

259-267 Summer Street Office to Residential Conversion



THE PLANNING DEPARTMENT PROJECT LINK:

[<https://www.bostonplans.org/projects/development-projects/259-267-summer-street>]



Planning Department

CITY of **BOSTON**

259-267 Summer Street, So. Boston



HOUSING

- 77 Multi-Family Units
- 62 Market Rate
- 15 Affordable -60% AMI
- 3 Voucher Holder Units

Responding to Boston's Residential Conversion Incentive Pilot Program to foster residential units in Boston's core.



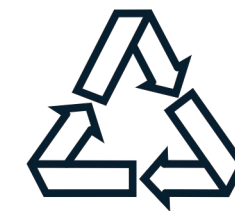
JOBS

- Temporarily creating many new jobs in the construction and building trades industries
- Leasable Retail Space



COMMUNITY

- Introduction of public bike parking spots
- 85 Walk Score
- 97 Transit Score
- 76 Bike Score



SUSTAINABILITY

- LEED Silver Certifiability
- Designed with Passive House principles
- Energy efficient mechanical systems

Goals of Mayor Wu's Conversion Program



Office conversion is one tool that can be utilized in combination with other City actions to revitalize Boston's Urban Core



- Respond to the **changing streetscape and work environment** impacted by the pandemic

- **Create much needed housing Downtown & the Neighborhoods**, including affordable rental units on site

- Encourage diverse uses to drive foot traffic throughout the day and create a more **vibrant urban core**

- Achieve sustainability goals through the **adaptive reuse of buildings**

- **Facilitate repurposing of older underutilized office buildings into new multifamily residential rental units in the Downtown area**

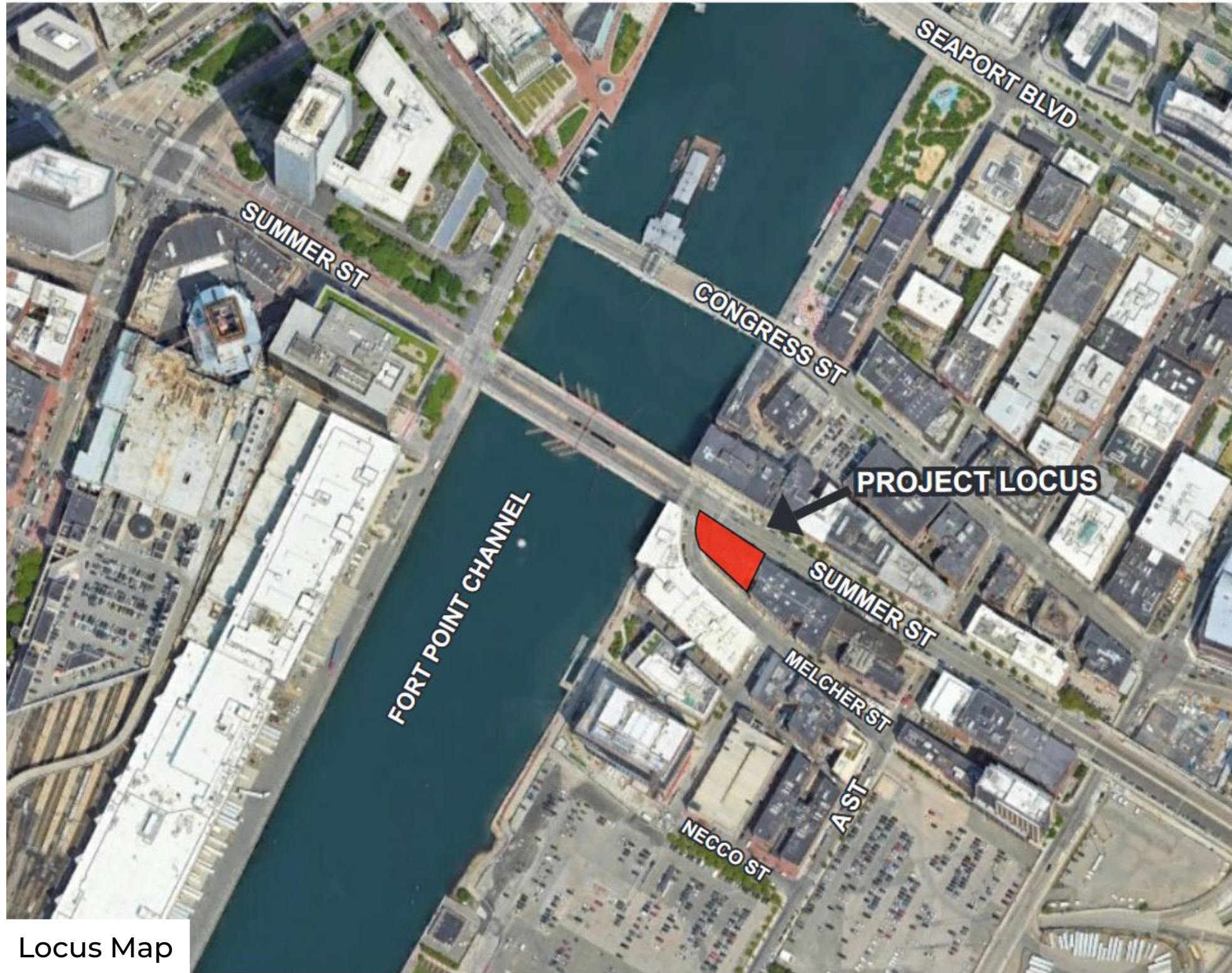
PLANNING AND ZONING CONTEXT



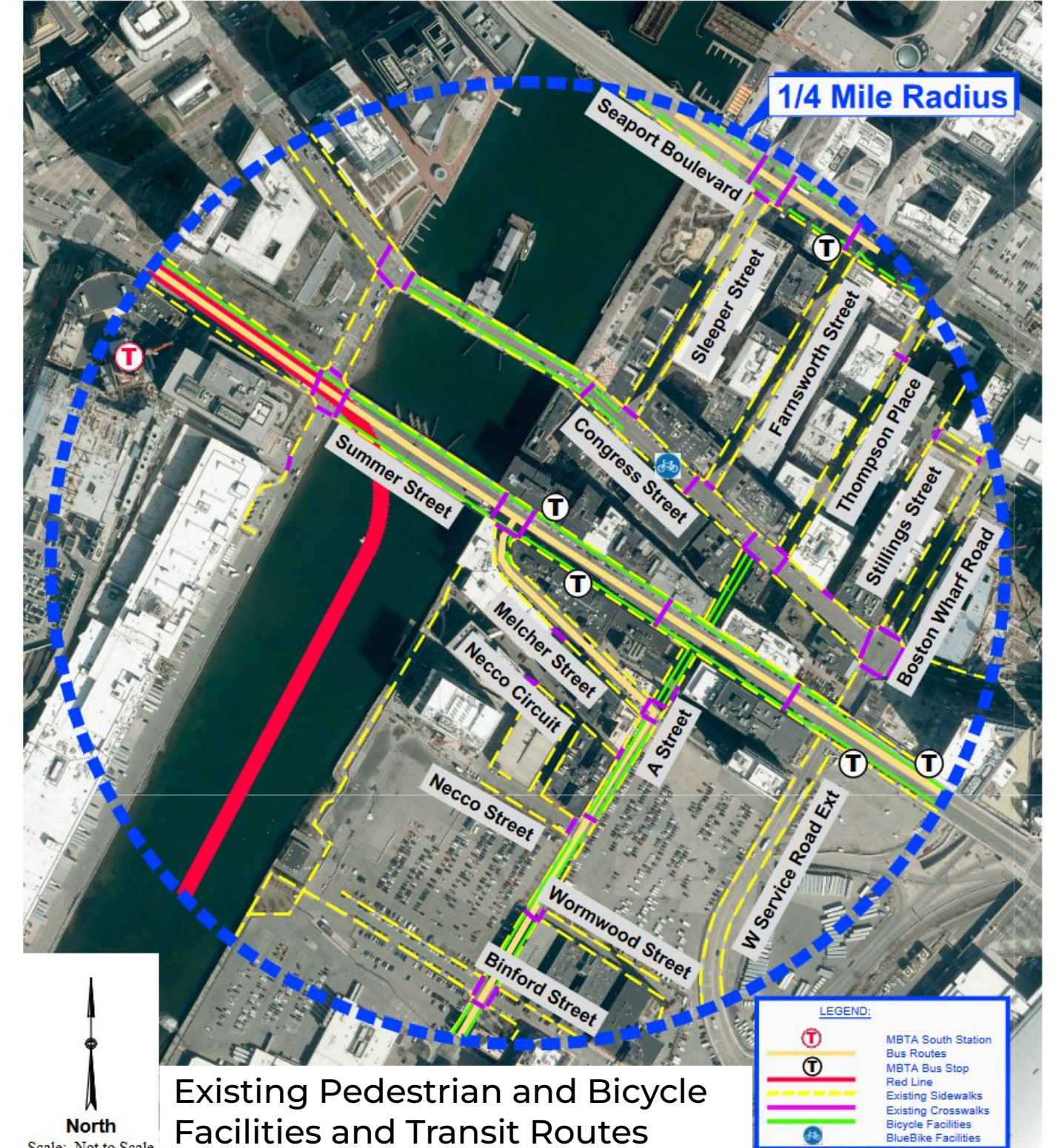
- M-4 Industrial Zoning
- Planned Development Area Overlay
 - PDA 69: 100 Acres Master Plan (2007)
- Outside of Coastal Flood Resilience Overlay

263 Summer Street
Fort Point

Site Maps

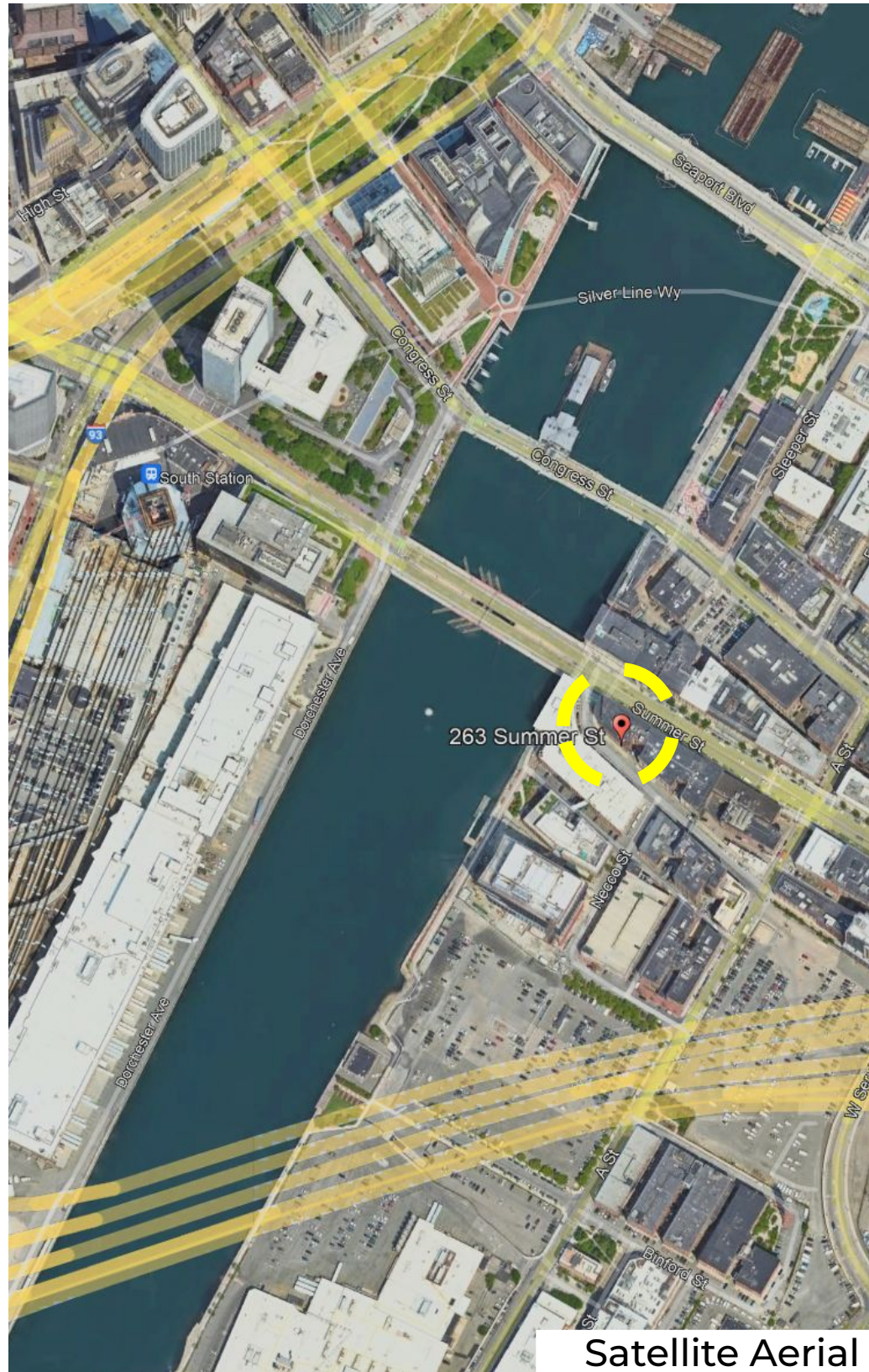


Locus Map

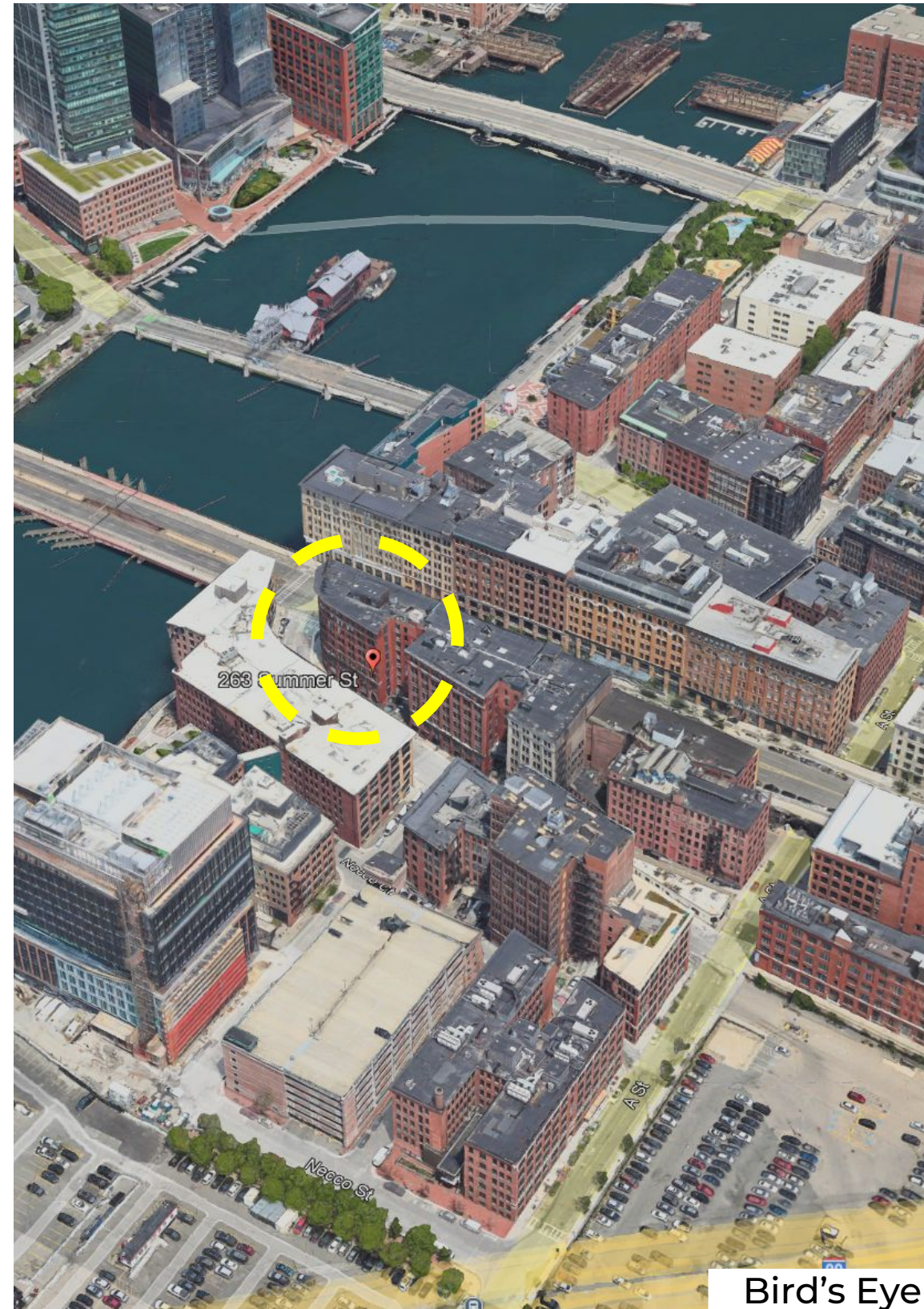


Existing Pedestrian and Bicycle Facilities and Transit Routes

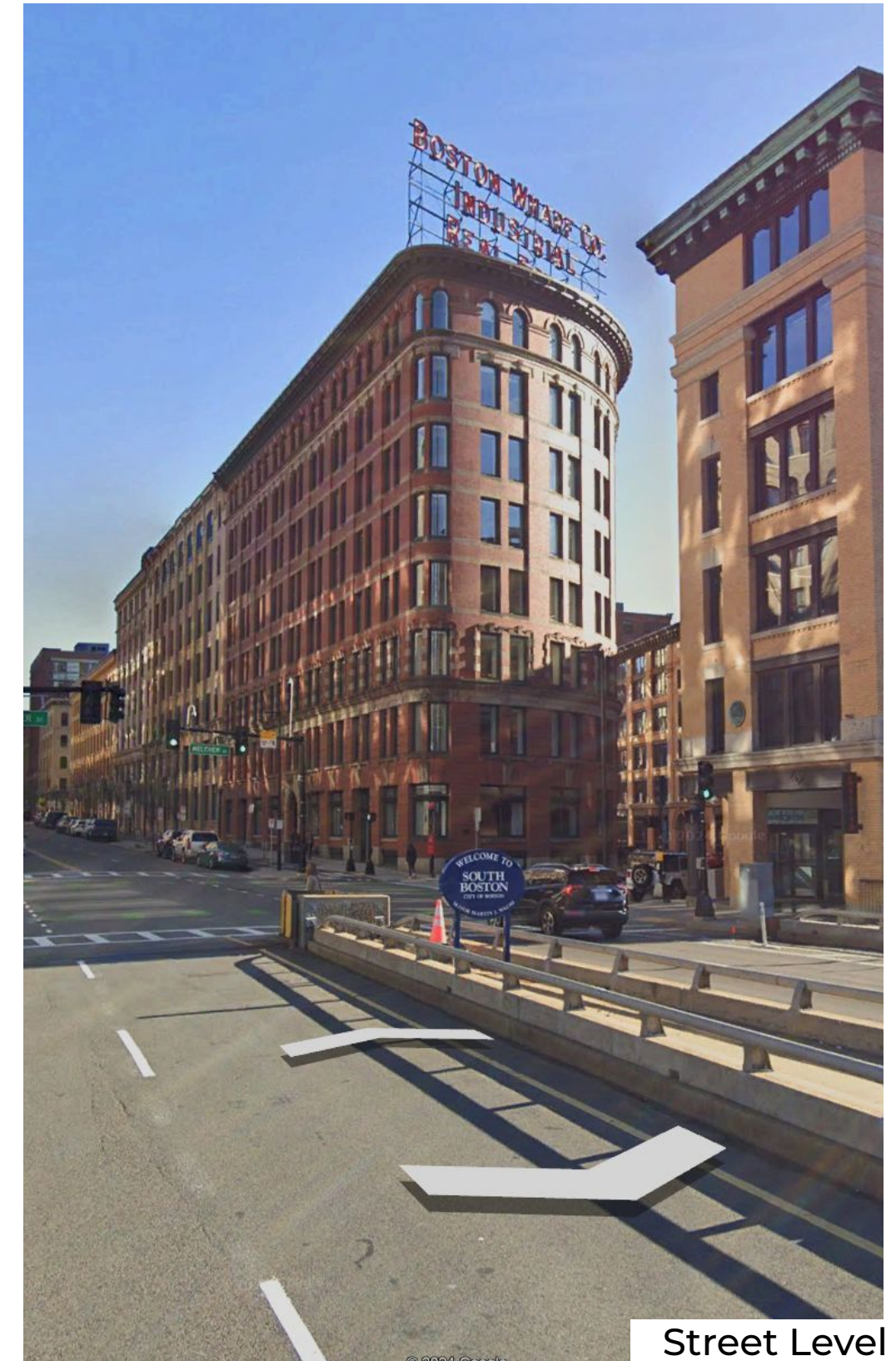
Site Maps



Satellite Aerial



Bird's Eye



Street Level

Context Photos & Existing Conditions



Corner of Summer Street and Melcher Street



Summer Street at Sidewalk

Context Photos & Existing Conditions

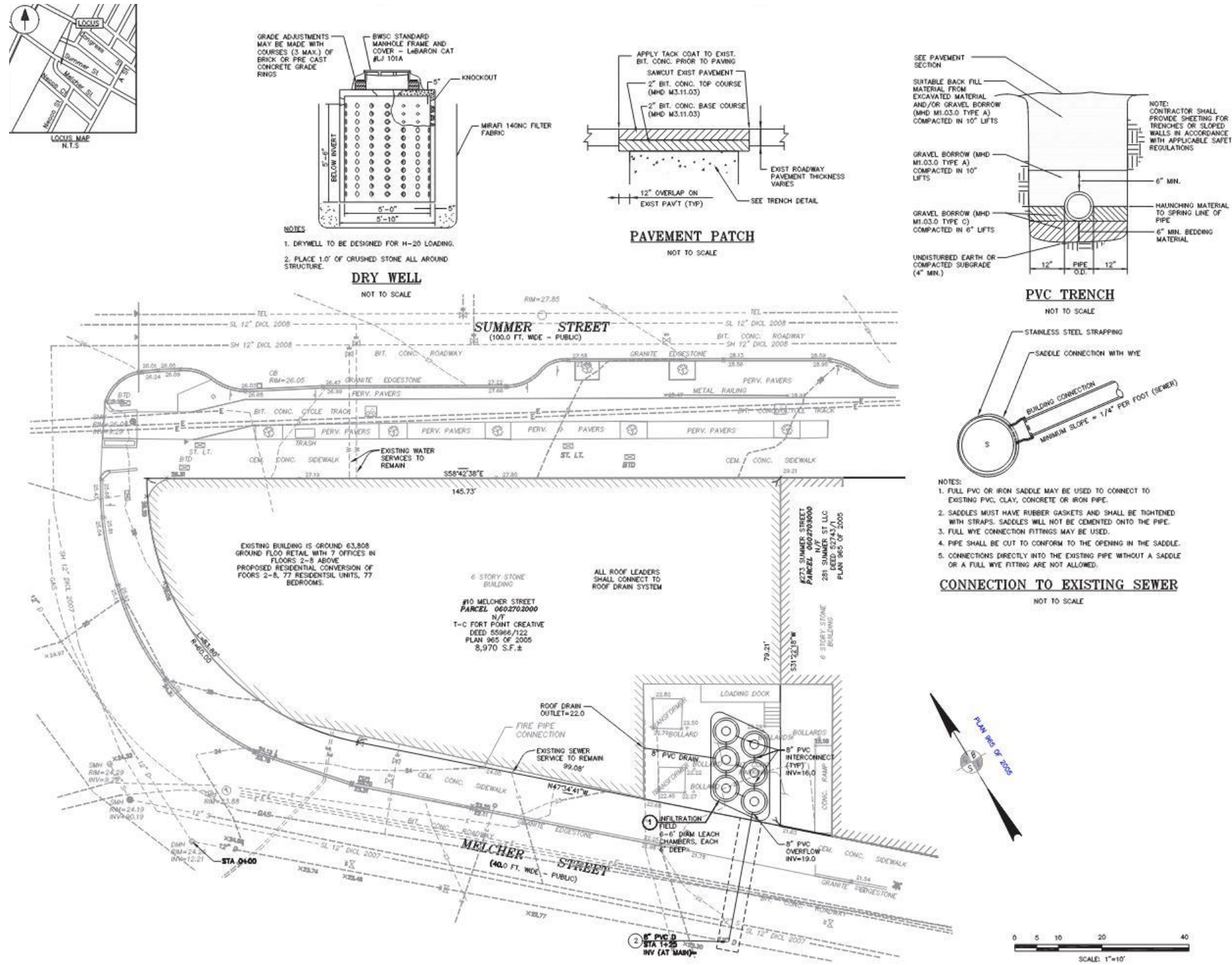


Melcher Street at Necco Street

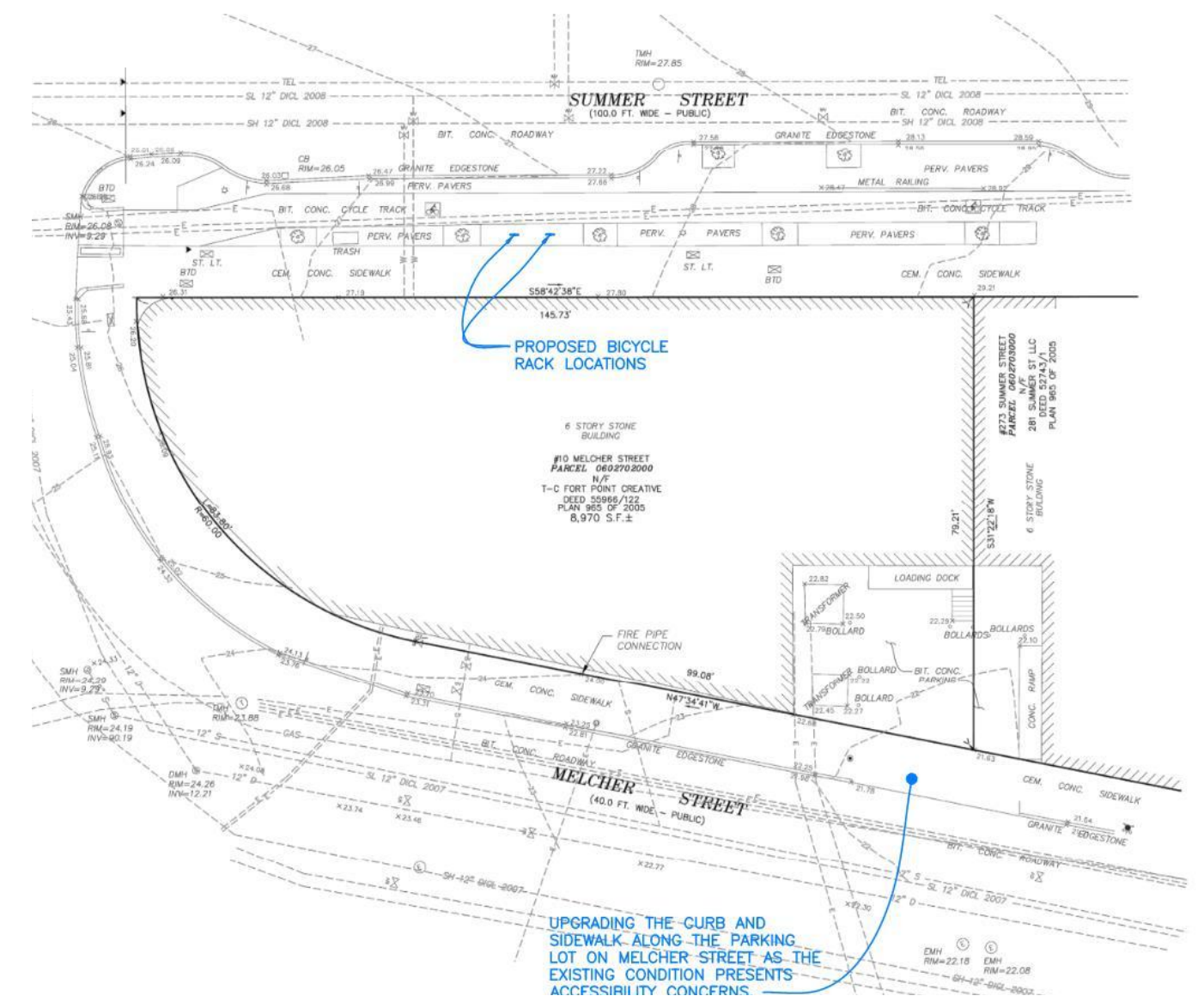


Boston Wharf Signage

Site Plan

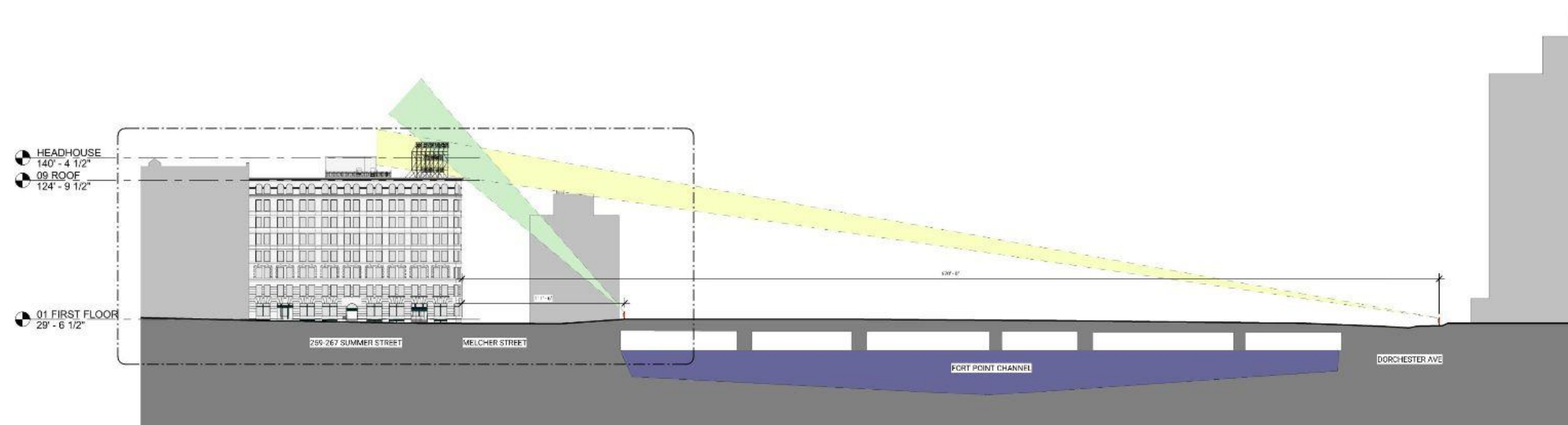


Site Plan: Utilities



Site Plan: Transportation

Cross-Section / Elevation



1 SIGHT LINE SECTION ALONG SUMMER STREET
1" = 40'-0"



2 SIGHT LINE SECTION ALONG SUMMER STREET - ENLARGED
1/16" = 1'-0"

Neighborhood Perspectives



Perspective - Summer Street at Dorchester Avenue

Neighborhood Perspectives



Perspective - Melcher Street at Necco Street

259-267 Summer Street, So. Boston



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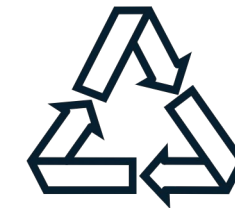
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BALANCE ARCHITECTS
 617.991.0269 | www.balance-architects.com
 1 Thompson Sq, 207, Boston, MA 02129

PROJECT NAME:
259-267 SUMMER STREET

CLIENT:
 BOSTON PINNACLE PROPERTIES

PROJECT ADDRESS:
 259-267 SUMMER ST, BOSTON, MA 02210

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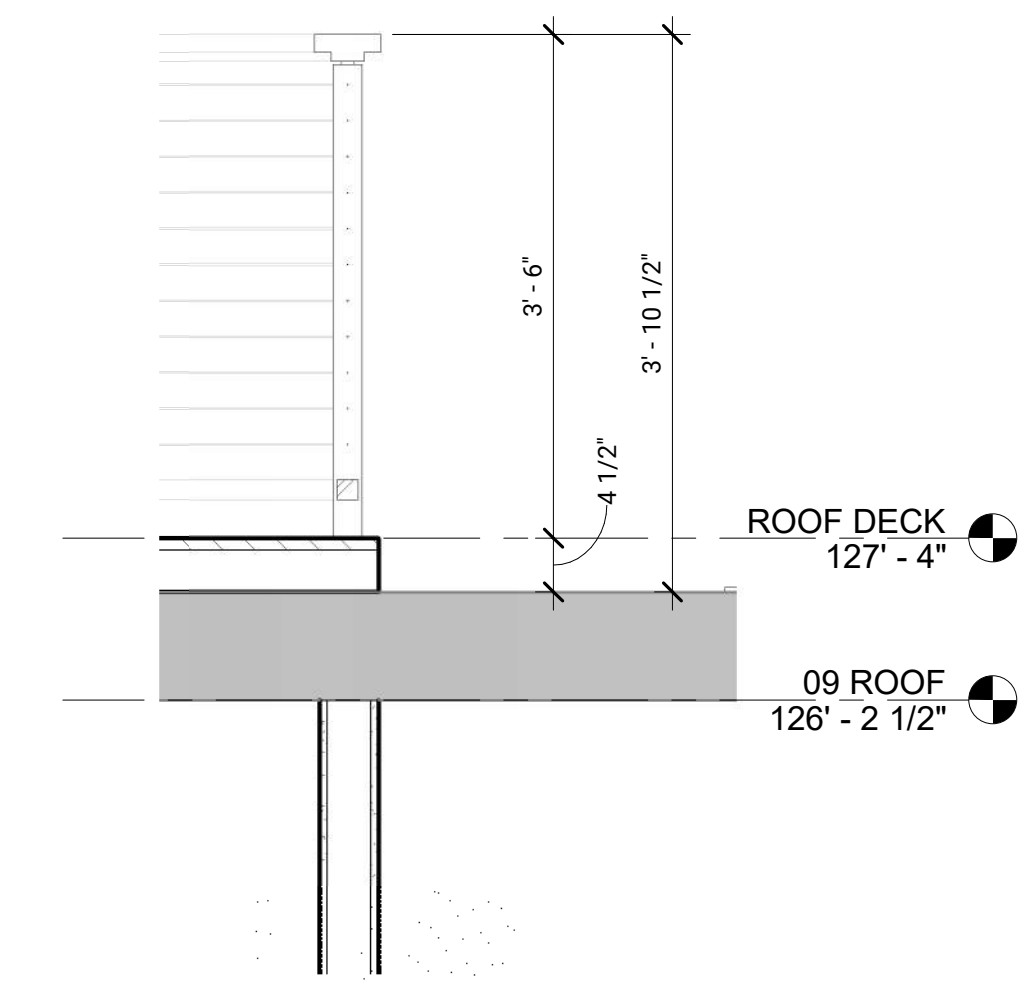
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DESIGN DEVELOPMENT

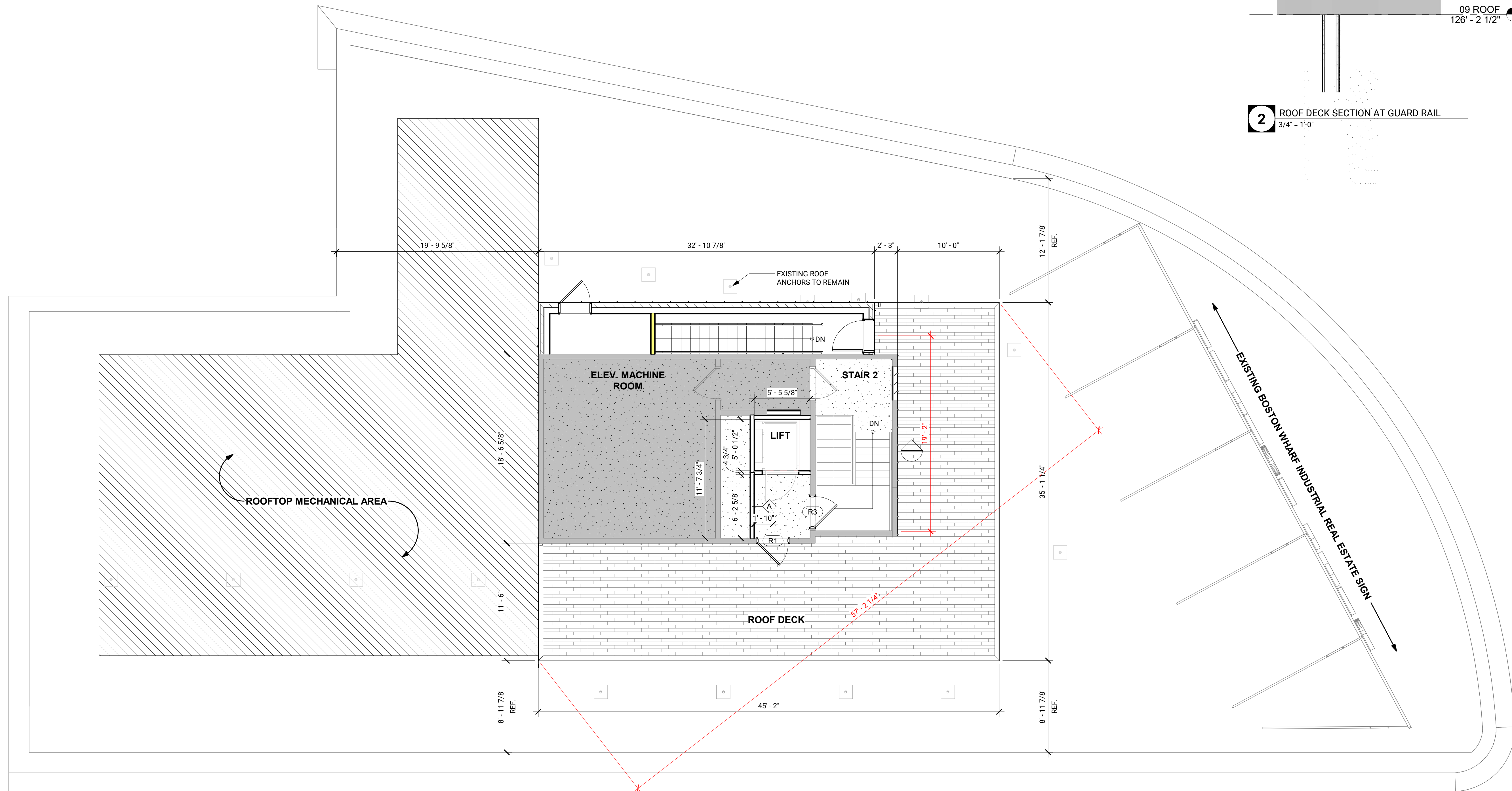
Project number	24.019
Date	11.14.2024
Drawn by	CW
Checked by	PS
Scale	As indicated

PROPOSED ROOF PLAN

A-1.9



2 ROOF DECK SECTION AT GUARD RAIL
 3/4" = 1'-0"



1 ROOF PLAN
 3/16" = 1'-0"



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STAMP:

DESIGN DEVELOPMENT

Project number	24.019
Date	12.03.2024
Drawn by	CW
Checked by	PS
Scale	1/16" = 1'-0"

UNIT AREA PLANS - BASEMENT THRU FOURTH FLOOR

A-0.6a

Number	Name	Area	Comments
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00 BASEMENT FLOOR

BIKE ROOM	761 SF	
FIRE PUMP	470 SF	
STG	247 SF	
STG	246 SF	
GYM	1,357 SF	
COMMERCIAL	2,117 SF	
ELECTRICAL	278 SF	
COMMON	1,498 SF	
MECH	334 SF	
MECH	423 SF	
	7,996 SF	

01 FIRST FLOOR

COMMERCIAL	2,840 SF	
COMMERCIAL	3,463 SF	
COMMON	1,170 SF	
COMMON	244 SF	
COMMON	260 SF	
	7,977 SF	

02 SECOND FLOOR

COMMON	1,432 SF	
201	STUDIO	535 SF
202	STUDIO	537 SF
203	STUDIO	451 SF
204	STUDIO	519 SF
205	1 BED	658 SF
206 (G2)	1 BED	668 SF
207	STUDIO	477 SF
208	1 BED	601 SF
209	1 BED	618 SF
210 (G2)	2 BED	901 SF
211	1 BED	604 SF
	8,002 SF	

03 THIRD FLOOR

COMMON	1,440 SF	
301	STUDIO	535 SF
302 (G2)	STUDIO	537 SF
303	STUDIO	451 SF
304	STUDIO	519 SF
305	1 BED	659 SF
306	1 BED	670 SF
307	STUDIO	478 SF
308	1 BED	600 SF
309	1 BED	614 SF
310	2 BED	903 SF
311	1 BED	601 SF
	8,008 SF	

04 FOURTH FLOOR

COMMON	1,453 SF	
401	STUDIO	535 SF
402	STUDIO	537 SF
403	STUDIO	451 SF
404	STUDIO	519 SF
405	1 BED	659 SF
406	1 BED	671 SF
407	STUDIO	478 SF
408	1 BED	602 SF
409	1 BED	601 SF
410	2 BED	902 SF
411	1 BED	601 SF
	8,008 SF	

Name	Count	Area
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1 BED	34	21,392 SF
2 BED ¹	7	6,324 SF
ROOF DECK	1	792 SF
STUDIO	36	18,150 SF

- (2) 2 BEDROOM UNITS TO BE GROUP 2
- (2) STUDIO UNITS TO BE GROUP 2

Number	Name	Area	Comments
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05 FIFTH FLOOR

COMMON	1,431 SF	
501	STUDIO	535 SF
502	STUDIO	537 SF
503	STUDIO	451 SF
504	STUDIO	519 SF
505	1 BED	657 SF
506	1 BED	671 SF
507	STUDIO	478 SF
508	1 BED	602 SF
509	1 BED	620 SF
510	2 BED	907 SF
511	1 BED	600 SF
	8,008 SF	

06 SIXTH FLOOR

COMMON	1,439 SF	
601	STUDIO	535 SF
602	STUDIO	537 SF
603	STUDIO	451 SF
604	STUDIO	519 SF
605	1 BED	657 SF
606	1 BED	671 SF
607	STUDIO	478 SF
608	1 BED	600 SF
609	1 BED	605 SF
610 (G2)	2 BED	913 SF
611	1 BED	601 SF
	8,006 SF	

07 SEVENTH FLOOR

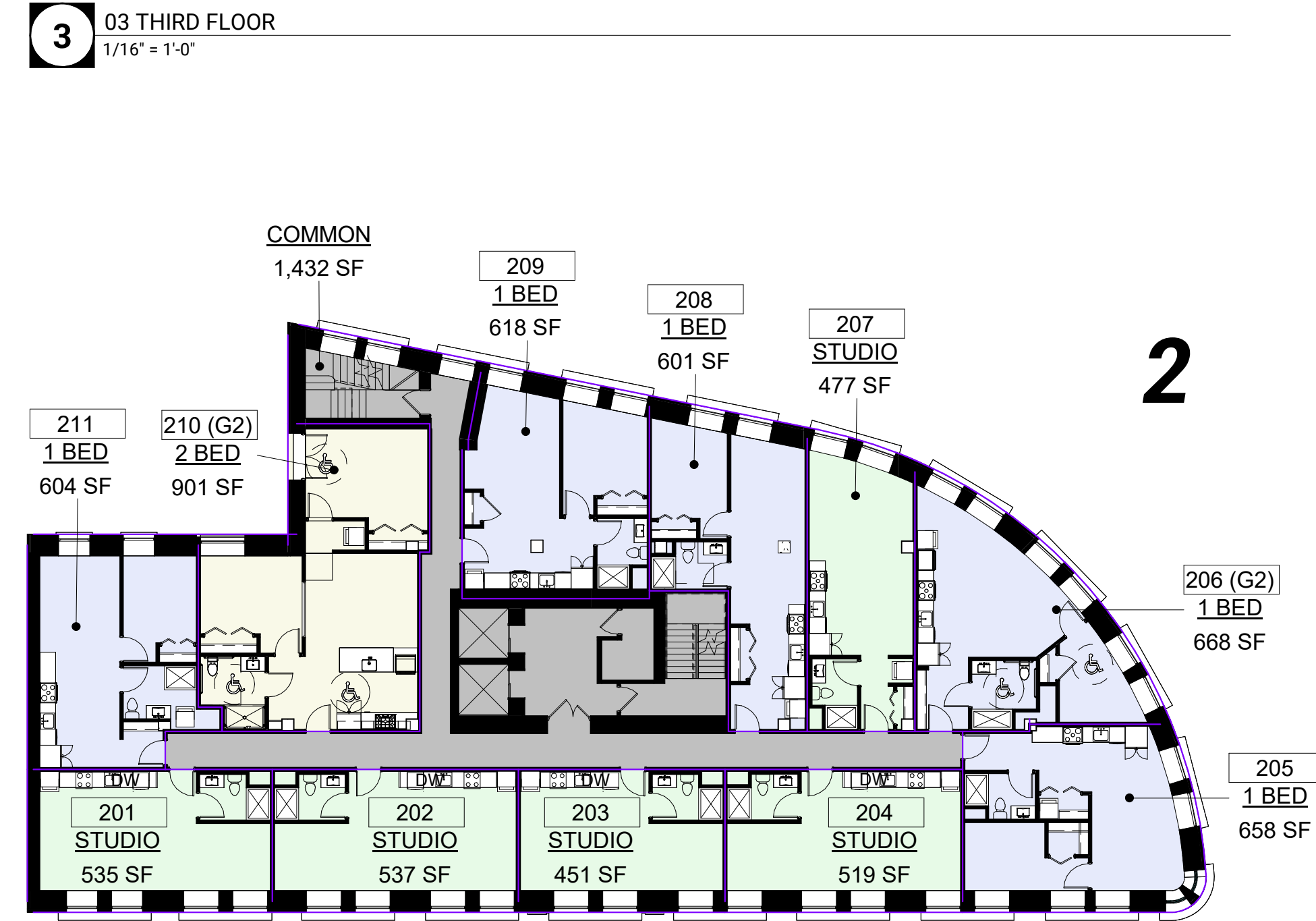
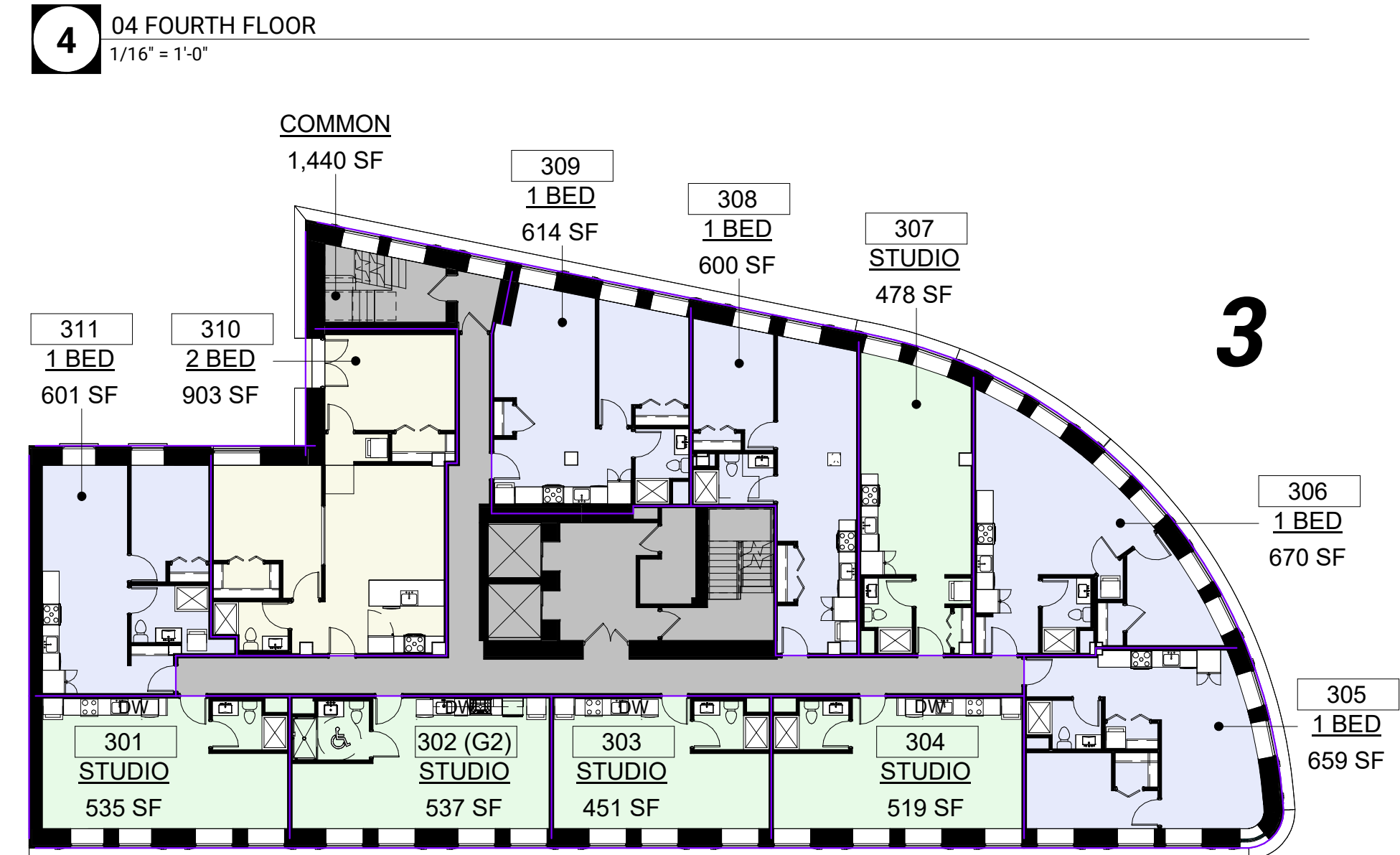
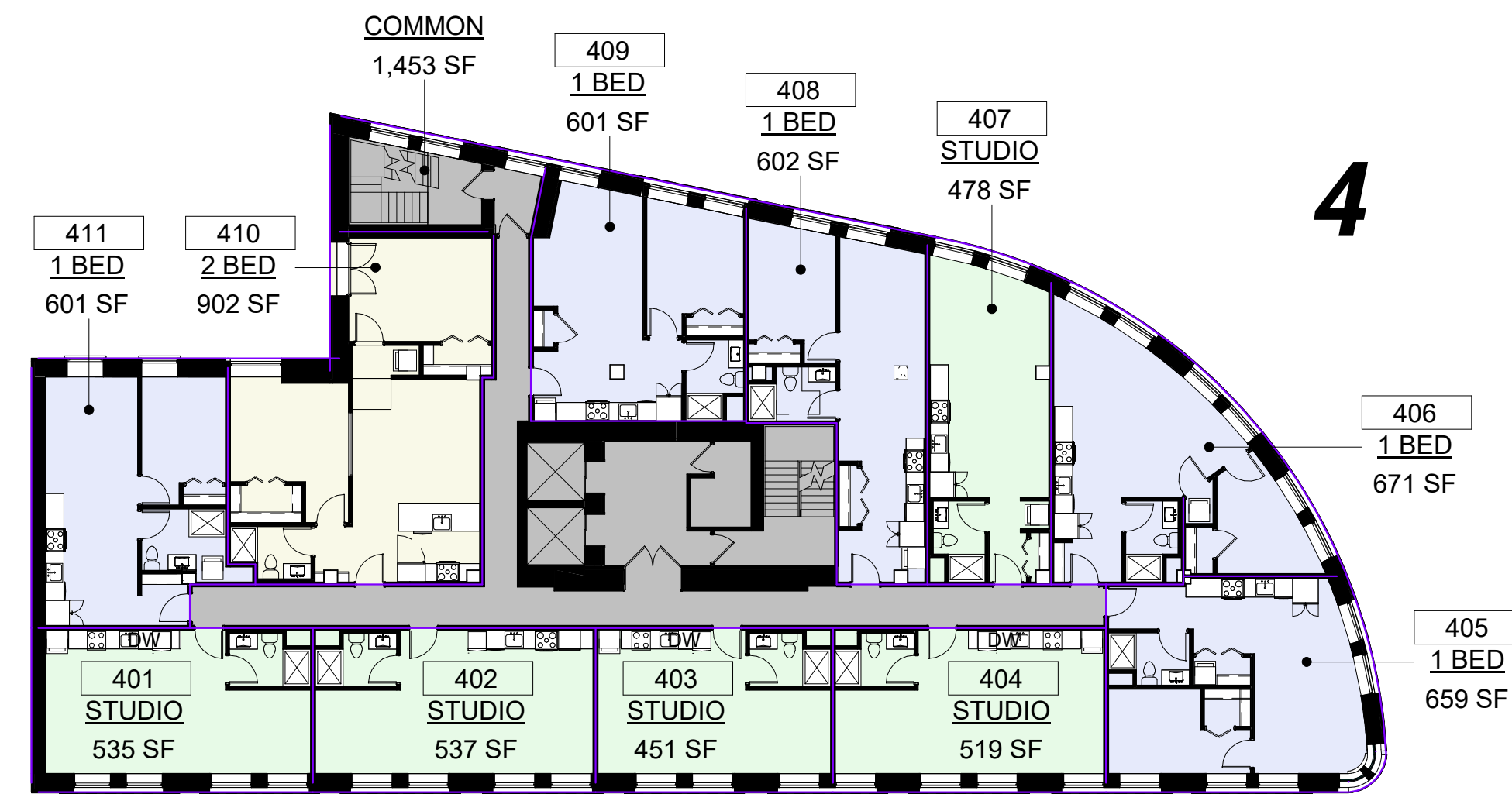
COMMON	1,434 SF	
701	STUDIO	535 SF
702	STUDIO	537 SF
703	STUDIO	451 SF
704	STUDIO	519 SF
705	1 BED	657 SF
706	1 BED	671 SF
707	STUDIO	478 SF
708	1 BED	601 SF
709	1 BED	618 SF
710	2 BED	906 SF
711	1 BED	601 SF
	8,008 SF	

08 EIGHTH FLOOR

COMMON	1,553 SF	
801	STUDIO	535 SF
802	STUDIO	537 SF
803	STUDIO	451 SF
804	STUDIO	519 SF
805	1 BED	659 SF
806	1 BED	670 SF
807	STUDIO	478 SF
808	1 BED	602 SF
809	STUDIO	508 SF
810	2 BED	893 SF
811	1 BED	602 SF
	8,008 SF	

09 ROOF

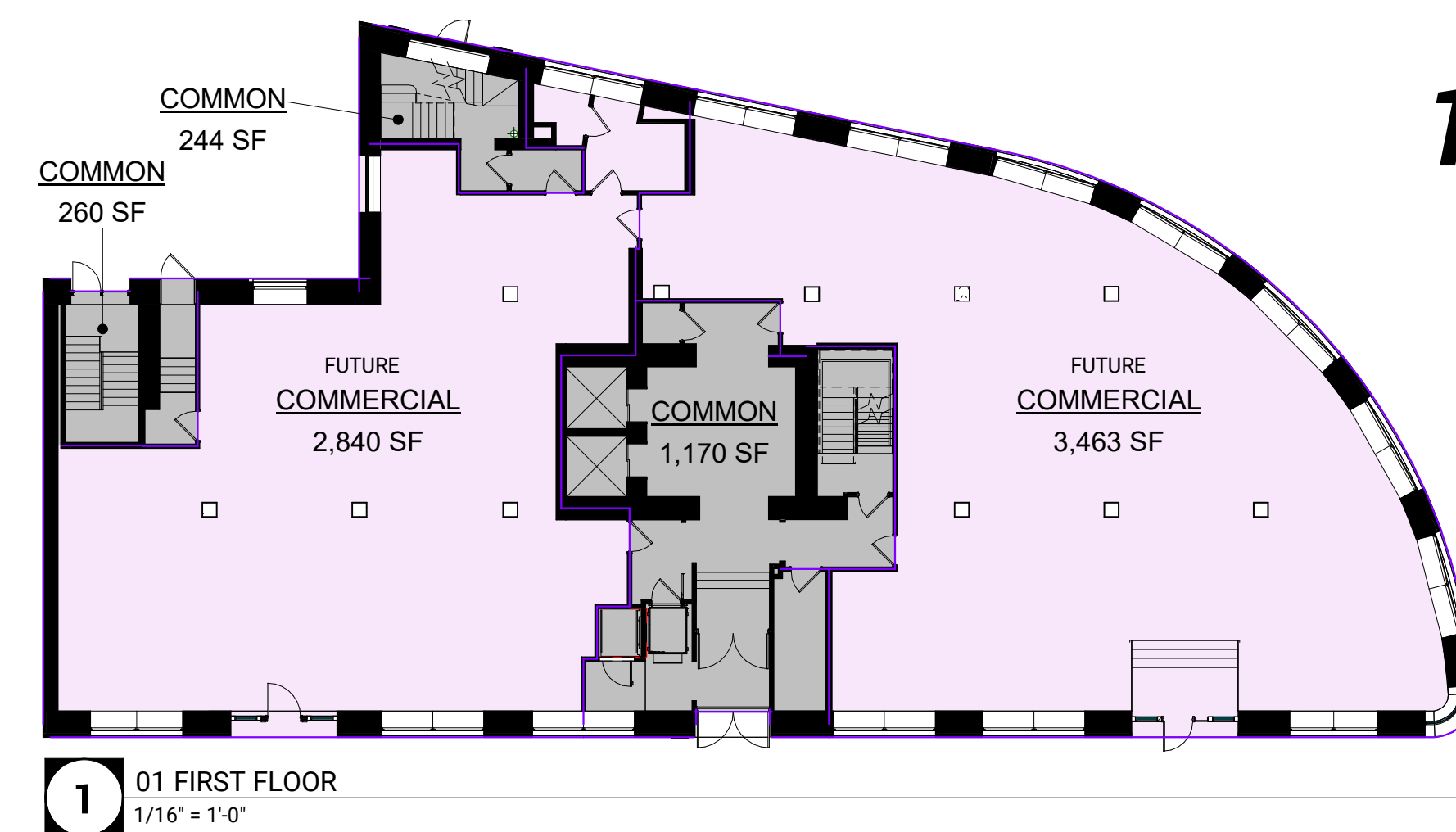
MECH	374 SF	
ROOF DECK	792 SF	
COMMON	419 SF	
	1,584 SF	
	73,606 SF	



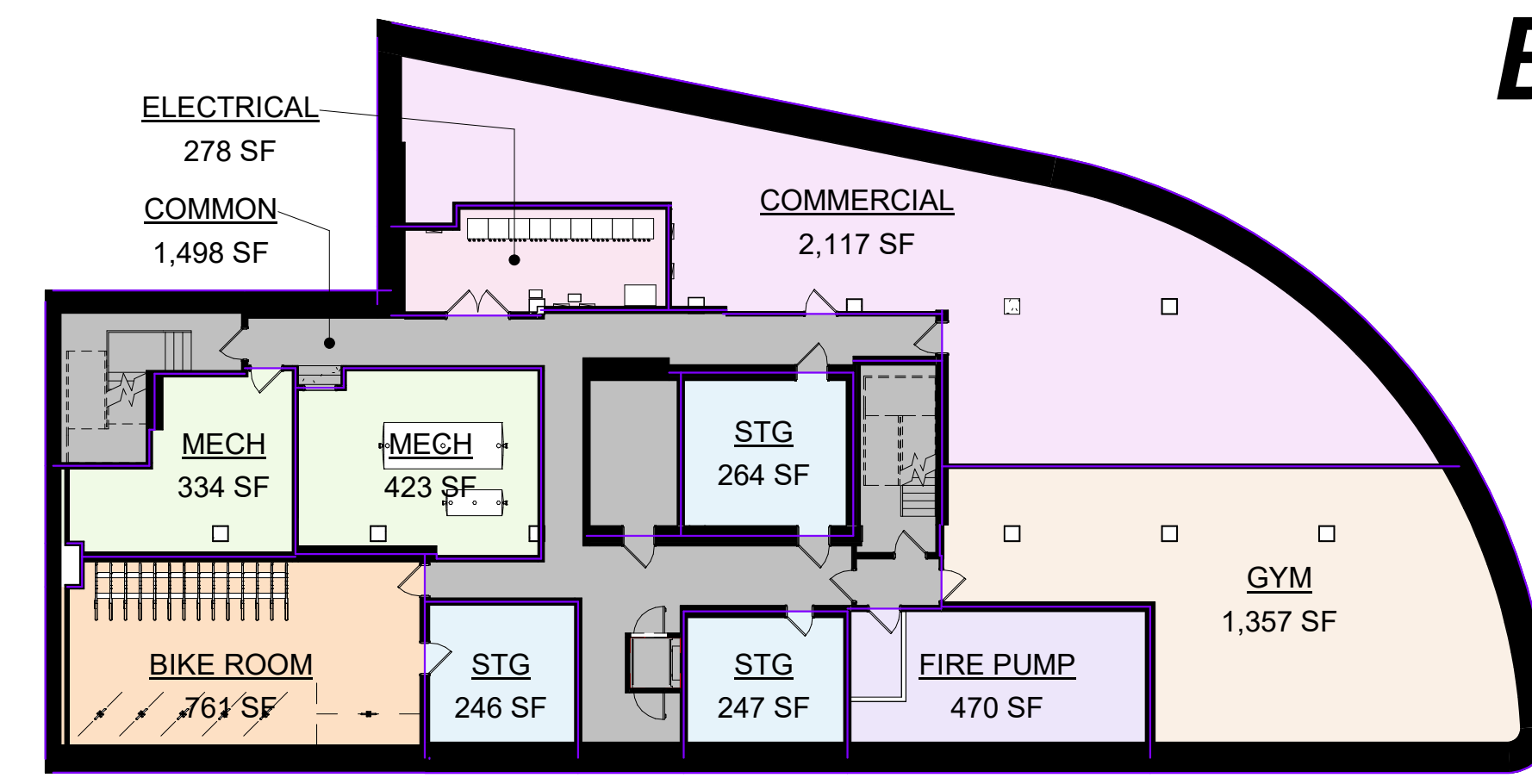
2 02 SECOND FLOOR
1/16" = 1'-0"

AREA LEGEND

- STUDIO
- 1 BED
- BIKE ROOM
- COMMERCIAL
- 2 BED
- ELECTRICAL
- FIRE PUMP
- GYM
- MECH
- ROOF DECK
- STG
- COMMON



1 01 FIRST FLOOR
1/16" = 1'-0"



B 00 BASEMENT FLOOR
1/16" = 1'-0"

