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# THE AUBRY - 149 NEWBURY STREET

BBAC ADVISORY PRESENTATION - 11.13.2019

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# I. SITE ANALYSIS



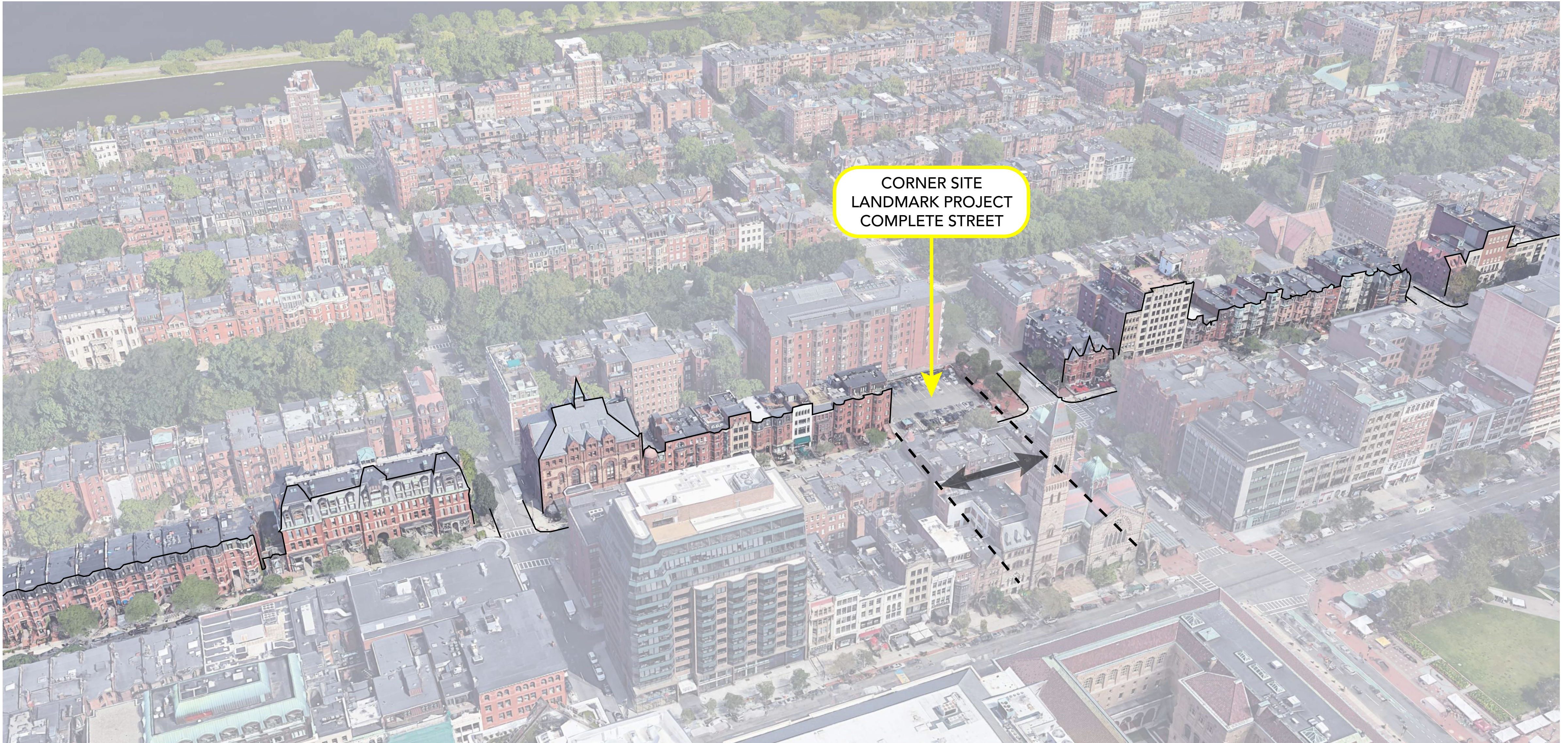
# PROJECT SITE

SITE PLAN





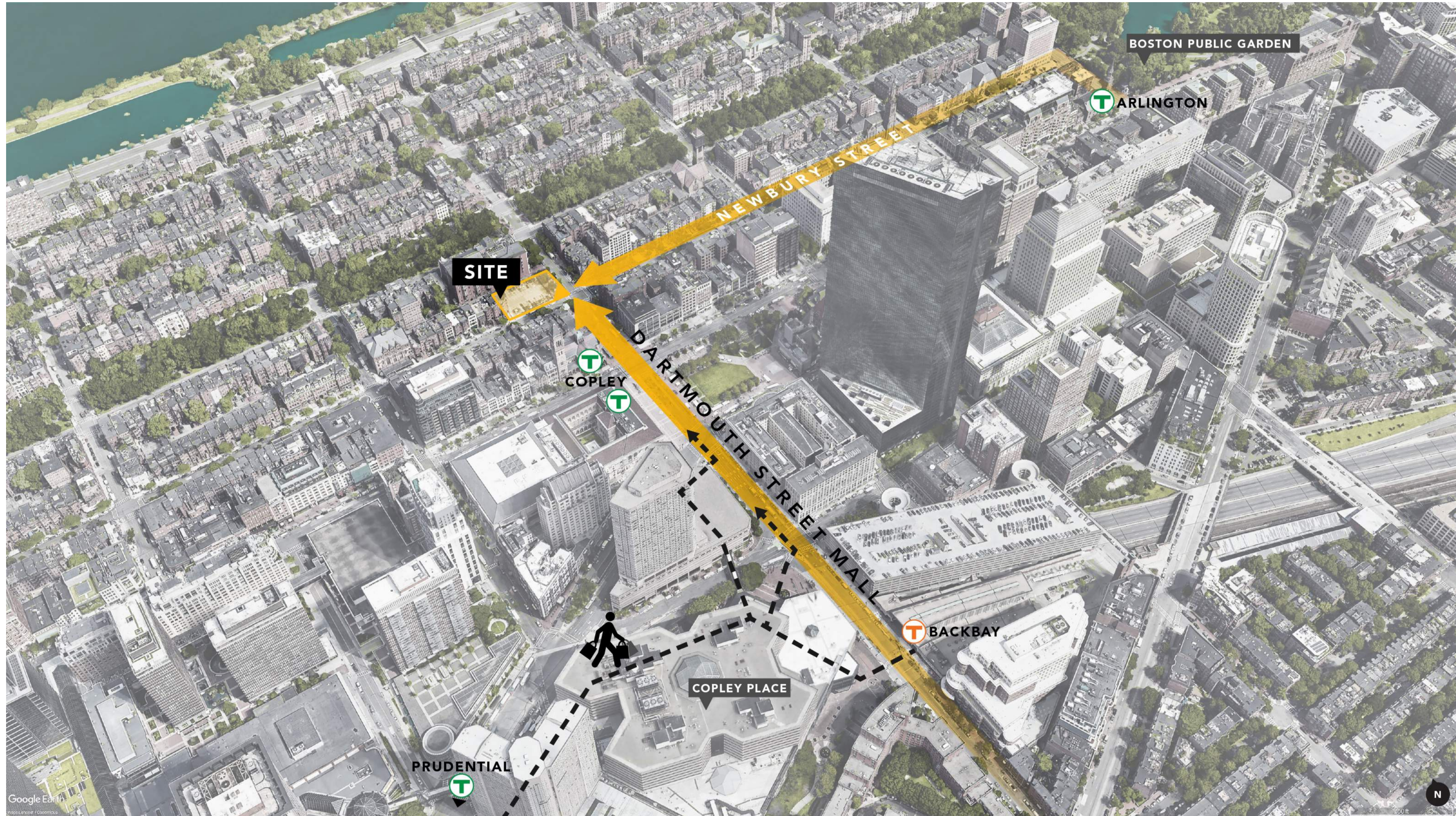
**SITE OPPORTUNITY**  
COMPLETING NEWBURY STREET





# SITE CONTEXT

BACK BAY PUBLIC ALLEY - ABUTTING EDGES





SITE CONTEXT  
DARTMOUTH STREET MALL





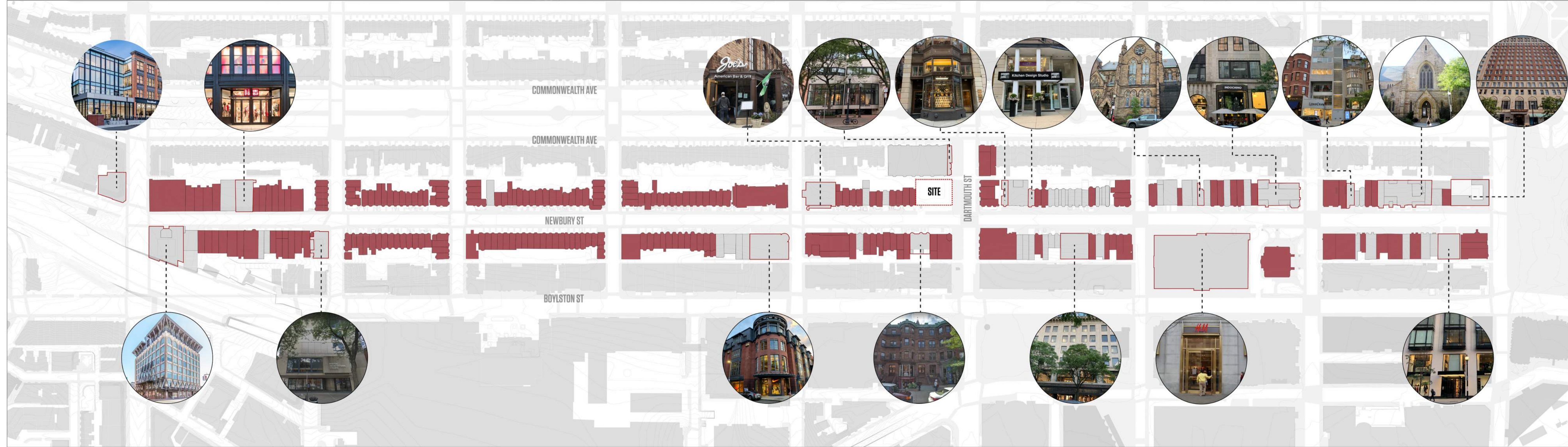
SITE CONTEXT  
DARTMOUTH STREET MALL





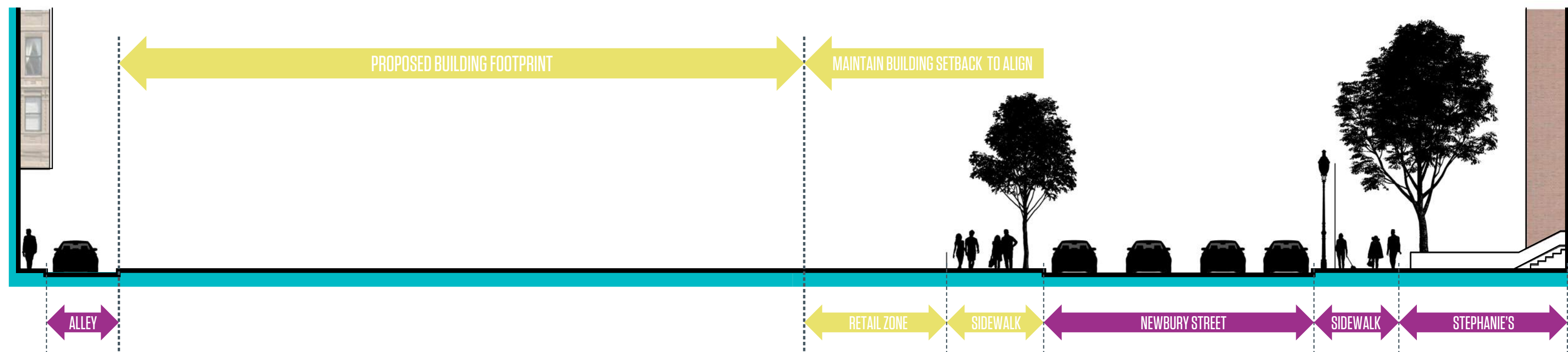
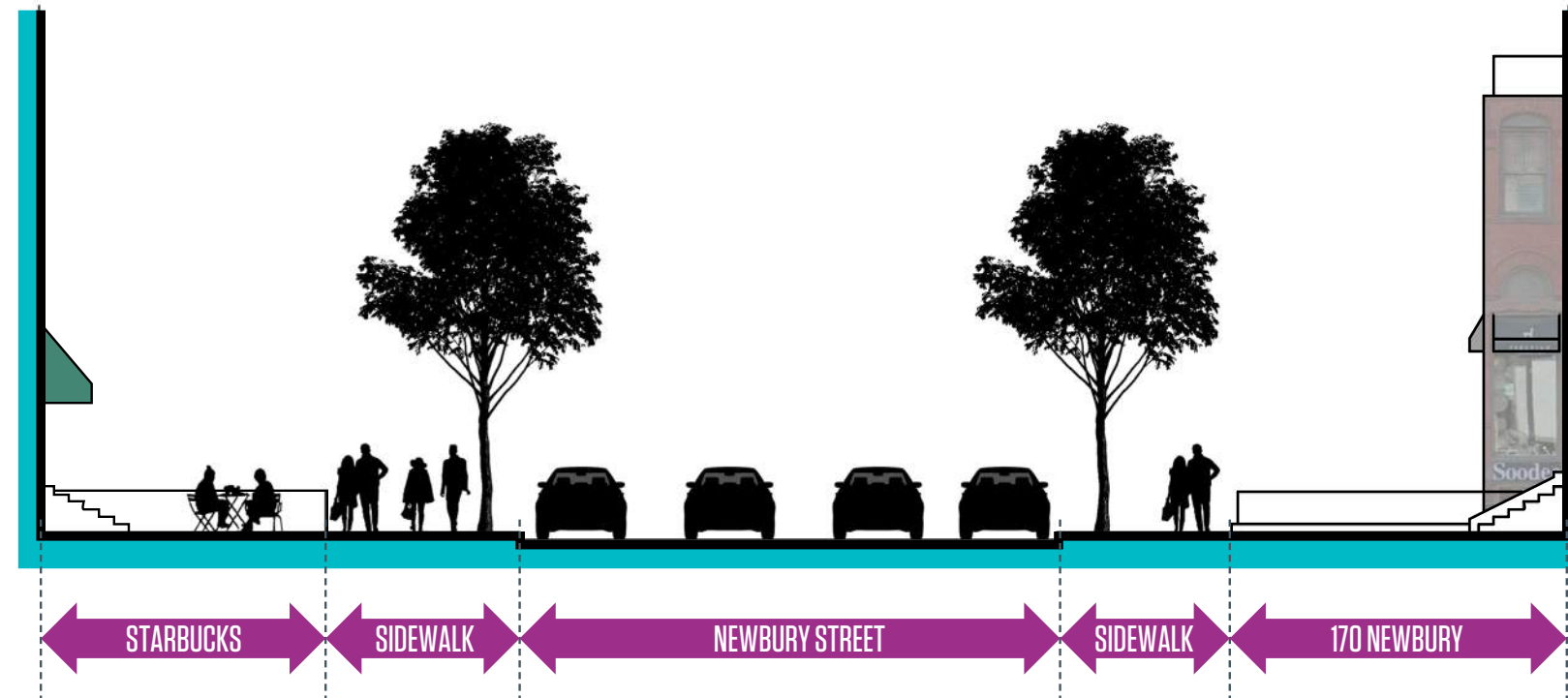
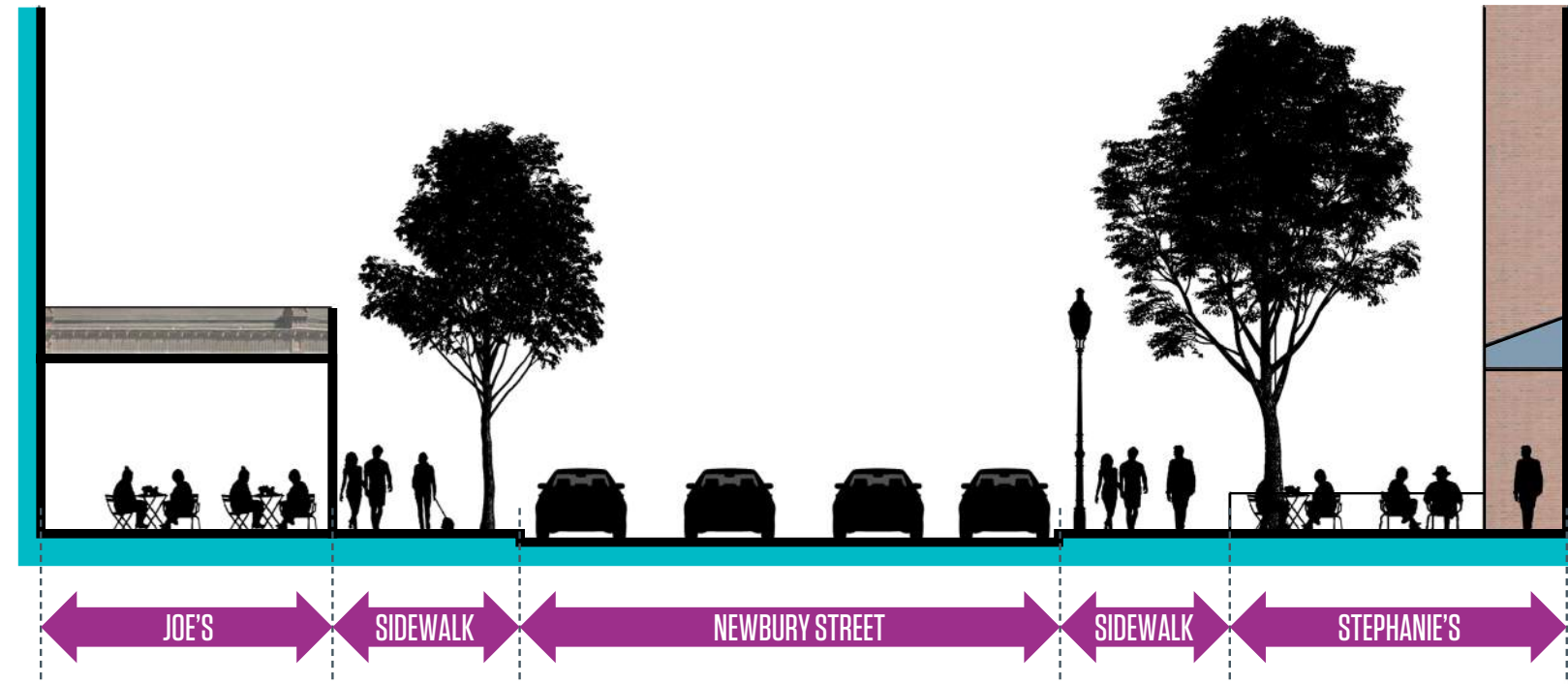
# SITE CONTEXT

NEWBURY STREET MATERIALITY + SCALE



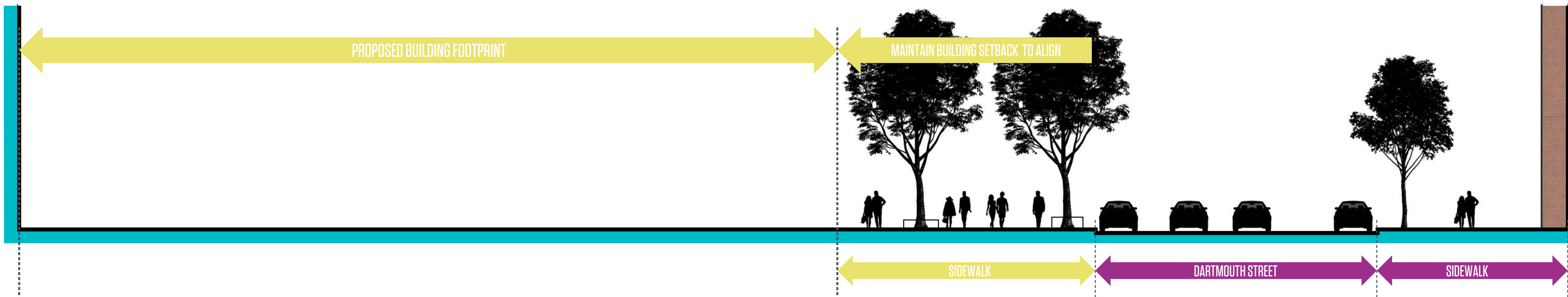
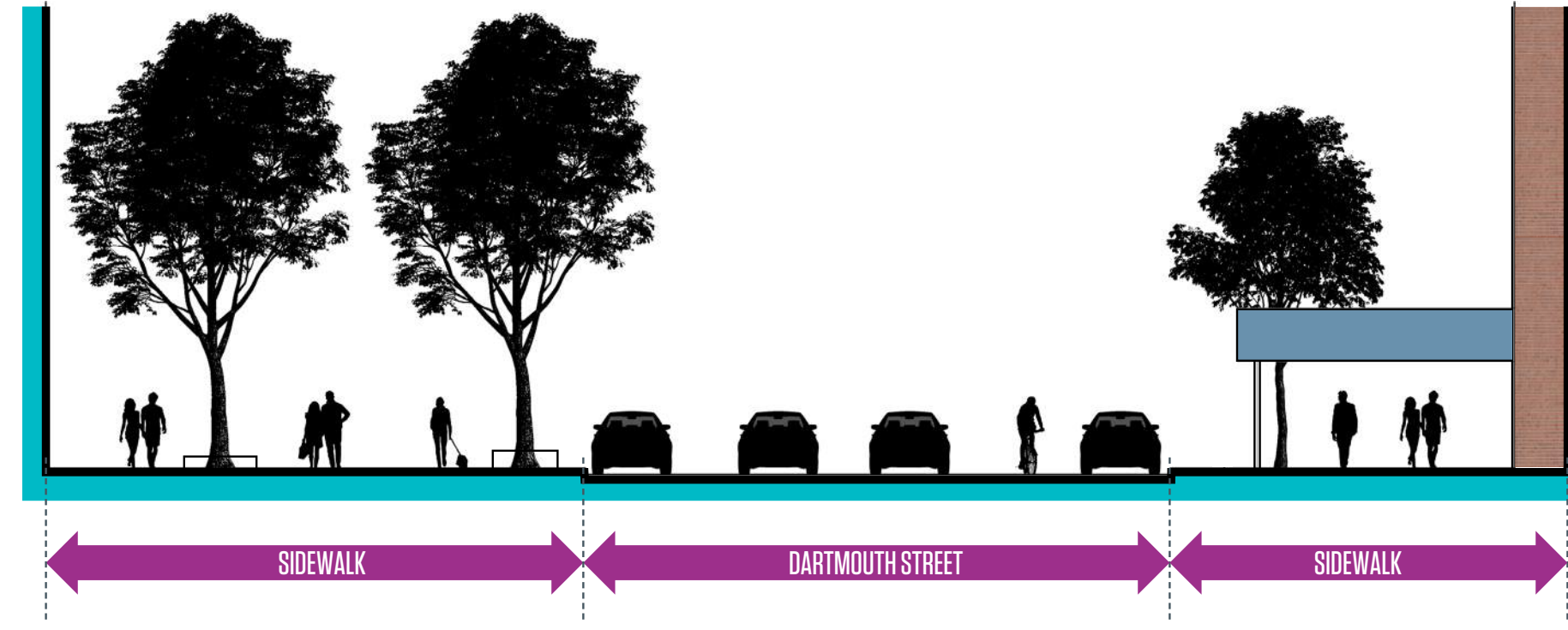


**SITE CONTEXT**  
NEWBURY STREET SECTIONS



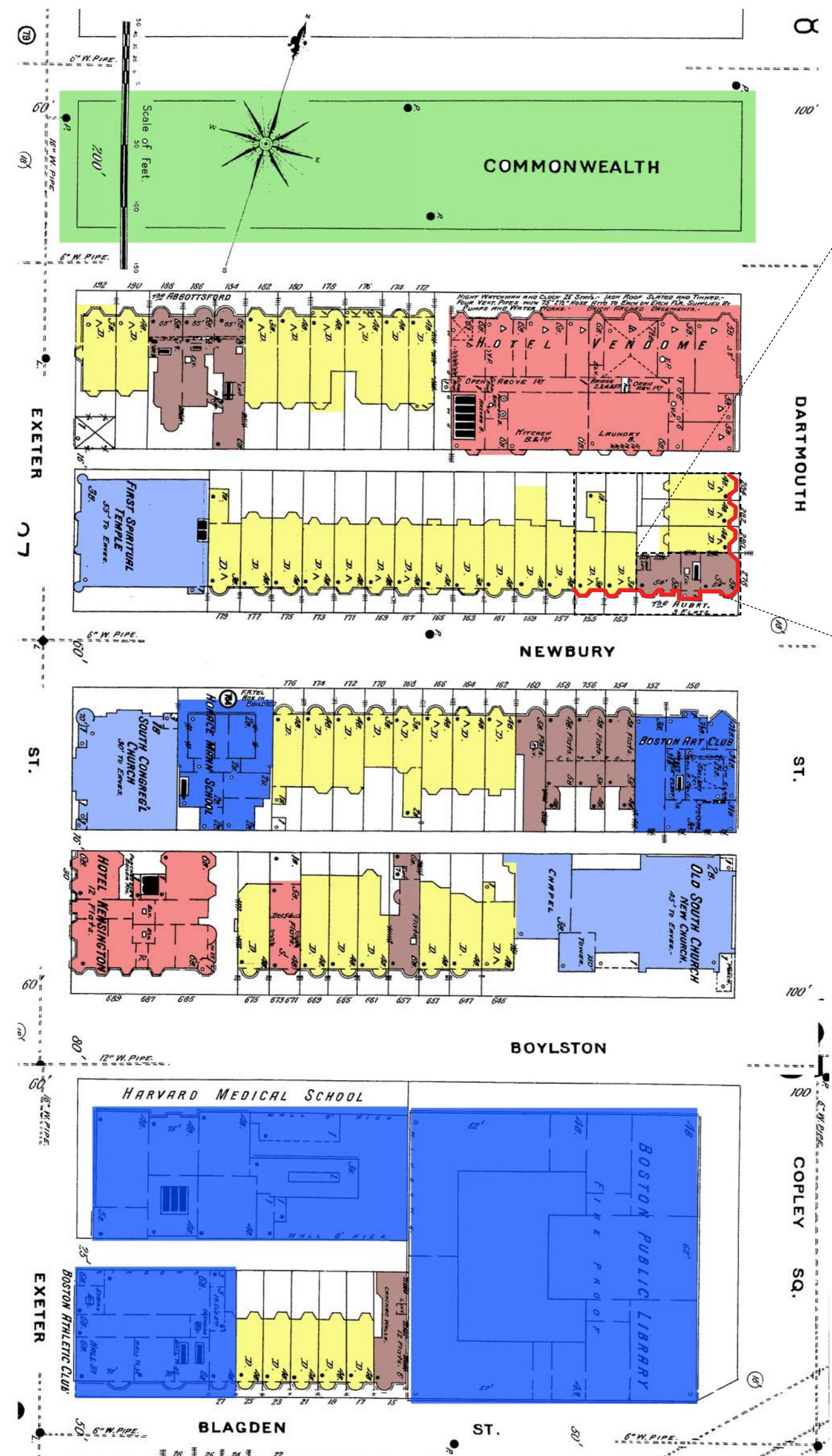


**SITE CONTEXT**  
DARTMOUTH STREET SECTIONS





**SITE CONTEXT**  
NEWBURY THROUGH TIME



NEWBURY ST | 1898  
FACADE CONTINUITY



MUCH OF THE BACK BAY FABRIC IS STILL INTACT BUT MOST PREDOMINANTLY, THE 149 NEWBURY ST SITE CONVERTS TO A PARKING LOT TO CATER TO THE INFLUX OF VEHICULAR TRAFFIC TO THE GROWING CITY.

ADDITIONALLY, SEVERAL RELIGIOUS INSTITUTIONS IN THE AREA CONVERT TO RECREATIONAL FACILITIES TO CATER TO A MORE CONSUMERIST AND EXTROVERT POPULATION.

THE AUBRY HOTEL (9 FLATS) OCCUPIES THE MODERN DAY 149 NEWBURY SITE.

BACK BAY IS PRIMARILY RESIDENTIAL WITH SOME HOTELS TO ACCOMMODATE A TRANSIENT POPULATION. W/LARGER INSTITUTIONAL BUILDINGS ANCHOR BLOCK CORNERS.

WE PERCEIVE THE CORNER SITE AS THE CONFLUENCE OF THE CRENLATED NEWBURY ST RESIDENTIAL FACADE AND THE FLATTER, MONOLITHIC DARTMOUTH ST FACADE.



NEWBURY ST | 1992  
SITE AS A PARKING LOT



**SITE CONTEXT**  
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



## SITE CONTEXT

PROJECT SITE IMAGES - PUBLIC ALLEY



PUBLIC ALLEY 434 FACING WEST



PUBLIC ALLEY 434 FACING EAST



# SITE CONTEXT

## BACK BAY CORNER BUILDINGS



CONTINUITY & ADD ON | NEWBURY ST - FAIRFIELD ST



SOLID CORNER | NEWBURY ST - EXETER ST



CHANGE IN RELIEF | DARTMOUTH ST - MARLBOROUGH ST



ROUNDED CORNER | NEWBURY ST - EXETER ST



# SITE CONTEXT

BACK BAY CORNER BUILDINGS



CHAMFERED CORNER | DARTMOUTH ST - BEACON ST



MATERIAL CHANGE | DARTMOUTH ST - BEACON ST



HEIGHT CHANGE | DARTMOUTH ST - COMMONWEALTH

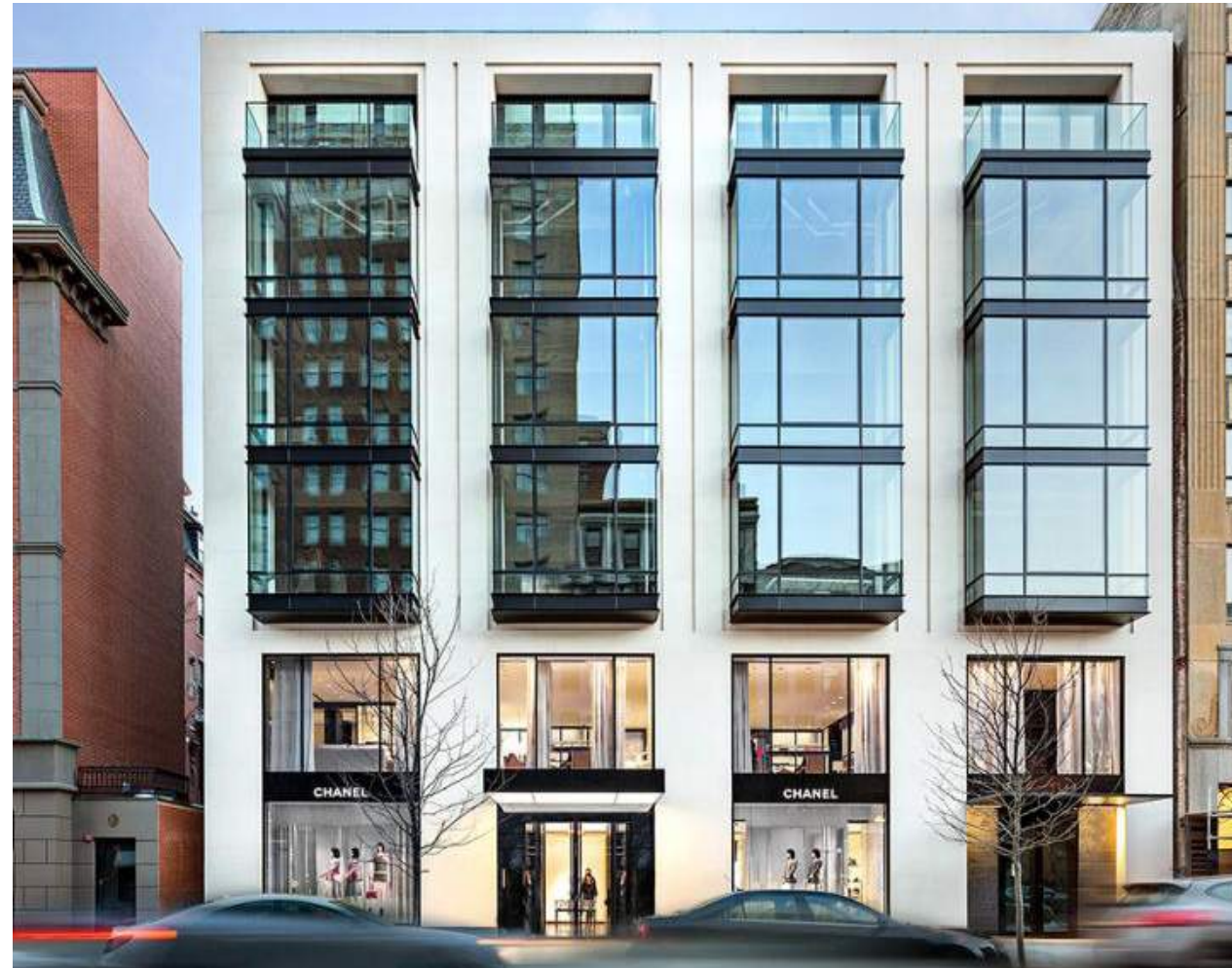


CORNER WINDOW | NEWBURY ST - CLARENDON ST



# SITE CONTEXT

CONTEMPORARY BACK BAY ARCHITECTURE



CHANEL STORE | NEWBURY ST



1000 BOYLSTON | BACK BAY



360 NEWBURY | NEWBURY ST - MASS AVE



JOHN HANCOCK TOWER | ST JAMES AVE - CLARENDON ST  
\*PCF-P.COM



380 STUART ST | BACK BAY



PRUDENTIAL ENTRY ADDITION | BOSTON



KIP TIERNAN MEMORIAL | DARTMOUTH ST



## **II. DESIGN PROGRESS**



# MASSING PROGRESSION

INITIAL DESIGN



FULL SITE BUILD-OUT

NEWBURY SETBACKS

BAY MODULE

CONTEMPORARY BAY MODULE



BUILDING SCALING

RETAIL BUMP-OUTS

CELEBRATE CORNER

INITIAL DESIGN



# AERIAL PERSPECTIVE

INITIAL DESIGN





# CURRENT DESIGN PROGRESS

CORNER OF NEWBURY STREET AND DARTMOUTH





# CURRENT DESIGN PROGRESS

CORNER OF NEWBURY STREET AND DARTMOUTH





# CURRENT DESIGN PROGRESS

CORNER OF NEWBURY STREET AND DARTMOUTH





# CURRENT DESIGN PROGRESS

CORNER OF NEWBURY STREET AND DARTMOUTH





**CURRENT DESIGN PROGRESS**  
CORNER OF NEWBURY STREET AND DARTMOUTH





# CURRENT DESIGN PROGRESS

CORNER OF NEWBURY STREET AND DARTMOUTH

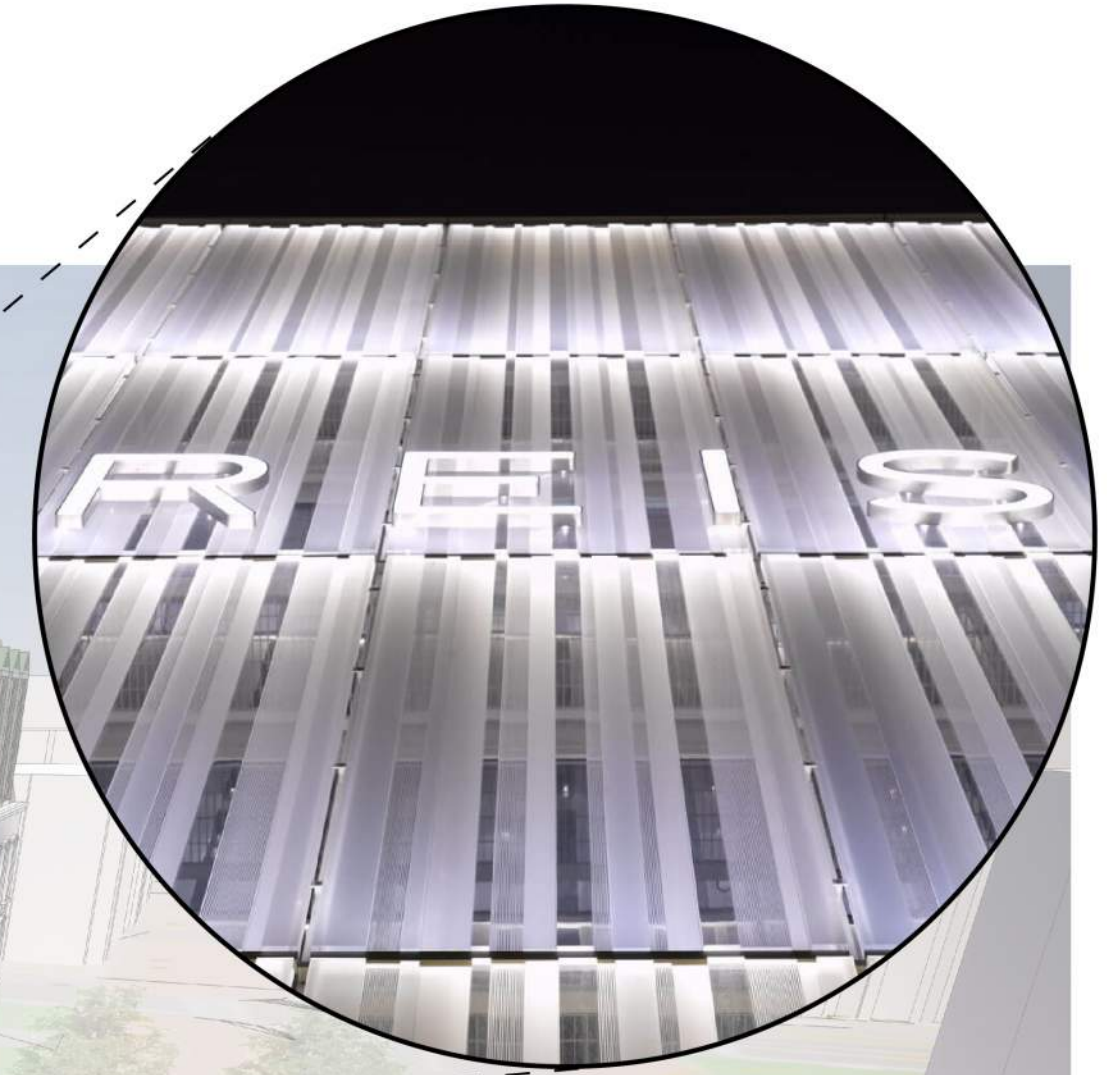








MATERIALITY STUDY





# CURRENT DESIGN PROGRESS

SITE VIEWS



NEWBURY STREET LOOKING EAST



DARTMOUTH STREET LOOKING NORTH



NEWBURY STREET LOOKING WEST



DARTMOUTH STREET LOOKING SOUTH



### **III. ZONING ANALYSIS**



**ZONING ABSTRACT FOR DESIGN PRESENTATION**

SITE: 14,504 SF WITH 129.50 FT ALONG NEWBURY STREET AND 112.00 FT ALONG DARTMOUTH STREET

Districts that govern the Site include:

- B-3-65 (General Business) zoning district of the Boston Proper Zoning District
- Groundwater Conservation Overlay District (GCOD)
- Restricted Parking Overlay District
- Downtown Boston Parking Freeze Area

Uses that are allowed as-of-right include:

- General retail
- Office
- Service uses
- Hotel
- Multi-family residential

Restaurant and take-out food establishments are conditional uses and would require a Conditional Use Permit from the City of Boston Board of Appeal. These uses are not being proposed.

Due to the Site’s location within the Restricted Parking Overlay District, no parking is required for uses other than residential uses.

**DIMENSIONAL REGULATIONS**

USE TYPE	MAX. FAR	MAX. HEIGHT	MIN. USABLE OPEN SPACE	MIN. FRONT YAD	MIN. SIDE YARD	MIN. REAR YARD	MIN. PARAPET SETBACK	MAX. REAR YARD- ACC BLDG
Non-dwelling uses	3.0	65'  (no specific number of stories)	None	20' on east/west streets;  None on north/south streets.  A bay window may protrude	None	20'	Formula:  (H+L)/6	N/A

**ZONING RELIEF**

L3 will be seeking (1) dimensional variance to eliminate rear setback requirement along the rear property line; and (2) a Conditional Use Permit for the GCOD.

This project will fall under Small Project Review pursuant to Article 80 because it will contain fewer than 50,000 square feet of gross floor area.

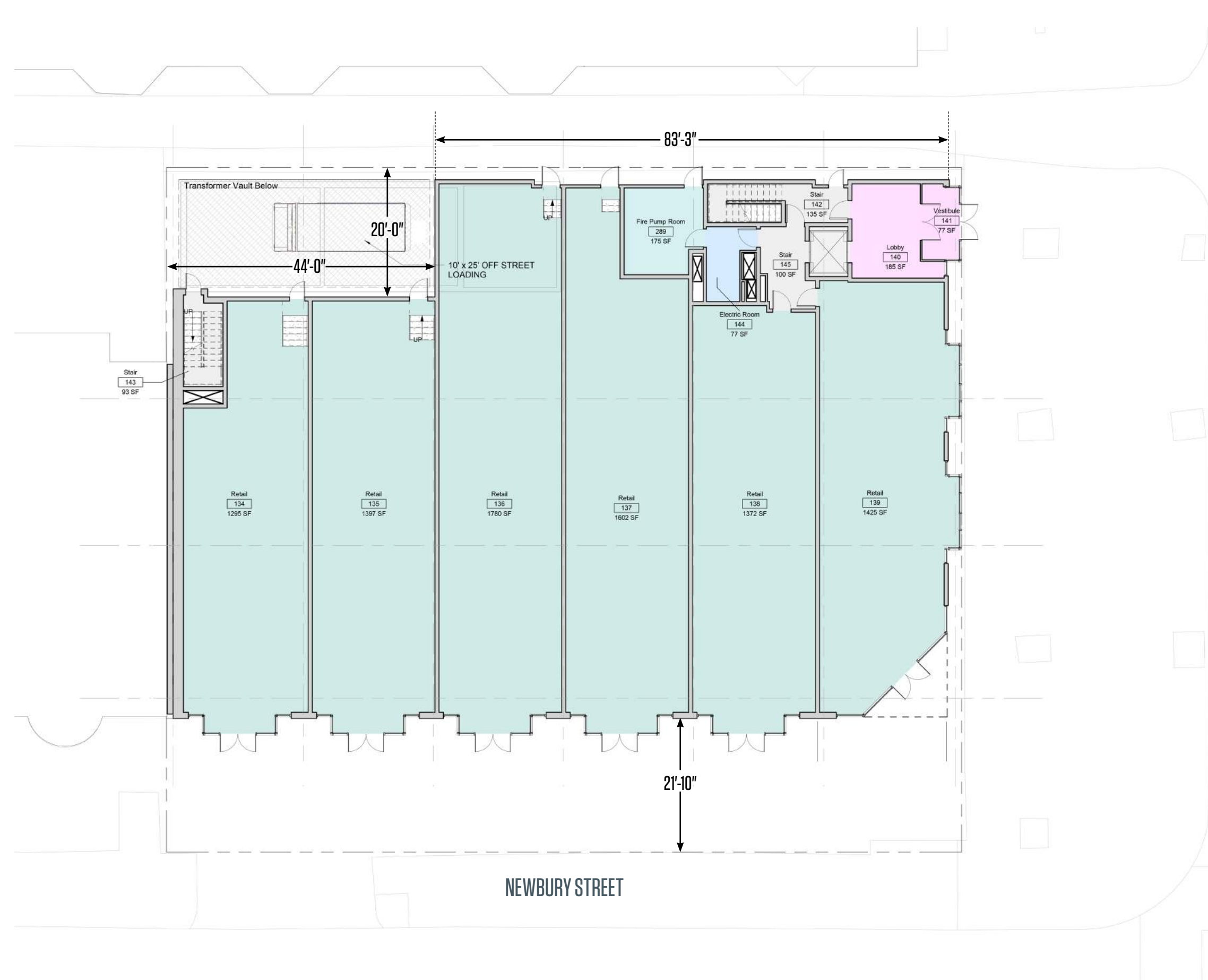


## **IV. BUILDING FLOOR PLANS & ELEVATIONS**



# BUILDING FLOOR PLANS

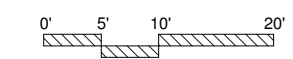
INITIAL DESIGN + CURRENT GROUND FLOOR PLANS



INITIAL DESIGN - GROUND FLOOR PLAN



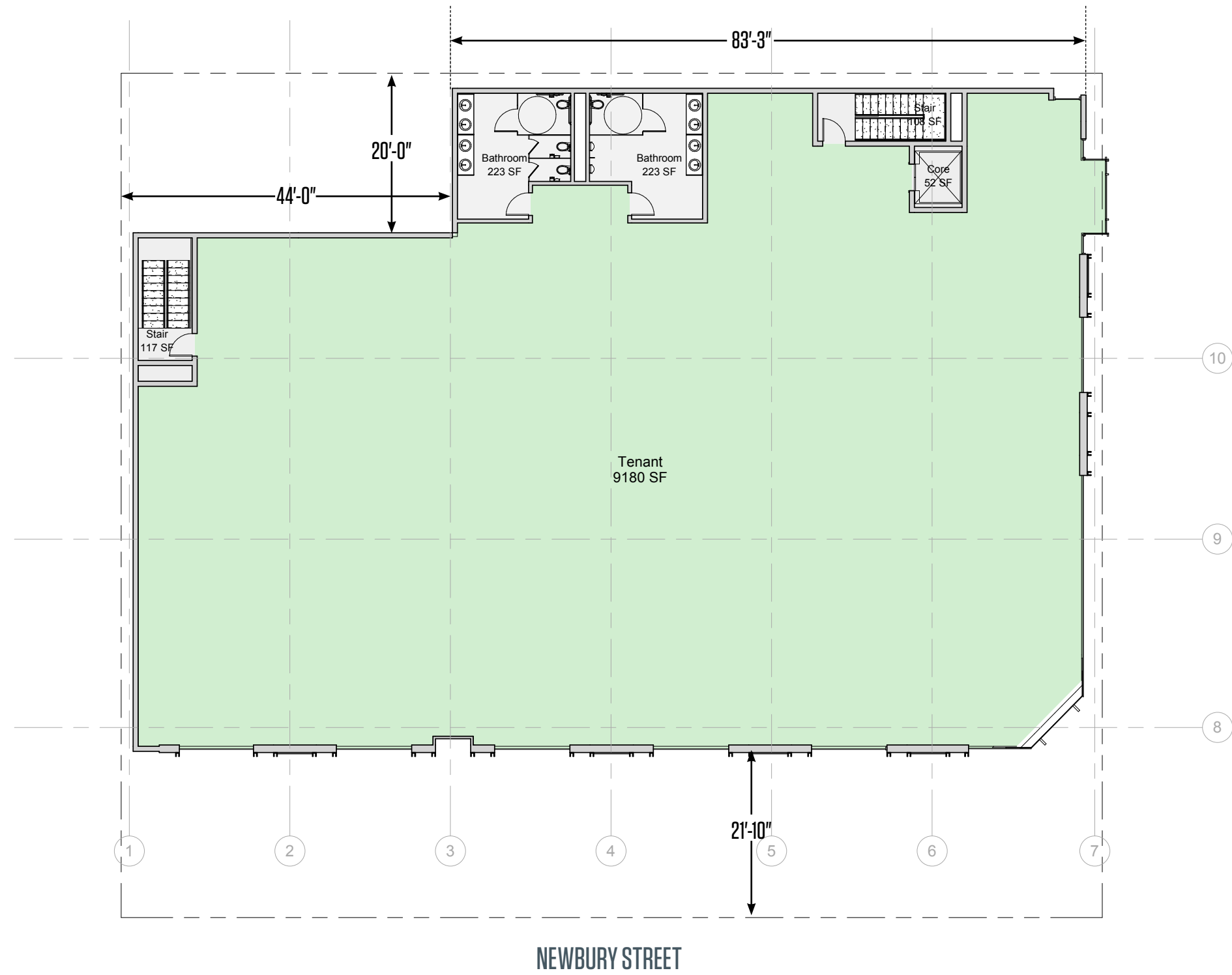
CURRENT DESIGN - GROUND FLOOR PLAN



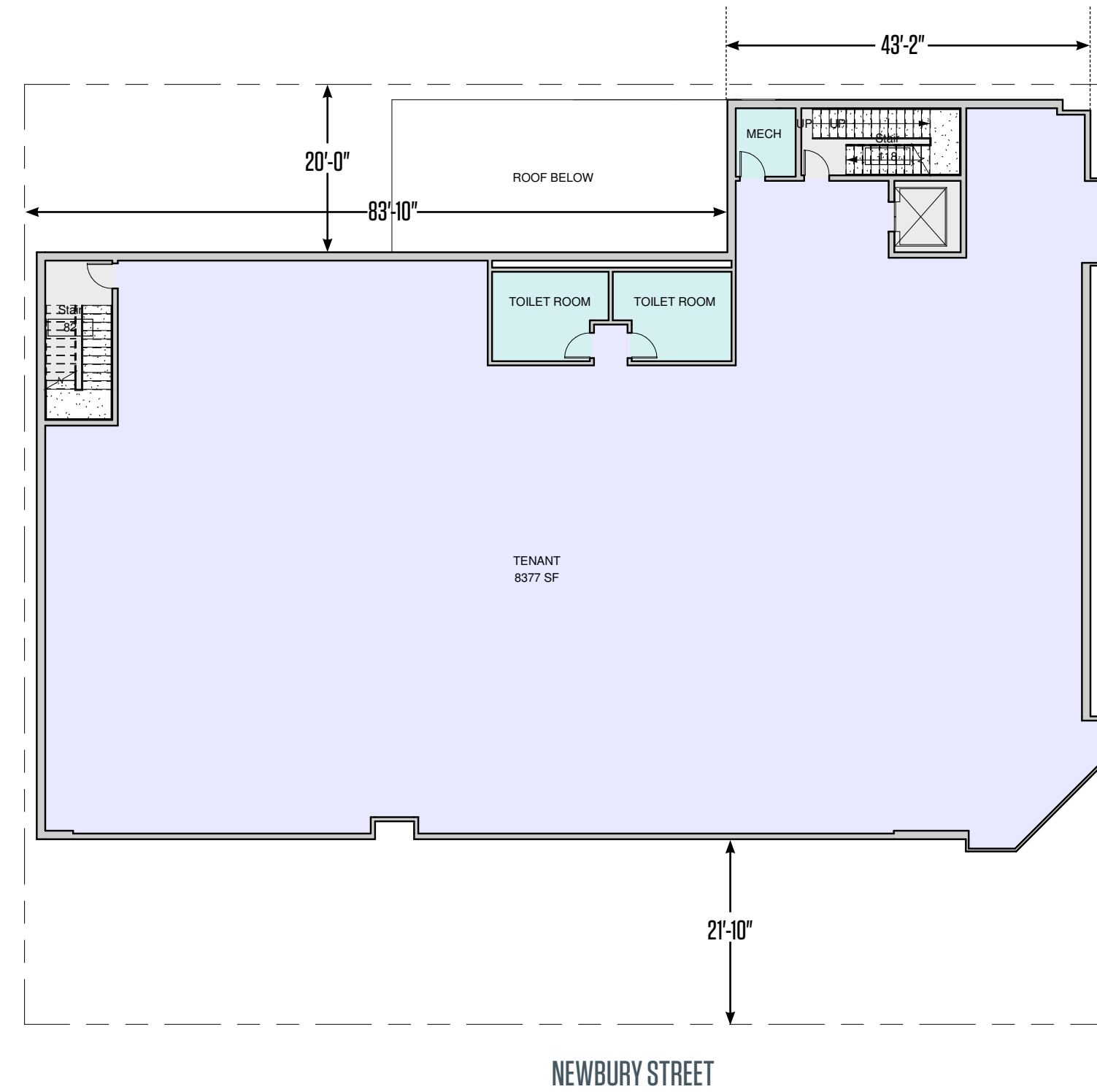


# BUILDING FLOOR PLANS

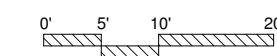
INITIAL DESIGN + CURRENT TYPICAL OFFICE PLANS



INITIAL DESIGN - TYPICAL OFFICE PLAN



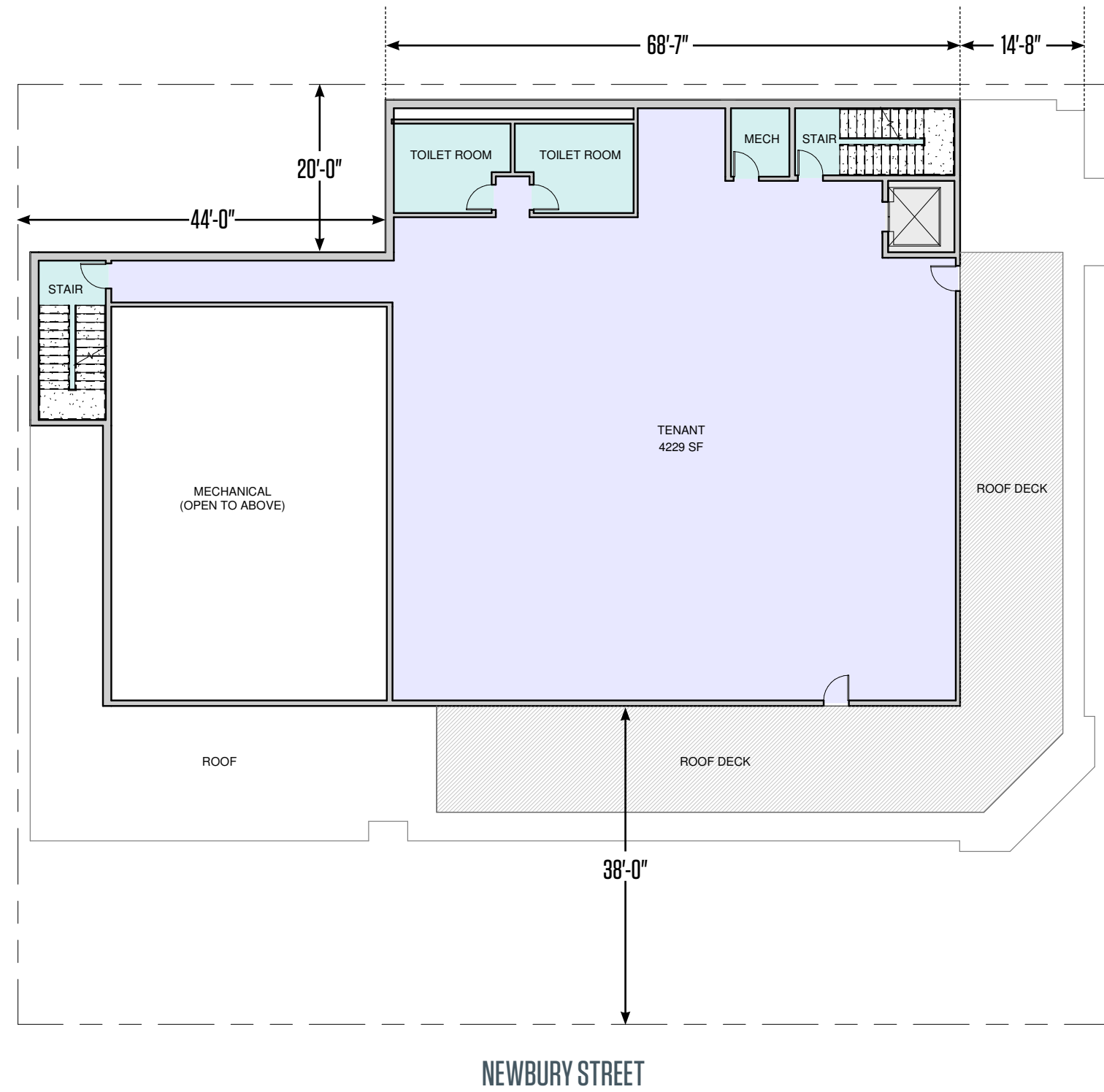
CURRENT DESIGN - TYPICAL OFFICE PLAN



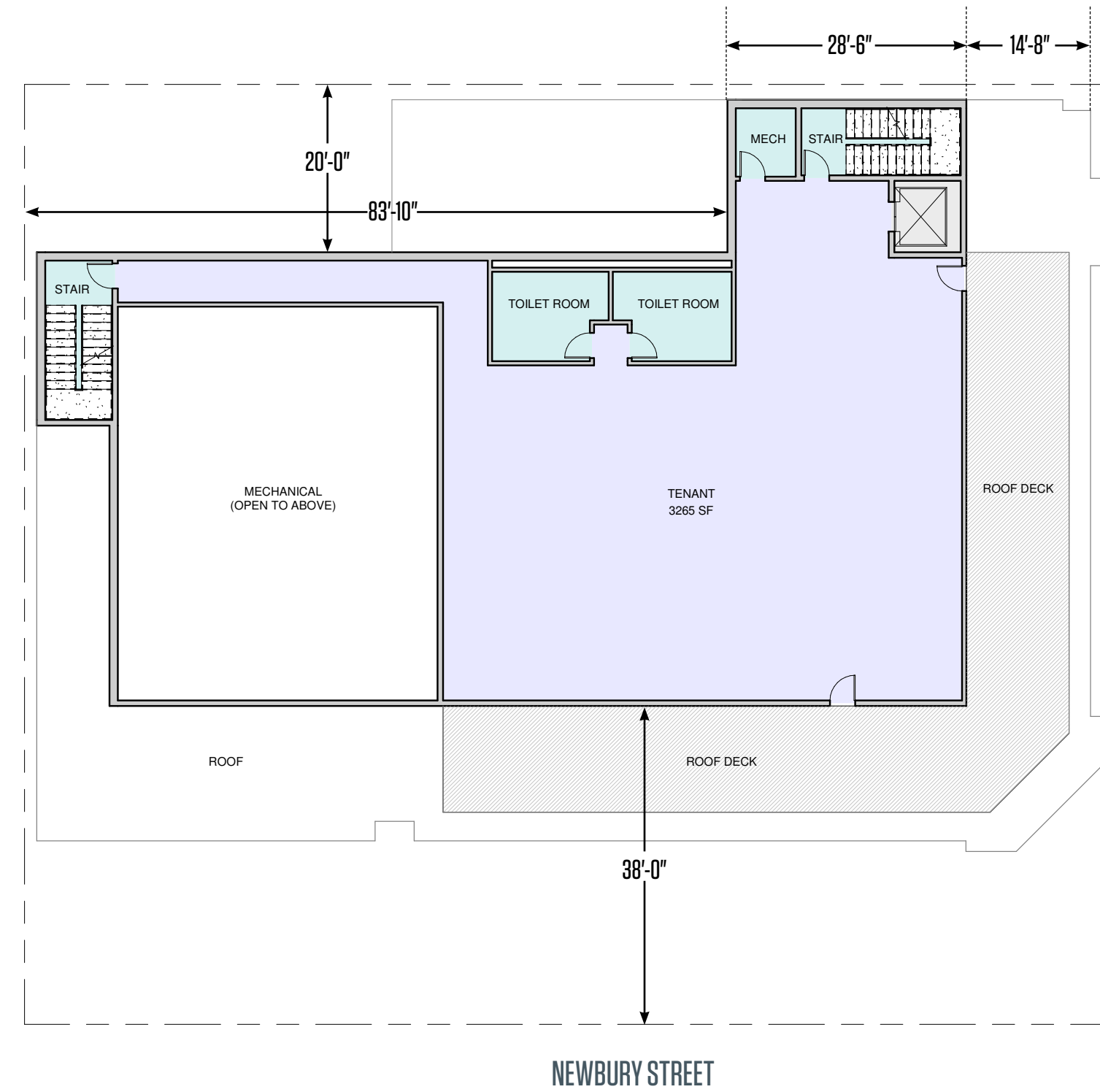


# BUILDING FLOOR PLANS

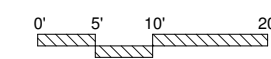
INITIAL DESIGN + CURRENT TYPICAL OFFICE PLANS



INITIAL DESIGN - FIFTH FLOOR PLAN



CURRENT DESIGN - FIFTH FLOOR PLAN





# CURRENT SITE ELEVATIONS

NEWBURY STREET ELEVATION





# CURRENT SITE ELEVATIONS

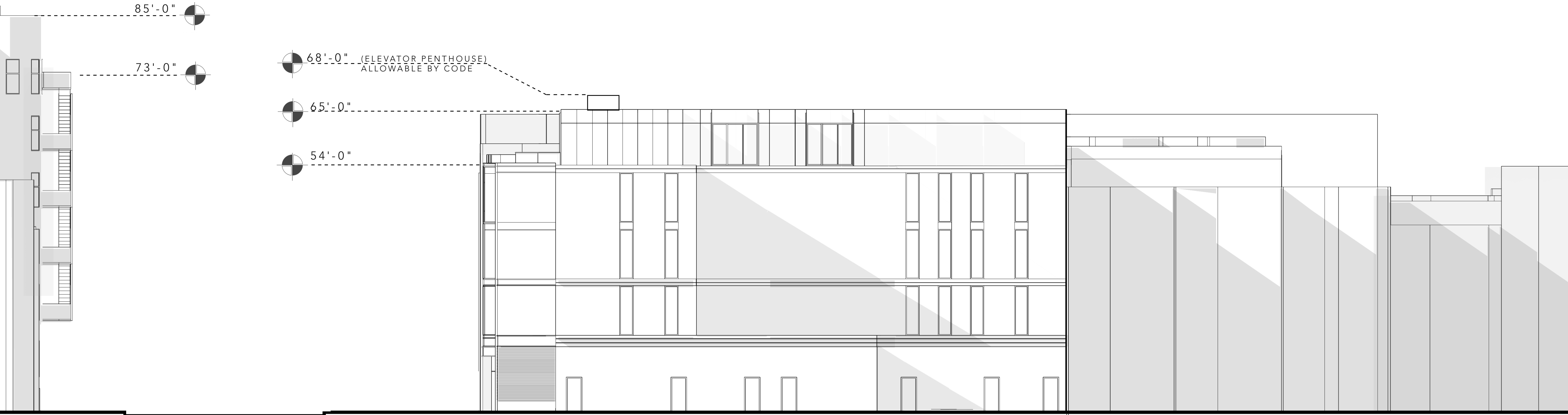
DARTMOUTH STREET ELEVATION





# CURRENT SITE ELEVATIONS

PUBLIC ALLEY 434 ELEVATION



DARTMOUTH ST



# CURRENT SITE ELEVATIONS

NEWBURY STREET ELEVATION





# CURRENT SITE ELEVATIONS

DARTMOUTH STREET ELEVATION



NEWBURY ST

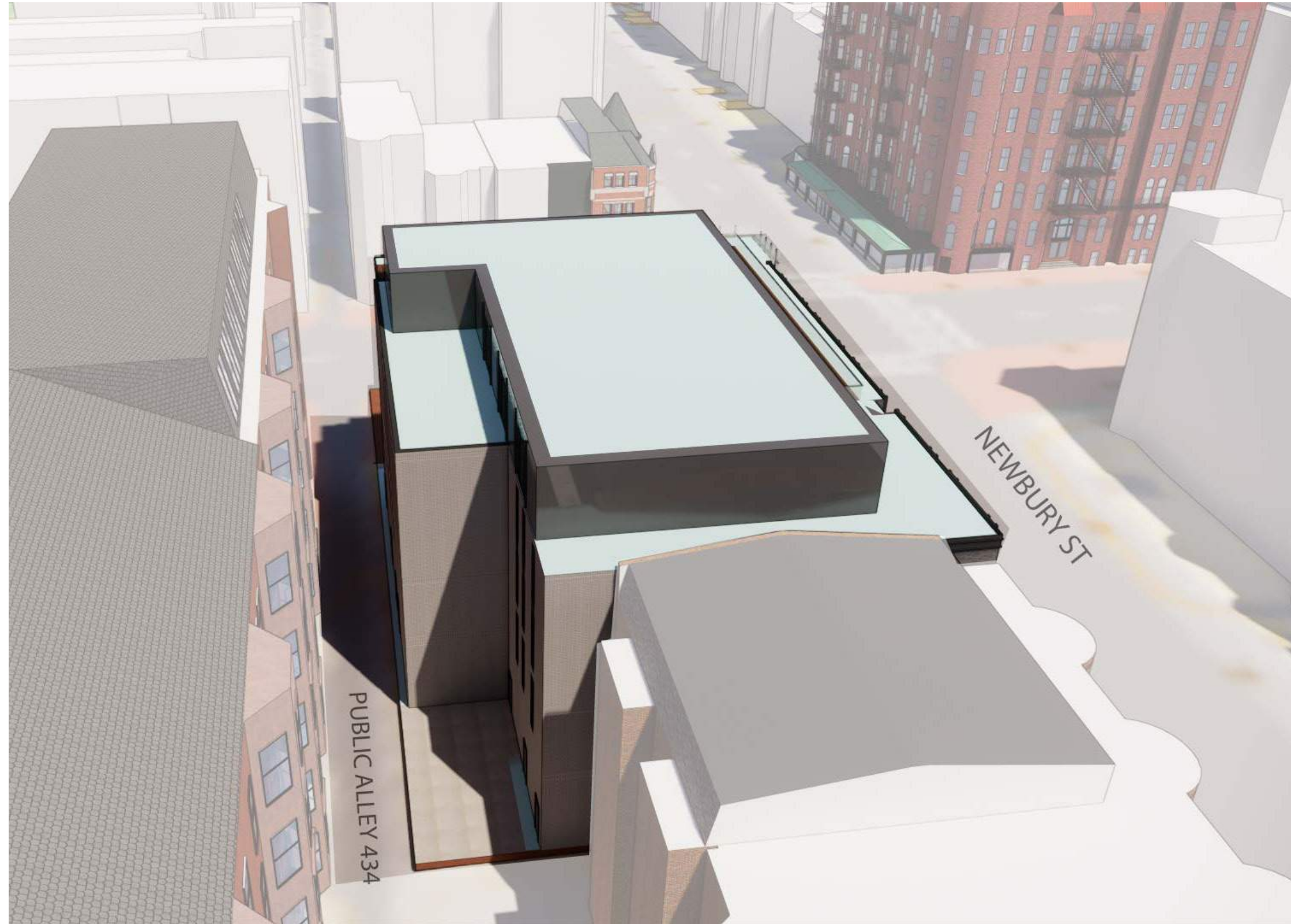
PUBLIC ALLEY 434

COMMONWEALTH AVE



# SETBACK MASSING UPDATE

PUBLIC ALLEY AERIAL VIEW



INITIAL DESIGN



CURRENT DESIGN



# CURRENT SITE ELEVATIONS

PUBLIC ALLEY 434 ELEVATION



DARTMOUTH ST



DEVELOPMENT STATISTICS

Total Site Area = 14,504 SF

Total Area (gsf) = 43,500 SF

Allowed FAR = 3.0 FAR

Proposed FAR = 3.0 FAR

Total Building Height = 65'-0"

Ground Floor GSF: 10,375

Second Floor GSF: 9,585

Third Floor GSF: 9,585

Fourth Floor GSF: 9,585

Fifth Floor GSF: 4,370





## V. SHADOW STUDIES



# SHADOW STUDIES

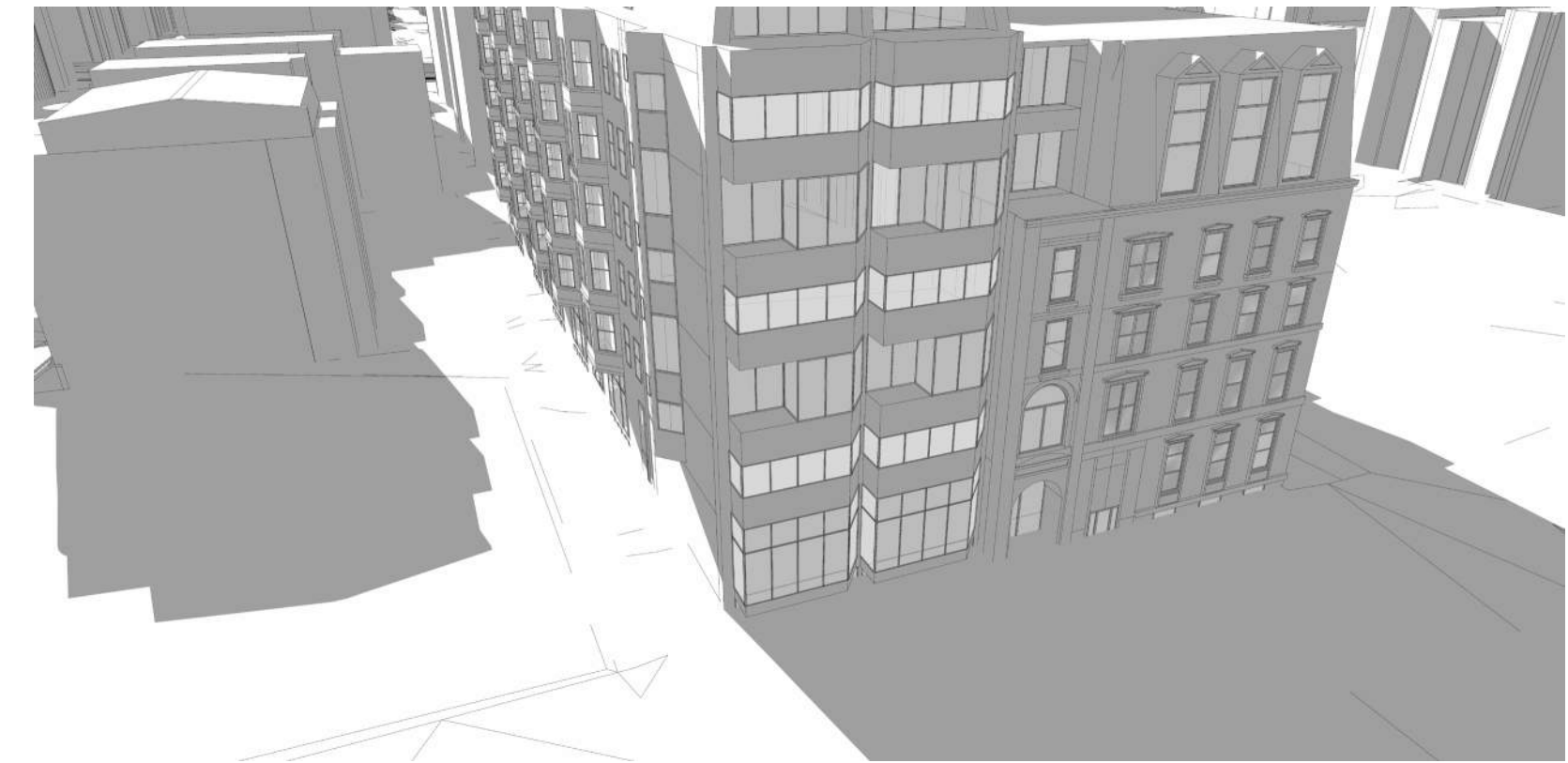
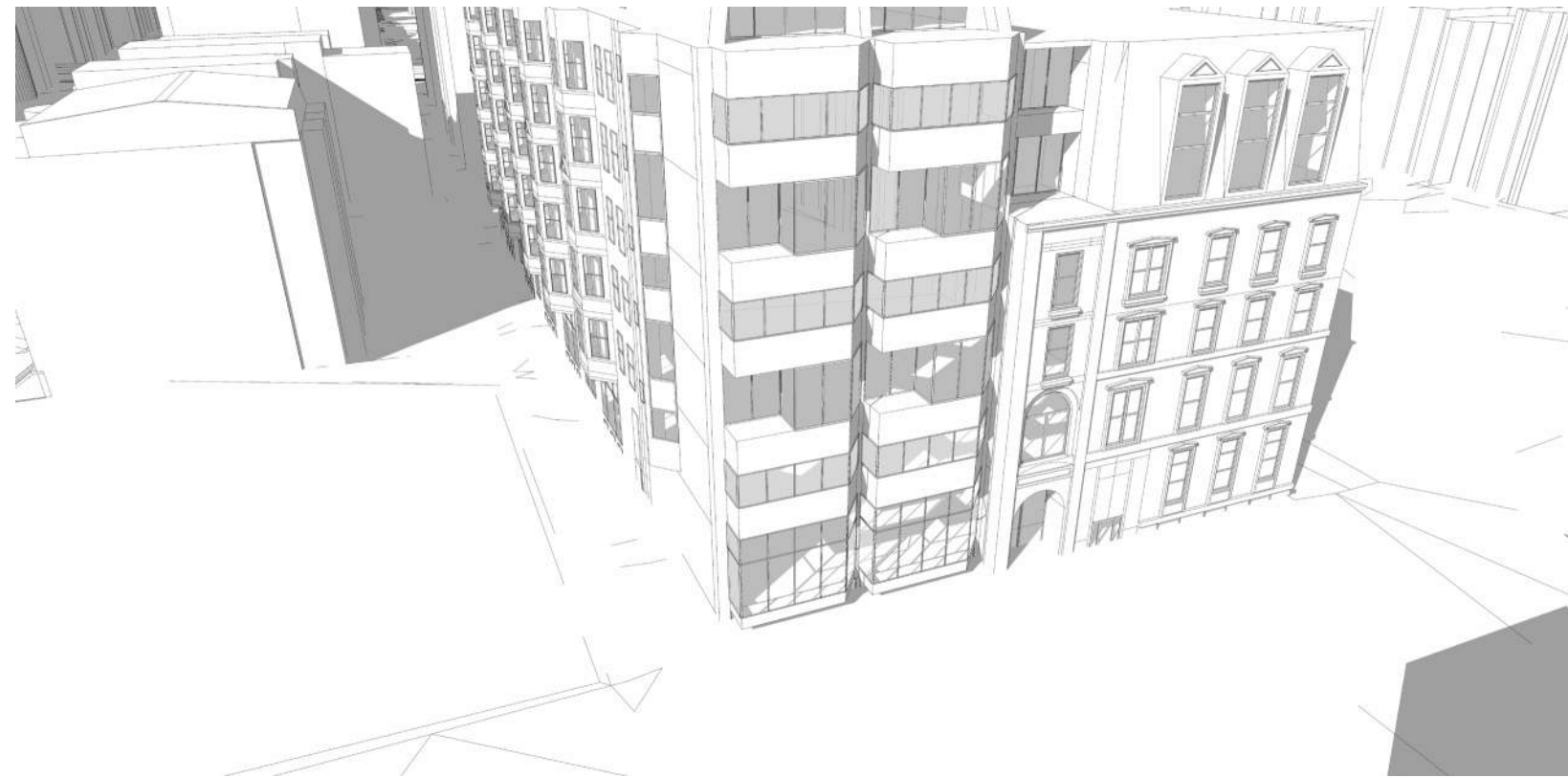
MARCH 20 - EQUINOX

VIOLET COLOR INDICATES ADDITIONAL SHADOW IMPACT

IMPACT ON PULIC ALLEY 434 SIDEWALKS + STREET

IMPACT ON VENDOME CONDOMINIUMS

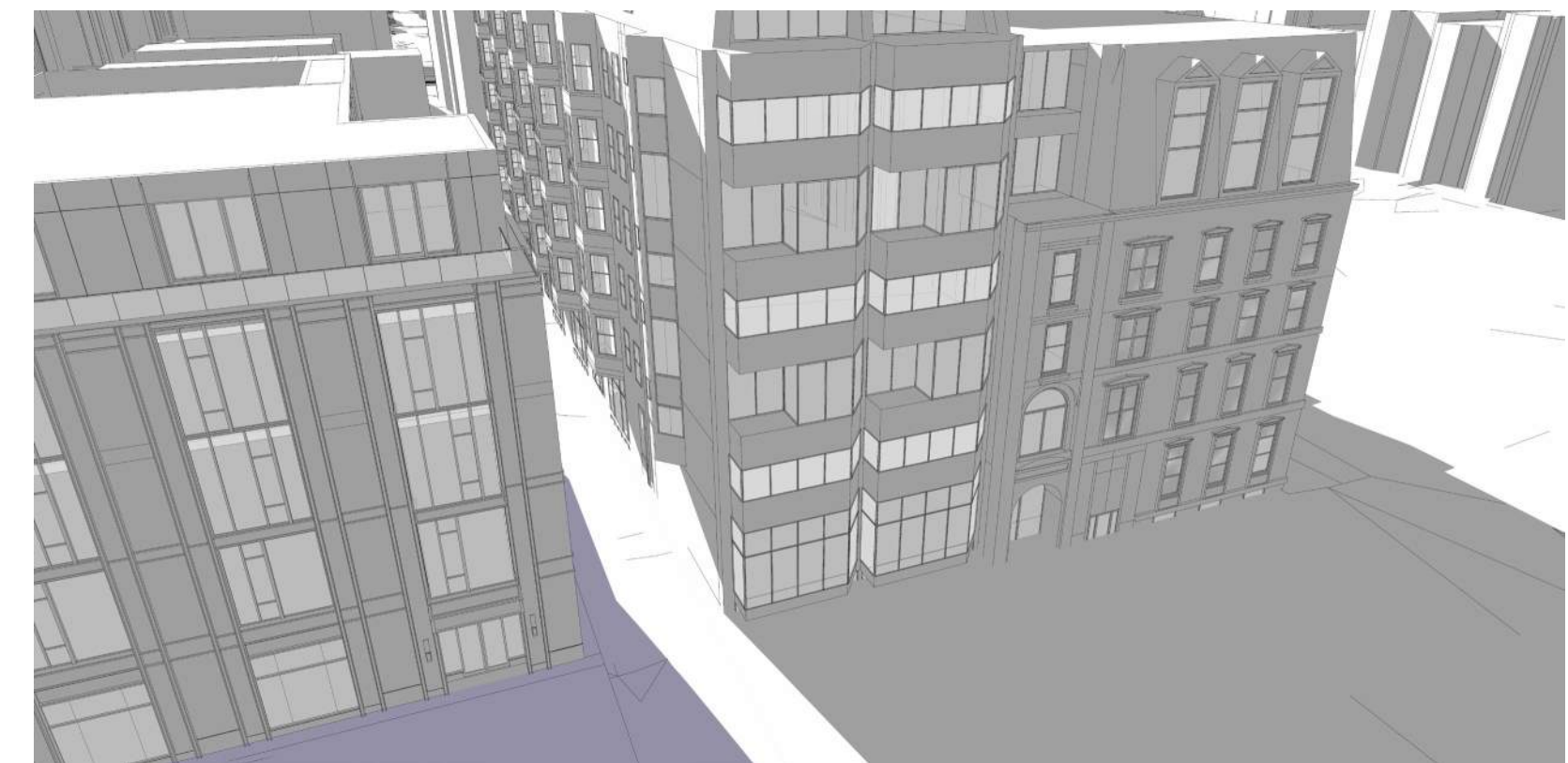
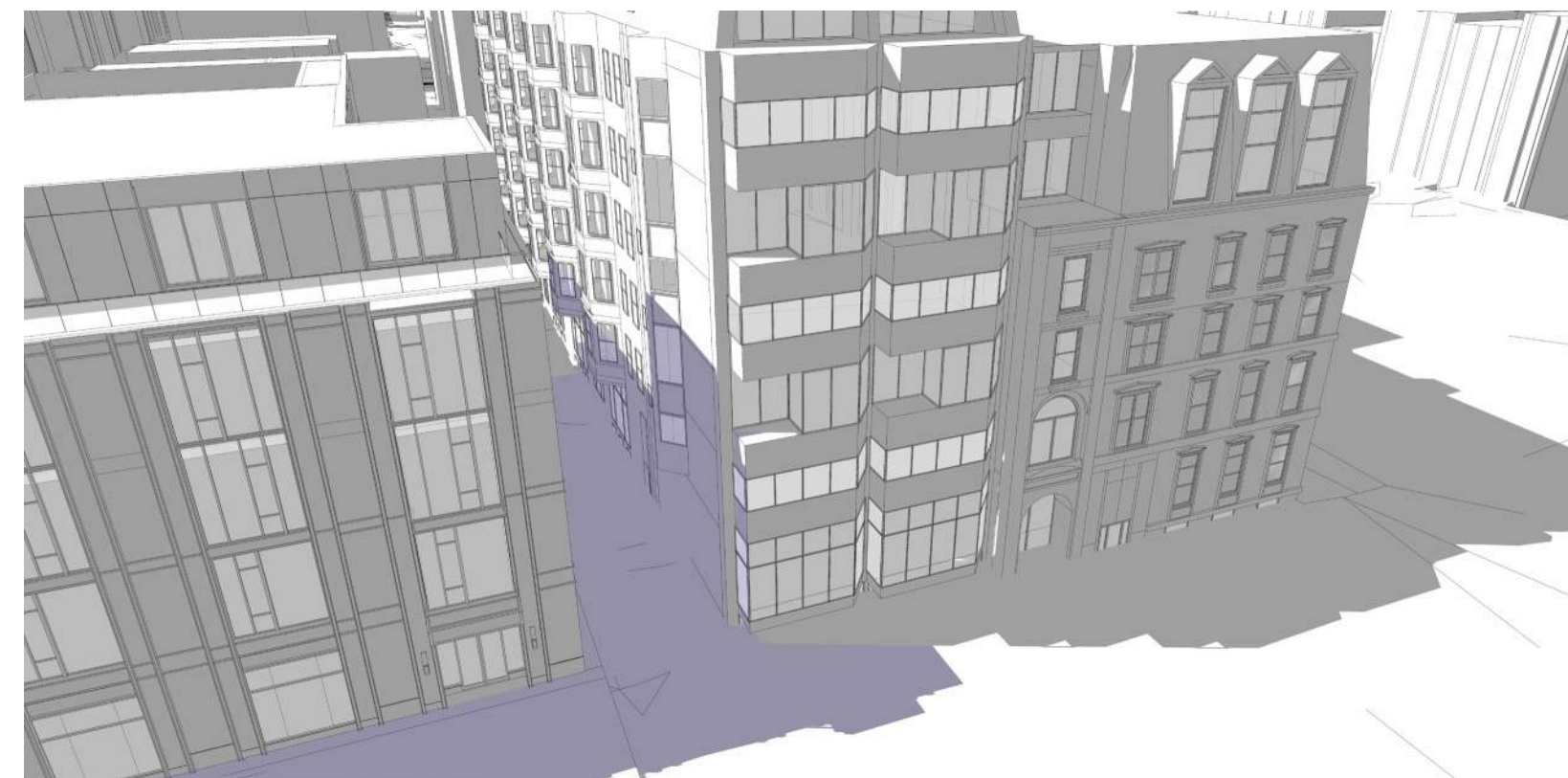
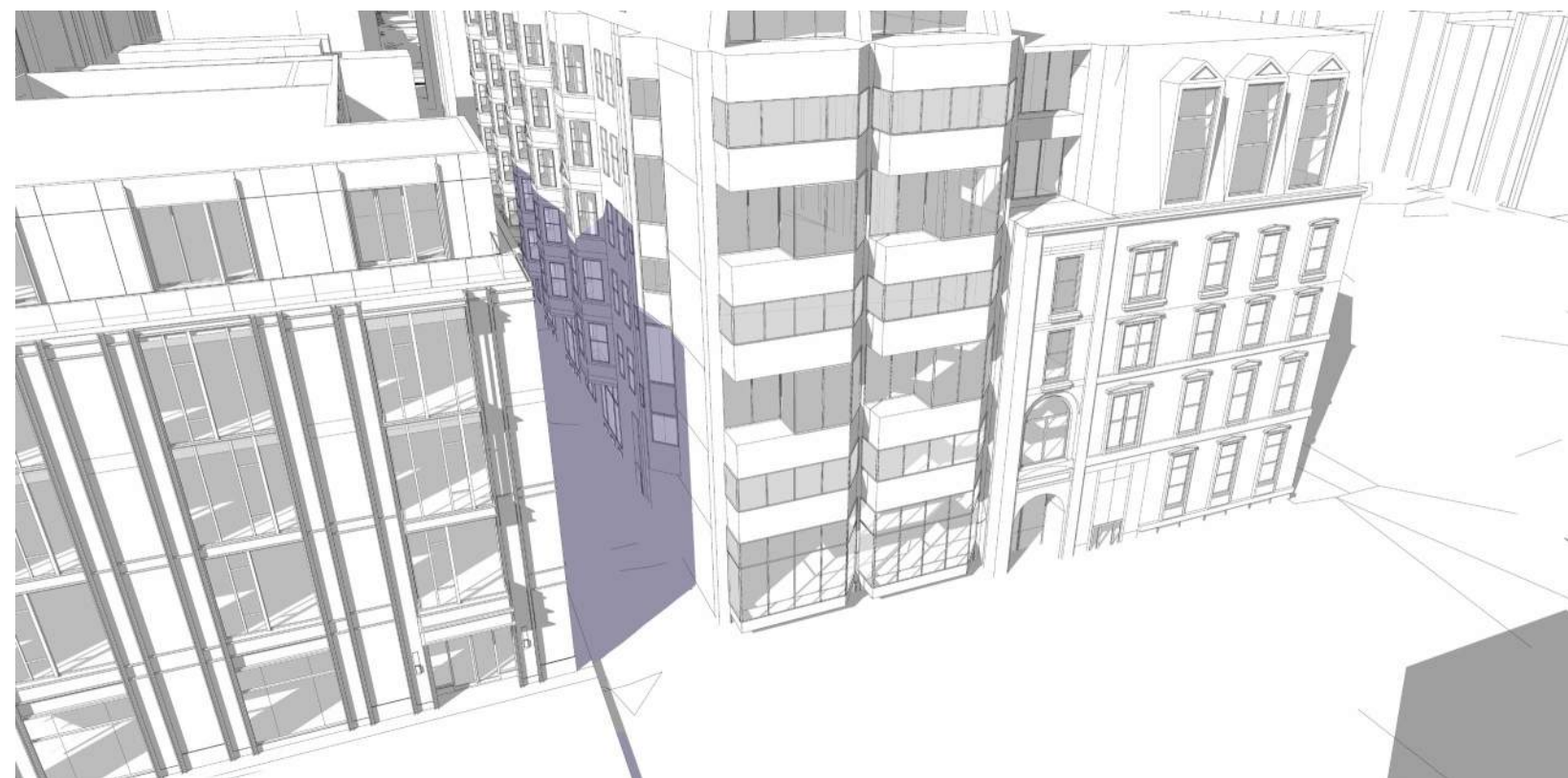
IMPACT ON DARTMOUTH STREET SIDEWALK



EMPTY LOT - MARCH 20TH @ 9AM

EMPTY LOT - MARCH 20TH @ 12PM

EMPTY LOT - MARCH 20TH @ 3PM



WITH NEW BUILDING - MARCH 20TH @ 9AM

WITH NEW BUILDING - MARCH 20TH @ 12PM

WITH NEW BUILDING - MARCH 20TH @ 3PM



# SHADOW STUDIES

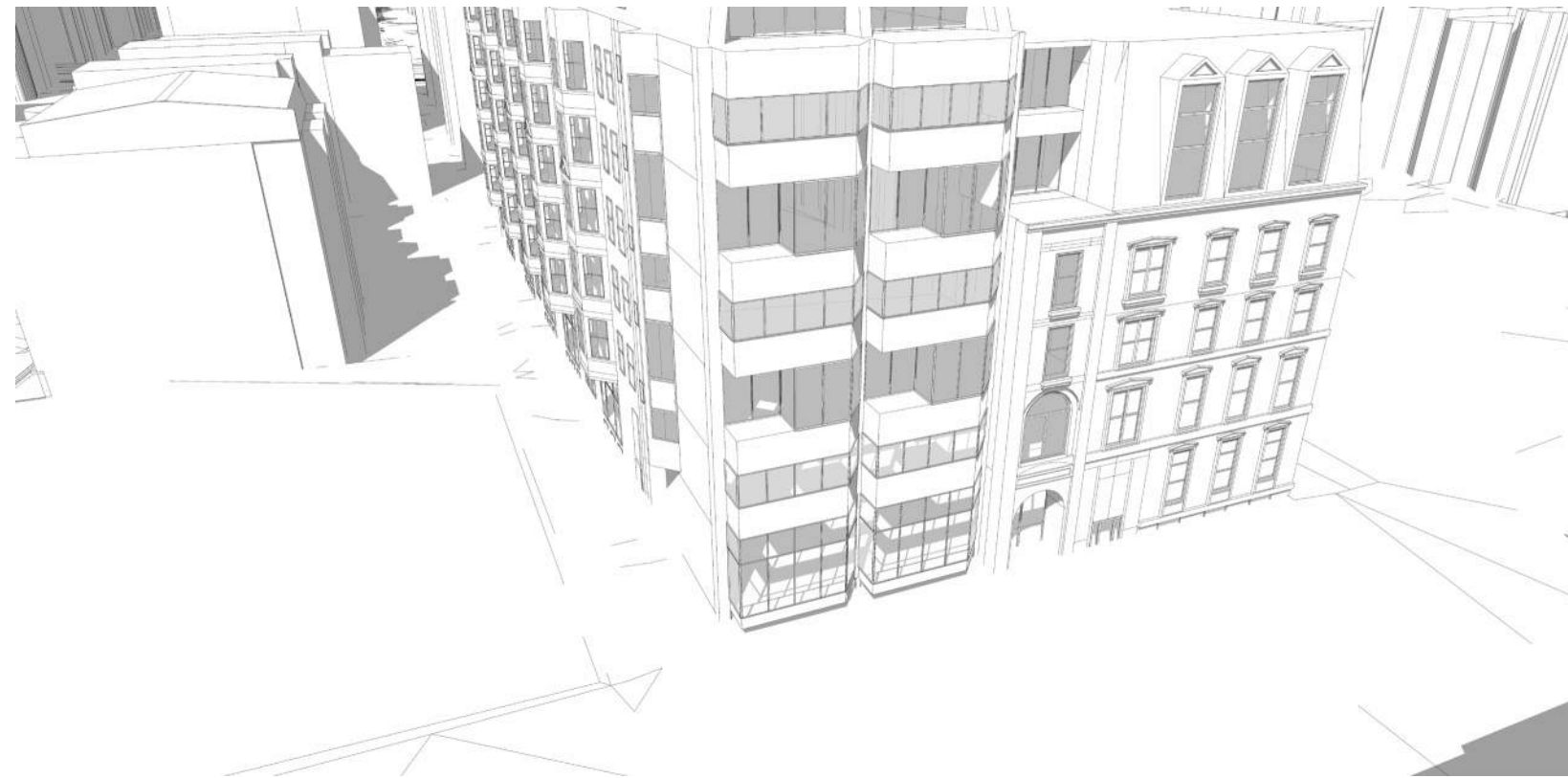
JUNE 20 - SUMMER SOLSTICE

VIOLET COLOR INDICATES ADDITIONAL SHADOW IMPACT

IMPACT ON PULIC ALLEY 434 SIDEWALKS + STREET

IMPACT ON VENDOME CONDOMINIUMS

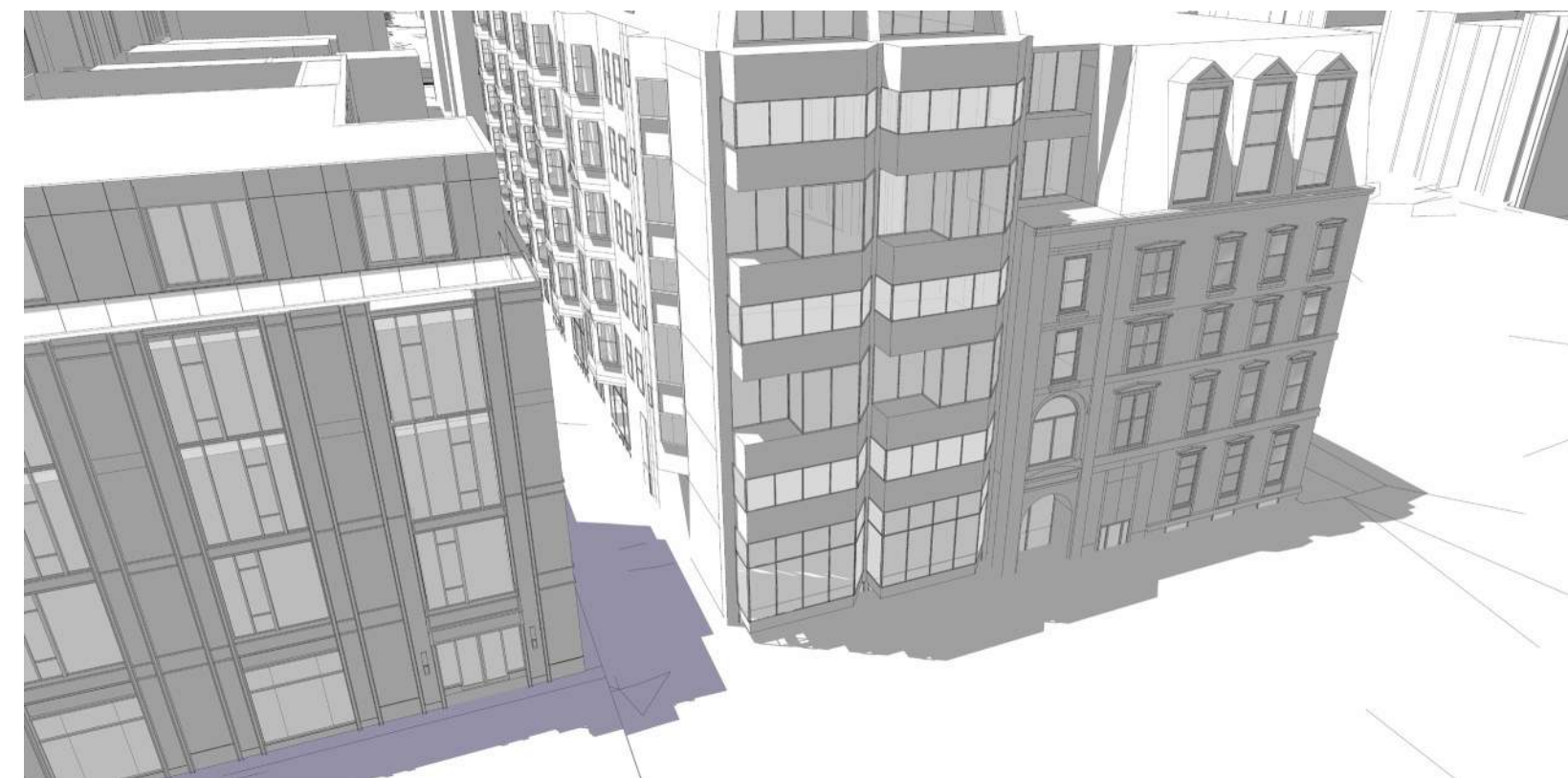
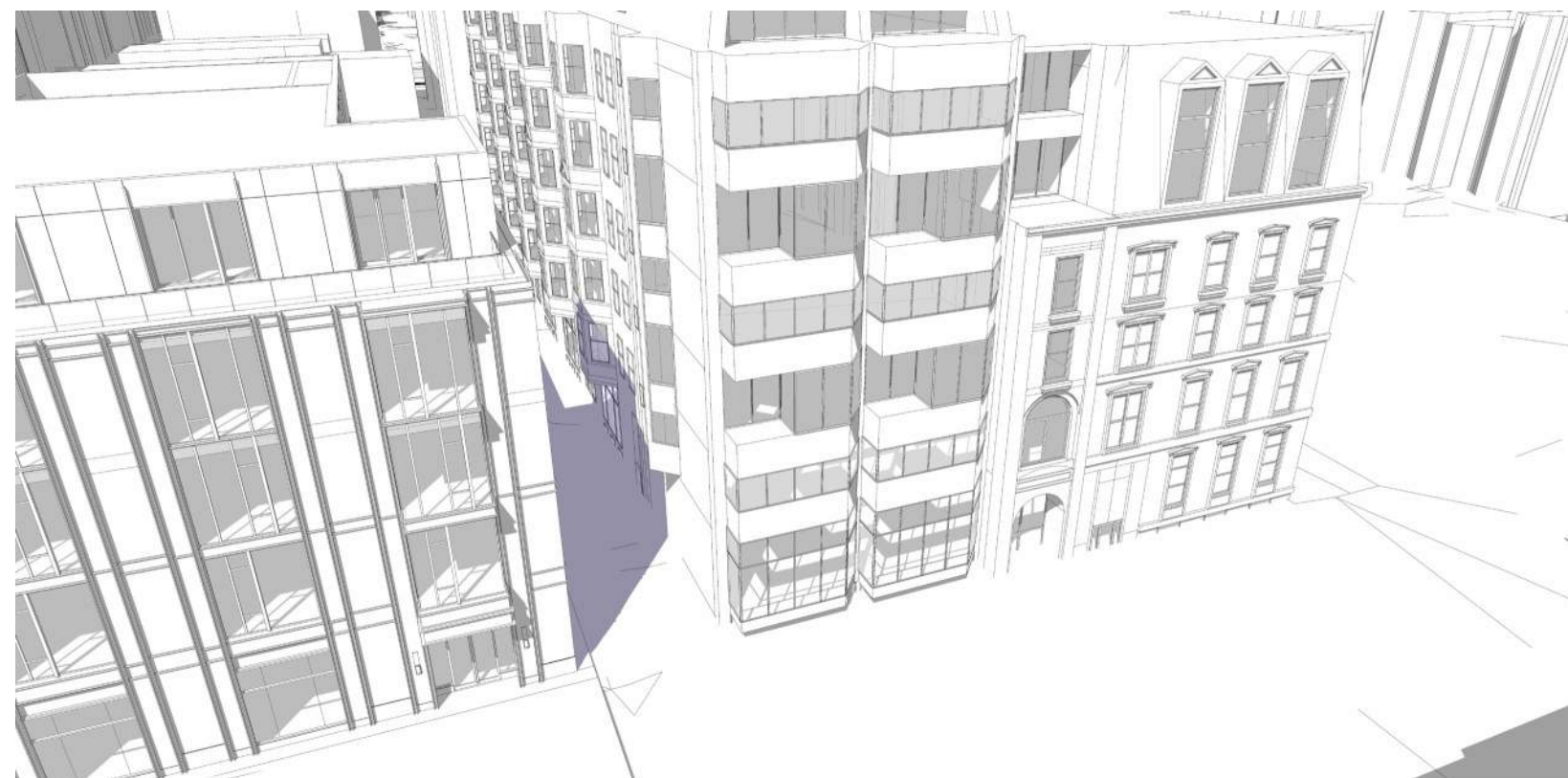
IMPACT ON DARTMOUTH STREET SIDEWALK



EMPTY LOT - JUNE 20TH @ 9AM

EMPTY LOT - JUNE 20TH @ 12PM

EMPTY LOT - JUNE 20TH @ 3PM



WITH NEW BUILDING - JUNE 20TH @ 9AM

WITH NEW BUILDING - JUNE 20TH @ 12PM

WITH NEW BUILDING - JUNE 20TH @ 3PM



# SHADOW STUDIES

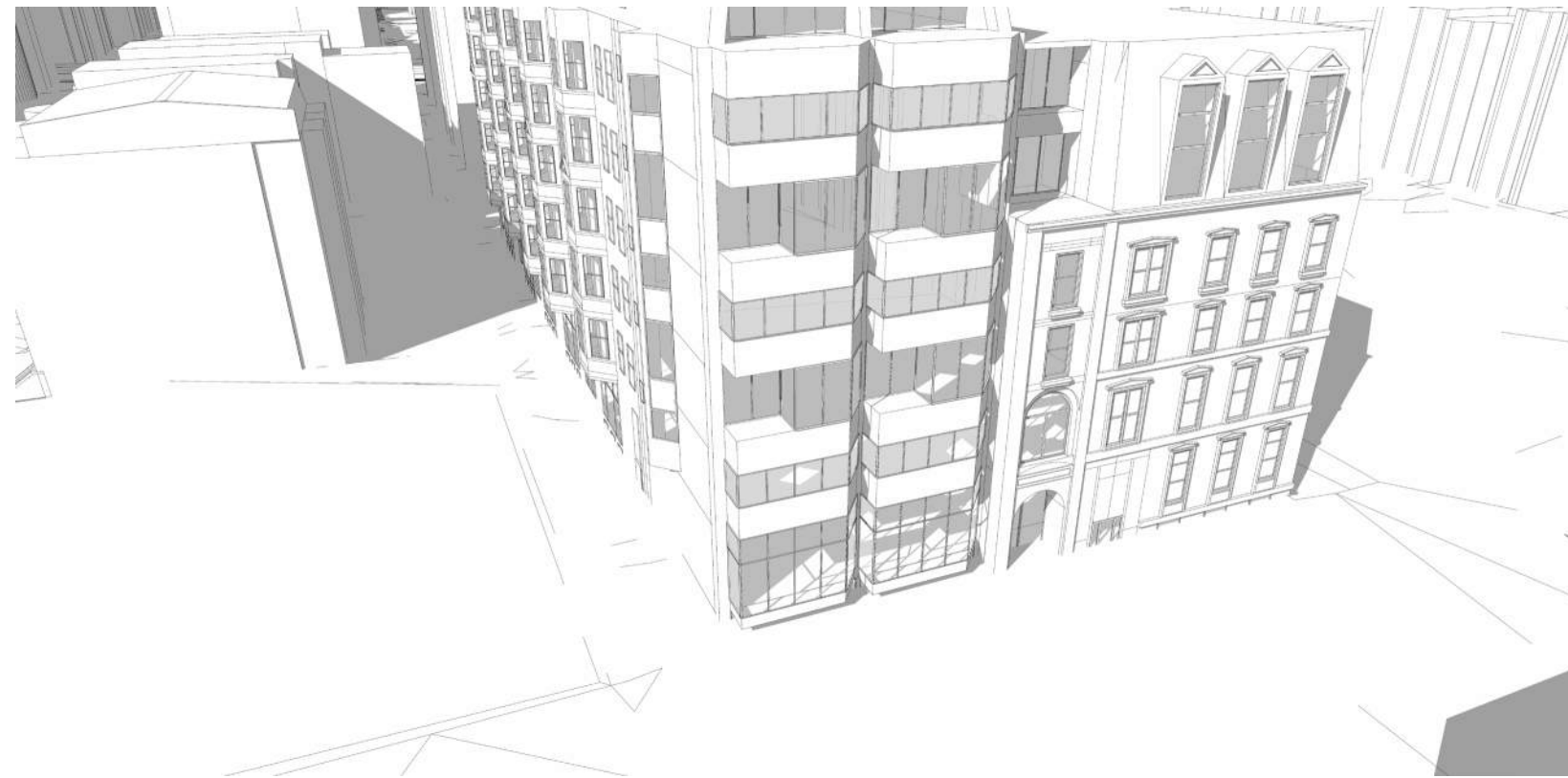
SEPTEMBER 23 - EQUINOX

VIOLET COLOR INDICATES ADDITIONAL SHADOW IMPACT

IMPACT ON PULIC ALLEY 434 SIDEWALKS + STREET

IMPACT ON VENDOME CONDOMINIUMS

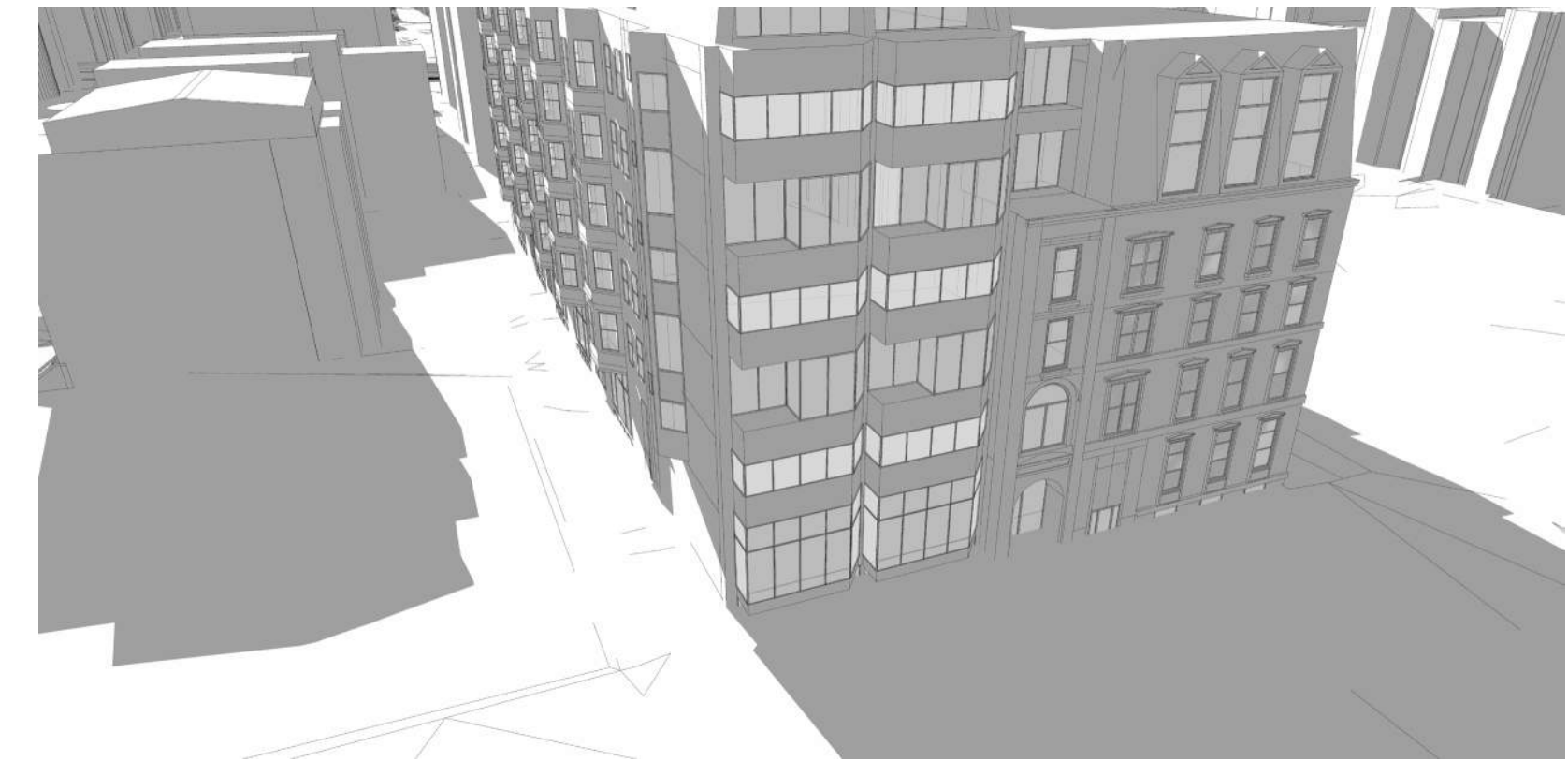
IMPACT ON DARTMOUTH STREET SIDEWALK



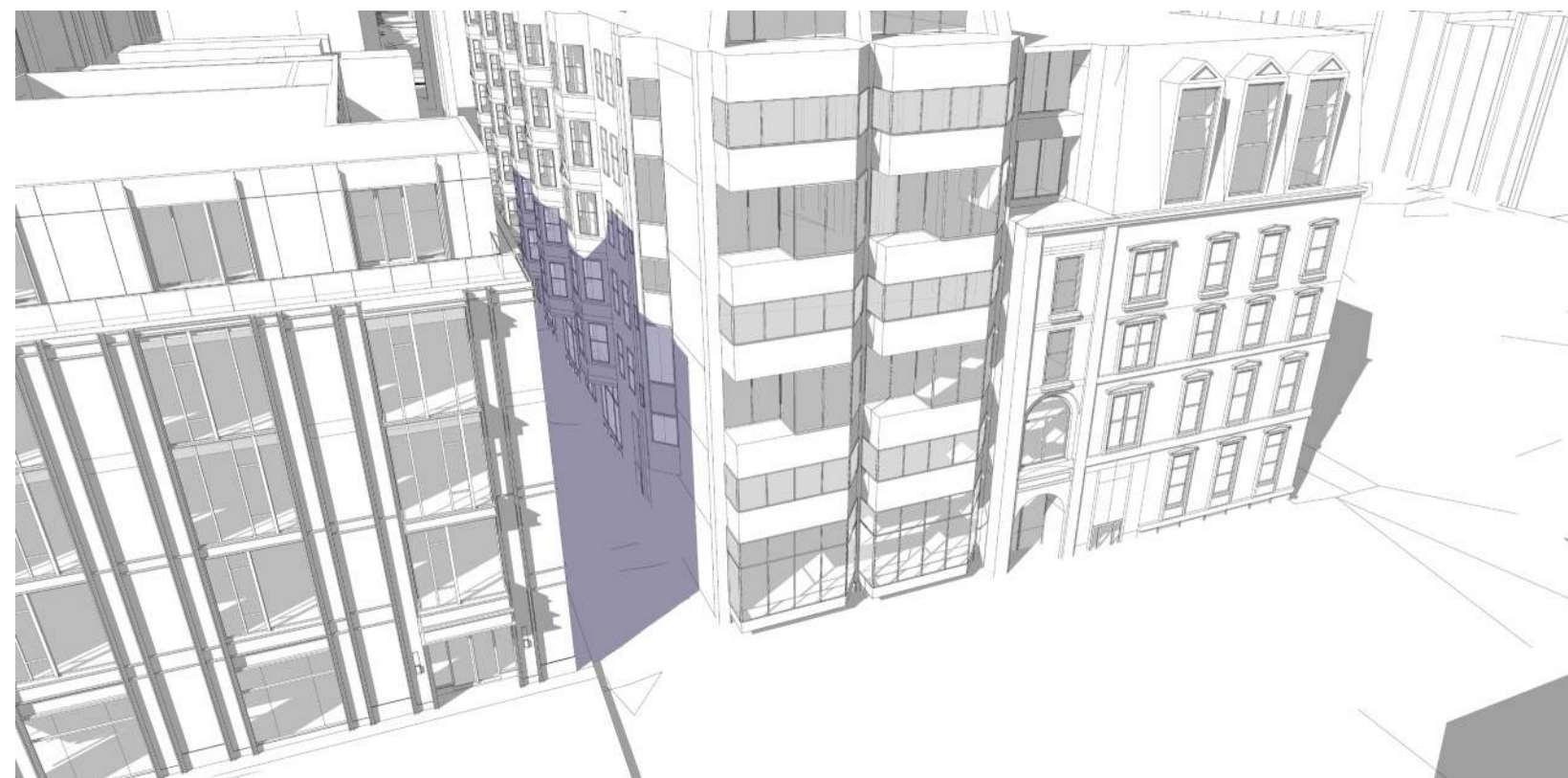
EMPTY LOT - SEPTEMBER 23RD @ 9AM



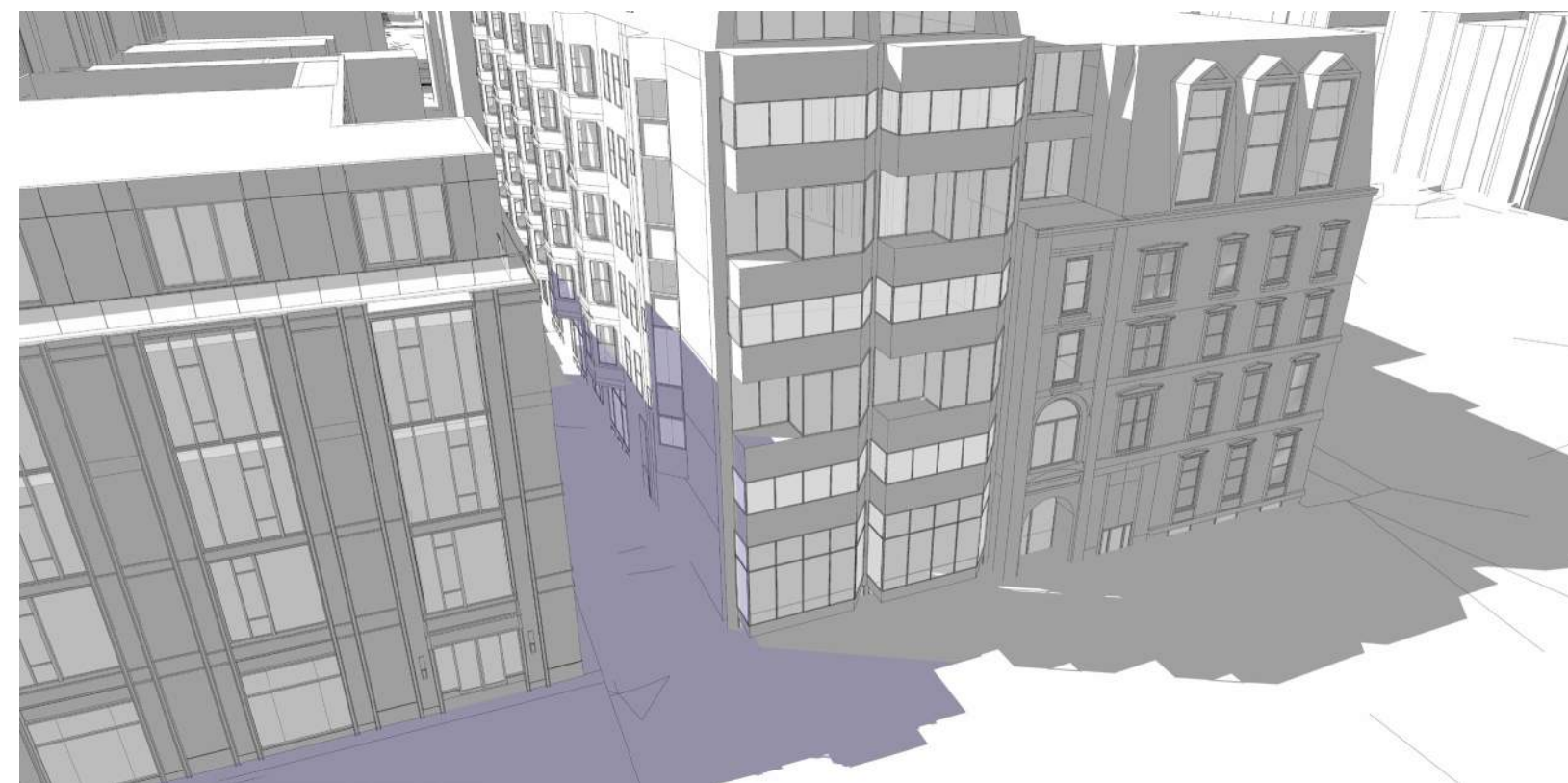
EMPTY LOT - SEPTEMBER 23RD @ 12PM



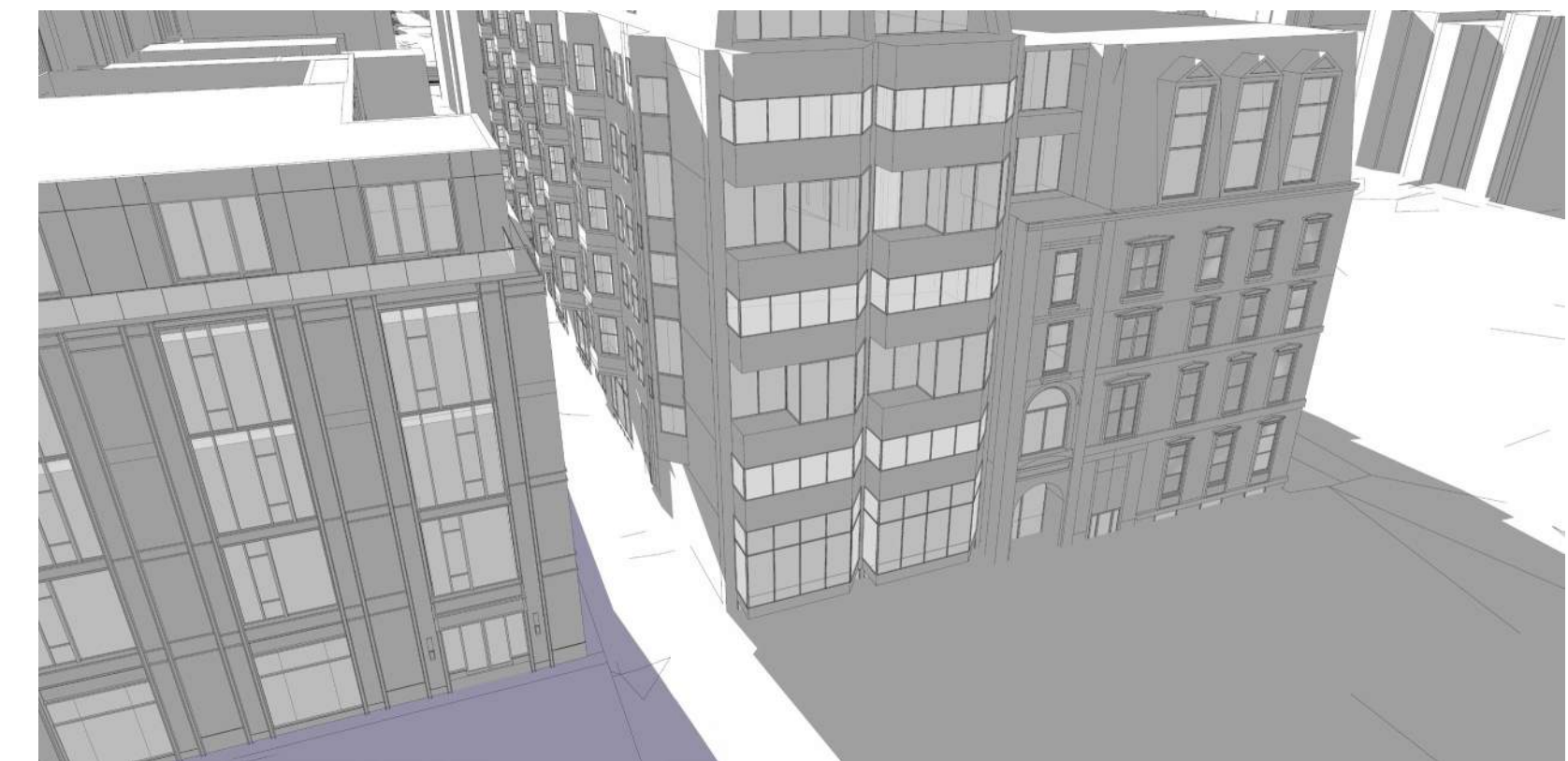
EMPTY LOT - SEPTEMBER 23RD @ 3PM



WITH NEW BUILDING - SEPTEMBER 23RD @ 9AM



WITH NEW BUILDING - SEPTEMBER 23RD @ 12PM



WITH NEW BUILDING - SEPTEMBER 23RD @ 3PM



# SHADOW STUDIES

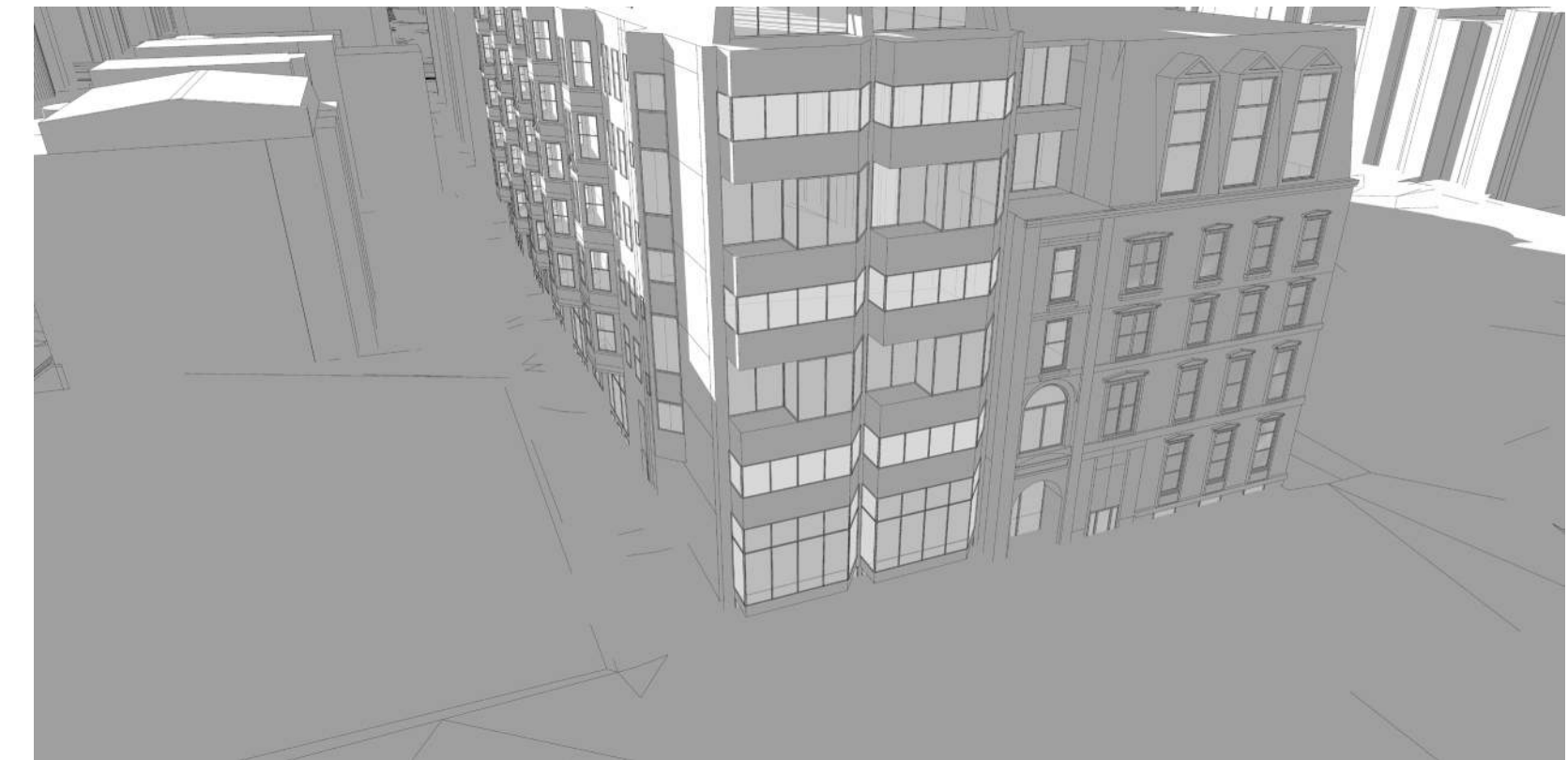
DECEMBER 21 - WINTER SOLSTICE

VIOLET COLOR INDICATES ADDITIONAL SHADOW IMPACT

IMPACT ON PULIC ALLEY 434 SIDEWALKS + STREET

IMPACT ON VENDOME CONDOMINIUMS

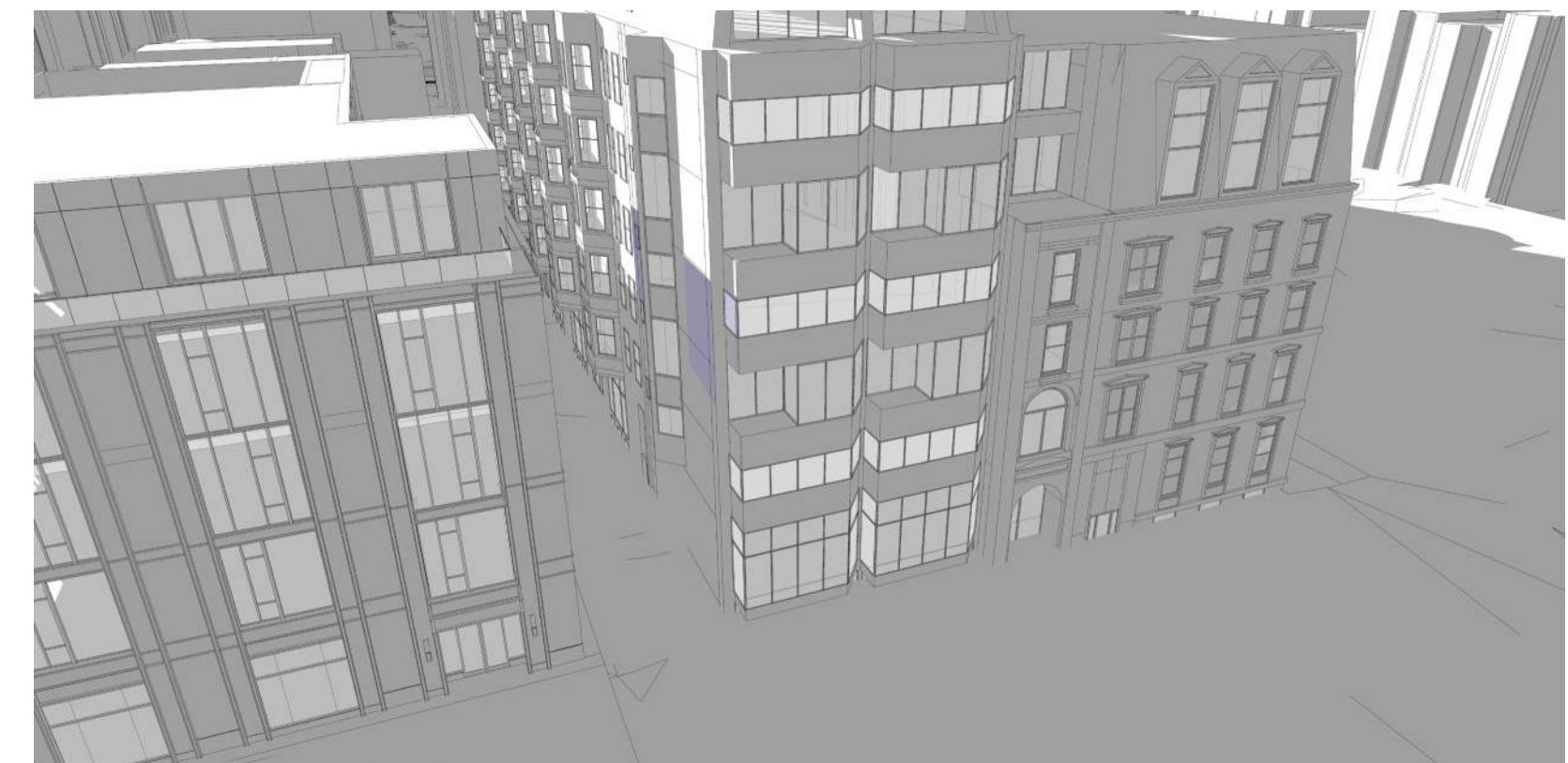
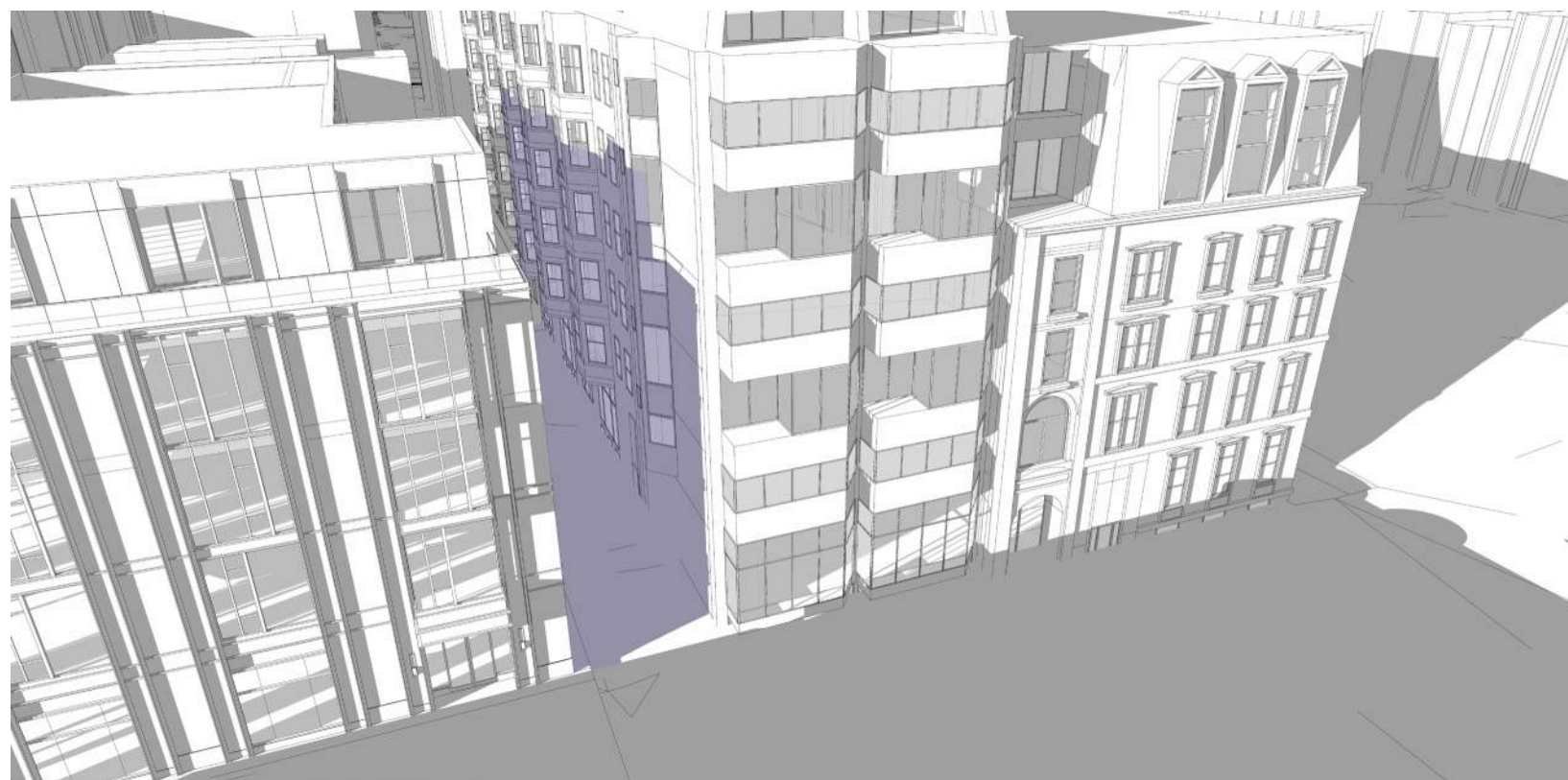
IMPACT ON DARTMOUTH STREET SIDEWALK



EMPTY LOT - DECEMBER 21ST @ 9AM

EMPTY LOT - DECEMBER 21ST @ 12PM

EMPTY LOT - DECEMBER 21ST @ 3PM



WITH NEW BUILDING - DECEMBER 21ST @ 9AM

WITH NEW BUILDING - DECEMBER 21ST @ 12PM

WITH NEW BUILDING - DECEMBER 21ST @ 3PM



## **VI. ESTIMATED REDEVELOPMENT TIMELINE**



## ESTIMATED REDEVELOPMENT TIMELINE

**Q1 2020** - SUBMIT FOR PERMIT

**Q3 2020** - COMMENCE CONSTRUCTION

**Q4 2021** - CONSTRUCTION COMPLETE

**Q2 2022** - BUILDING FULLY OCCUPIED





ONE WAY