, AND CREATIVE RESULTS.



MORGAN+SCHOEN HAS BEEN DEVELOPING UNIQUE HOSPITALITY EXPERIENCES AND DRIVING PROFITABILITY FOR OWNERS SINCE 2004. LED BY FOUNDERS ASHLEY MORGAN AND RYAN SCHOEN, THE COMPANY PRIDES ITSELF ON DEVELOPING ECONOMICALLY FEASIBLE SOLUTIONS THAT CREATE RELEVANT PRODUCT DIFFERENTIATION. THIS IN TURN DRIVES RESULTS.



## HOTEL TERRA JACKSON HOLE

MORGAN+SCHOEN played integral roles in the design, permitting, construction, and management of this 132 room eco-luxe condo-hotel. One of the first LEED Certified hotels in the United States. MORGAN+SCHOEN oversaw the entire “greening” process to ensure it was not only built sustainably but operated in that fashion as well. [Hotel Terra](#) also catalyzed the creation of Terra Resort Group (later Metwest Terra Hospitality), the management company which Ashley Morgan and Ryan Schoen were founding partners.



[\[Eco Structure\] Hotel Terra Brings Eco-Chic To The Mountains](#)  
[\[Travel + Leisure\] #7 Best Resort in the Continental United States](#)  
[\[Conde Nast\] #8 Top Twenty Hotels in the West](#)  
[\[Business Insider\] #29 50 Best Hotels in America](#)





## TERRA RESORT GROUP

The two founding partners of MORGAN+SCHOEN also founded Terra Resort Group (now Metwest Terra Hospitality) with four other hospitality partners. The company grew from managing a single resort in Jackson Hole to the management and asset management of eleven hotels across the United States. Majority interest in the entity was acquired by Metwest Ventures and now MORGAN+SCHOEN maintain a passive ownership interest in the entity.



[\[Hotel Interactive\] Terra Resort Group Assumes Management of Topnotch Resort and Spa, in Stowe, Vermont](#)

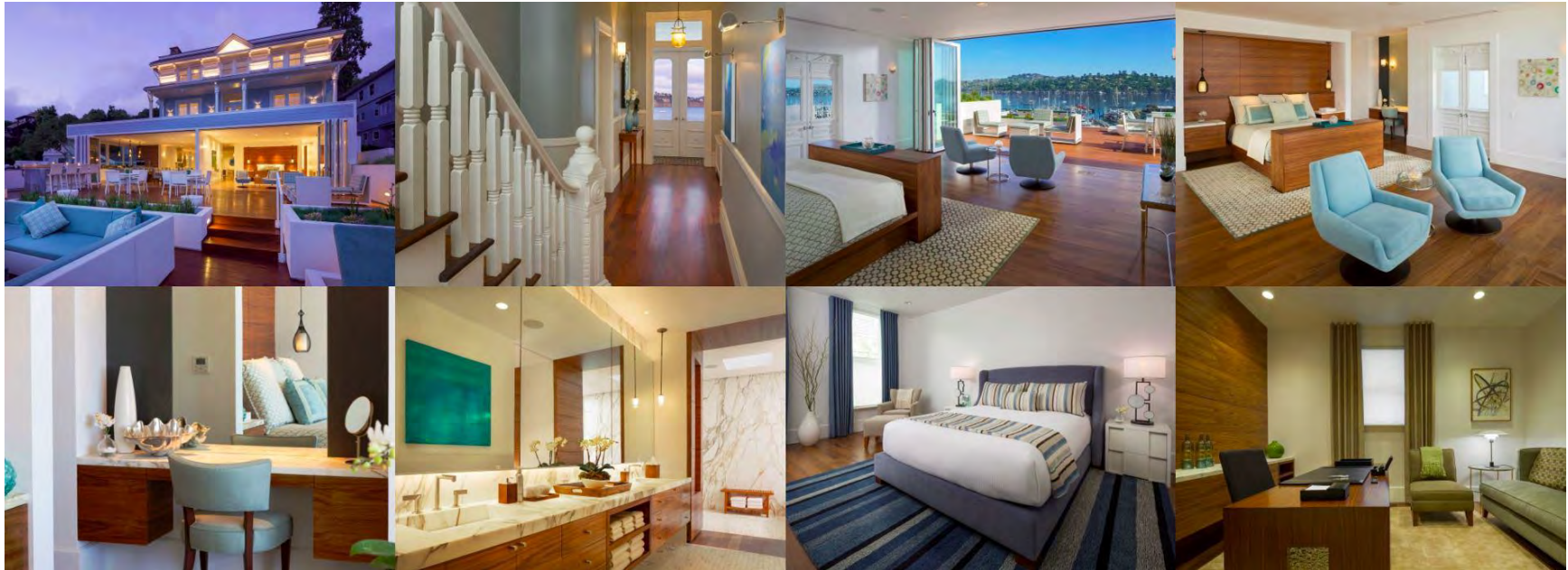
[\[Hotel Interactive\] Terra Resort Group and MetWest Ventures Form New Hospitality Company: MetWest Terra Hospitality](#)

[\[PR Newswire\] MetWest Terra Hospitality Announces Addition of Downtown San Francisco Hotel to Management Portfolio](#)



## CASA MADRONA

MORGAN+SCHOEN, while with Terra Resort Group, took over the redevelopment and daily management of Casa Madrona. The dilapidated property in a prime location in Sausalito was purchased at an FDIC administered foreclosure auction. After a complete redevelopment, significant capital investment, service enhancements, and repositioning, the property is now, once again, an iconic destination just over the Golden Gate Bridge from San Francisco.



[\[Marinscope\] Changes Continue for the Casa Madrona](#)

[\[CNBC\] They Livin' It Up At This Hotel California](#)

[\[Forbes\] For \\$25,000 A Night Take Over Sausalito's Luxe Mansion at Casa Madrona](#)

[\[Fortune\] The \\$10,000 Suite For Silicon Valley Elite](#)



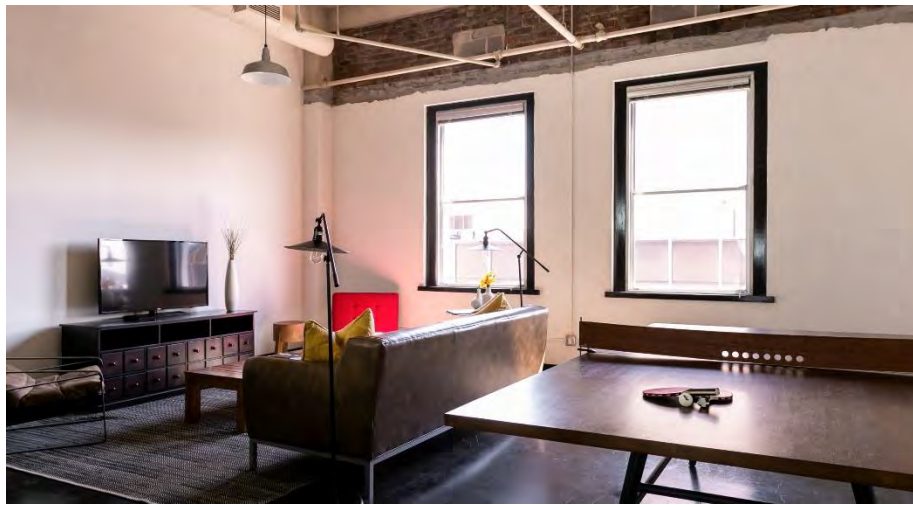
## THE RESIDENCES AT WAIKIKI BEACH

Tasked with repositioning a 30-year-old 140-unit condominium hotel, located at famed Waikiki Beach in Honolulu, HI, MORGAN+SCHOEN developed and implemented a comprehensive strategy. The strategy included a new property identity, digital marketing strategy, \$15M in property upgrades, and onsite operational improvements.



## BODE

MORGAN+SCHOEN worked with a venture backed family equity office to develop and operate a revolutionary hospitality concept targeting the modern traveler. The brand includes significant adjustments to a typical hotel service model aimed at the growing market of friend and family group travel. The property design, amenities, and service structure were all reimaged to cater to the unique needs of this market segment, driving unrivaled top and bottom line returns for its investors.





## CONTACT

Ryan Schoen

[ryan@morganschoen.com](mailto:ryan@morganschoen.com)

415.717.9702

MORGAN+SCHOEN HOSPITALITY

[morganschoen.com](http://morganschoen.com)

12 GRAND STREET

STONINGTON, CT 06378

