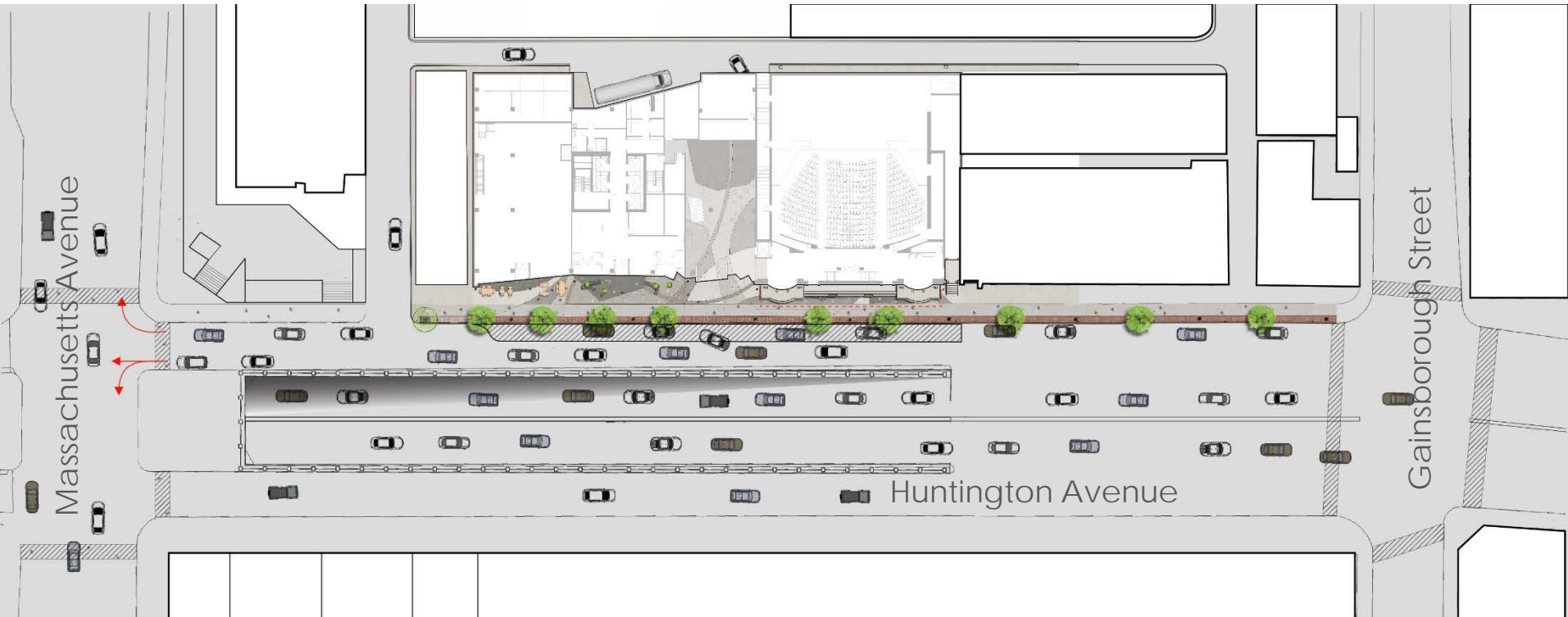


Huntington Residential Development

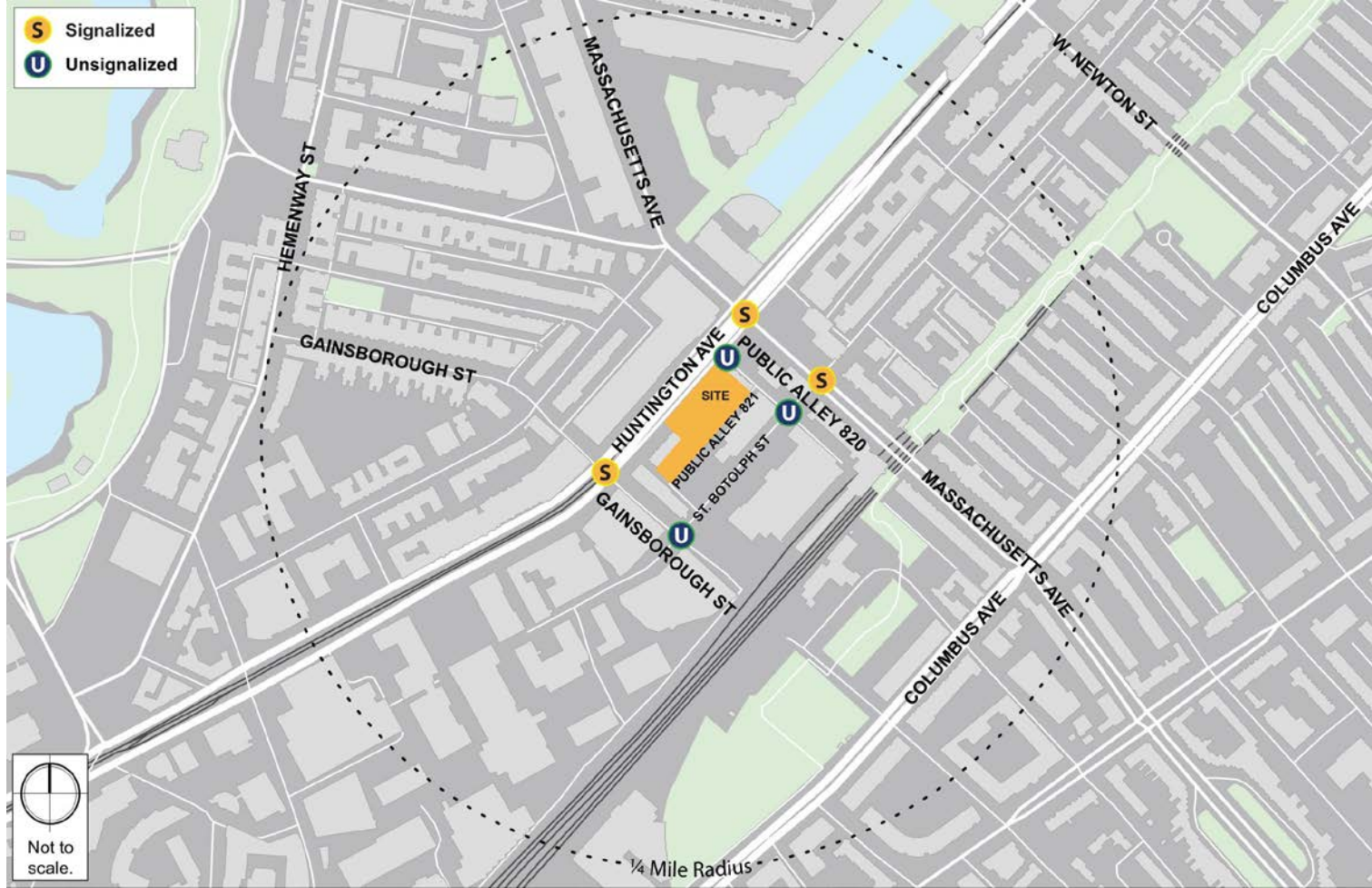
Rental Apartments
OMG Huntington, LLC Developer
thehuntingtonproject.com

IAG Meeting (Traffic and Wind)
October 4, 2017





- S** Signalized
- U** Unsignalized



Transportation Study

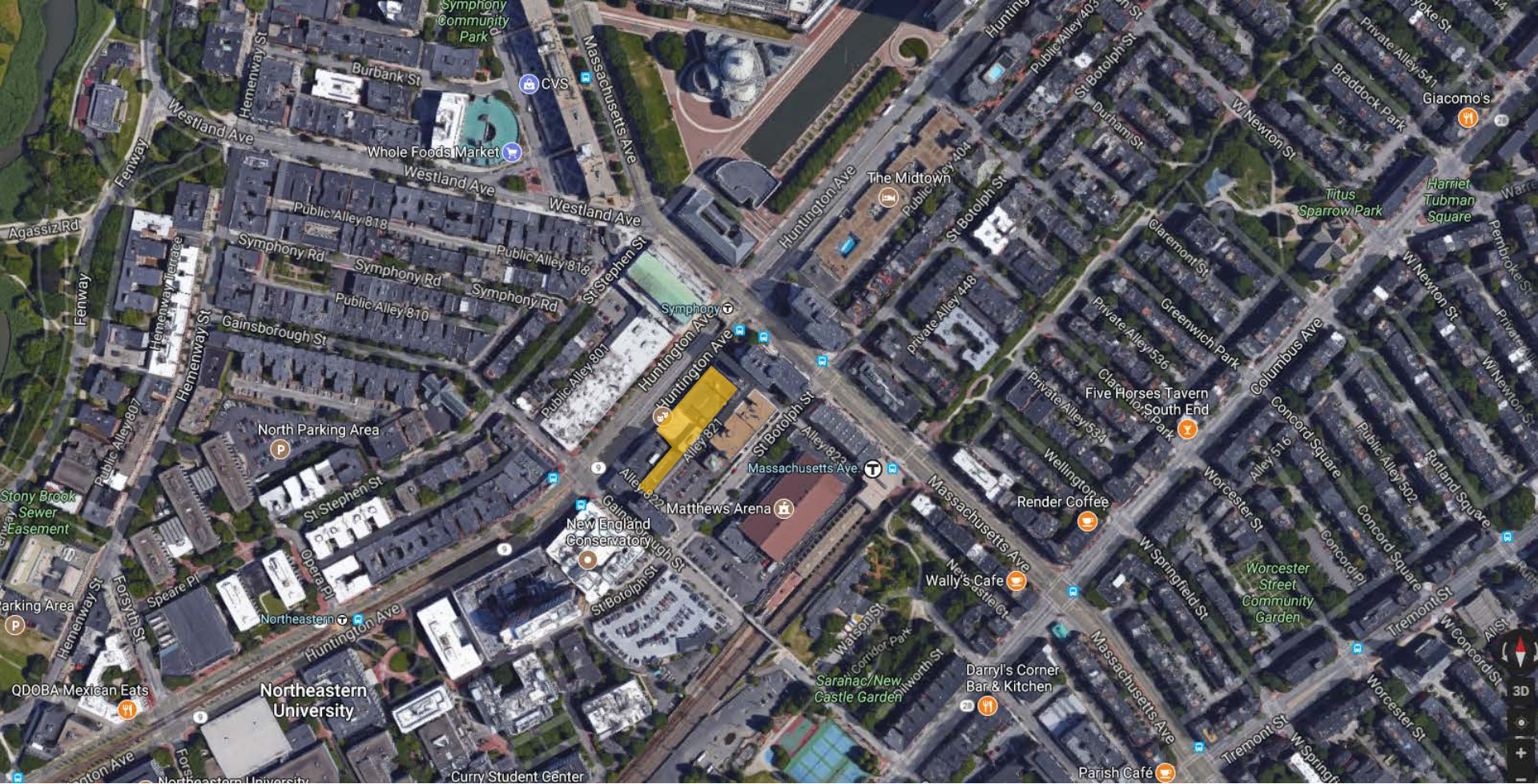


HOWARD STEIN HUDSON
Engineers + Planners

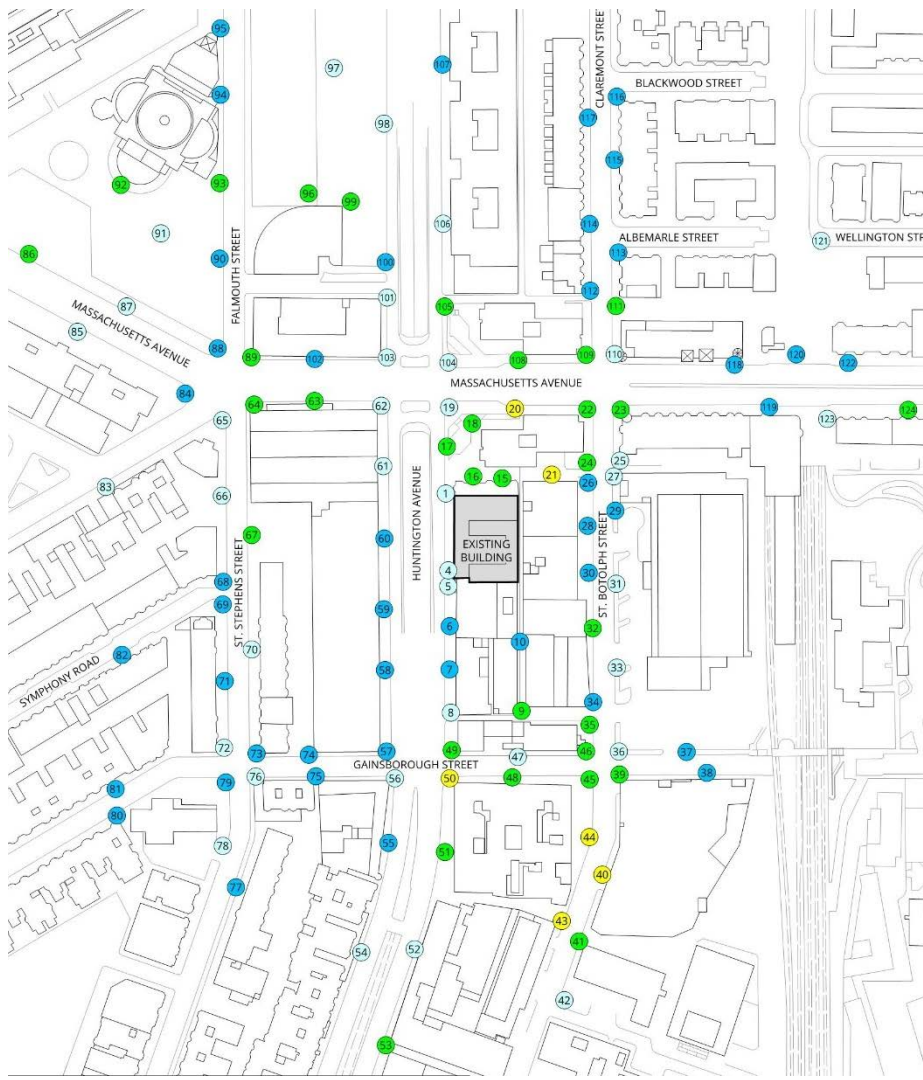
QMG Huntington, LLC



Stantec



Wind Study : Existing Condition



LEGEND:

MEAN SPEED CATEGORIES:

- Sitting
- Standing
- Walking
- Uncomfortable
- Dangerous

SENSOR LOCATION:

- Grade Level

Pedestrian Wind Conditions - Mean Speed
 No Build
 Annual

252-264 Huntington Avenue - Boston, MA

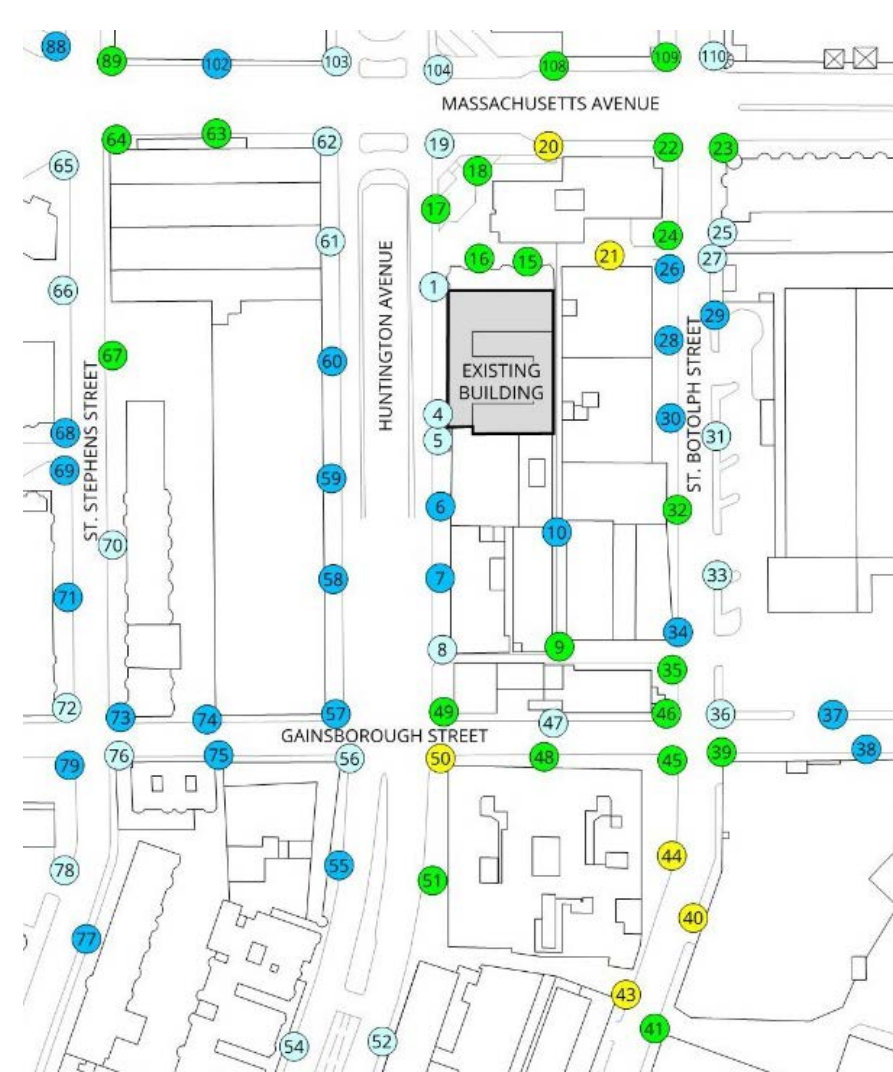


Drawn by: ARM Figure: 3a
 Approx. Scale: 1"=220'
 Date Revised: May 17, 2017



Wind Study : Existing Condition

Enlarged Plan



LEGEND:

MEAN SPEED CATEGORIES:

- Sitting
- Standing
- Walking
- Uncomfortable
- Dangerous

SENSOR LOCATION:

- Grade Level

Pedestrian Wind Conditions - Mean Speed
No Build
Annual

252-264 Huntington Avenue - Boston, MA



Drawn by: ARM Figure: 3a

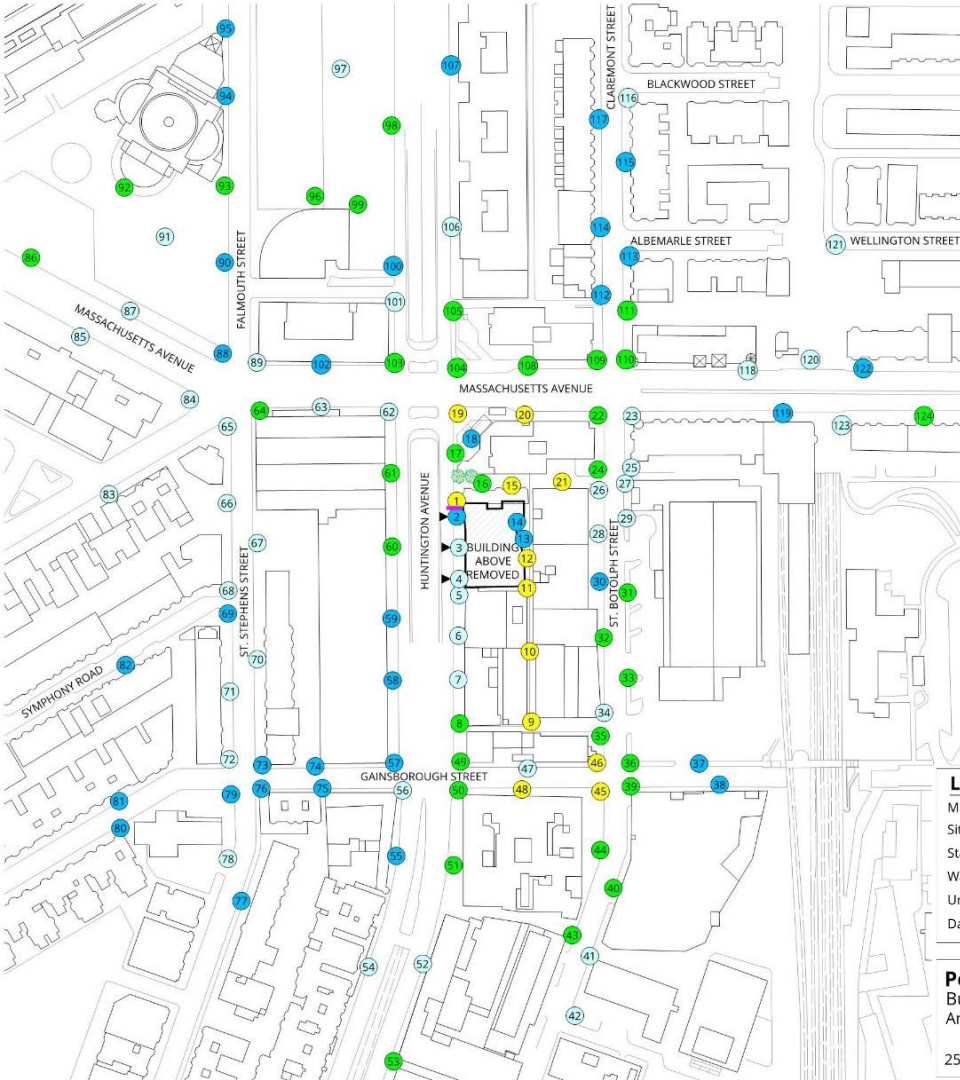
Approx. Scale: 1"=220'

Project #1702487

Date Revised: May 17, 2017



Wind Study : Build Condition



LEGEND:

MEAN SPEED CATEGORIES:

- Sitting
- Standing
- Walking
- Uncomfortable
- Dangerous

SENSOR LOCATION:

- Grade Level
- Entrance Location

LANDSCAPING:

- Coniferous Trees

MITIGATION:

- 30% Porous Vertical Screen
26' Tall, 5'9" Wide

Pedestrian Wind Conditions - Mean Speed
Build + Mitigation
Annual

252-264 Huntington Avenue - Boston, MA



Drawn by: ARM Figure: 3c

Approx. Scale: 1"=220'

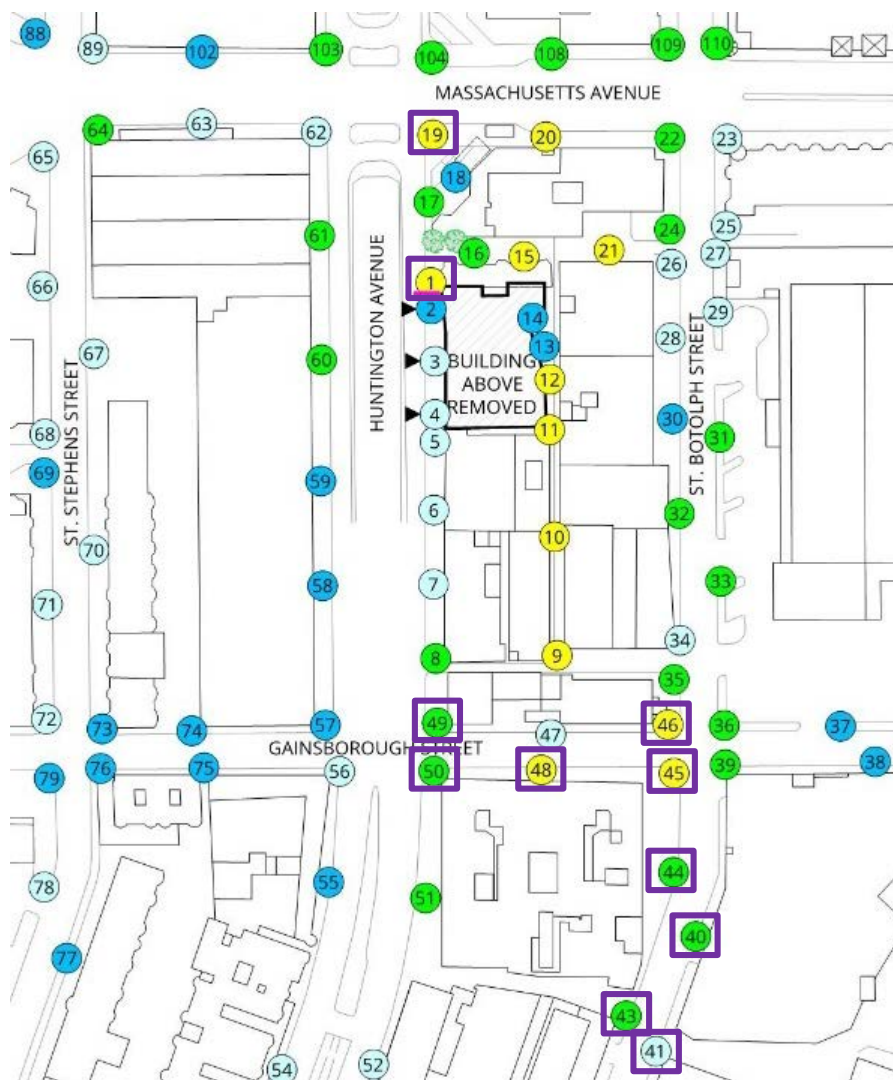
Project #1702487

Date Revised: June 16, 2017



Wind Study : Build Condition

Enlarged Plan



LEGEND:

MEAN SPEED CATEGORIES:		SENSOR LOCATION:		LANDSCAPING:	
Sitting	Light Blue	Grade Level	White Circle	Coniferous Trees	Green Tree Icon
Standing	Light Cyan	Entrance Location	Black Arrow	MITIGATION:	
Walking	Light Green			30% Porous Vertical Screen	Purple Line
Uncomfortable	Yellow			26' Tall, 5'9" Wide	
Dangerous	Red				

Pedestrian Wind Conditions - Mean Speed
 Build + Mitigation
 Annual

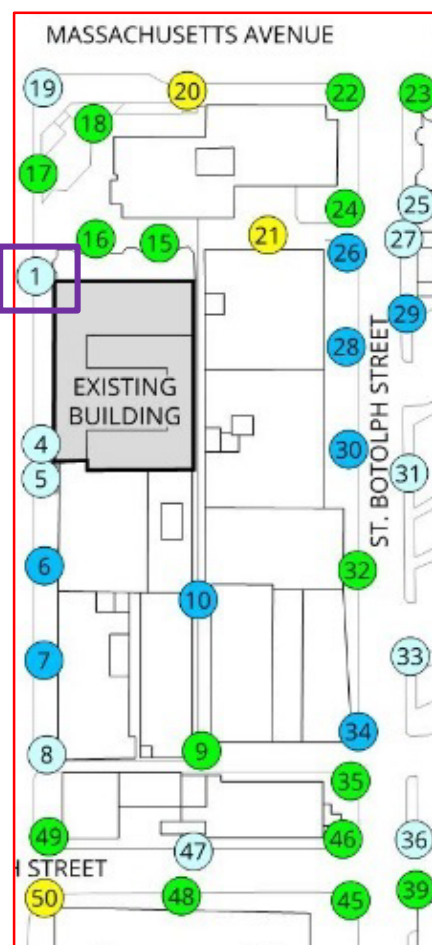


Drawn by: ARM	Figure: 3c
Approx. Scale: 1"=220'	
Date Revised: June 16, 2017	

252-264 Huntington Avenue - Boston, MA

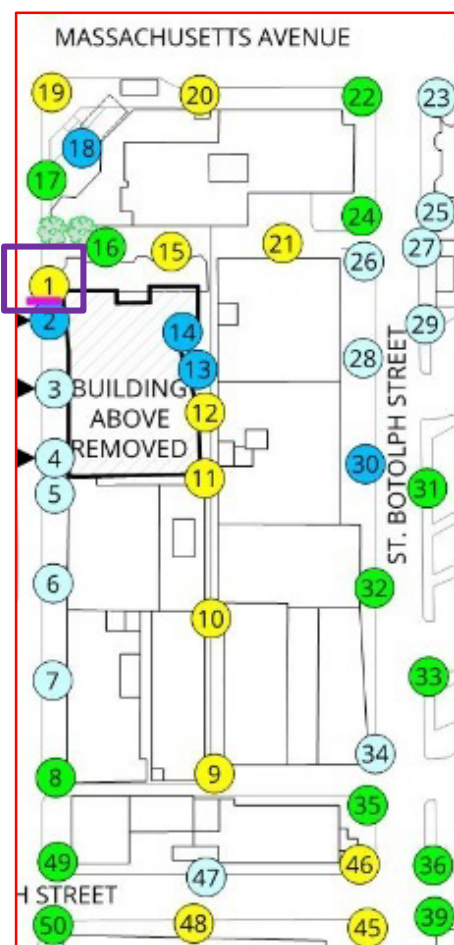
Project #1702487





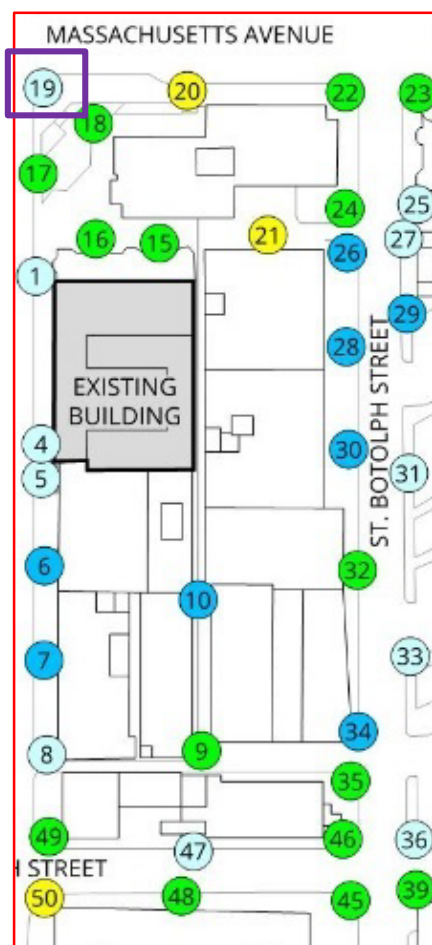
Existing Condition

Wind Study



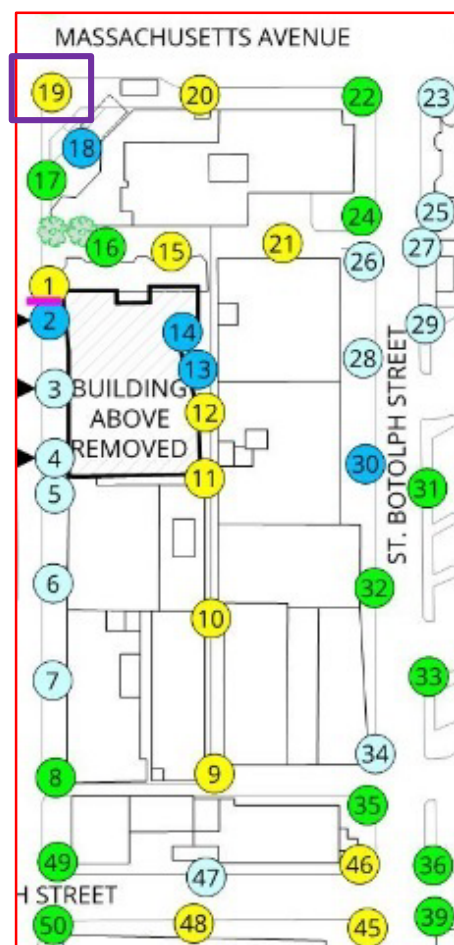
Build Condition

Location	Configuration	Season	Mean Wind Speed		
			Speed (mph)	% Change	Rating
1	A	Spring	14		Standing
		Summer	11		Sitting
		Fall	13		Standing
		Winter	15		Standing
		Annual	14		Standing
	B	Spring	23	64%	Uncomfortable
		Summer	18	64%	Walking
		Fall	22	69%	Uncomfortable
		Winter	26	73%	Uncomfortable
		Annual	23	64%	Uncomfortable
C	Spring	21	50%	Uncomfortable	
	Summer	16	45%	Walking	
	Fall	19	46%	Walking	
	Winter	23	53%	Uncomfortable	
	Annual	21	50%	Uncomfortable	



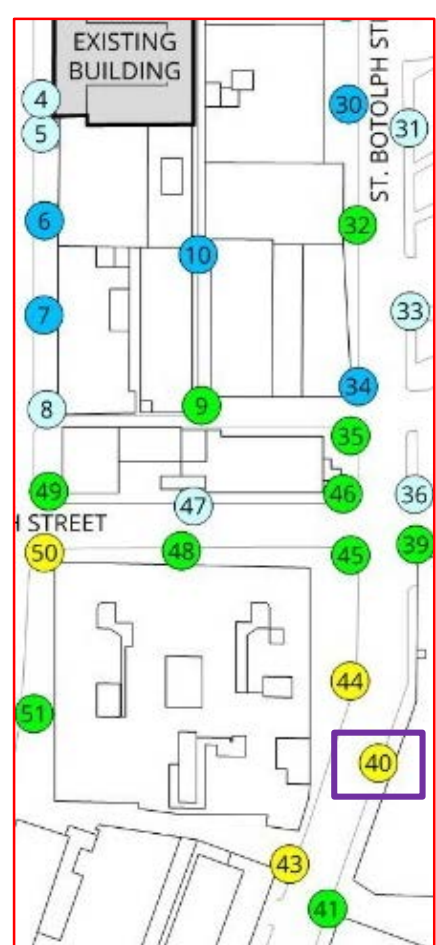
Existing Condition

Wind Study



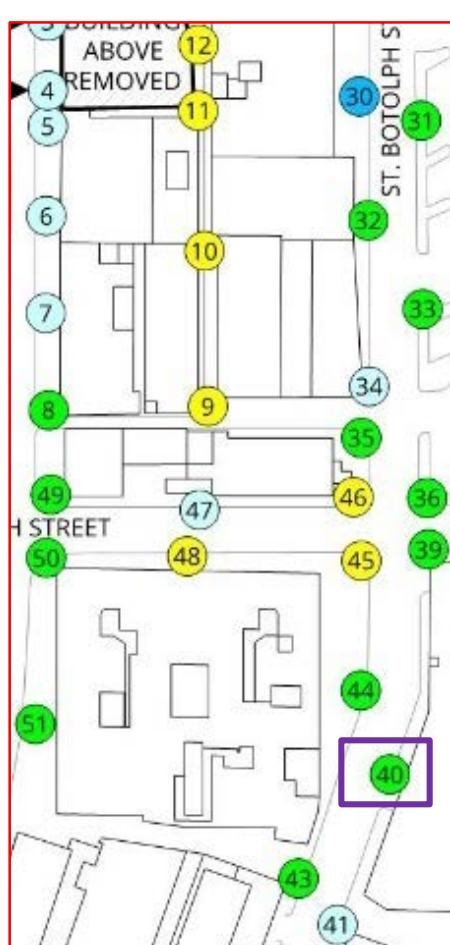
Build Condition

Location	Configuration	Season	Mean Wind Speed		
			Speed (mph)	% Change	Rating
19	A	Spring	15		Standing
		Summer	12		Sitting
		Fall	14		Standing
		Winter	17		Walking
		Annual	15		Standing
	B	Spring	22	47%	Uncomfortable
		Summer	17	42%	Walking
		Fall	20	43%	Uncomfortable
		Winter	24	41%	Uncomfortable
		Annual	22	47%	Uncomfortable
C	Spring	21	40%	Uncomfortable	
	Summer	16	33%	Walking	
	Fall	19	36%	Walking	
	Winter	24	41%	Uncomfortable	
	Annual	21	40%	Uncomfortable	



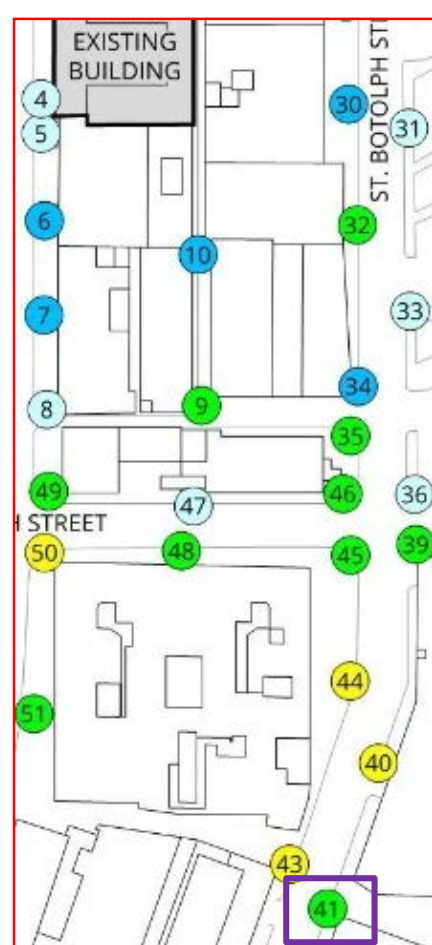
Existing Condition

Wind Study



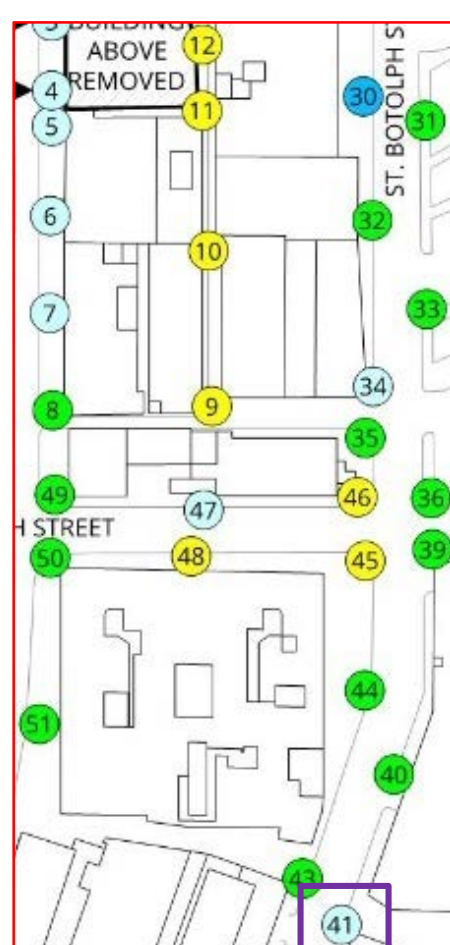
Build Condition

Location	Configuration	Season	Mean Wind Speed		
			Speed (mph)	% Change	Rating
40	A	Spring	21		Uncomfortable
		Summer	16		Walking
		Fall	19		Walking
		Winter	22		Uncomfortable
		Annual	20		Uncomfortable
B	B	Spring	18	-14%	Walking
		Summer	14	-12%	Standing
		Fall	16	-16%	Walking
		Winter	18	-18%	Walking
		Annual	17	-15%	Walking
C	C	Spring	18	-14%	Walking
		Summer	14	-12%	Standing
		Fall	16	-16%	Walking
		Winter	18	-18%	Walking
		Annual	17	-15%	Walking



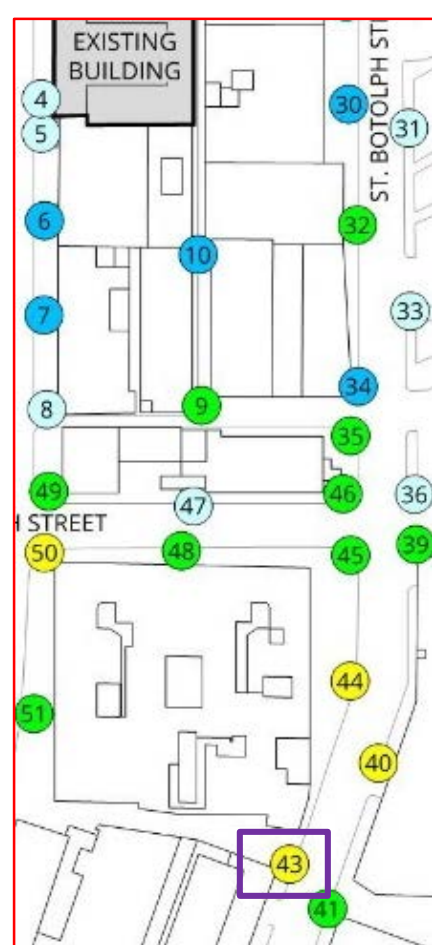
Existing Condition

Wind Study



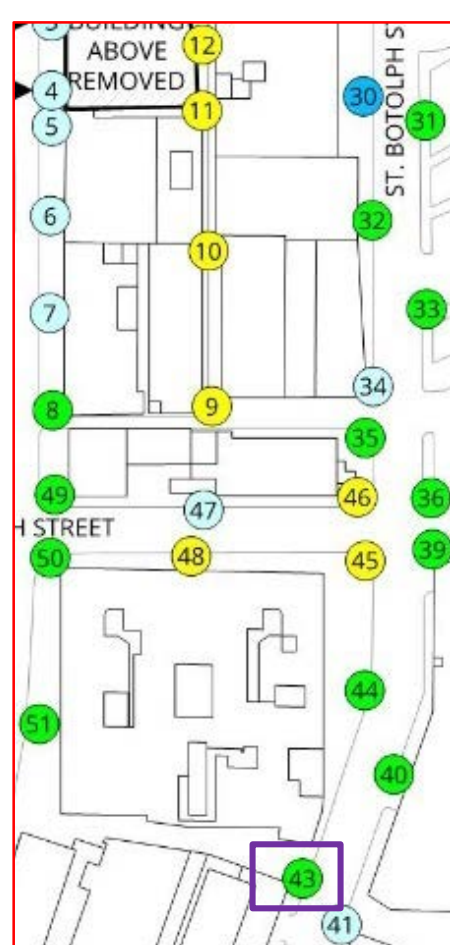
Build Condition

Location	Configuration	Season	Mean Wind Speed		
			Speed (mph)	% Change	Rating
41	A	Spring	17		Walking
		Summer	14		Standing
		Fall	16		Walking
		Winter	17		Walking
		Annual	16		Walking
	B	Spring	16		Walking
		Summer	13		Standing
		Fall	15		Standing
		Winter	16		Walking
		Annual	15		Standing
C	Spring	16		Walking	
	Summer	13		Standing	
	Fall	15		Standing	
	Winter	16		Walking	
	Annual	15		Standing	



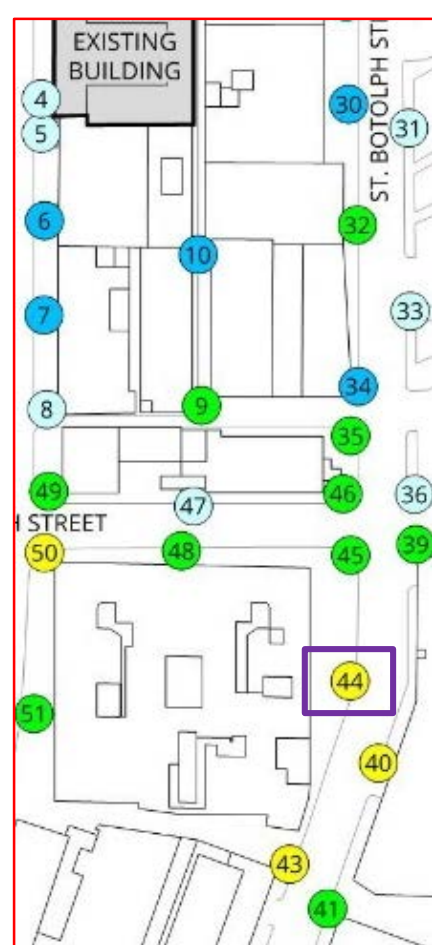
Existing Condition

Wind Study



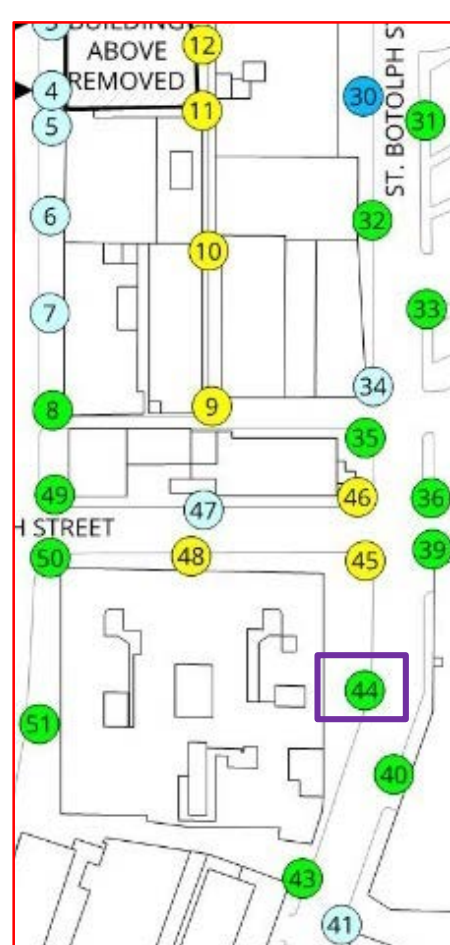
Build Condition

Location	Configuration	Season	Mean Wind Speed		
			Speed (mph)	% Change	Rating
43	A	Spring	20		Uncomfortable
		Summer	16		Walking
		Fall	19		Walking
		Winter	21		Uncomfortable
		Annual	20		Uncomfortable
	B	Spring	19		Walking
		Summer	16		Walking
		Fall	18		Walking
		Winter	20		Uncomfortable
		Annual	18		Walking
C	Spring	19		Walking	
	Summer	16		Walking	
	Fall	18		Walking	
	Winter	20		Uncomfortable	
	Annual	18		Walking	



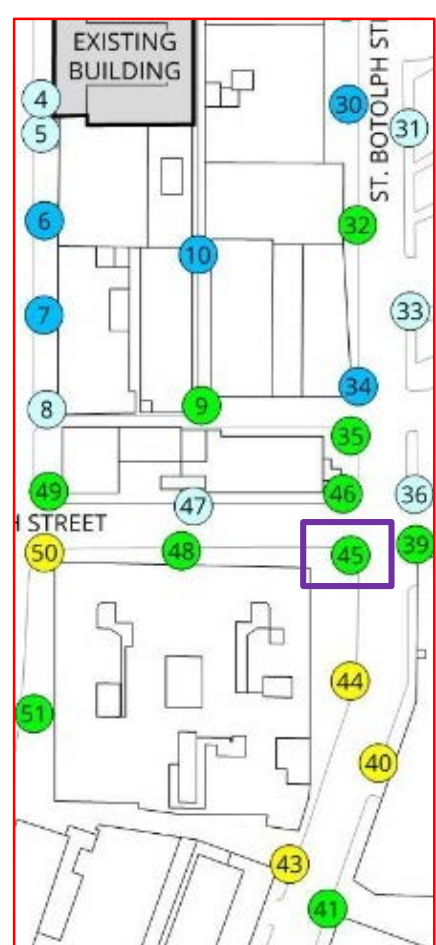
Existing Condition

Wind Study



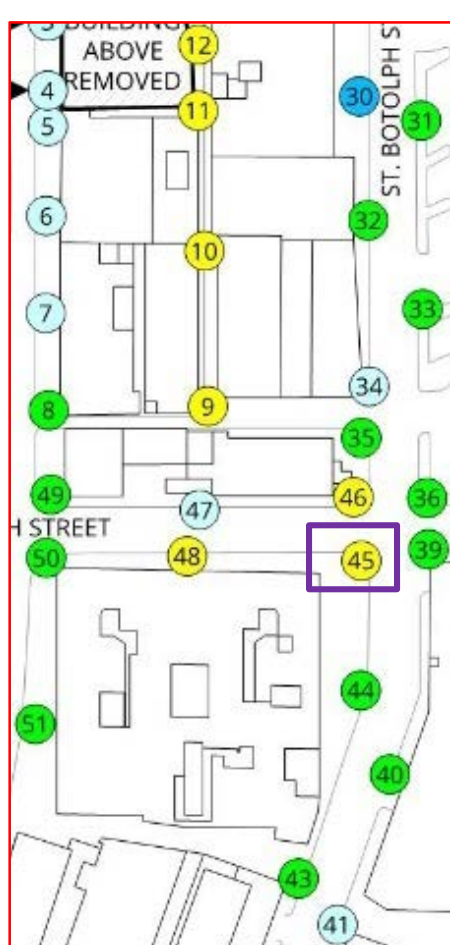
Build Condition

Location	Configuration	Season	Mean Wind Speed		
			Speed (mph)	% Change	Rating
44	A	Spring	21		Uncomfortable
		Summer	16		Walking
		Fall	19		Walking
	B	Winter	22		Uncomfortable
		Annual	20		Uncomfortable
		Spring	19		Walking
C	B	Summer	15		Standing
		Fall	18		Walking
		Winter	20		Uncomfortable
	C	Annual	18		Walking
		Spring	19		Walking
		Summer	15		Standing
C	Fall	18		Walking	
	Winter	20		Uncomfortable	
	Annual	18		Walking	



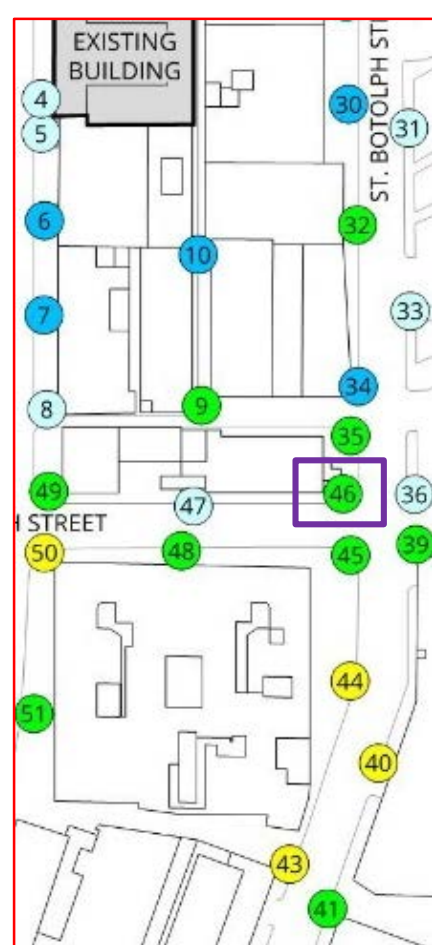
Existing Condition

Wind Study



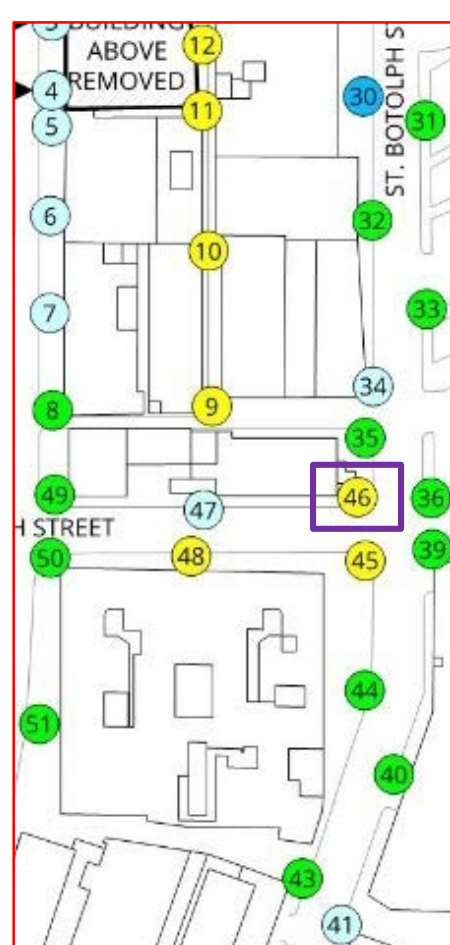
Build Condition

Location	Configuration	Season	Mean Wind Speed		
			Speed (mph)	% Change	Rating
45	A	Spring	19		Walking
		Summer	15		Standing
		Fall	18		Walking
		Winter	21		Uncomfortable
		Annual	19		Walking
	B	Spring	20		Uncomfortable
		Summer	16		Walking
		Fall	19		Walking
		Winter	22		Uncomfortable
		Annual	20		Uncomfortable
	C	Spring	20		Uncomfortable
		Summer	16		Walking
Fall		19		Walking	
Winter		22		Uncomfortable	
Annual		20		Uncomfortable	



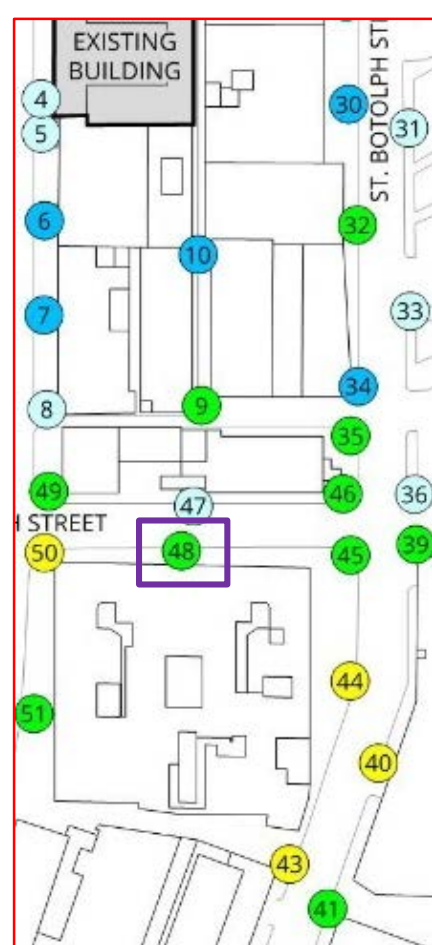
Existing Condition

Wind Study



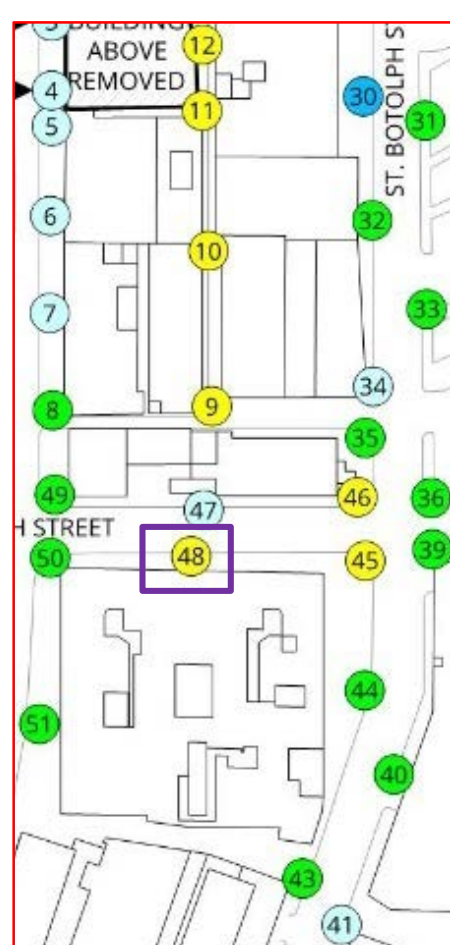
Build Condition

Location	Configuration	Season	Mean Wind Speed		
			Speed (mph)	% Change	Rating
46	A	Spring	18		Walking
		Summer	14		Standing
		Fall	17		Walking
		Winter	20		Uncomfortable
		Annual	18		Walking
	B	Spring	20	11%	Uncomfortable
		Summer	16	14%	Walking
		Fall	18		Walking
		Winter	22		Uncomfortable
		Annual	20	11%	Uncomfortable
C	Spring	20	11%	Uncomfortable	
	Summer	16	14%	Walking	
	Fall	18		Walking	
	Winter	22		Uncomfortable	
	Annual	20	11%	Uncomfortable	



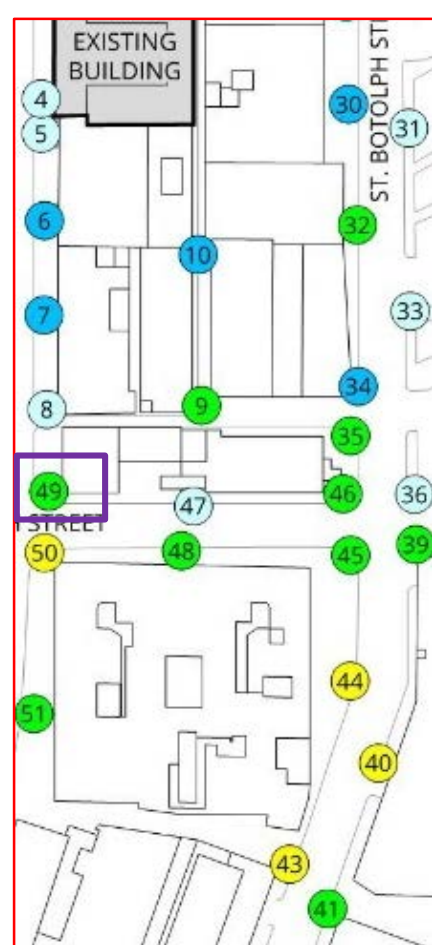
Existing Condition

Wind Study



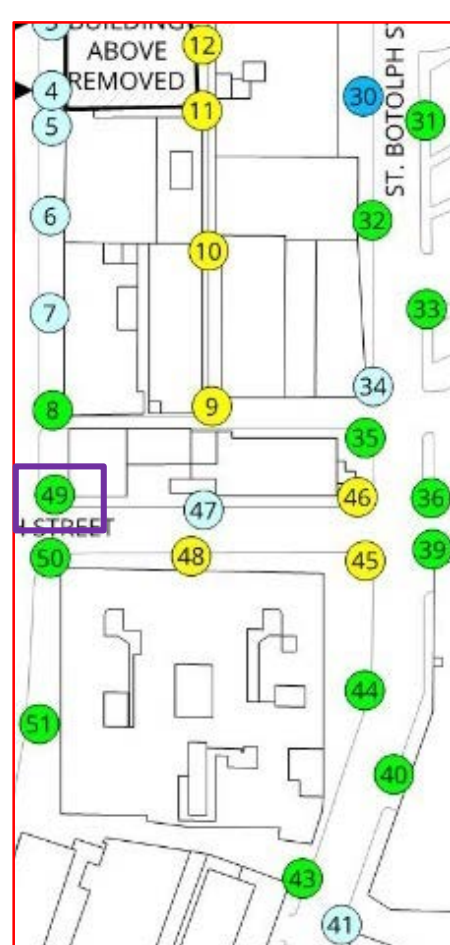
Build Condition

Location	Configuration	Season	Mean Wind Speed		
			Speed (mph)	% Change	Rating
48	A	Spring	17		Walking
		Summer	13		Standing
		Fall	16		Walking
		Winter	18		Walking
		Annual	17		Walking
	B	Spring	20	18%	Uncomfortable
		Summer	16	23%	Walking
		Fall	19	19%	Walking
		Winter	22	22%	Uncomfortable
		Annual	20	18%	Uncomfortable
	C	Spring	20	18%	Uncomfortable
		Summer	16	23%	Walking
		Fall	19	19%	Walking
		Winter	22	22%	Uncomfortable
		Annual	20	18%	Uncomfortable



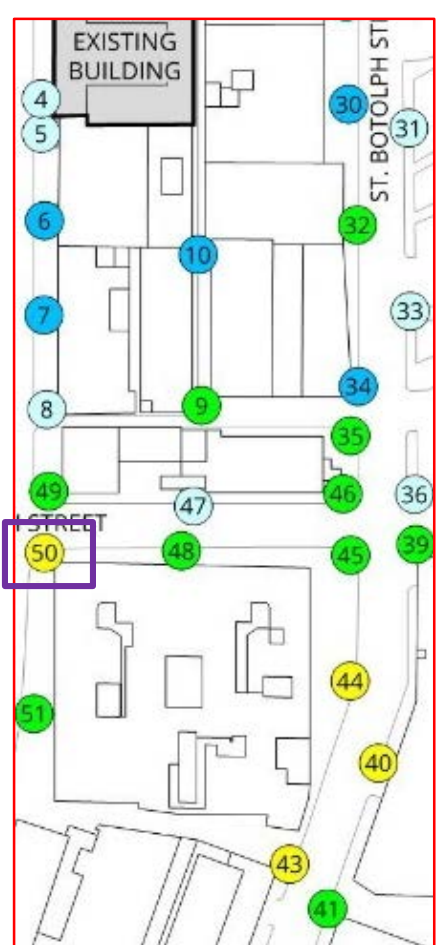
Existing Condition

Wind Study



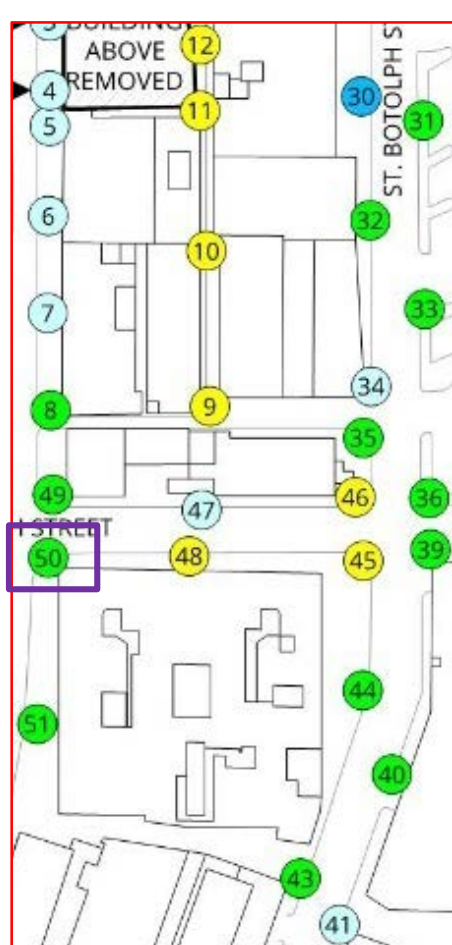
Build Condition

Location	Configuration	Season	Mean Wind Speed		
			Speed (mph)	% Change	Rating
49	A	Spring	16		Walking
		Summer	13		Standing
		Fall	15		Standing
		Winter	18		Walking
		Annual	16		Walking
	B	Spring	18	12%	Walking
		Summer	14		Standing
		Fall	16		Walking
		Winter	19		Walking
		Annual	17		Walking
	C	Spring	18	12%	Walking
		Summer	14		Standing
		Fall	16		Walking
		Winter	19		Walking
		Annual	17		Walking



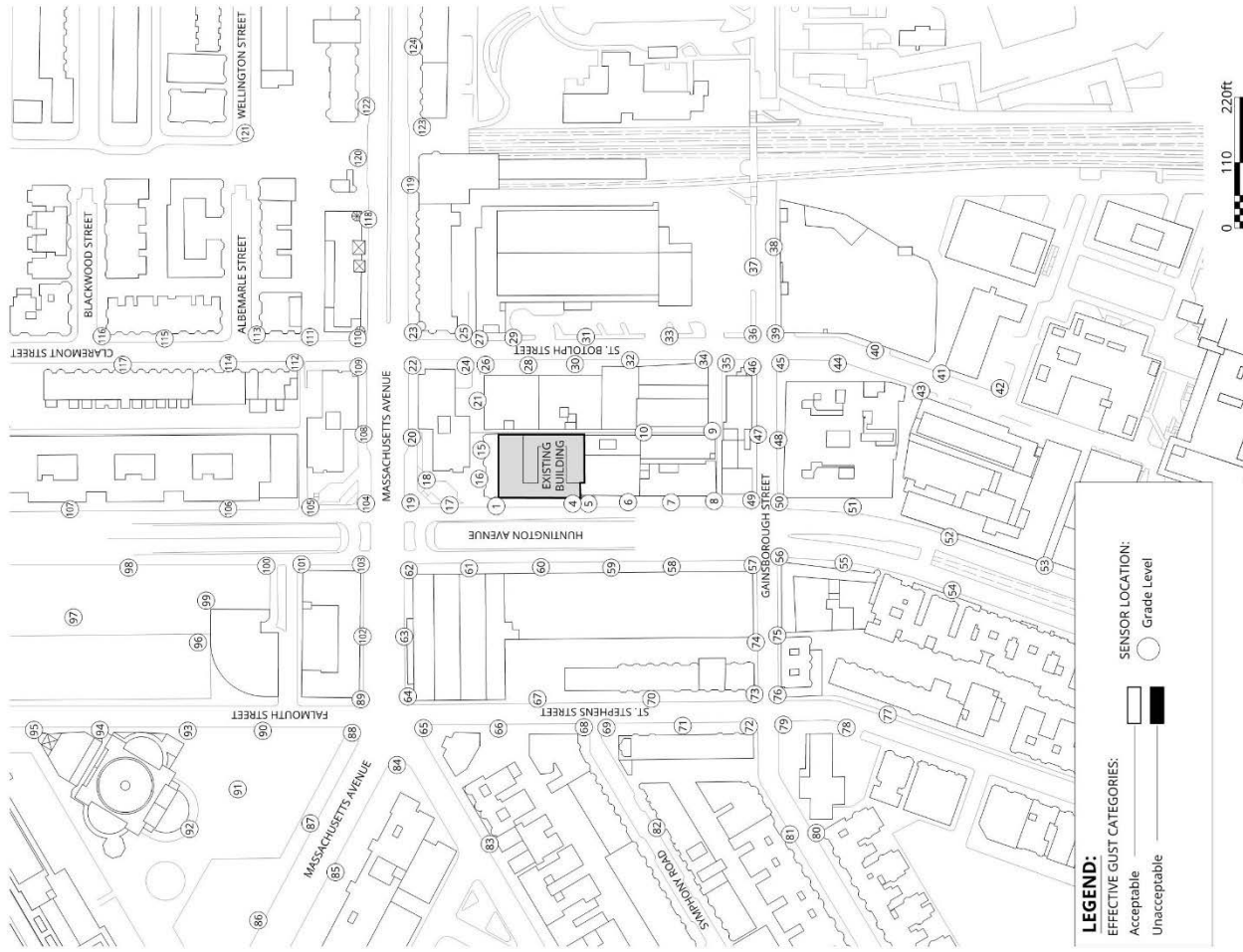
Existing Condition

Wind Study



Build Condition

Location	Configuration	Season	Mean Wind Speed		
			Speed (mph)	% Change	Rating
50	A	Spring	20		Uncomfortable
		Summer	15		Standing
		Fall	18		Walking
		Winter	22		Uncomfortable
		Annual	20		Uncomfortable
	B	Spring	18		Walking
		Summer	15		Standing
		Fall	17		Walking
		Winter	21		Uncomfortable
		Annual	18		Walking
	C	Spring	18		Walking
		Summer	15		Standing
Fall		17		Walking	
Winter		21		Uncomfortable	
Annual		18		Walking	



Pedestrian Wind Conditions - Effective Gust Speed

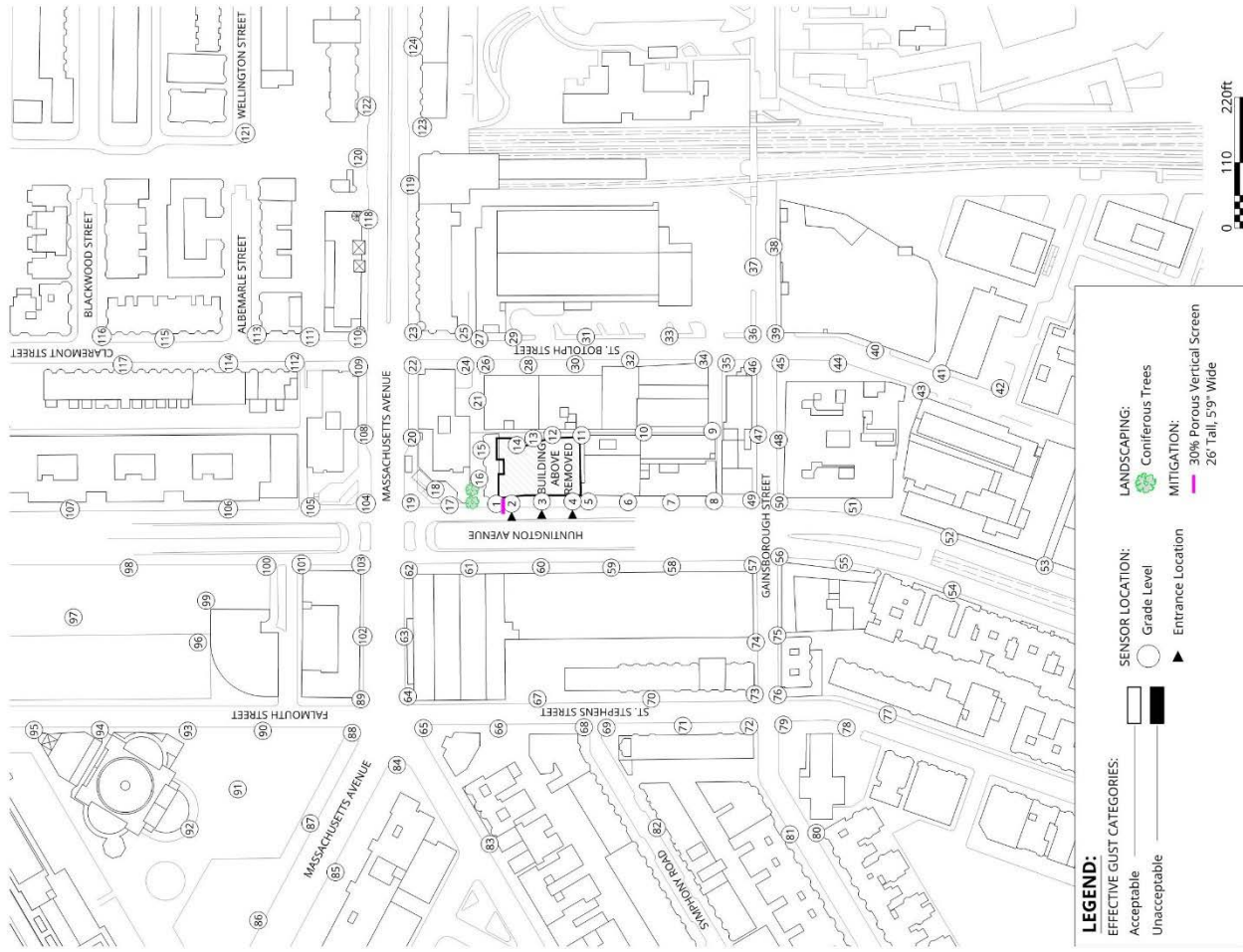
True North 

Drawn by: ARM Figure: 4a

Approx. Scale: 1"=220'

252-264 Huntington Avenue - Boston, MA
Project # 1702487
Date Revised: May 17, 2017





LEGEND:

EFFECTIVE GUST CATEGORIES:
 Acceptable [White box]
 Unacceptable [Black box]

SENSOR LOCATION:
 Grade Level [Circle]
 Entrance Location [Triangle]

LANDSCAPING:
 Coniferous Trees [Green tree icon]

MITIGATION:
 30% Porous Vertical Screen 26' Tall, 5.9" Wide [Pink line]

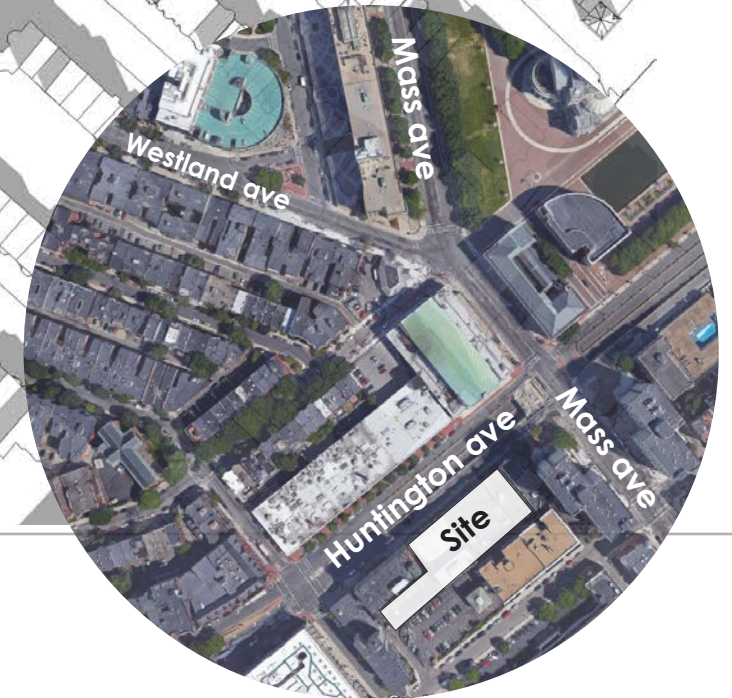
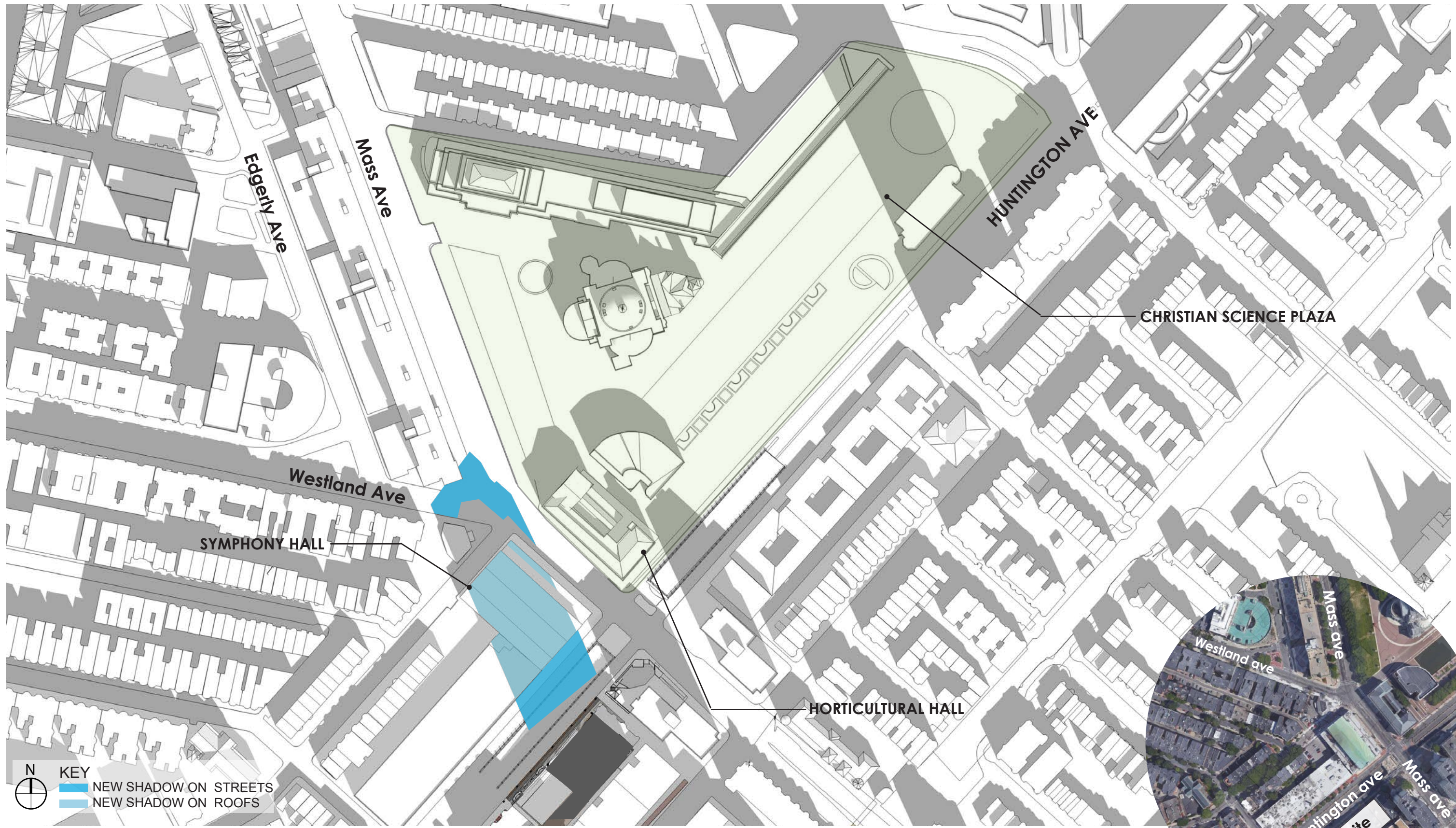
True North

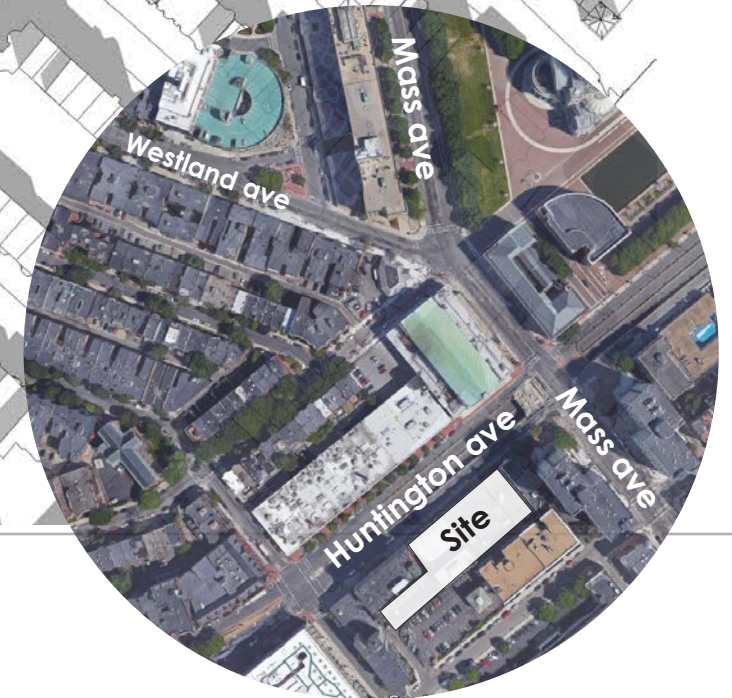
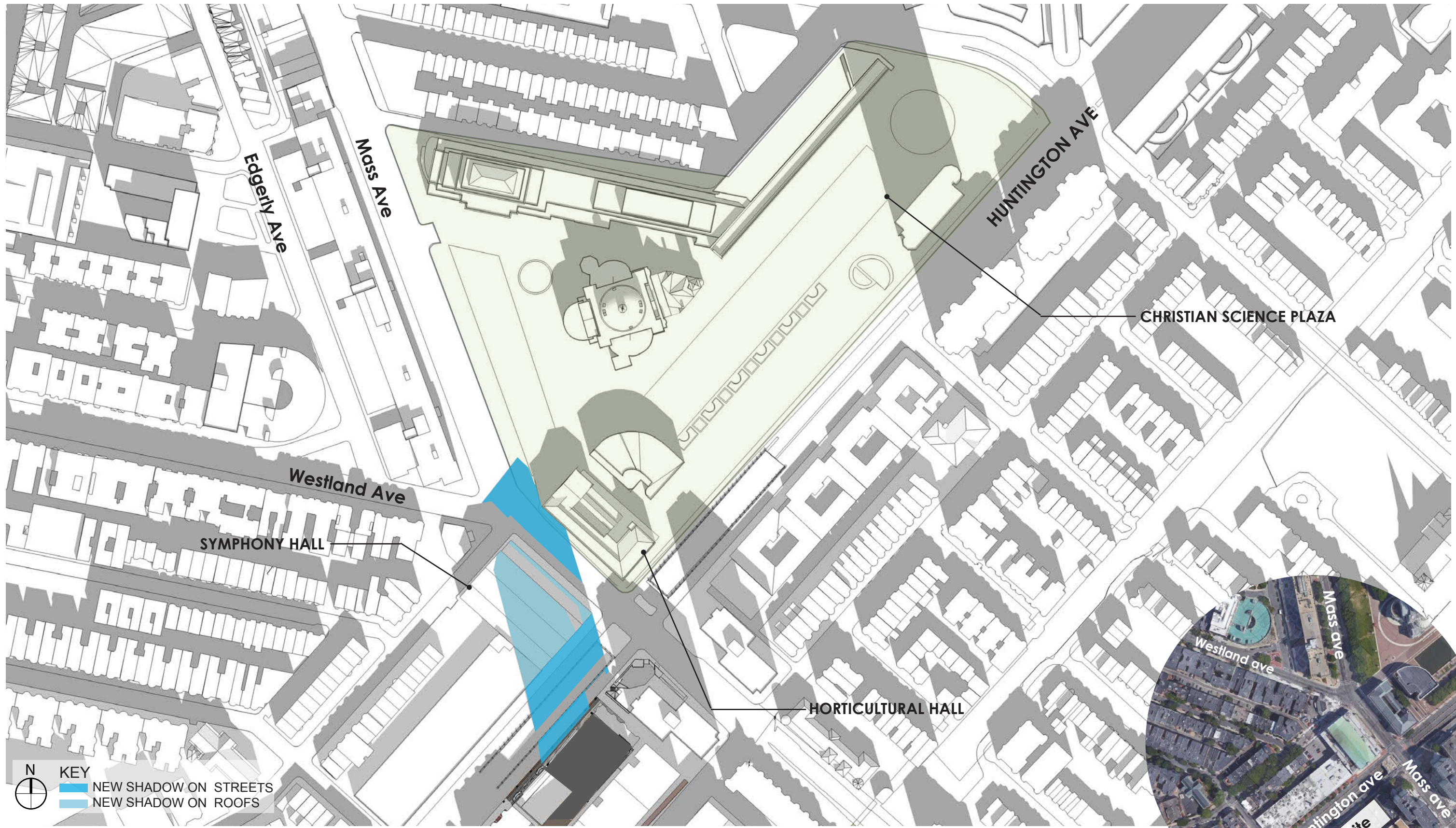
Pedestrian Wind Conditions - Effective Gust Speed
 Build + Mitigation
 Annual

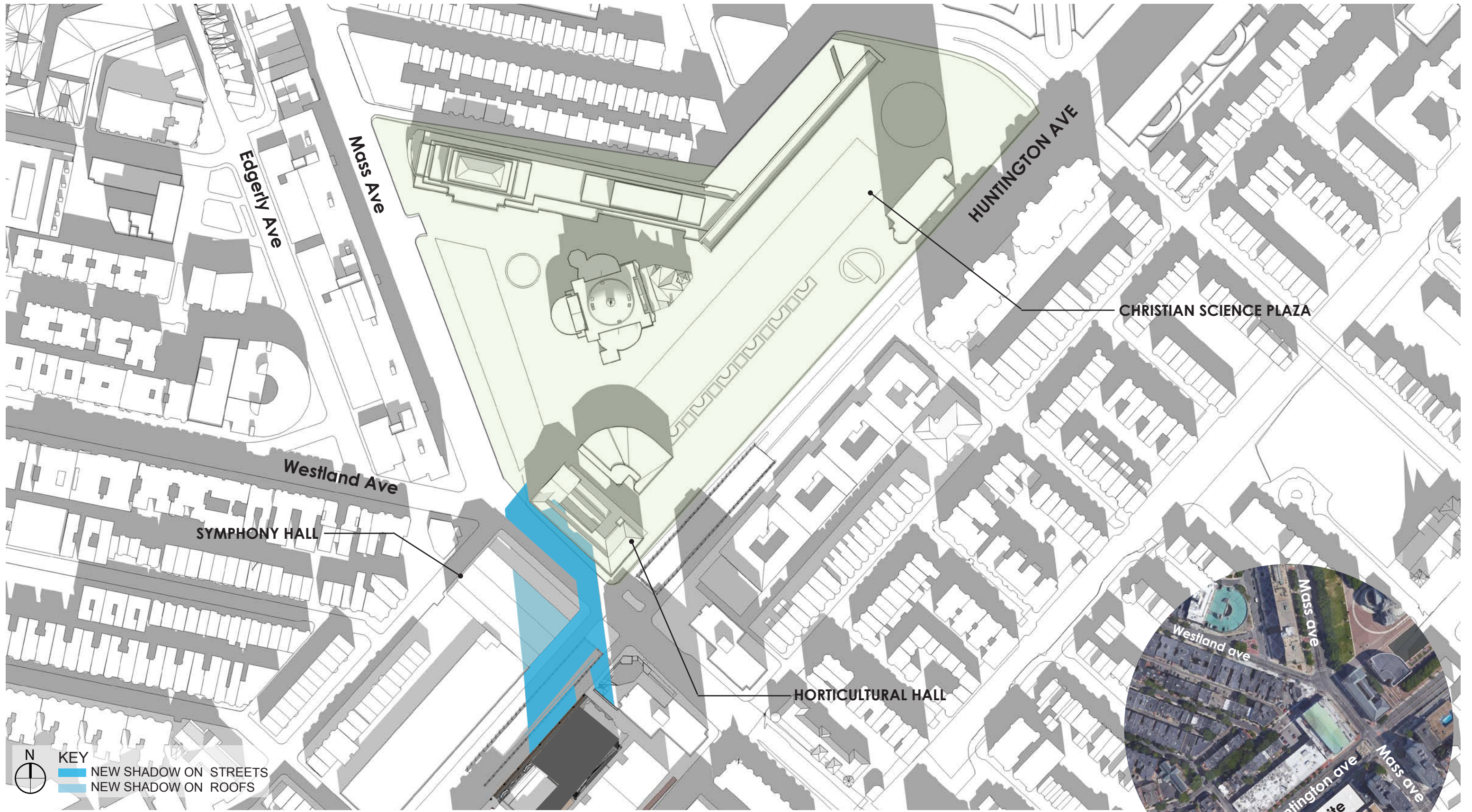
252-264 Huntington Avenue - Boston, MA

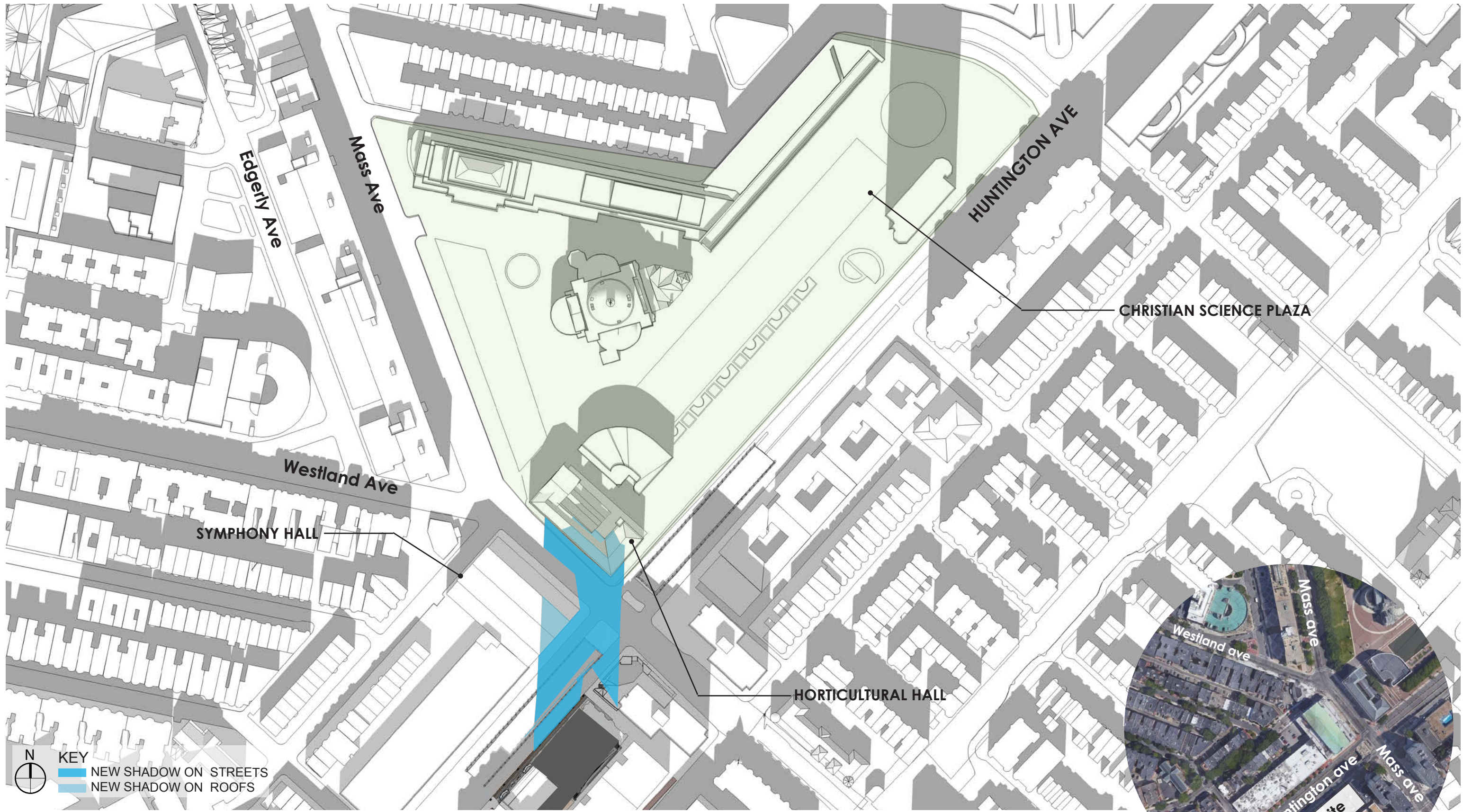
Project # 1702487

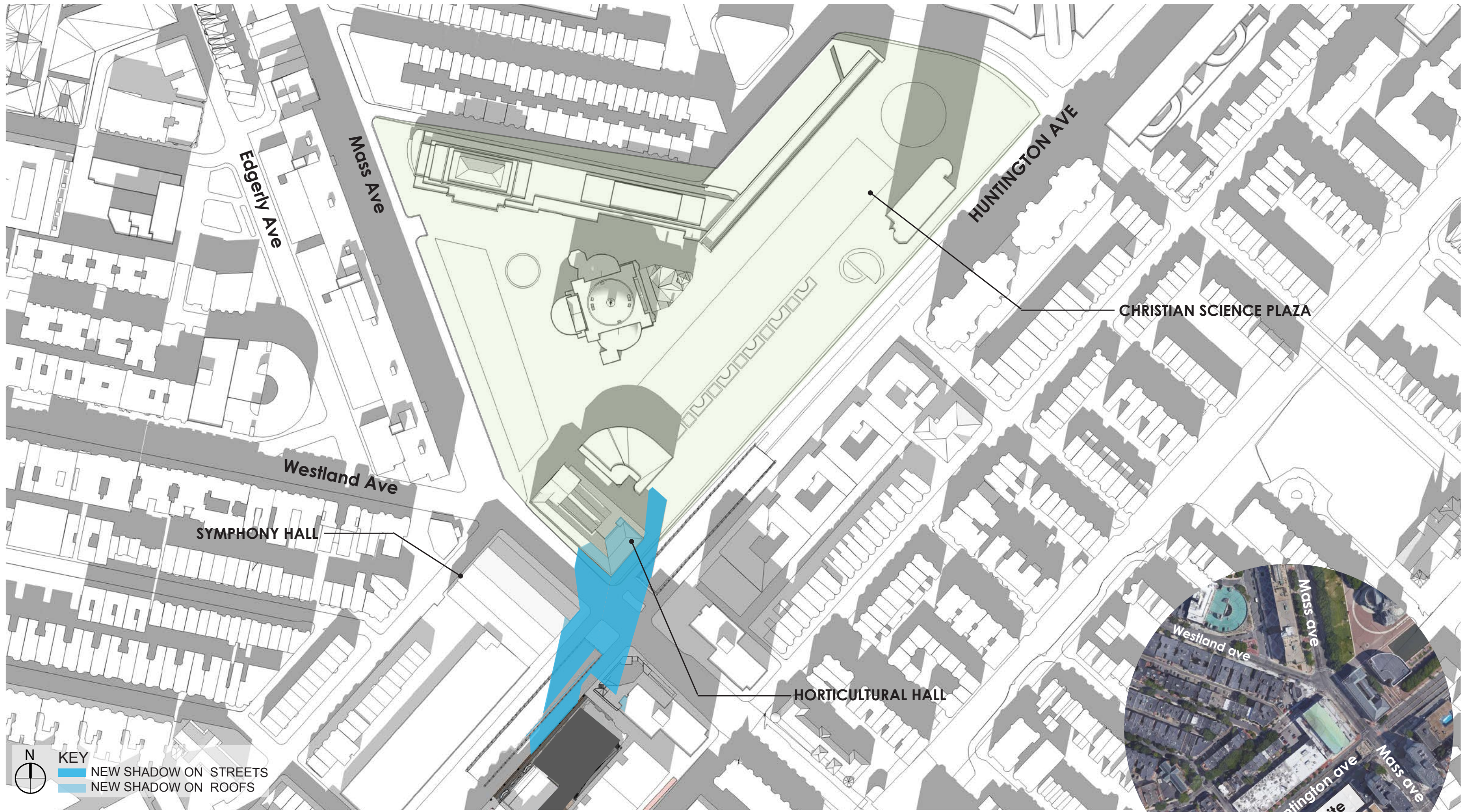
Drawn by: ARM Figure: 4C
 Approx. Scale: 1"=220'
 Date Revised: June 16, 2017

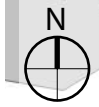
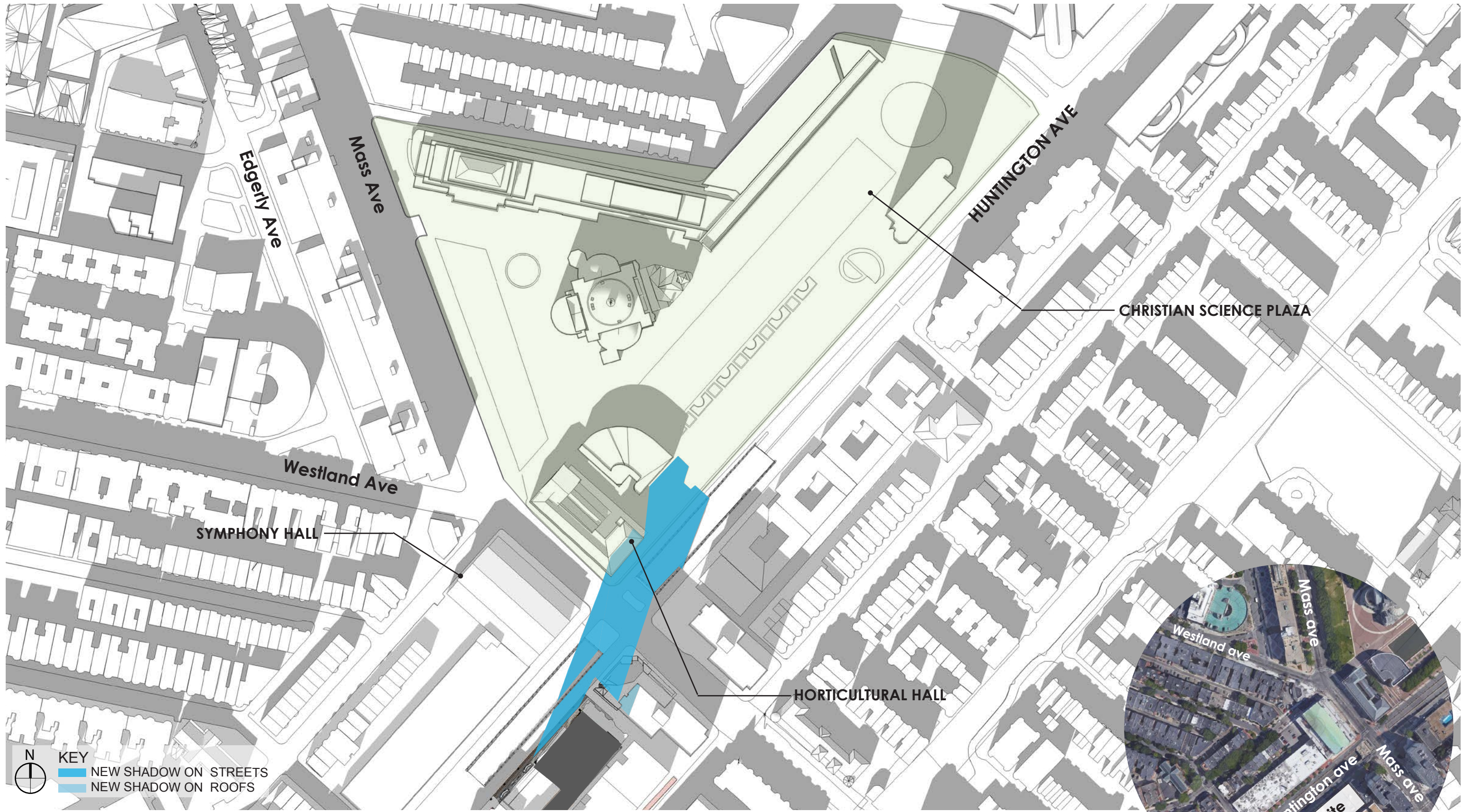








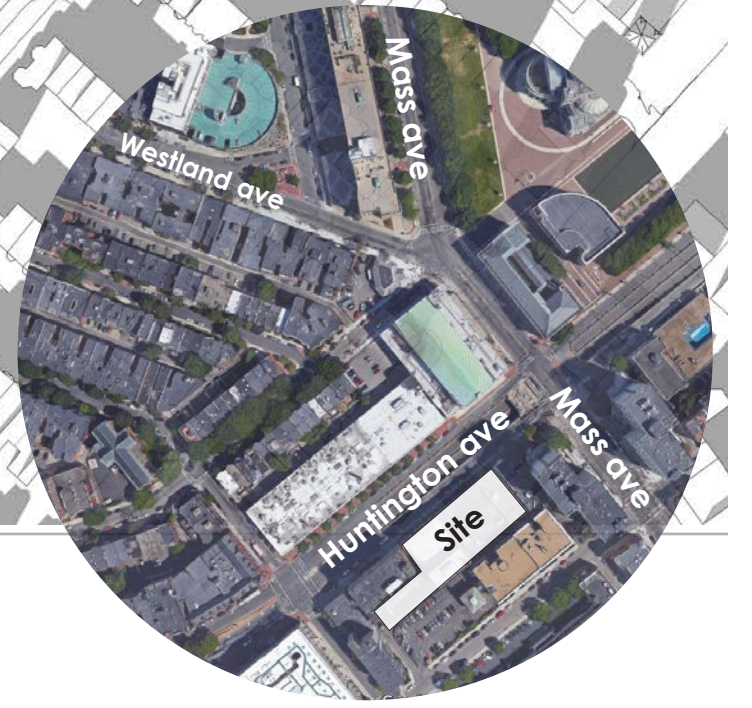
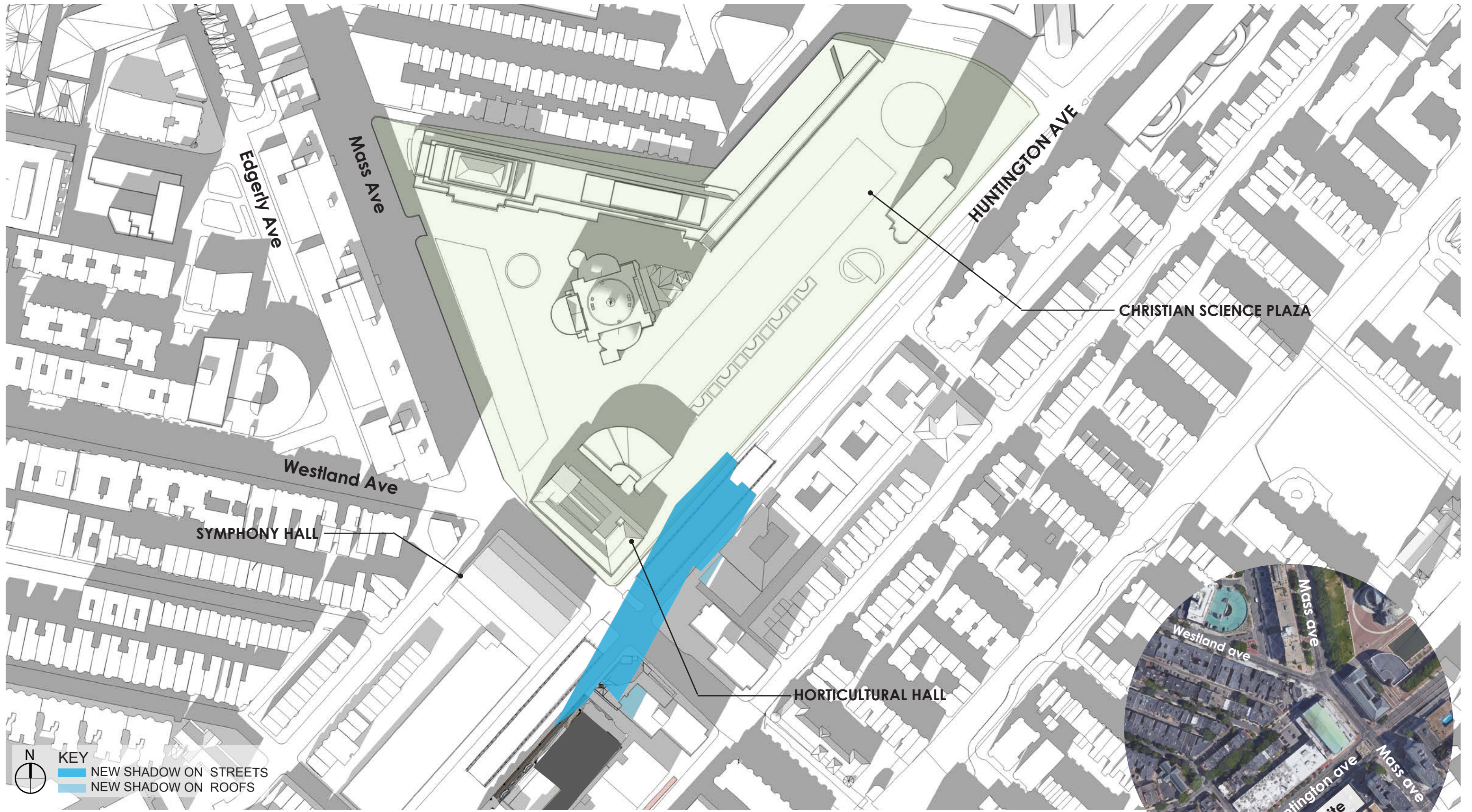


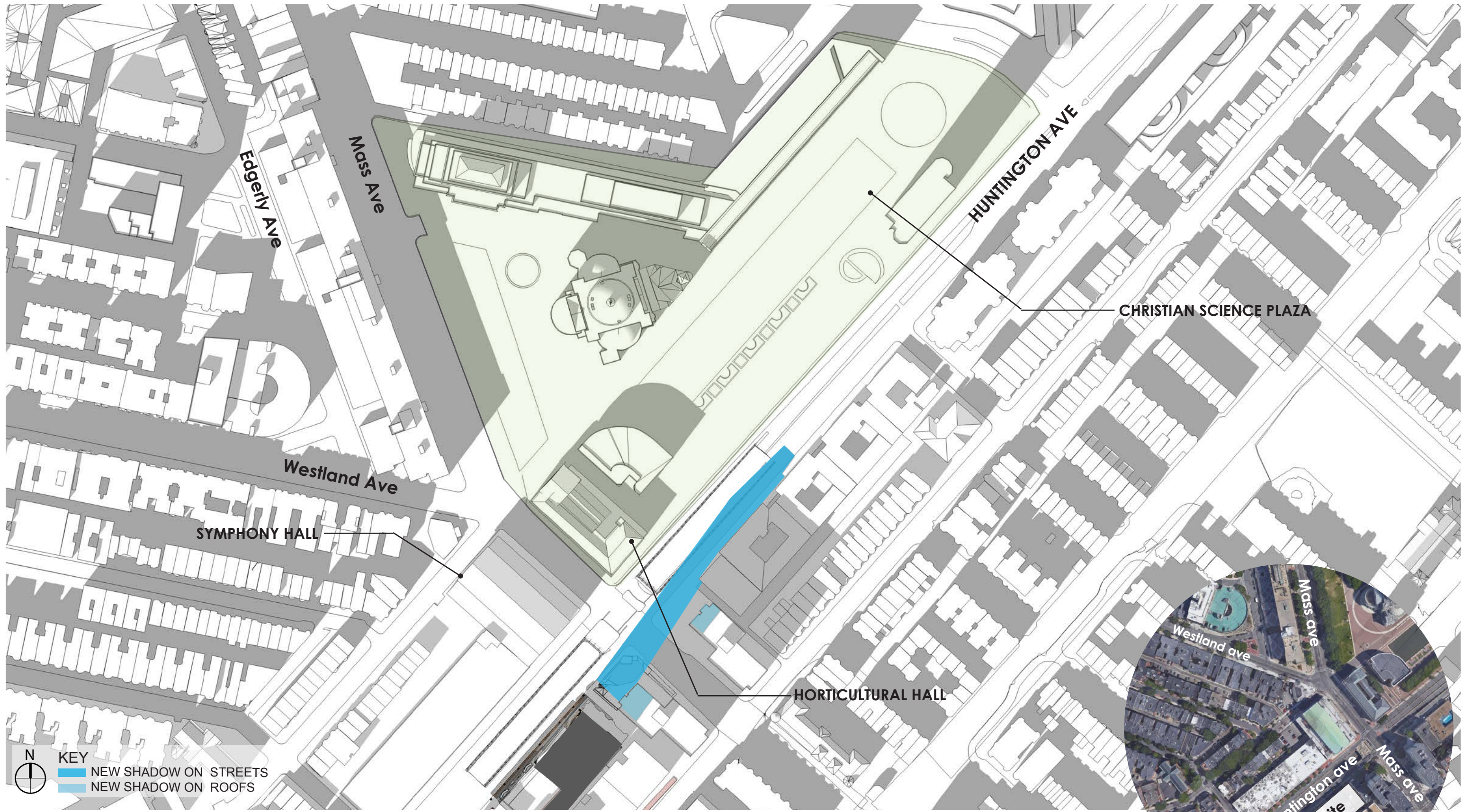


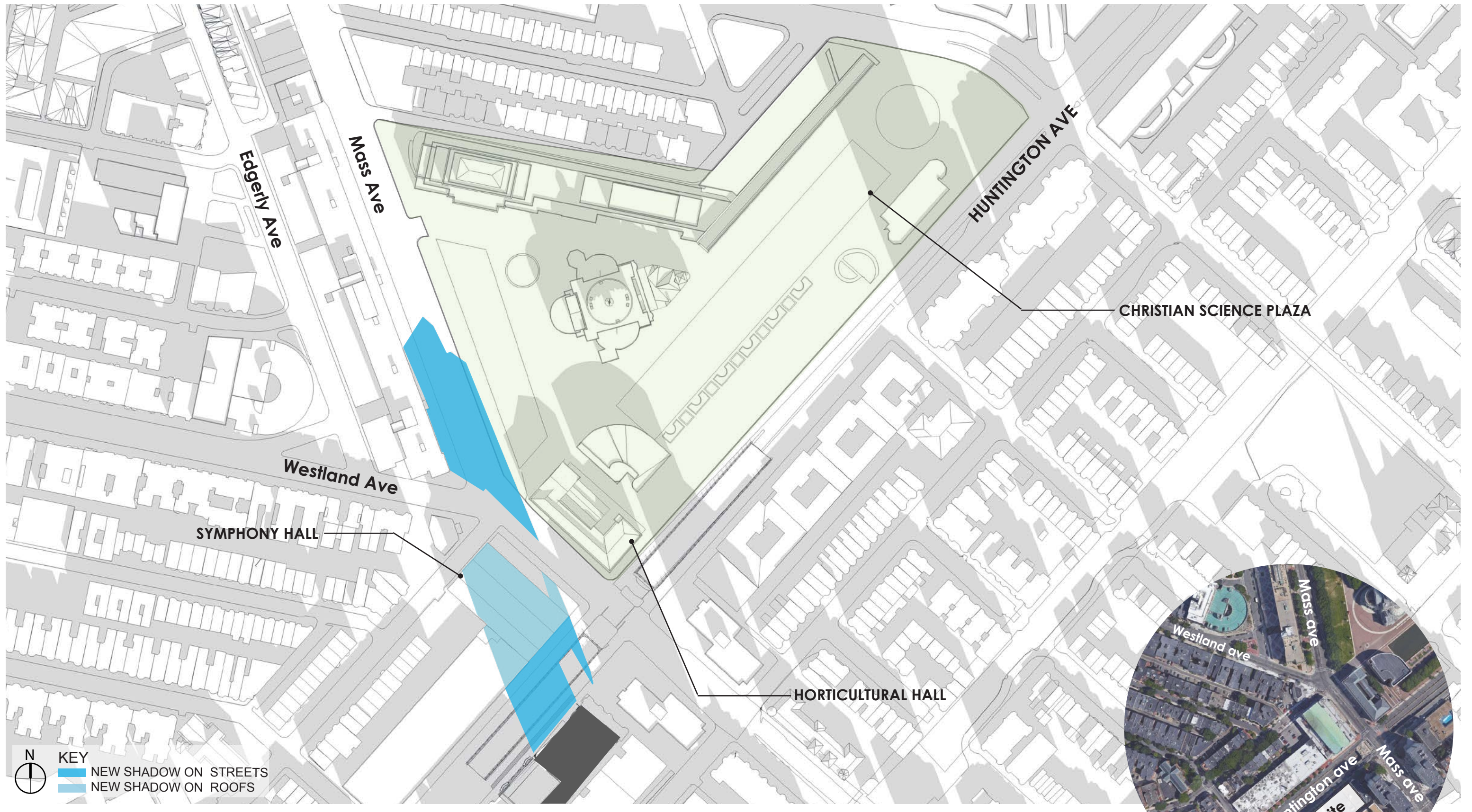
KEY
 ■ NEW SHADOW ON STREETS
 ■ NEW SHADOW ON ROOFS

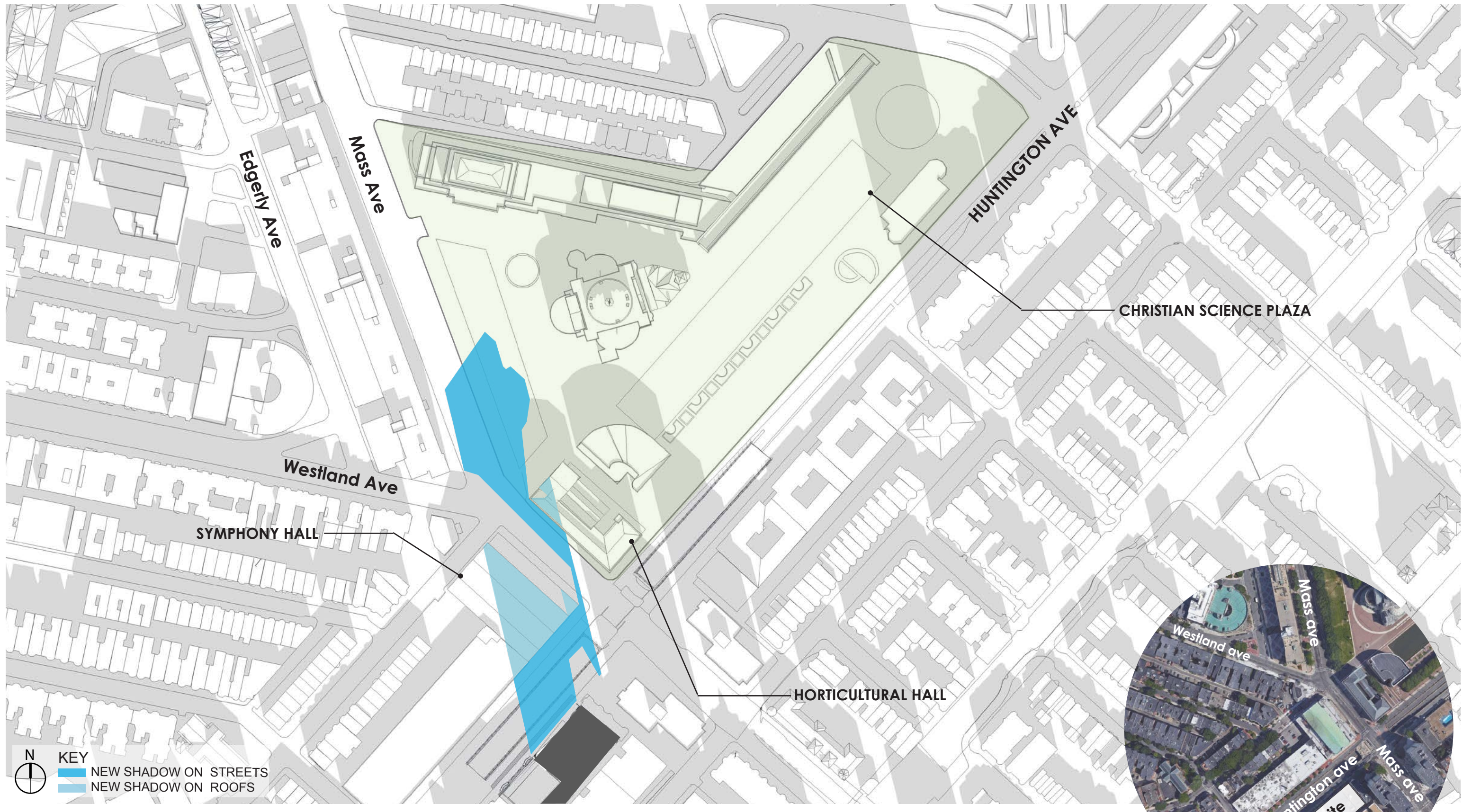


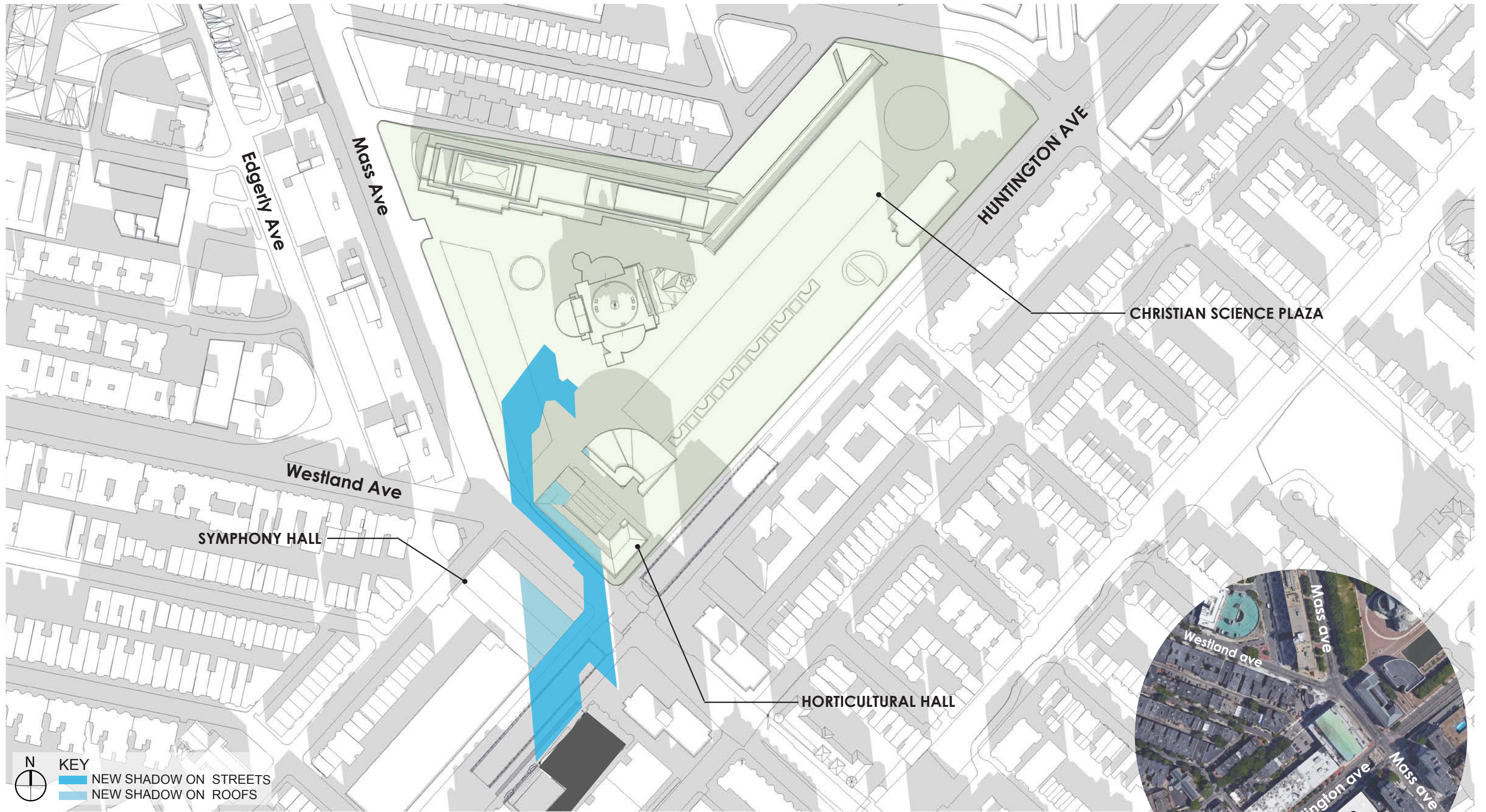
OCTOBER 21 1:30PM DLS
 HUNTINGTON SHADOW STUDY

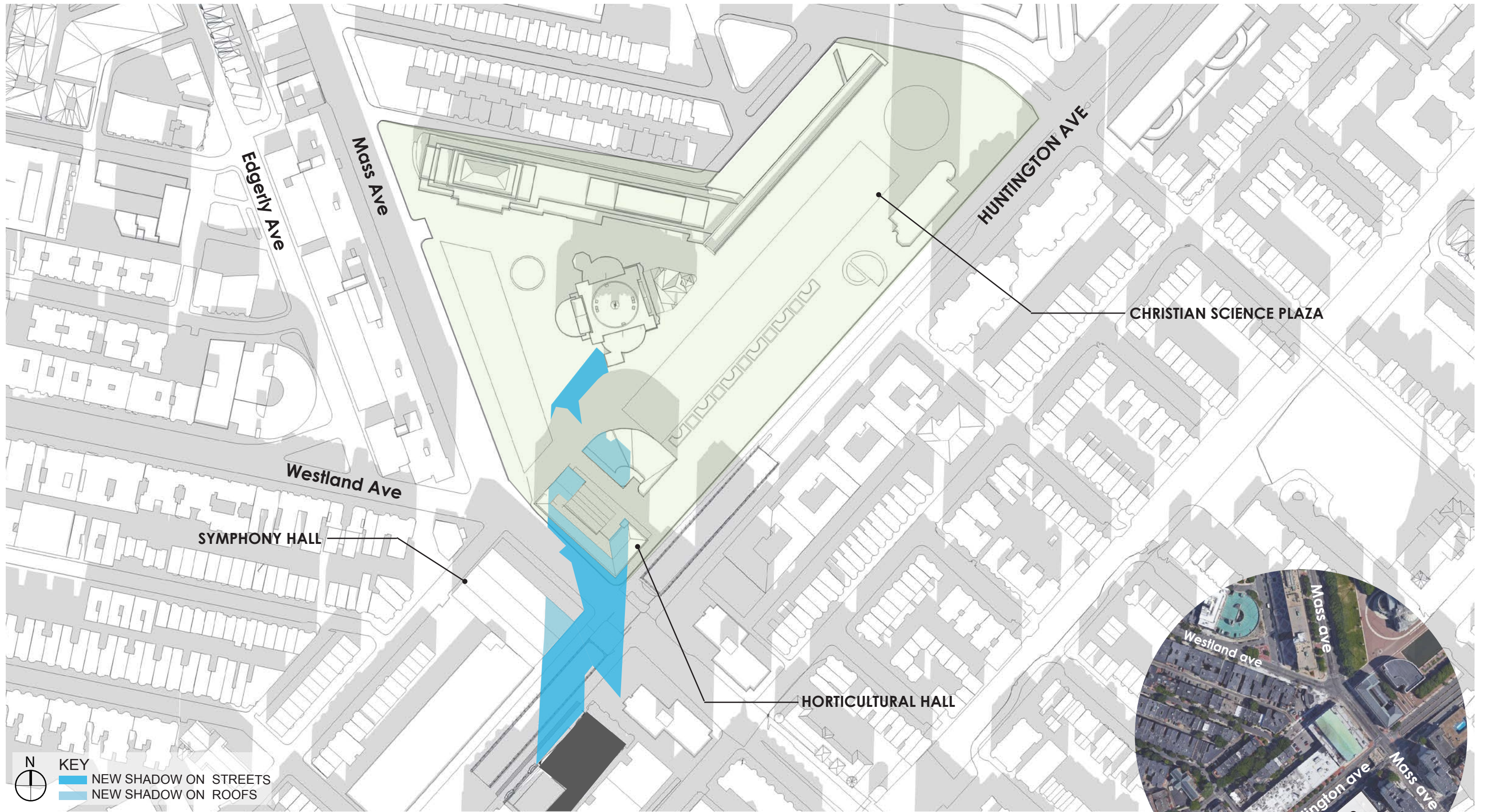


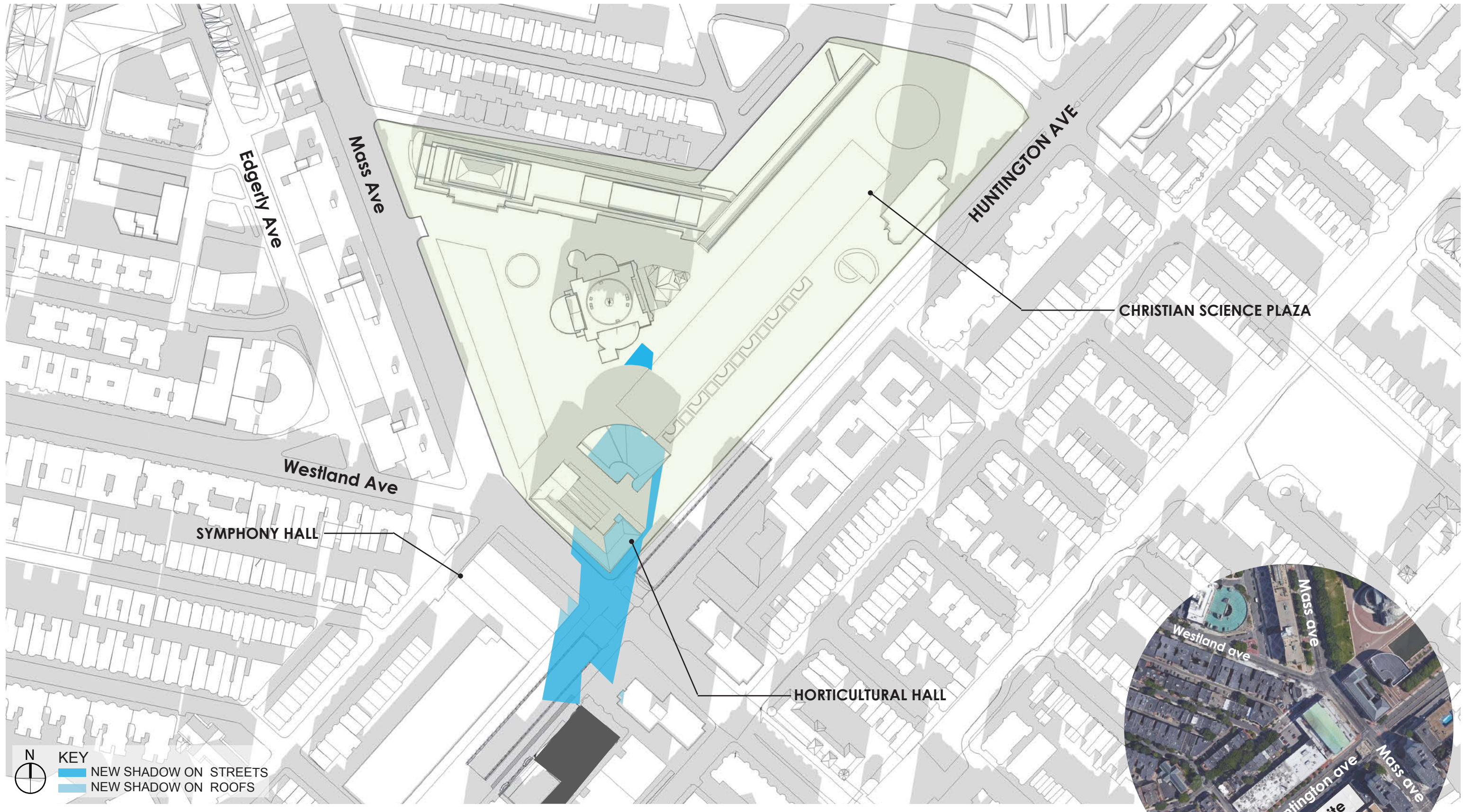


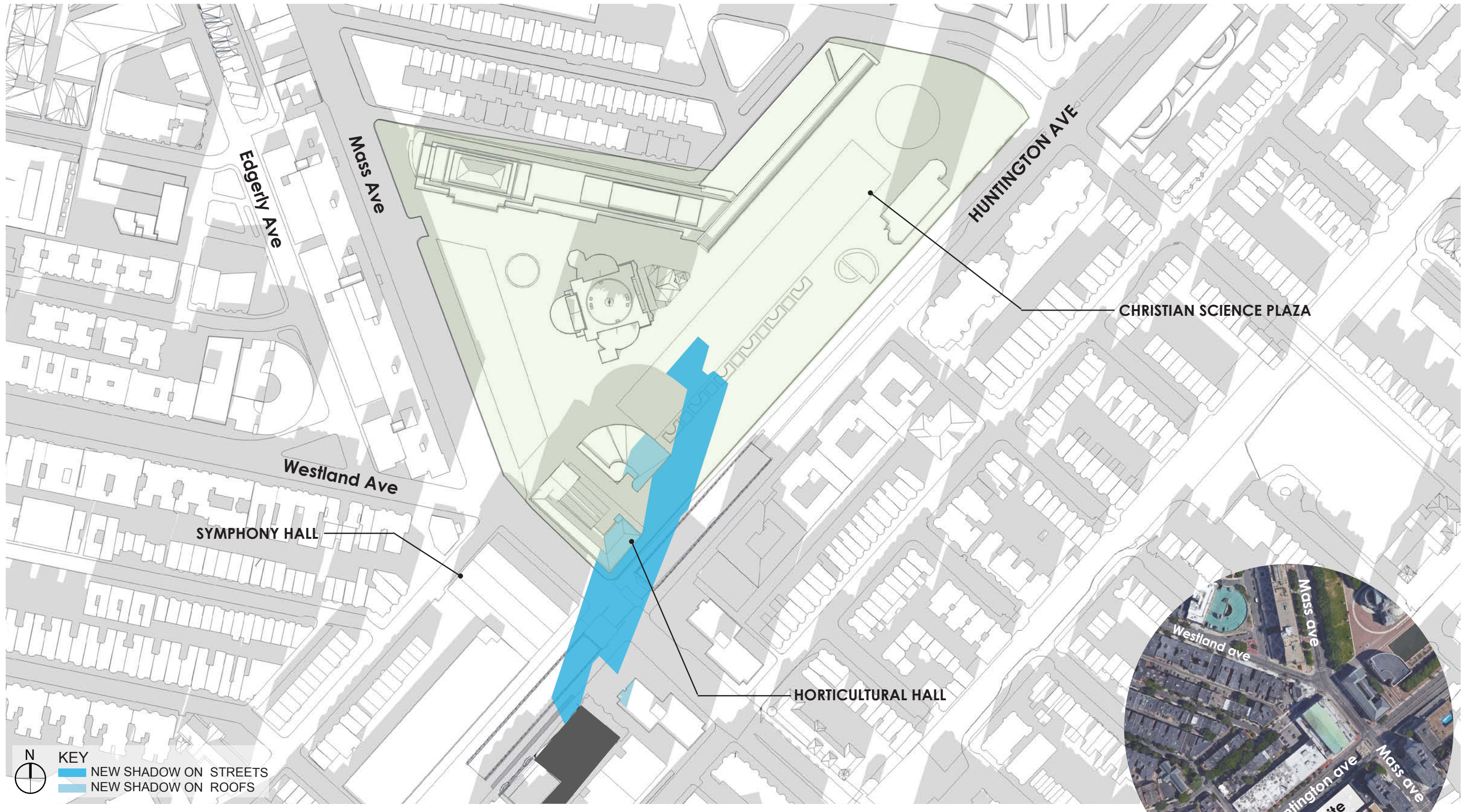




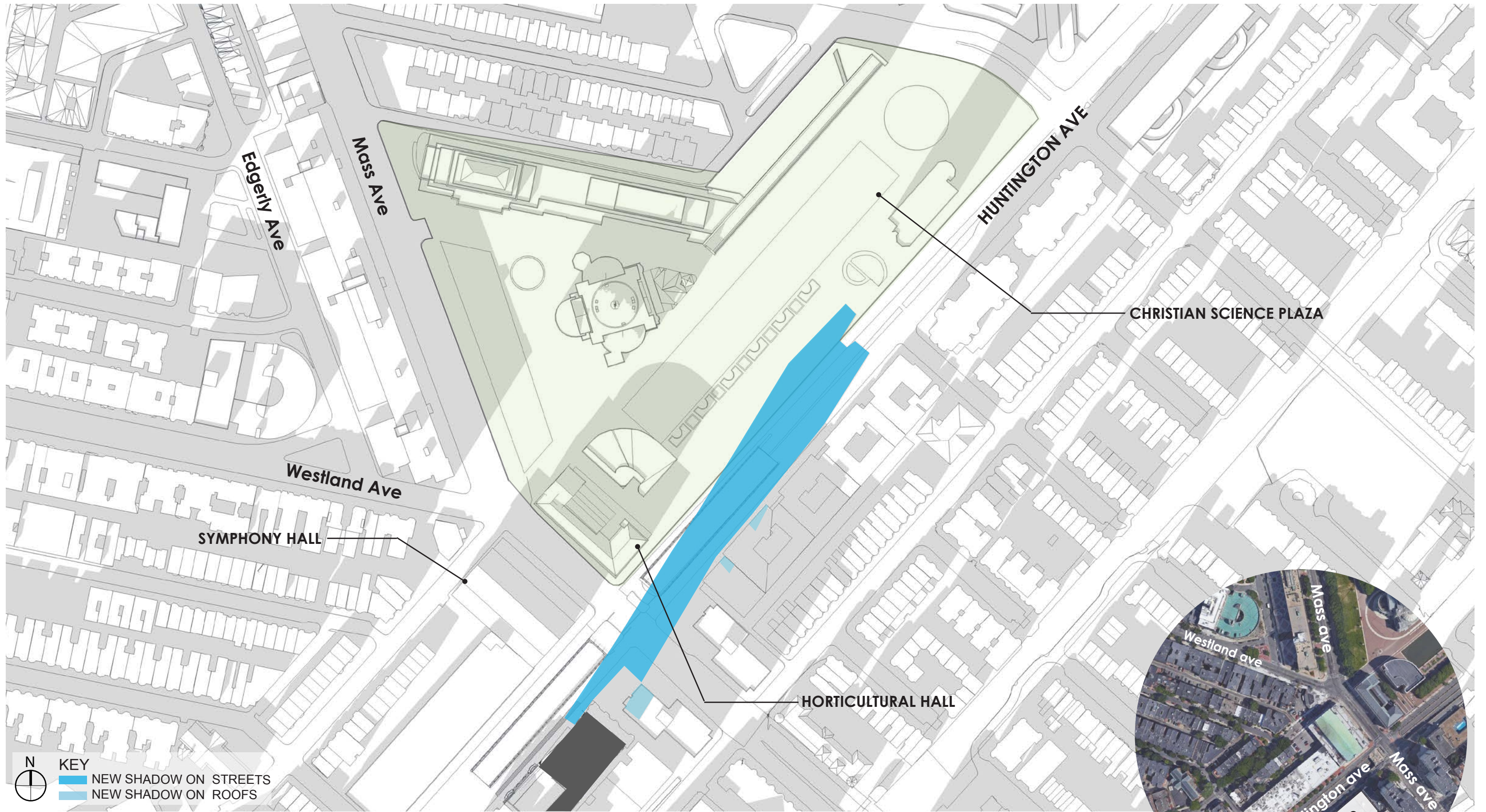


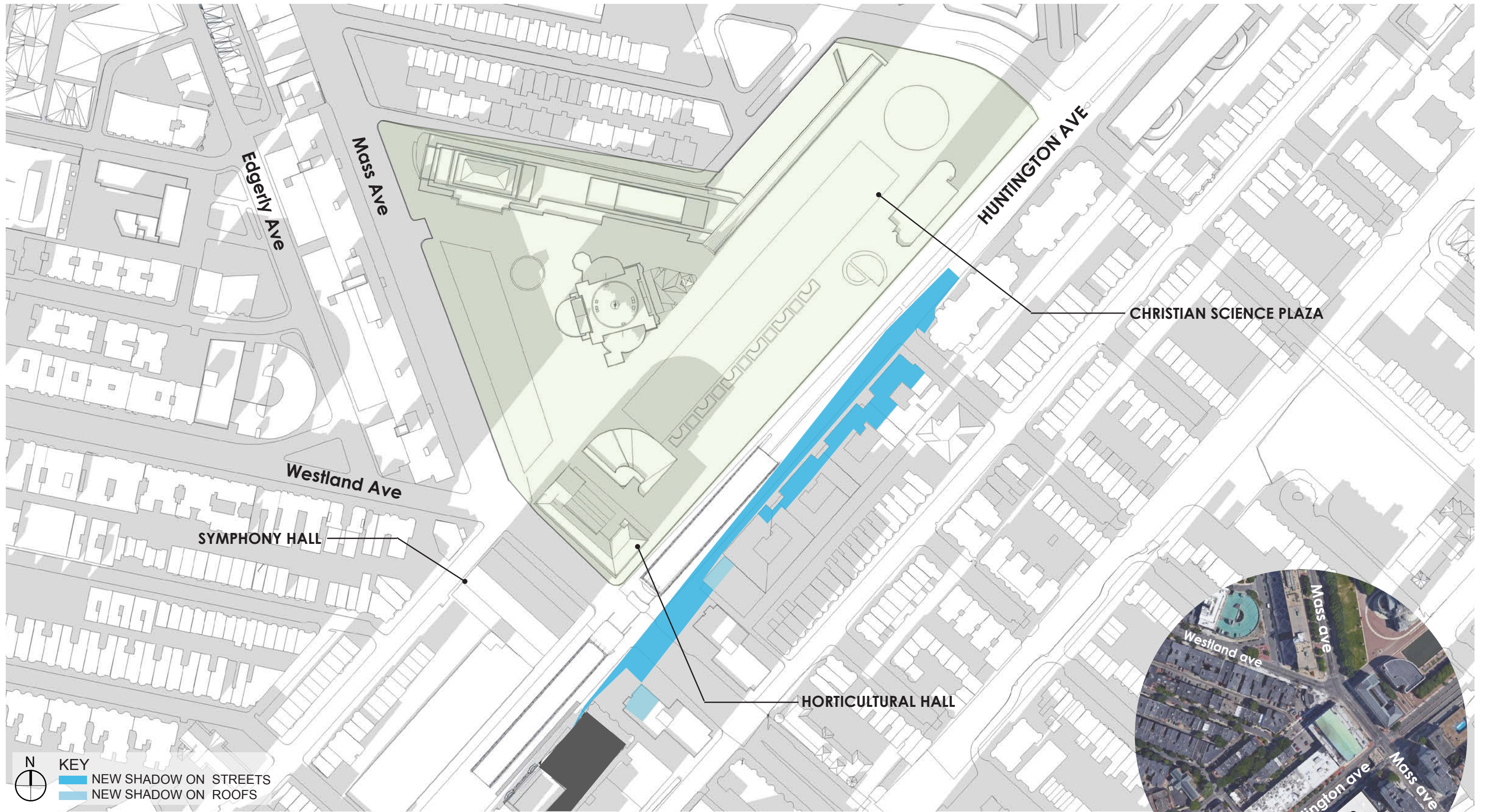


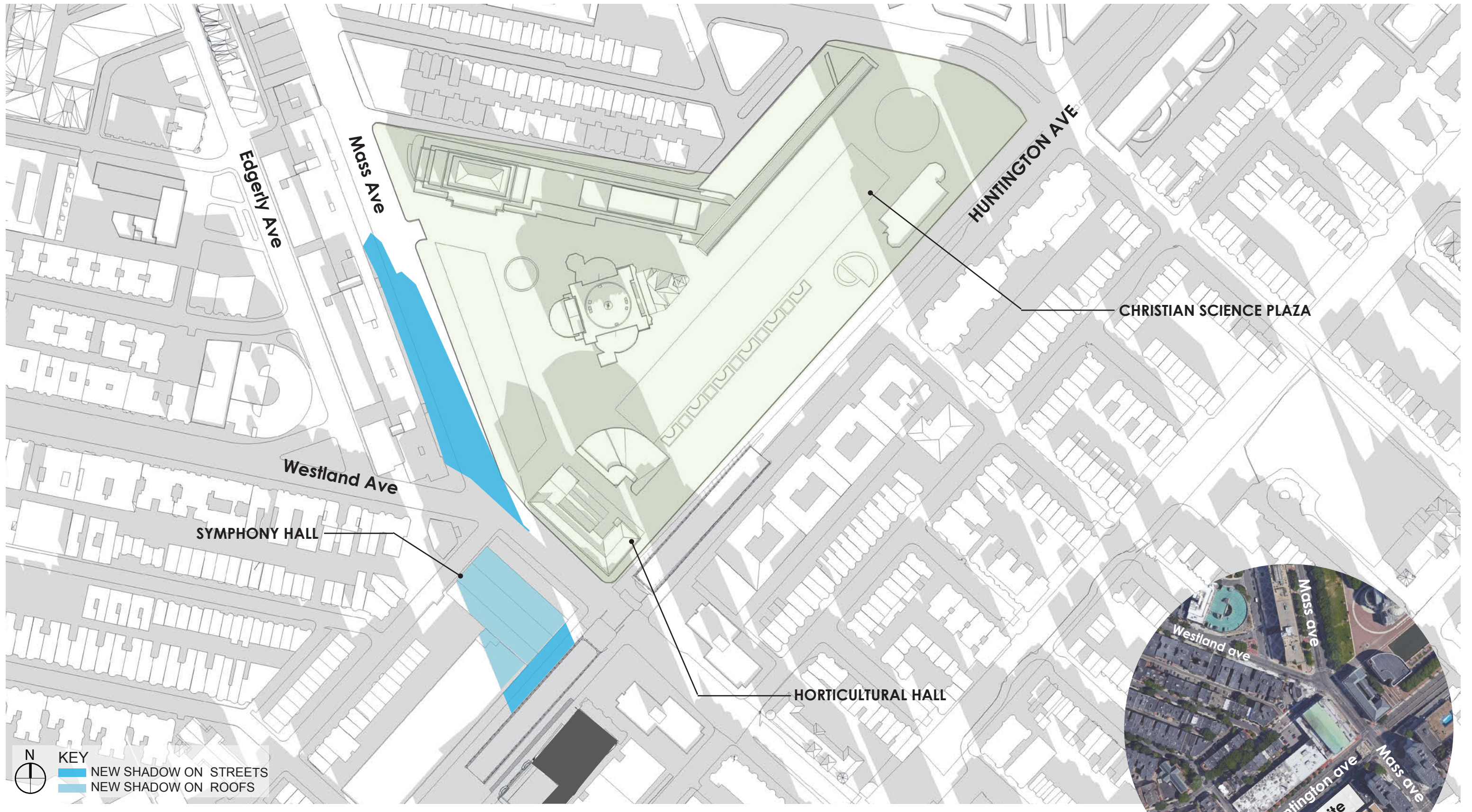


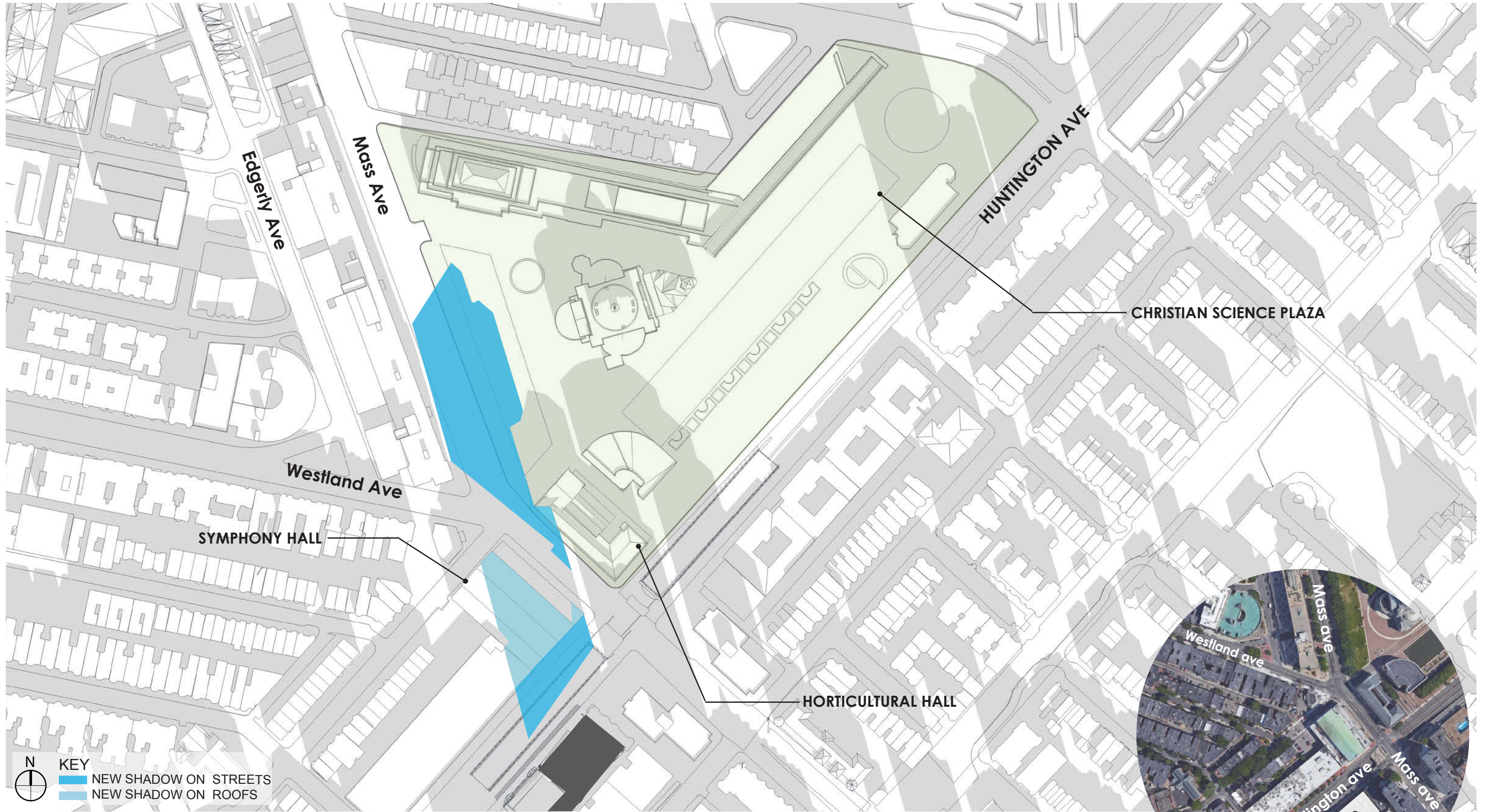


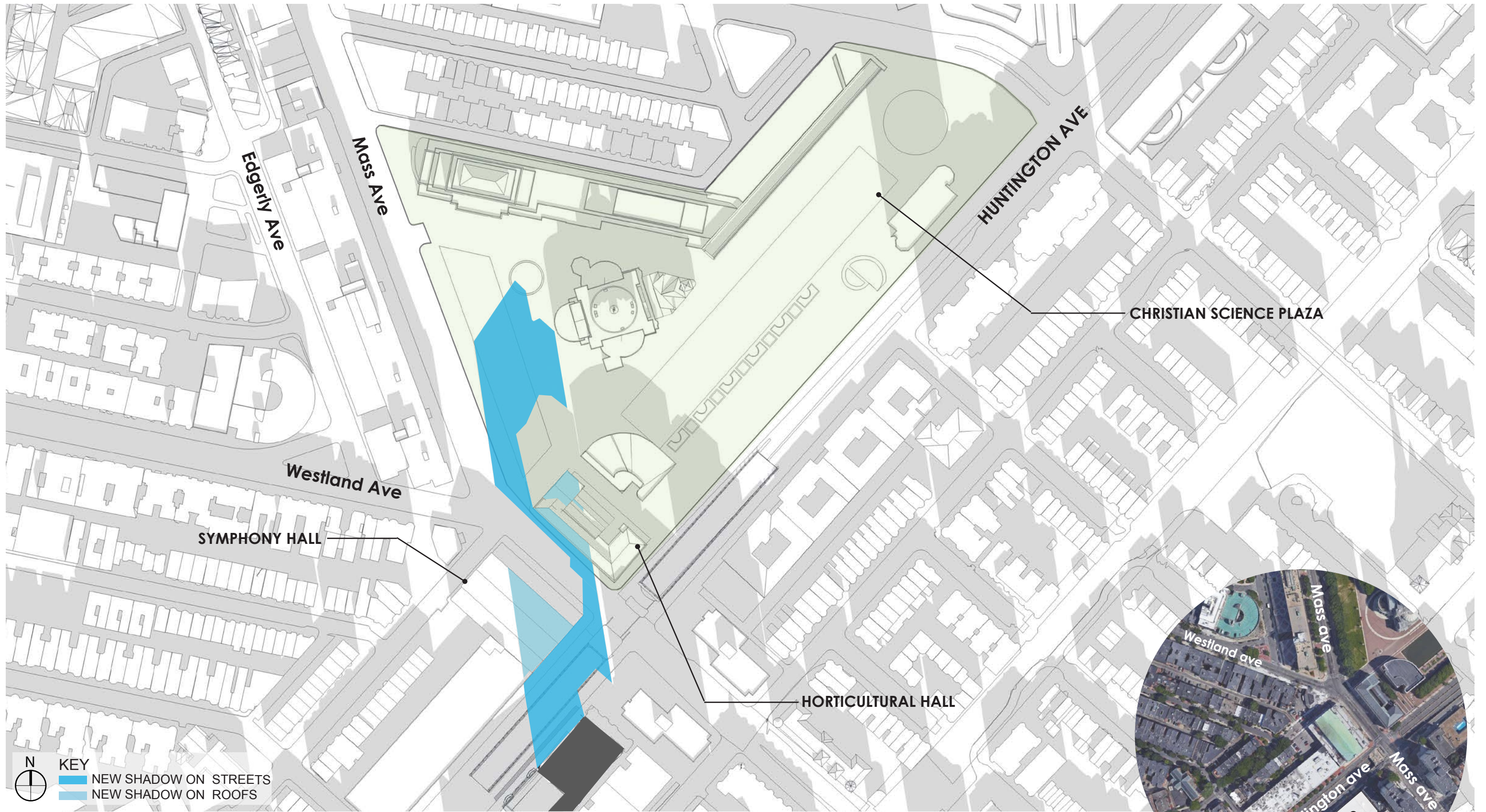


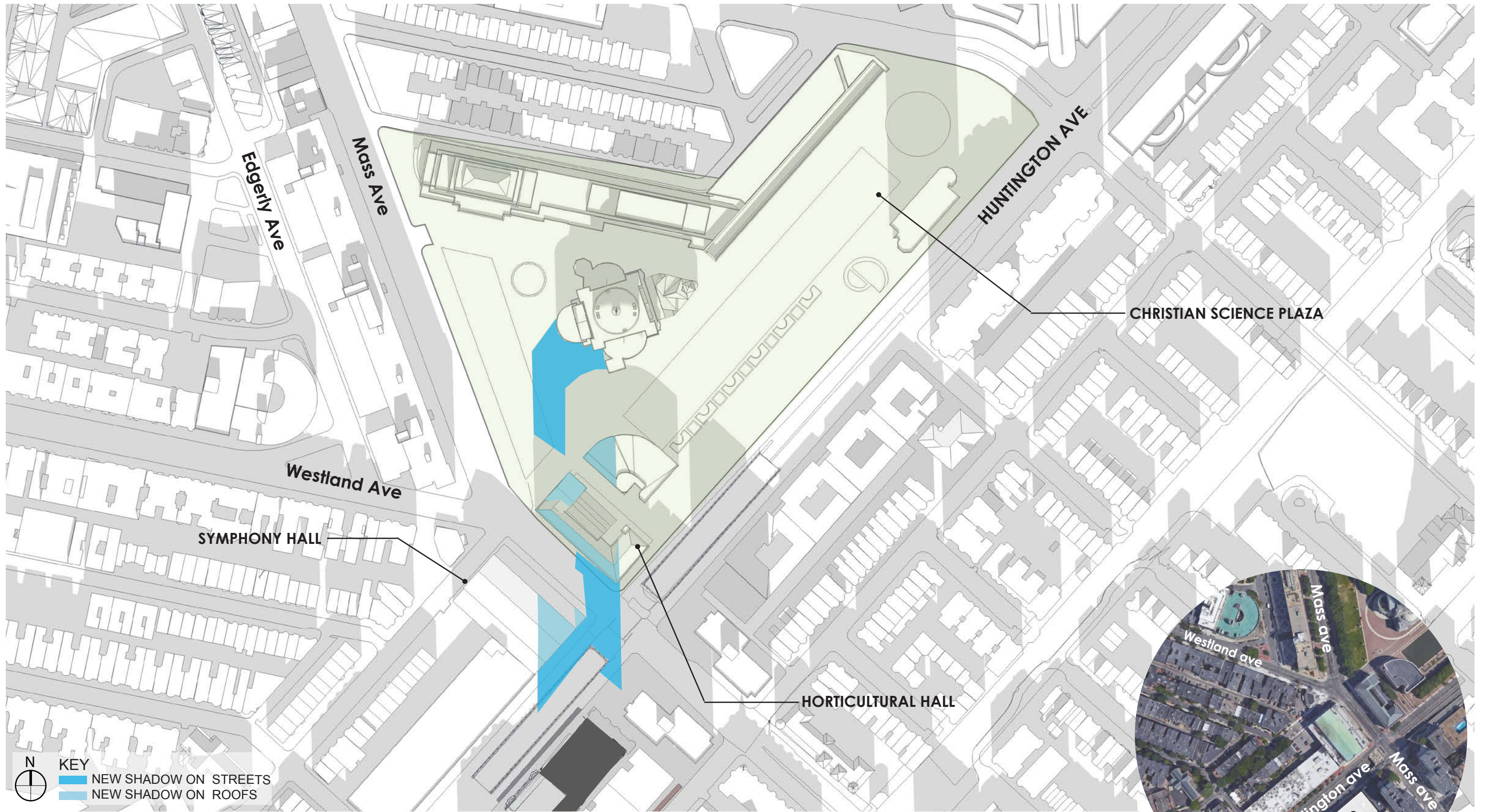


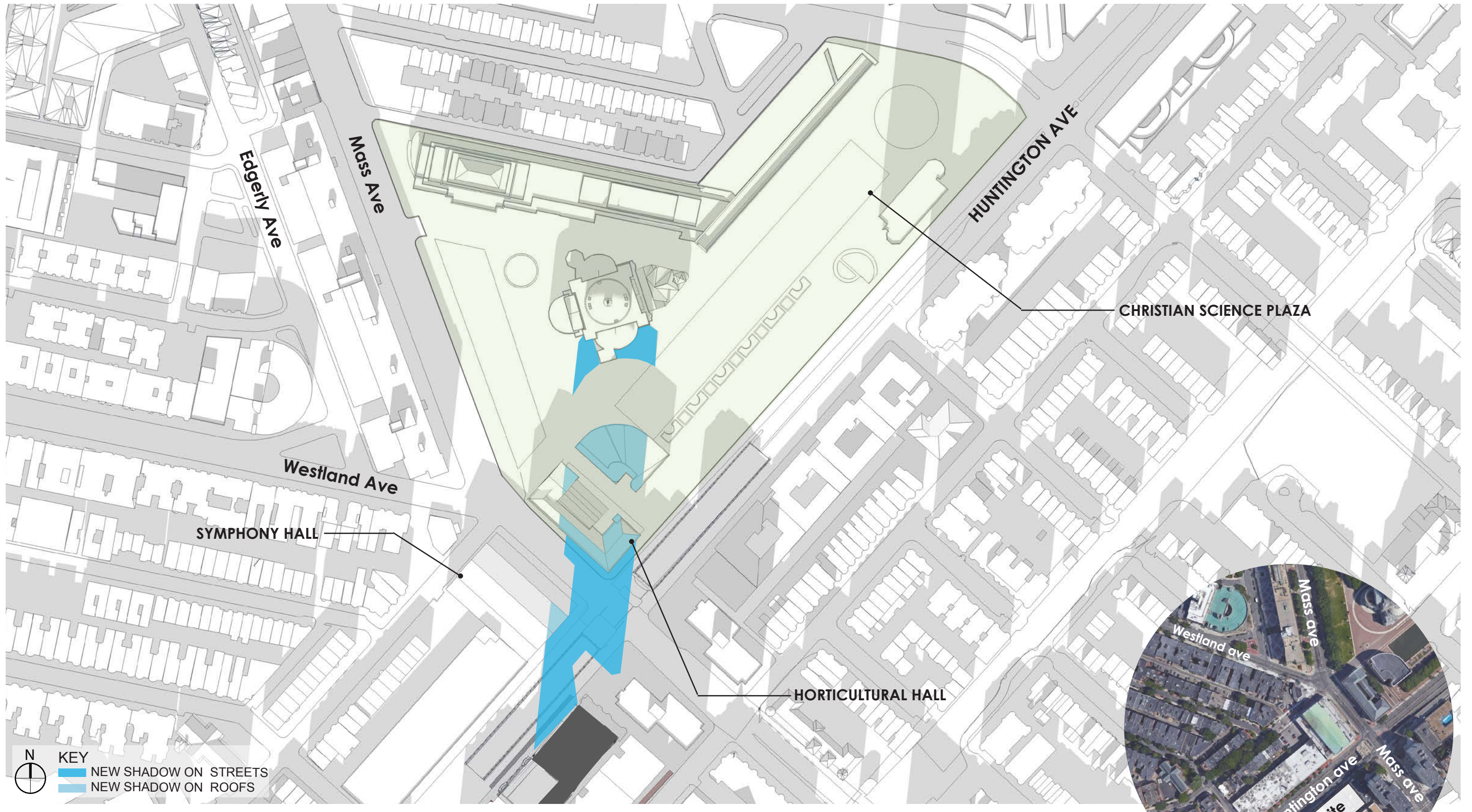


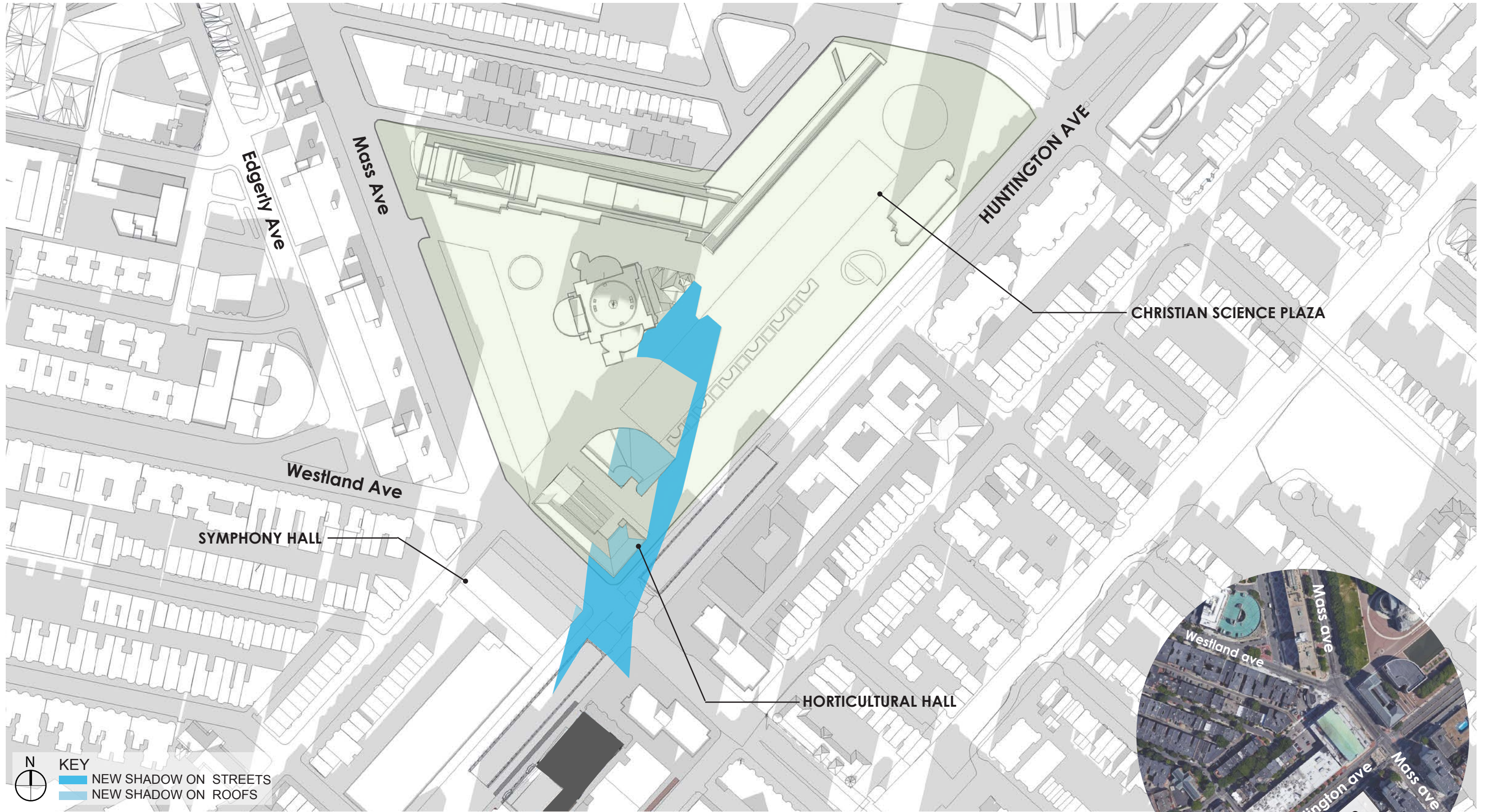




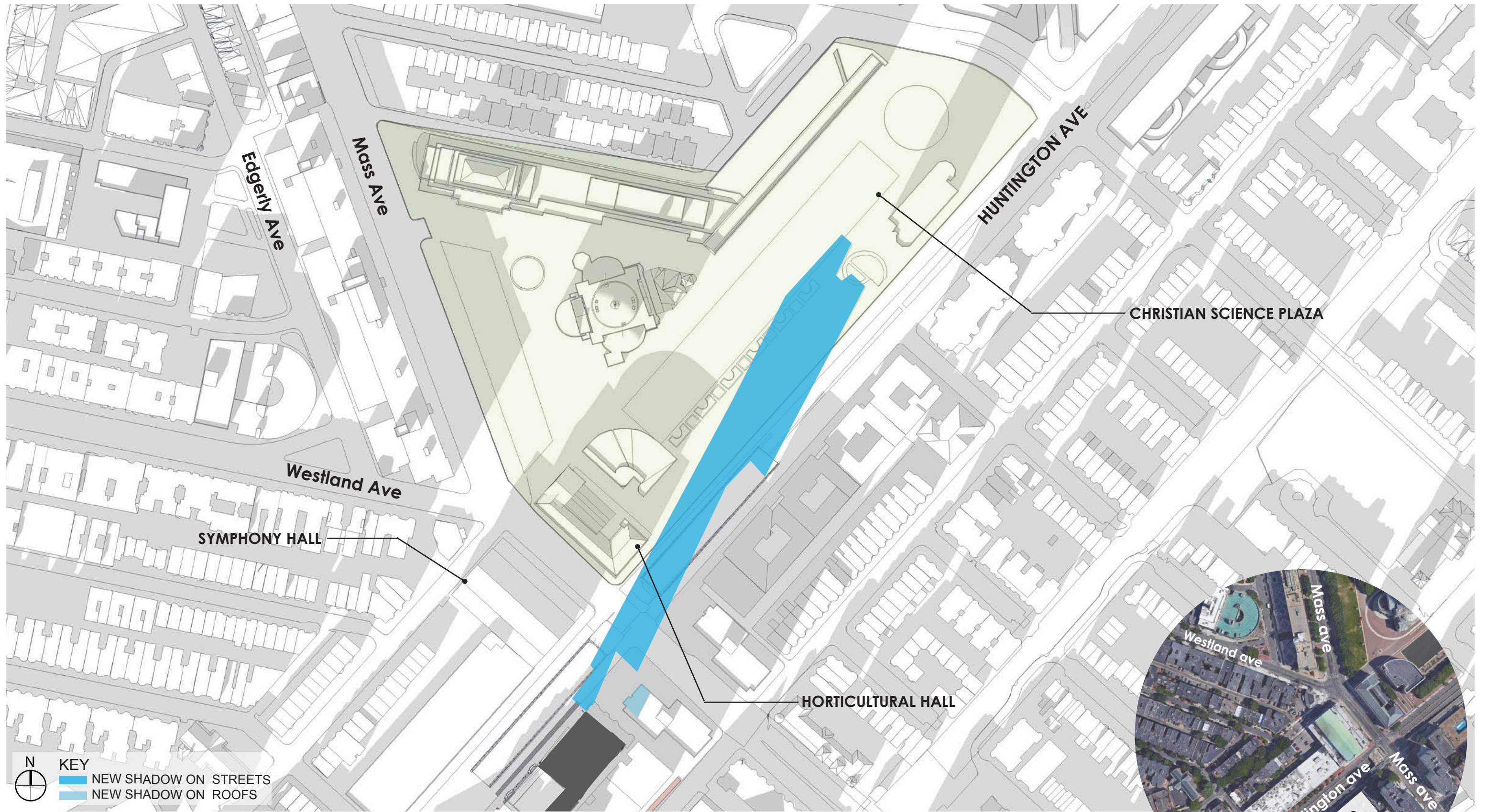


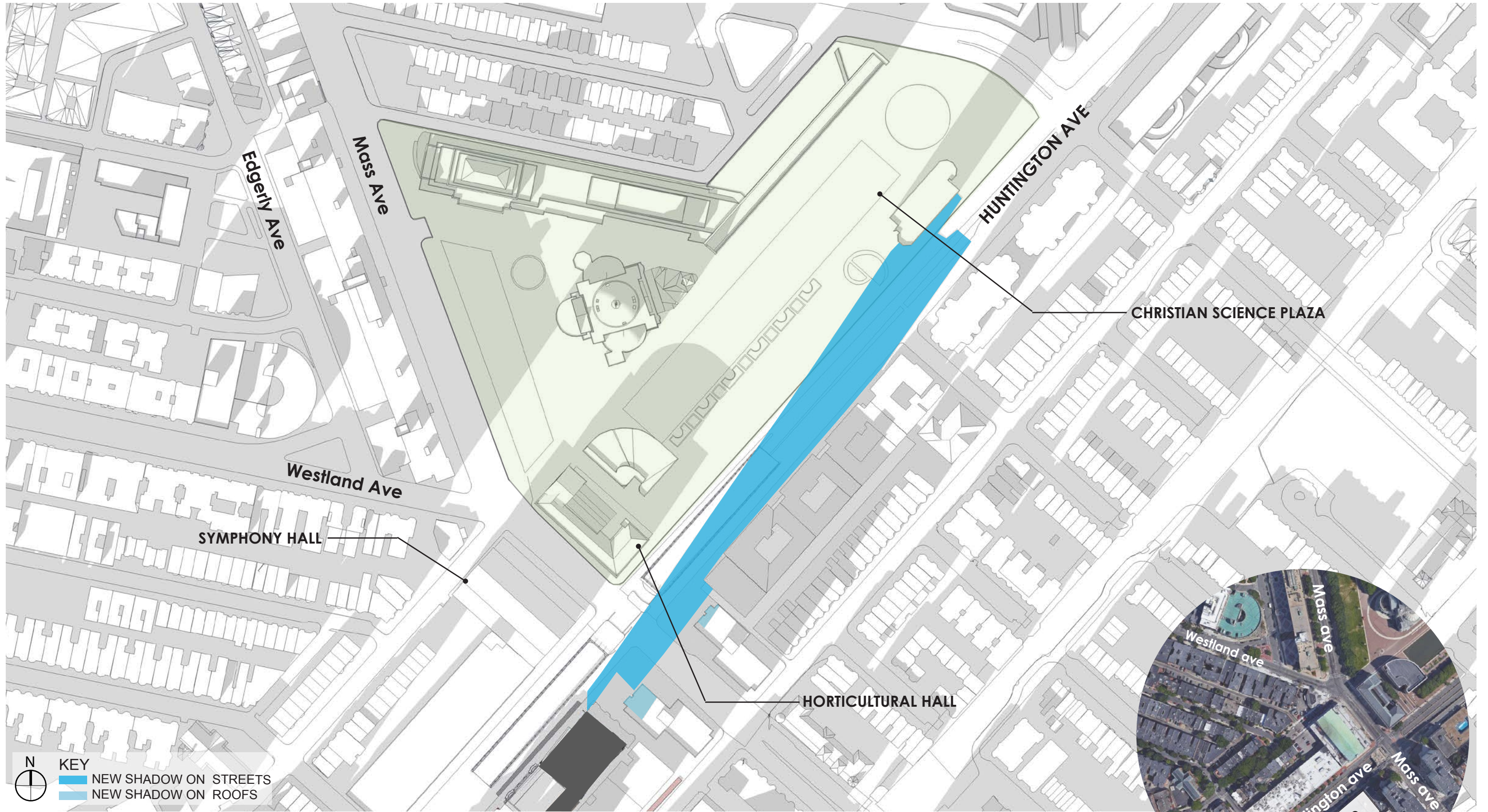


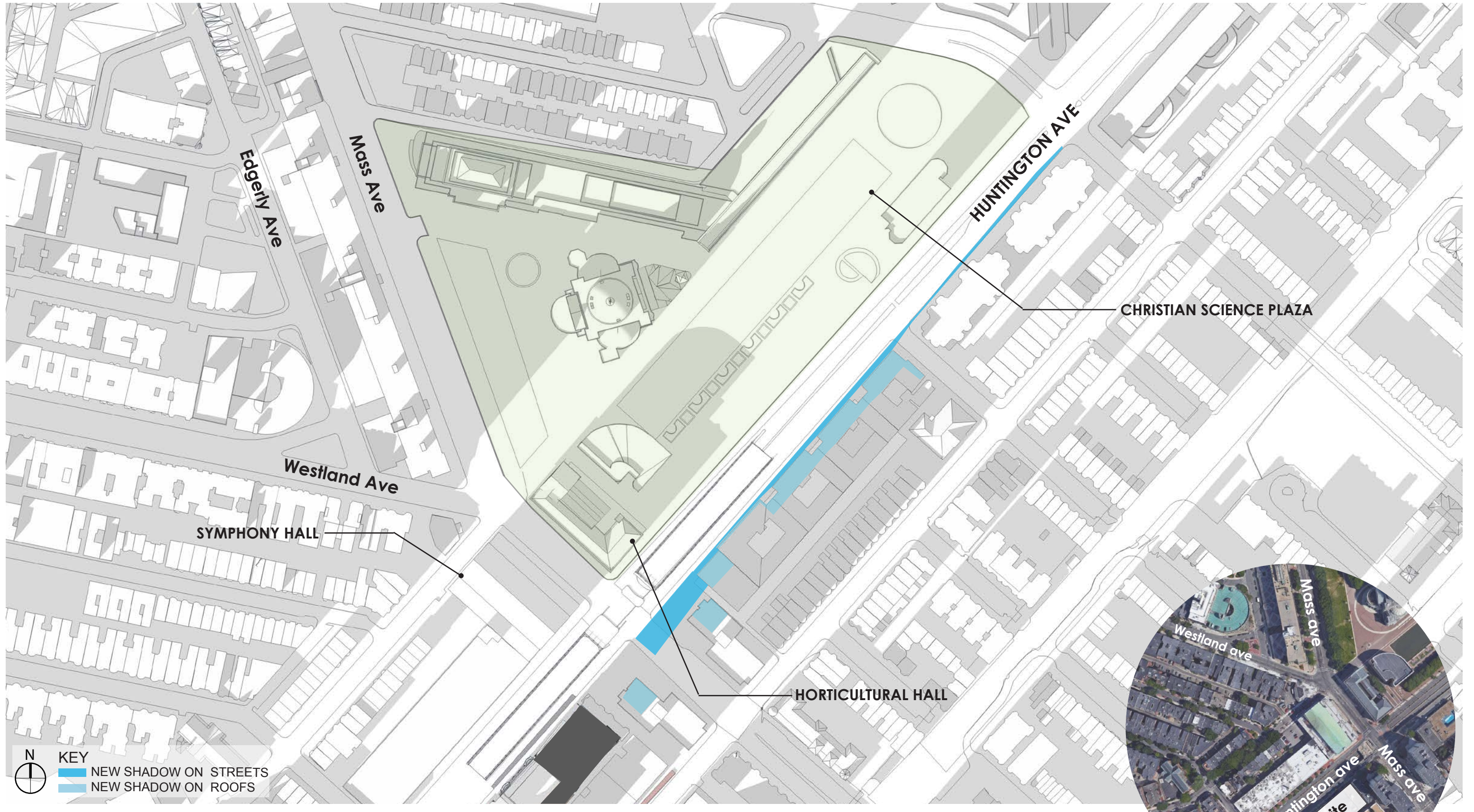


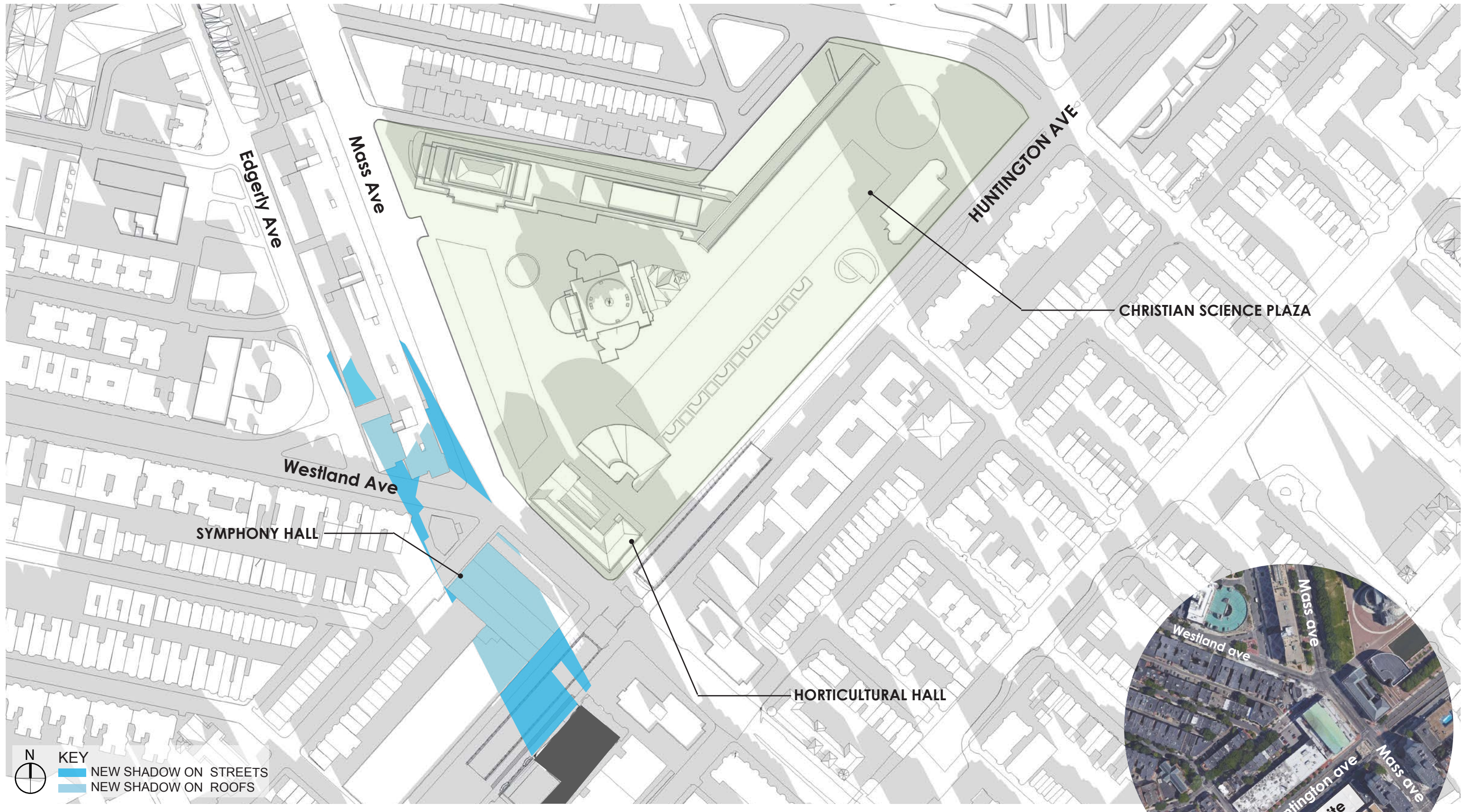


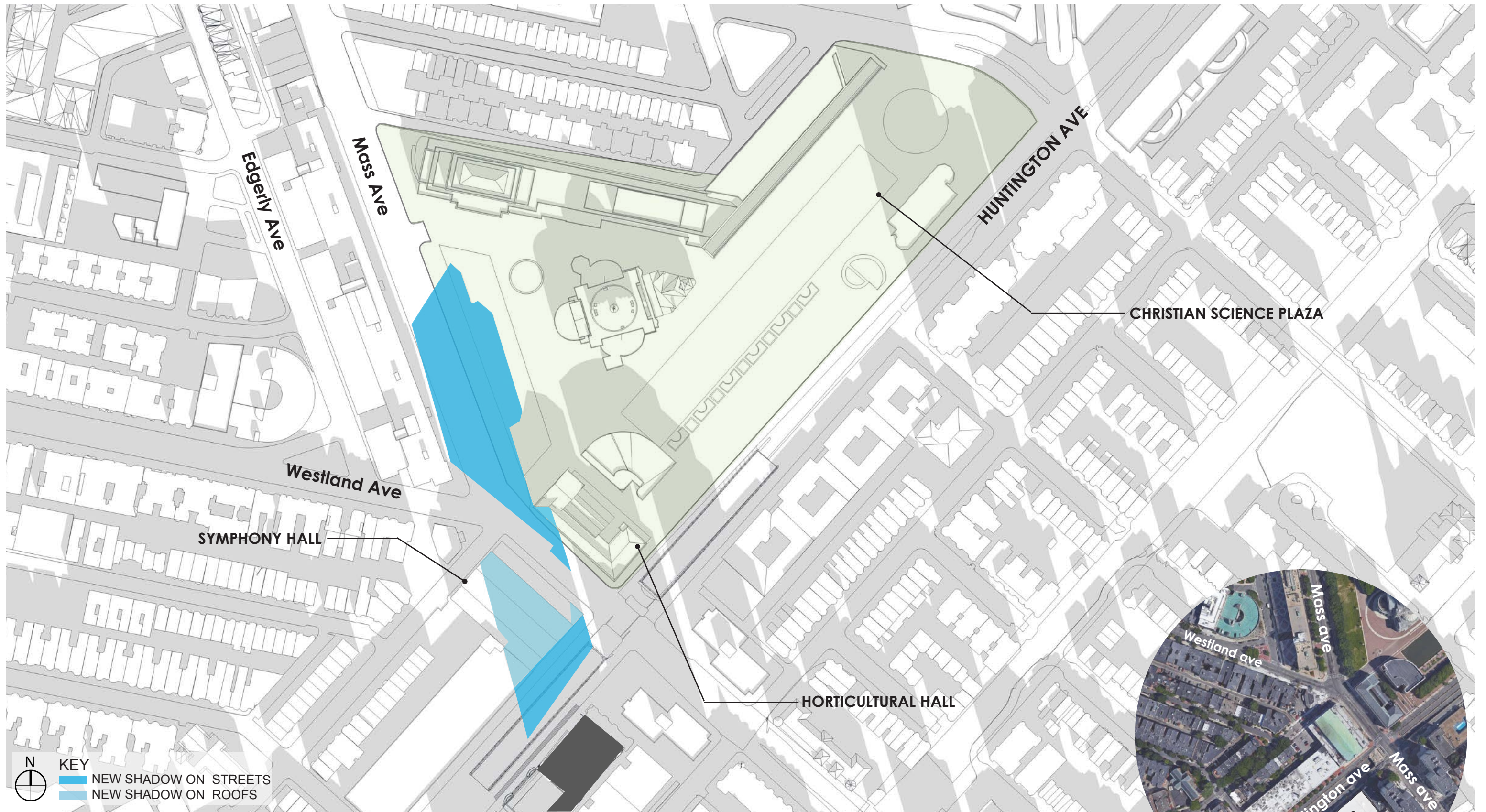


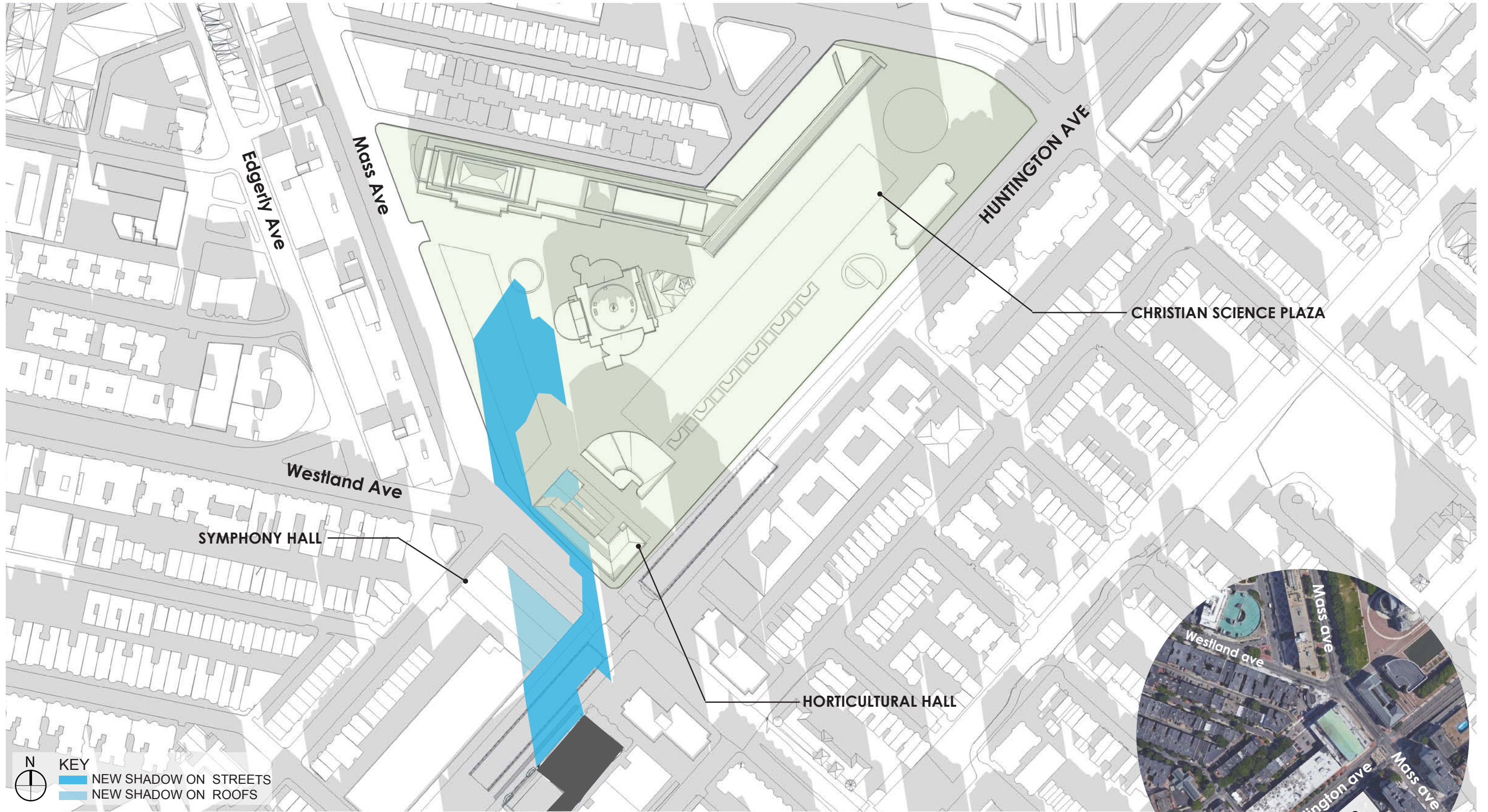


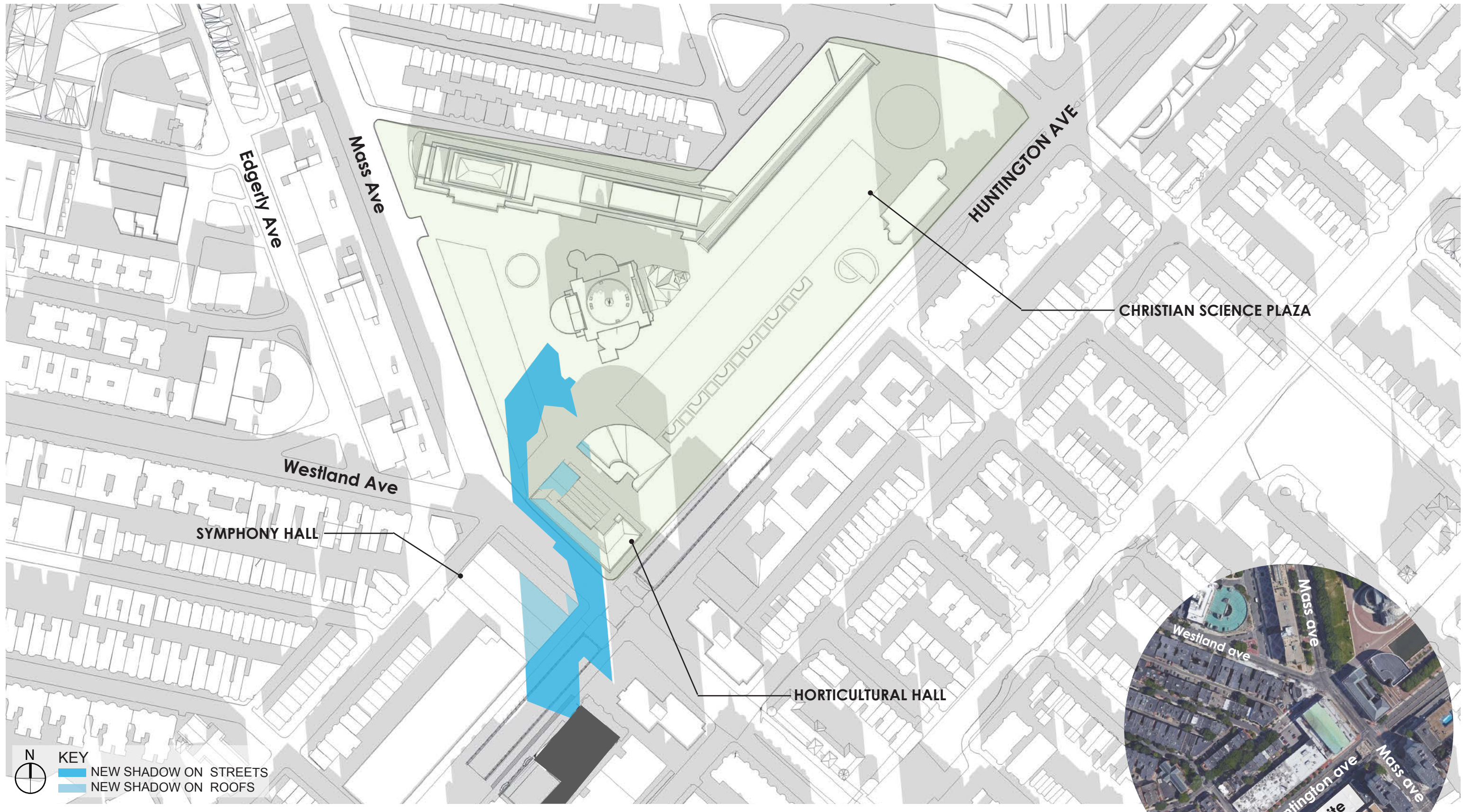


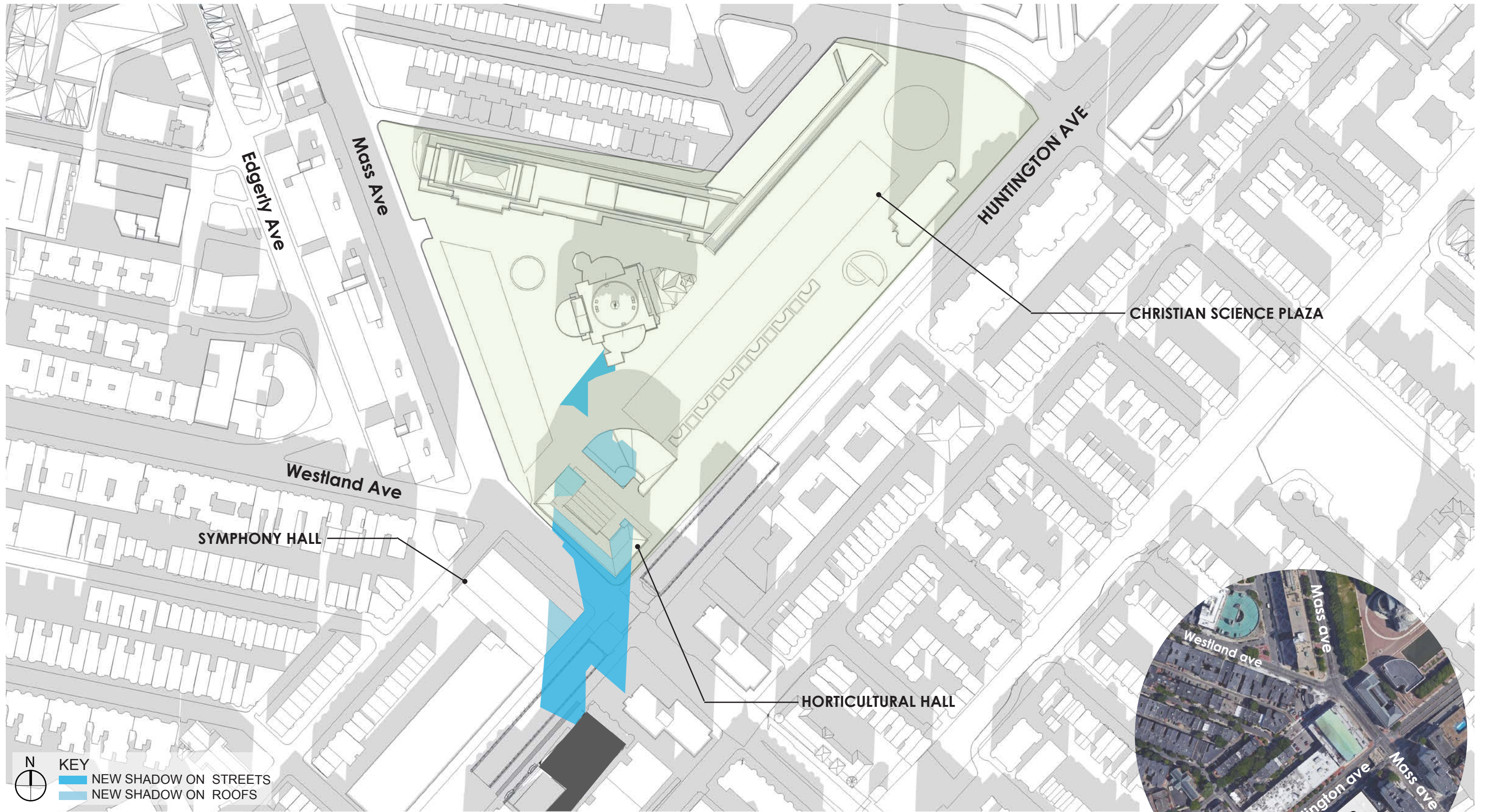


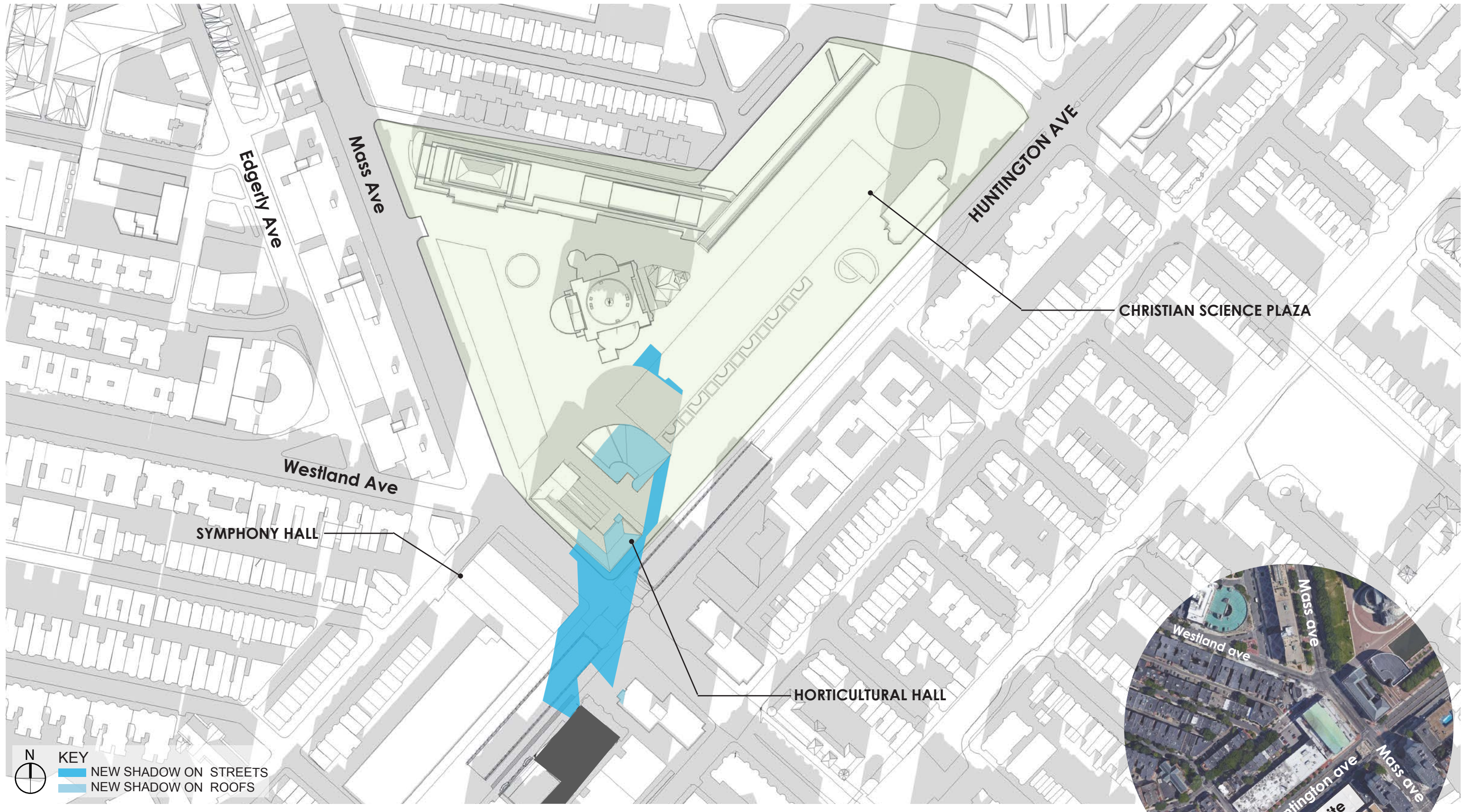


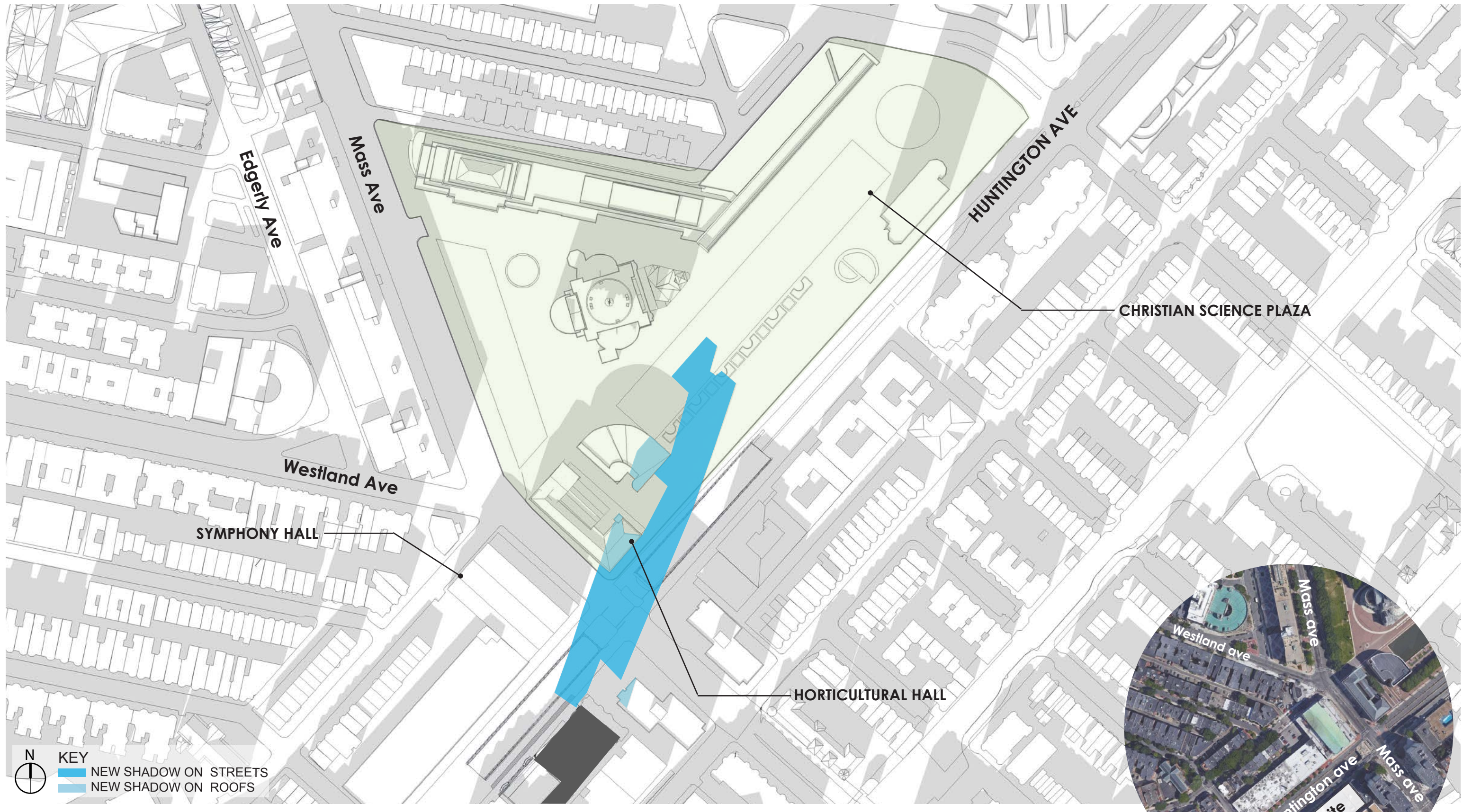


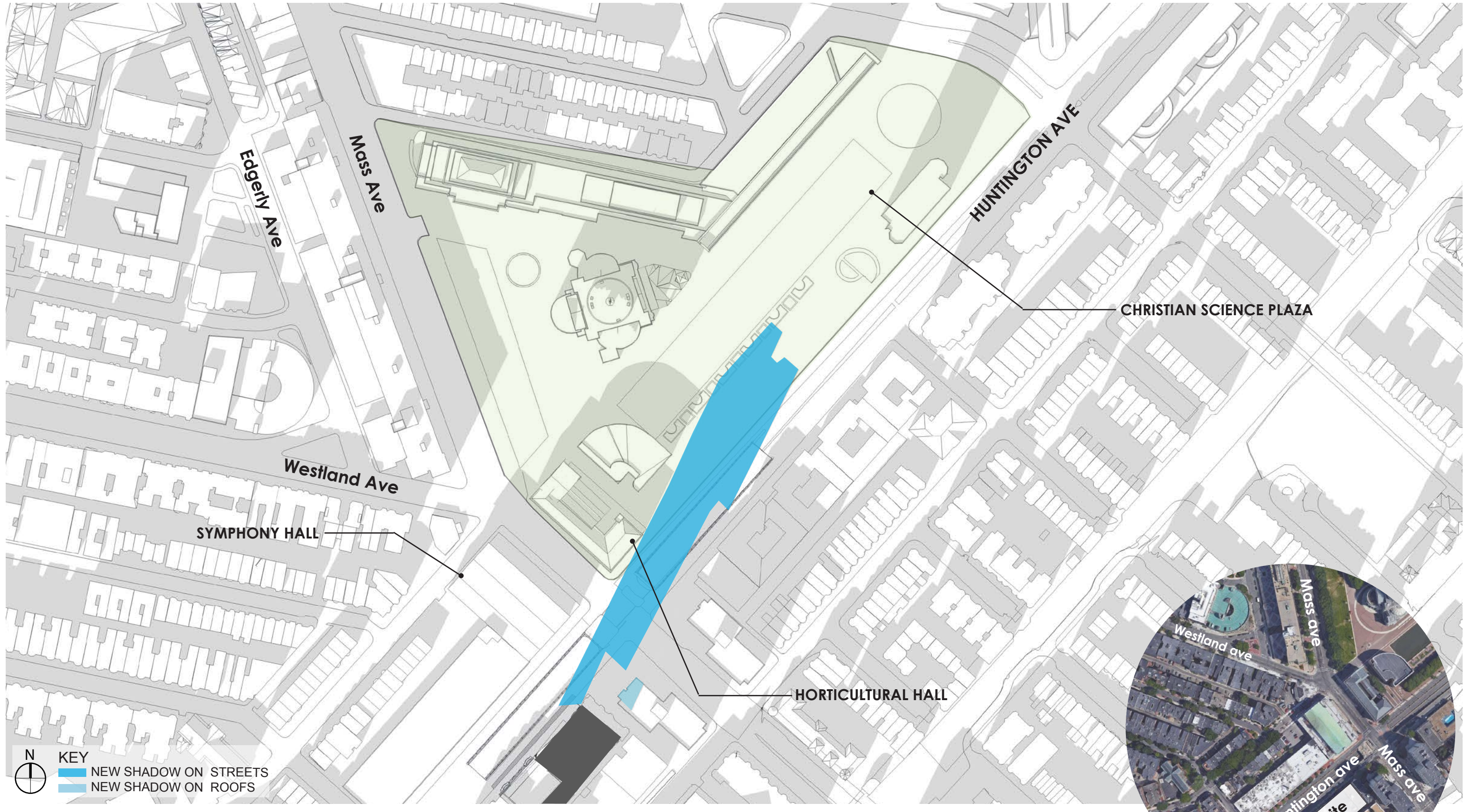


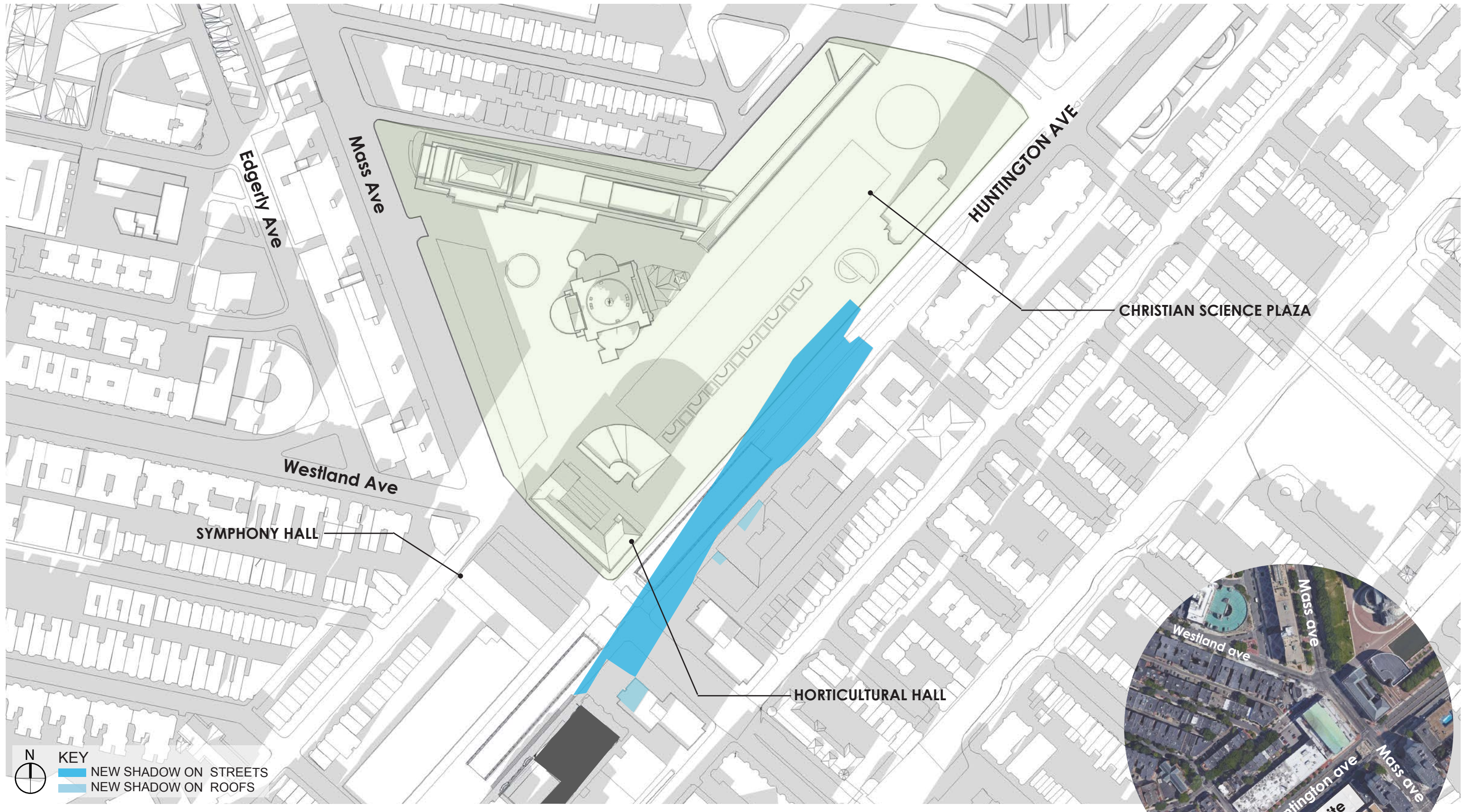


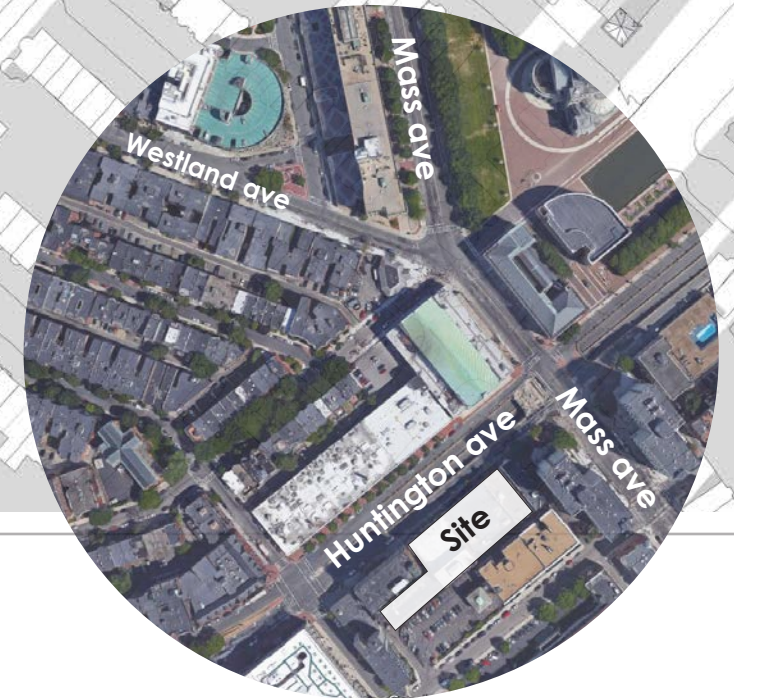
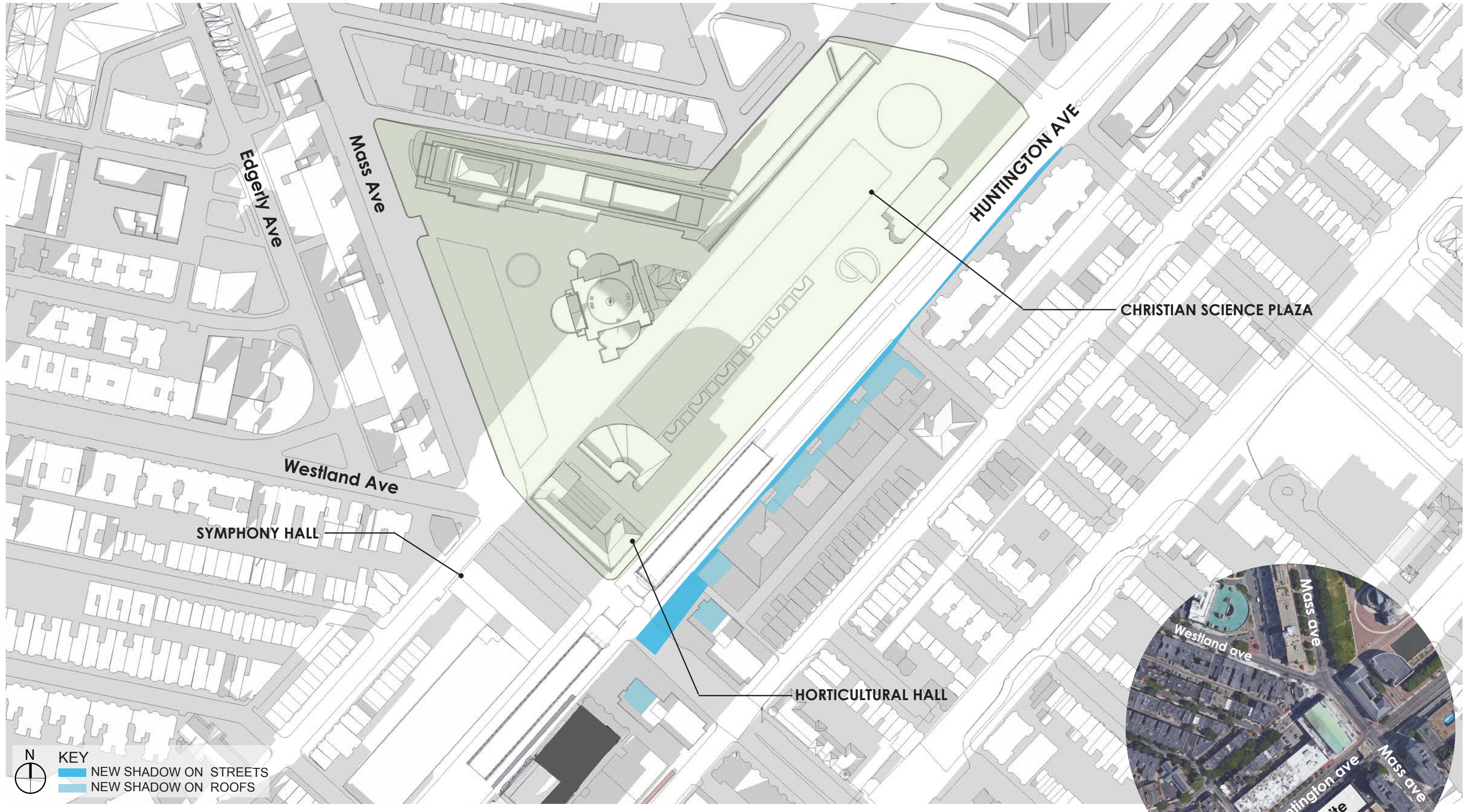


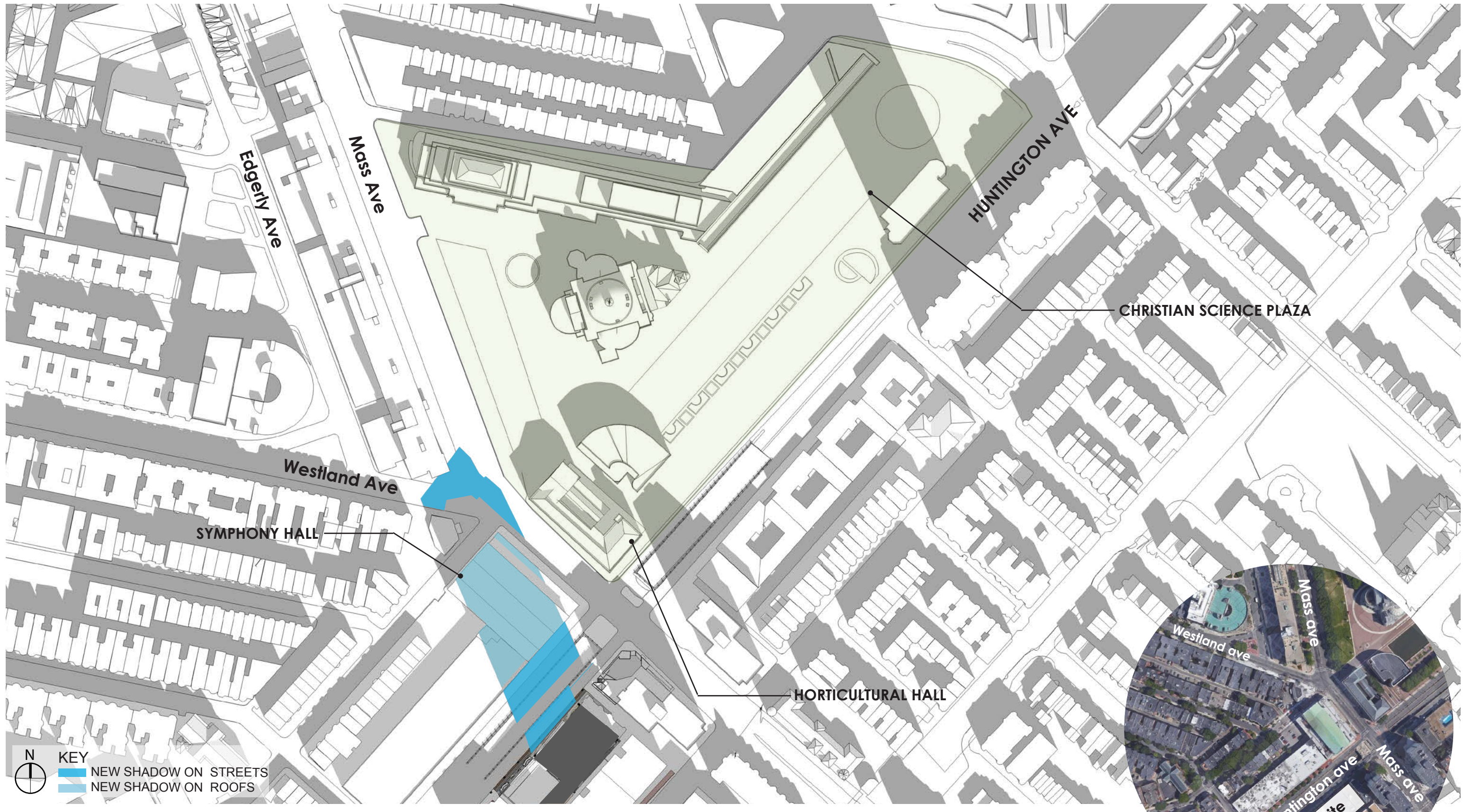


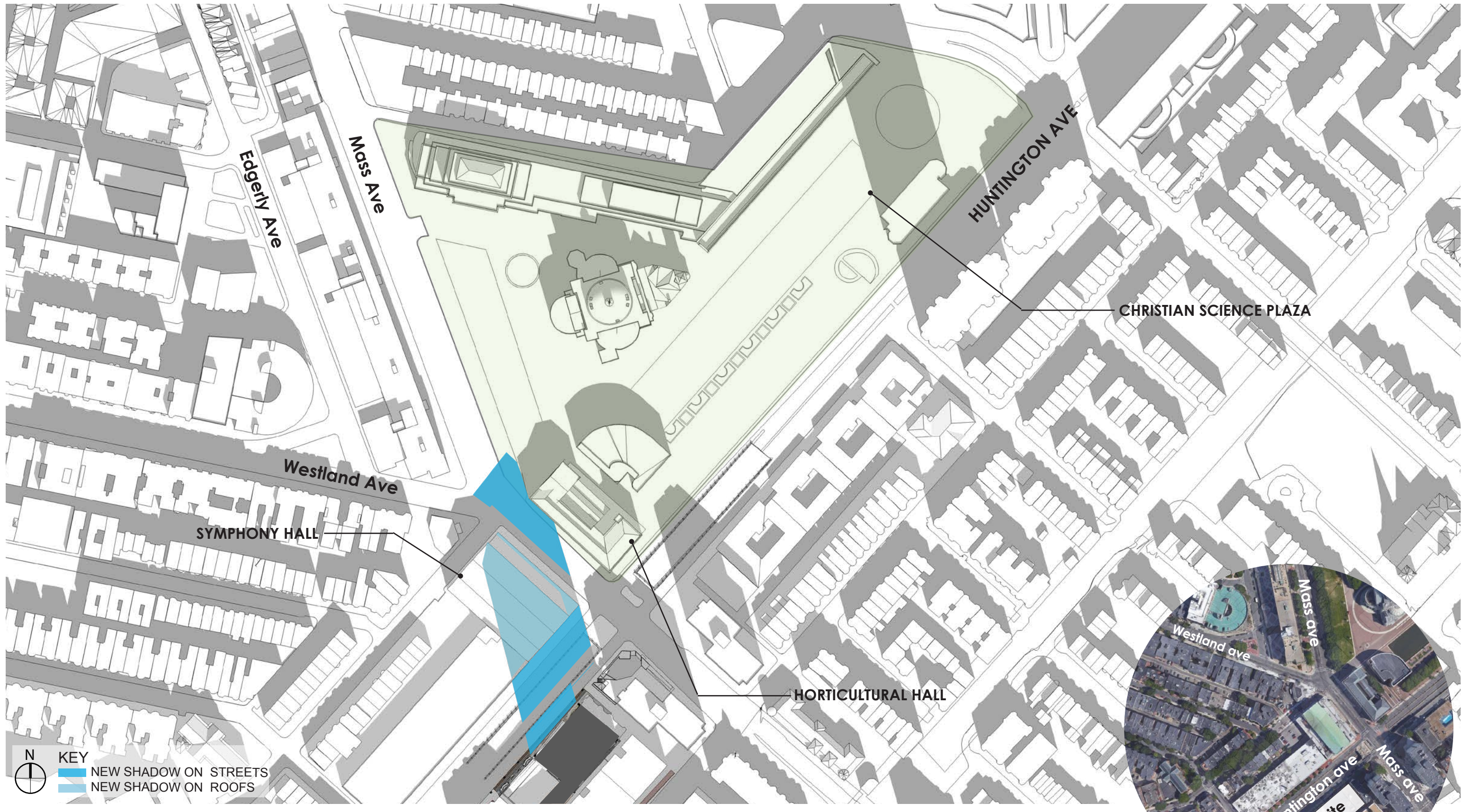


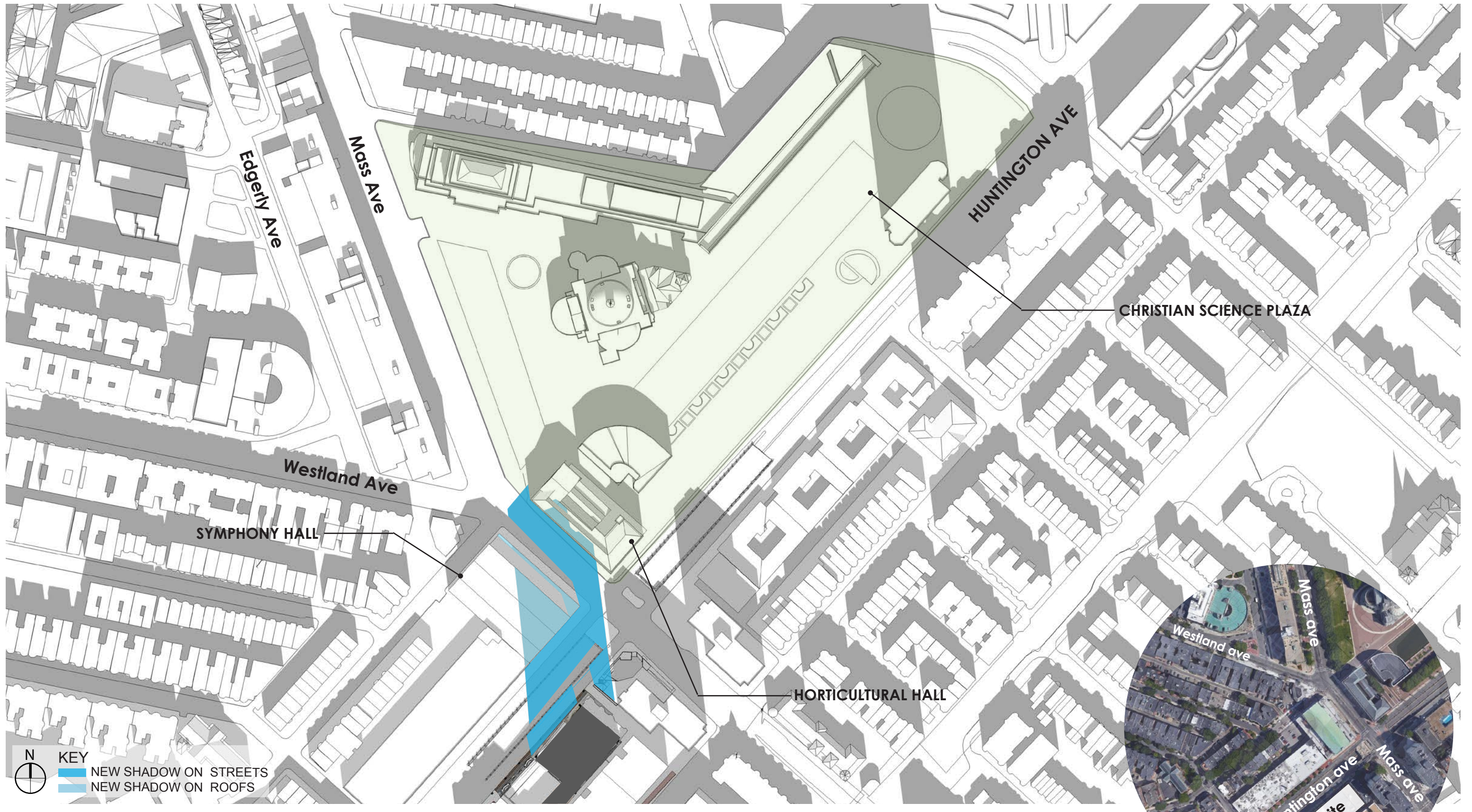








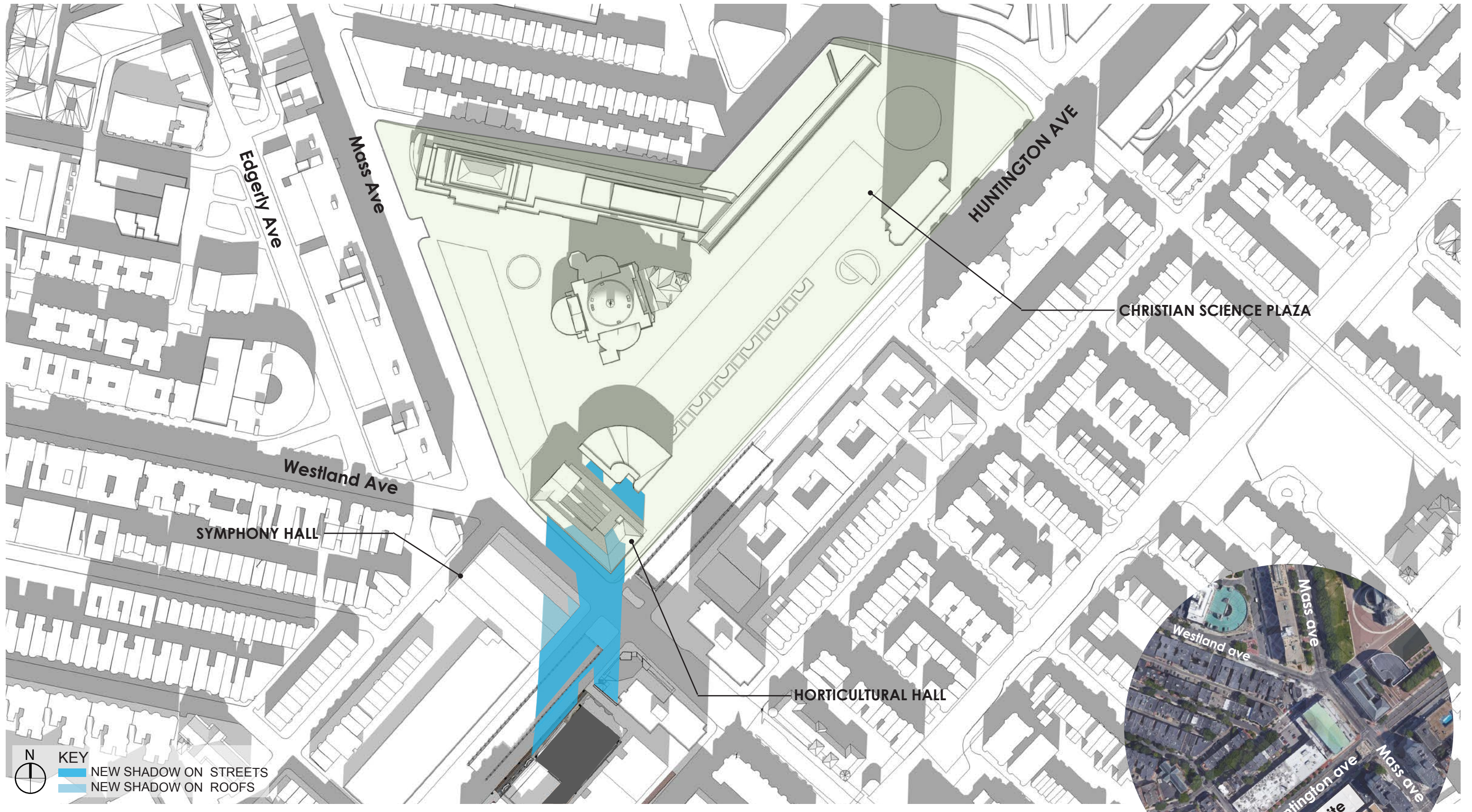


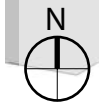
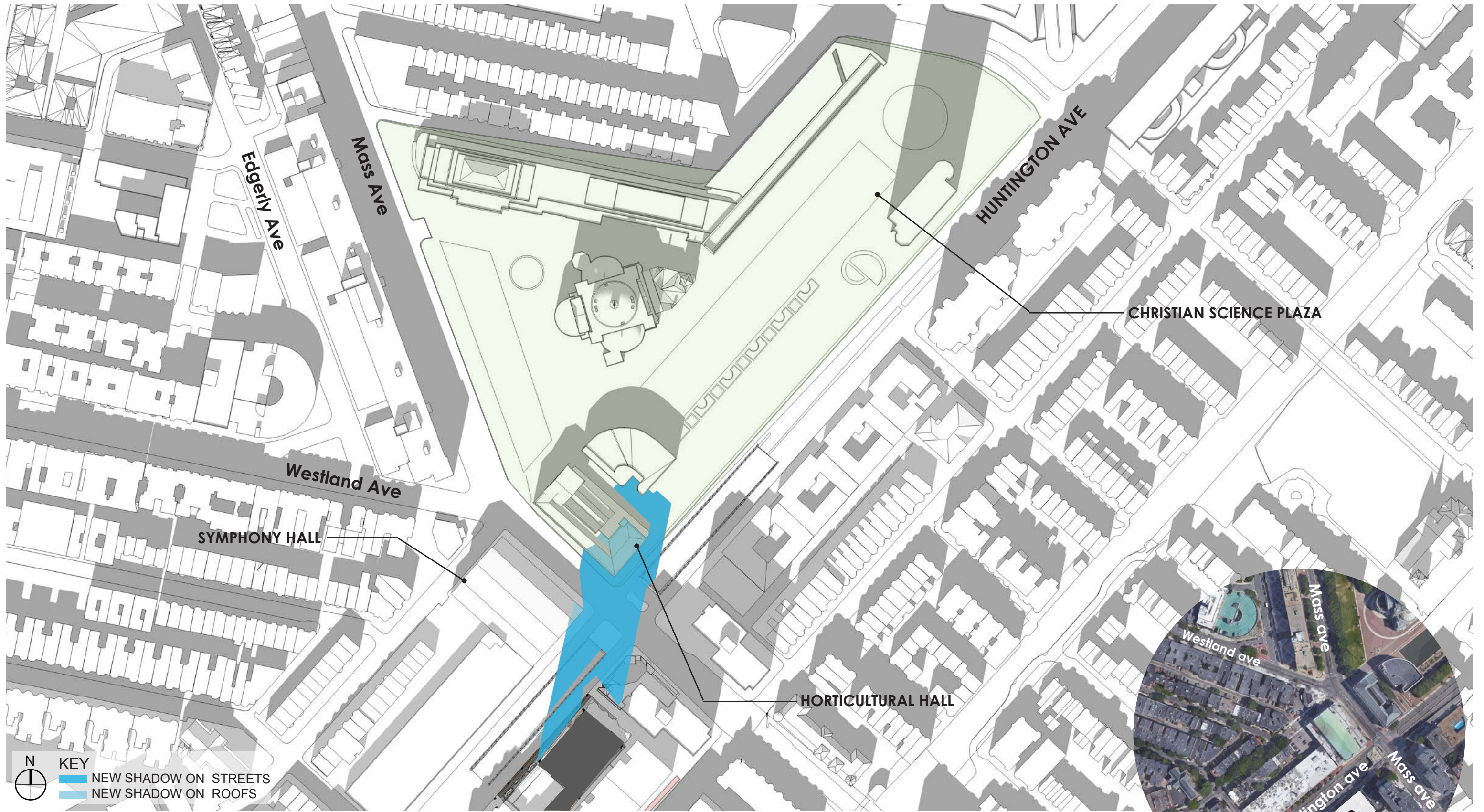


N
 KEY
 NEW SHADOW ON STREETS
 NEW SHADOW ON ROOFS



FEBRUARY 21 11:30AM
 HUNTINGTON SHADOW STUDY

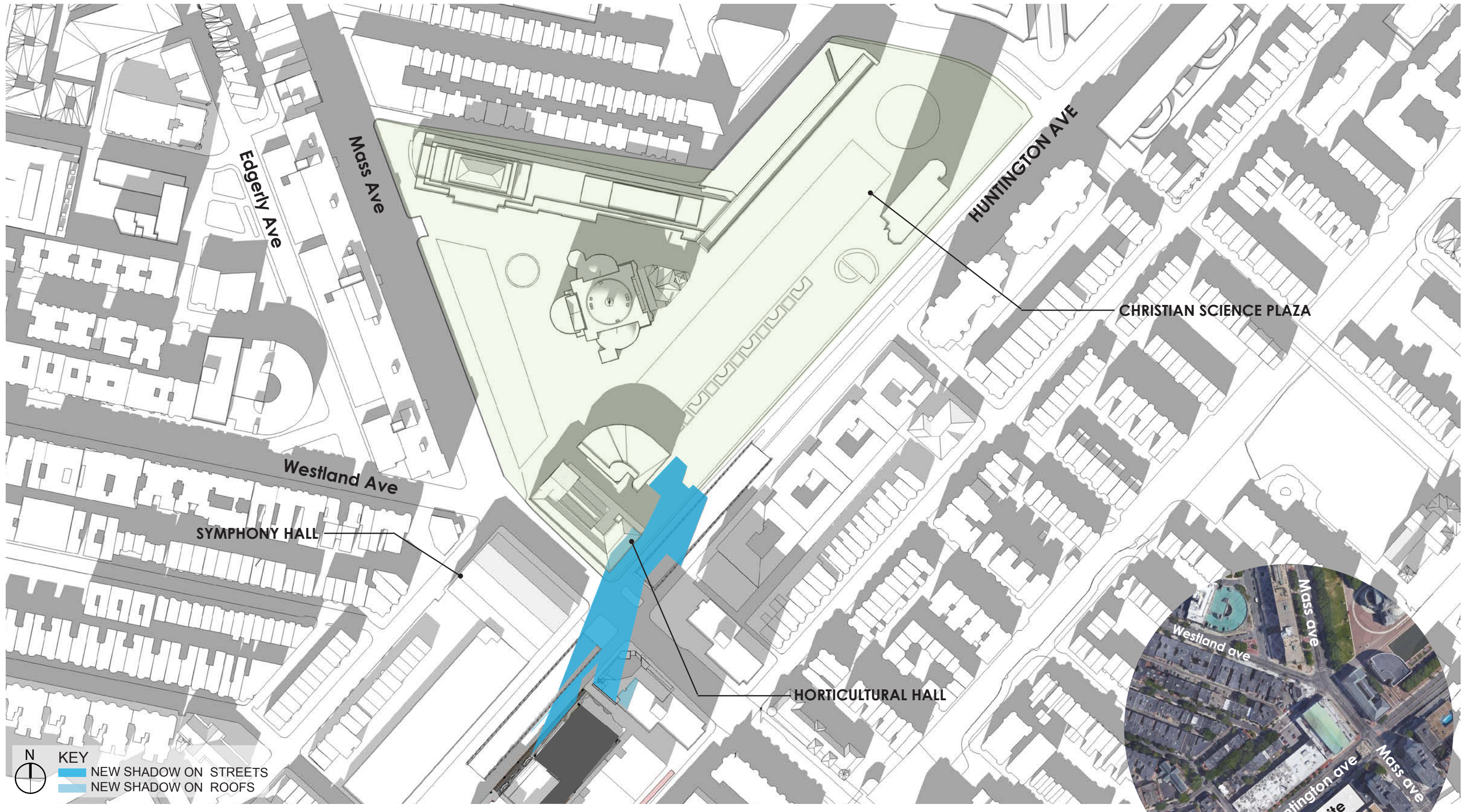


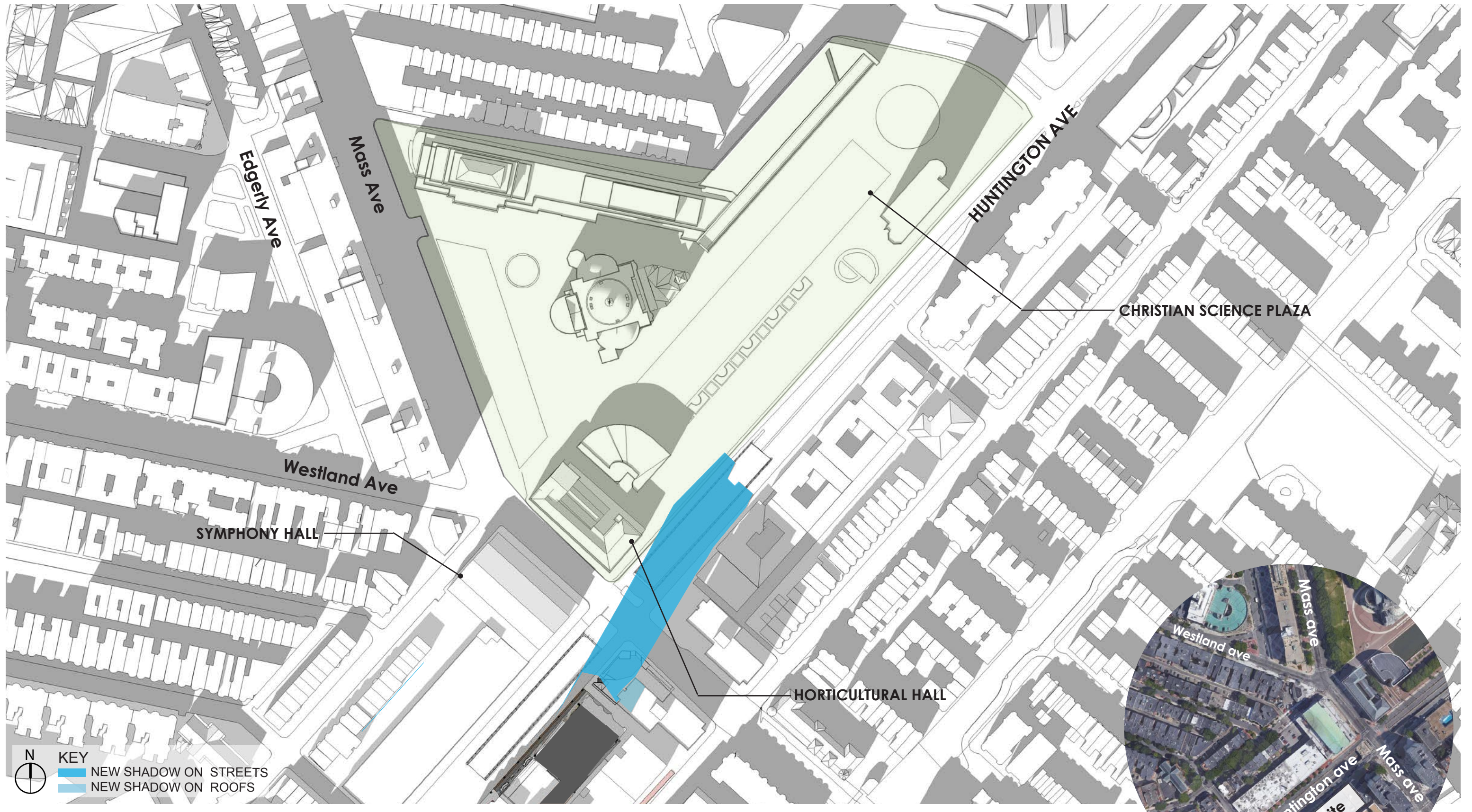


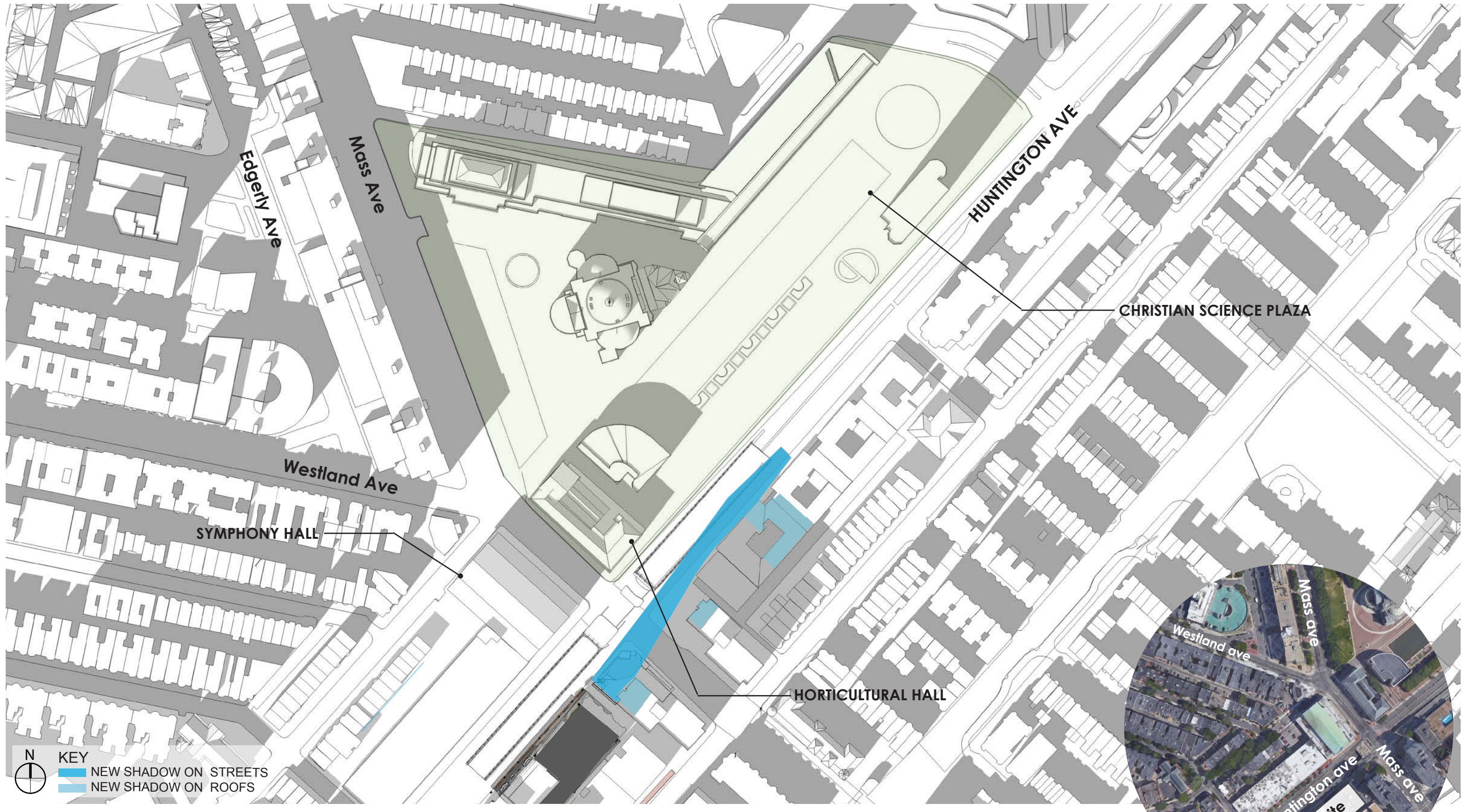
KEY
 ■ NEW SHADOW ON STREETS
 ■ NEW SHADOW ON ROOFS



FEBRUARY 21 12:30PM
 HUNTINGTON SHADOW STUDY



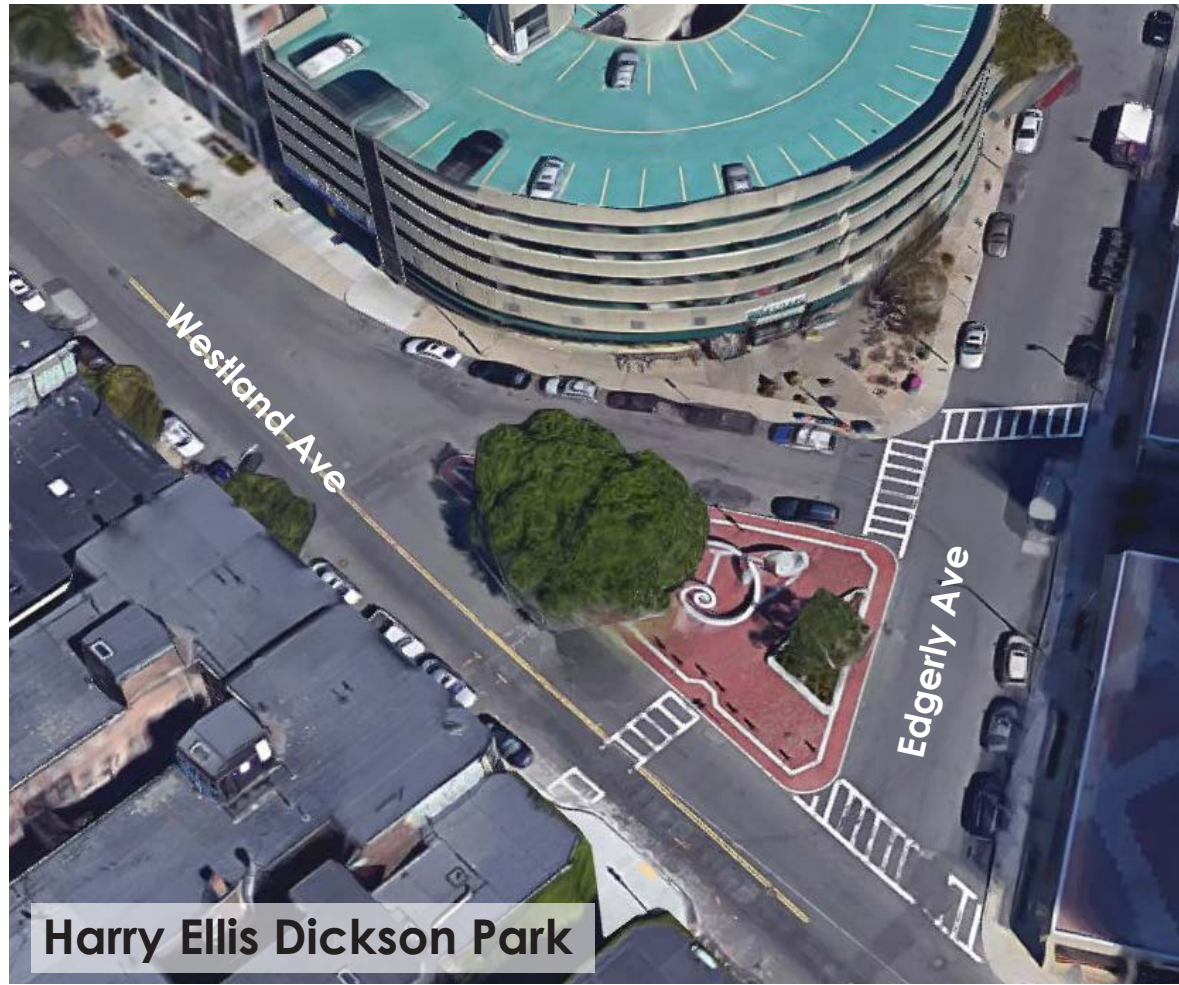




N
 KEY
 ■ NEW SHADOW ON STREETS
 ■ NEW SHADOW ON ROOFS



FEBRUARY 21 2:00PM
 HUNTINGTON SHADOW STUDY



Harry Ellis Dickson Park



Symphony Community Park



Harry Ellis Dickson Park



Symphony Community Park





N
 KEY
 ■ NEW SHADOW ON STREETS
 ■ NEW SHADOW ON ROOFS



October 21 9AM DLS
 HUNTINGTON SHADOW STUDY





























N
 KEY
 ■ NEW SHADOW ON STREETS
 ■ NEW SHADOW ON ROOFS





N
 KEY
 ■ NEW SHADOW ON STREETS
 ■ NEW SHADOW ON ROOFS















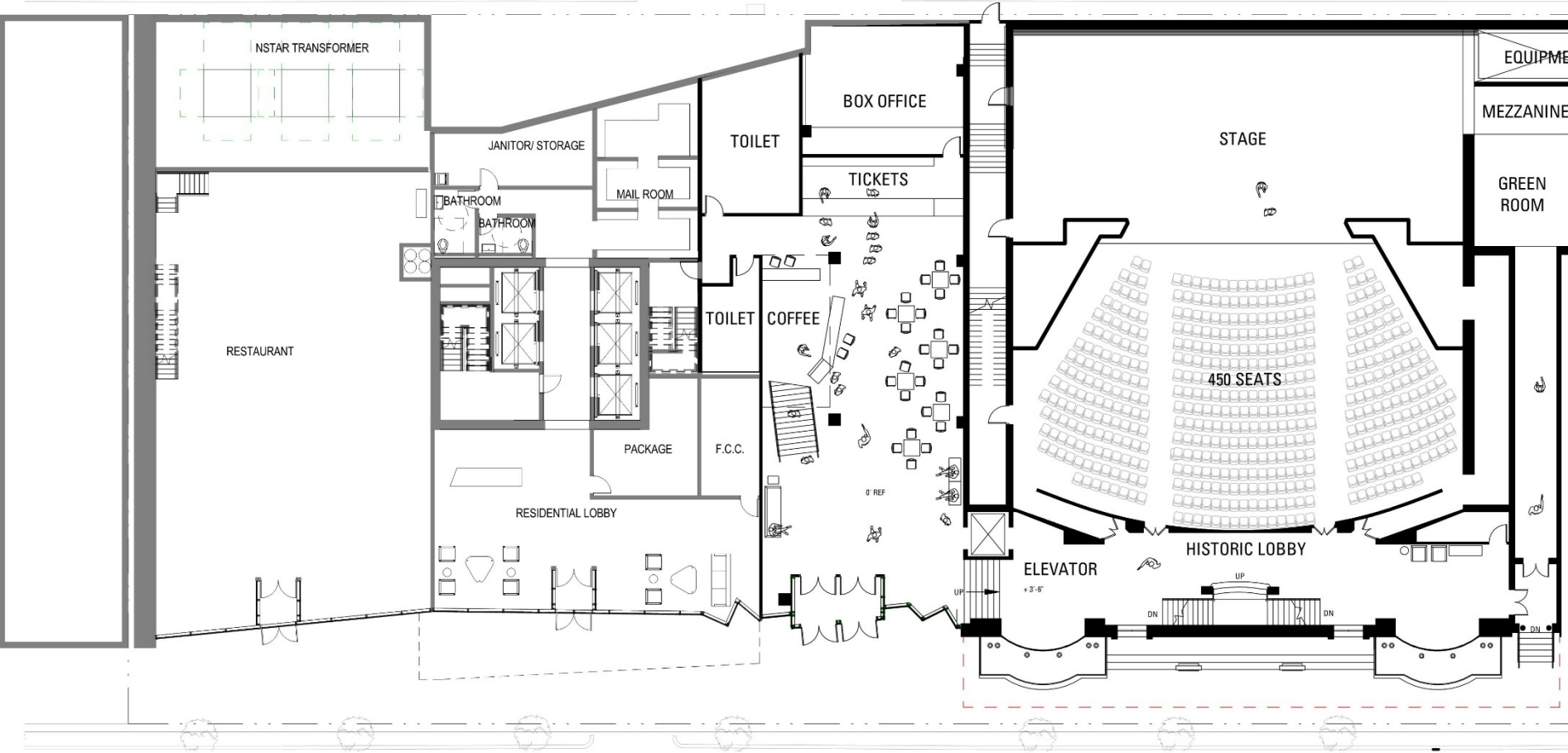
The Huntington

The Residence

Thank You!

Thehuntingtonproject.com

QMG Huntington, LLC  **Stantec**



GROUND FLOOR PLAN