

Huntington Residential Development

Rental Apartments

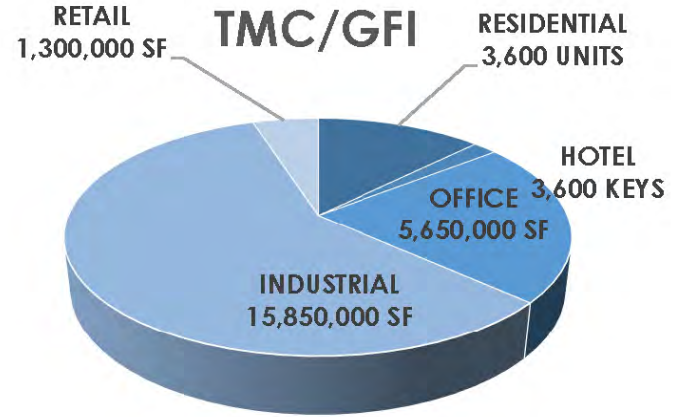
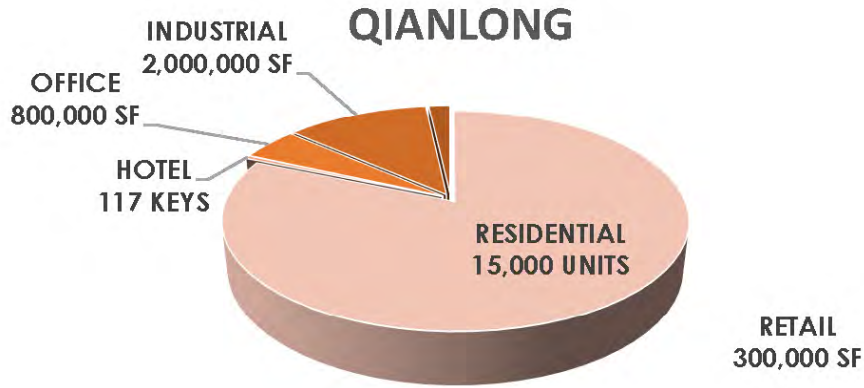
QMG Huntington, LLC Developer



Huntington Residential Development

QMG Huntington, LLC
Committed to Boston

- **Qianlong:** Supporting Boston Residential Development - 2010
 - 15,000 + Residential units: Now focused on Transit, education, job centers
 - Extensive Retail, Office, hotel, Industrial Development since 1993
- **The Matteson Cos:** New Company, Long Boston Track Record
 - A Vision revitalizing Summer Street: 20 buildings transformed the area
 - Current: 3 high rise residential, 2 hotels, 3 million+ SF industrial
- **GFI Partners:** Boston Real Estate Advisor, National Reach - 1997
 - 6,200 Residential units: 15 million+ SF Industrial
 - Healthcare/ Hospitals, Schools, Office, Retail, Hotel across state and country

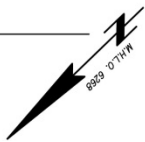
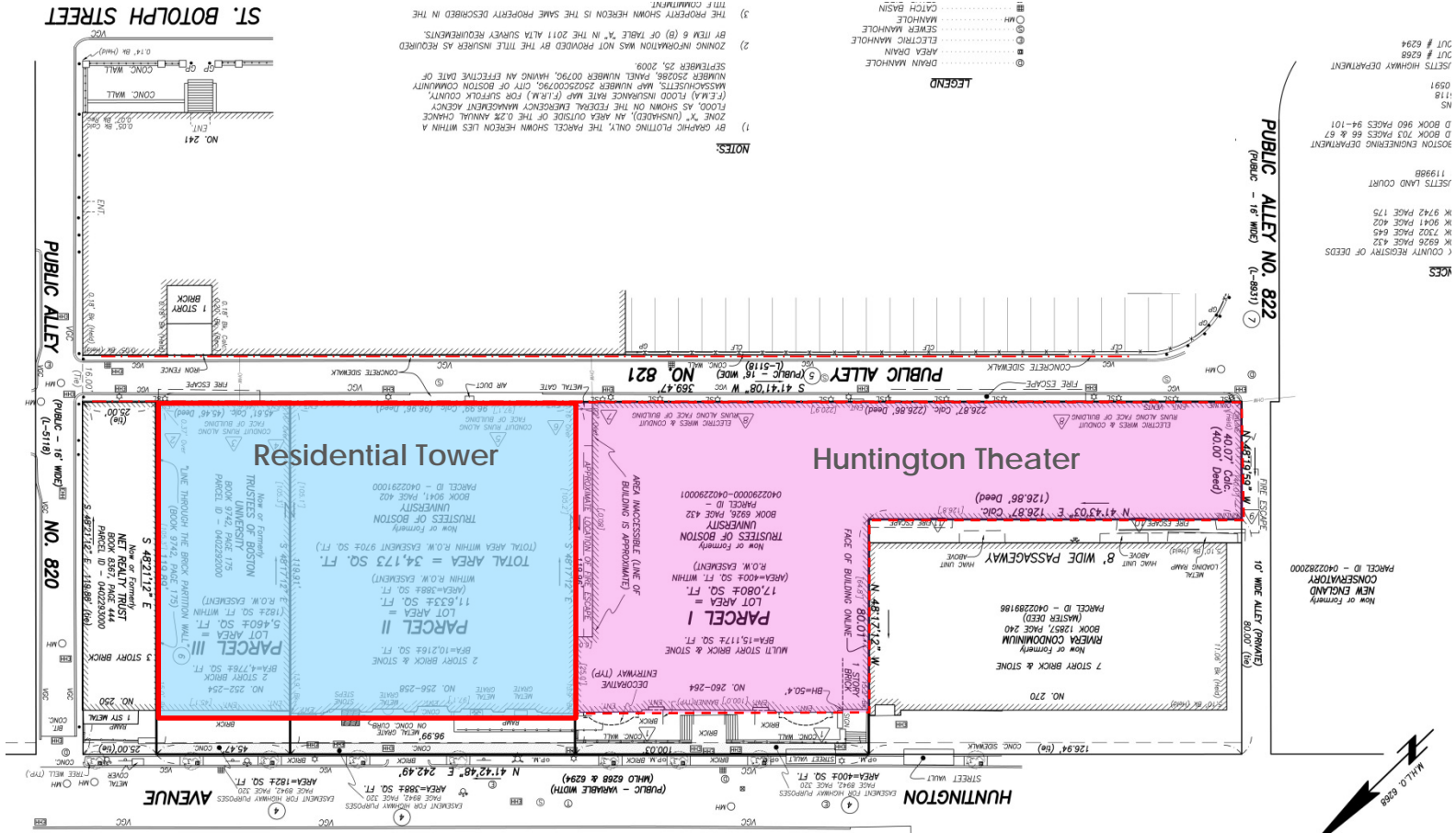


■ RESIDENTIAL ■ HOTEL ■ OFFICE ■ INDUSTRIAL ■ RETAIL

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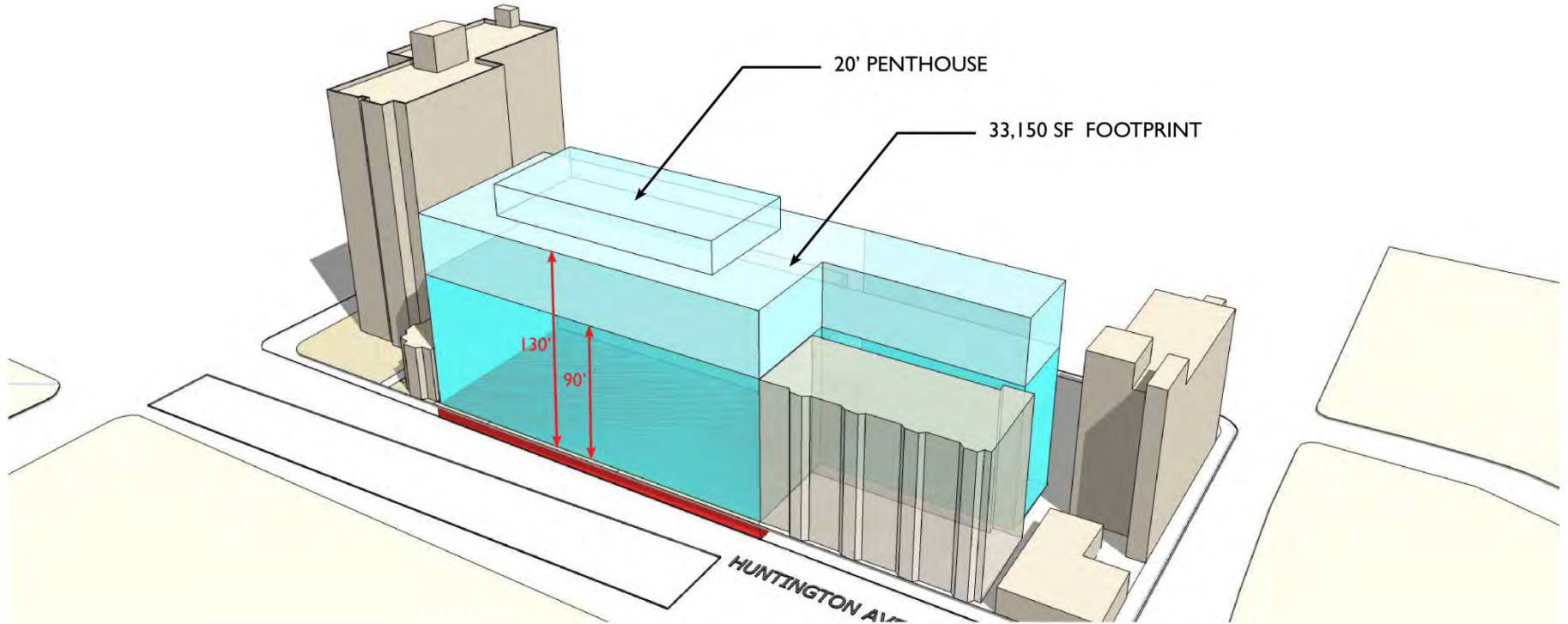
QMG Huntington – Committed to Boston

QMG Huntington, LLC  Stantec



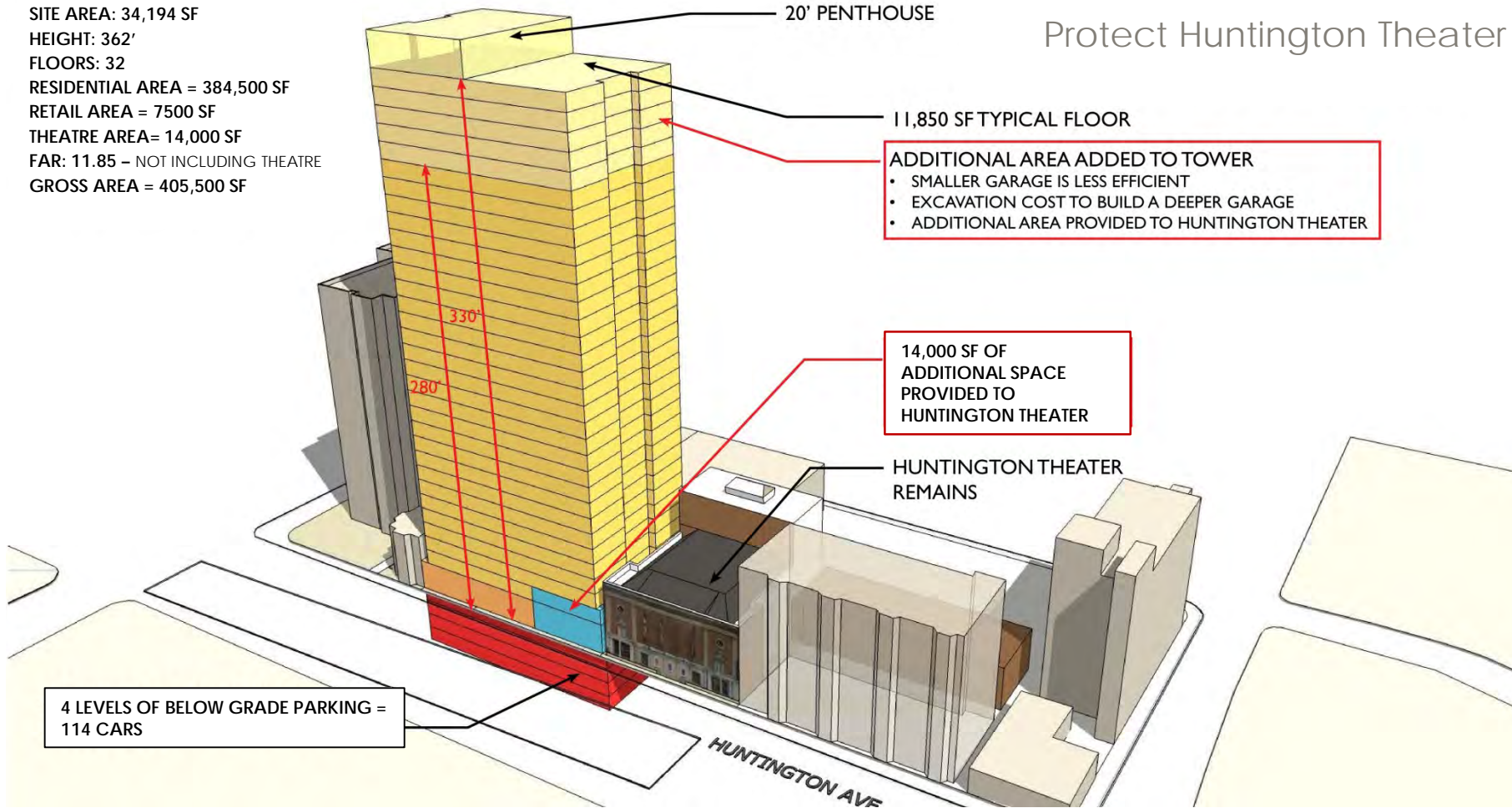
SITE AREA: 33,194 SF
MAX HEIGHT: 130'
MAX FAR: 9.5
GROSS AREA: 315,300 SF

ZONING ENVELOPE – WITH INCENTIVES



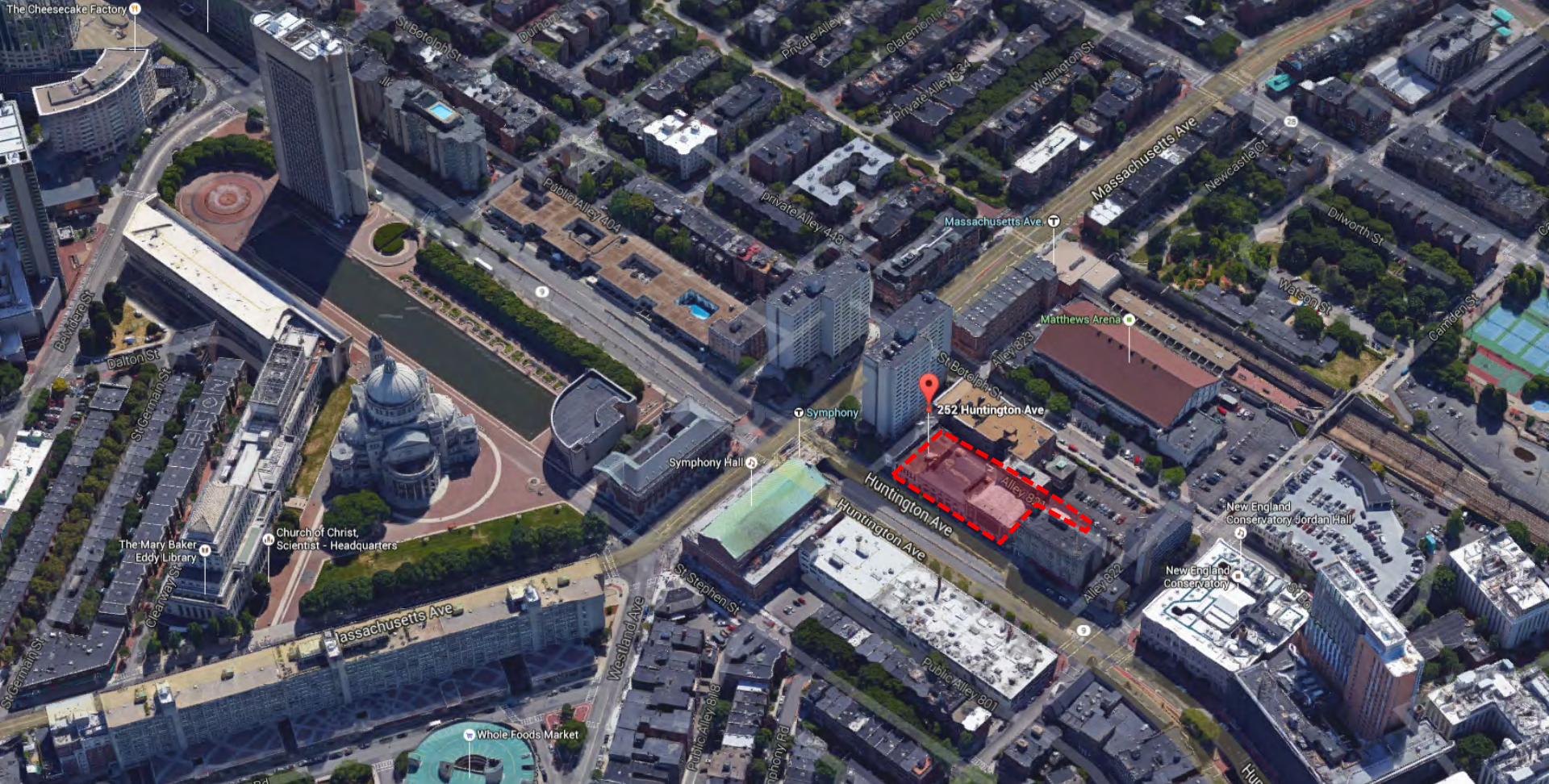
SITE AREA: 34,194 SF
HEIGHT: 362'
FLOORS: 32
RESIDENTIAL AREA = 384,500 SF
RETAIL AREA = 7500 SF
THEATRE AREA = 14,000 SF
FAR: 11.85 – NOT INCLUDING THEATRE
GROSS AREA = 405,500 SF

Protect Huntington Theater



Project Element	Approximate Dimension
Total Lot Area	34,194 SF
TOWER:	Zoning Height 362 Ft/ 32 Floors
New Residential	Up to 426 Units
New Retail/ Restaurant	7,500 SF
New Theatre Space	14,000 SF
New Parking	114 Spaces
Total New GSF	405,500 SF
Gifted Theatre Space	35,654 SF
Total Theatre + New	441,154 SF
Resulting Floor Area Ratio	12.9





Site Aerial

Avenue of the Arts
"An important
public institution in
Boston."

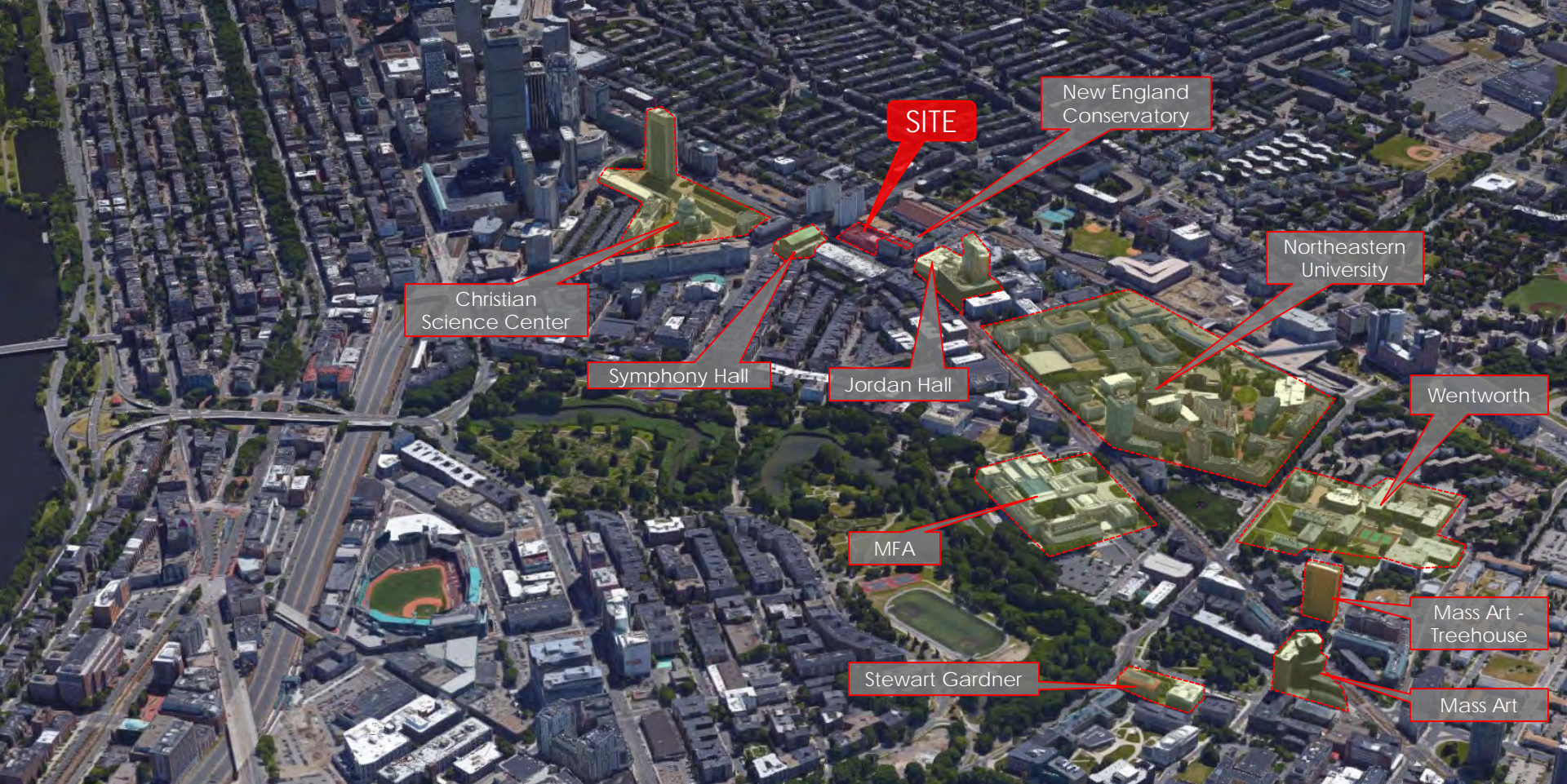
"The Huntington is
one of Boston's
great cultural
treasures."

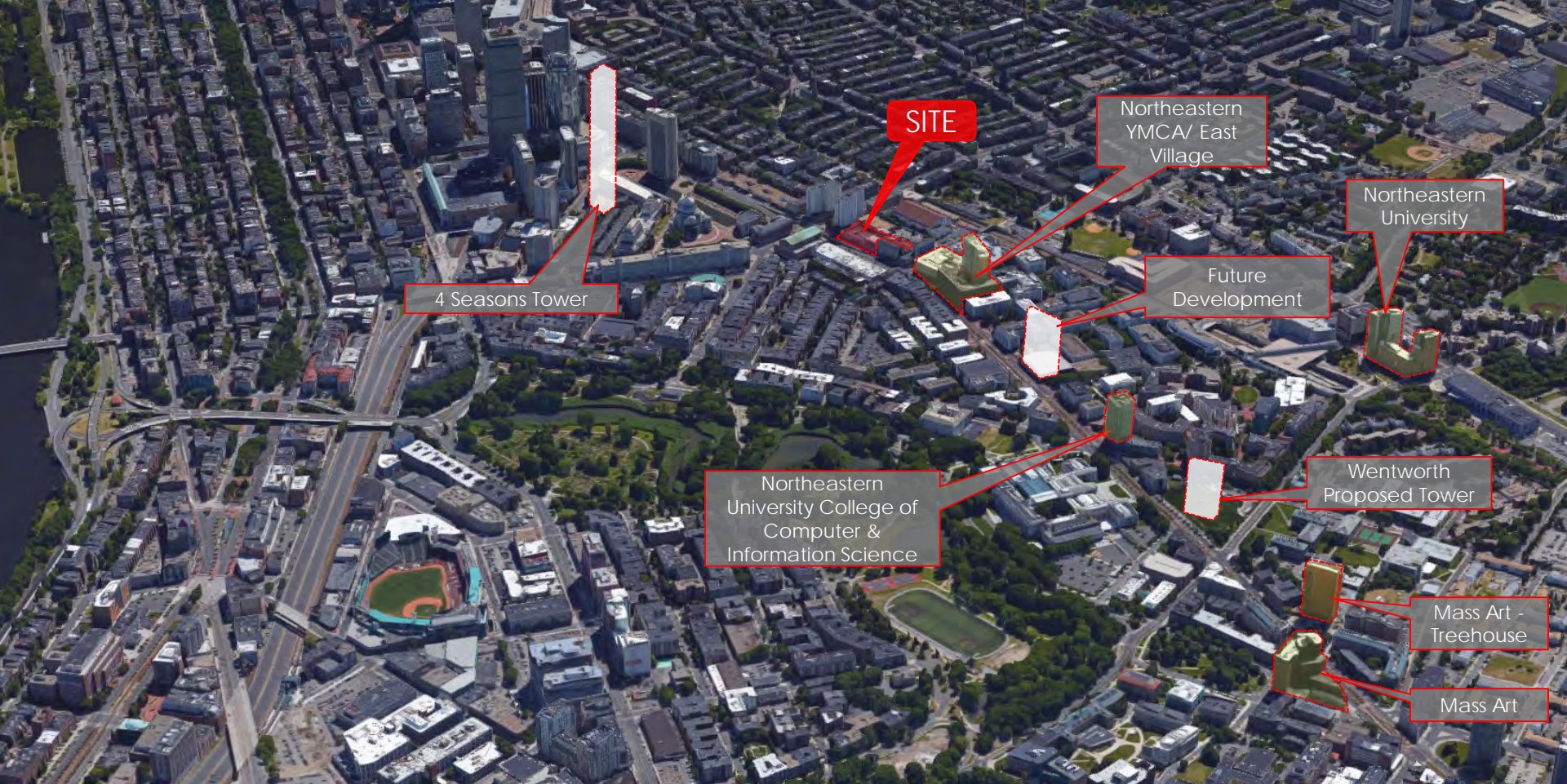


Mayor Menino



Mayor Walsh





Avenue of the Arts: Towers along Huntington



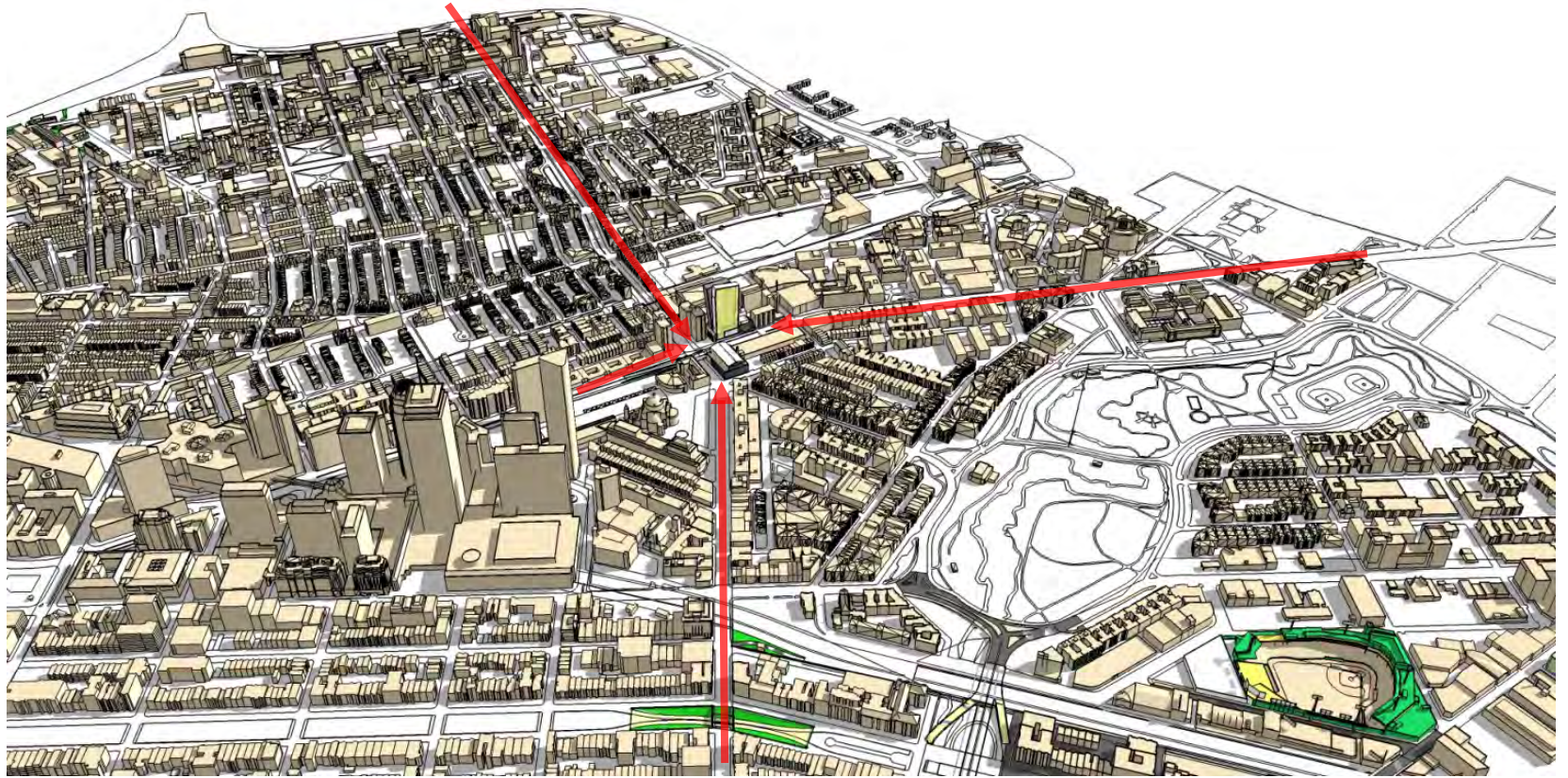
Existing Condition





Existing Condition

Context



Massing Views

Context



Site Prominence – Mass Ave Looking South

Context



Site Prominence – Huntington Looking West

Context



Site Prominence – Huntington Looking East

Avenue of the Arts Guidelines

Active Ground Floors

Ground floors of new buildings, particularly those along Huntington Avenue and local side streets, should be transparent, have operable doors to allow easy access and robust ground floor activity, and be constructed from high quality, contemporary materials with careful design. Glass should be truly transparent, not tinted or obscured, and provide views to active interiors. The finished floor elevation of ground floors should align with the sidewalk level. Sunken first floors or mezzanine levels should be avoided.



Cafe Zone

Where cafes and other building amenities spill onto the sidewalk, they should use high-quality materials (such as wood, metal, stone or fabric), incorporate planted elements where possible, and adhere to clean and contemporary design. Inexpensive, flimsy, and low quality furniture, barriers, and awnings should be avoided.

Pedestrian Space

QMG Huntington, LLC



Avenue of the Arts Guidelines

Streetwall Facade

"Background Buildings" - those that form the continuous streetwall along Huntington Avenue - should be constructed of brick, masonry, stone, metal panel, terracotta panels, artful applications of precast concrete, or other high quality building materials. Window openings may be punched rather than integrated, lending the streetwall facade a "solid with voids" character. Large horizontal stretches of facade should be broken up with vertical articulation.

Towers

Towers within the Study Area should be composed largely of glass with colorful, artful, innovative accents.



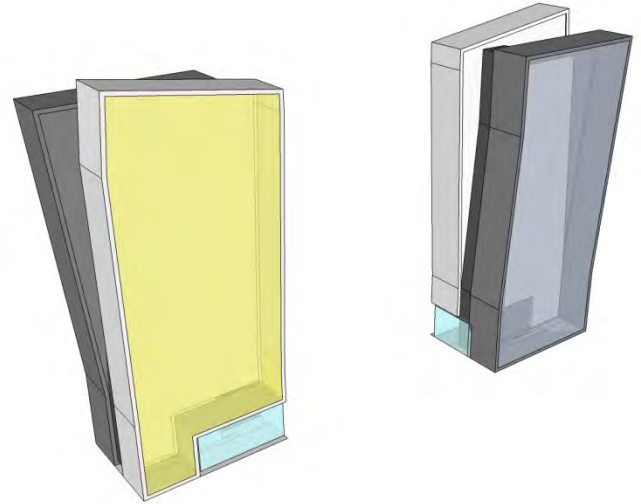
Concept Strategy:

- Build upon **energy** of area
- Create an **icon** in the city that marks the entrance to the **Avenue of the Arts** as a place for performance
- **Celebrate** the Theater by letting **performance** functions dominate the sidewalk (new entrance & theater restaurant)
- 'Bring the Stage to the Street'

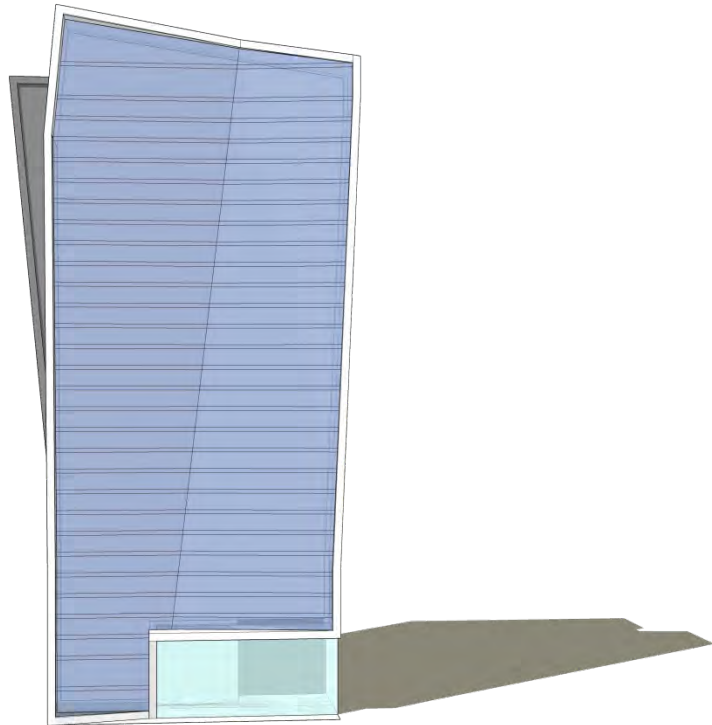
Concept: Drama Masks



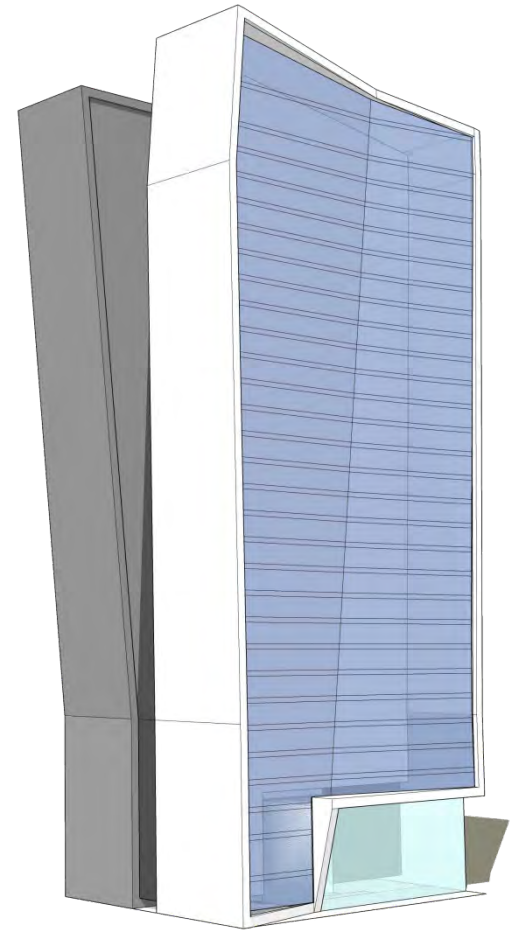
- Create gestural massing that breaks down form into two masks



Design Iterations



Façade Details



QMG Huntington, LLC  Stantec



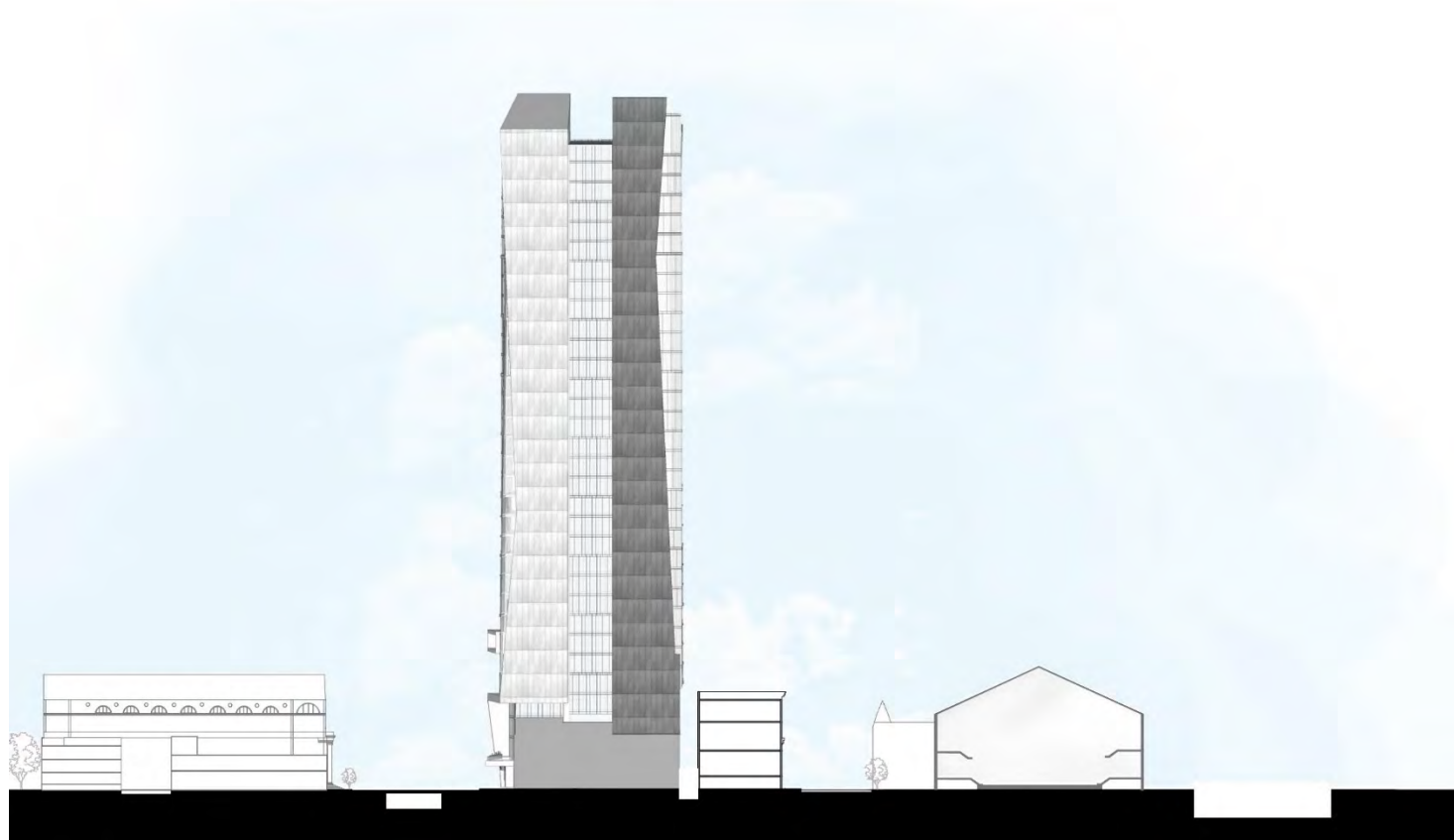
Huntington Elevation



Mass Ave Elevation



South Elevation



West Elevation



New Restaurant Entrance

Residential Entrance

New Accessible Theater Entrance

Reduced terrace

PUBLIC REALM – THEATER CONNECTION



PUBLIC REALM – THEATER CONNECTION

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AERIAL VIEW



Looking toward Prudential



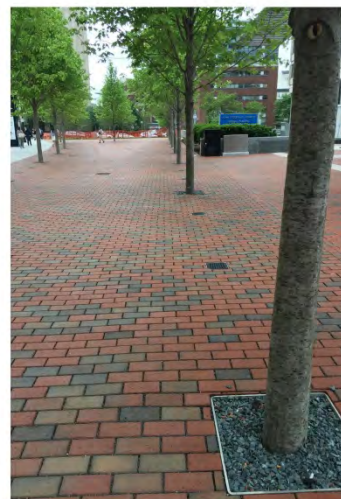
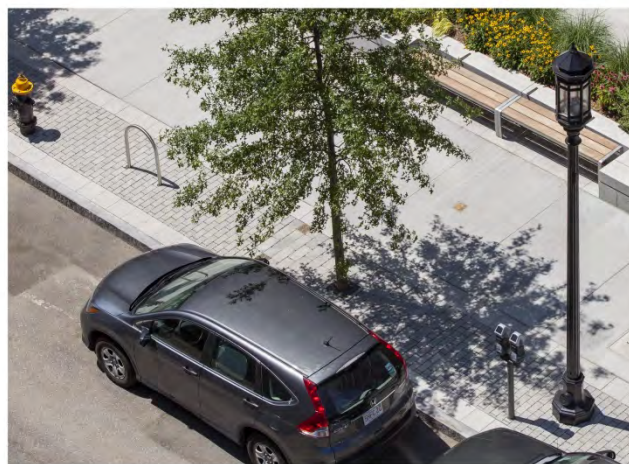
Aerial from Mass Ave



Street Level View

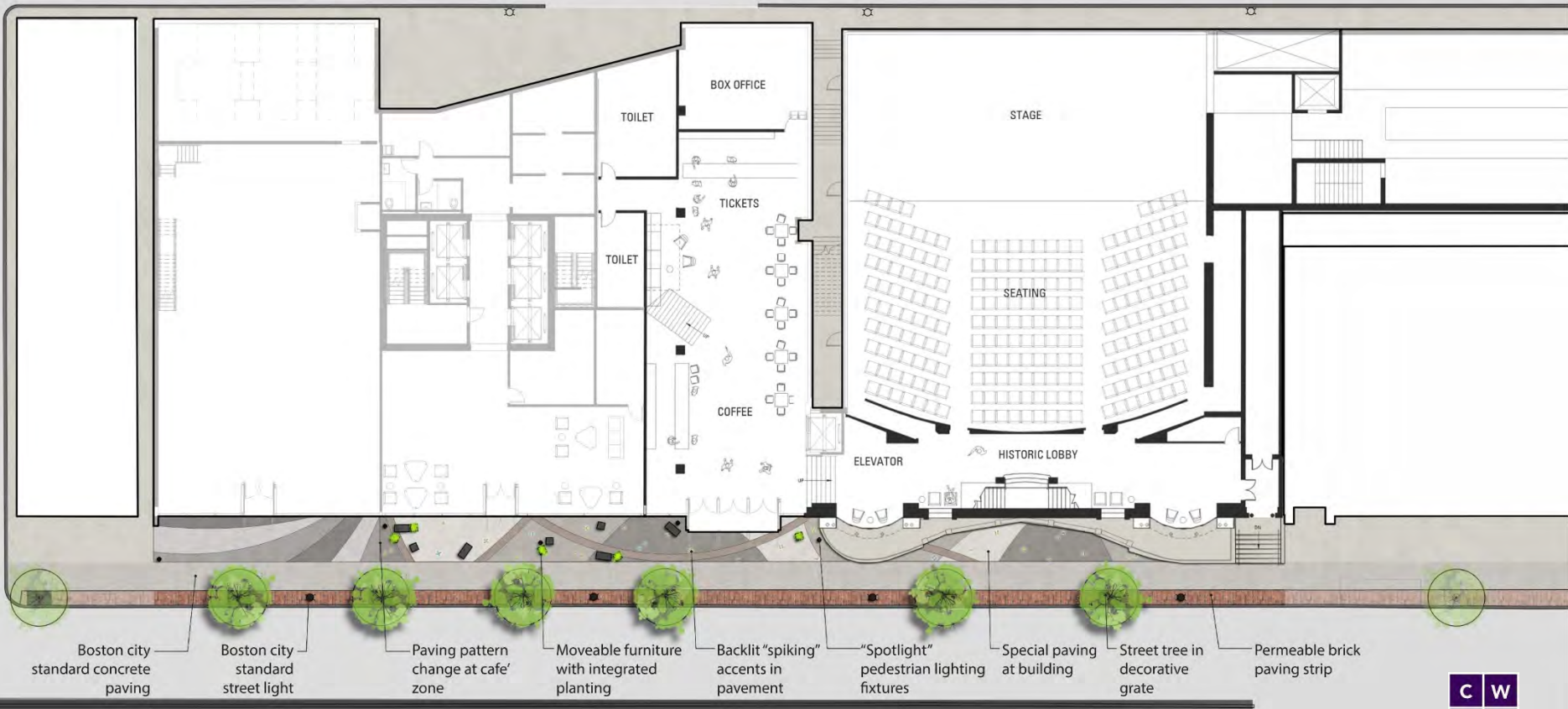


Street Level View



Landscape Inspiration

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Boston city
standard concrete
paving

Boston city
standard
street light

Paving pattern
change at cafe
zone

Moveable furniture
with integrated
planting

Backlit "spiking"
accents in
pavement

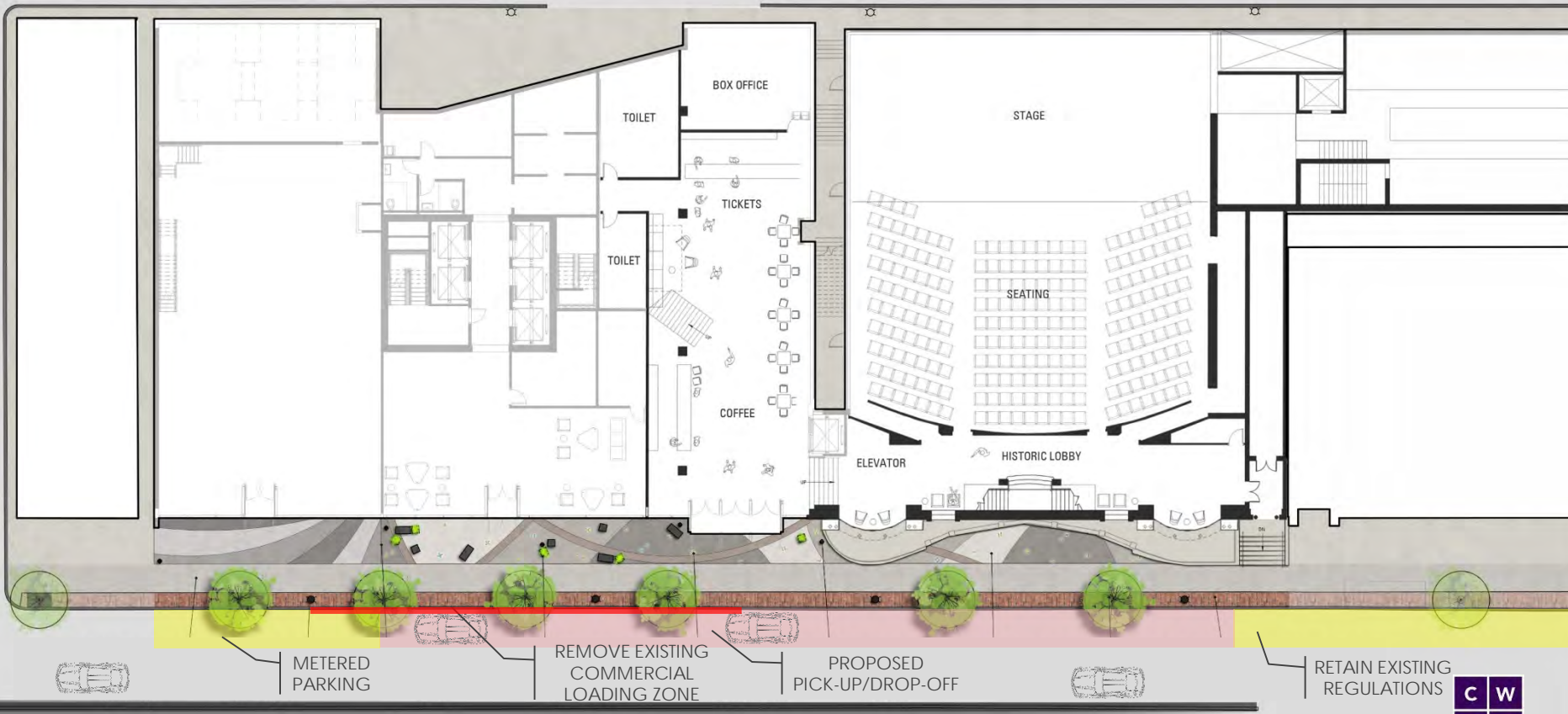
"Spotlight"
pedestrian lighting
fixtures

Special paving
at building

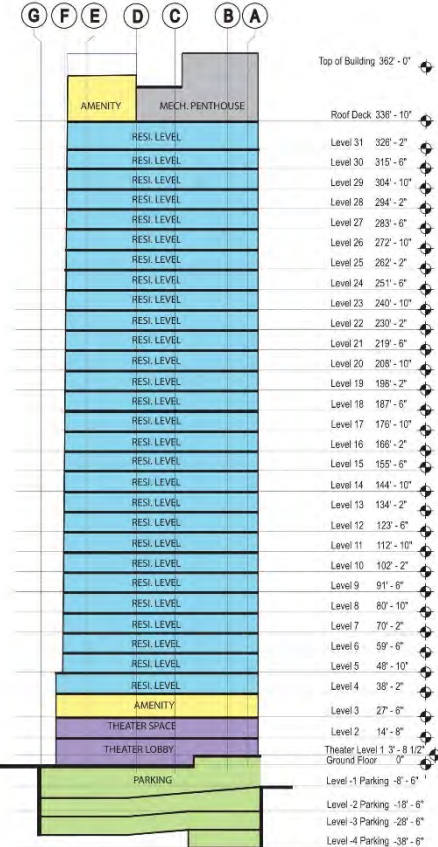
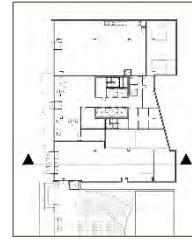
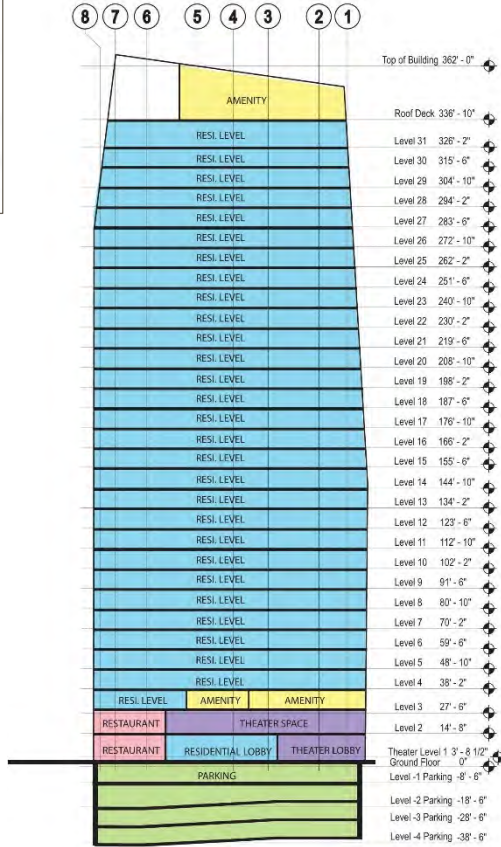
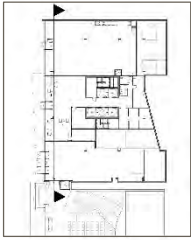
Street tree in
decorative
grate

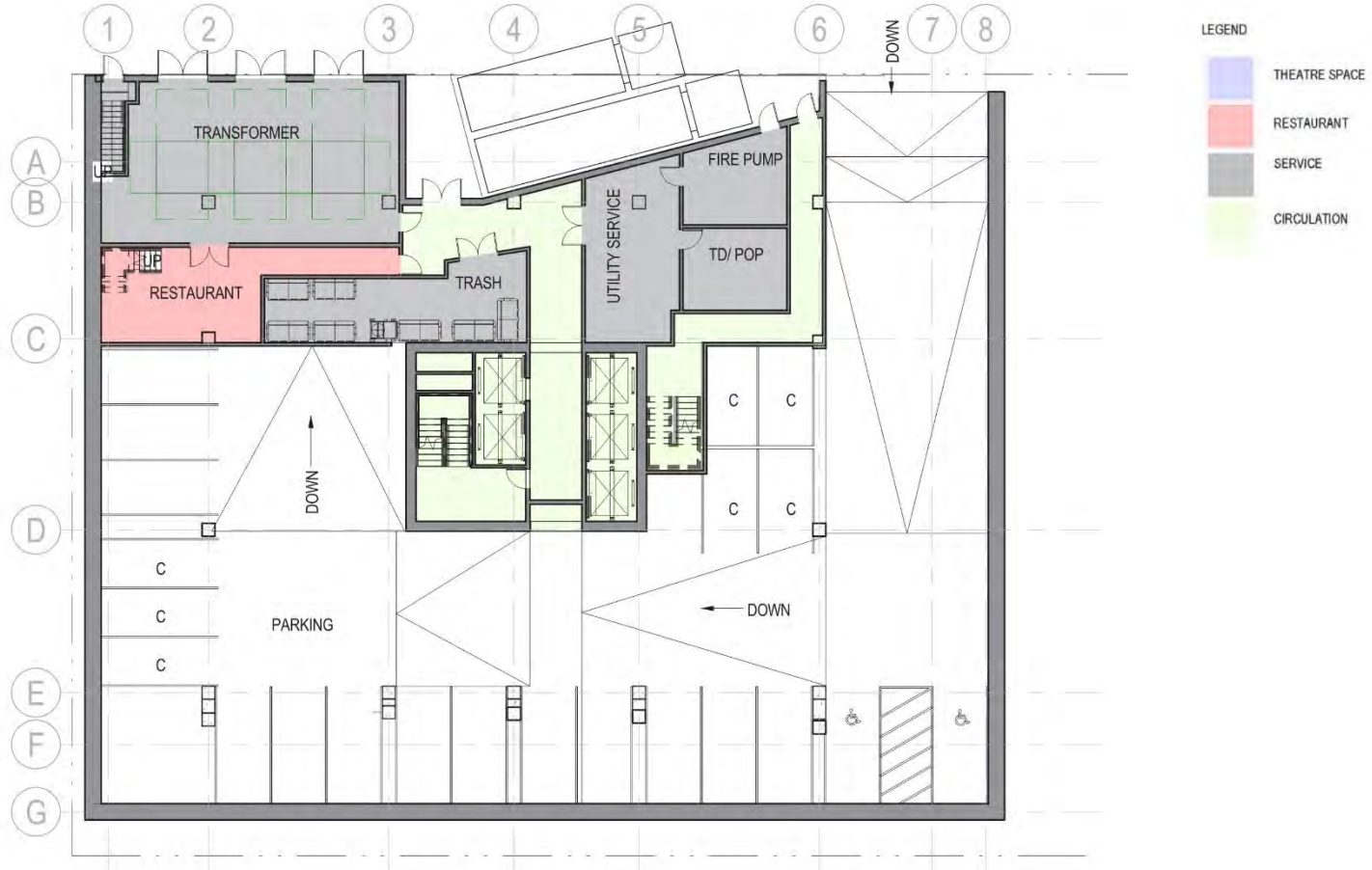
Permeable brick
paving strip

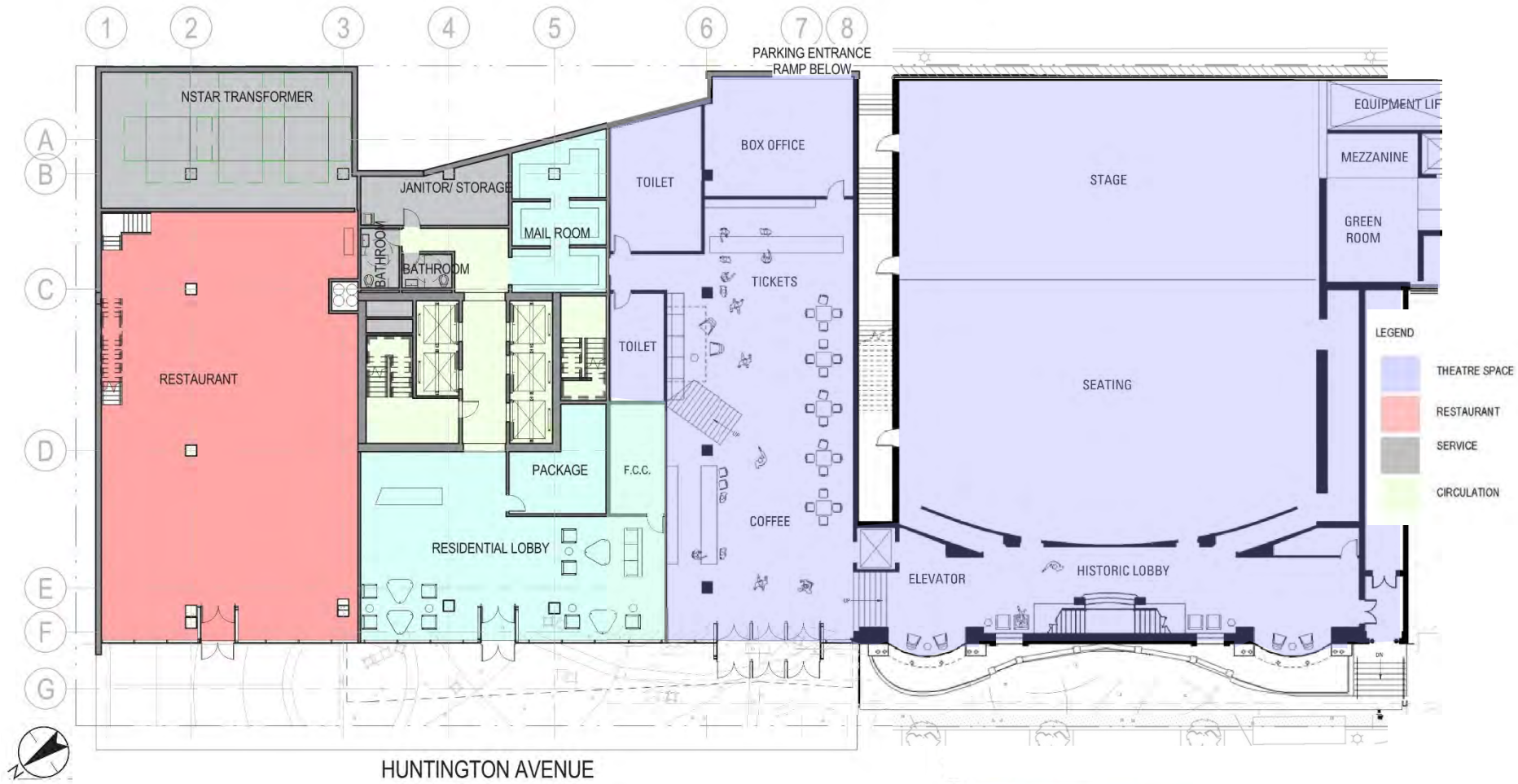




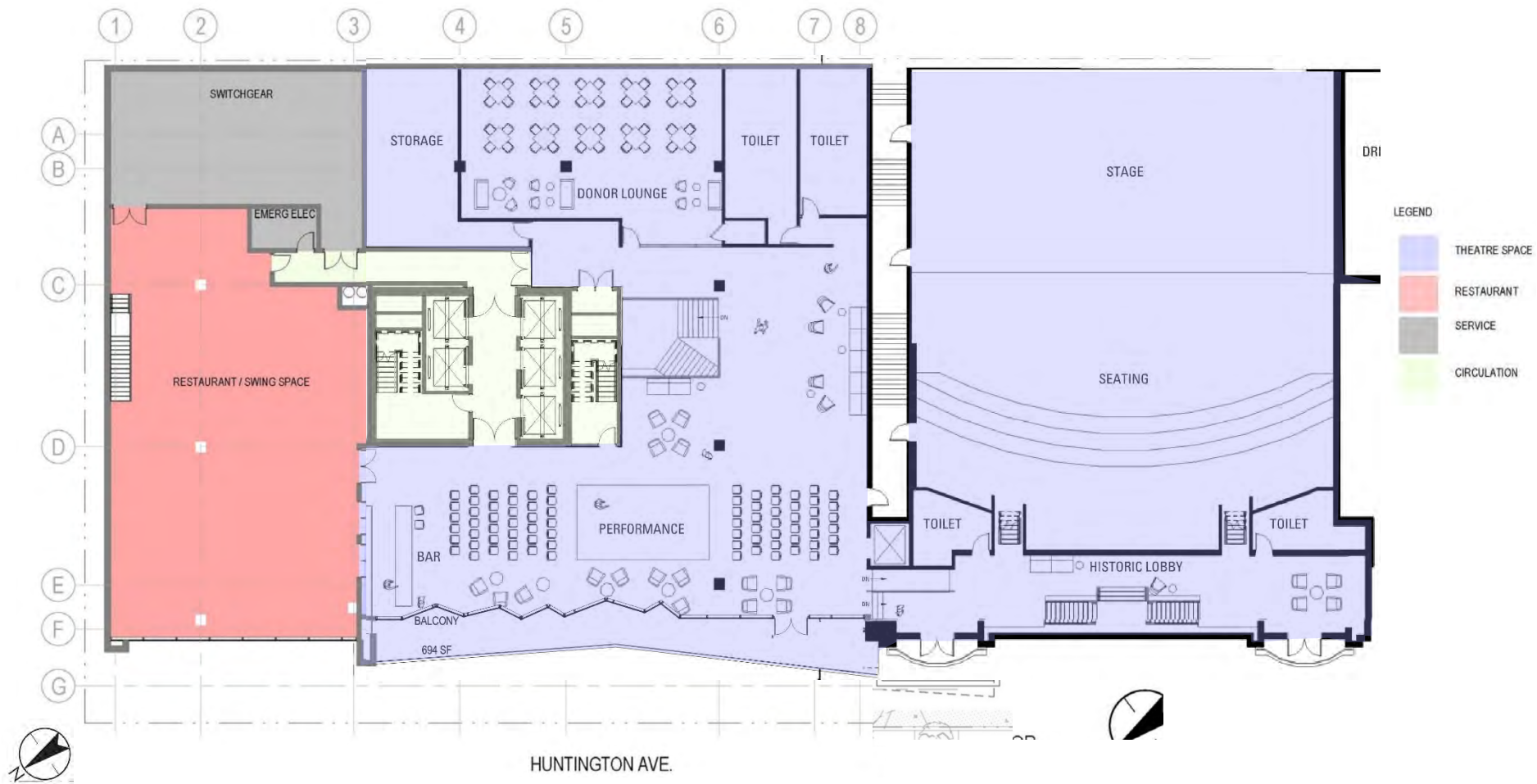
Pick-up/Drop-off Zone







First Floor Plan



Second Floor Plan



LEGEND

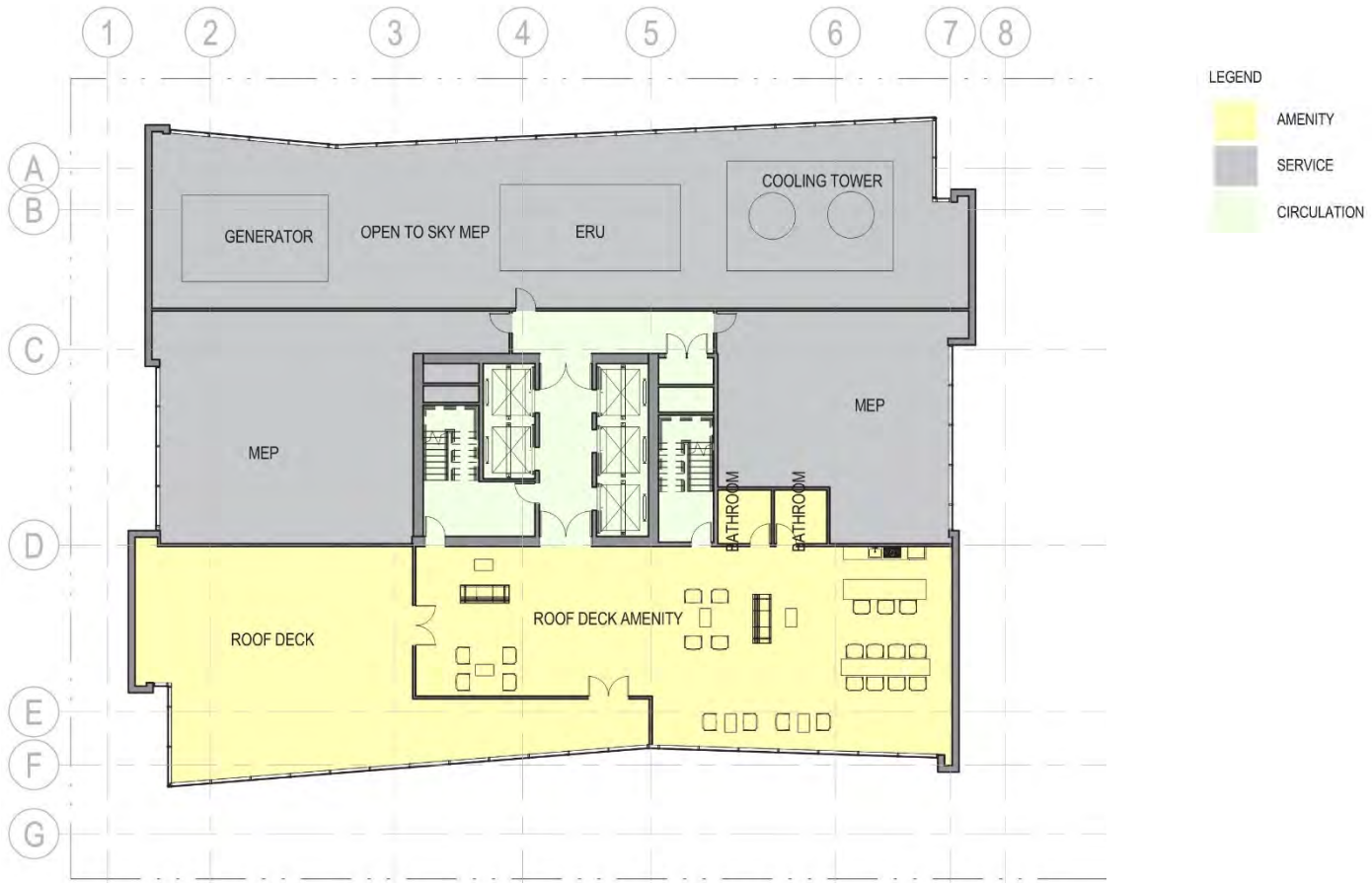
- STUDIO
- 1 BED
- 2 BED
- SERVICE
- CIRCULATION

Total:

- Studios: 33%
- 1 Bed: 40%
- 2 Bed: 27%



HUNTINGTON AVE.



Roof Plan

Thank You!



The Huntington