

# NEW STREET DEVELOPMENT

## EXPANDED ENF/PNF



Wattman 07

# SITE PLAN



BOSTON HARBOR

Maverick Landing

LoPresti Park

## PROJECT OVERVIEW

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Redeveloped 9-story Building with 3 New Stories

New 6-story Building

New Waterfront Restaurant

Public Access with Harborwalk and Open Space

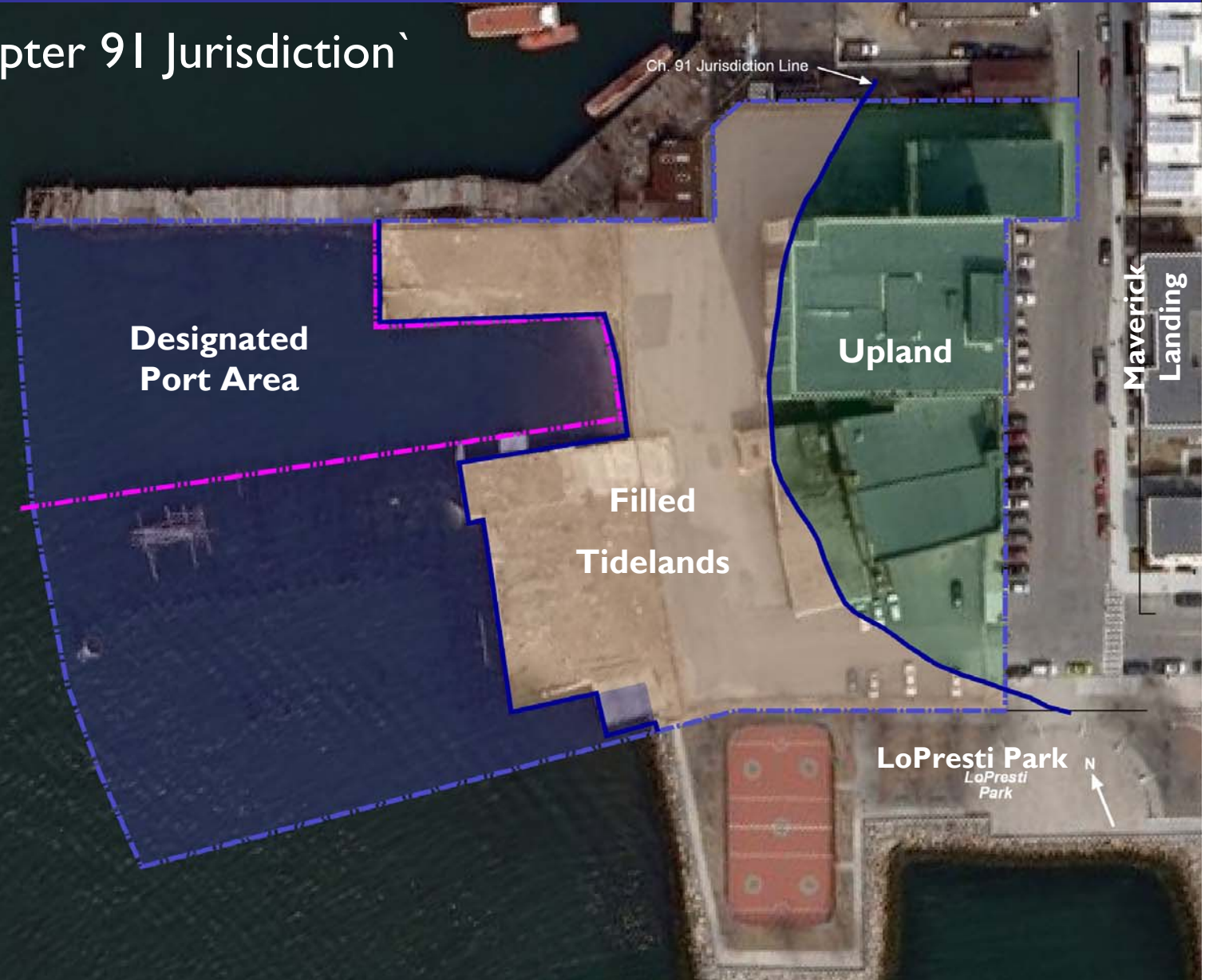
Water Taxi Dock and Service Area

Recreational Marina (36 slips)

Street Improvements and Pedestrian Connections

# CHAPTER 91 COMPLIANCE

## Chapter 91 Jurisdiction`



# SITE PLAN



# FACILITIES OF PUBLIC ACCOMMODATION

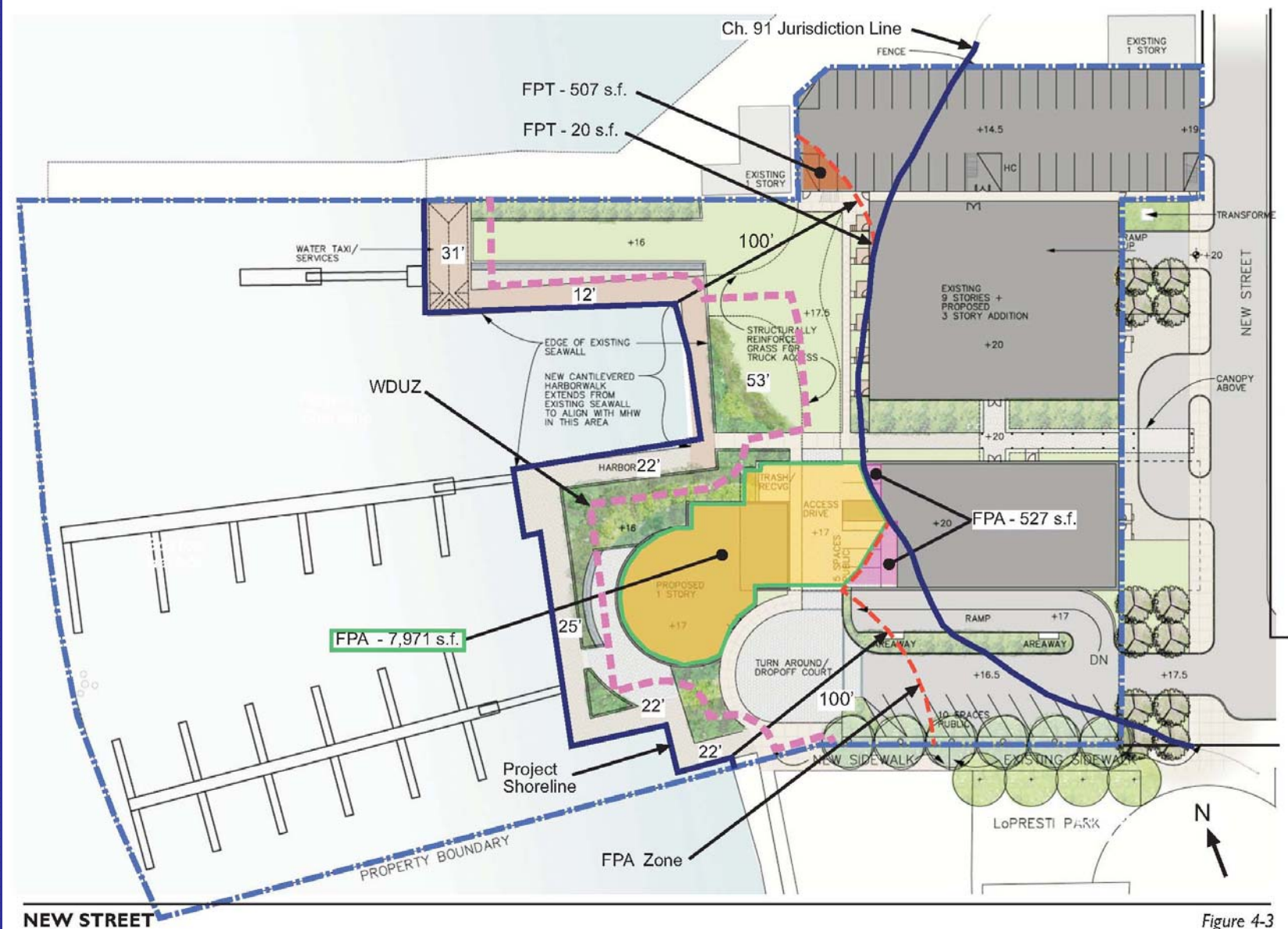
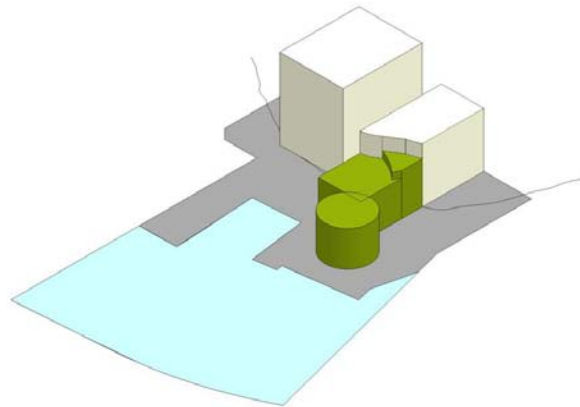
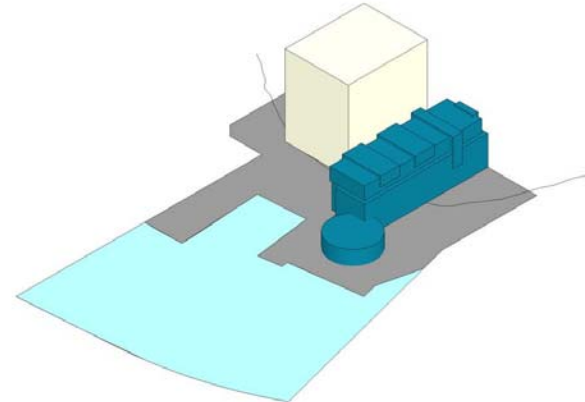


Figure 4-3

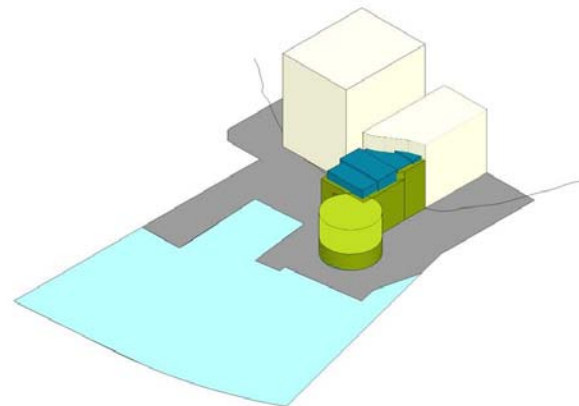
# BUILDING MASSING



Chapter 91 Compliant Massing  
55 feet stepping up to 65 feet.



Proposed Project Massing  
69 feet height at 28 feet setback



Chapter 91 Compliant and Proposed Massing

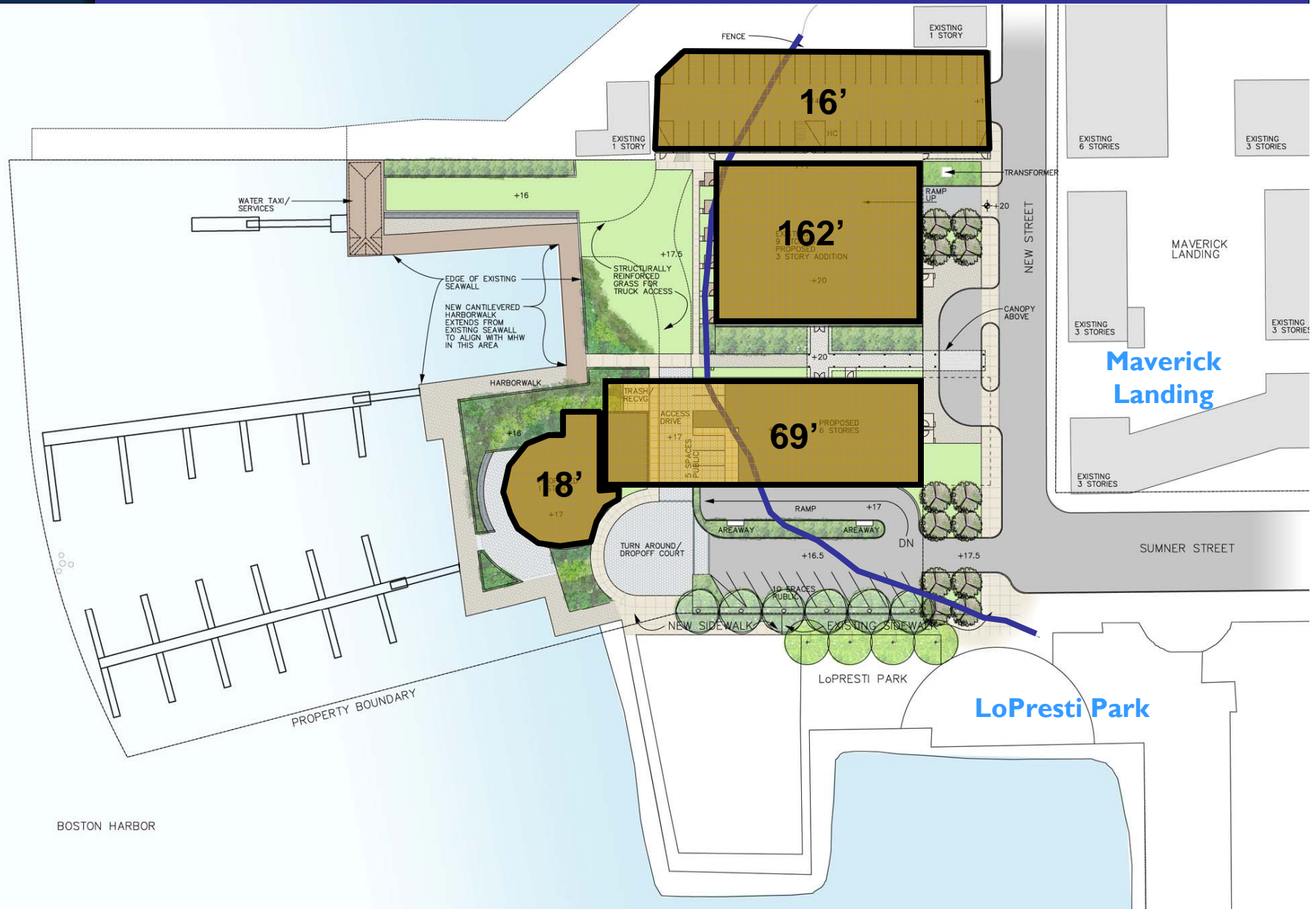
Building Massing  
New Street Development

Steffian Bradley Architects  
100 Summer Street  
Boston, MA 02110-2106  
T 617.306.7100



Project Number: 982.000  
Scale: N.T.S.  
December 6, 2007

# BUILDING HEIGHTS





# PEDESTRIAN LEVEL WIND ASSESSMENT

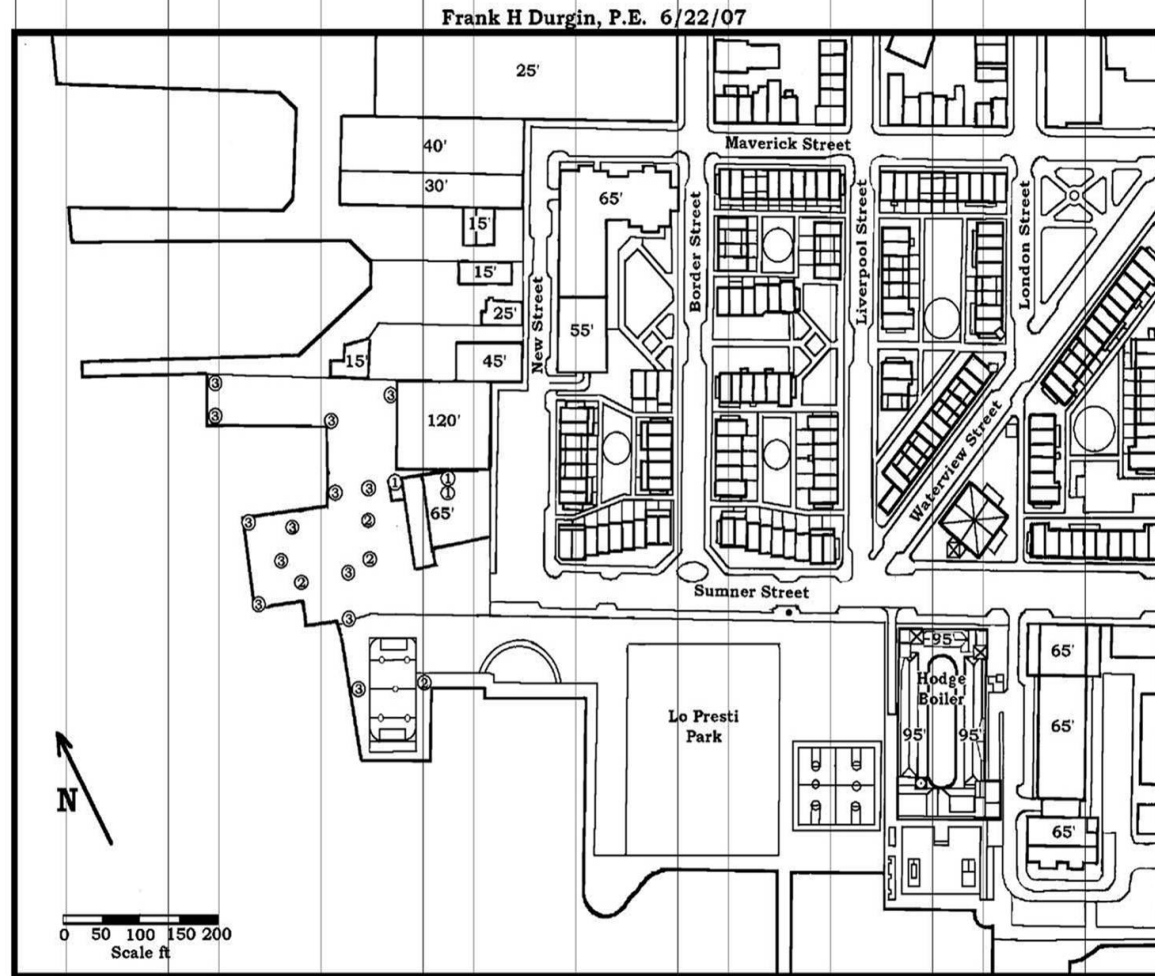


Figure 3 Estimated Annual Categories for Existing Conditions

# PEDESTRIAN LEVEL WIND ASSESSMENT

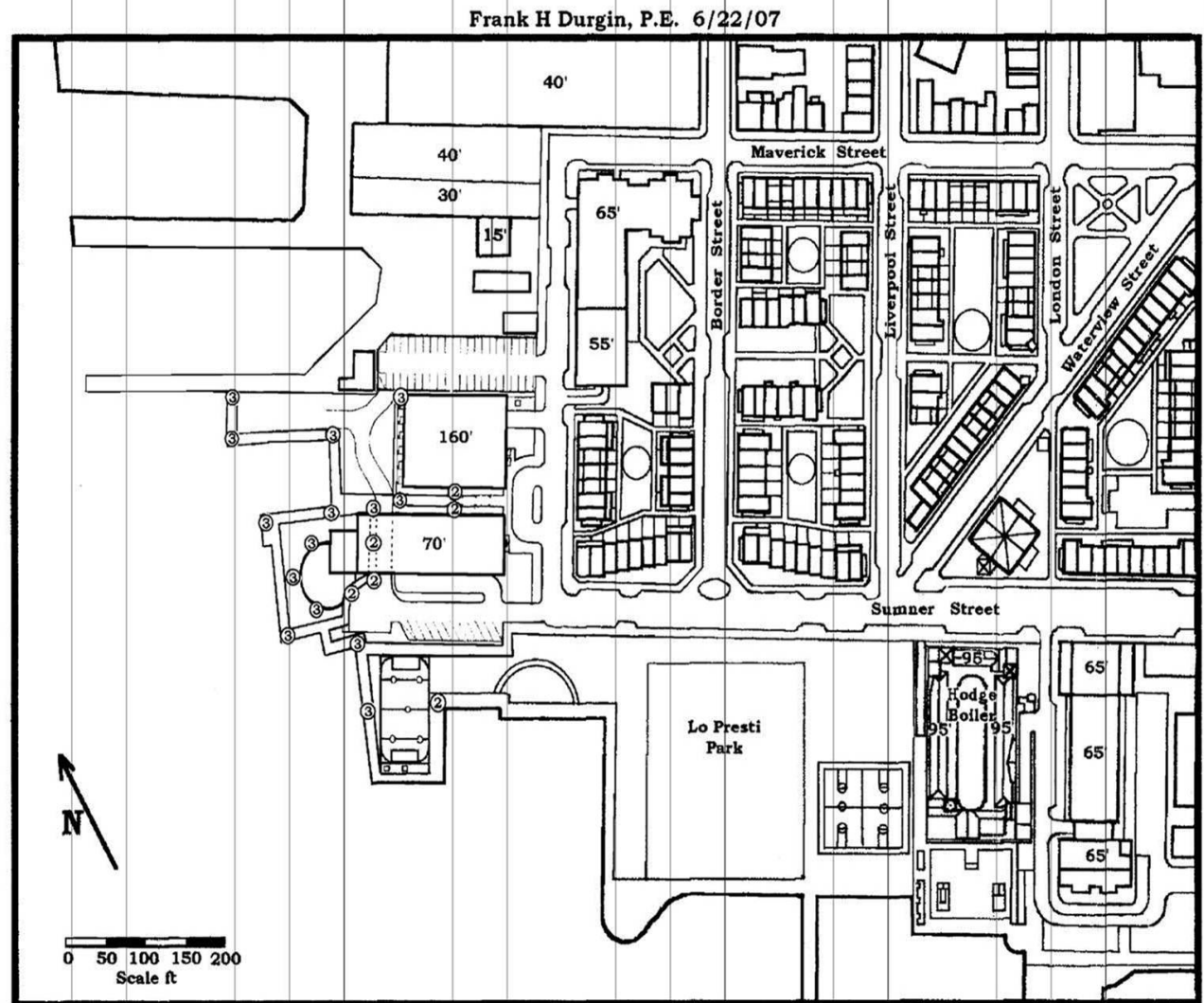


Figure 4 Annual Categories for the New Build Configuration

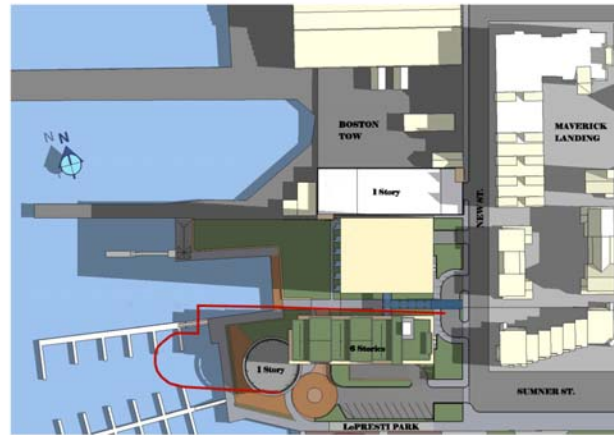
# SHADOW STUDY



Chapter 91 Massing



Proposed Project Massing



Proposed Massing  
w/ Chapter 91  
Comparison

Chapter 91 shadows —

Shadow Analysis  
New Street Project

October 23 9:00am

Steffan Bradley Architects  
100 Summer Street  
Boston, MA 02110-2106  
T 617 505 7100



Project Number: 082.000  
Scale: N.T.S.  
December 12, 2007

# SHADOW STUDY



Chapter 91 Massing



Proposed Project Massing



Proposed Massing  
w/ Chapter 91  
Comparison

Chapter 91 shadows ———

Shadow Analysis  
New Street Project

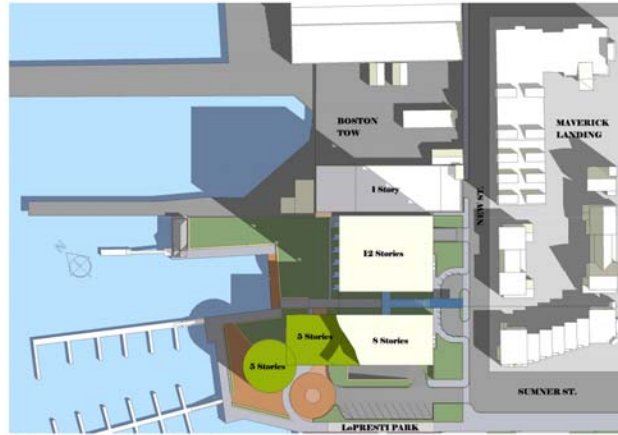
October 23 10:00am

Steffan Bradley Architects  
100 Summer Street  
Boston, MA 02110-2106  
T 617 305 7100



Project Number: 082.000  
Scale: N.T.S.  
December 12, 2007

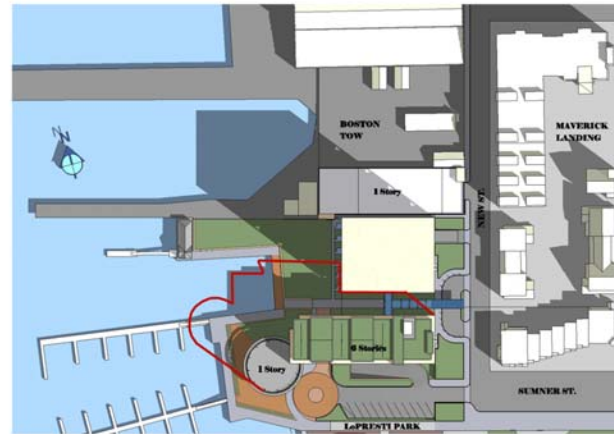
# SHADOW STUDY



Chapter 91 Massing



Proposed Project Massing



Proposed Massing  
w/ Chapter 91  
Comparison

Chapter 91 shadows ———

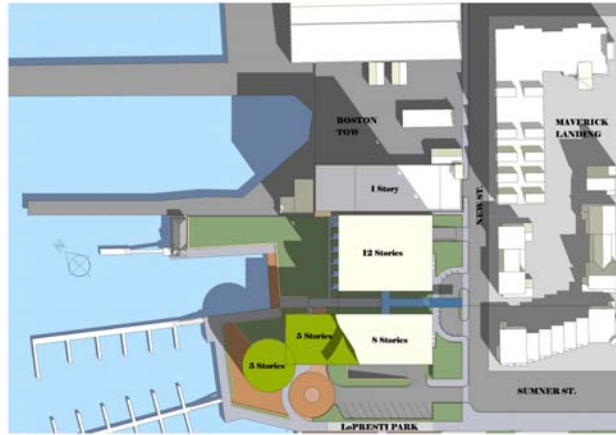
Shadow Analysis  
New Street Project

October 23 11:00am

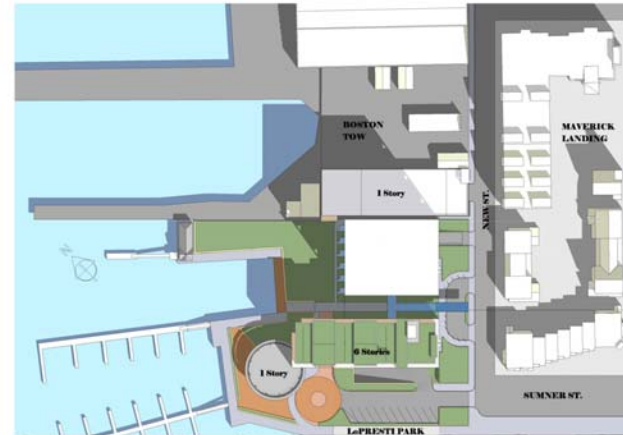
Steffian Bradley Architects  
100 Summer Street  
Boston, MA 02110-2106  
T 617 305 7100  
Project Number: 082.000  
Scale: N.T.S.  
December 12, 2007



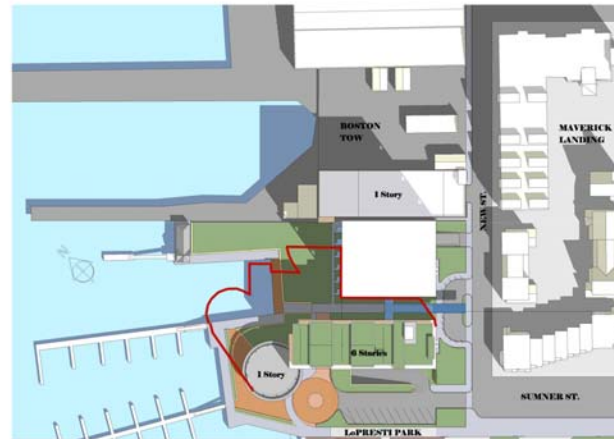
# SHADOW STUDY



Chapter 91 Massing



Proposed Project Massing



Proposed Massing  
w/ Chapter 91  
Comparison

Chapter 91 shadows ———

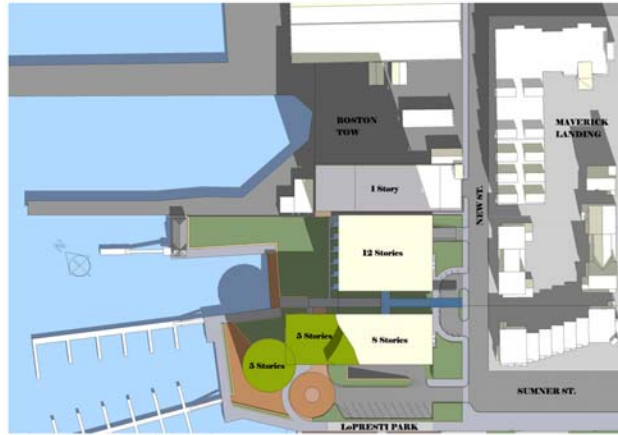
Shadow Analysis  
New Street Project

October 23 12:00pm

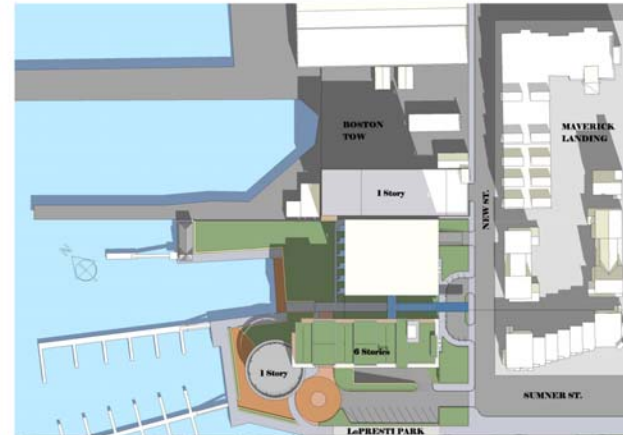
Steffian Bradley Architects  
100 Summer Street  
Boston, MA 02110-2106  
T 617 305 7100  
Project Number: 082.000  
Scale: N.T.S.  
December 12, 2007



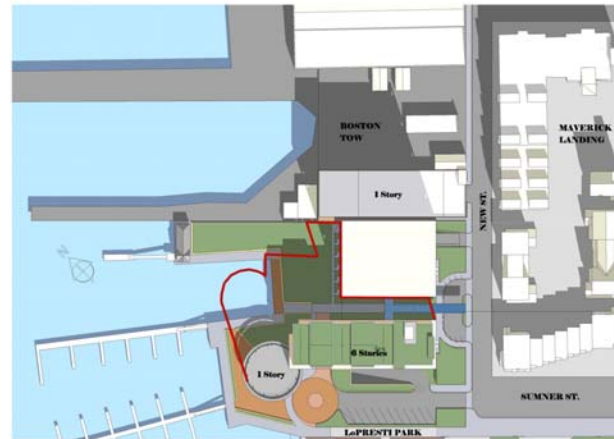
# SHADOW STUDY



Chapter 91 Massing



Proposed Project Massing



Proposed Massing  
w/ Chapter 91  
Comparison

Chapter 91 shadows ———

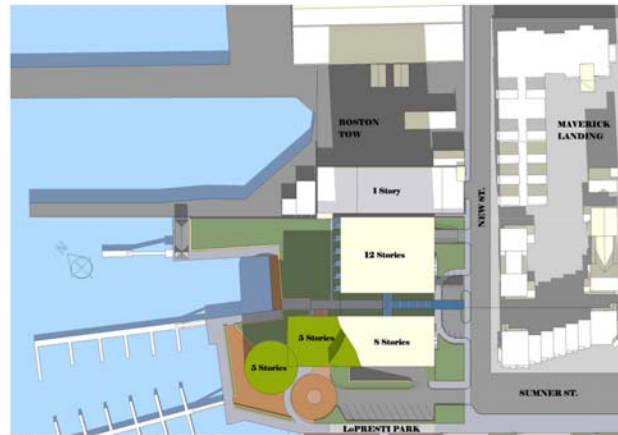
Shadow Analysis  
New Street Project

October 23 1:00pm

Steffian Bradley Architects  
100 Summer Street  
Boston, MA 02110-2106  
T 617 305 7100  
Project Number: 082.000  
Scale: N.T.S.  
December 12, 2007



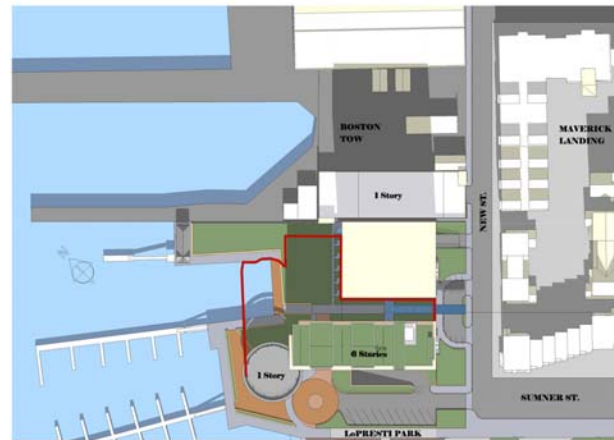
# SHADOW STUDY



Chapter 91 Massing



Proposed Project Massing



Proposed Massing  
w/ Chapter 91  
Comparison

Chapter 91 shadows ———

Shadow Analysis  
New Street Project

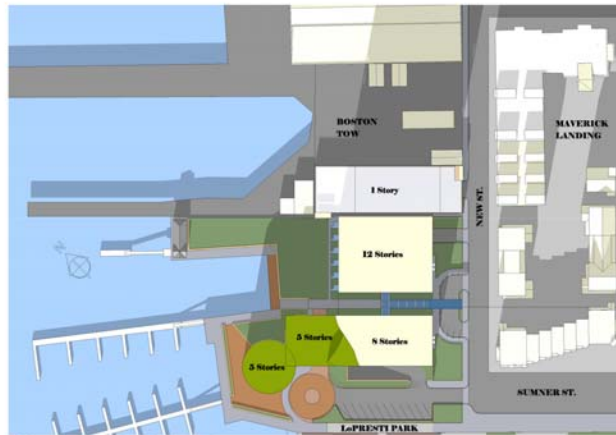
October 23 2:00pm

Steffian Bradley Architects  
100 Summer Street  
Boston, MA 02110-2106  
T 617 305 7100  
Project Number: 082.000  
Scale: N.T.S.  
December 12, 2007





# SHADOW STUDY



Chapter 91 Massing



Proposed Project Massing



Proposed Massing  
w/ Chapter 91  
Comparison

Chapter 91 shadows ———

Shadow Analysis  
New Street Project

October 23 3:00pm

Steffan Bradley Architects  
100 Summer Street  
Boston, MA 02110-2106  
T 617 305 7100  
F 617 305 7100  
Project Number: 082.000  
Scale: N.T.S.  
December 12, 2007



# SHADOW STUDY



Chapter 91 Massing



Proposed Project Massing



Proposed Massing  
w/ Chapter 91  
Comparison

Chapter 91 shadows ———

Shadow Analysis  
New Street Project

October 23 4:00pm

Steffan Bradley Architects  
100 Summer Street  
Boston, MA 02110-2106  
T 617 505 7100  
Project Number: 082.000  
Scale: N.T.S.  
December 12, 2007

