

# Motor Mart Garage

BCDC Full Committee

June 04, 2019

**685,000** sf

**28** floors

**310'** tall

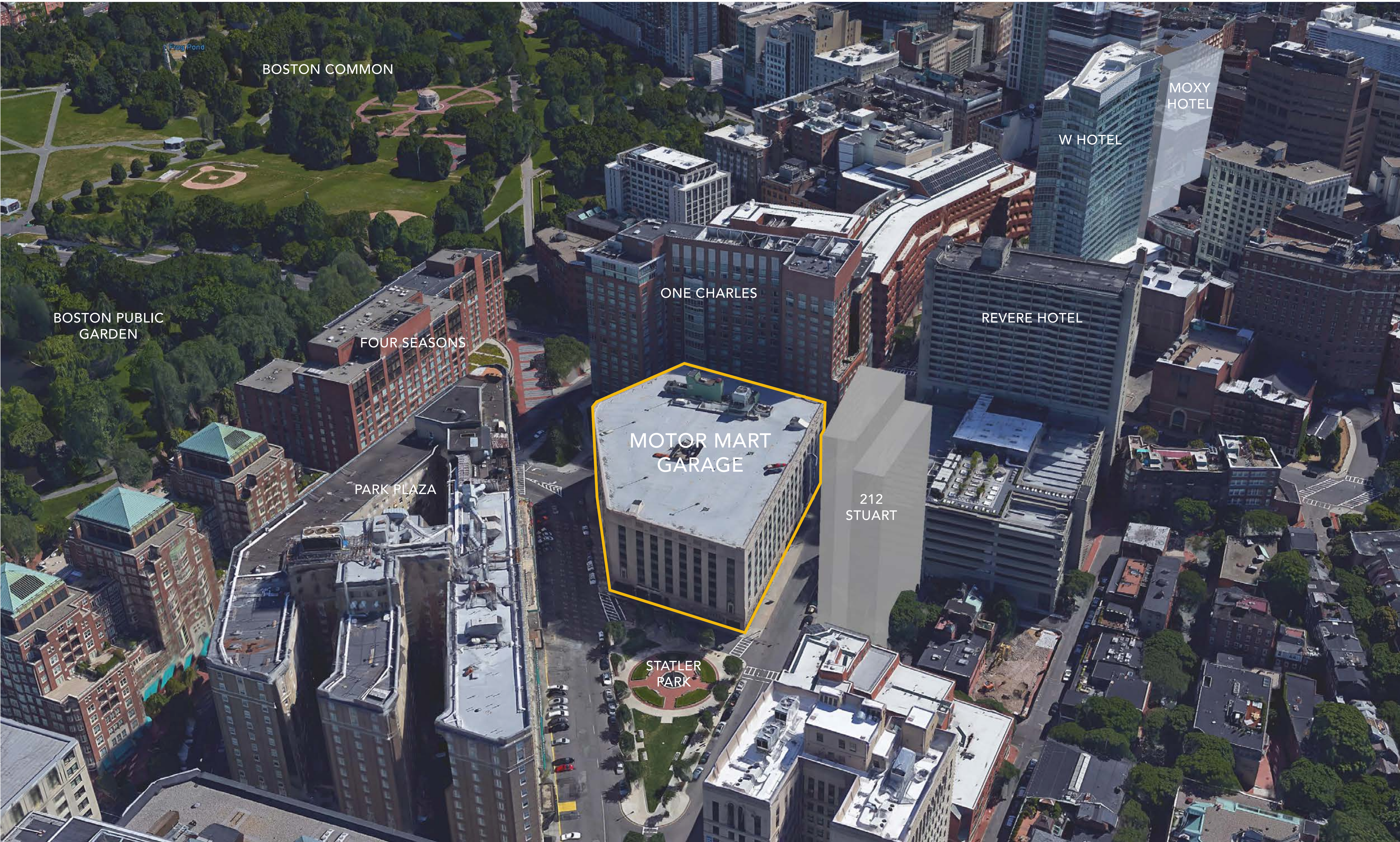
**215-306** units

**625-675** parking spaces





SITE & EXISTING CONIDITIONS



Frog Pond

BOSTON COMMON

MOXY HOTEL

W HOTEL

ONE CHARLES

REVERE HOTEL

BOSTON PUBLIC GARDEN

FOUR SEASONS

MOTOR MART GARAGE

212 STUART

PARK PLAZA

STATLER PARK



SITE & EXISTING CONIDITIONS



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

## **A.** Response to BCDC comments

1. Study tower facade language
2. Provide more detail on proposed ground floor storefronts and lobby
3. Consider combining rental and condo lobby

## **B.** Public realm & landscape development



# VIEW FROM STUART STREET, LOOKING EAST

## PREVIOUS DESIGN



## PROPOSED



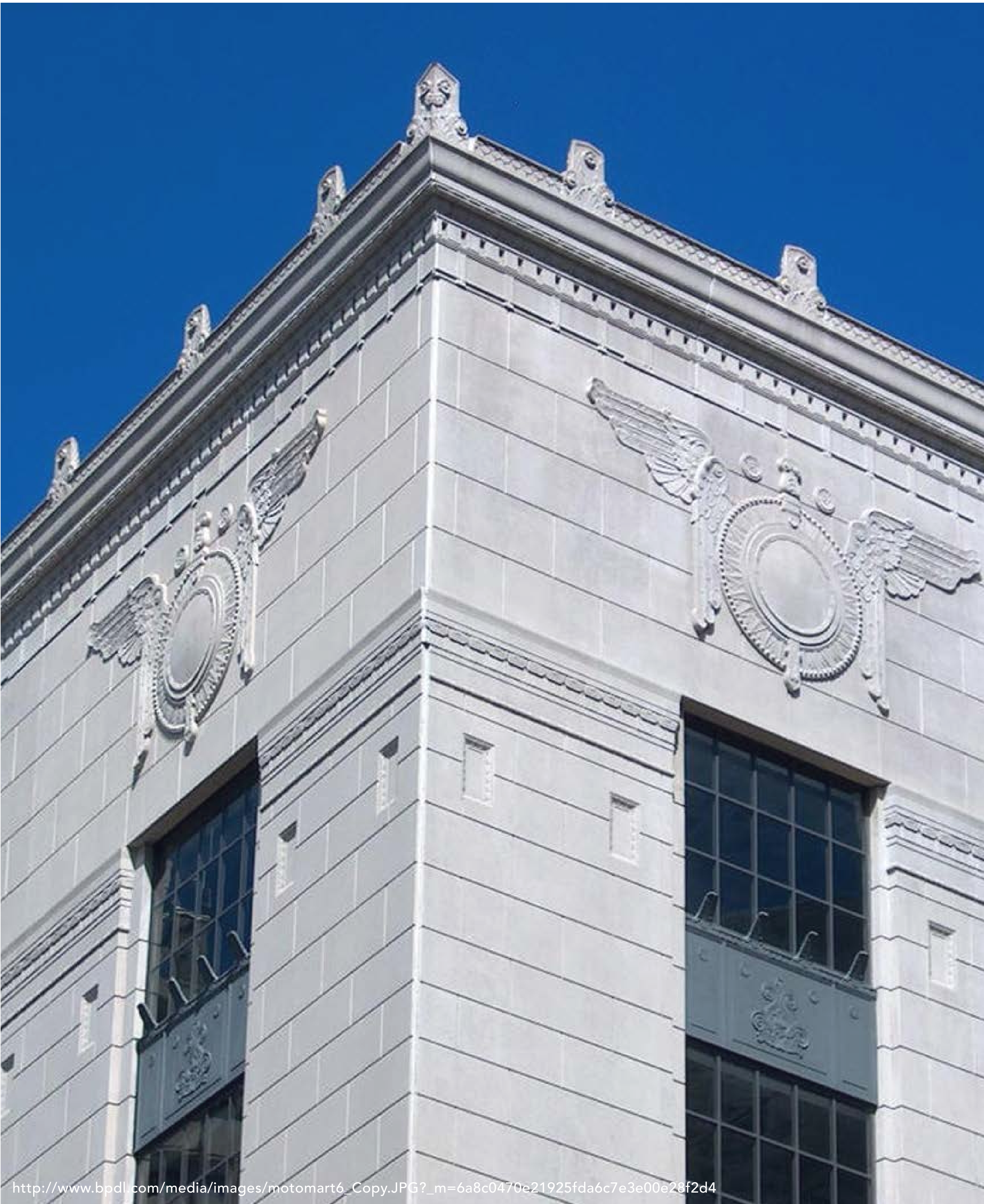
Facade modified to incorporate more "fluted" bands throughout

Lobby presence reduced to be more consistent with proportions of existing facade

Stuart Street lobby removed



EXISTING FACADE DETAIL



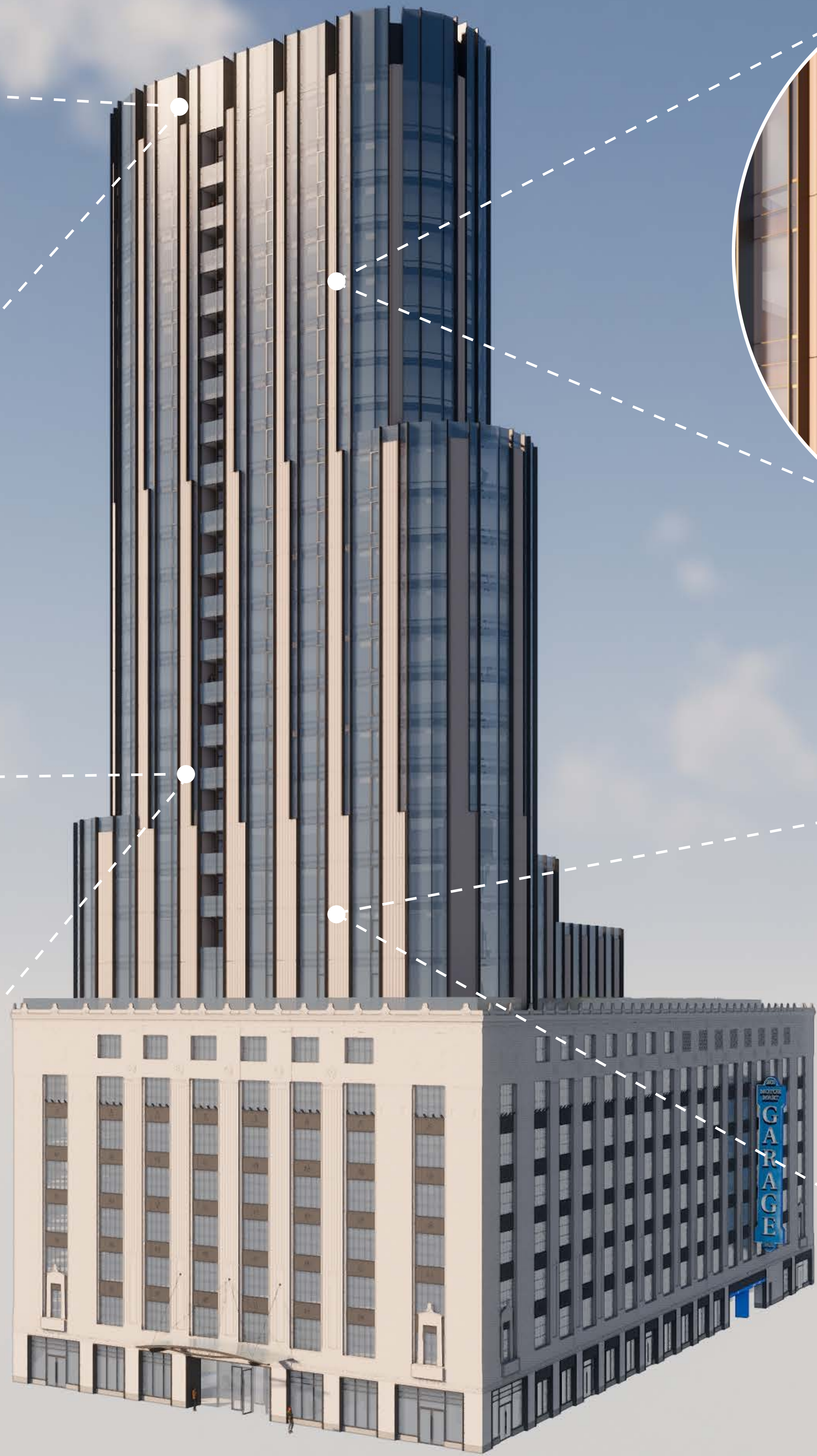
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REVISED FACADE CONCEPT



MOTOR MART GARAGE



VIEW FROM COLUMBUS AVE

PREVIOUS DESIGN



PROPOSED



Facade modified to incorporate more "fluted" bands throughout

Corners rounded to create a more continuous design language, and a more slender tower on the skyline

All storefronts re-designed to create a clean & consistent language



VIEW FROM STUART STREET, LOOKING WEST



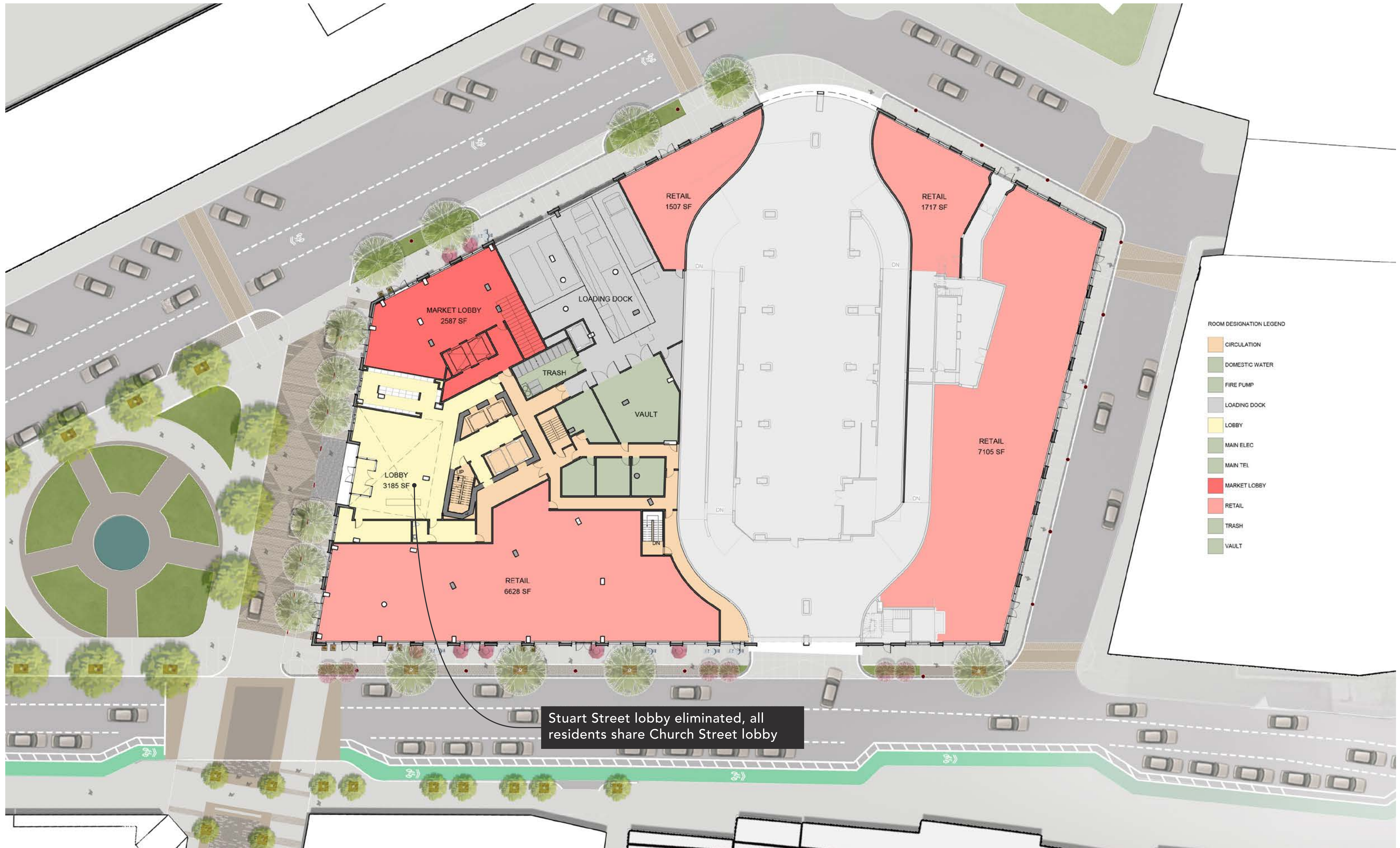


VIEW FROM THE INTERSECTION OF STUART STREET AND CHURCH STREET





# SITE PLAN





RETAIL STOREFRONT

# Existing





RETAIL STOREFRONT

# Proposed





EXISTING VIEW OF CHURCH STREET RETAIL STOREFRONTS



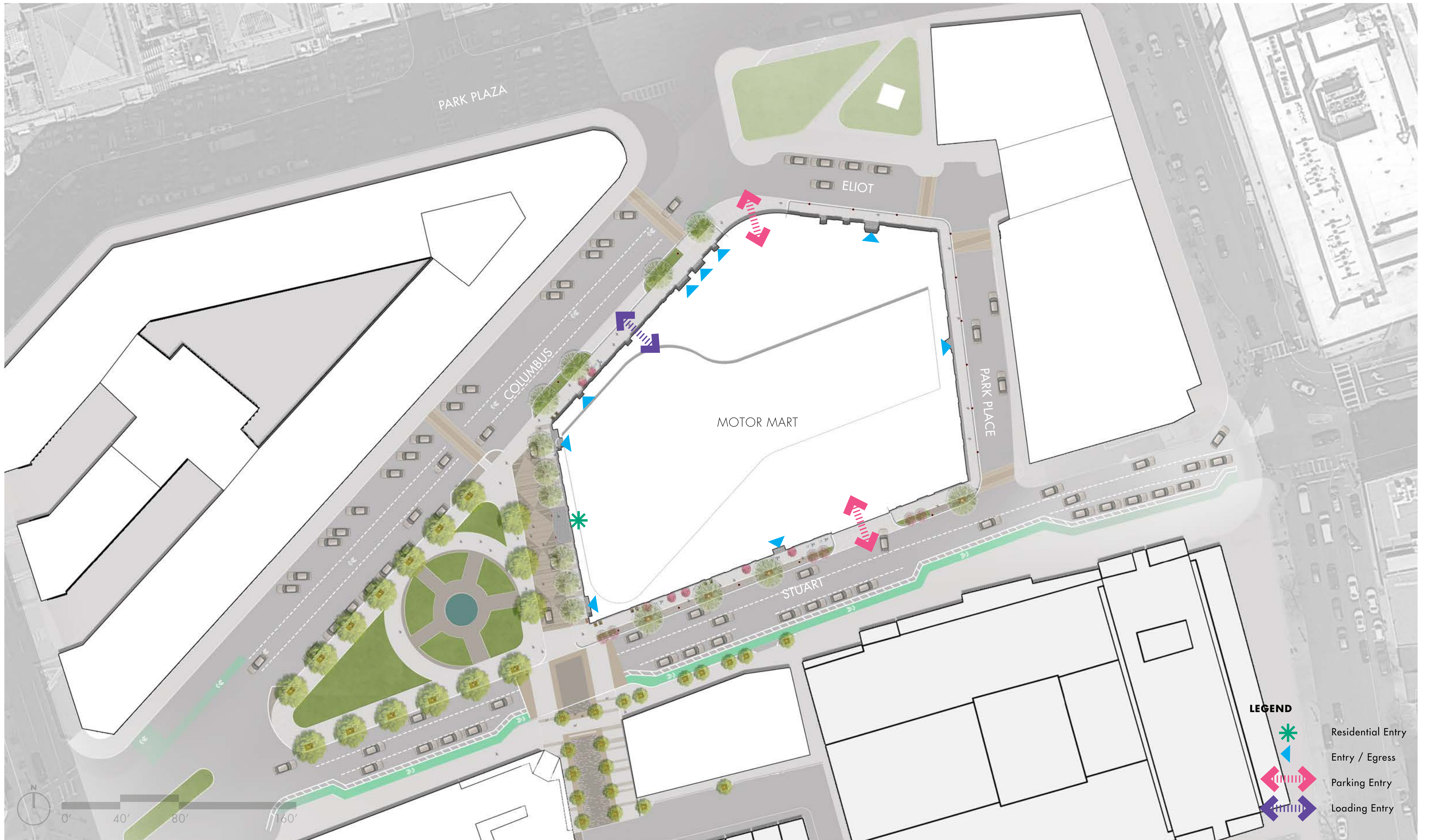


PROPOSED VIEW OF LOBBY AND RETAIL FROM CHURCH STREET

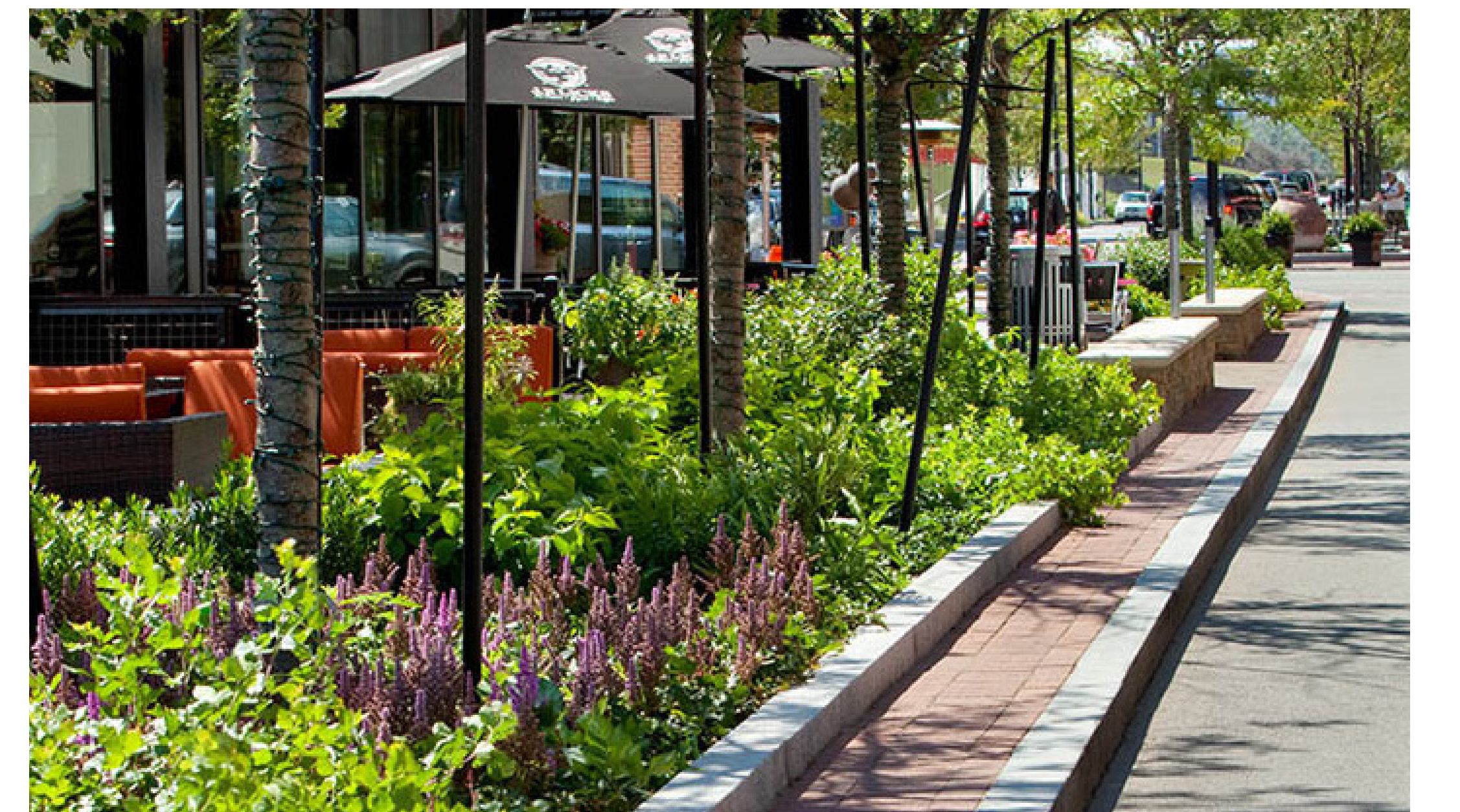
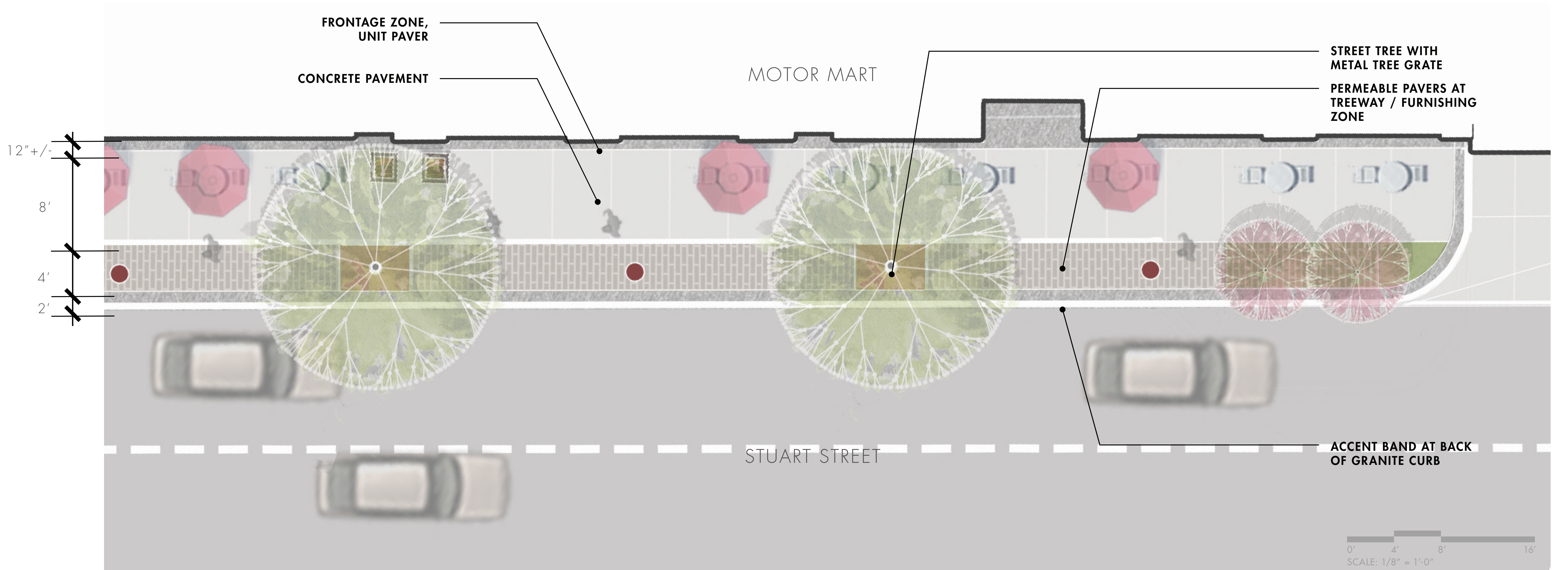


cbt













EXISTING CURBLINE

APPROX. 14'-6"

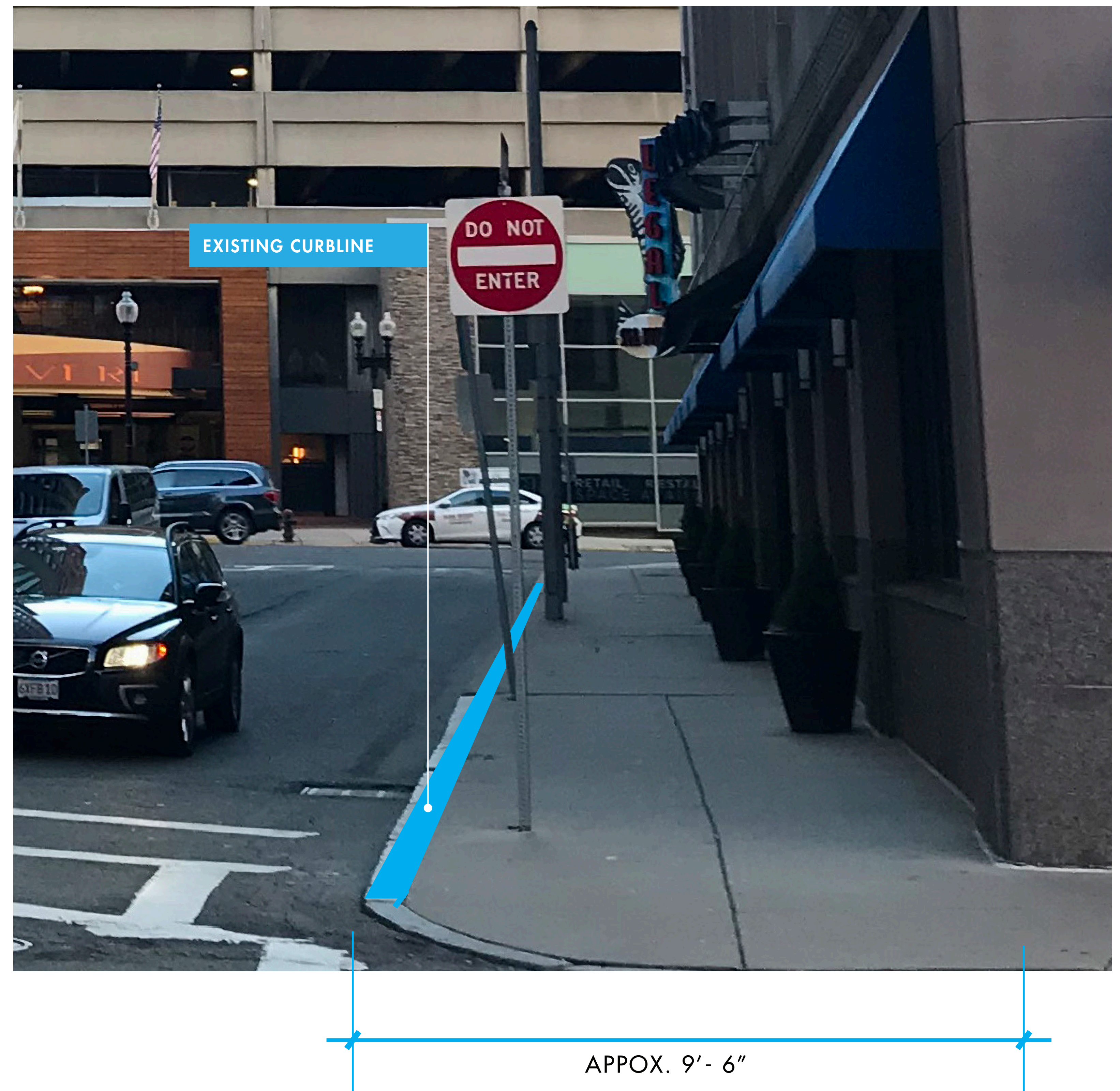
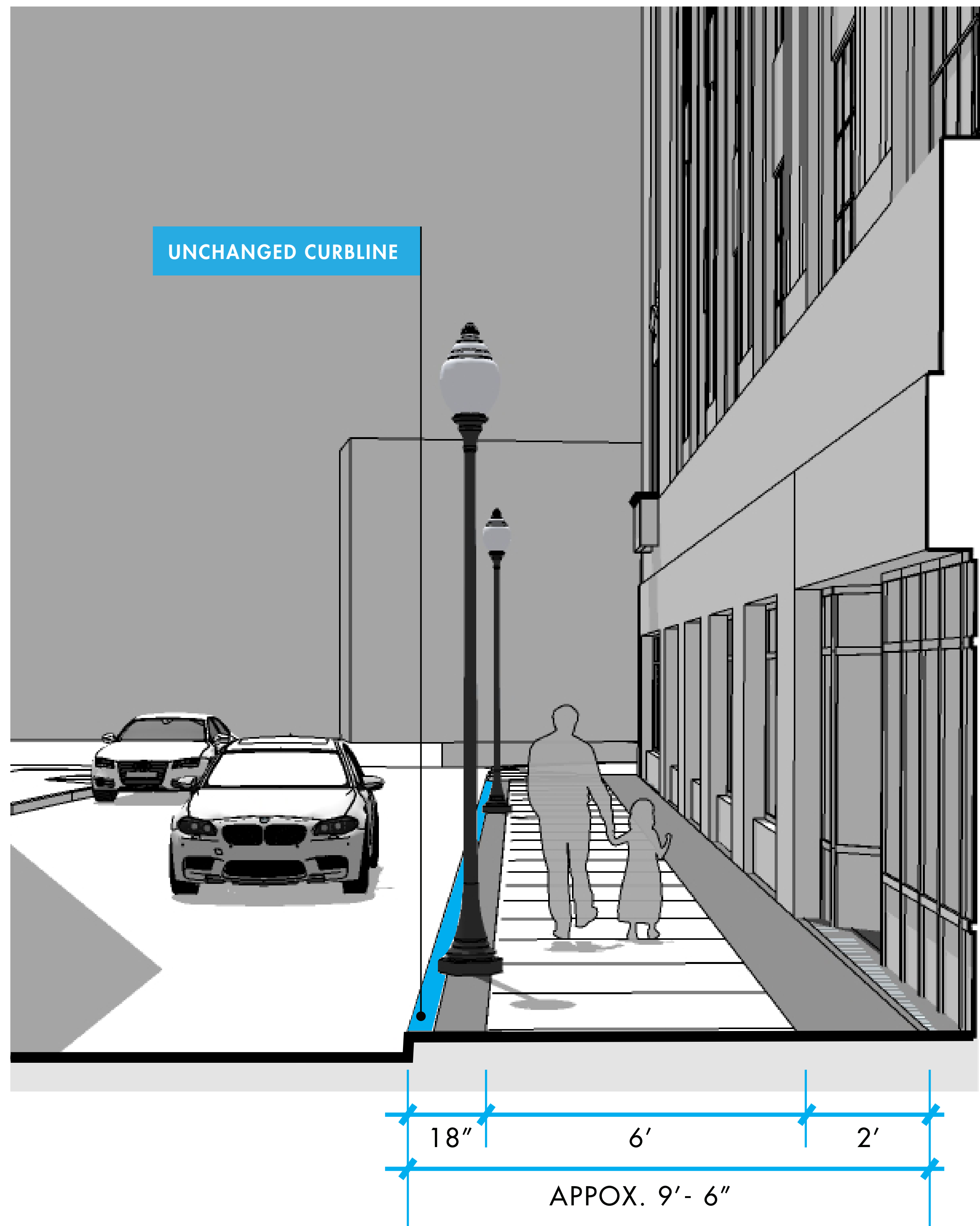


UNCHANGED CURBLINE

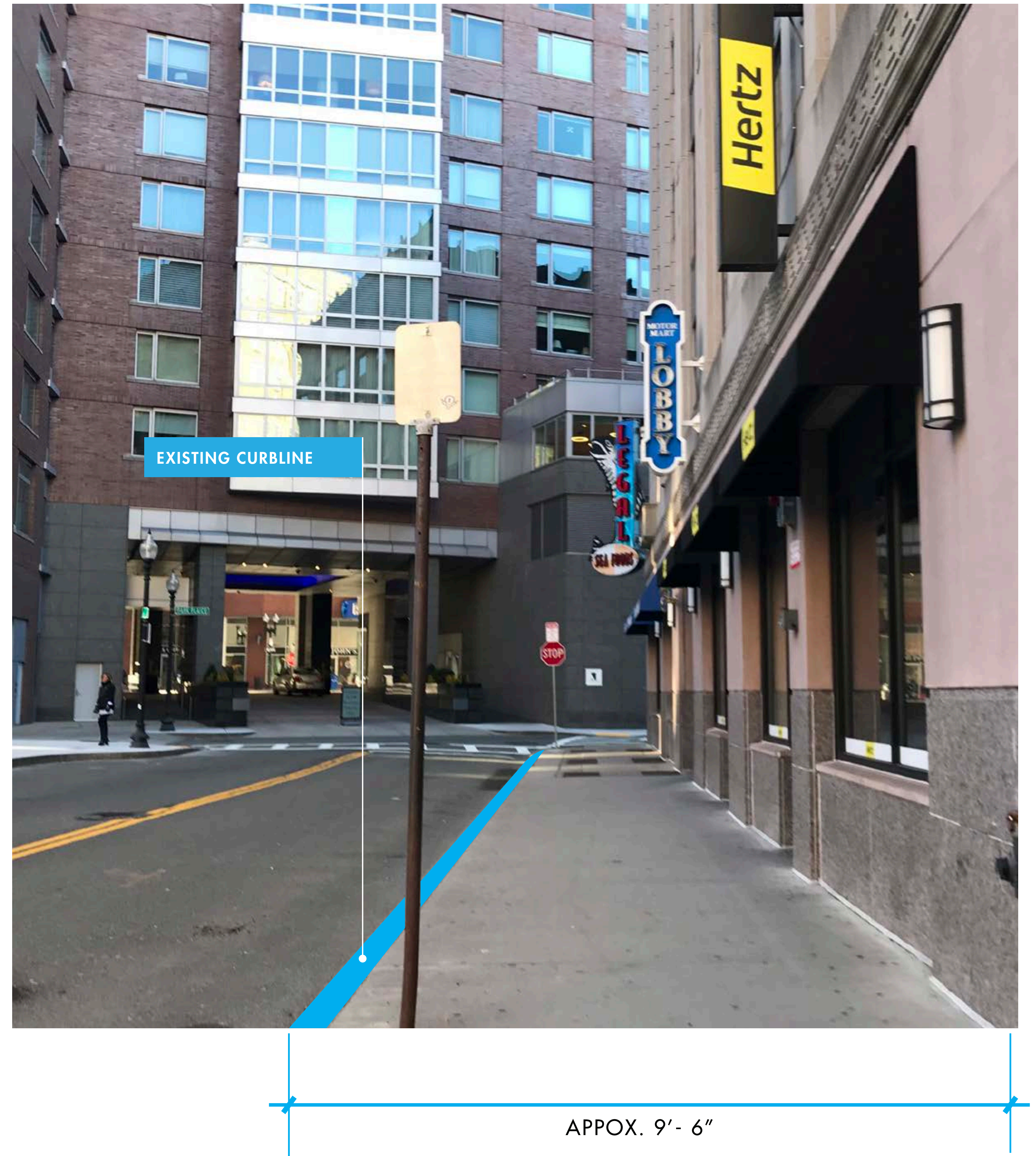
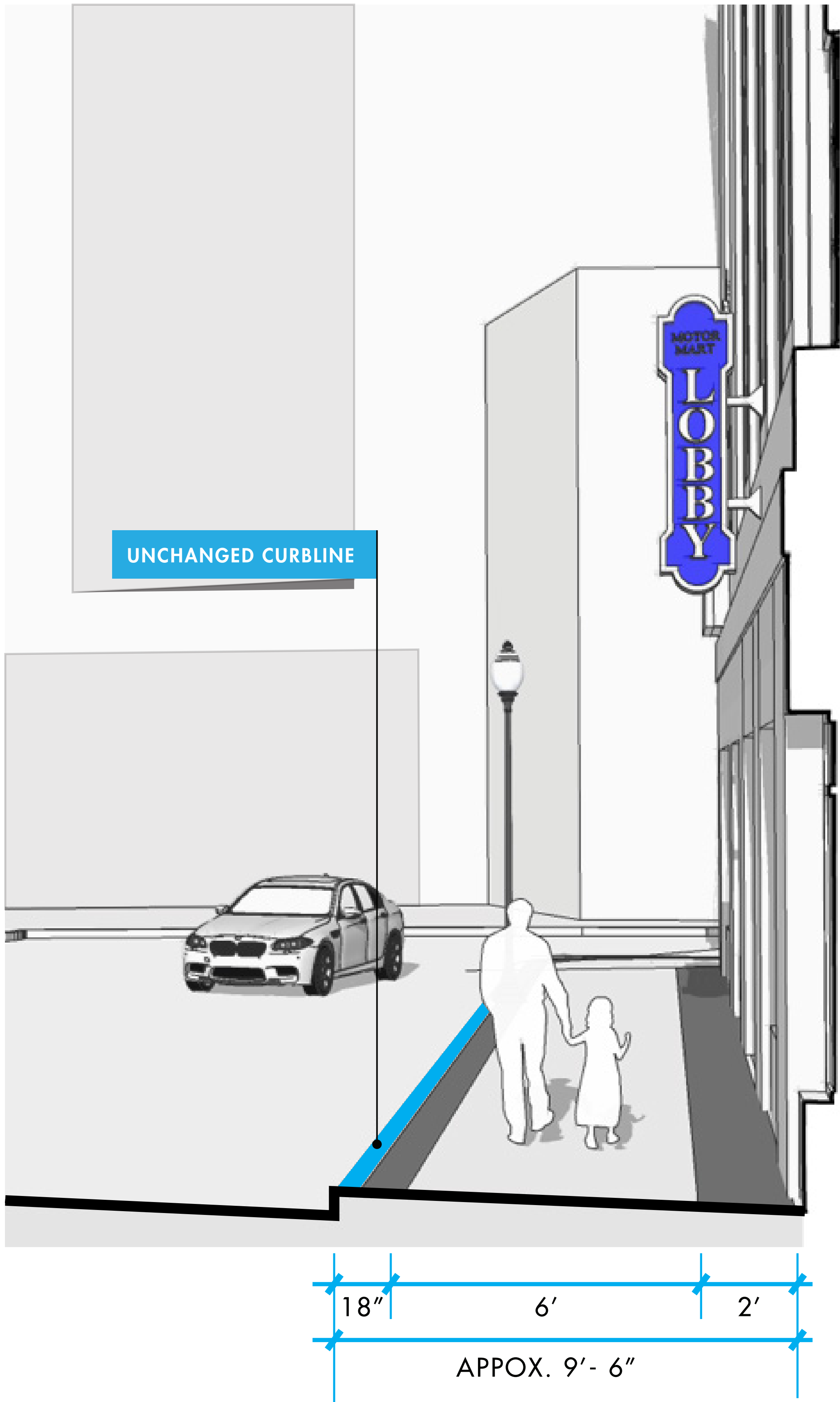
2' 4' 8' 12"

APPOX. 14'- 6"

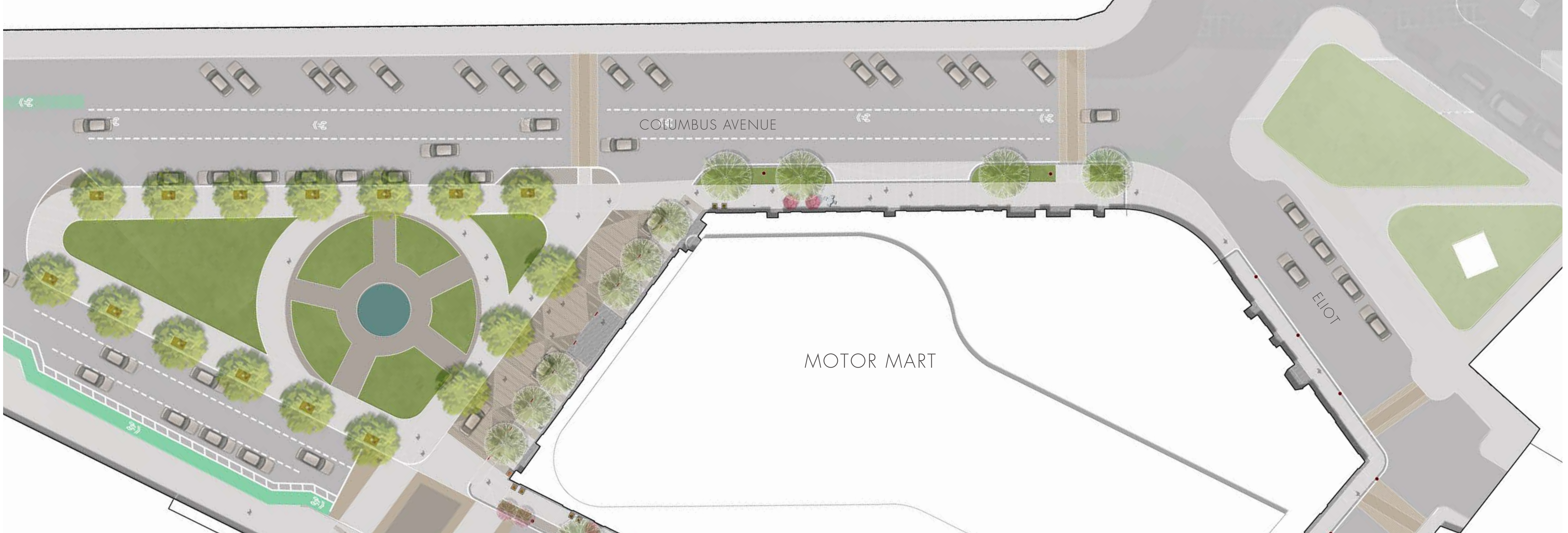
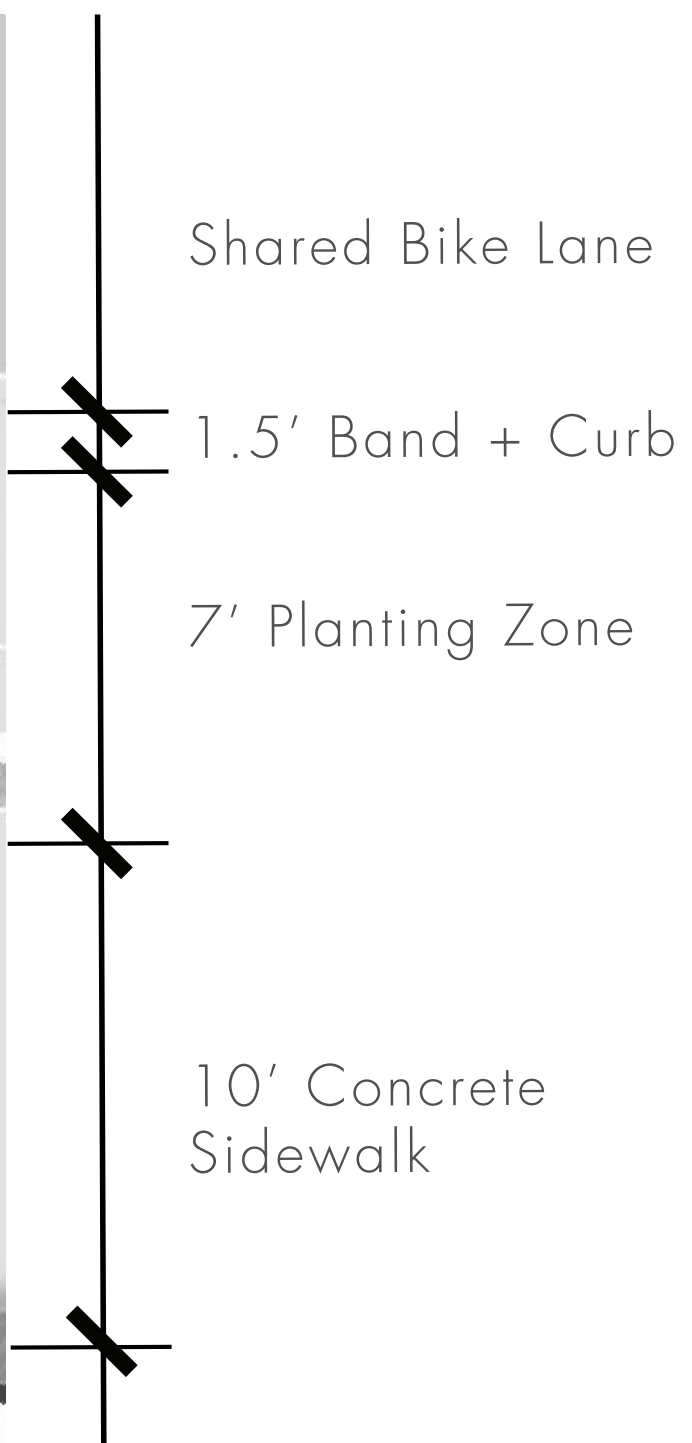
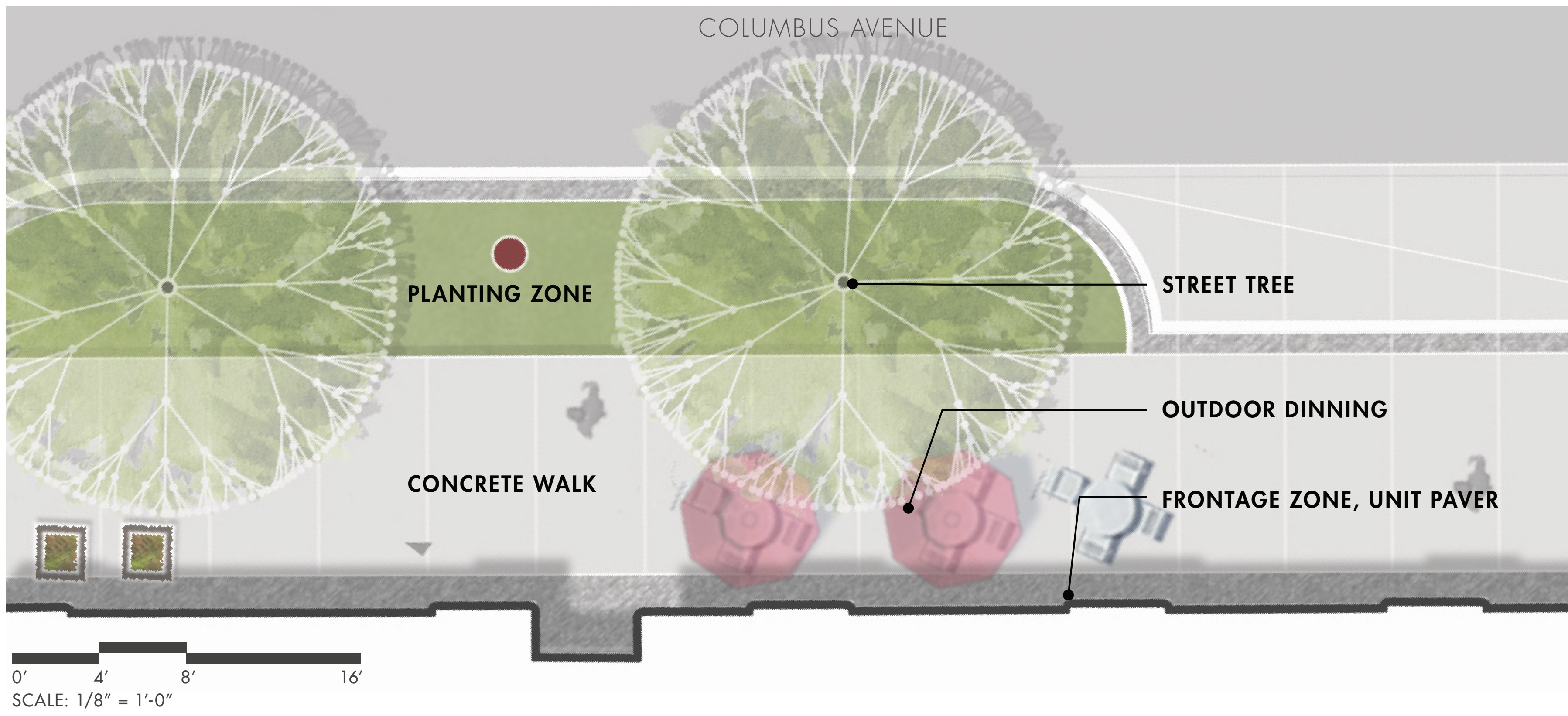
















EXISTING CURBLINE

APPOX. 12'



UNCHANGED CURBLINE

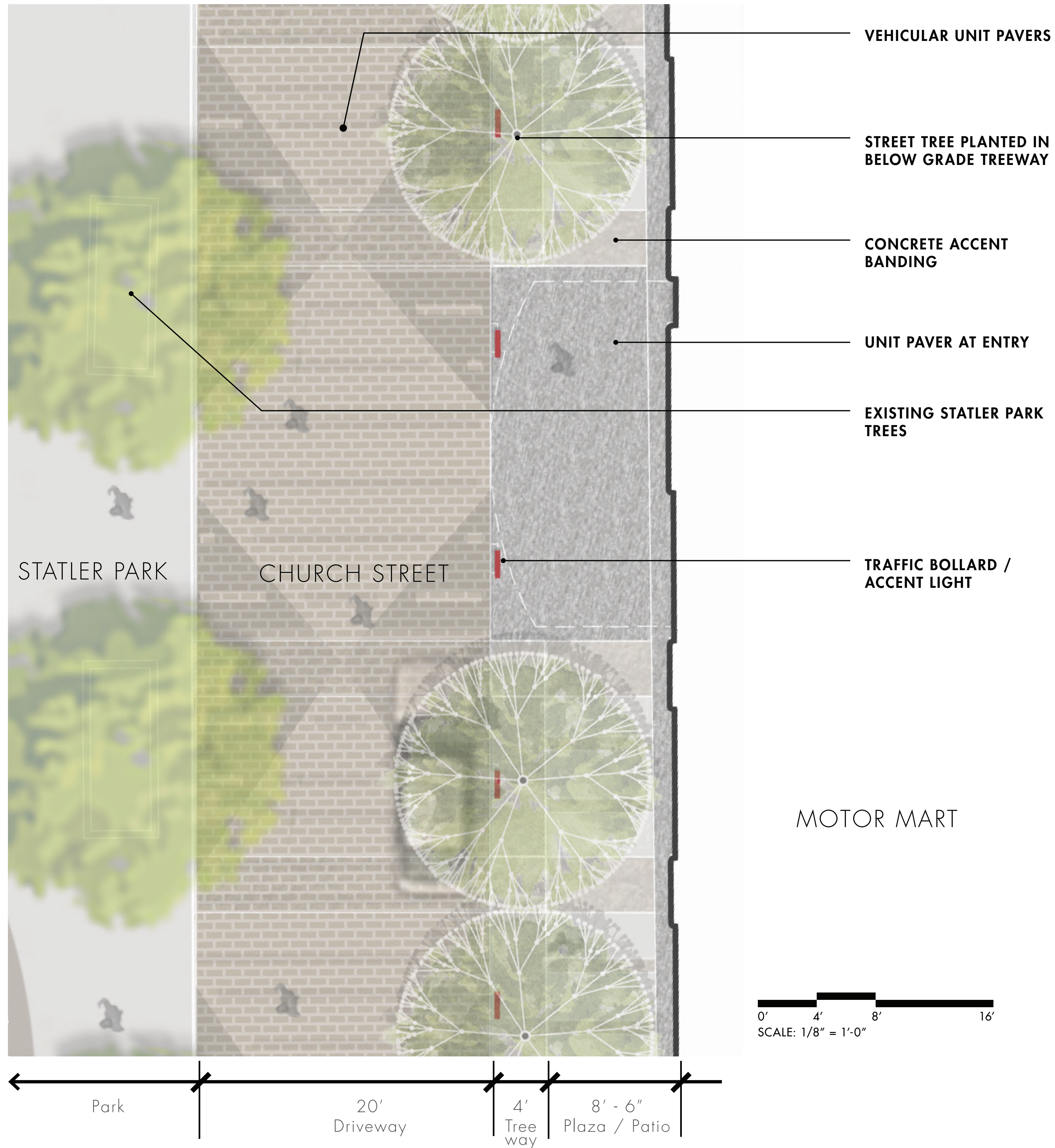
8'

10'

2'

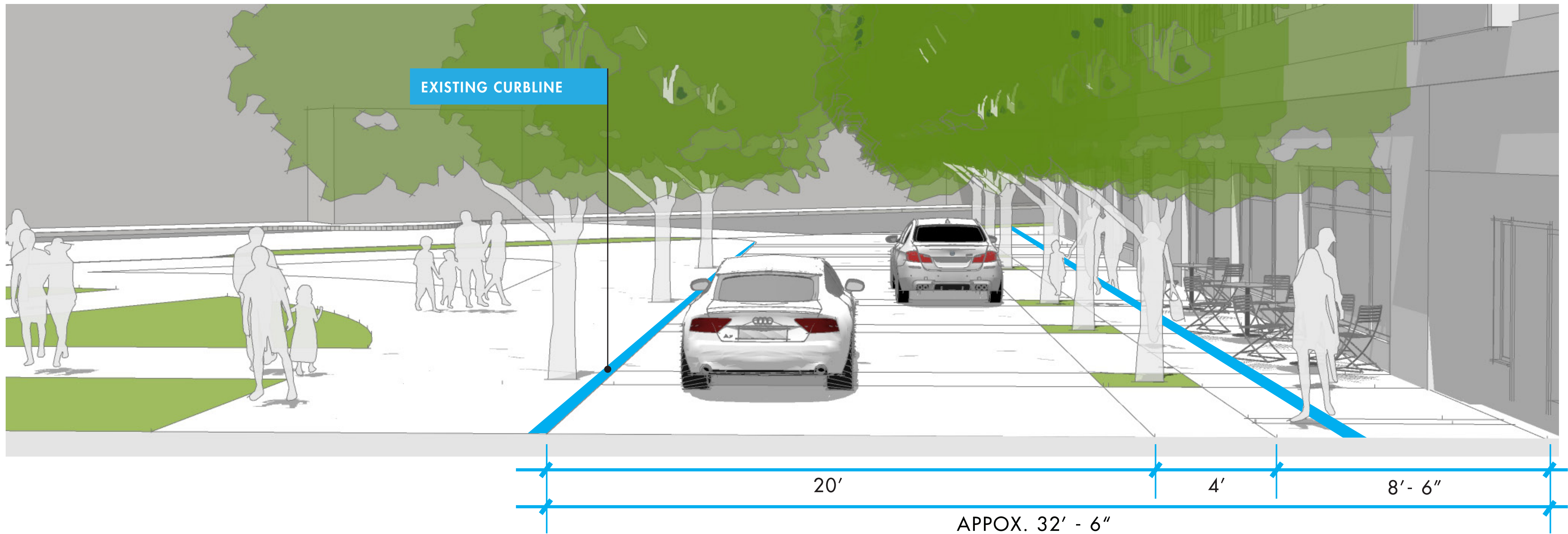
APPOX. 12'





**CHURCH STREET ENLARGEMENT**







THANK YOU

