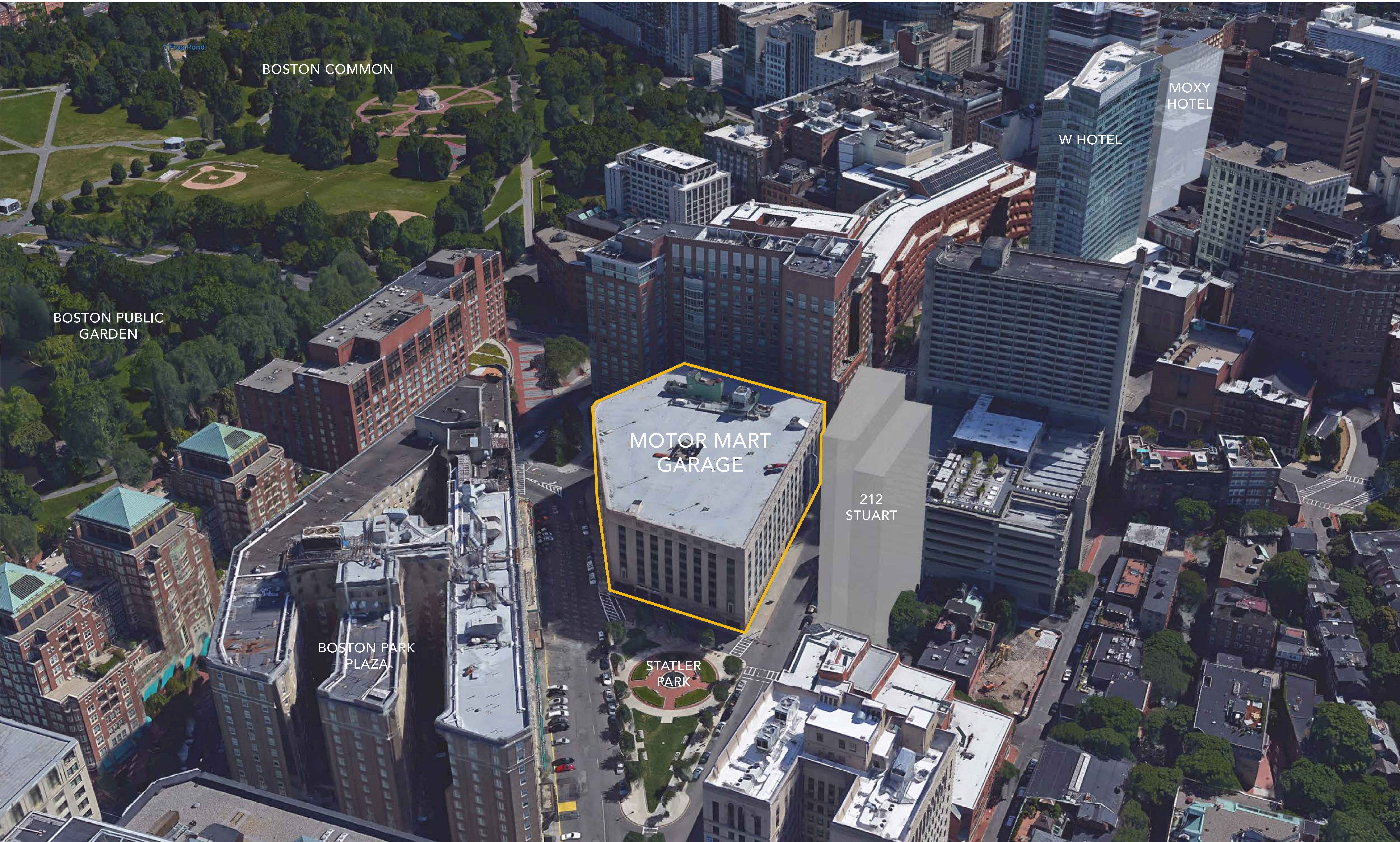


MOTOR MART GARAGE

BCDC PRESENTATION

DECEMBER 04, 2018

EXISTING CONDITIONS



BOSTON COMMON

MOXY HOTEL

W HOTEL

BOSTON PUBLIC GARDEN

MOTOR MART GARAGE

212 STUART

BOSTON PARK PLAZA

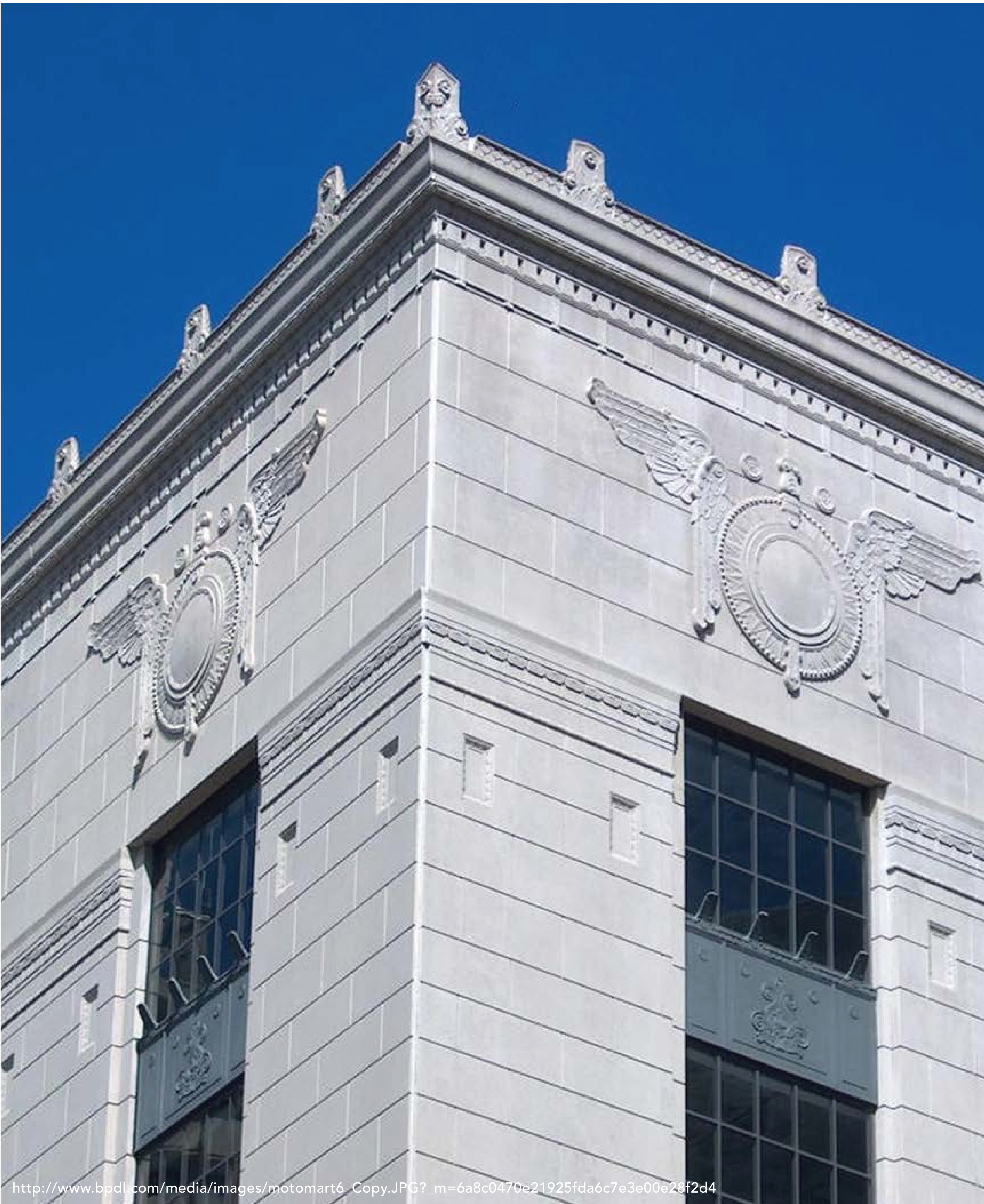
STATLER PARK

EXISTING CONDITIONS



"Motor Mart Garage" by Marc Belanger
<https://www.flickr.com/photos/marc72/5425761890>

EXISTING CONDITIONS

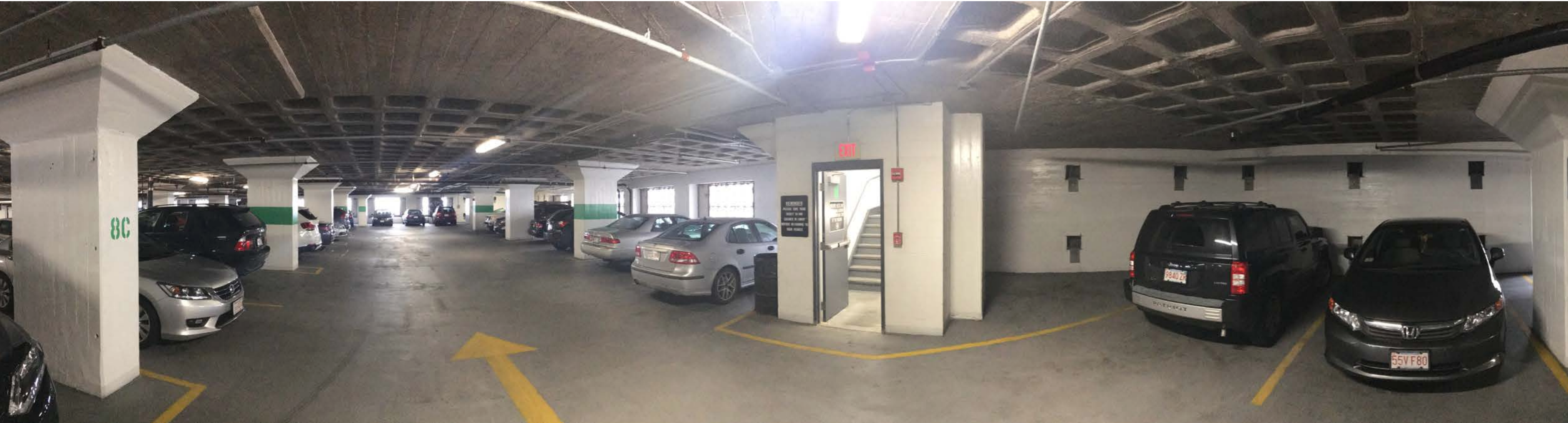


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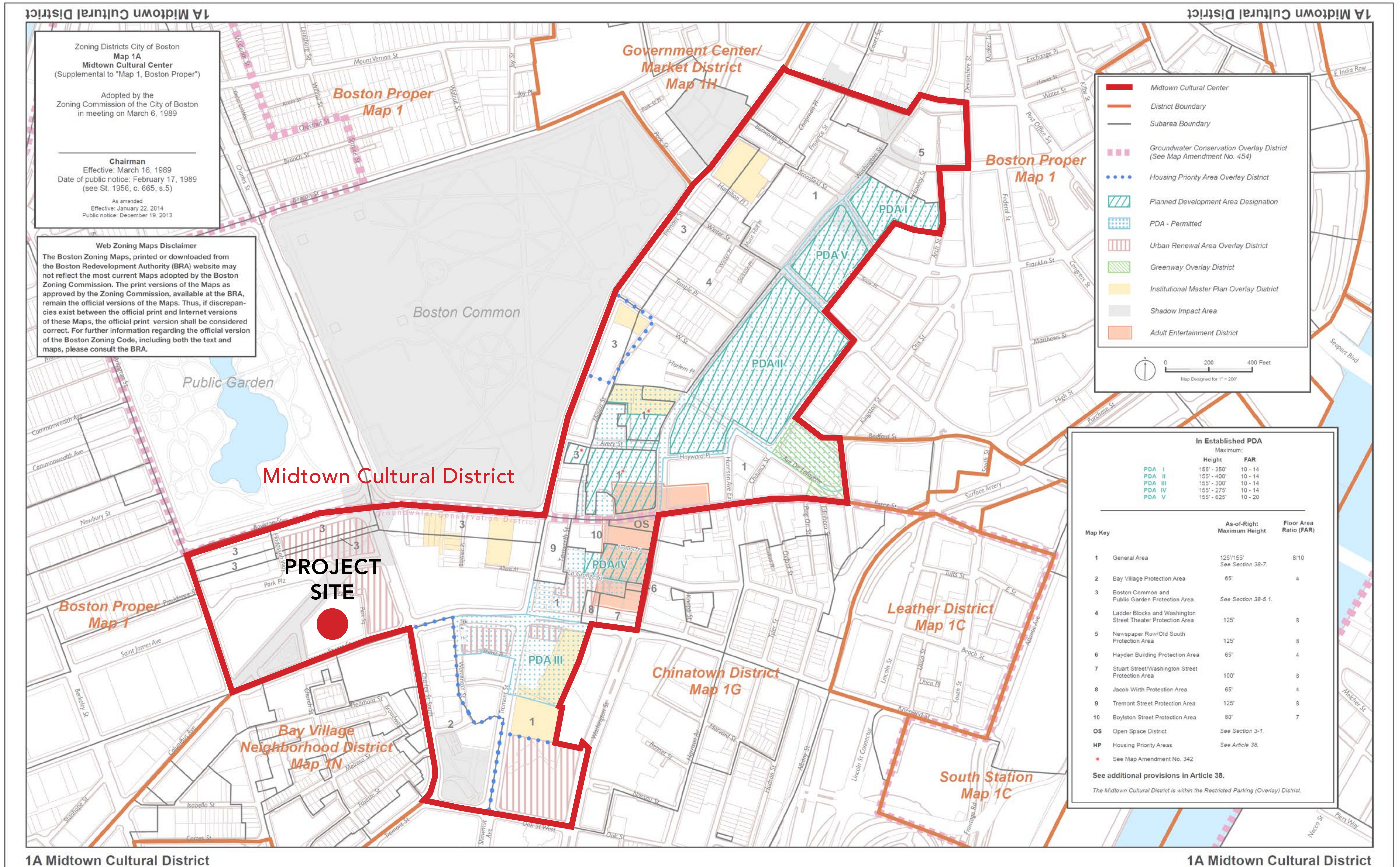


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EXISTING CONDITIONS



PROJECT LOCATION - MIDTOWN CULTURAL DISTRICT



SITE PLAN

PUBLIC GARDEN

COMMON

BACK BAY

ARLINGTON

BOYLSTON STREET

Midtown Cultural District

PEDESTRIAN CONNECTION

PARK PLAZA

LINCOLN SQUARE

ELIOT ST

ONE CHARLES

PRIMARY VEHICULAR CIRCULATION

PARK PLAZA

MOTOR MART GARAGE

THEATRE DISTRICT

ST JAMES AVE

STATLER PARK

STUART STREET

212 STUART

TUFTS MEDICAL

BAY VILLAGE

STUART STREET

BAY VILLAGE GARDEN

MOTOR MART GARAGE

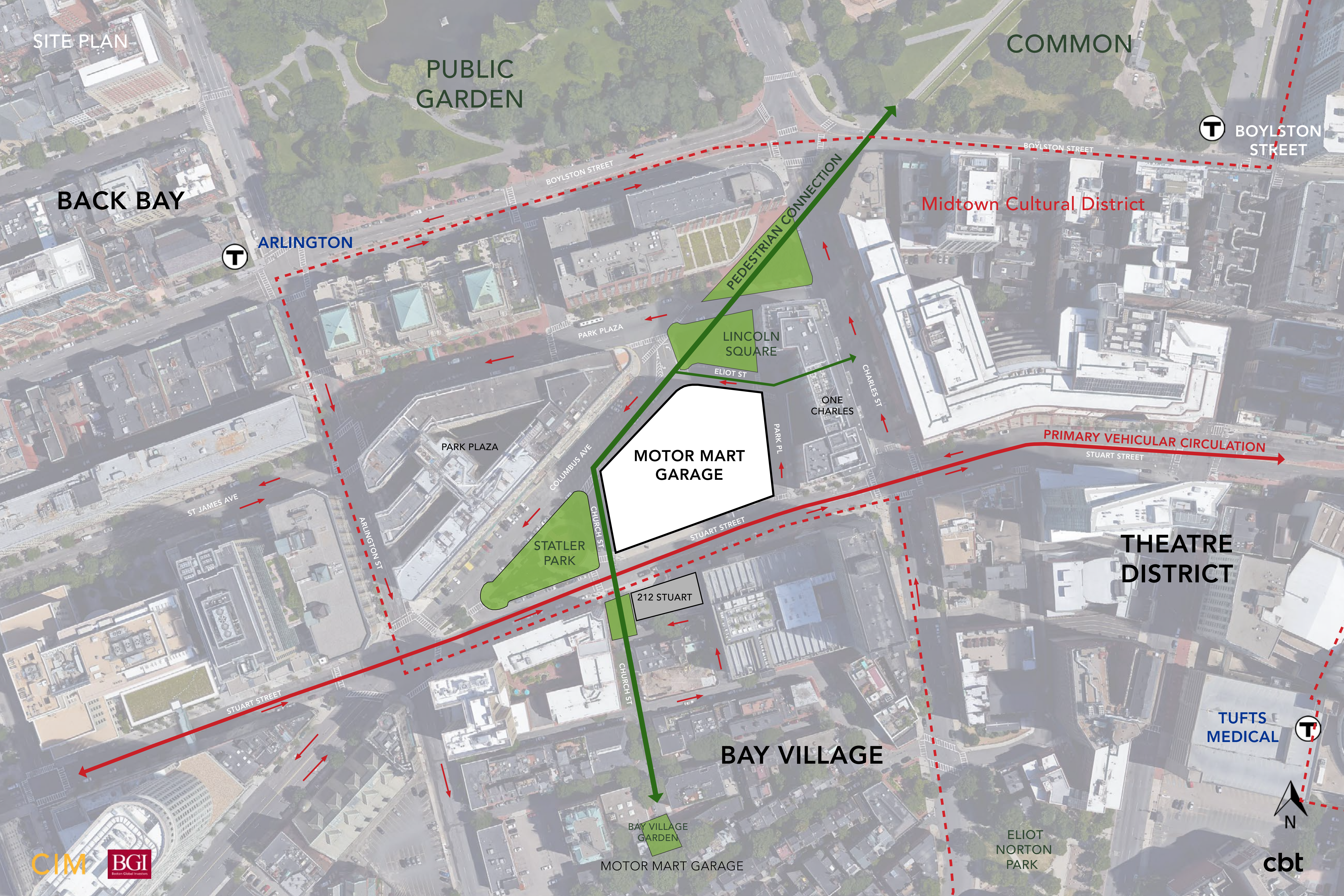
ELIOT NORTON PARK



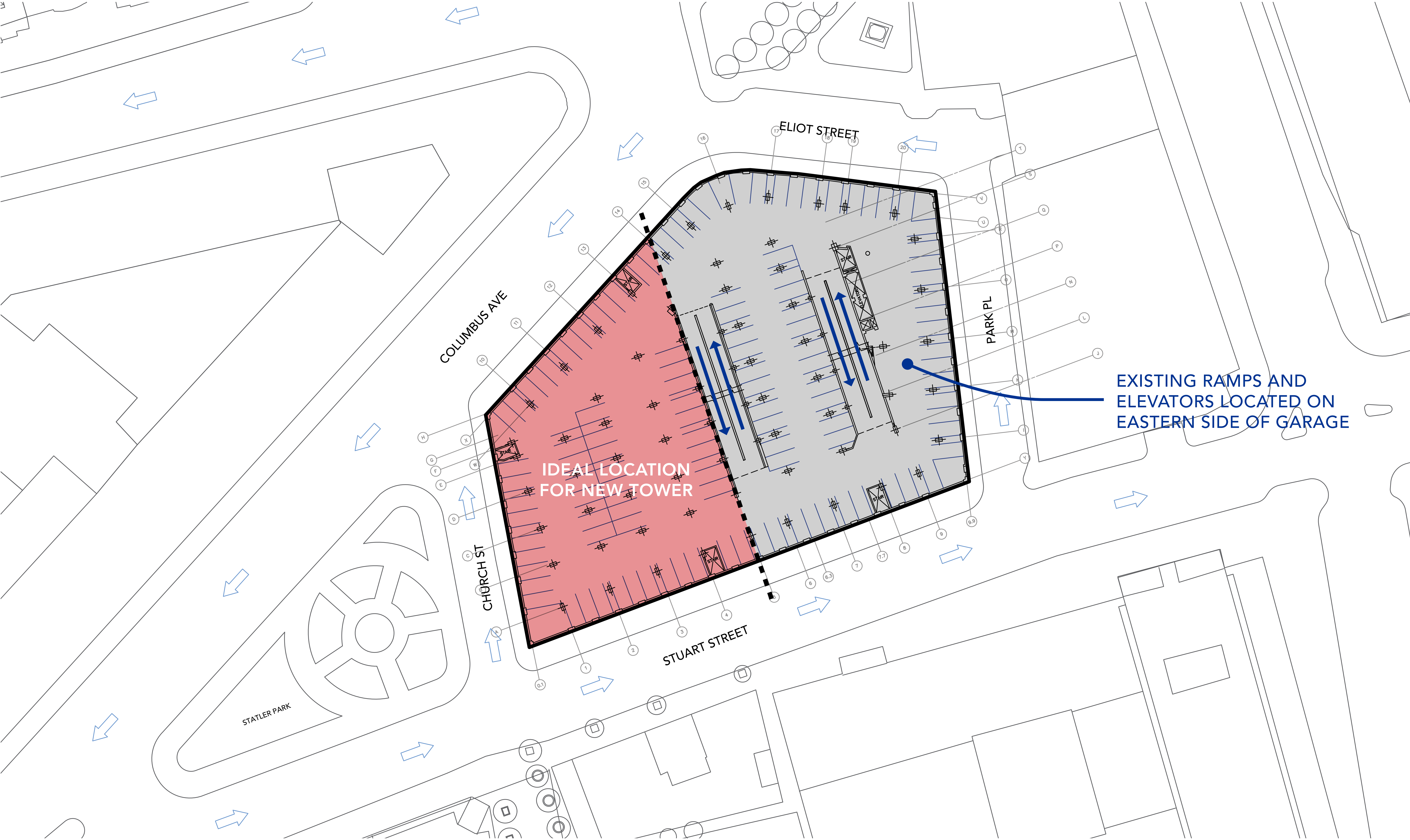
cbt

CIM

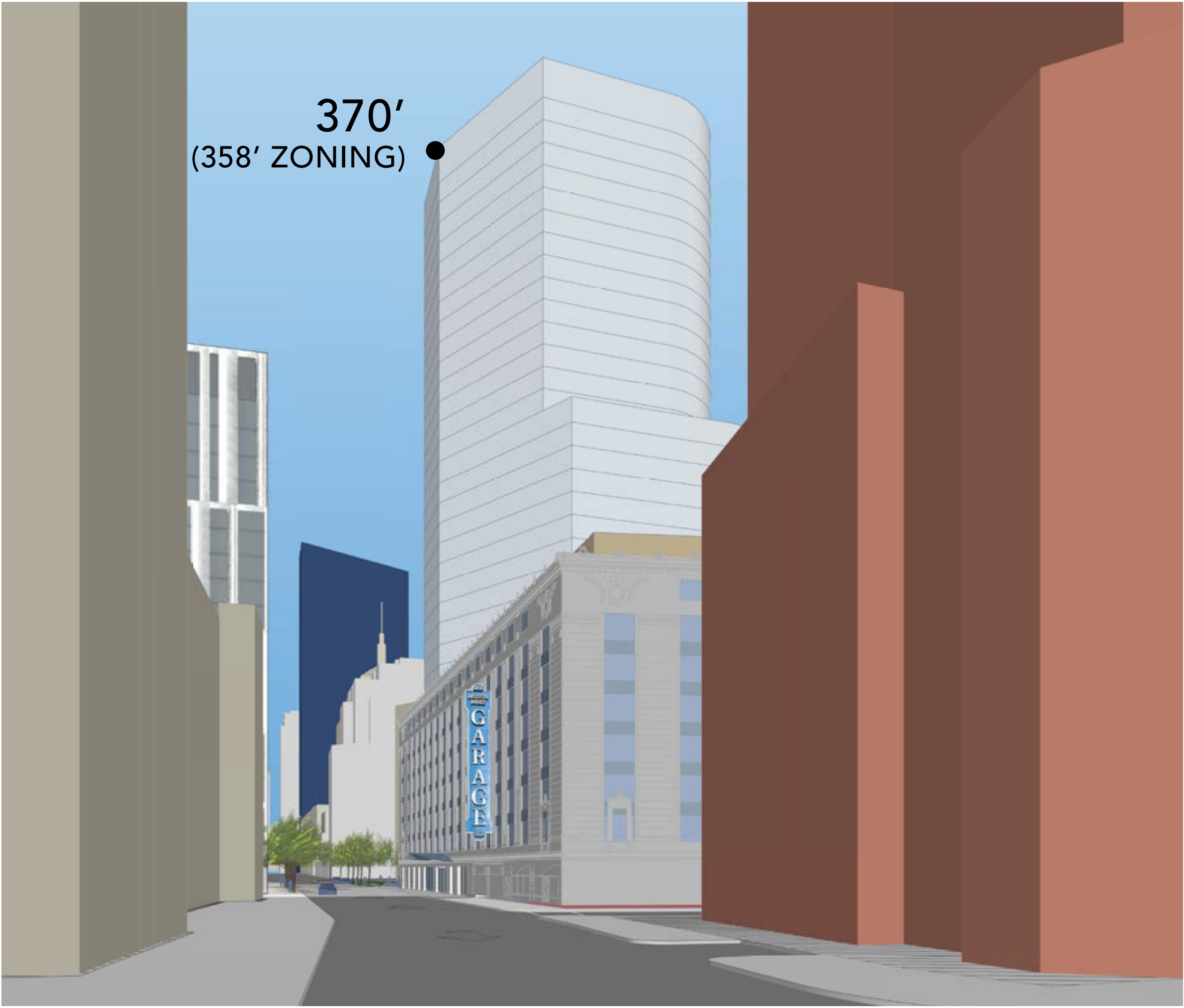
BGI Boston Global Investors



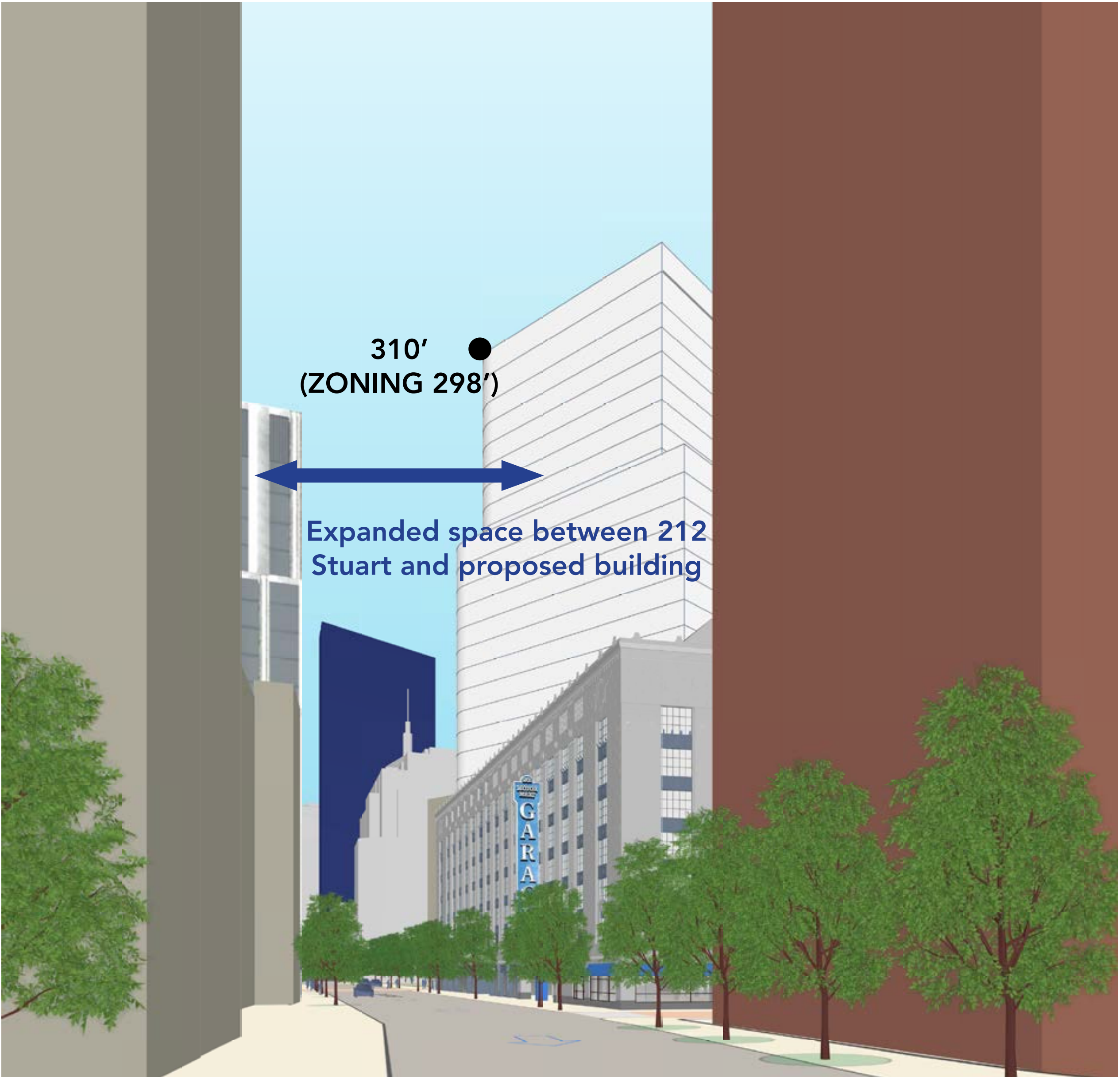
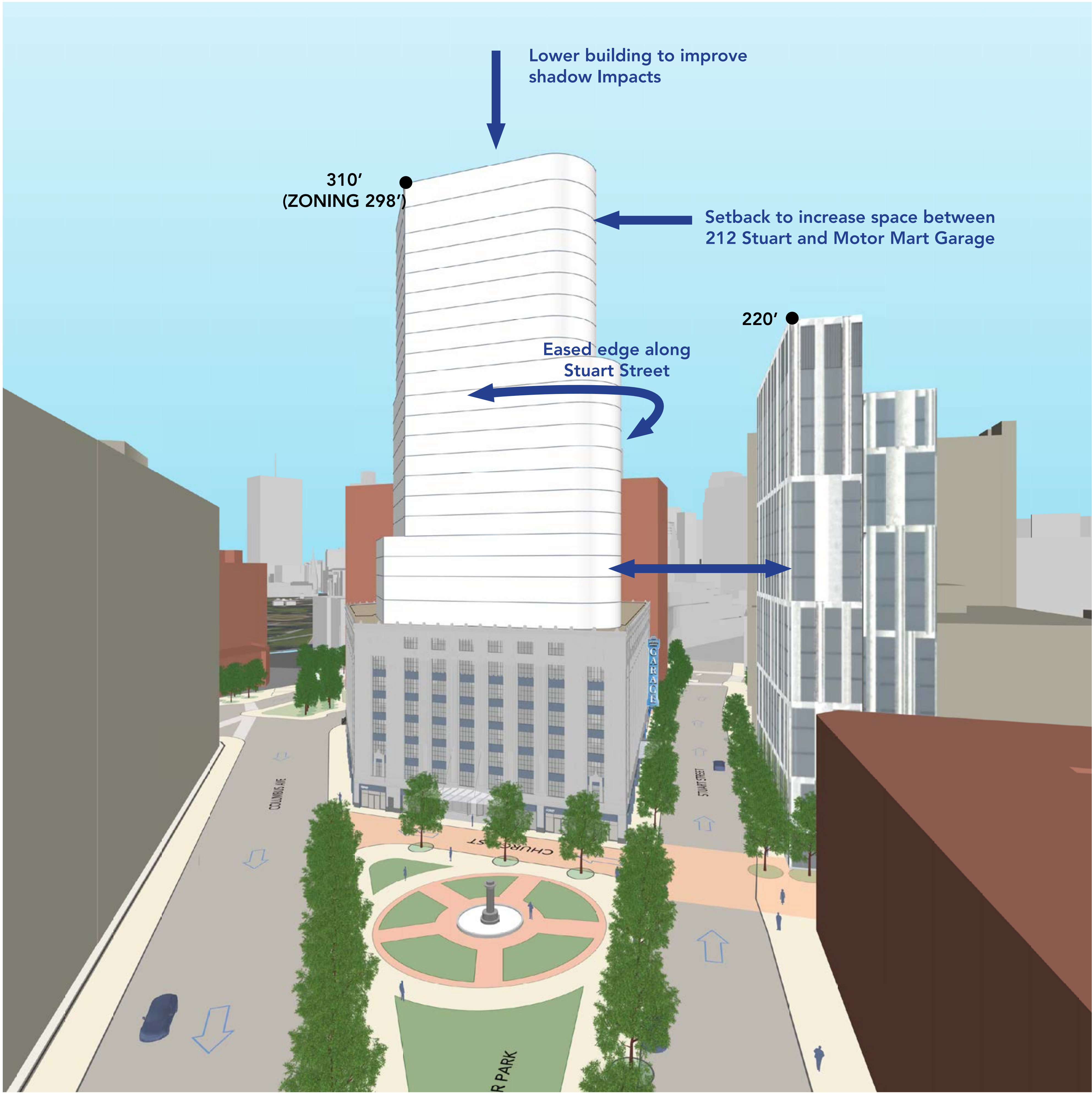
NEW TOWER - STRUCTURAL FEASIBILITY



ORIGINAL MASSING STRATEGY



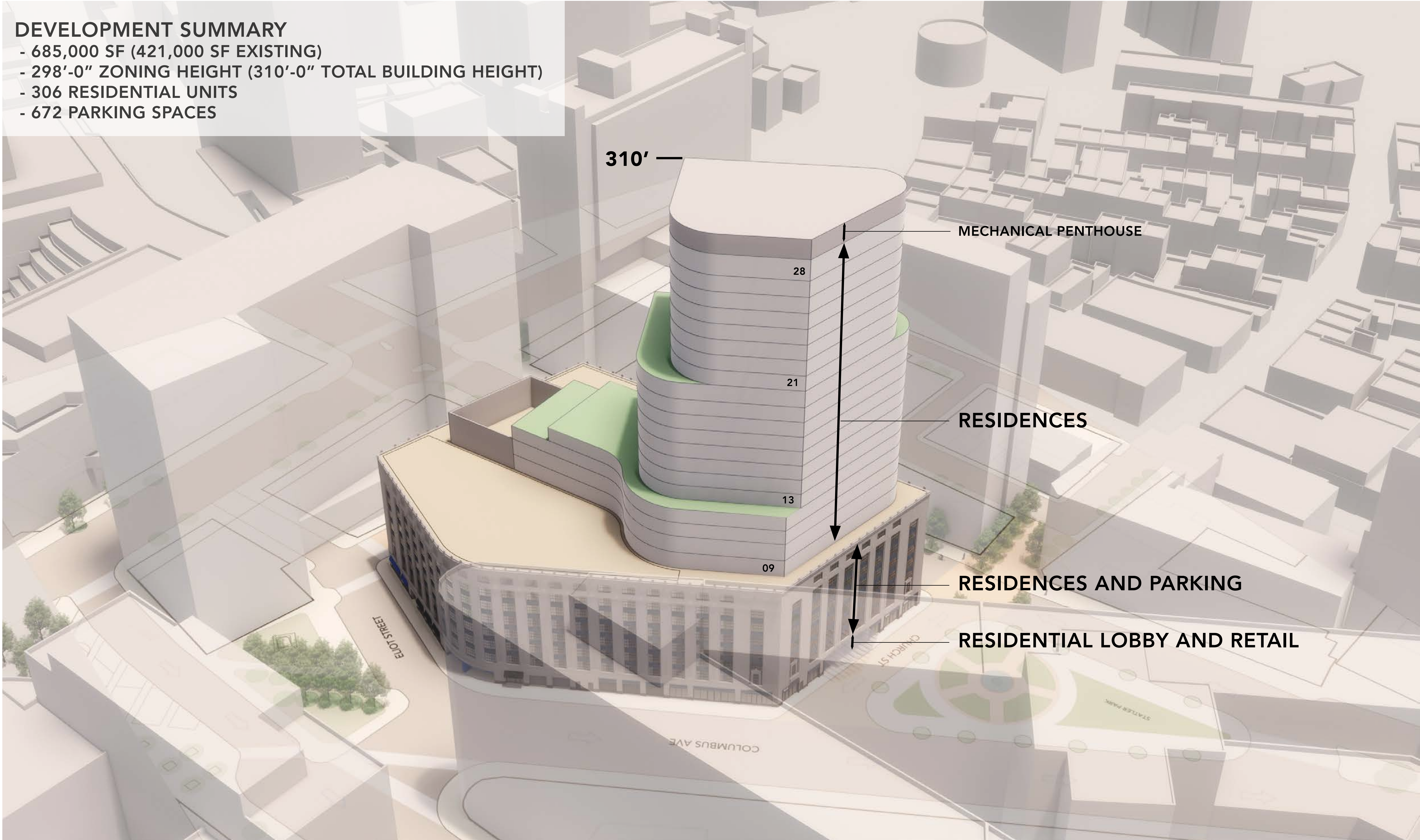
REVISED MASSING STRATEGY



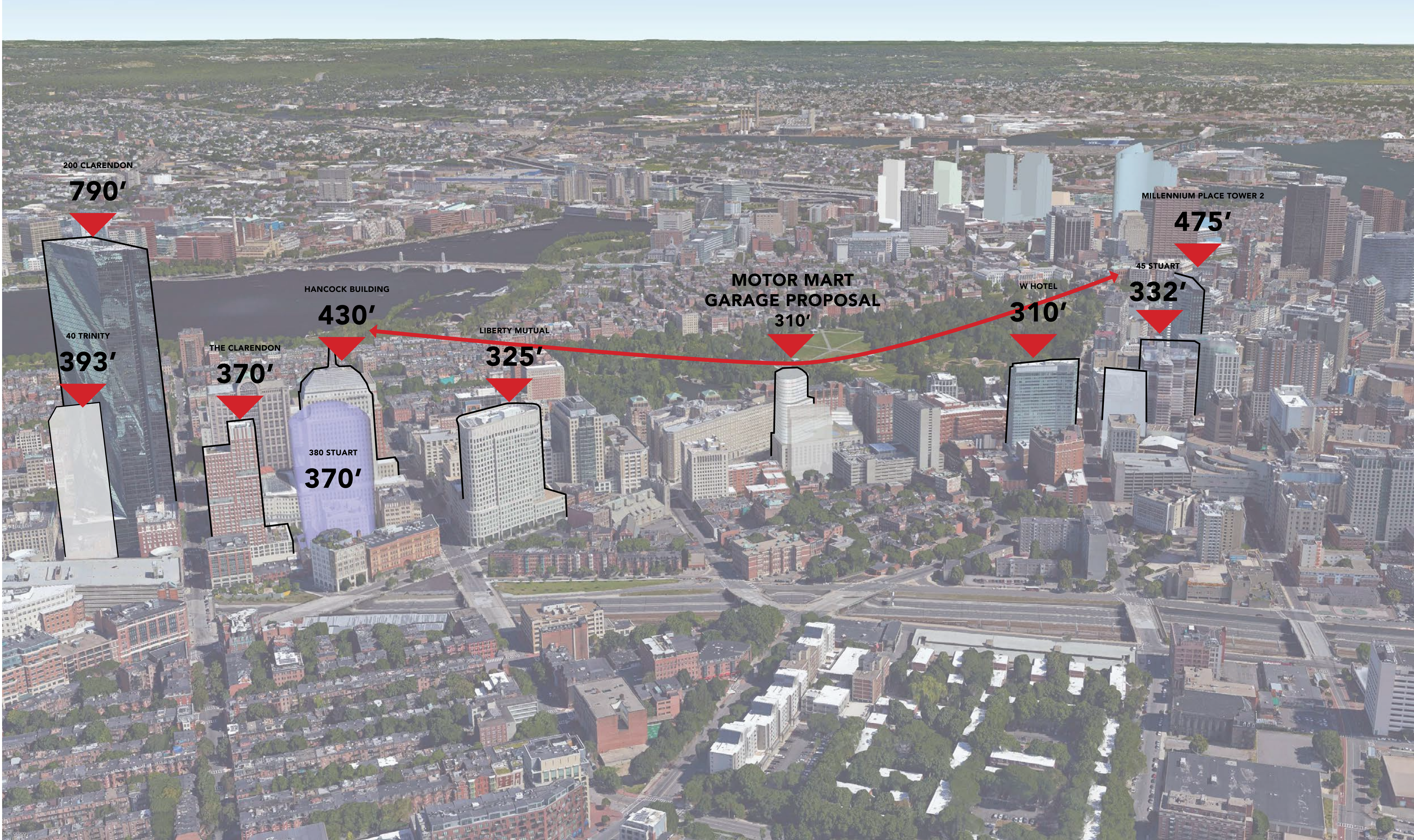
PROPOSED MASSING

DEVELOPMENT SUMMARY

- 685,000 SF (421,000 SF EXISTING)
- 298'-0" ZONING HEIGHT (310'-0" TOTAL BUILDING HEIGHT)
- 306 RESIDENTIAL UNITS
- 672 PARKING SPACES



CONTEXT HEIGHT



SHADOW SUMMARY

**Public Garden
(March 21 through October 21):**

No new shadow

A. After 10AM

**Boston Common and Shadow Impact Area
(March 21 through October 21):**

No new shadow

**A. Between 8AM through 2:30PM
B. For more than 2 hours in the SIA**

**Proposed Project
(March 21 through October 21):**

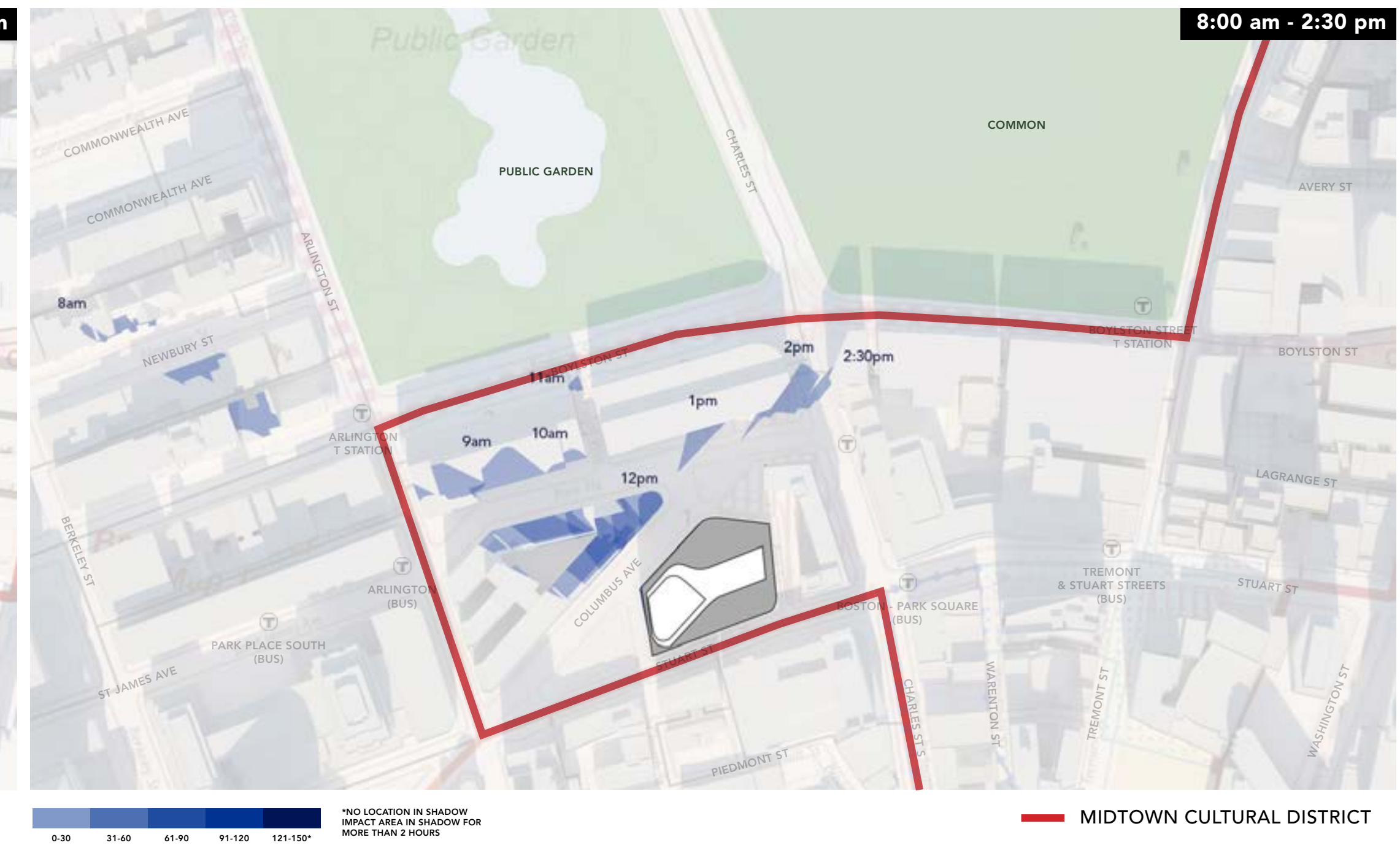
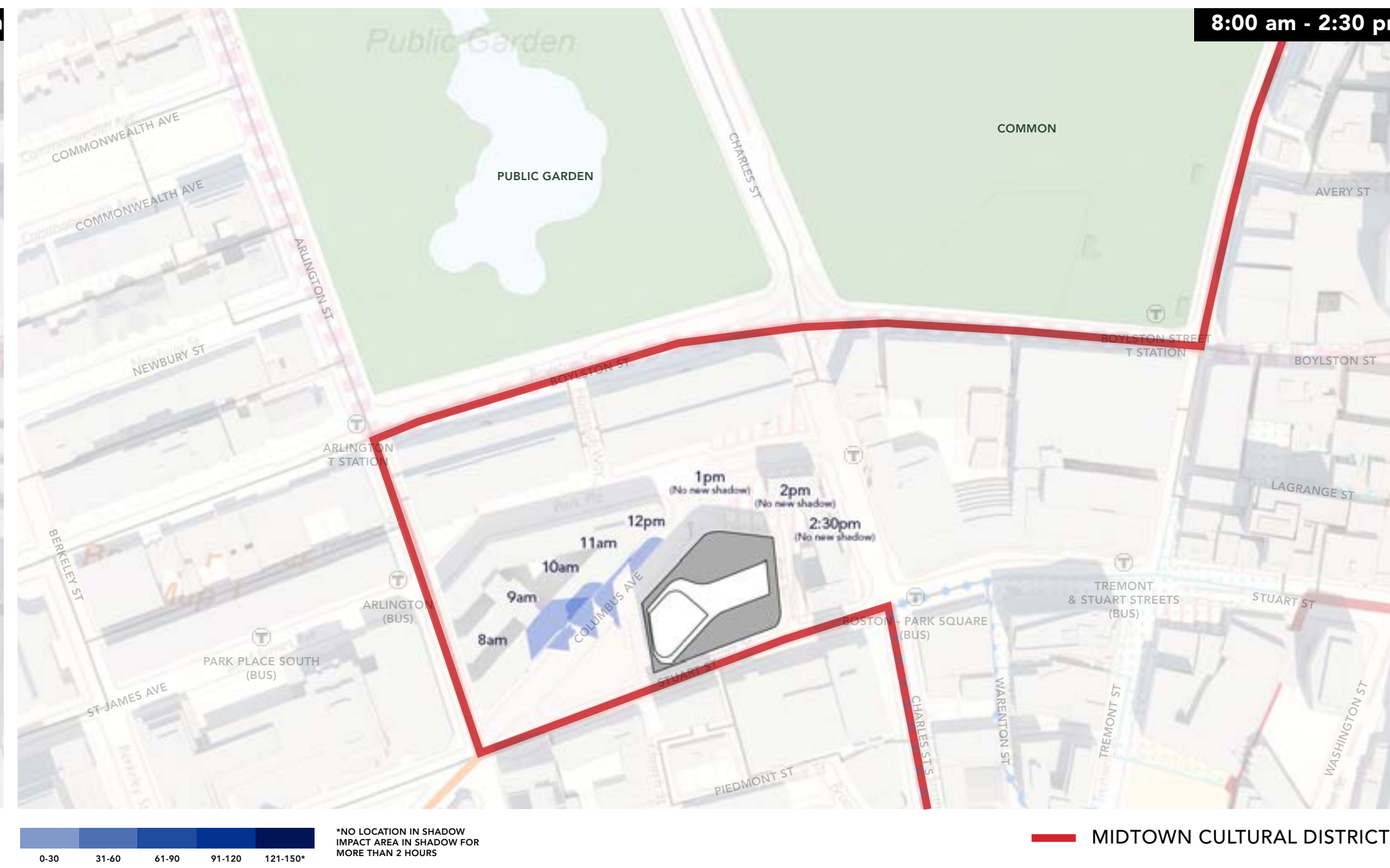
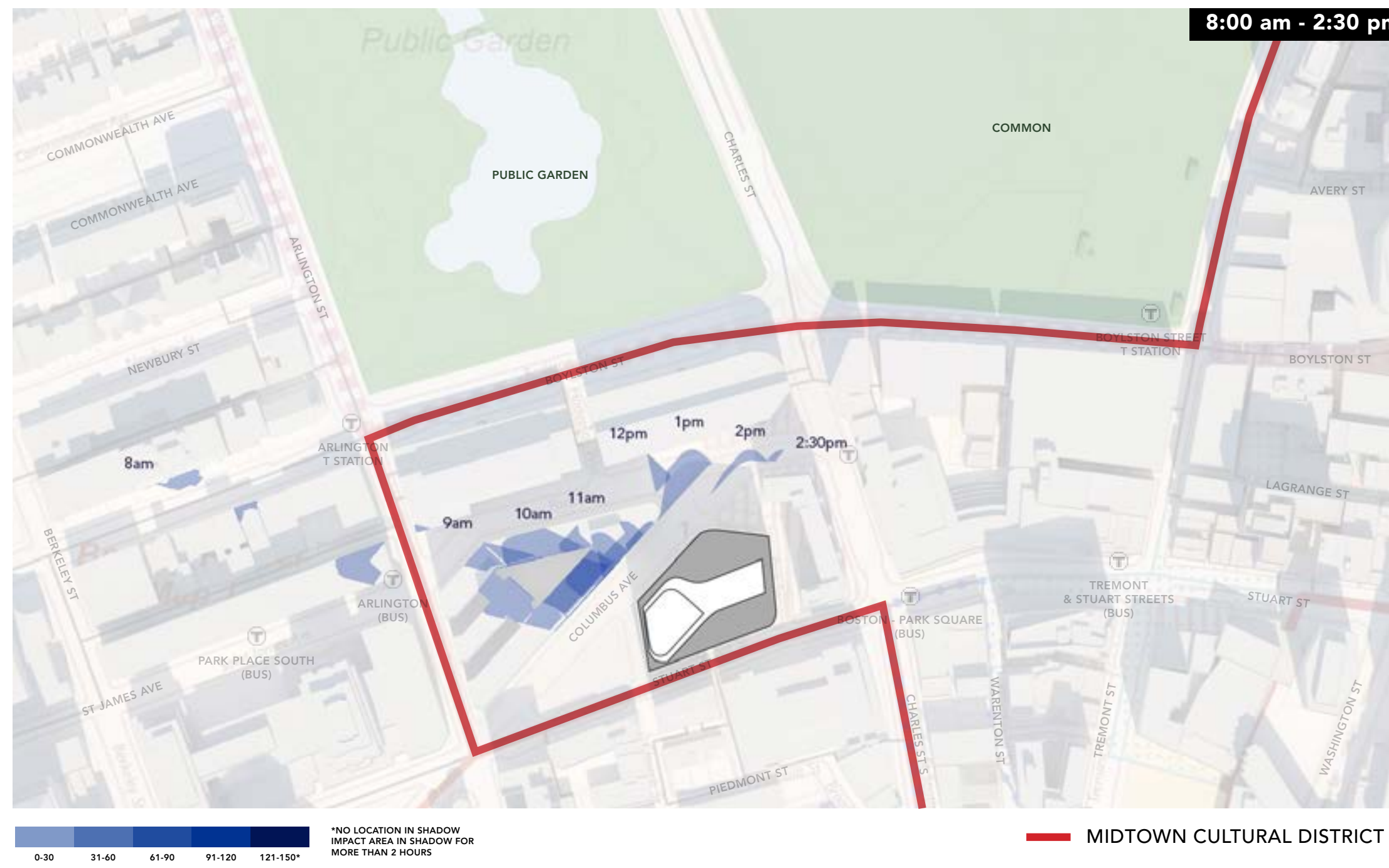
No new shadow

**A. on Public Garden
B. on Boston Common
C. on Shadow Impact Area for more than 2 hours**

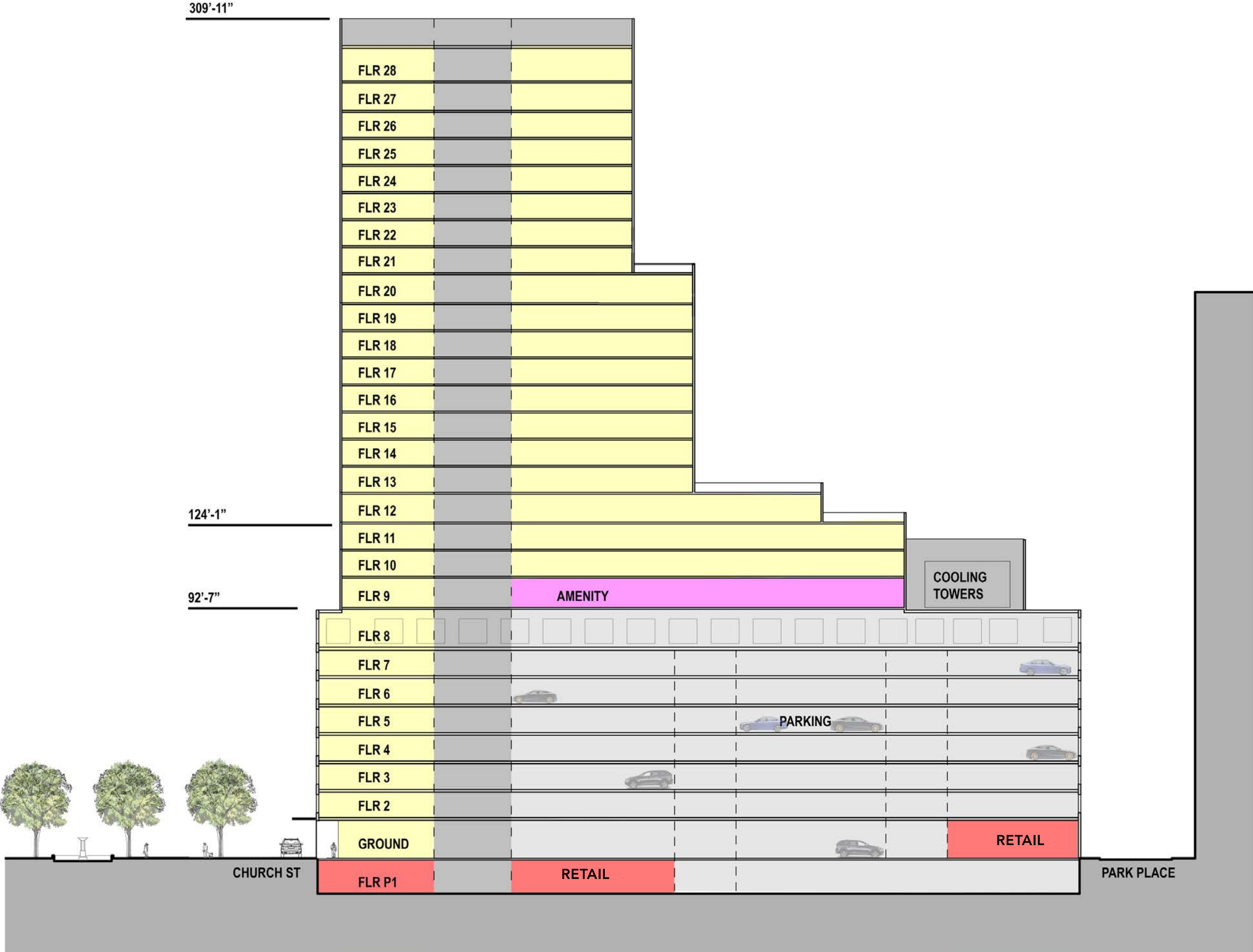
March 21 Time Lapse

June 21 Time Lapse

October 21 Time Lapse



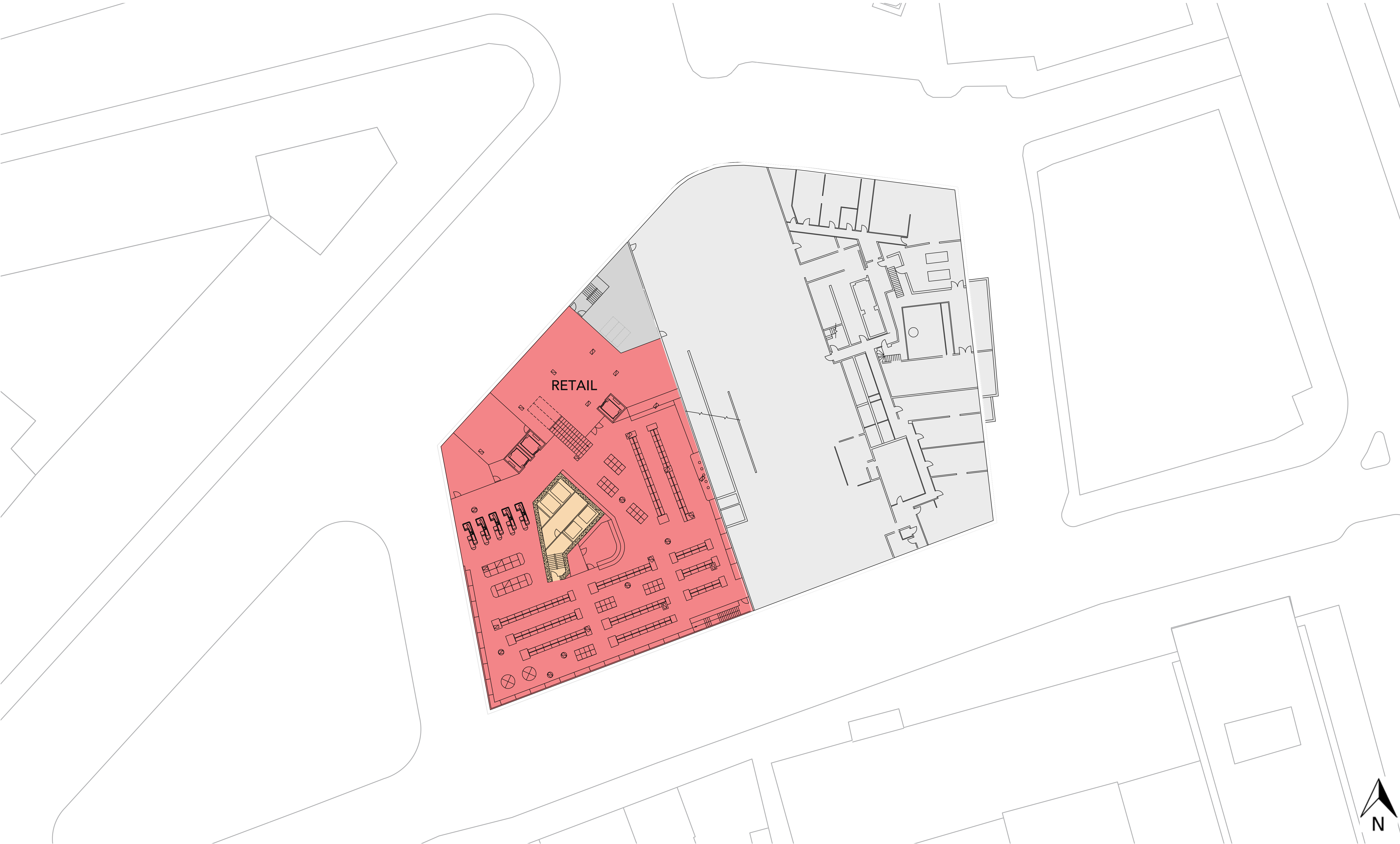
PROPOSED BUILDING SECTION



PLANS - GROUND FLOOR



PLANS - BASEMENT FLOOR



PLANS - TYPICAL GARAGE LEVEL



PLANS - AMENITY ROOF DECK LEVEL



PLANS - "LOW RISE" UNITS



PLANS - TYPICAL MID-LEVEL



PLANS - TYPICAL UPPER LEVEL



PUBLIC REALM IMPROVEMENTS

- Replacing parking with residential units will bring life to the facade
- Replacing and enhancing sidewalks
- Active retail and lobbies will occupy the ground floor
- Reducing street parking and tabling Church Street will enhance the pedestrian connection from Bay Village



PEDESTRIAN EXPERIENCE

EXISTING CHURCH STREET CONFIGURATION



- Disconnected from the park
- Double parking lanes
- Narrow sidewalk

PROPOSED CHURCH STREET CONFIGURATION



- Tabled street connects park
- Reduced parking
- Expanded sidewalk
- Paving to match church street extension

PLAZA / LANDSCAPE PRECEDENT IMAGES



COPLEY WOLFF - ASSEMBLY ROW



LANDWORKS - NORTHPOINT / TWENTY|20



JAN GEHL - "SHARED SPACE" UK

AERIAL VIEW



DOWNTOWN

COMMON

THEATER DISTRICT

ONE CHARLES

REVERE HOTEL

FOUR SEASONS

PARK PLAZA

212 STUART

STATLER PARK

BAY VILLAGE

VIEW FROM STUART STREET



VIEW FROM COLUMBUS AVE



VIEW FROM STUART STREET



VIEW FROM COLUMBUS AVE, PROPOSED RETAIL



FENESTRATION CONCEPT



AERIAL VIEW



THANK YOU

