

# 415 Newbury Street

Back Bay Architectural Commission  
Advisory Review  
April 13, 2022



TRINITY  
FINANCIAL

# Team Members

## **Abby Goldenfarb**

Vice President, Trinity Financial

## **Steven Cummings**

General Manager, Harvard Club of Boston

## **Michael Shanahan**

Chair, Harvard Club of Boston Steering Committee

## **Matthew Kiefer**

Director, Goulston & Storrs

## **Jamie Fay, AICP**

President, Fort Point Associates

## **Alfred Wojciechowski, AIA, LEED AP**

Principal, CBT Architects

## **Fernando Domenech, Jr., FAIA, LEED AP**

Principal, DHK Architects

## **Rob Woodland, P.E.**

Senior Project Manager, Tetra Tech

## **James Heroux, ASLA, PLA**

Principal, Copley Wolff Design Group

## **William Young**

Historic Consultant

## **Larry Sparrow**

Construction Project Manager, Trinity Financial

## **Matthew Hegarty**

President, Harvard Club Board of Governors

## **George Cole**

Harvard Club Advisor, Leggatt McCall

## **David Linhart**

Associate, Goulston & Storrs

## **Katie Moore, AICP, LEED AP ND**

Environmental Planner, Fort Point Associates

## **Daniel Gelormini, AIA, LEED AP BD + C**

Associate Principal, CBT Architects

## **Derek Mueller**

Associate, DHK Architects

## **Courtney Sudak, P.E.**

Project Manager, Tetra Tech



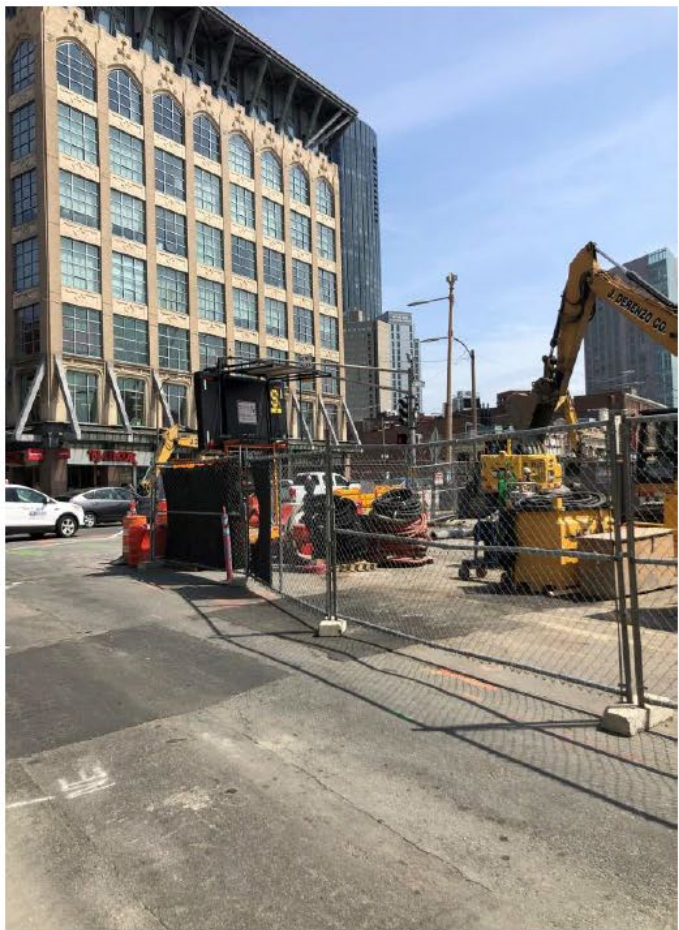
# Site Context



# Existing Conditions



# Newbury Street Context



# Pedestrian Experience



# Historic Analysis – Squash Building



View looking west on Newbury Street



# Historic Analysis – Squash Building



View looking north on Newbury Street





# Historic Analysis – Squash Building



View looking east on Newbury Street

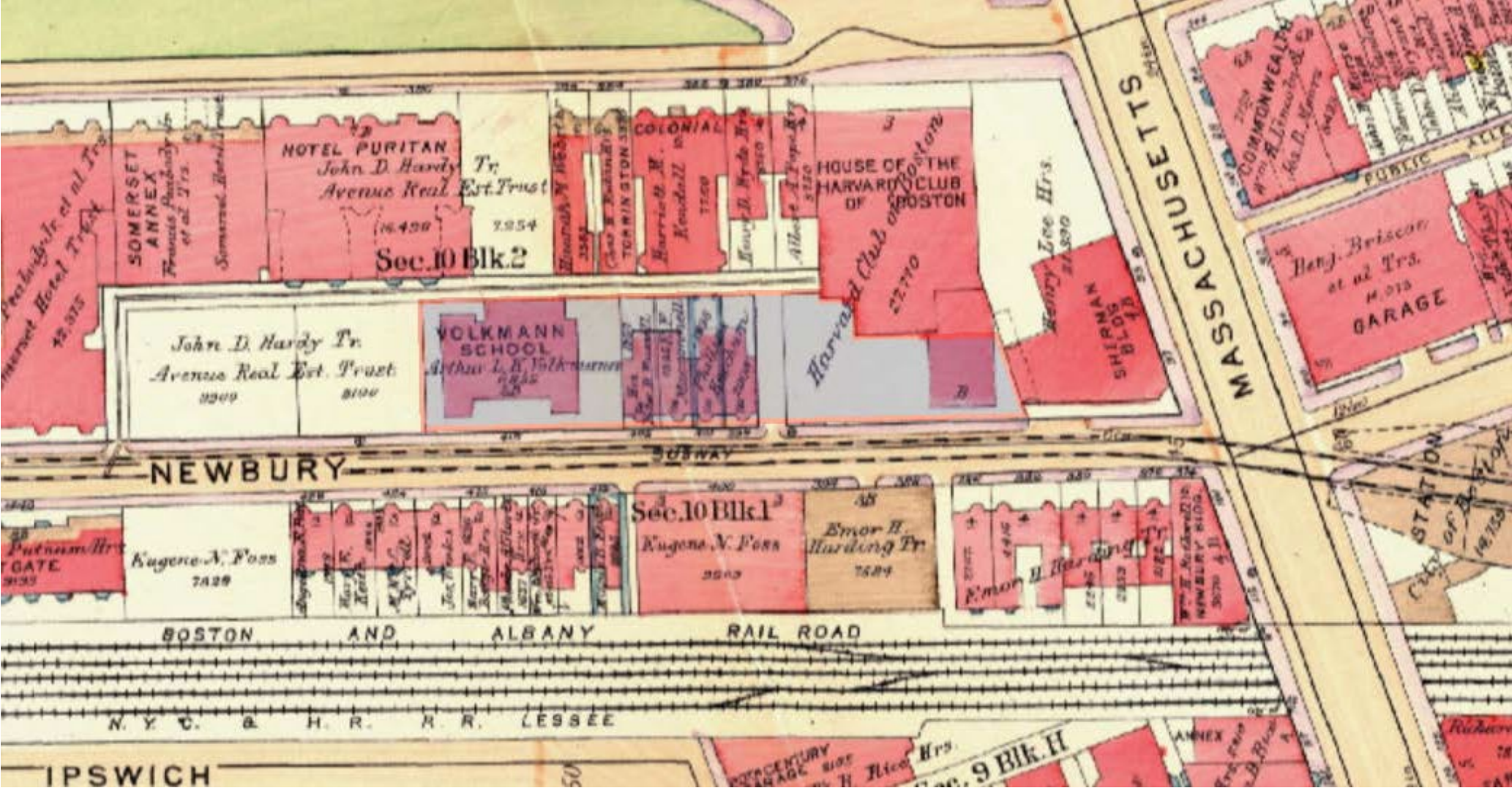


# Squash Building Chronology

- Main Harvard Clubhouse at 374 Commonwealth Avenue built in 1913, designed by Parker, Thomas & Rice.
- Club expanded to the rear in 1924
- Addition accommodated squash courts and dining room
- 1965: Club acquired adjacent building
  - 376 to 380 Commonwealth
  - 5 buildings on North side of Newbury Street
  - Newbury Street buildings were demolished to expand the Club's rear parking lot



# Historic Documents



# Timeline

- 1913 Harvard Club of Boston constructed
- Late 2018 Harvard Club conducted a search for a developer to realize the highest and best use of its parking lot and to bring its facilities into compliance with the Americans with Disabilities Act (ADA)
- Early 2019 Harvard Club selected Trinity Back Bay Development LLC as developer
- Since 2019 Extensive informal community outreach to nearby residents, community leaders, elected officials, and City of Boston staff. Conversations resulted in change in program from hospitality to residential use and initial massing to current massing.
- 4/16/2021 Letter of Intent (LOI) submitted
- 1/19/2022 Expanded Project Notification Form (EPNF) submitted



# Existing Zoning

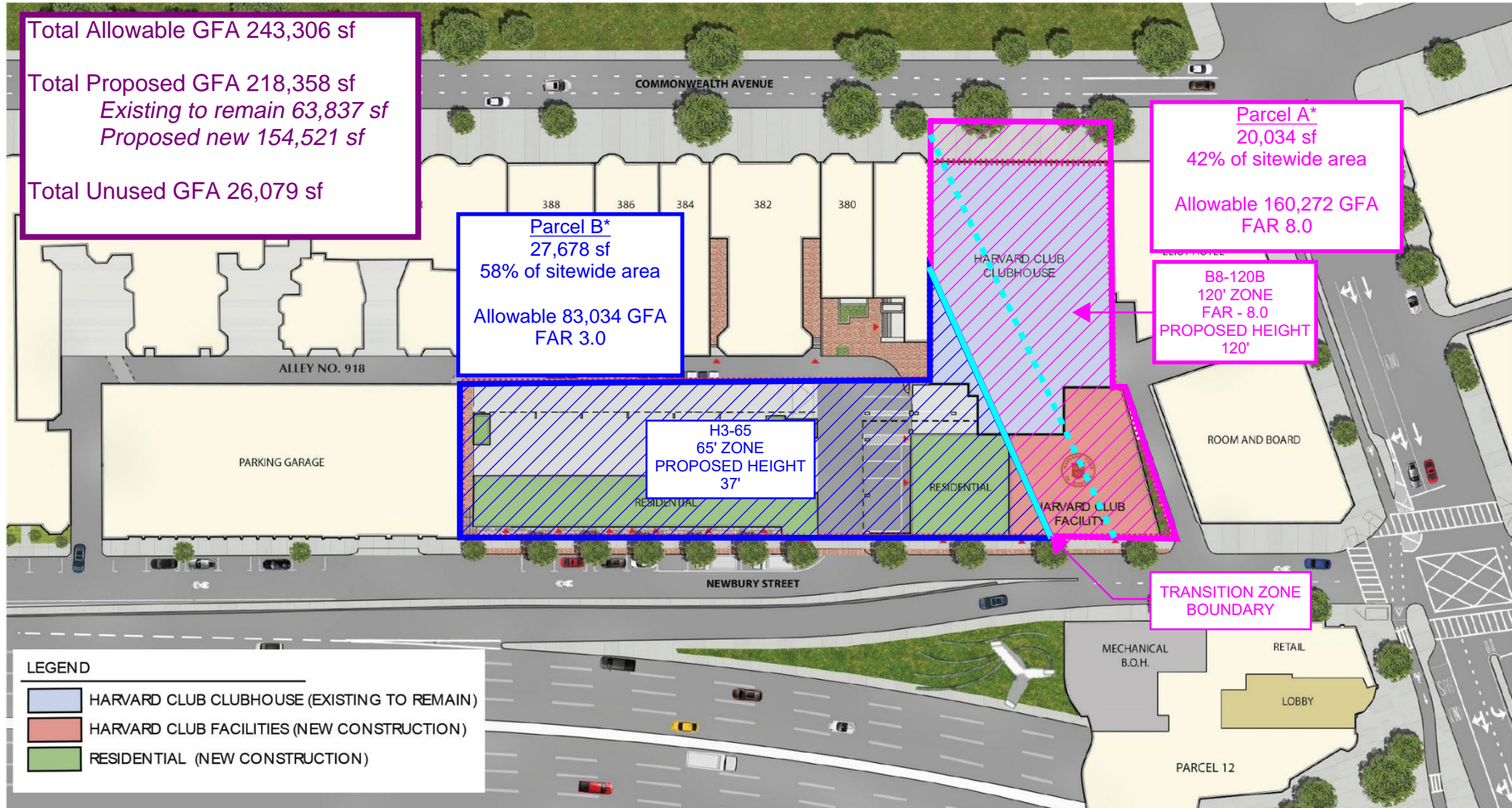


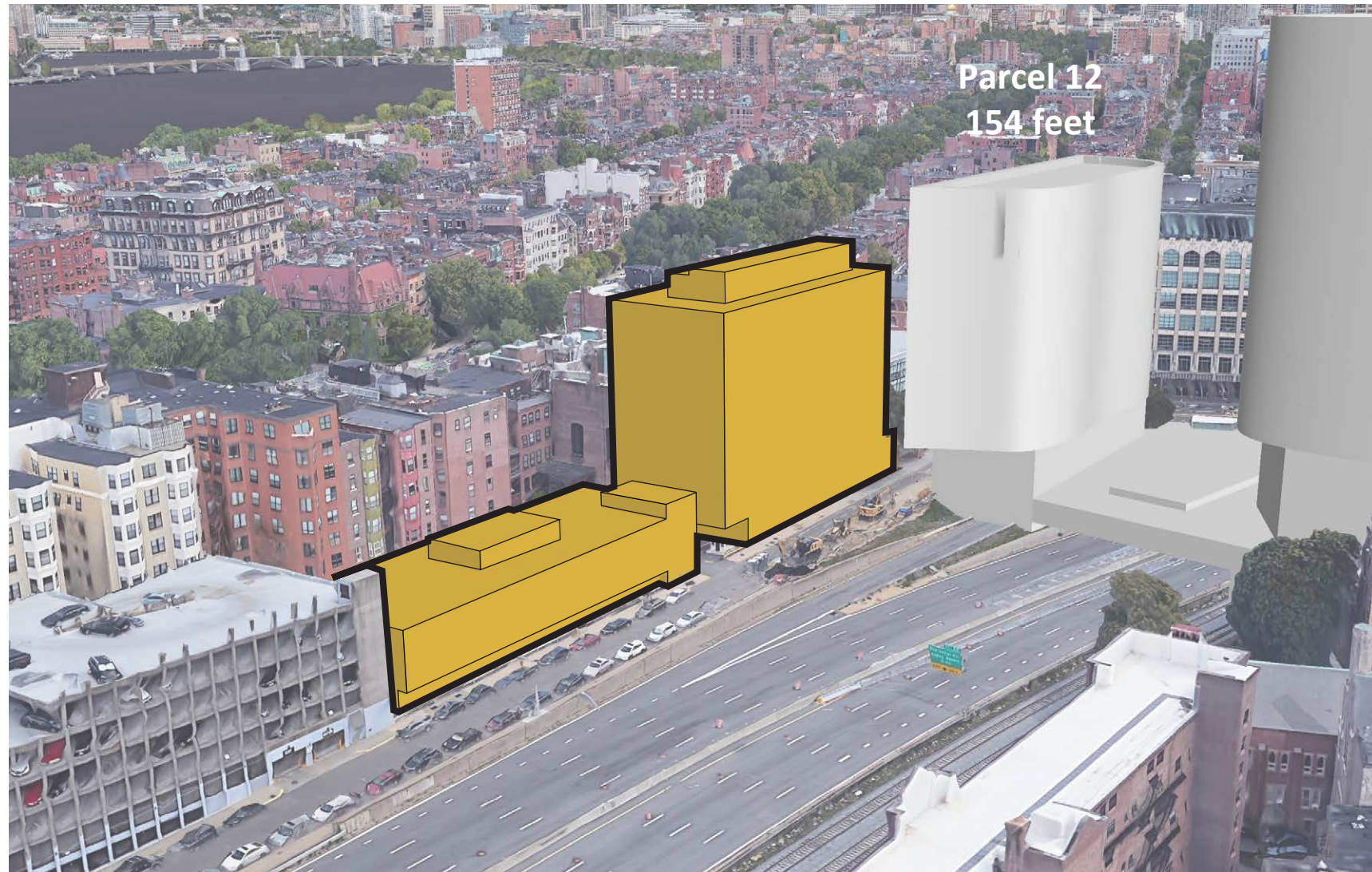
MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT

The Zoning information reported here may not reflect the most current legislation adopted by the Boston Zoning Commission. The signed Code Maps, enacted by the Boston Zoning Commission and available at the BPDA, together with any amendments, remain the official Zoning documents. If discrepancies exist, the official signed Code Maps shall be considered correct.

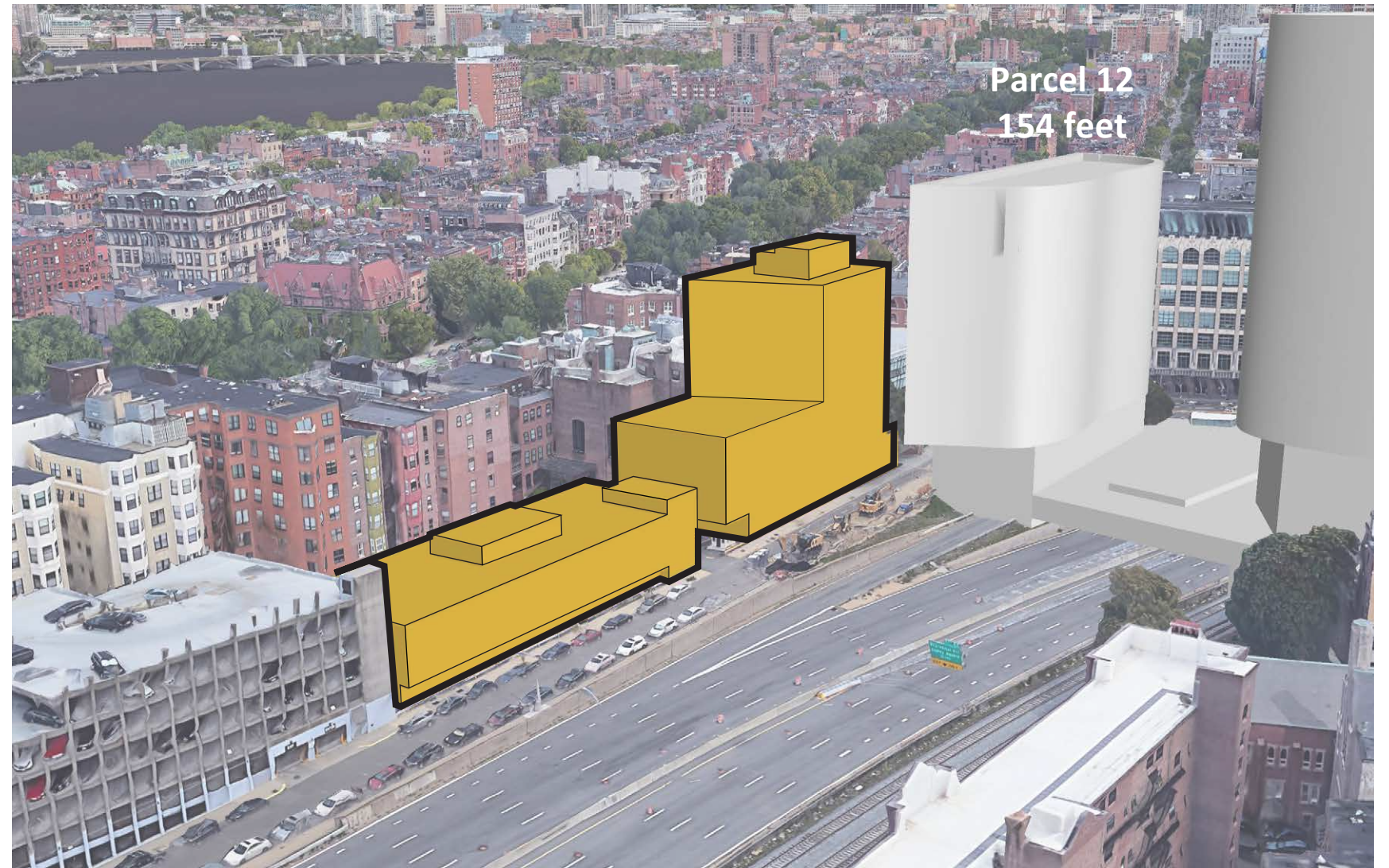


# Zoning





PROPOSED MASSING



ZONING CODE MASSING

37 foot  
Building  
Height

120 foot  
Building  
Height



TRINITY  
FINANCIAL



# Planned Development Area (PDA)

- The site is more than 1 acre and is PDA-eligible under underlying zoning.
- The site straddles two zoning subdistricts, making zoning compliance complicated and problematic.
- The project is physically integrated with the existing Harvard Club, a pre-Code building, further complicating zoning compliance.
- A PDA Development Plan is a transparent zoning mechanism which simplifies zoning relief and allows the review to focus on the project versus compliance with outmoded and difficult-to-apply underlying zoning.
- Once a PDA Development Plan is approved for the site, no additional as-of-right construction is possible. Any material change to the project or the site requires BPDA and Zoning Commission approval.



# Program

<b>Project Site</b>	<b>48,228 sf (1.1 acres)</b>
<b>Gross Floor Area</b>	<b>63,837 sf existing to remain 154,521 sf proposed new</b>
<b>Proposed sitewide FAR</b>	<b>4.5</b>
<b>Residential Uses</b>	<b>134 new rental units</b>
<b>Unit Mix</b>	<b>Studio      33 units (25%) 1 Bedroom    71 units (53%) 2 Bedroom    30 units (22%)</b>
<b>Harvard Club</b>	<b>28,000 sf facility space</b>
<b>Bicycle Parking</b>	<b>134 spaces in bicycle room, 34 visitor spaces</b>
<b>Existing Parking Lot</b>	<b>112 vehicle capacity</b>
<b>Proposed Parking</b>	<b>125 vehicle capacity</b>
<b>Open Space</b>	<b>7,360 sf</b>



# Proposed Site Plan



# Rendering – Newbury Street



# Rendering – Commonwealth Avenue

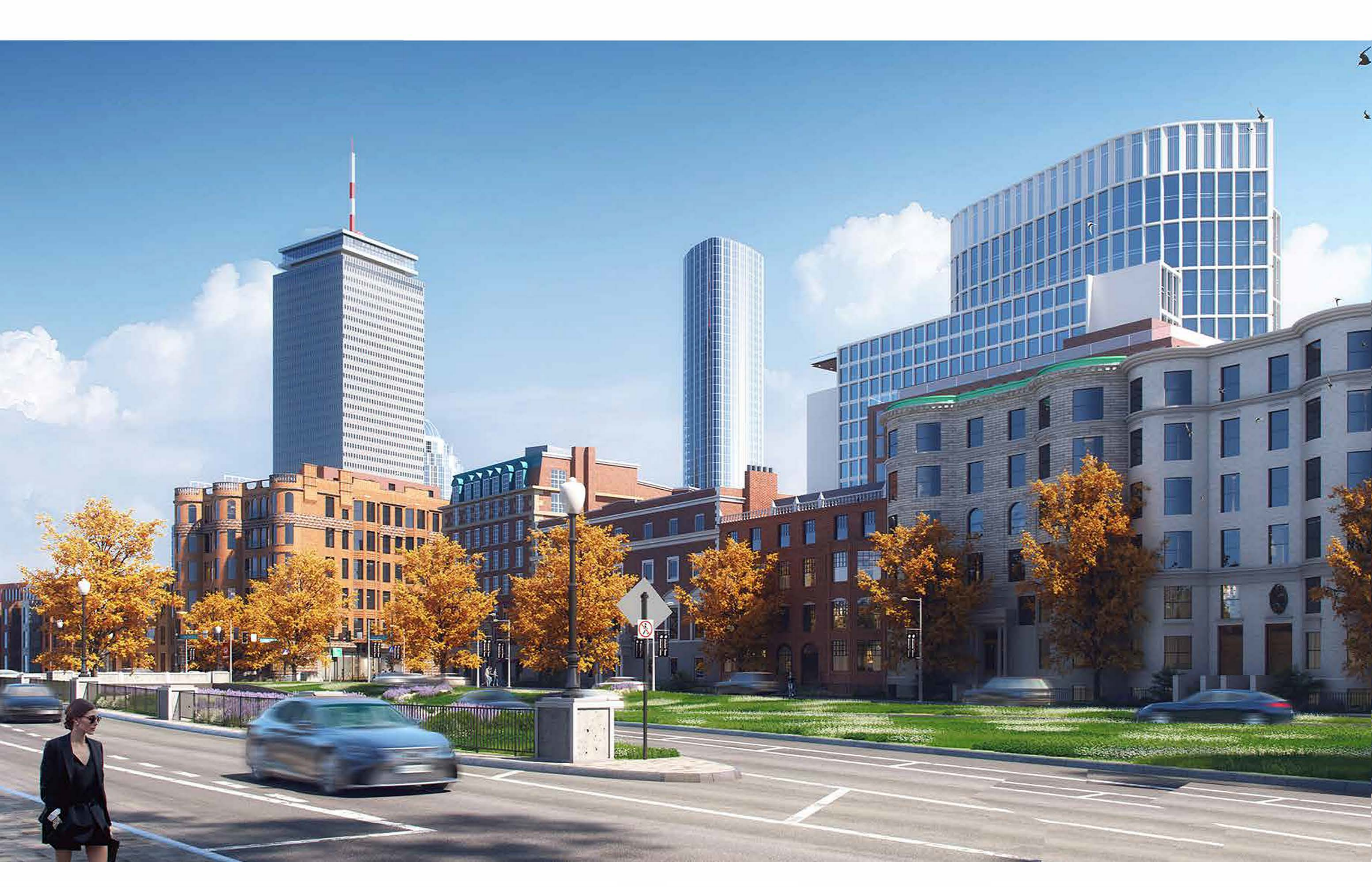
# View Looking Southeast

No Build



Build





# Rendering – Commonwealth Avenue

# View Looking Southwest

No Build



Build





2A WEST  
CAMBRIDGE  
ARLINGTON  
→

LEFT LANE  
MUST  
TURN LEFT

COMMONWEALTH

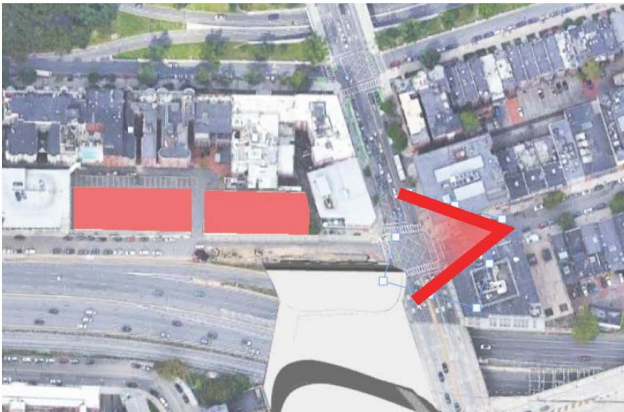


# Rendering – Newbury Street View Looking West

No Build



Build





# Proposed View Alley – Toward Somerset Garage



View Angle



34S43

# Proposed View Alley – Toward Harvard Club



View Angle



# Proposed Pedestrian Connection to Alley

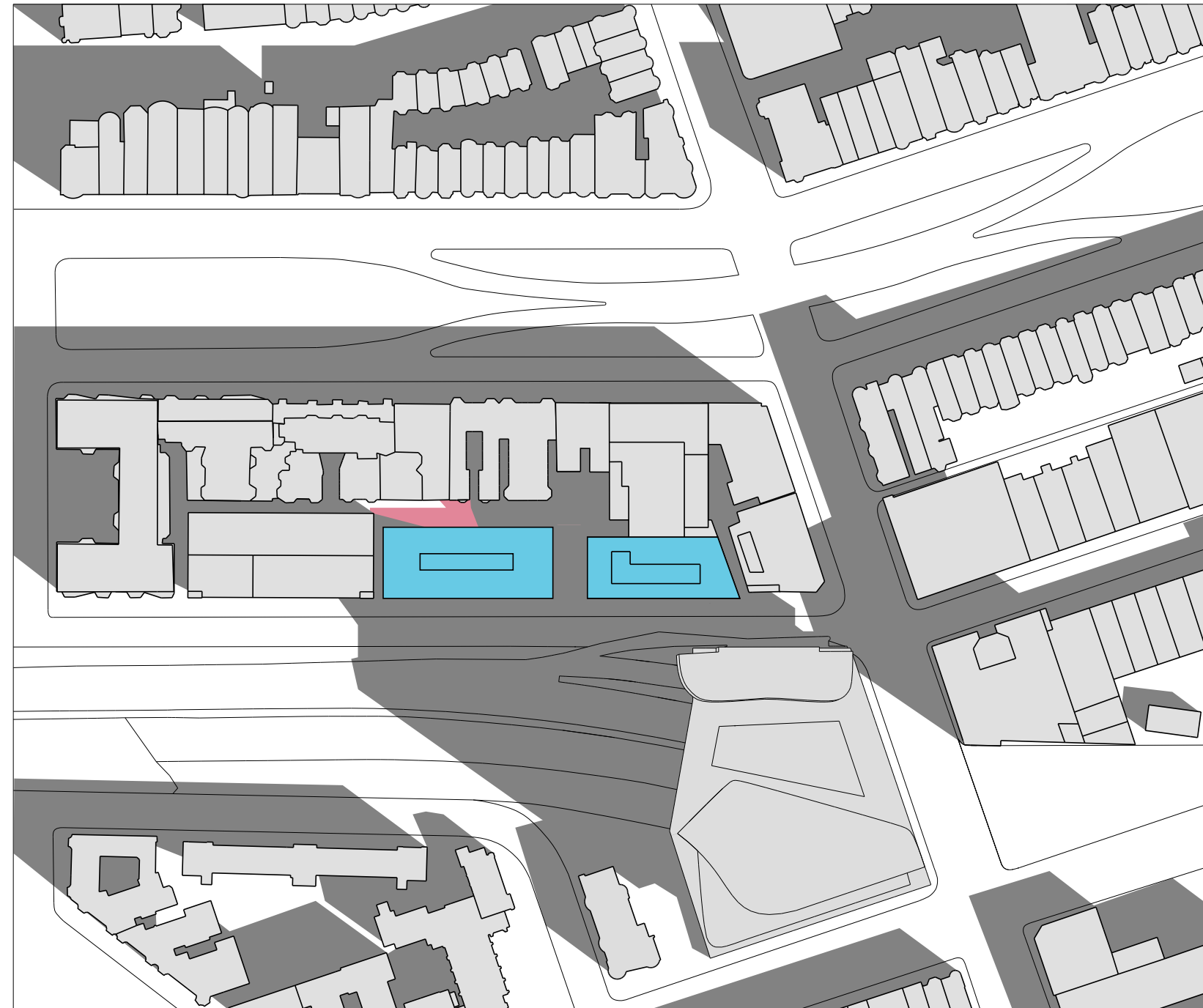


# SHADOW STUDIES

## MARCH 20th



Existing Conditions with Parcel 12

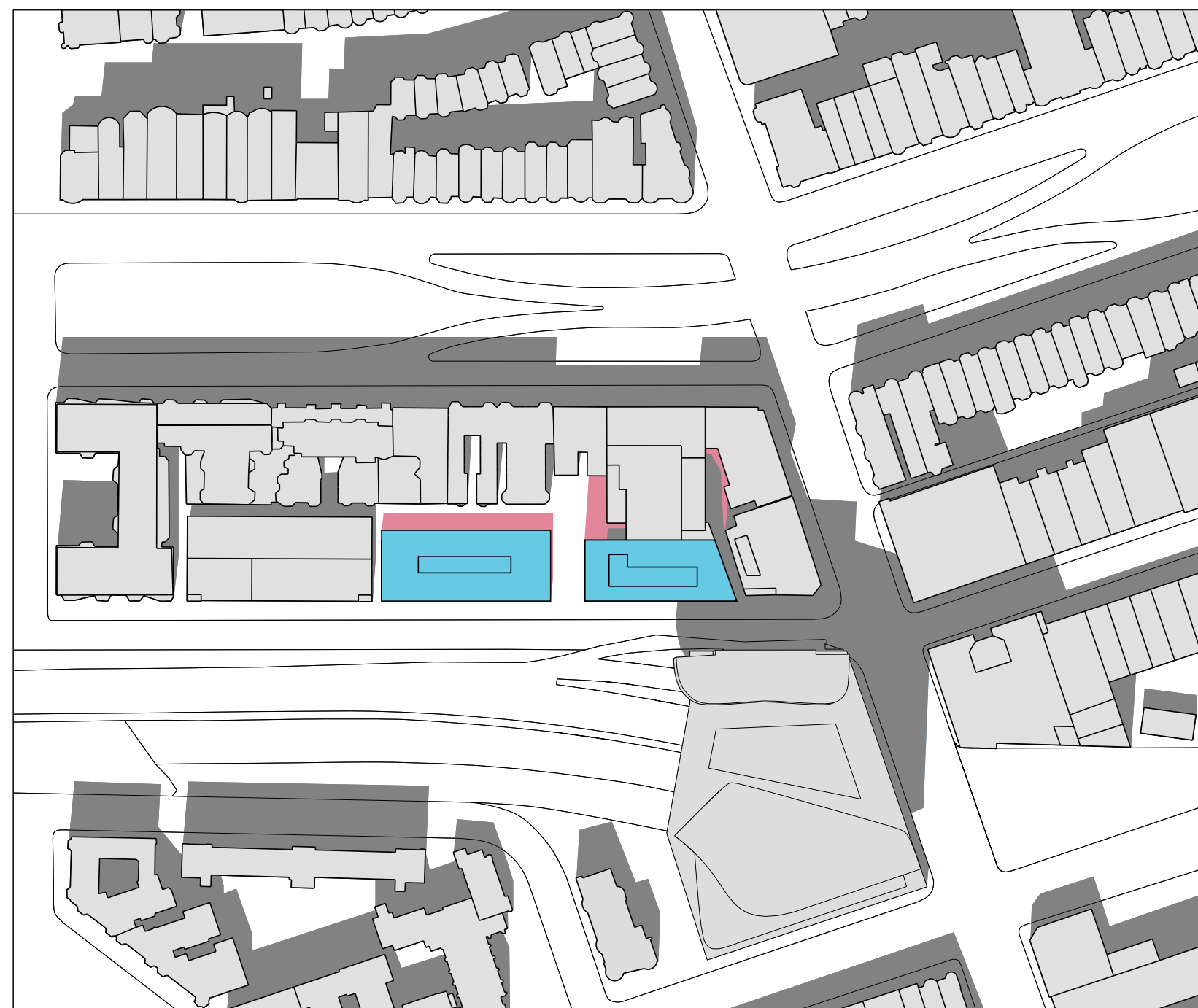


Proposed

9 AM



Existing Conditions with Parcel 12

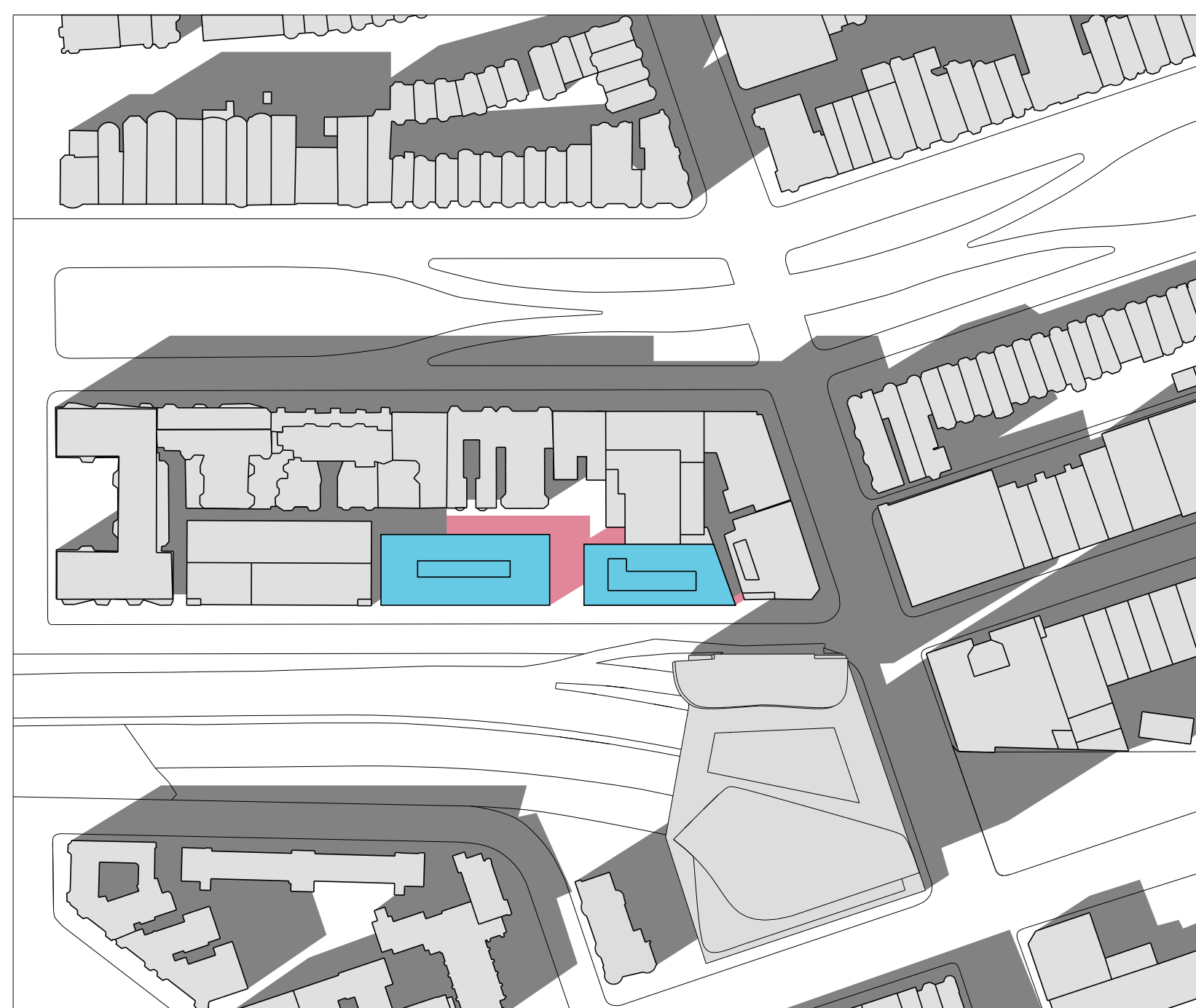


Proposed

12 PM

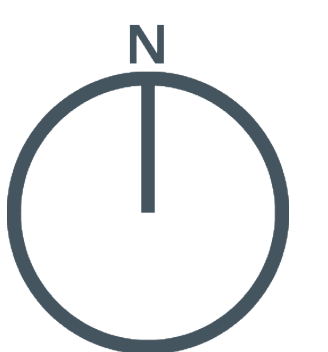





Existing Conditions with Parcel 12



Proposed

3 PM



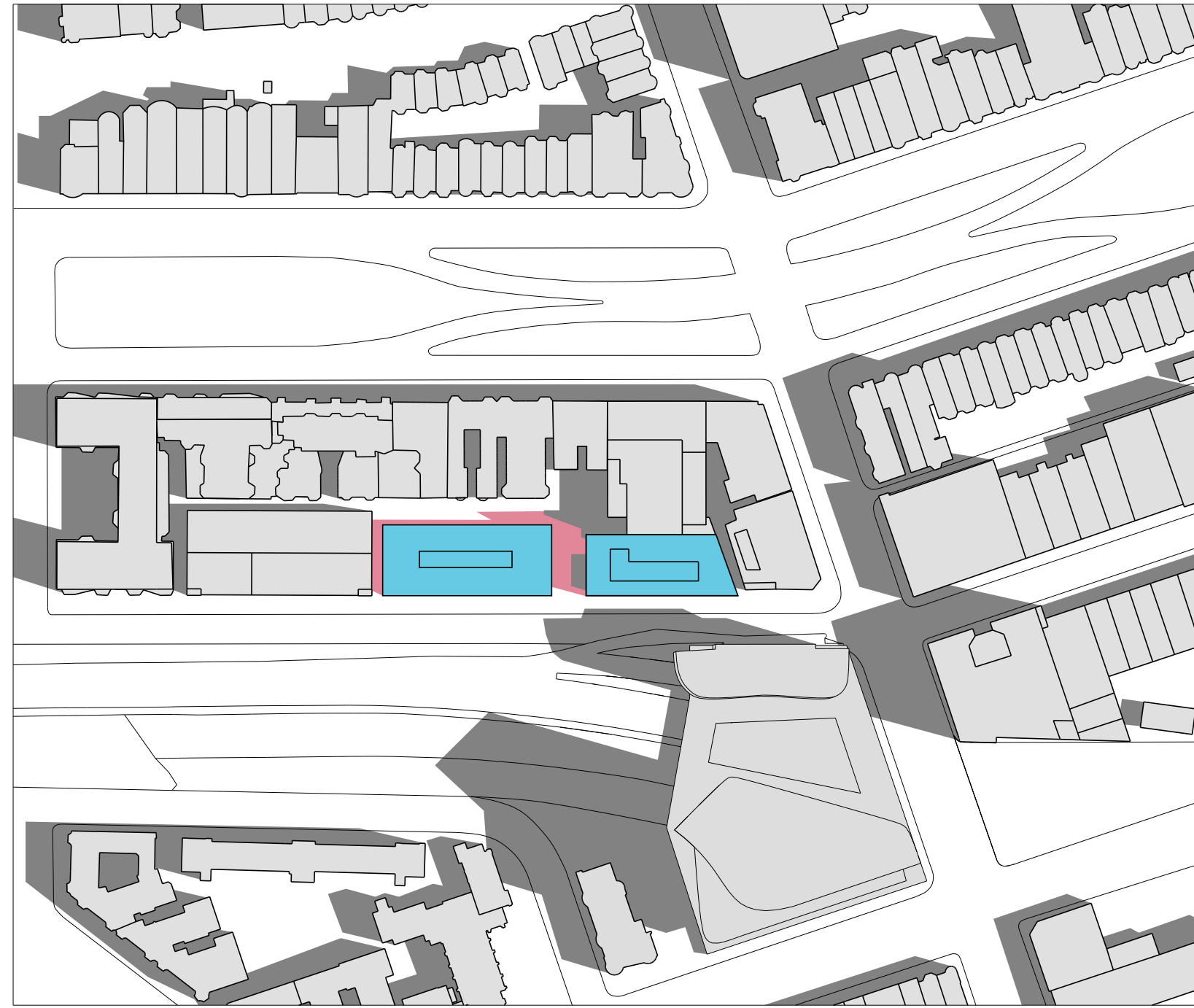
-  PROPOSED NEW BUILDING
-  EXISTING SHADOWS TODAY
-  NET NEW SHADOWS OF EST. 2022

# SHADOW STUDIES

## JUNE 21st



Existing Conditions with Parcel 12

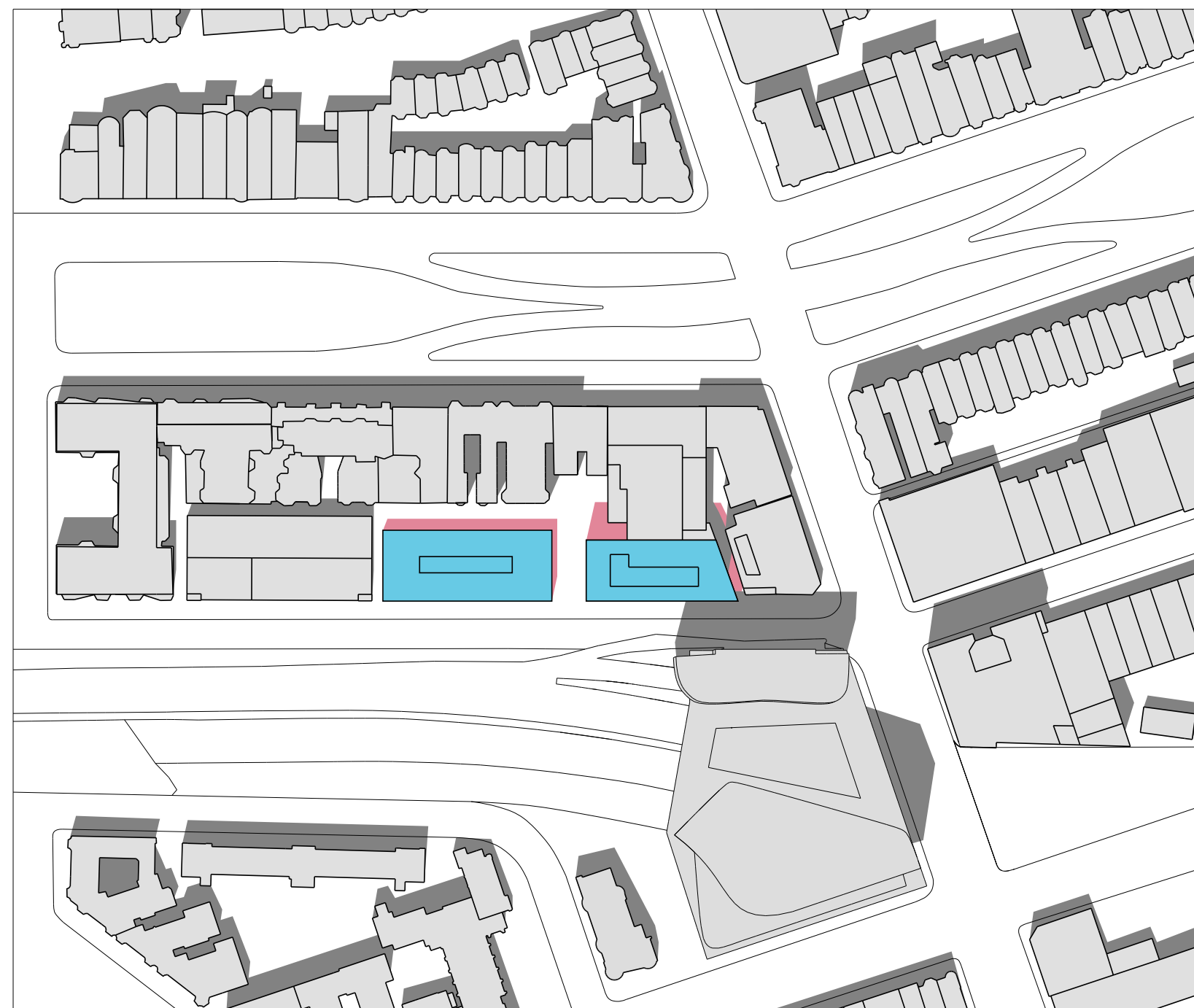


Proposed

9 AM



Existing Conditions with Parcel 12

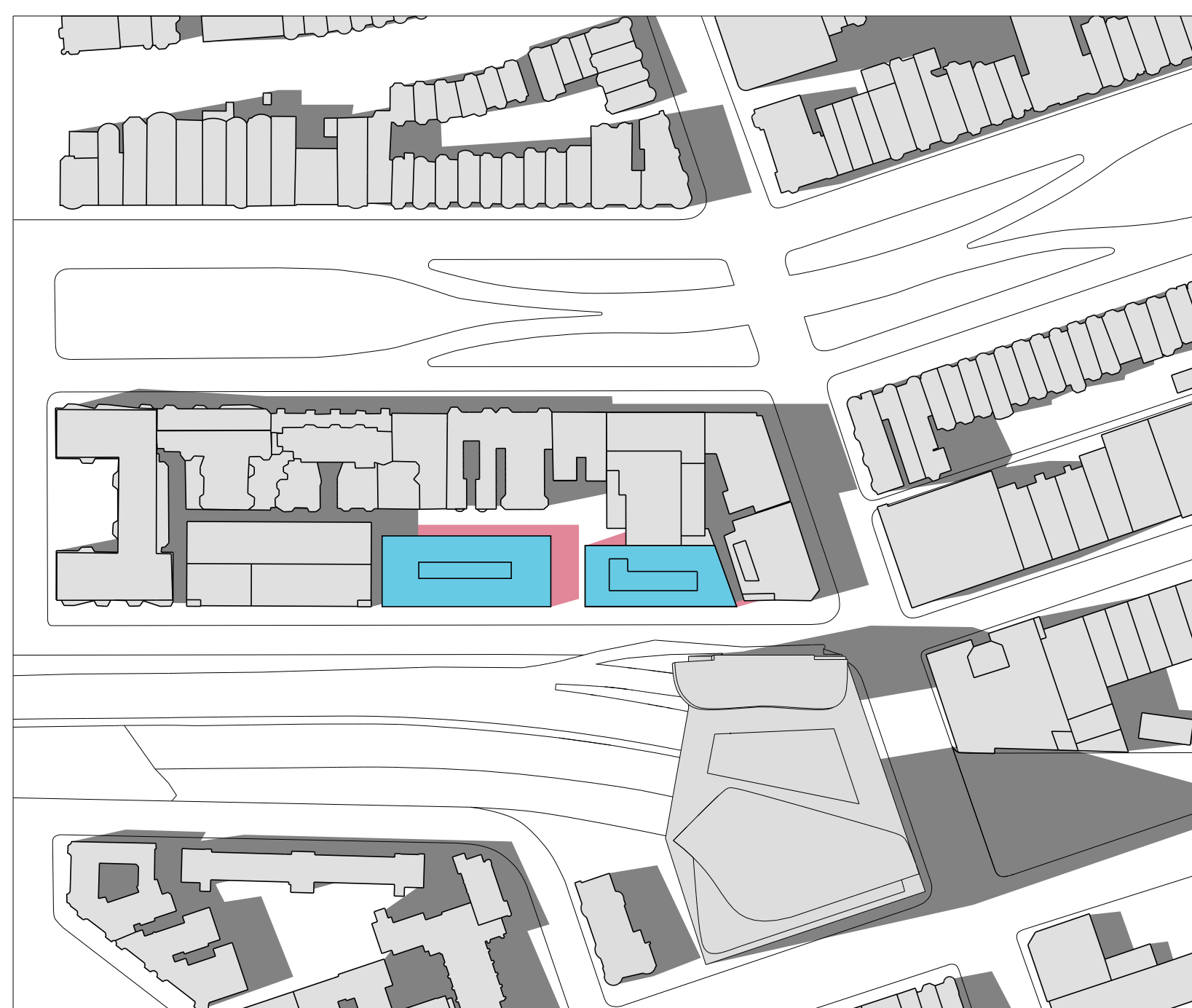


Proposed

12 PM

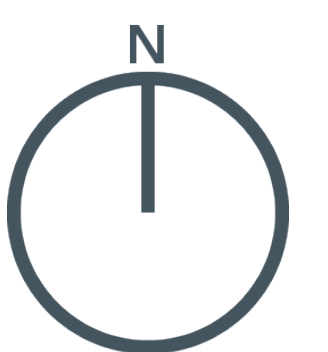





Existing Conditions with Parcel 12



Proposed

3 PM



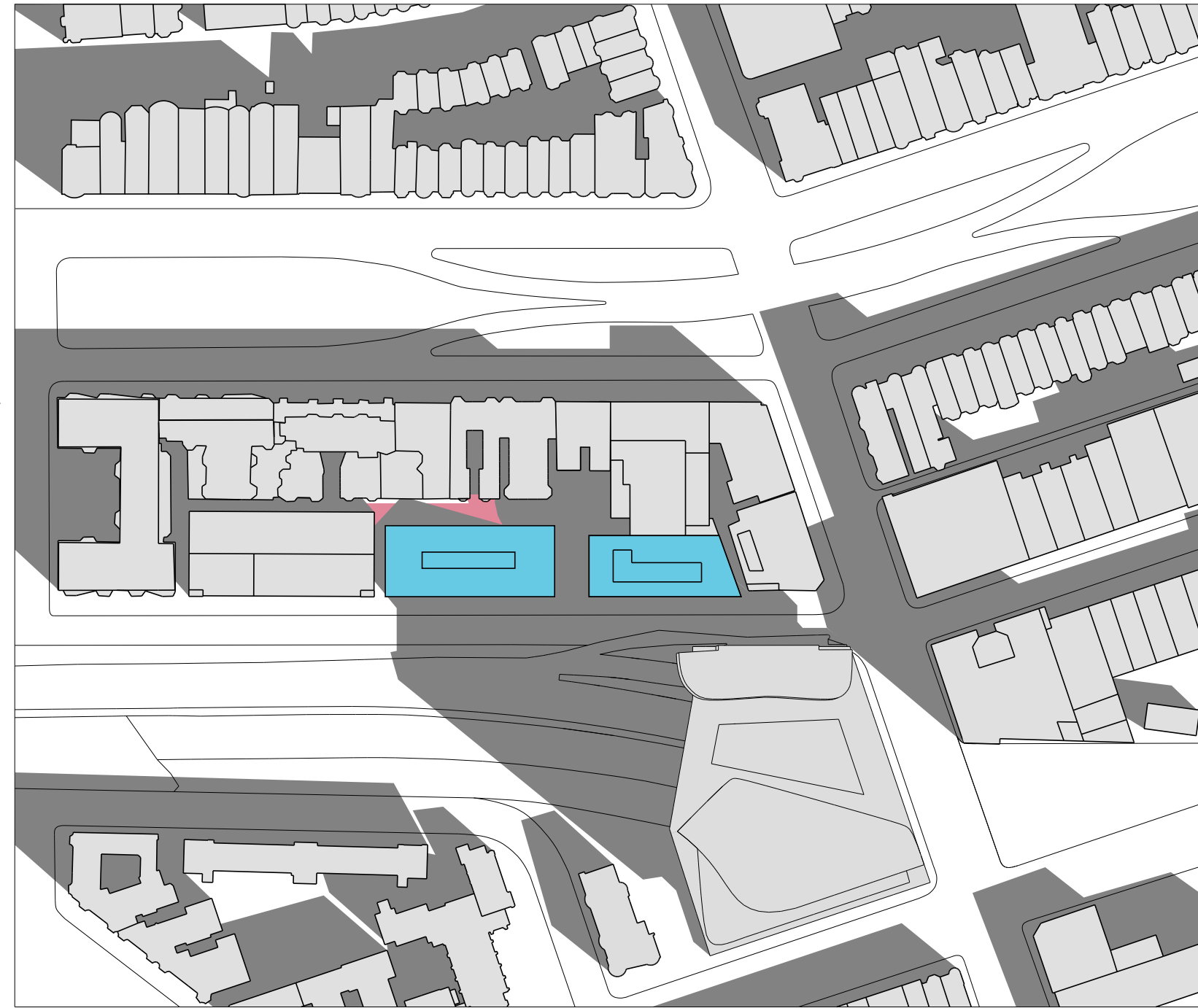
-  PROPOSED NEW BUILDING
-  EXISTING SHADOWS TODAY
-  NET NEW SHADOWS OF EST. 2022

# SHADOW STUDIES

## SEPTEMBER 22nd



Existing Conditions with Parcel 12

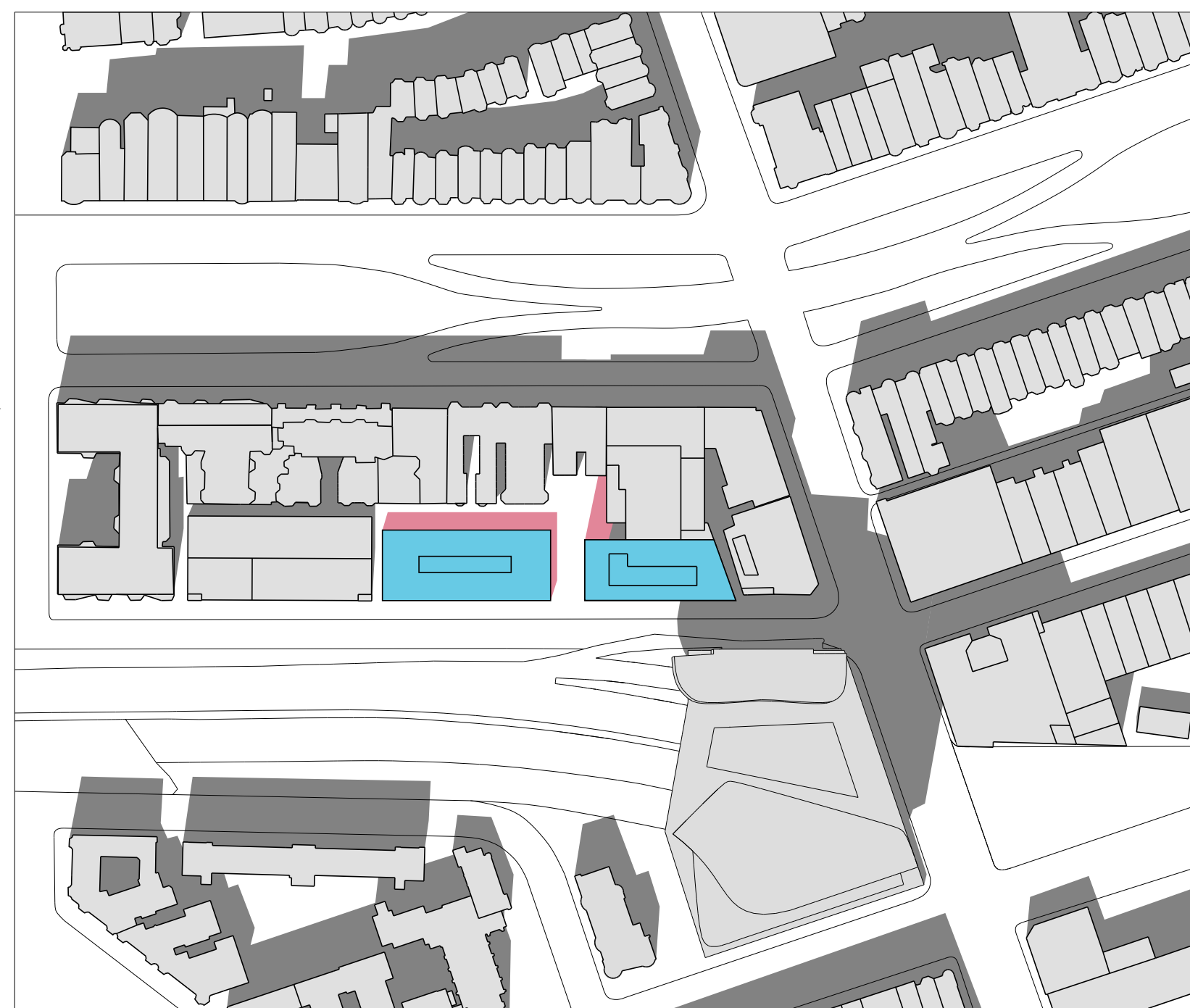


Proposed

9 AM



Existing Conditions with Parcel 12

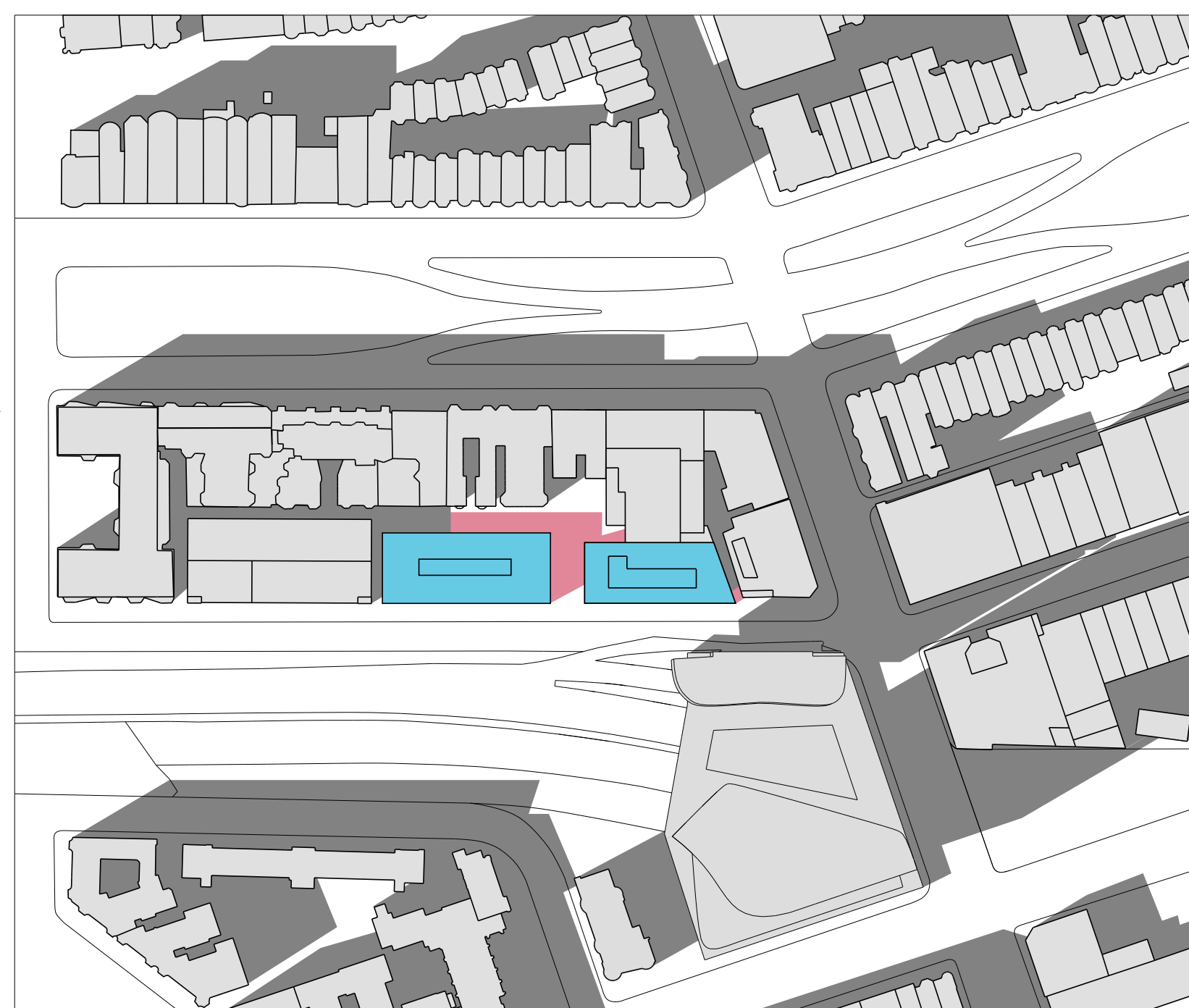


Proposed

12 PM

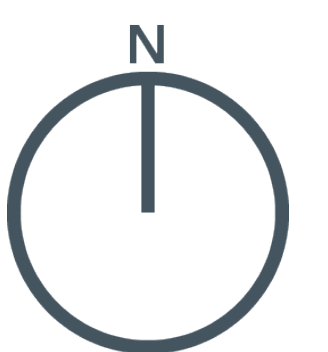





Existing Conditions with Parcel 12



Proposed

3 PM



-  PROPOSED NEW BUILDING
-  EXISTING SHADOWS TODAY
-  NET NEW SHADOWS OF EST. 2022

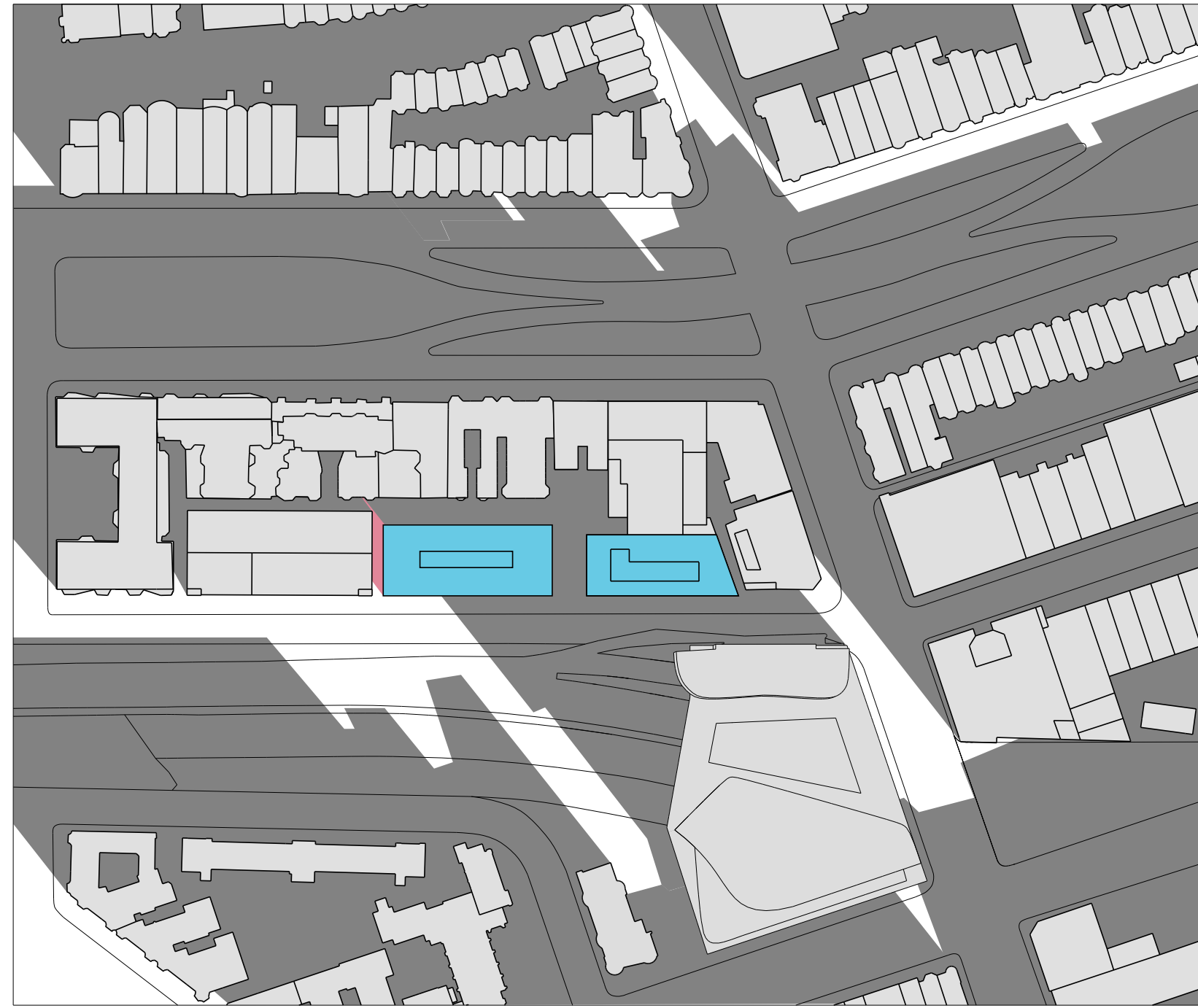


# SHADOW STUDIES

## DECEMBER 21st



Existing Conditions with Parcel 12

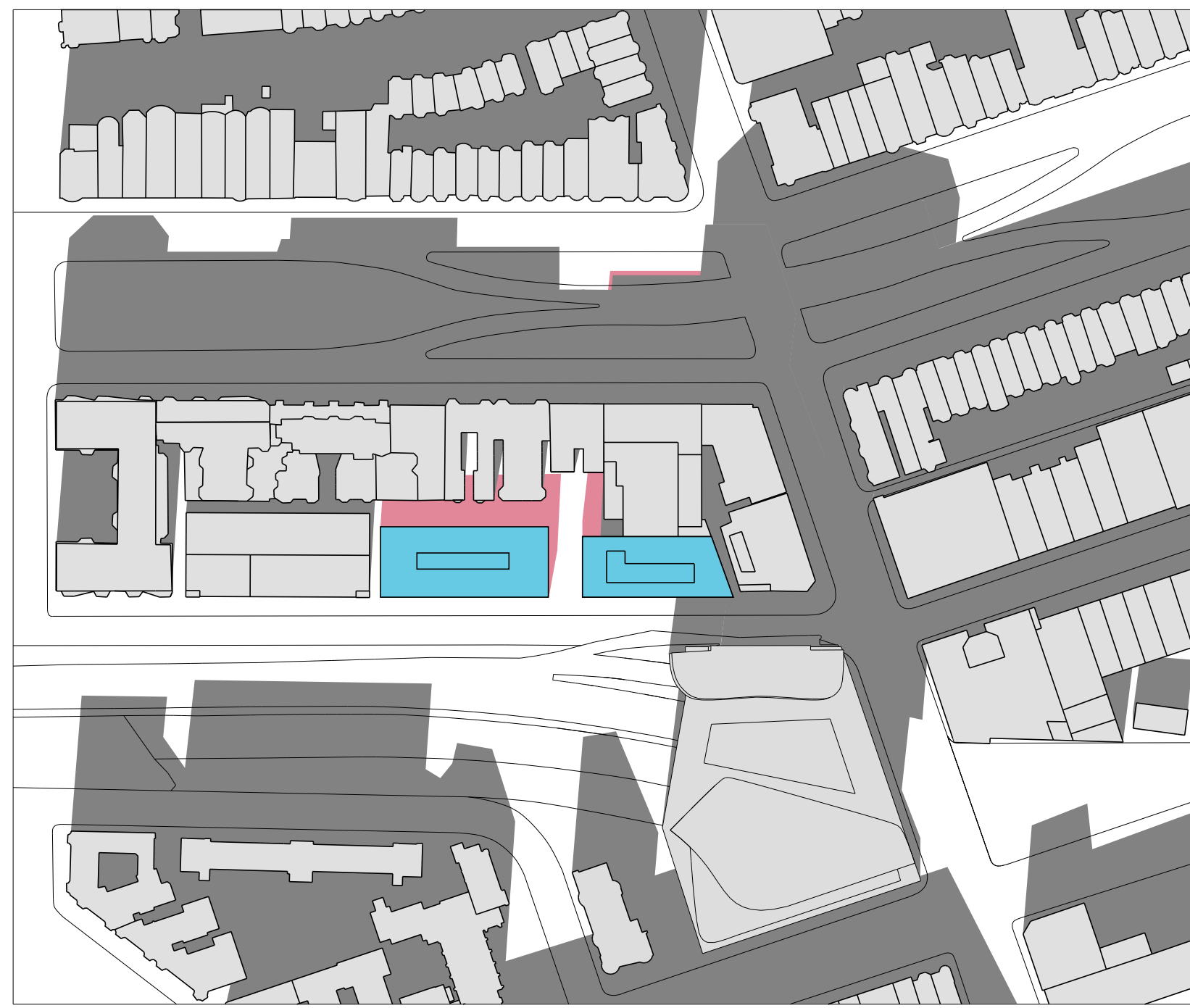


Proposed

9 AM



Existing Conditions with Parcel 12

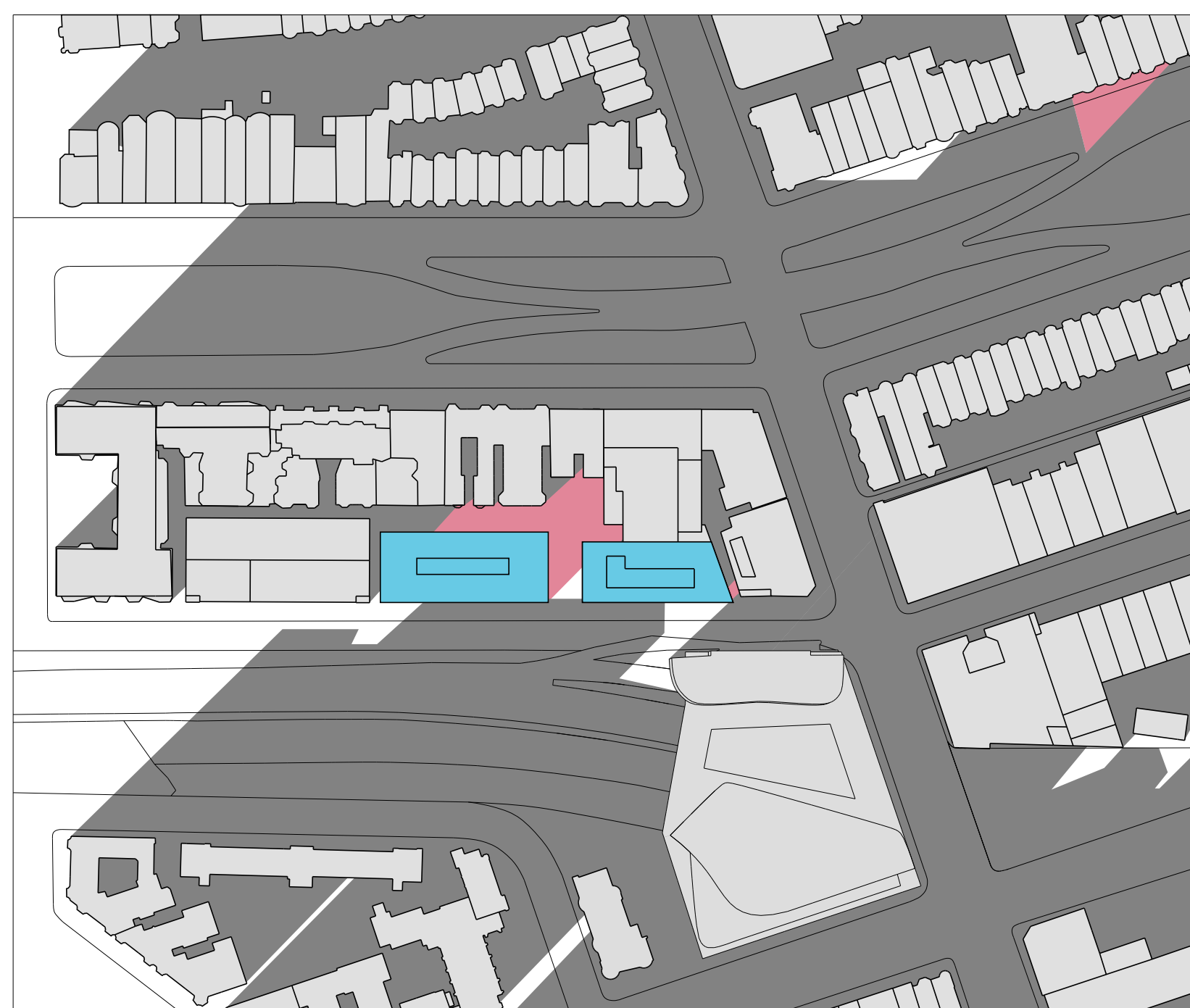


Proposed

12 PM

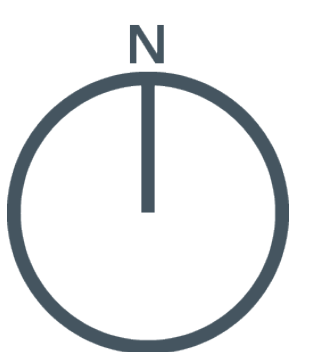





Existing Conditions with Parcel 12



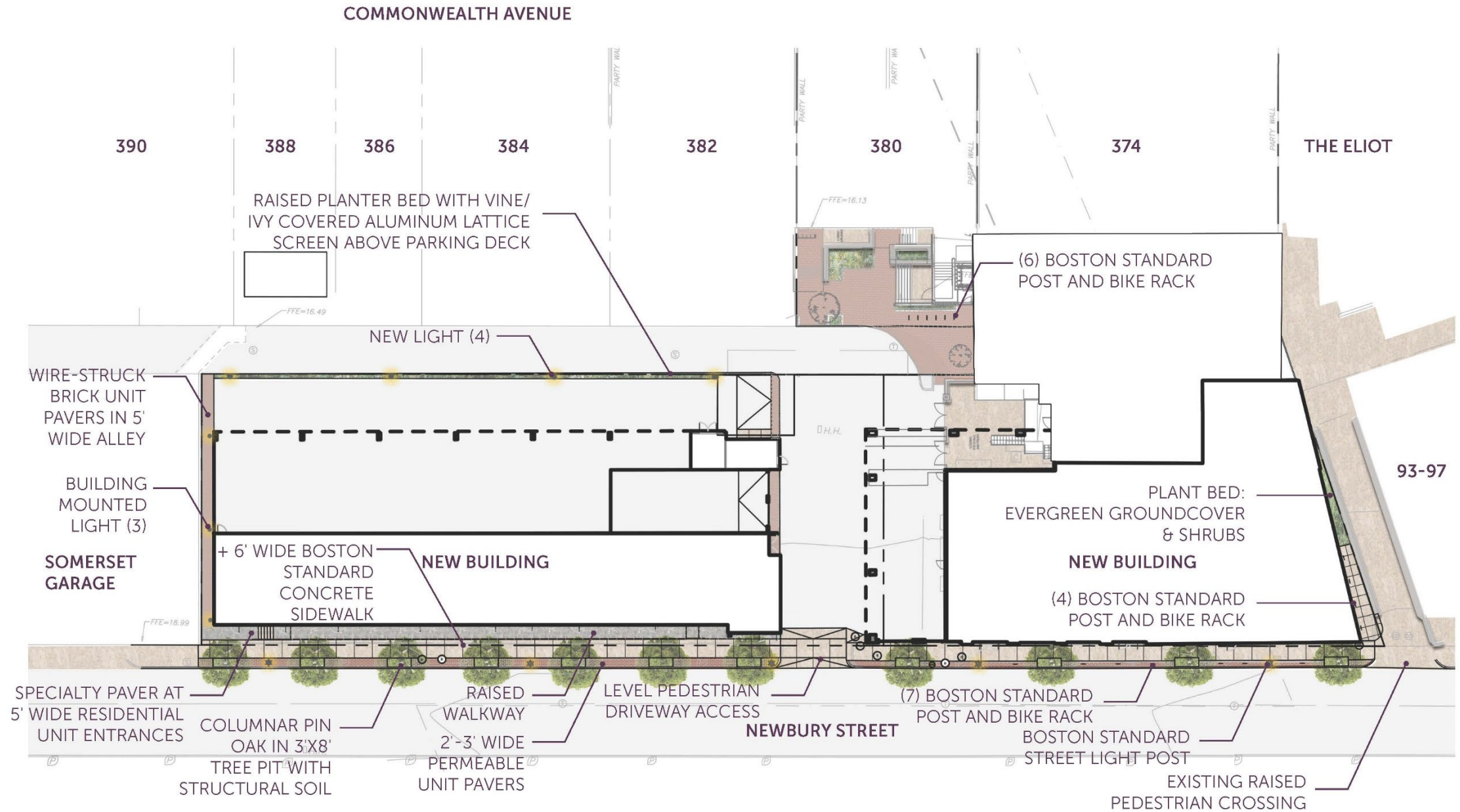
Proposed

3 PM



-  PROPOSED NEW BUILDING
-  EXISTING SHADOWS TODAY
-  NET NEW SHADOWS OF EST. 2022

# Landscape Site Plan



# Community Benefits

- **Comply with Inclusionary Development Policy and will discuss with City opportunities for onsite inclusion of affordable units, payment into IDP fund for offsite units or a combination of two approaches**
- **Implement an innovative Affirmatively Furthering Fair Housing (AFFH) marketing plan**
- **Create approx. 134 transit-oriented residential units of various sizes, including twice as many accessible units as required**
- **Contribute approx. \$75,000 to fund a new BlueBike station in the area**
- **Create three on-street commercial loading spaces along Newbury Street**



# Community Benefits

- **Create a safe connection to Alley No. 918**
- **Enhance the pedestrian experience along Newbury Street**
- **Reduce heat island effect**
- **Construct an accessible, covered, and lit waiting area along Newbury Street**
- **Support and coordinate with the Charlesgate Alliance efforts**





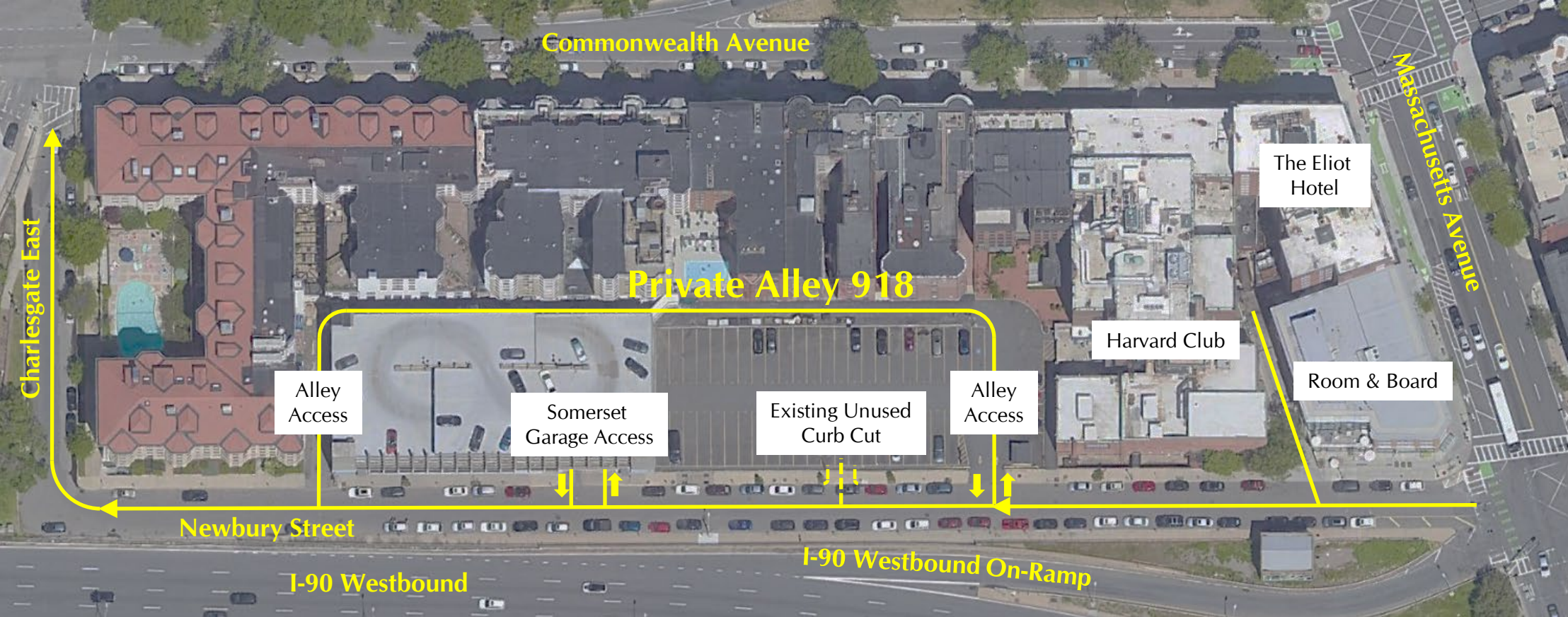
**Thank you for your time and participation**

**Questions?**



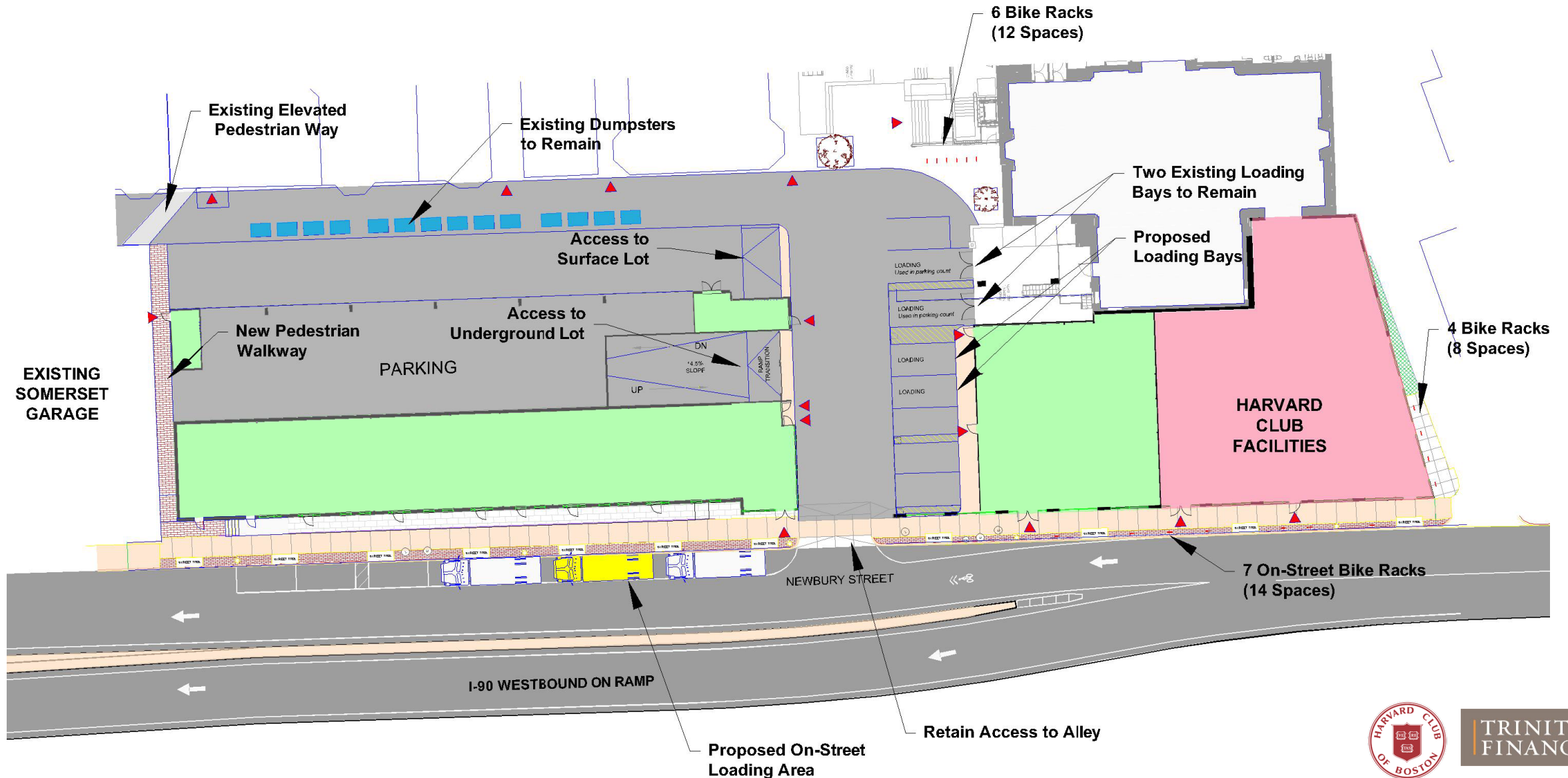
**TRINITY  
FINANCIAL**

# Existing and Proposed Vehicular Access Point



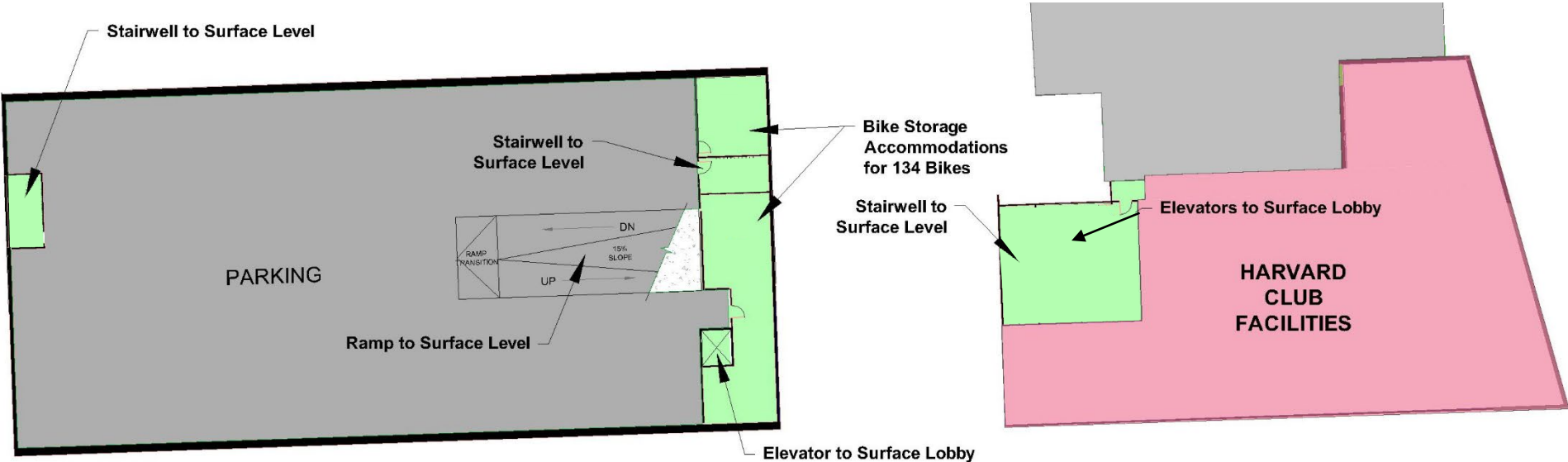


# Surface Level Site Access Plan





# Below Grade Site Access Plan



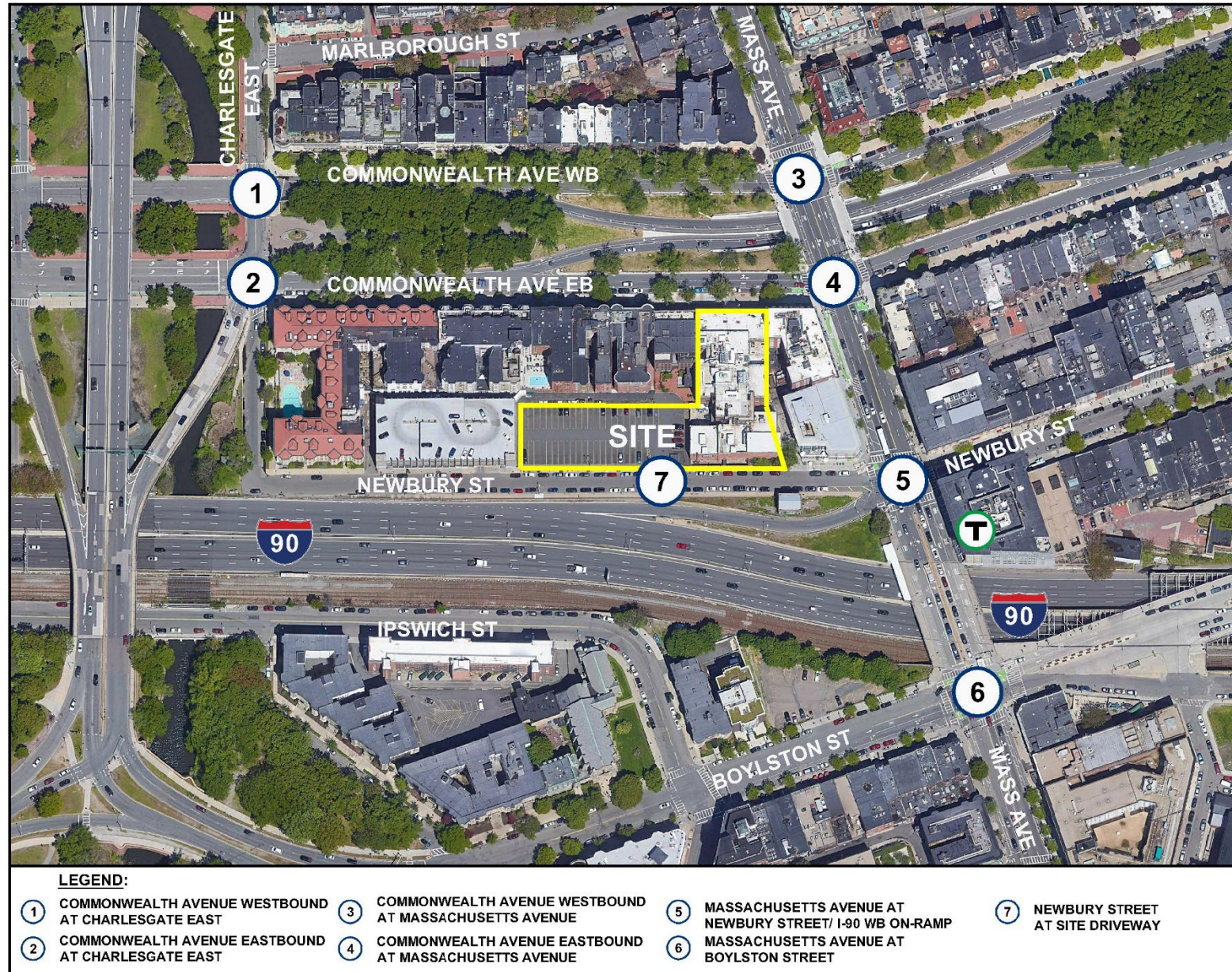
# Project Trip Generation

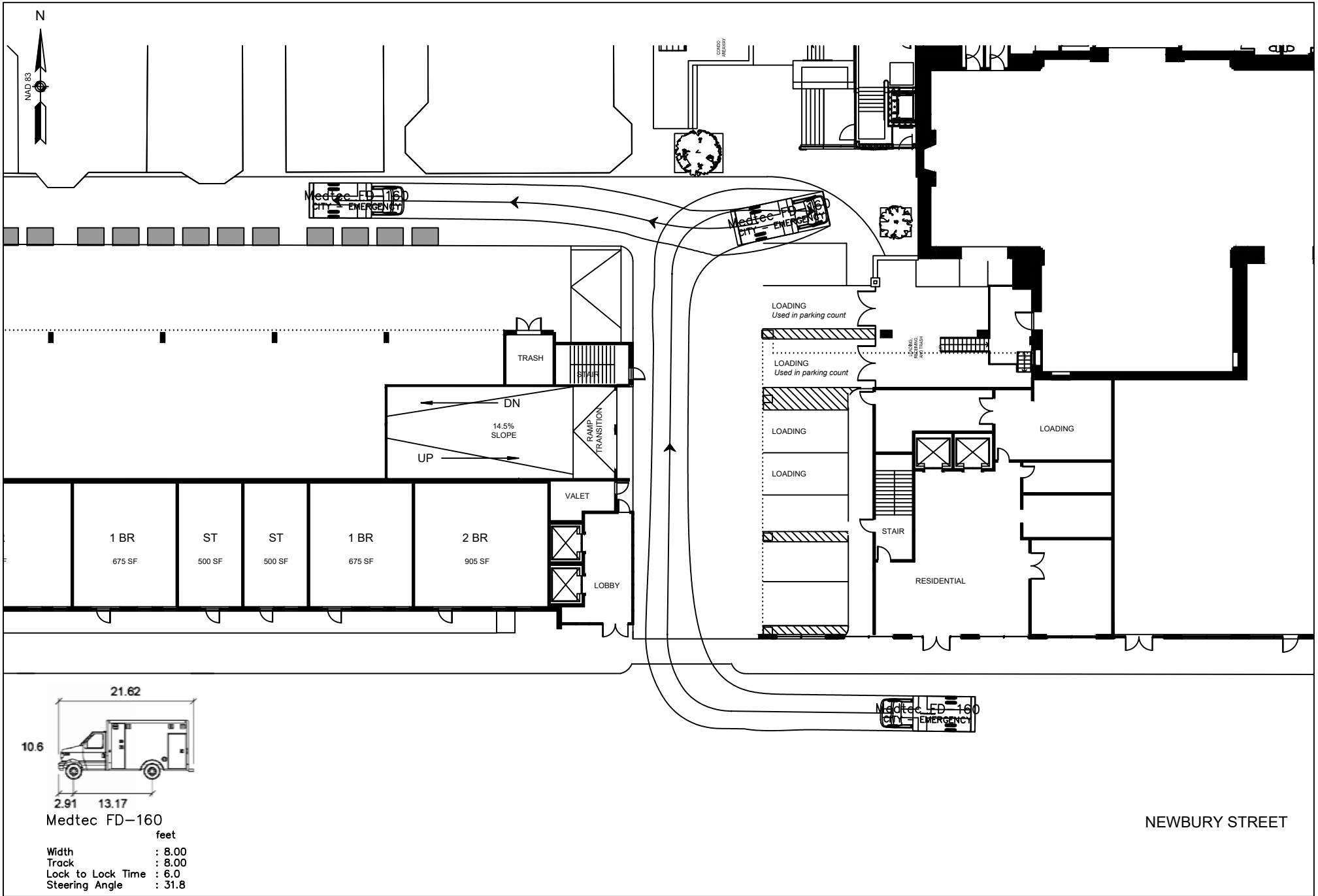
<b>Time Period</b>	<b>Auto<sup>1</sup></b>	<b>Transit</b>	<b>Walk/Bike</b>
Weekday Daily	192	240	724
Weekday Morning Peak Hour			
Enter	5	7	18
Exit	7	7	32
Total	12	14	50
Weekday Evening Peak Hour			
Enter	8	12	50
Exit	7	10	26
Total	15	22	76

<sup>1</sup>Represents vehicle trips. Person trips can be estimated using a VOR of 1.67 persons/vehicle.



# Study Area





Medtec FD-160

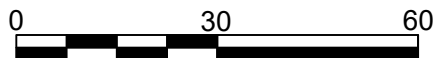
feet

Width : 8.00  
 Track : 8.00  
 Lock to Lock Time : 6.0  
 Steering Angle : 31.8

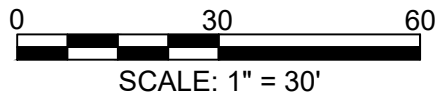
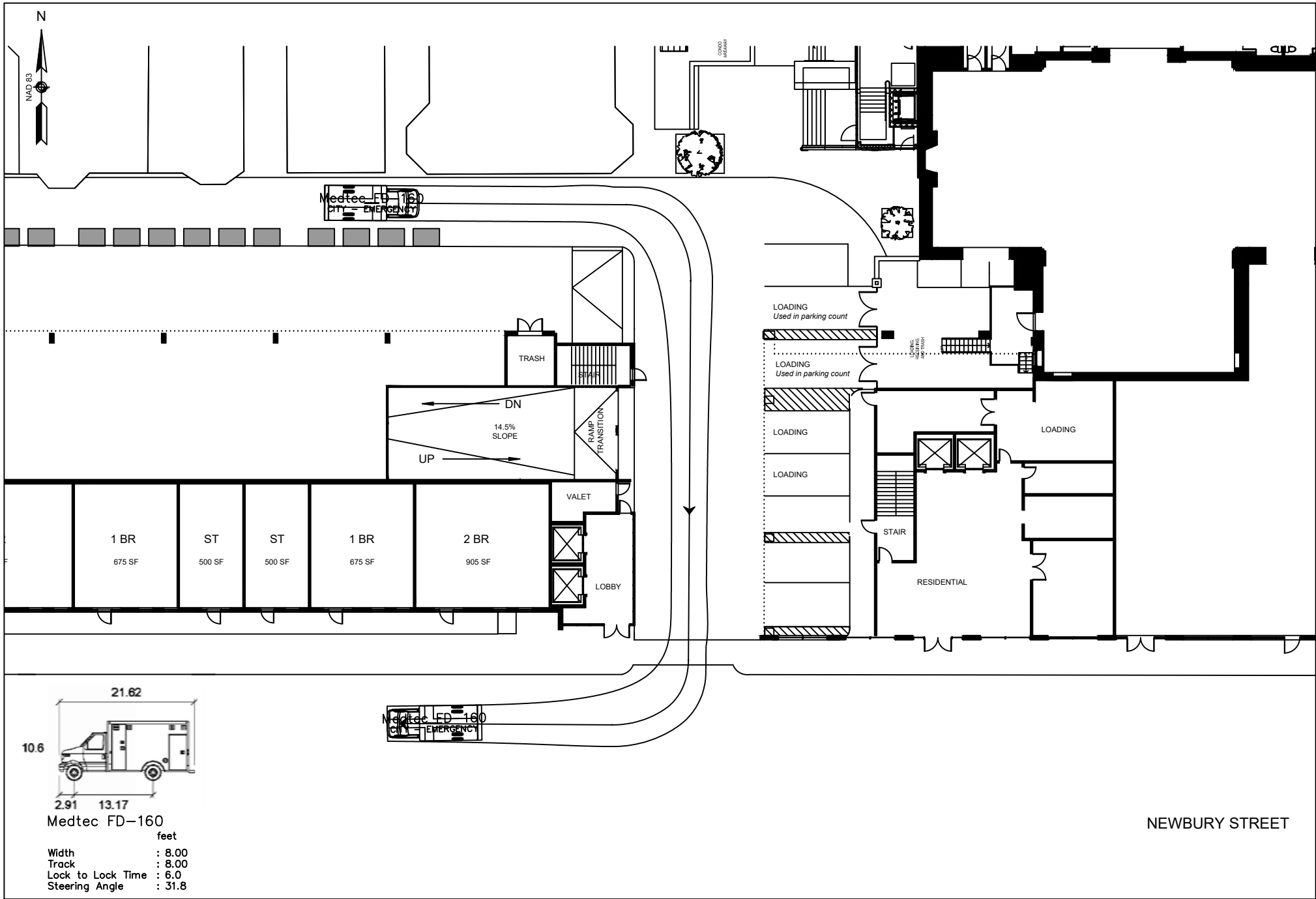
415 Newbury Street Boston, MA FIGURE

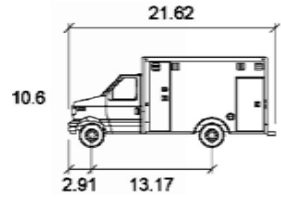
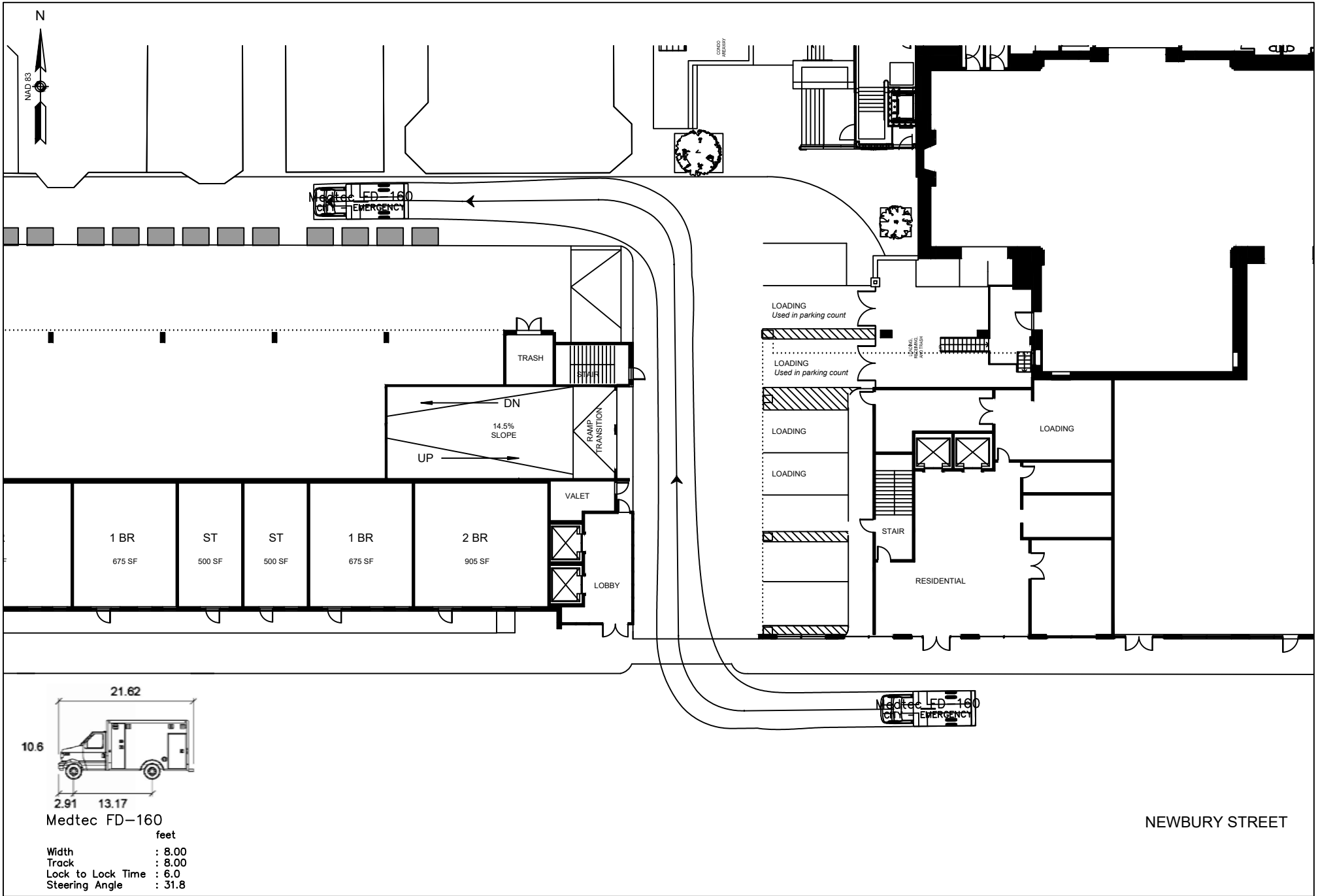
Ambulance Entering Site

9



SCALE: 1" = 30'

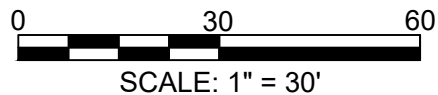


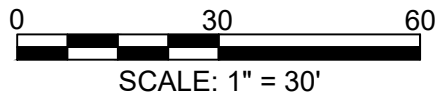
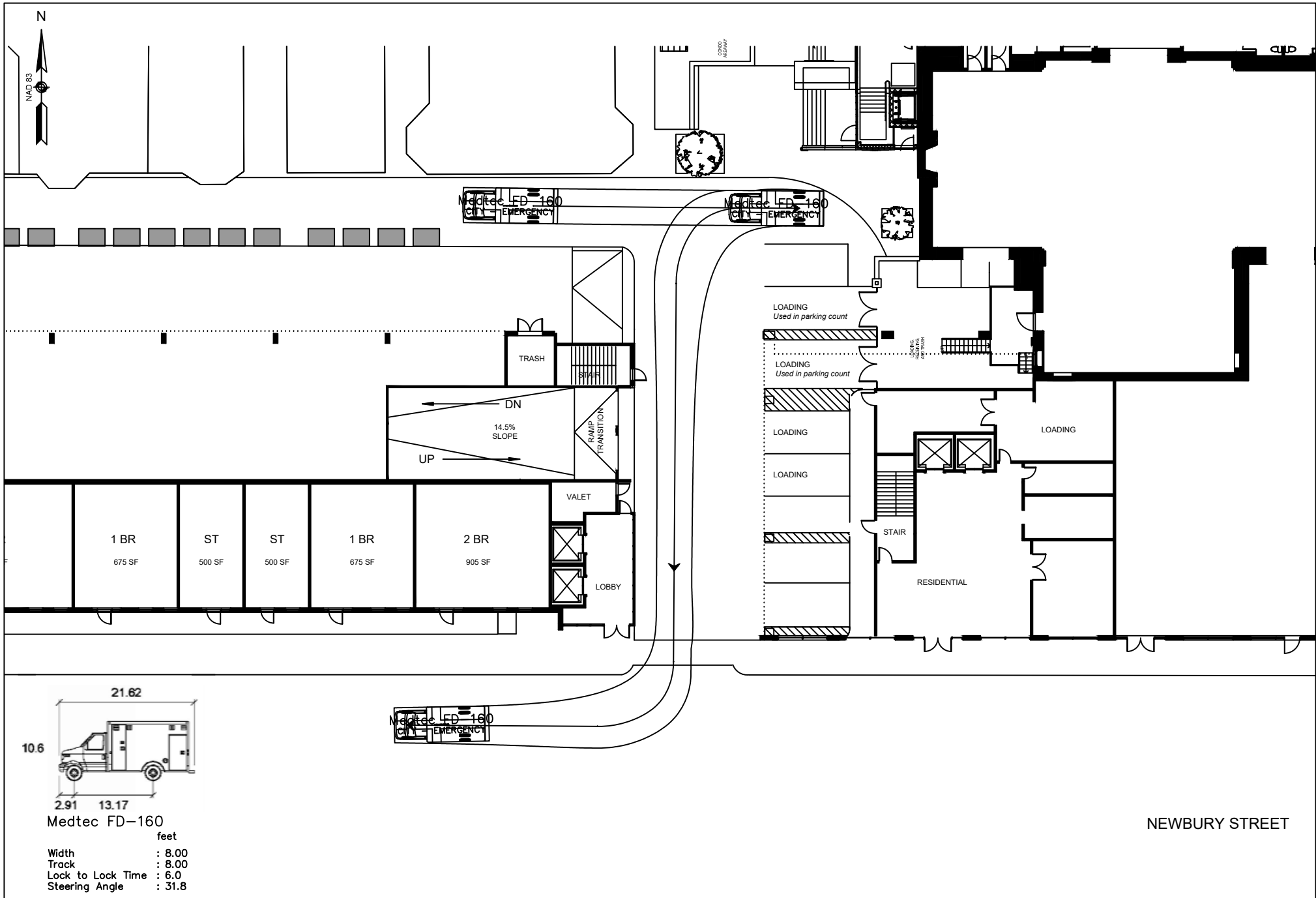


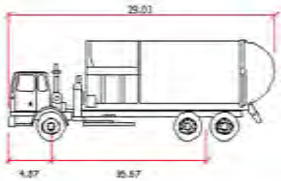
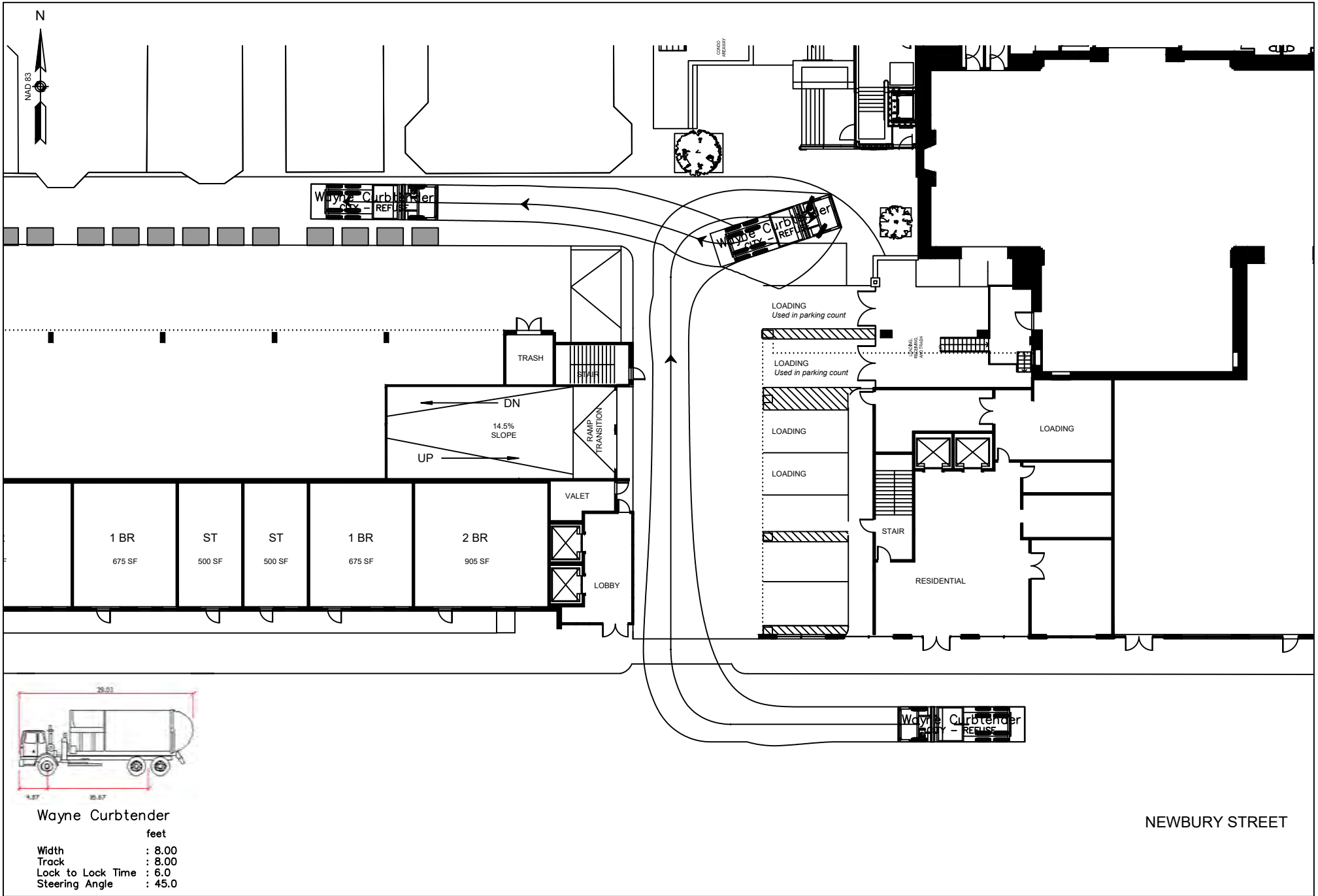
Medtec FD-160  
feet

- Width : 8.00
- Track : 8.00
- Lock to Lock Time : 6.0
- Steering Angle : 31.8

NEWBURY STREET

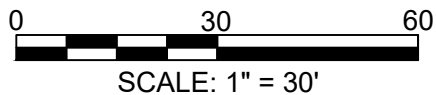






Wayne Curbtender

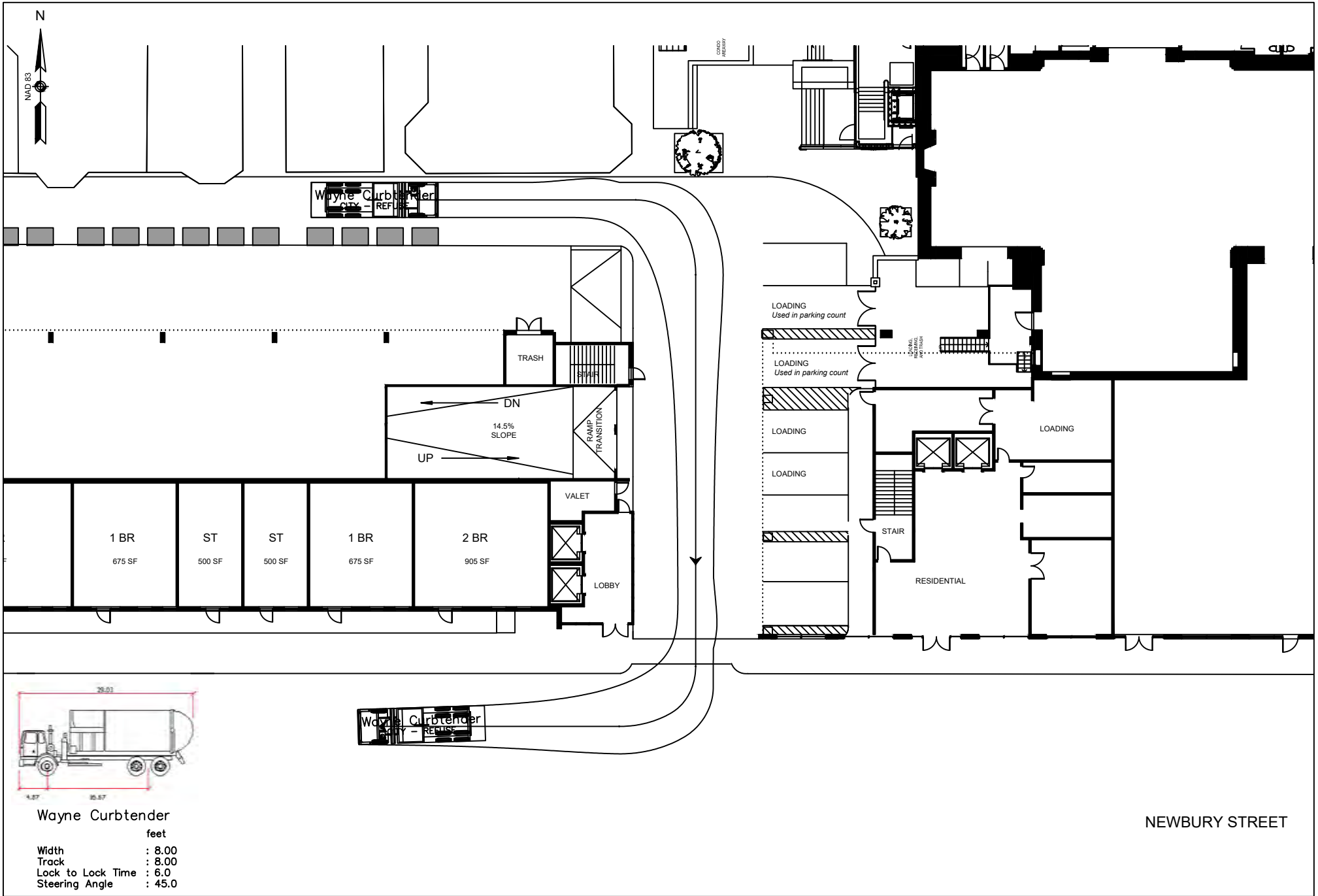
	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 45.0



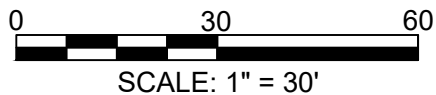
415 Newbury Street Boston, MA FIGURE

Trash Truck Entering Site **13**





Wayne Curbtender  
feet  
Width : 8.00  
Track : 8.00  
Lock to Lock Time : 6.0  
Steering Angle : 45.0



# Transportation Demand Management – Services/Promotions

- On-Site TDM Coordinator
- Separate Residential Parking Fees
- Bikeshare contribution
- Marketing of Transportation Options and Benefits
- Annual Events Promoting Active Transportation
- Reduced Residential Parking Ratio
- Bikeshare Membership and Subsidy
- Reimburse Tenants for Bike Maintenance
- Public Transit Subsidy



# Transportation Demand Management – Amenities

- EV Charging Stations
- Car Sharing
- Bikeshare Station
- Bicycle Storage/Parking
- Bike Repair Station
- On-Site Laundry Services
- Delivery Supportive Amenities (Loading)

