



149 NEWBURY STREET

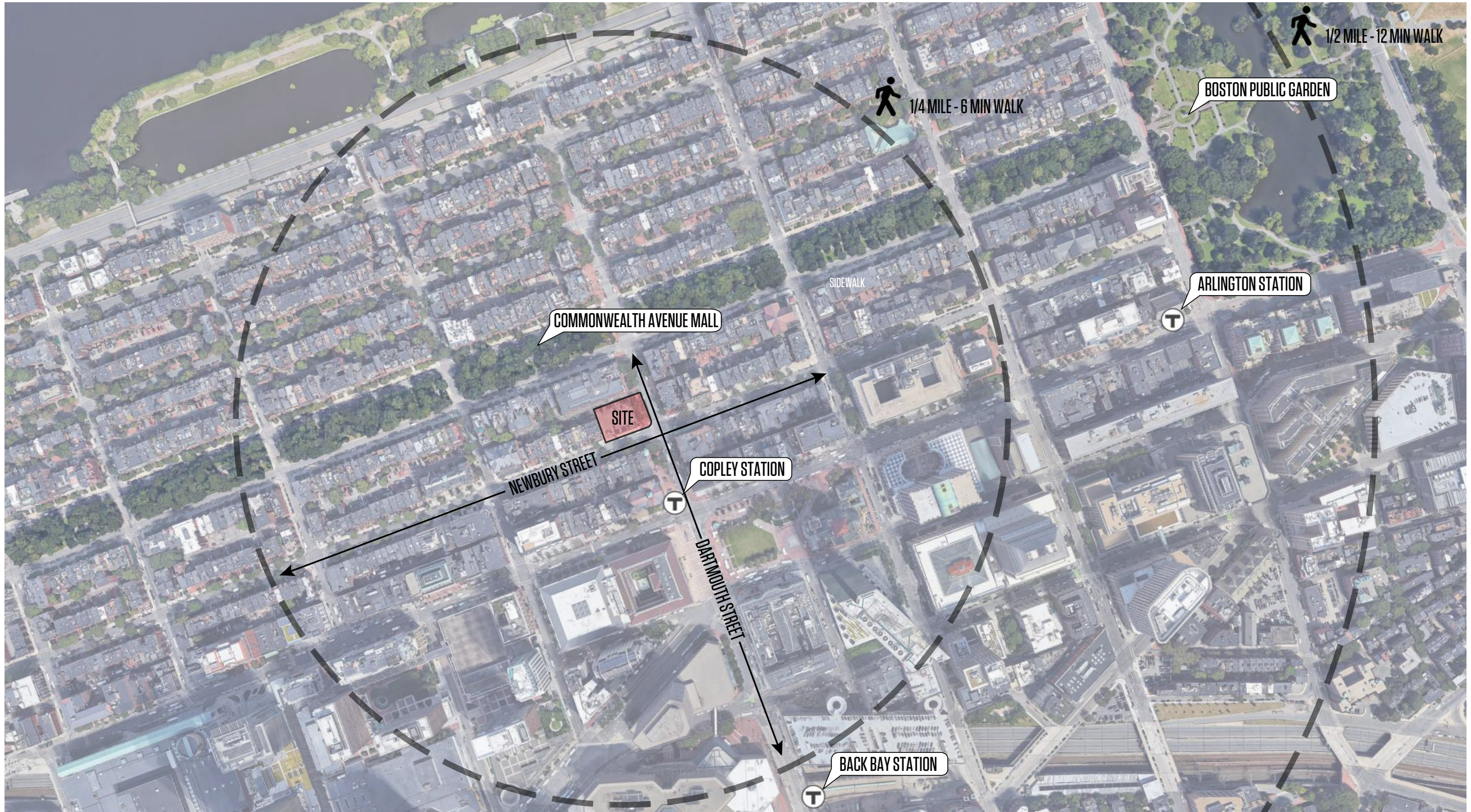
BBAC PRESENTATION - 06-09-2021

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I. SITE CONTEXT

SITE MAP



NEWBURY STREET SITE CONTEXT
SURROUNDING BUILDING FACADE PROFILES



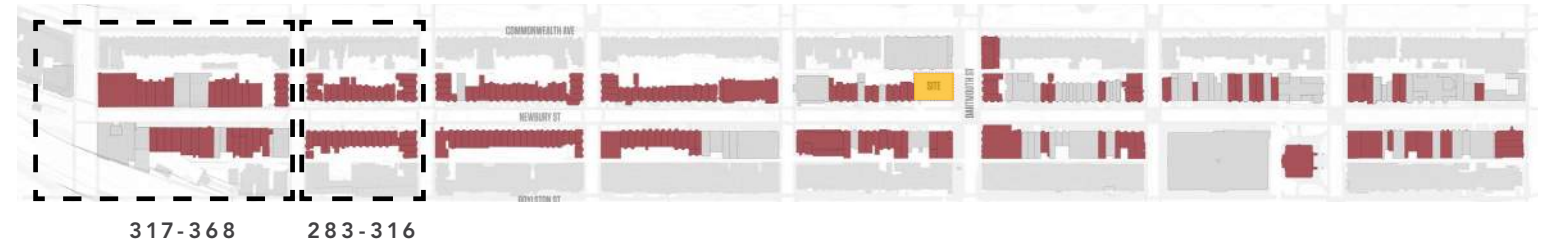
317-368, 375 NEWBURY ST

- TRANSITION TO BOLD, LARGE SCALE ARCHITECTURE
- FLAT RECTANGULAR BUILDING PROFILES
- TJ MAXX CORNER ENTRY
- ROOM & BOARD RETAIL CHAMFERED CORNER ENTRY
- MODERN DECADE SPECIFIC DESIGN: BAC/ RECORD/ 321 OFFICE/ UNIQLO



283-316 NEWBURY ST

- CONTINUOUS TRADITIONAL RED BRICK & BLACK/GREY FACADE
- ROUND & HEX UNDULATING BAYS
- SMALL/STOREFRONTS
- CIRCULAR BAY TURNS CORNER



NEWBURY STREET SITE CONTEXT

SURROUNDING BUILDING FACADE PROFILES



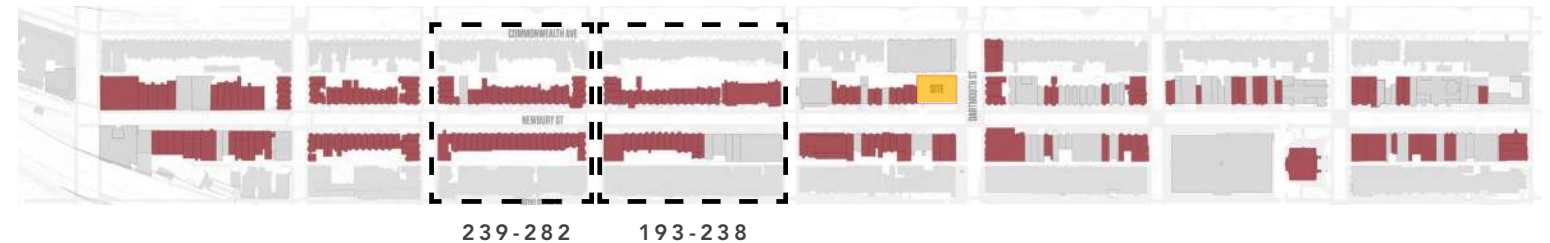
239-282 NEWBURY ST

- CONTINUOUS TRADITIONAL RED BRICK & BLACK FACADE
- ROUND UNDULATING BAYS
- SMALLER SCALE AND INTEGRATED STOREFRONTS
- LOWER RESIDENTIAL SCALE



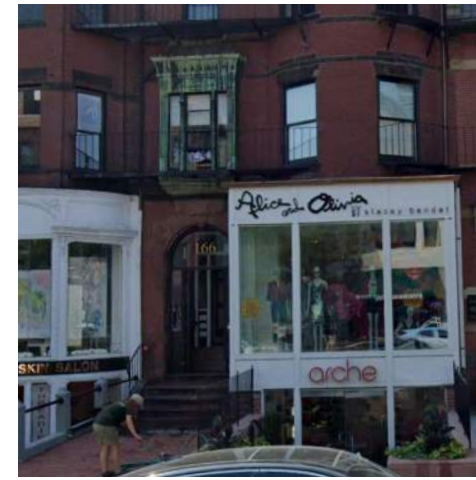
193-238 NEWBURY ST

- CORNER ENTRIES
- MODERN, LARGE SCALE SQUARE RETAIL BAYS
- METAL/ZINC WINDOW TRIMS
- GREEN PLANTERS
- UNIQUE ENTRIES
- DIMINISHING USE OF BAYS



239-282 193-238

NEWBURY STREET SITE CONTEXT
SURROUNDING BUILDING FACADE PROFILES



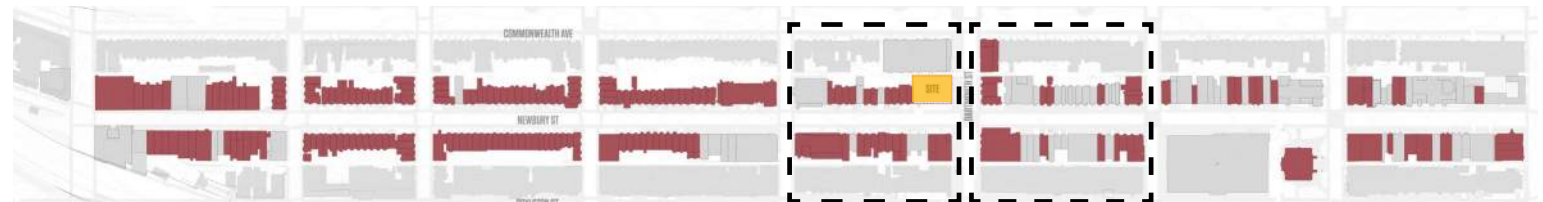
149-192 NEWBURY ST

- CONNECTION TO COPLEY STATION- PUBLIC SCULPTURE IN URBAN REALM
- GREEN PLANTING AND SEATING
- JOE'S RESTAURANT CORNER ENTRY
- COLLAGE OF RENOVATED STOREFRONTS



106-148 NEWBURY ST

- SMALL SCALE RETAIL
- JUXTAPOSITION OF BRICK, LIMESTONE, AND STONE PALETTES
- SQUARE STOREFRONT BAYS PROTRUSIONS
- RED BRICK + BLACK ACCENTS



149-192 106-148

NEWBURY STREET SITE CONTEXT
SURROUNDING BUILDING FACADE PROFILES



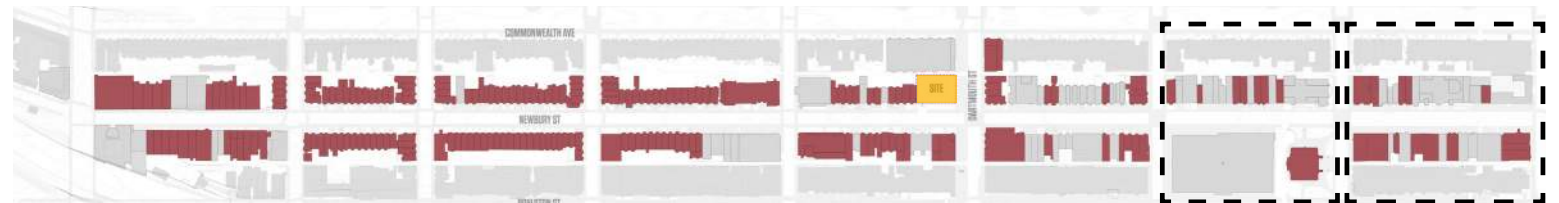
53-105 NEWBURY ST

- MIXTURE OF GRAND PUBLIC LANDMARKS/CHURCHES AND SMALLER SCALE RETAIL
- FLAT RECTANGULAR BUILDING PROFILE, FEWER BAYS
- GOLD METAL TRIM STOREFRONTS
- GREEN PLANTERS



01-52 NEWBURY ST

- MODERN, TALL & LARGE RECTANGULAR BAYS
- GREY METAL, MONOTONE & NEUTRAL PALETTES
- LARGER LUXURIOUS STOREFRONTS
- INTRODUCTION OF CANOPIES
- NO PUBLIC USE OF SET BACKS



53-105 01-52

SITE CONTEXT - PROJECT SITE

PROJECT SITE IMAGES



VIEW OF PROJECT SITE FROM NEWBURY STREET



VIEW OF PROJECT SITE FROM DARTMOUTH STREET



VIEW OF NEWBURY STREET SIDEWALK



VIEW OF DARTMOUTH STREET SIDEWALK

II. OUTCOME OF BBAC & BPDA DESIGN ITEMS

1. OFFICE ENTRY IMPROVEMENTS
2. ESTABLISH A HEIRACHY BETWEEN THE 4TH / 5TH FLOOR CORNICE
3. ADDITIONAL ANALYSIS FOR ABUTTING BUILDINGS

CURRENT DESIGN
CORNER OF NEWBURY AND DARTMOUTH



NELSON

CURRENT DESIGN
CORNER OF NEWBURY AND DARTMOUTH



BBAC & BPDA REVIEW UPDATES
OFFICE ENTRY

MODIFICATIONS / IMPROVEMENTS

- MATERIAL UPDATE FROM WOOD TO STONE VENEER. THIS ALLOWS A CONTINUITY OF DESIGN
- MATERIAL PROPOSED MATCHES STONE BASE MATERIAL



PREVIOUS DESIGN - 05-05-2021 BBAC SUBCOMMITTEE PRESENTATION



CURRENT DESIGN

BBAC & BPDA REVIEW UPDATES

OFFICE ENTRY

MODIFICATIONS / IMPROVEMENTS

- MATERIAL UPDATE FROM WOOD TO STONE VENEER. THIS ALLOWS A CONTINUITY OF DESIGN
- MATERIAL PROPOSED MATCHES STONE BASE MATERIAL



PREVIOUS DESIGN - 05-05-2021 BBAC SUBCOMMITTEE PRESENTATION



CURRENT DESIGN

BBAC & BPDA REVIEW UPDATES

4TH / 5TH FLOOR CORNICE

MODIFICATIONS / IMPROVEMENTS

- REDUCED 5TH FLOOR CORNICE
- IMPROVED HEIRARCHY FROM 4TH TO 5TH FLOOR CORNICE



PREVIOUS DESIGN - 05-05-2021 BBAC SUBCOMMITTEE PRESENTATION

CURRENT DESIGN

BBAC & BPDA REVIEW UPDATES

4TH / 5TH FLOOR CORNICE

MODIFICATIONS / IMPROVEMENTS

- REDUCED 5TH FLOOR CORNICE
- IMPROVED HEIRARCHY FROM 4TH TO 5TH FLOOR CORNICE



PREVIOUS DESIGN - 05-05-2021 BBAC SUBCOMMITTEE PRESENTATION

CURRENT DESIGN

ABUTTING BUILDINGS RELATIONSHIP TO DESIGN

NEWBURY STREET ANALYSIS

NEWBURY STREET ANALYSIS

- CONTINUATION OF BAY RHYTHM ALONG NEWBURY STREET
- MAINTAINING SIMILAR BAY WIDTHS



- MAINTAINING STRONG HORIZONTAL CONNECTIONS



ABUTTING BUILDINGS RELATIONSHIP TO DESIGN

NEWBURY STREET ANALYSIS

NEWBURY STREET ANALYSIS

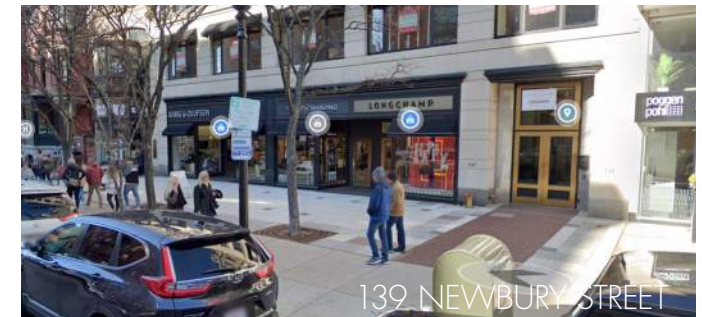
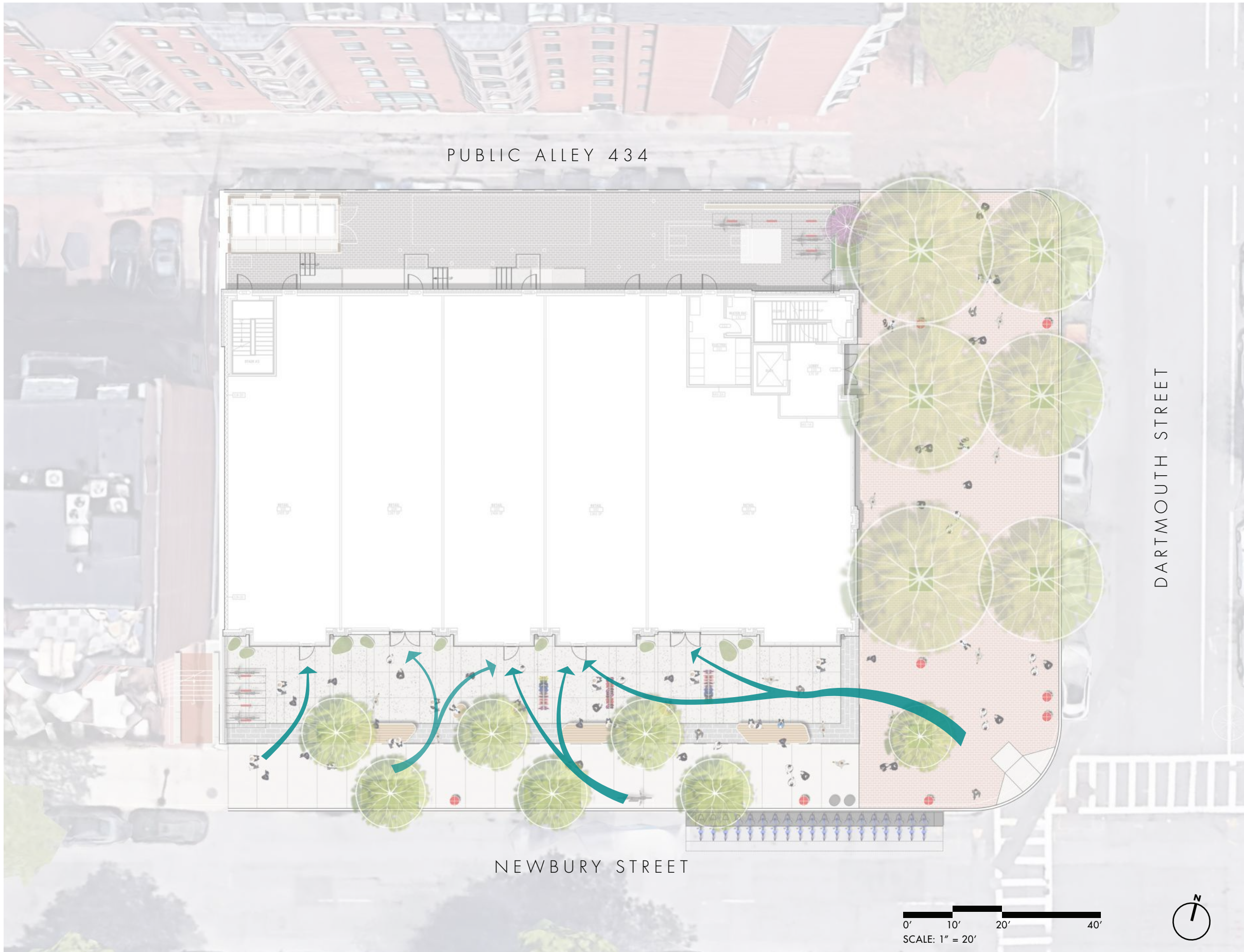
- BLENDING WINDOW PATTERNS ON NEW FACADE
- MAINTAINING SIMILAR RELATIONSHIPS



III. PUBLIC REALM IMPROVEMENTS

(STILL UNDER DISCUSSION W/ BPDA)

1. HUMAN SCALED SPACE THROUGH THE ADDITION OF TREES
2. CURATED, SMALL SCALED URBAN SPACE AS A RESPITE ALONG NEWBURY STREET
3. IDENTIFIABLE EDGE IN KEEPING WITH THE OVERALL CHARACTER OF THE NEIGHBORHOOD
4. SPACE WHICH SUPPORTS PEDESTRIAN CONNECTIVITY ALONG NEWBURY AND TO RETAIL ENTRIES
5. LAYERING OF SOFT-SCAPE MATERIALS AND TEXTURES
6. GREEN / RESILIENT INFRASTRUCTURE FOR TREES
7. SUBSTANTIAL EXTERIOR BIKE STORAGE OPPORTUNITIES
8. CUSTOM SEATING ELEMENTS



149 NEWBURY RETAIL PEDESTRIAN CIRCULATION

2021-05-24

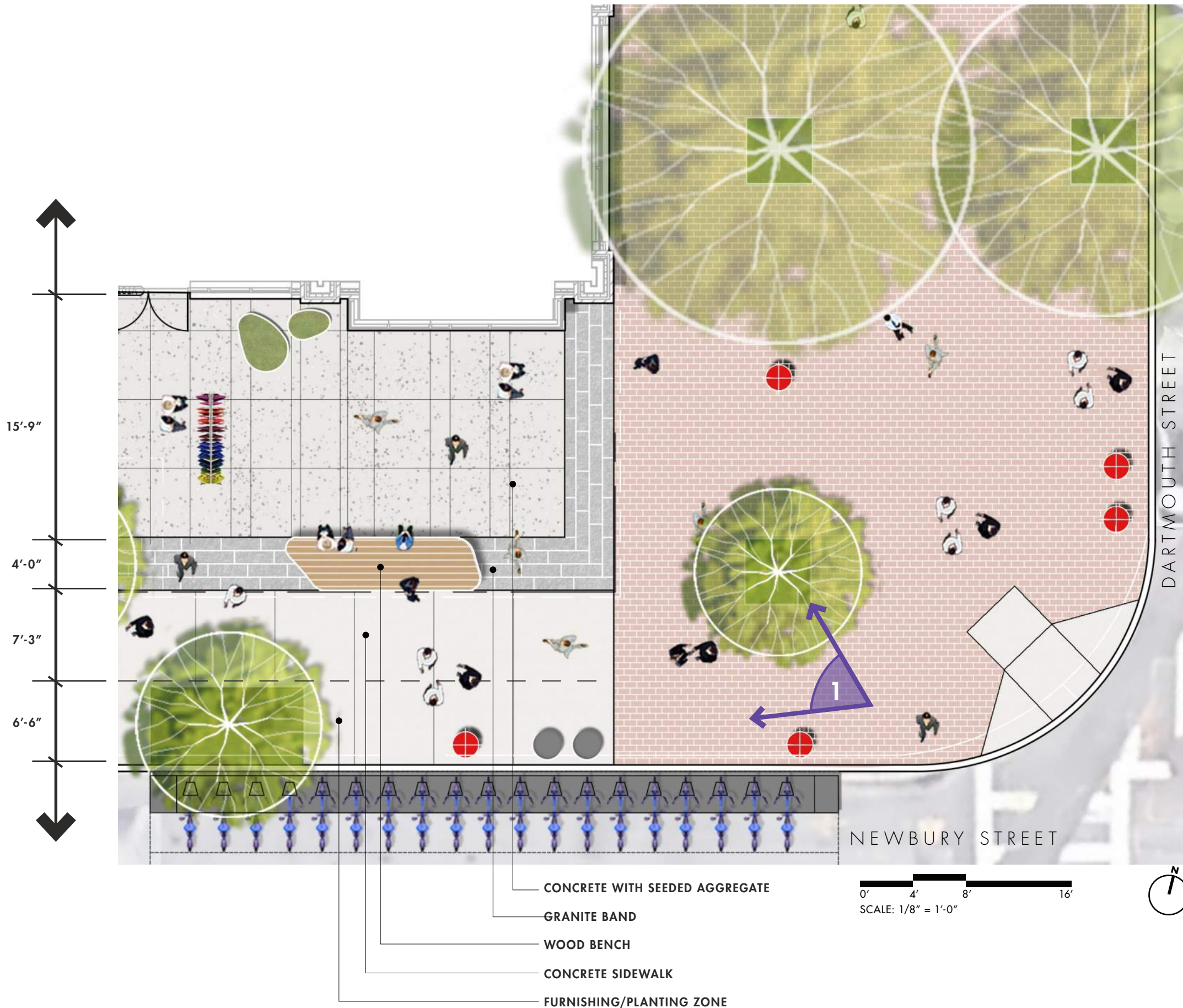




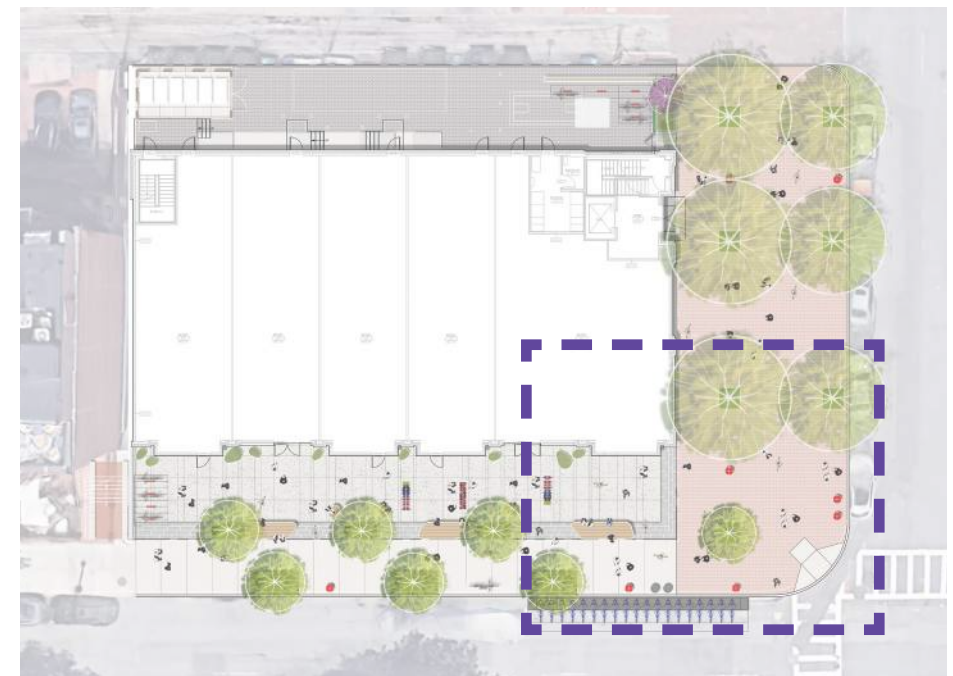
149 NEWBURY ILLUSTRATIVE PLAN

2021-05-24





PERSPECTIVE VIEW



KEY MAP

149 NEWBURY STREET CORNER ENLARGEMENT

2021-05-24

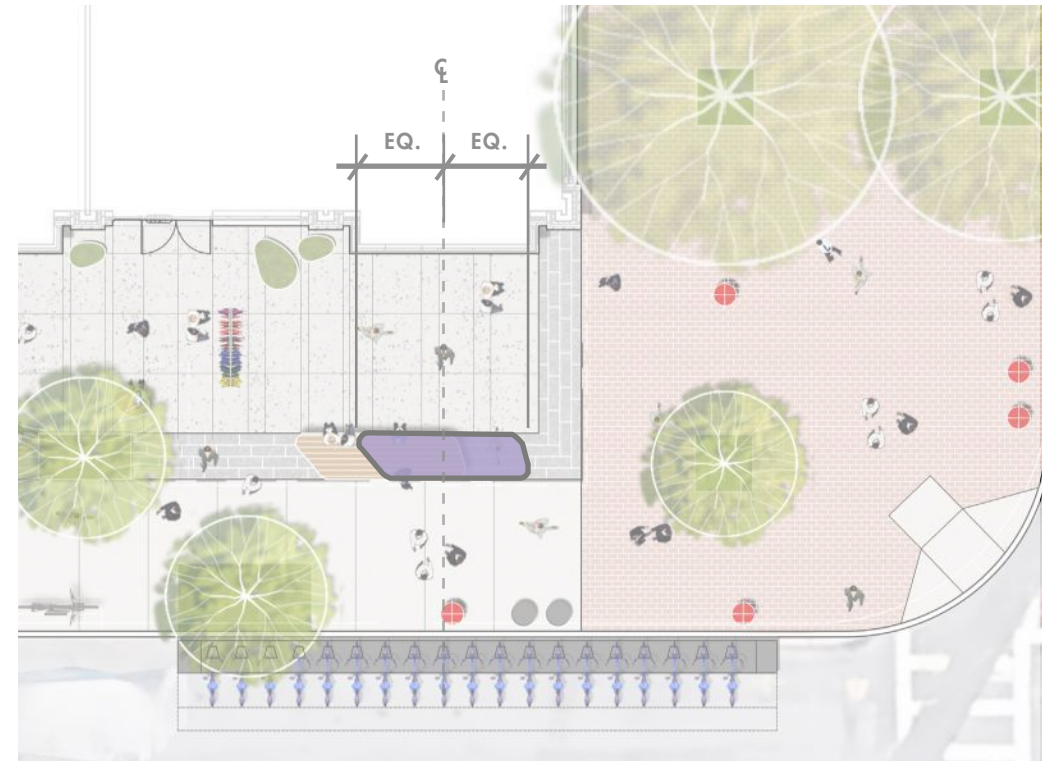
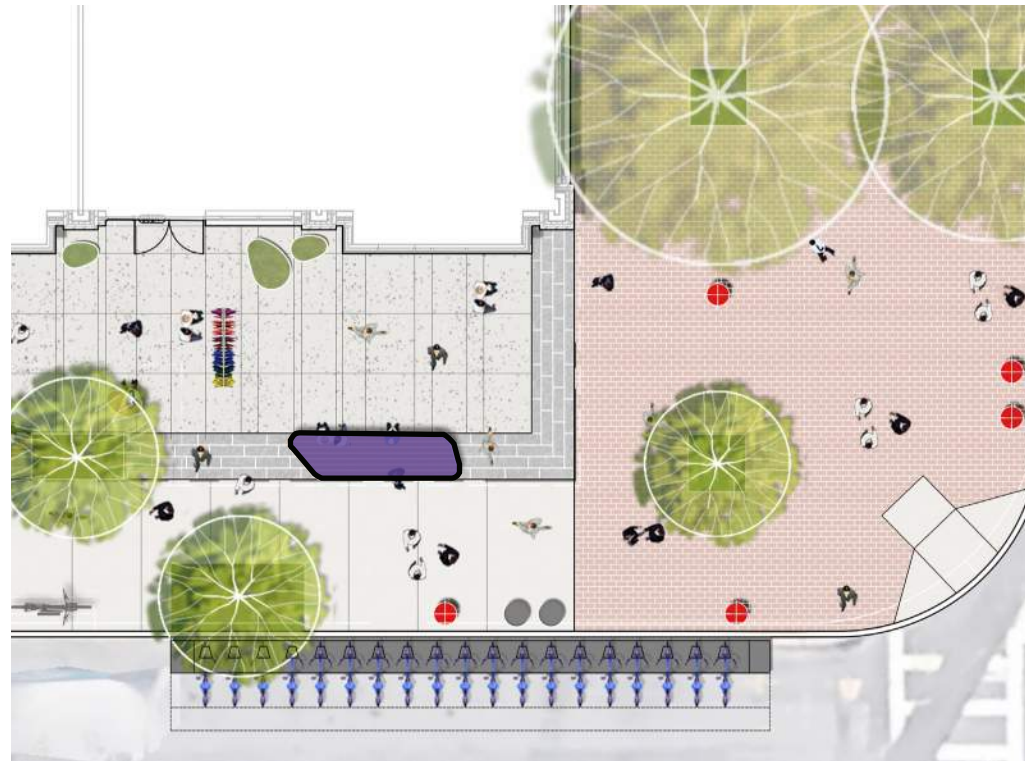
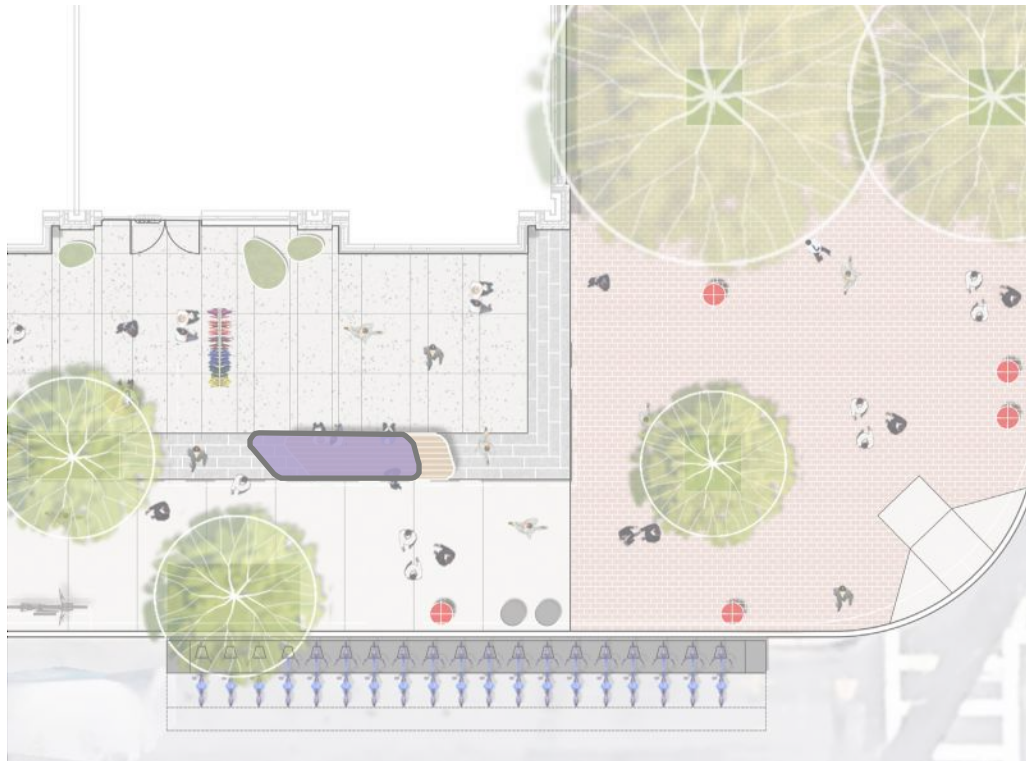




149 NEWBURY PERSPECTIVE VIEW

2021-05-24





PREVIOUS BENCH LOCATION

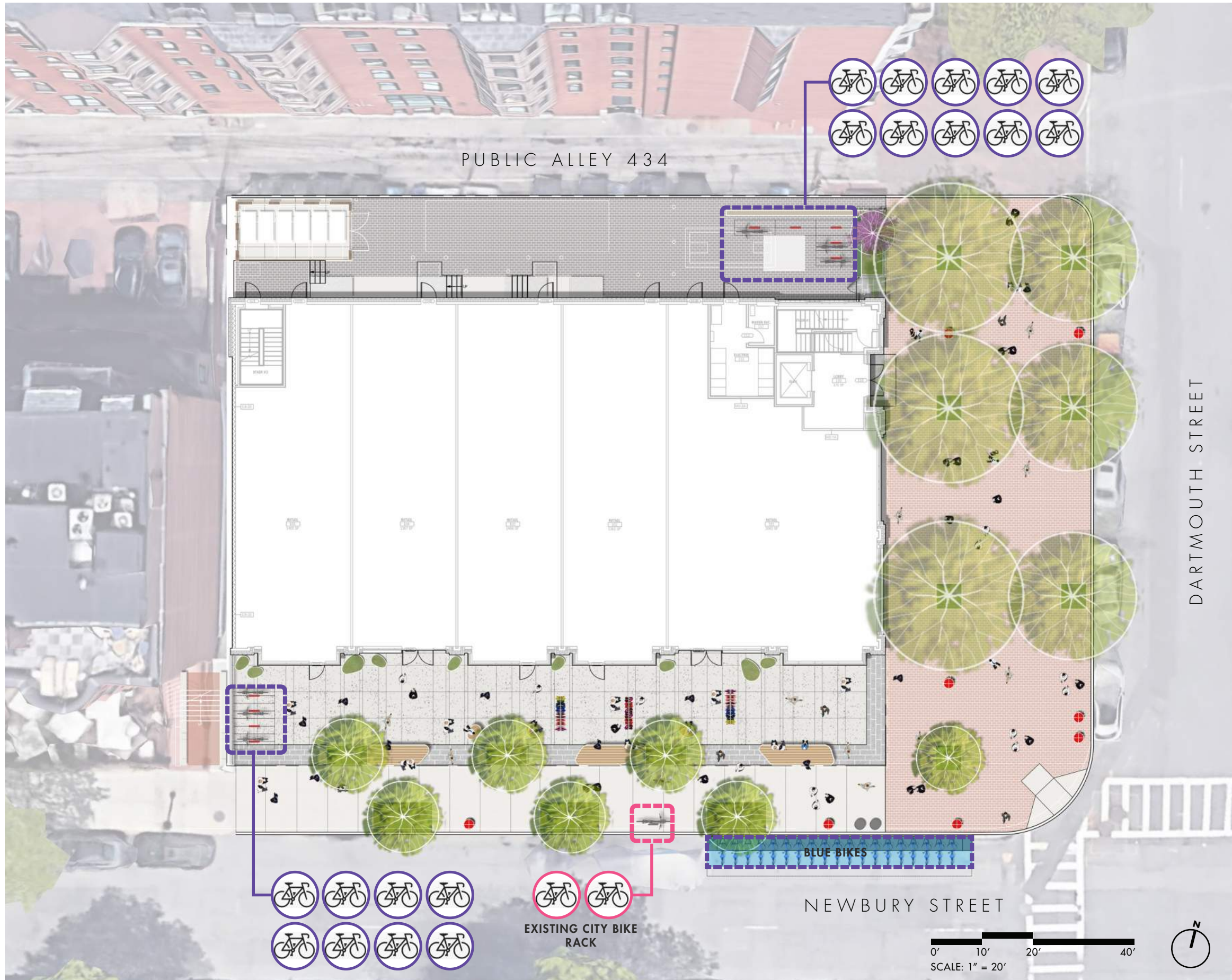
SELECTED/ PREFERRED BENCH LOCATION

ALTERNATE BENCH LOCATION, NOT PREFERRED


149 NEWBURY BENCH LOCATION VARIATIONS


2021-05-24





SHORT TERM BIKE STORAGE

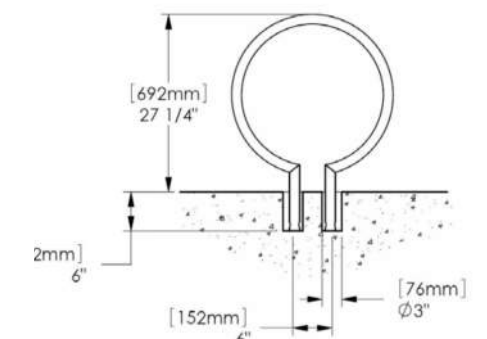
 EXISTING CITY BIKE RACK
(2) SPACES ON NEWBURY ST

 PROPOSED ON-SITE BIKE RACK
(18) PROPOSED SPACES

 POTENTIAL BLUE BIKE STATION



MEETS BOSTON BIKE PARKING GUIDELINES TABLE 3 AND FIGURE 4.

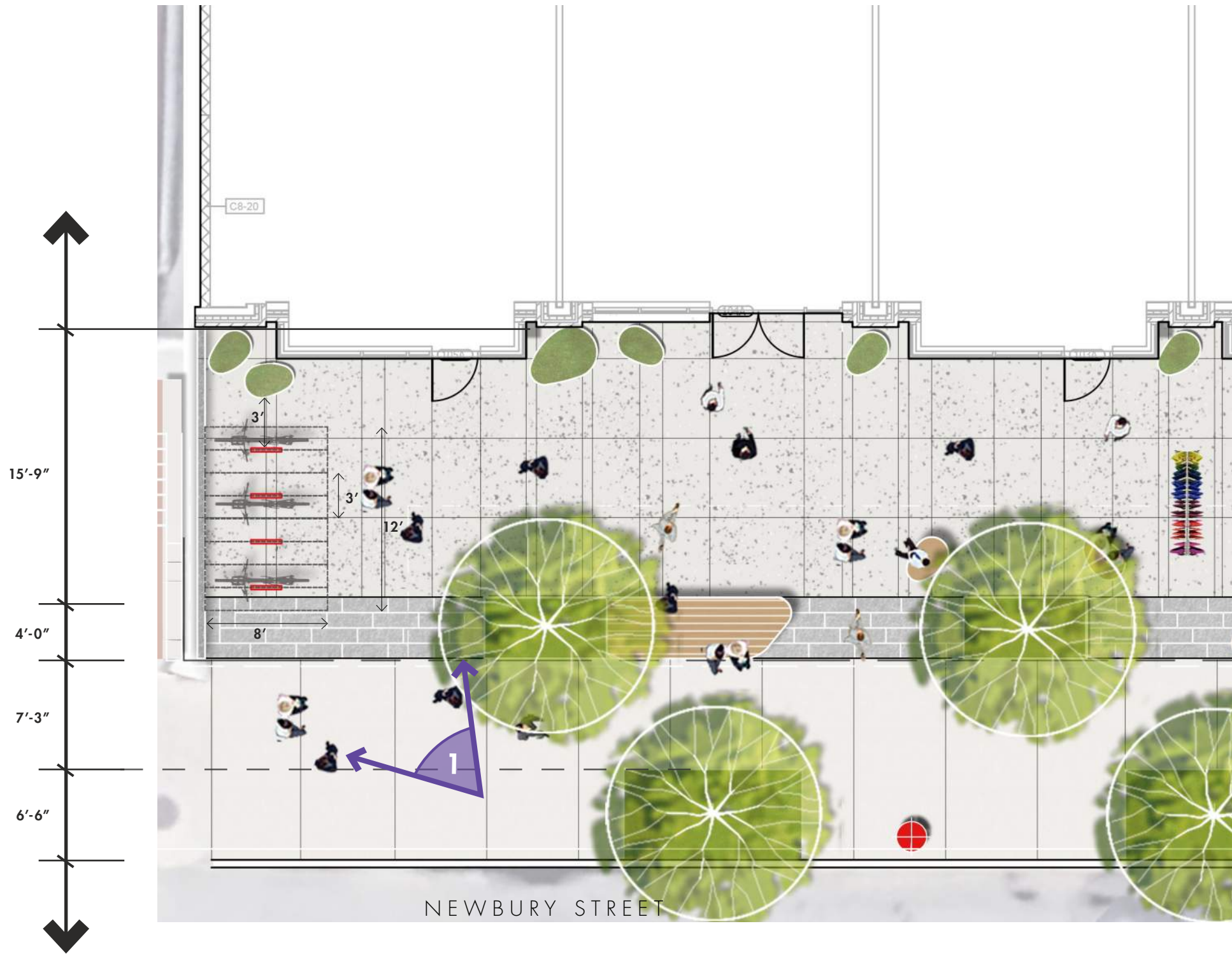


BIKE RACK TO BE IMBEDDED IN PLAZA HARDSCAPE

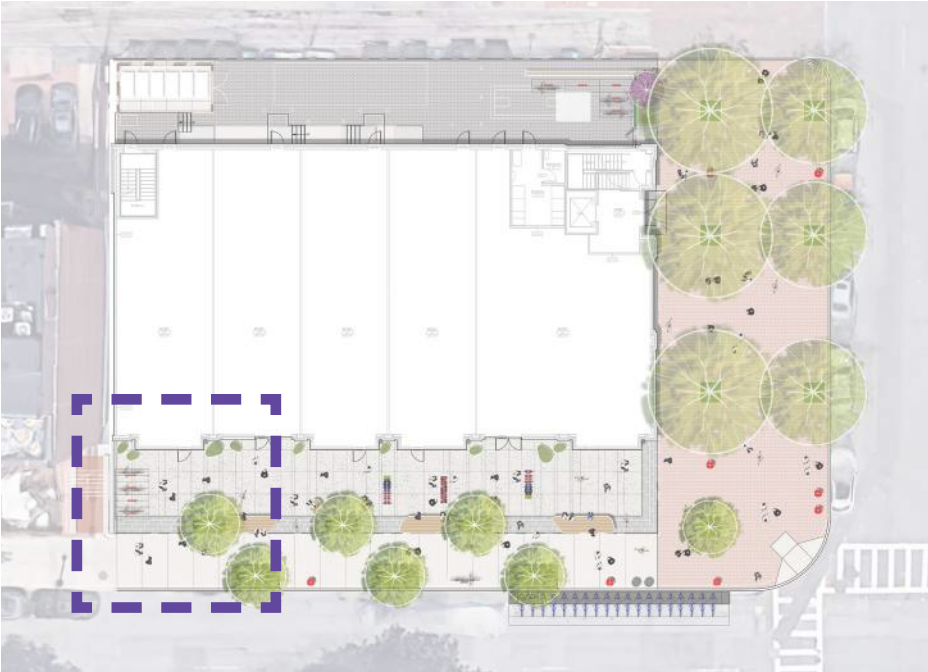
149 NEWBURY BIKE STORAGE PLAN

2021-05-24





PERSPECTIVE VIEW



KEY MAP

149 NEWBURY FRONT BICYCLE AREA ENLARGEMENT

2021-05-24

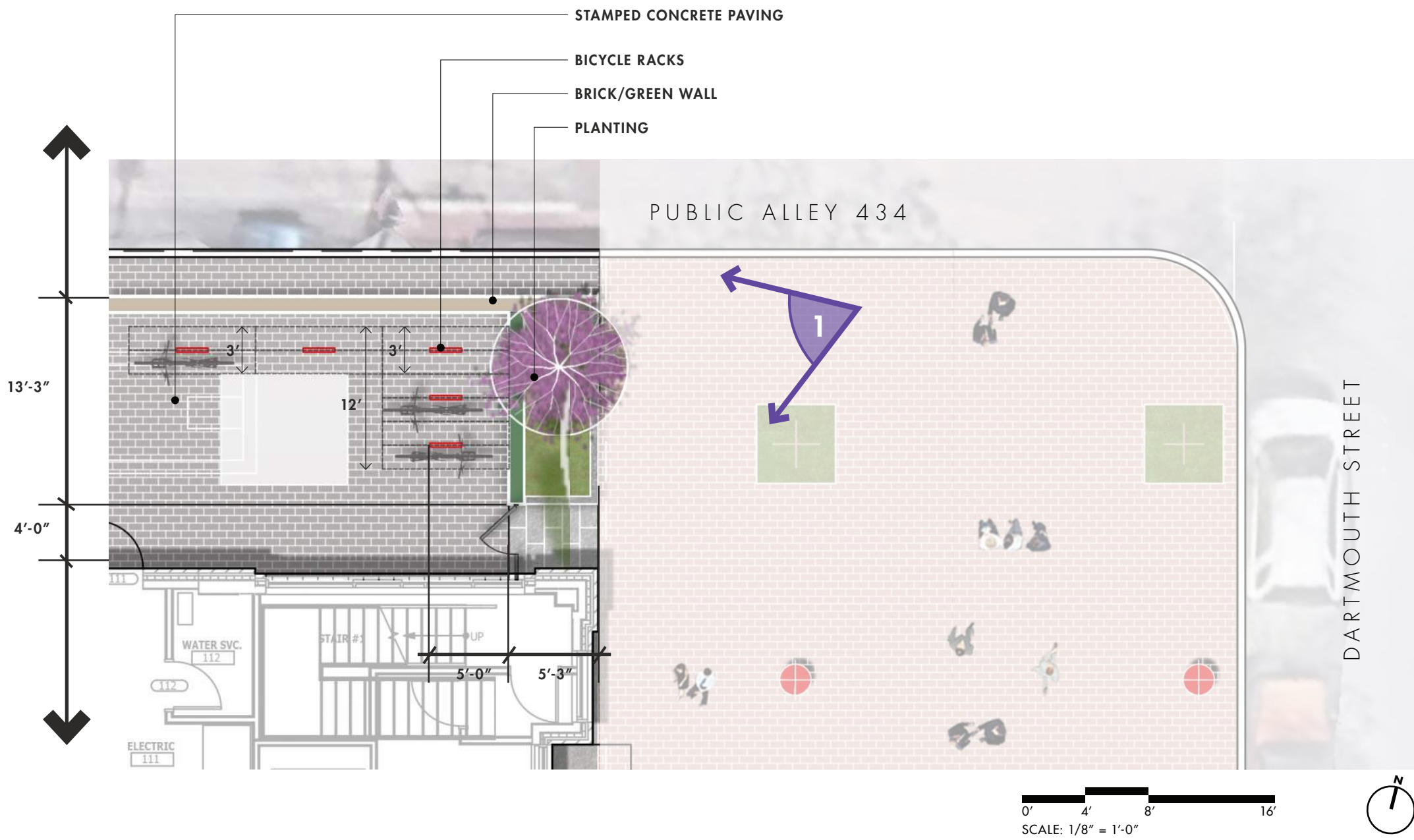




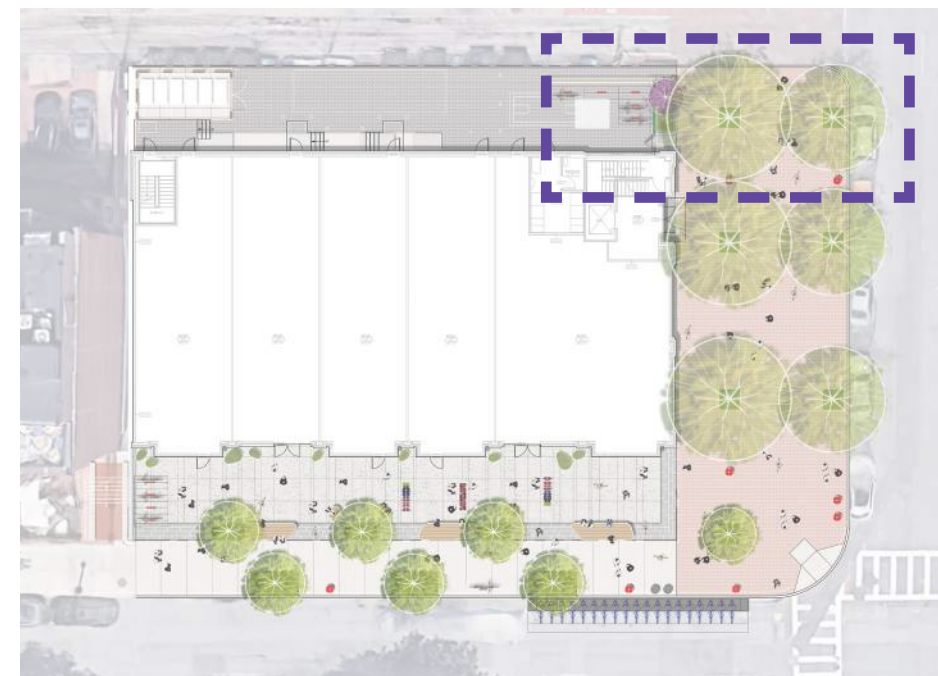
149 NEWBURY PERSPECTIVE VIEW

2021-05-24





PERSPECTIVE VIEW



KEY MAP

149 NEWBURY REAR BICYCLE AREA ENLARGEMENT

2021-05-24





149 NEWBURY PERSPECTIVE VIEW

2021-05-24





149 NEWBURY *ILLUSTRATIVE PLAN*

2021-05-24



IV. EXTERIOR VIEWS FOR REFERENCE

EXTERIOR VIEW

OFFICE ENTRY & LANDSCAPE NOT UPDATED IN VIEW



EXTERIOR VIEW

OFFICE ENTRY & LANDSCAPE NOT UPDATED IN VIEW



280 DARTMOUTH

EXTERIOR VIEW

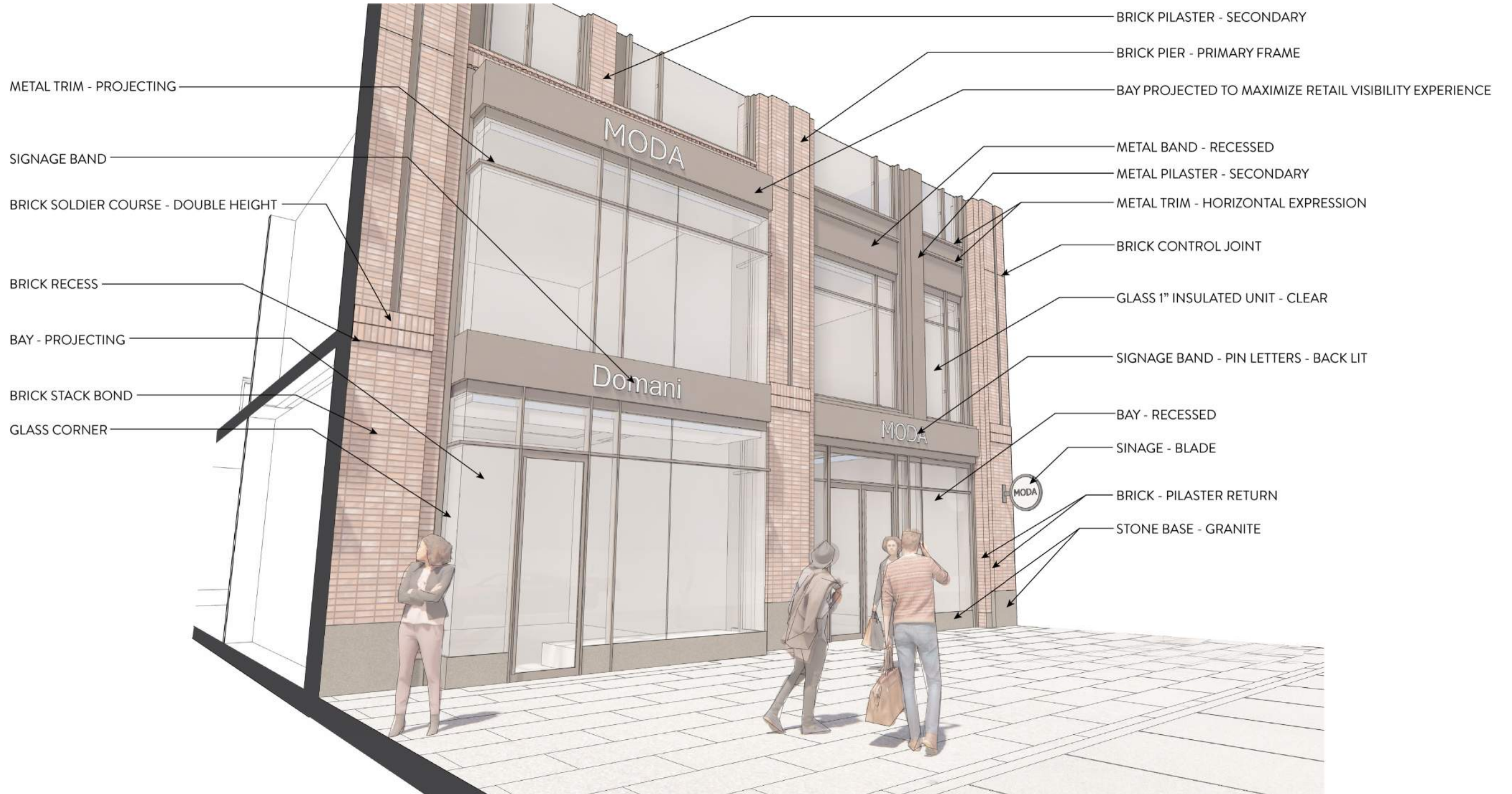
OFFICE ENTRY & LANDSCAPE NOT UPDATED IN VIEW



EXTERIOR VIEW
LANDSCAPE NOT UPDATED IN VIEW



BAY DESIGN



EXTERIOR VIEW

OFFICE ENTRY & LANDSCAPE NOT UPDATED IN VIEW



EXTERIOR VIEW

OFFICE ENTRY & LANDSCAPE NOT UPDATED IN VIEW



EXTERIOR VIEW

OFFICE ENTRY & LANDSCAPE NOT UPDATED IN VIEW



EXTERIOR VIEW

OFFICE ENTRY & LANDSCAPE NOT UPDATED IN VIEW



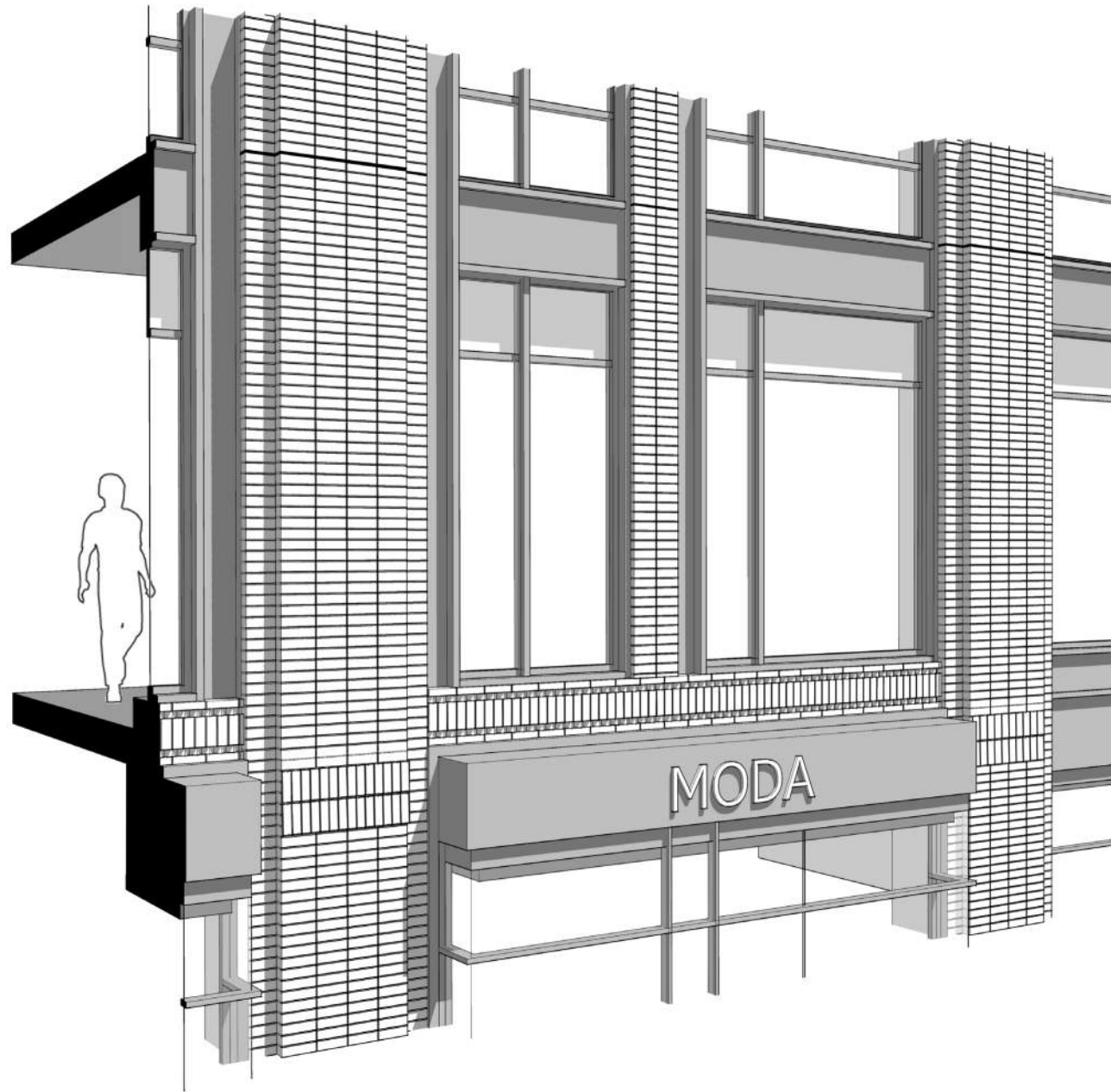
EXTERIOR VIEW
PUBLIC ALLEY FACADE



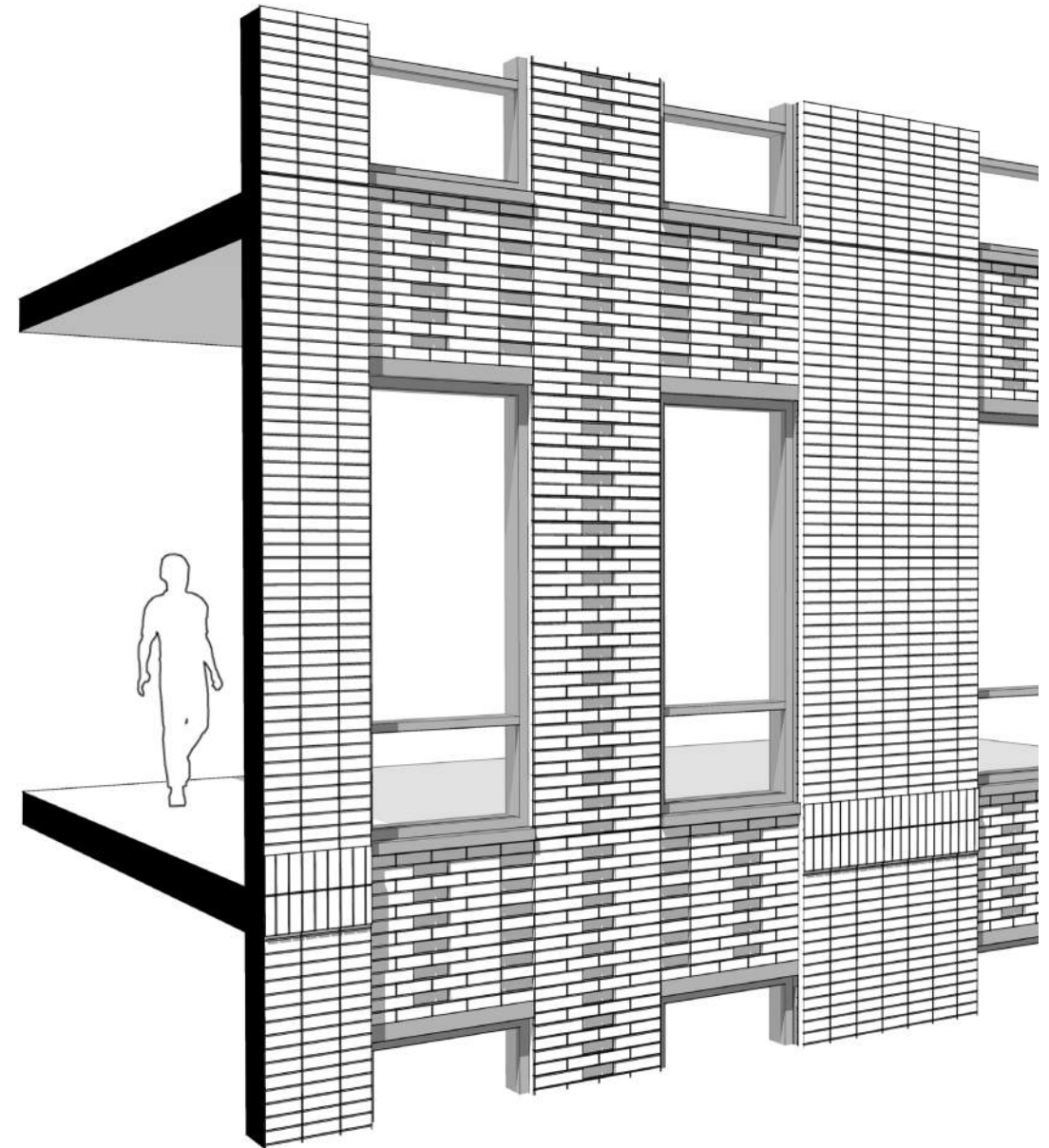
NELSON

BRICK DETAILS

AXONOMETRIC PERSPECTIVE DIAGRAM



NEWBURY/DARTMOUTH FACADE



PUBLIC ALLEY FACADE

NEIGHBORHOOD PERSPECTIVES



VIEW LOOKING WEST ON NEWBURY STREET



VIEW LOOKING EAST ON NEWBURY STREET

NEIGHBORHOOD PERSPECTIVES



NEIGHBORHOOD PERSPECTIVES



V. ELEVATIONS, PLANS, VIEWS & SHADOW STUDIES

1. BUILDING ELEVATIONS

2. BUILDING FLOOR PLANS

3. ADDITIONAL VIEWS

4. SHADOW STUDIES

BUILDING ELEVATIONS
NEWBURY STREET ELEVATION



UPDATED ELEVATIONS
DARTMOUTH STREET ELEVATION

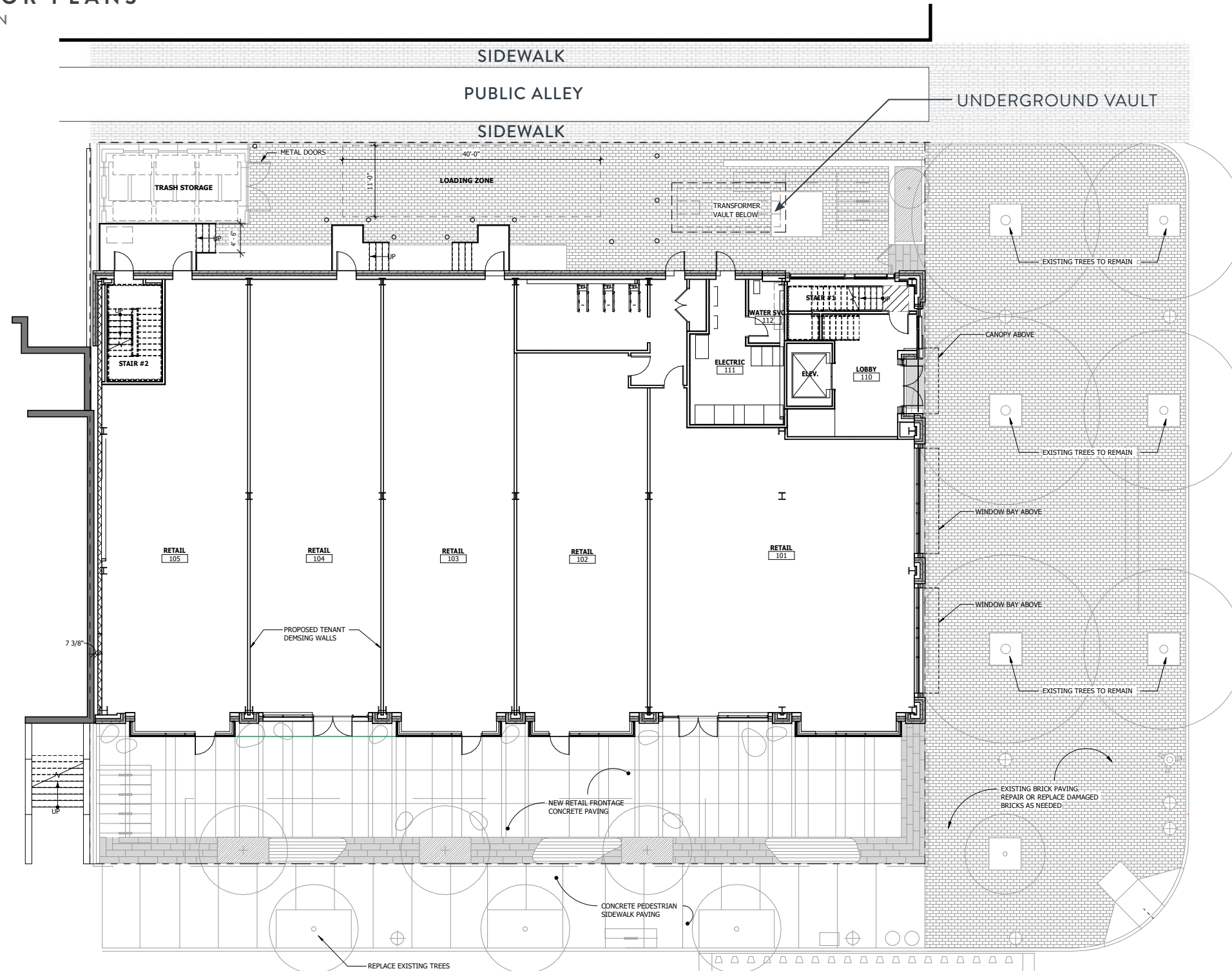


UPDATED ELEVATIONS
PUBLIC ALLEY ELEVATION



UPDATED FLOOR PLANS

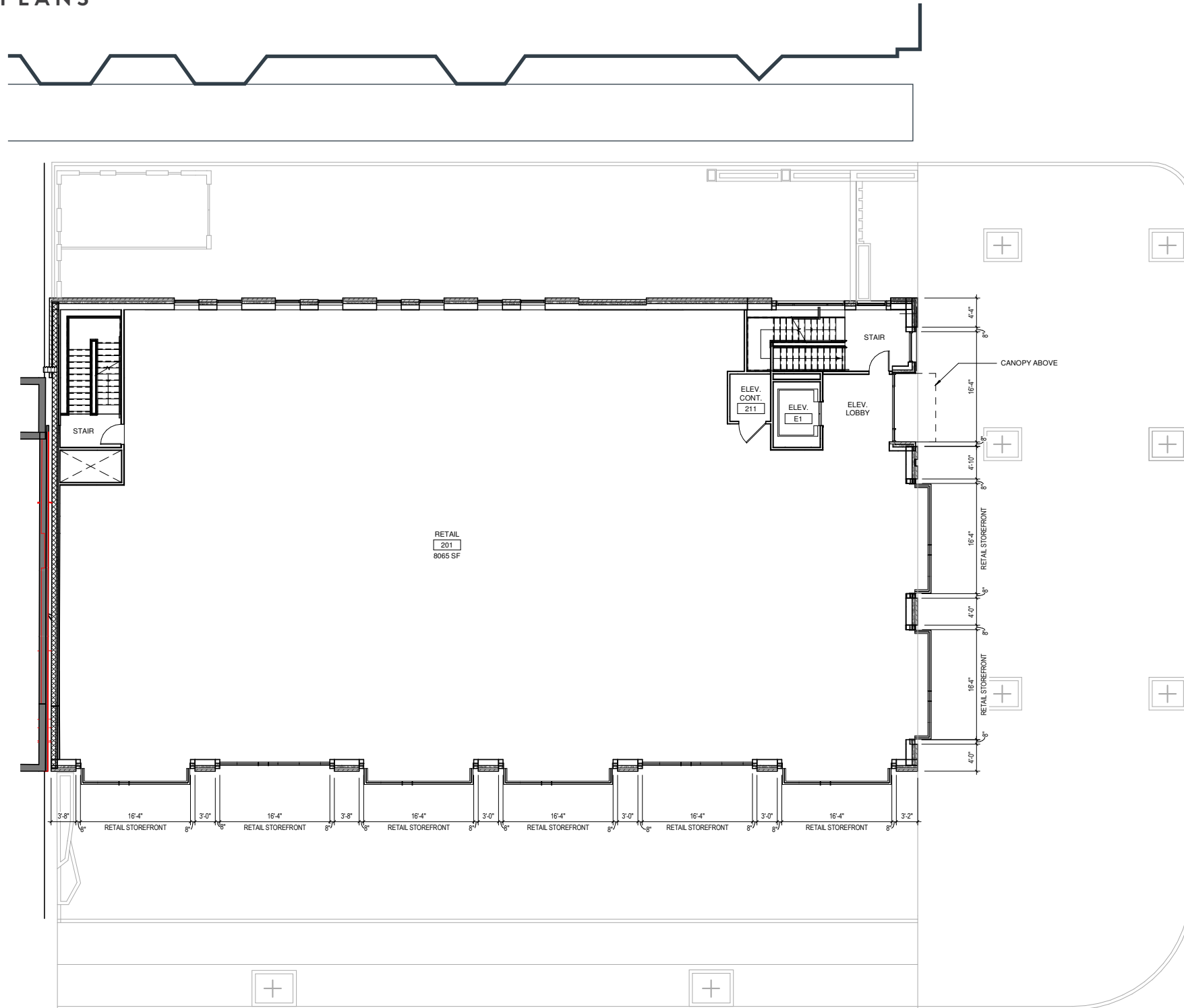
GROUND FLOOR PLAN



149 NEWBURY - AREA CALCULATIONS

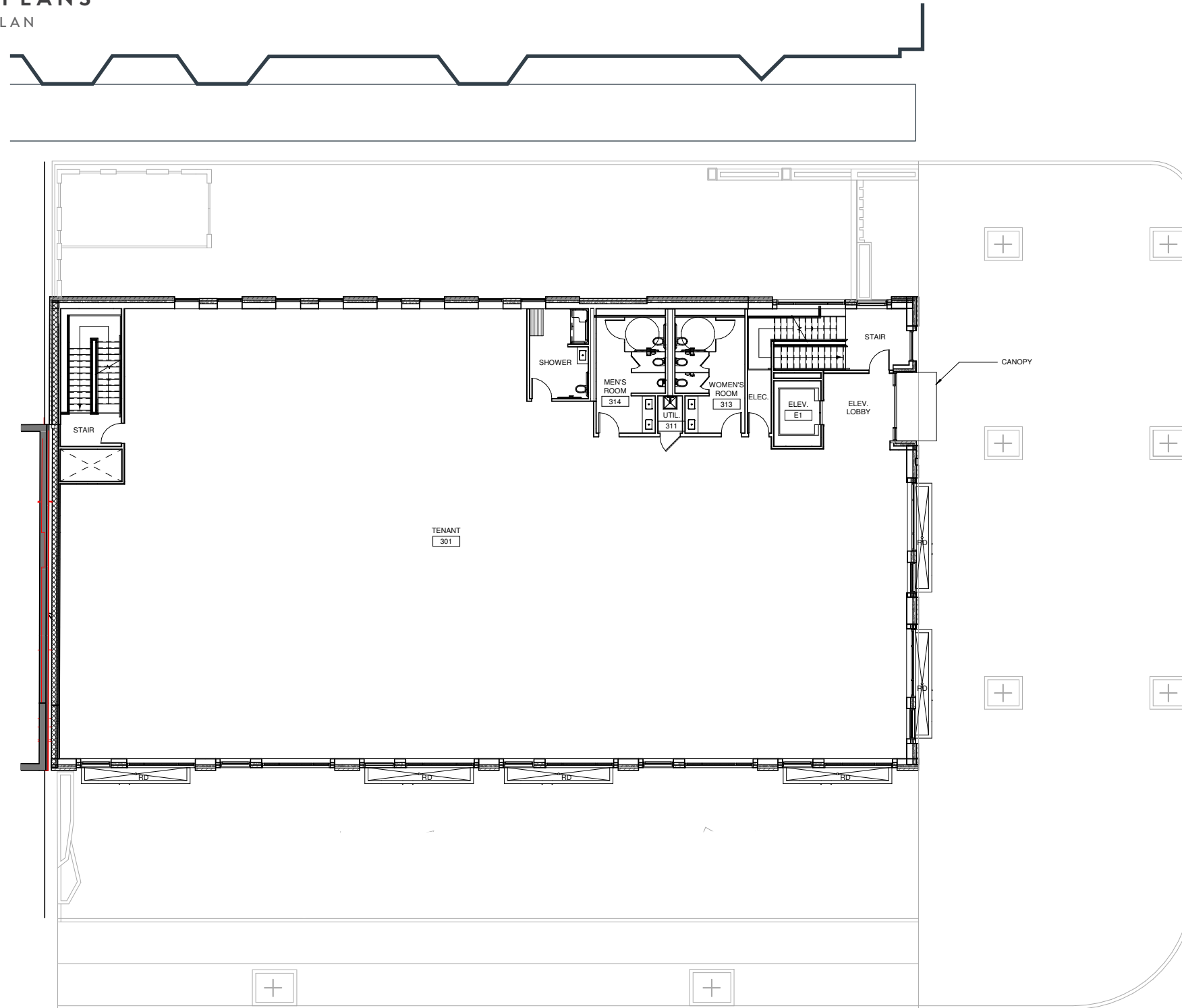
GROUND FLOOR	9,047 GSF
SECOND FLOOR	9,138 GSF
THIRD FLOOR	8,926 GSF
FOURTH FLOOR	8,926 GSF
FIFTH FLOOR	7,463 GSF
TOTAL GSF	43,500 GSF
TOTAL SITE AREA	14,404 SF
TOTAL FAR	3.0 FAR
TOTAL BLDG. HEIGHT	65'-0"

UPDATED FLOOR PLANS
SECOND FLOOR PLAN

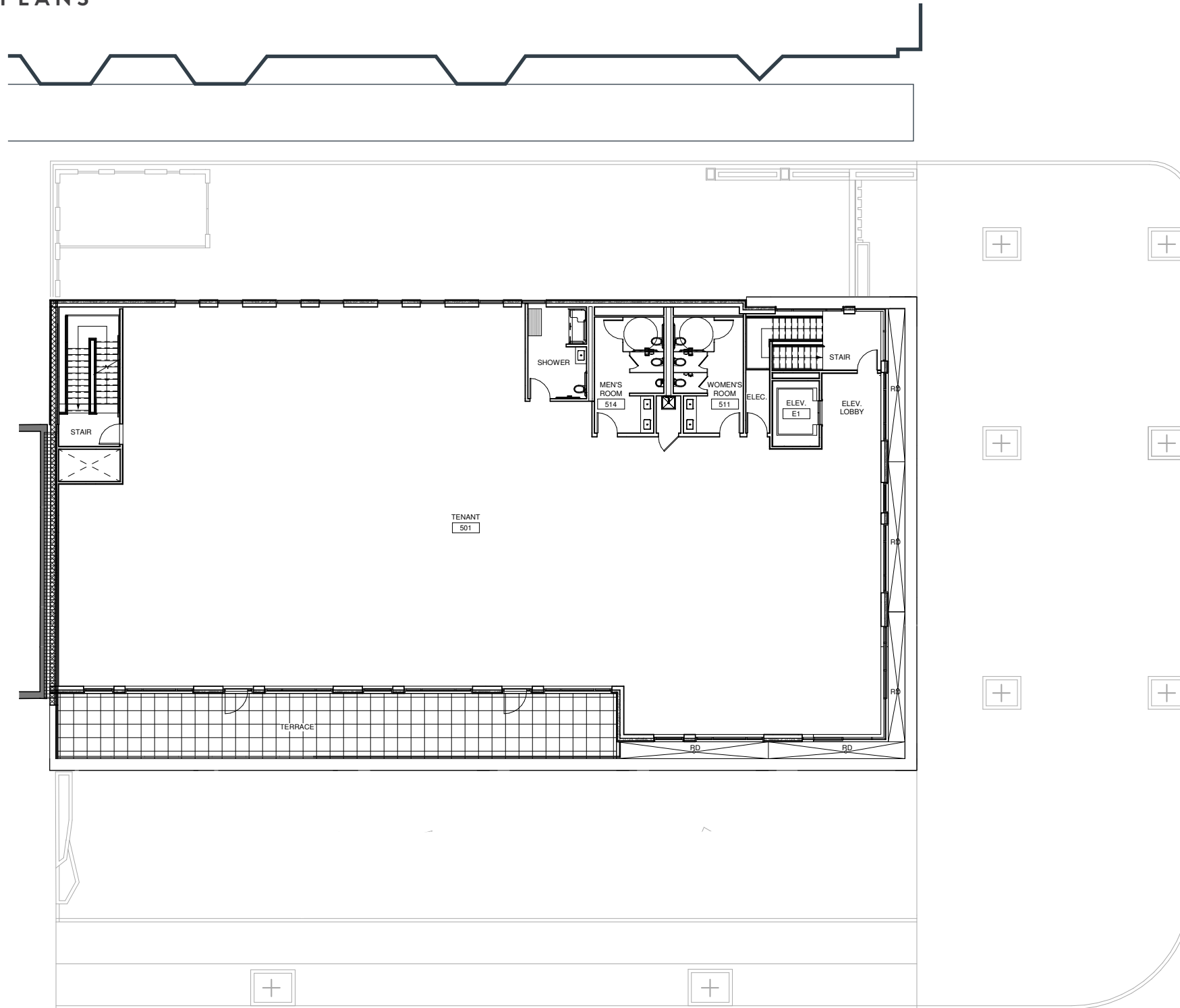


UPDATED FLOOR PLANS

THIRD & FOURTH FLOOR PLAN

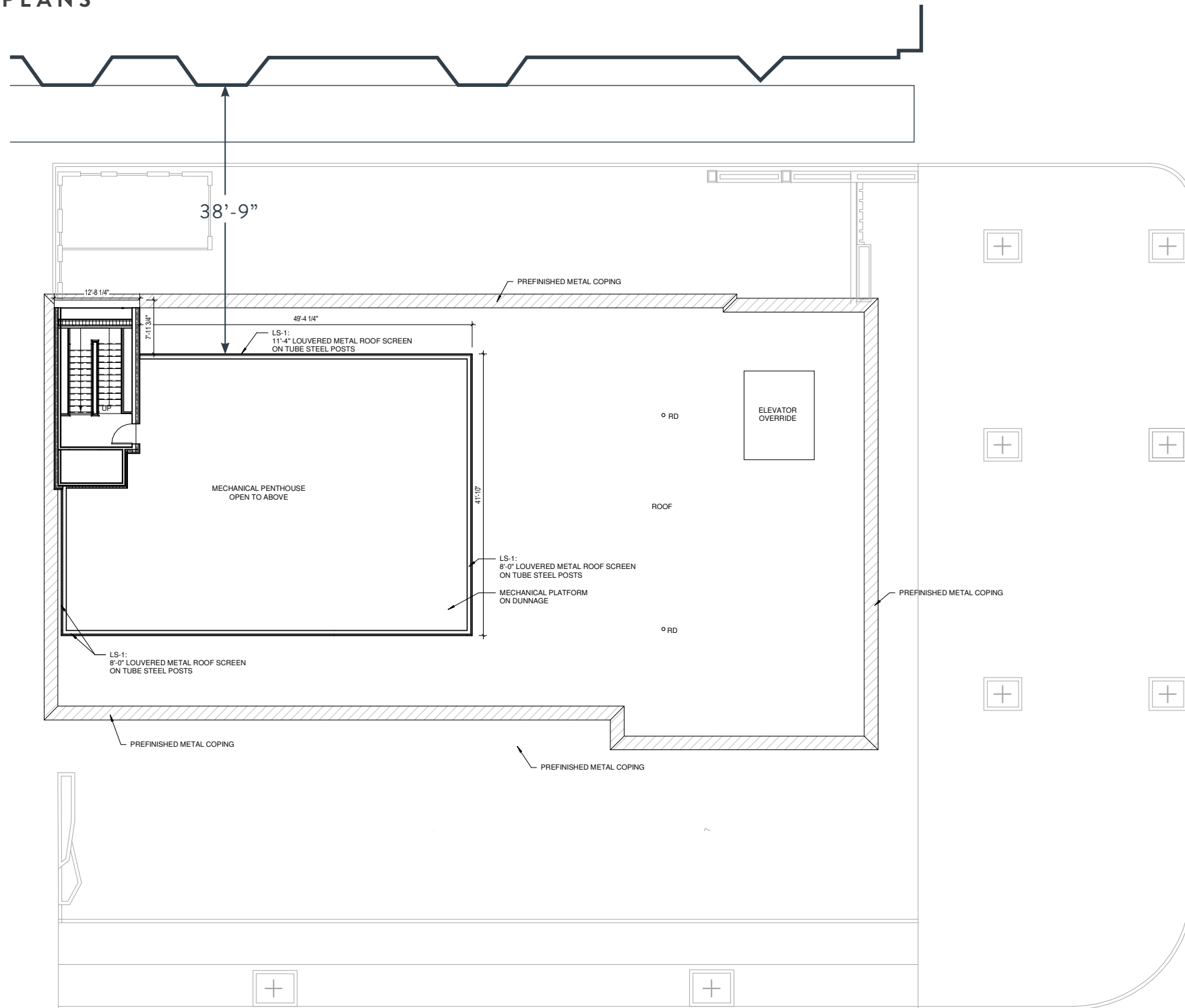


UPDATED FLOOR PLANS
FIFTH FLOOR PLAN

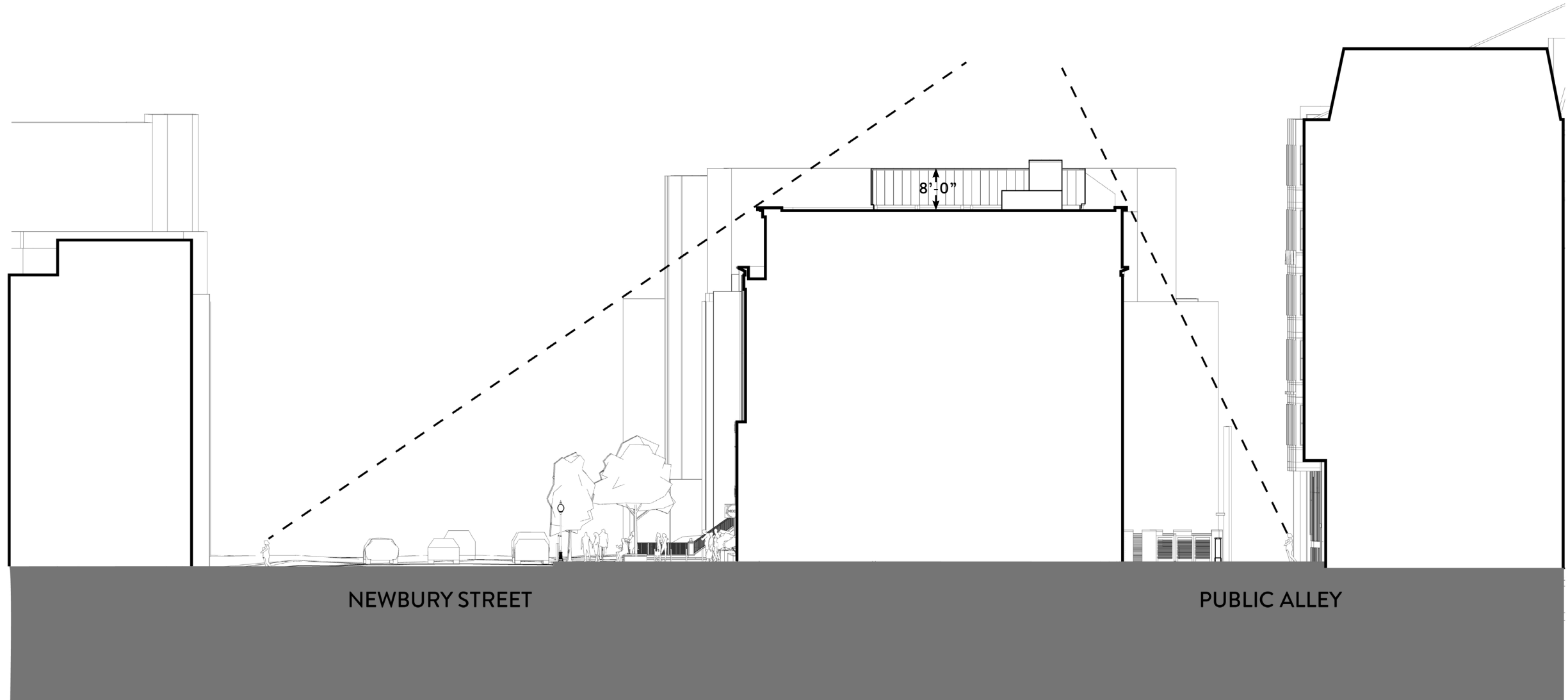


UPDATED FLOOR PLANS

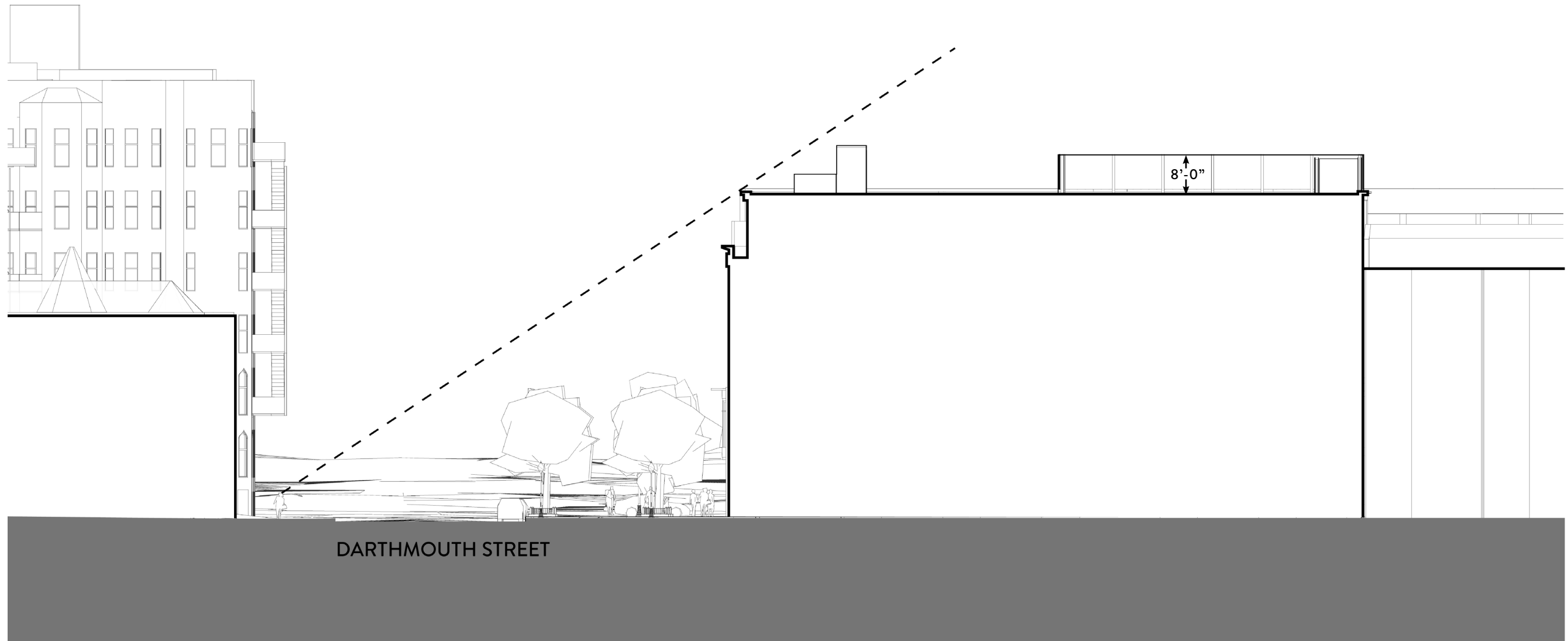
MECHANICAL ROOF PLAN



MECHANICAL PENTHOUSE - NEWBURY STREET SIGHT LINES
SITE SECTION



MECHANICAL PENTHOUSE - DARTMOUTH STREET SIGHT LINES
SITE SECTION



VENDOME ELEVATION SHADOW STUDIES

SPRING / AUTUMN EQUINOX + SUMMER / WINTER SOLSTICE

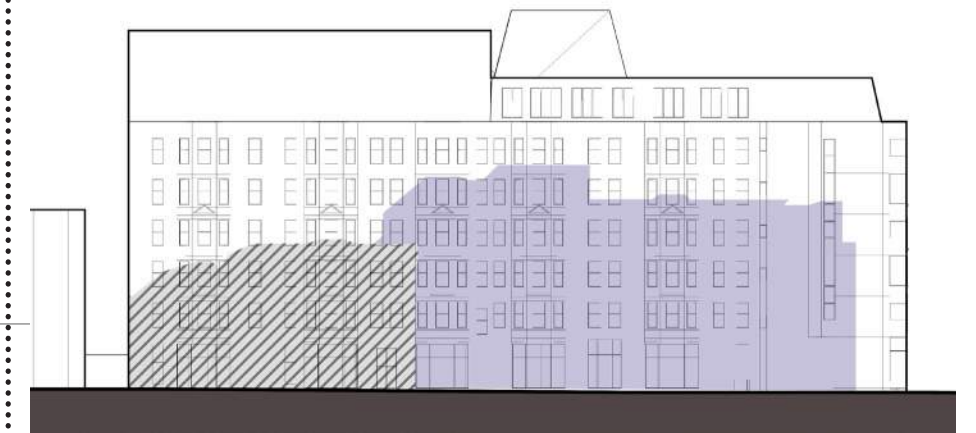
VIOLET COLOR - INDICATES NEW SHADOW IMPACT
DIAGONAL LINES - INDICATES EXISTING SHADOW IMPACT



MARCH / SEPTEMBER 21ST @ 9AM



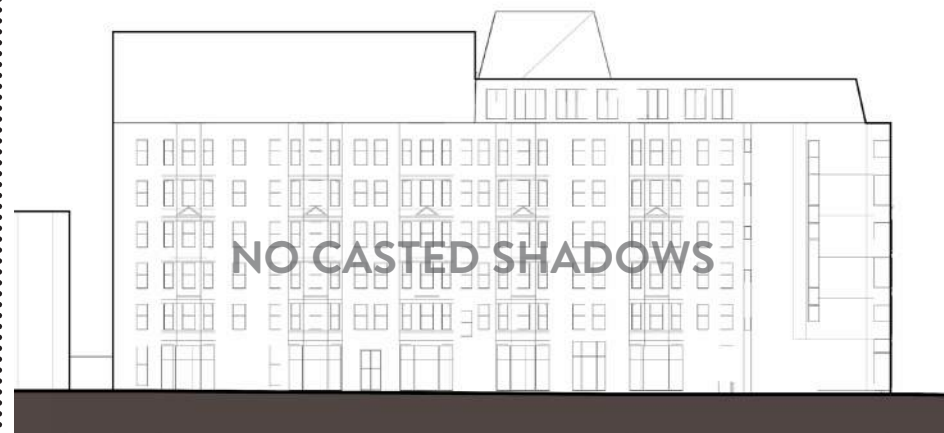
JUNE 21ST @ 9AM



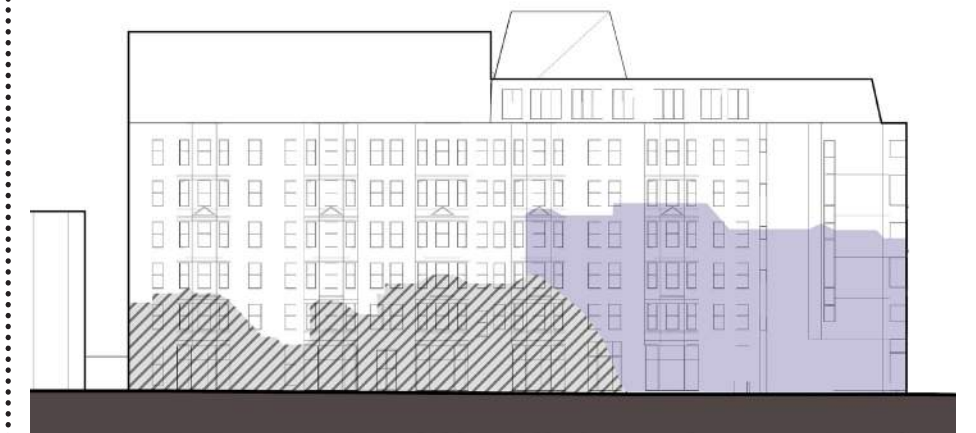
DECEMBER 21ST @ 9AM



MARCH / SEPTEMBER 21ST @ 12PM



JUNE 21ST @ 12PM

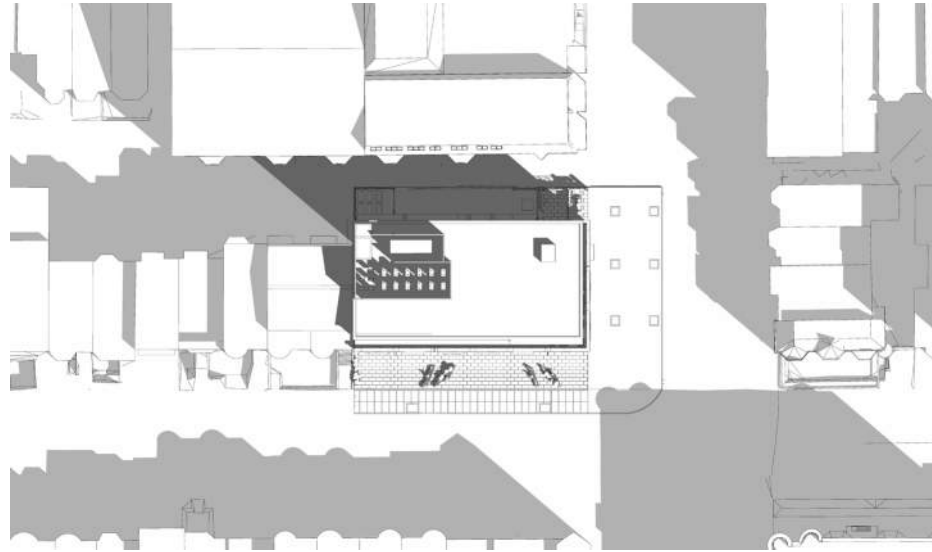


DECEMBER 21ST @ 12PM

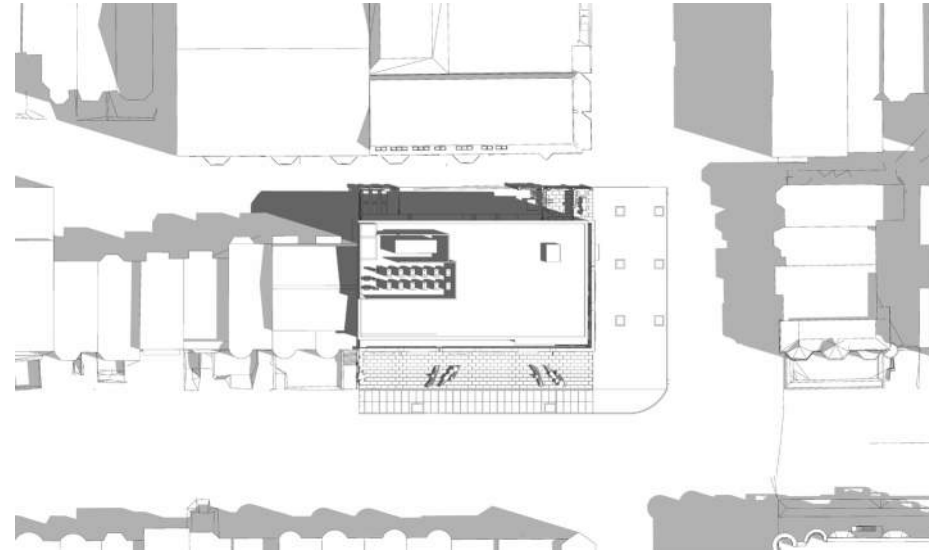
VENDOME ELEVATION SHADOW STUDIES

SPRING / AUTUMN EQUINOX + SUMMER / WINTER SOLSTICE

DARK GRAY - INDICATES NEW SHADOW IMPACT
LIGHT GRAY - INDICATES EXISTING SHADOW IMPACT



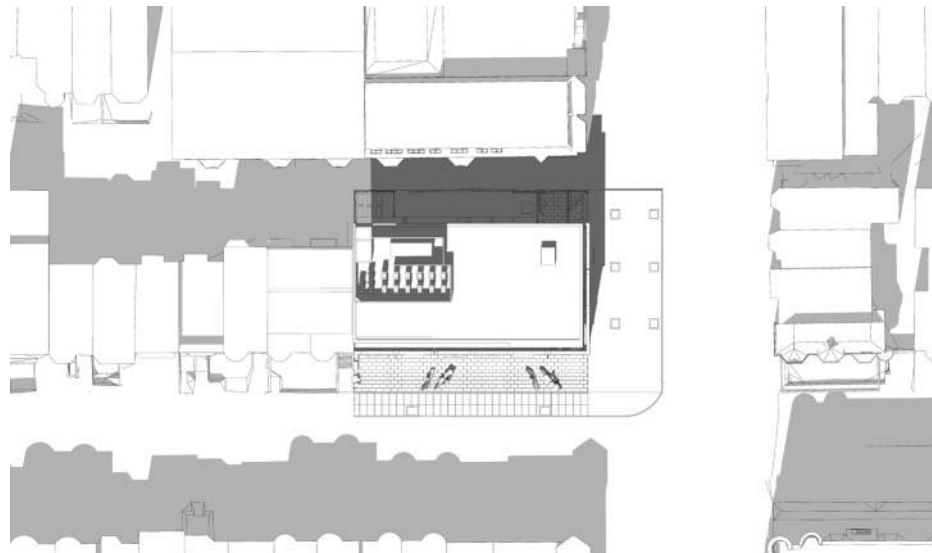
MARCH / SEPTEMBER 21ST @ 9AM



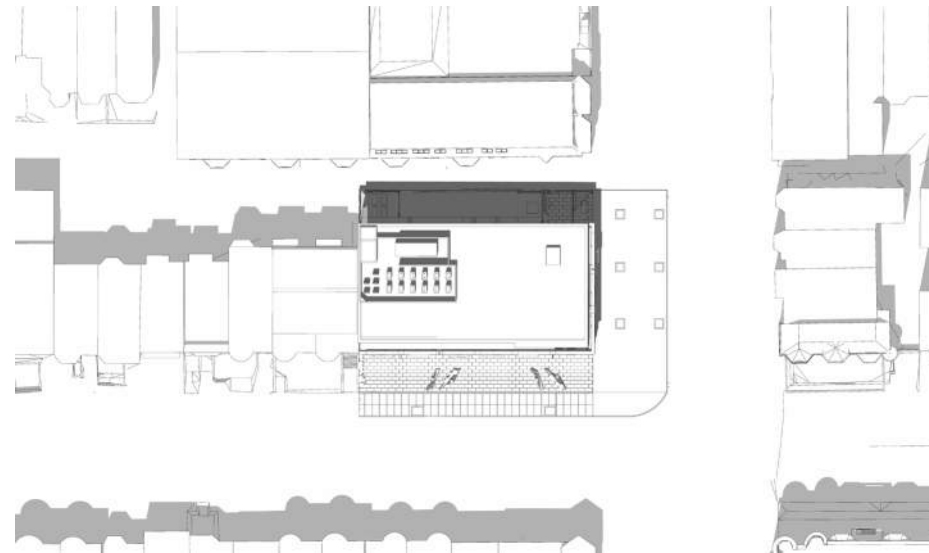
JUNE 21ST @ 9AM



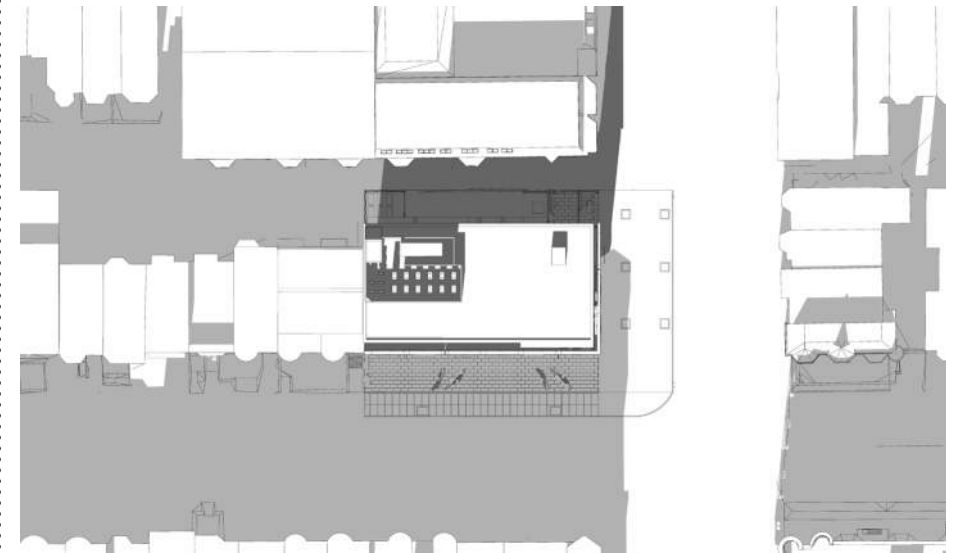
DECEMBER 21ST @ 9AM



MARCH / SEPTEMBER 21ST @ 12PM



JUNE 21ST @ 12PM



DECEMBER 21ST @ 12PM



ONE WAY

NELSON