

Proposed Hotel



1 2 4 1 B o y l s t o n S t r e e t , B o s t o n , M A

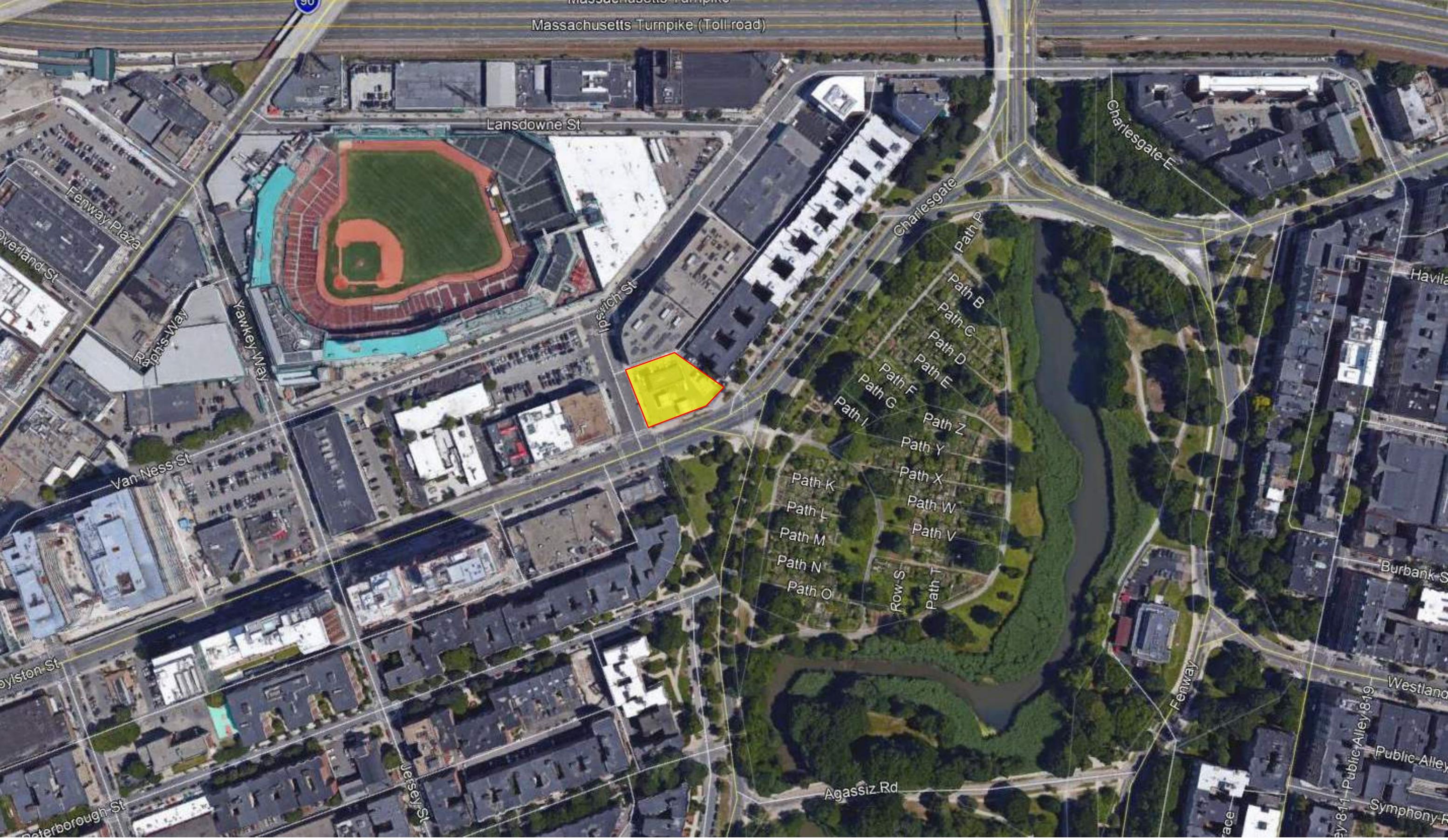
Community Update Presentation #2
2018 February 12

Review / Meeting Progress:

- LOI Filed 11/28/2017
- Public Project Presentation 12/19/2017
- EPNF Filed 12/22/2017
- BPDA Scoping Session 1/8/2018
- IAG Meeting 1/18/2018
- Community Meeting 1/29/2018
- BAA Meeting 2/5/2018
- IAG Meeting 2/5/2018
- Fenway CDC Meeting 2/6/2018
- BCDC Presentation 2/6/2018
- BTD Meeting 2/7/2018
- BPDA Review 2/9/2018
- Community Meeting 2/12/2018 - today

Comments Received: Combined comments from IAG, Community, BPDA an BCDC

- Noise
- Traffic and Ipswich Street Dimensions
- Building Sidewalk Dimensions
- Landscape Design
- Building Design and Materials
- Shadows
- Jobs



Massachusetts Turnpike (Toll road)

Lansdowne St

Charlesgate-E

Fenway Plaza

Ipswich St

Charlesgate

Path P

Path B

Path C

Path D

Path E

Path F

Path G

Path I

Path Z

Path Y

Path X

Path W

Path V

Path K

Path L

Path M

Path N

Path O

Row S

Path T

Agassiz Rd

Fenway

Burbank St

Westland

Public Alley

Symphony R

Proposed Hotel

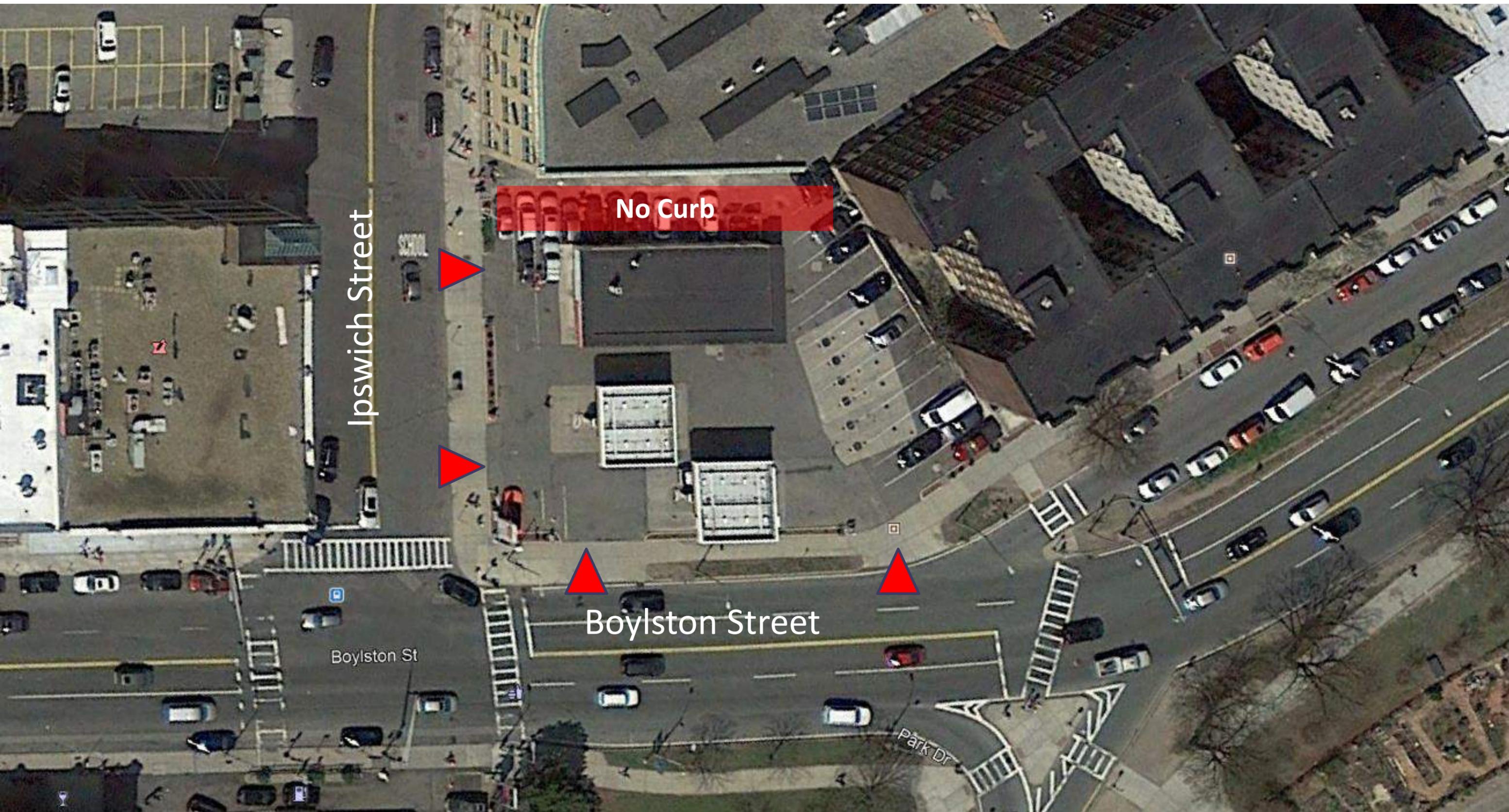
1241 Boylston Street – Boston, MA



Site Aerial

Community Presentation #2

2018.02.12



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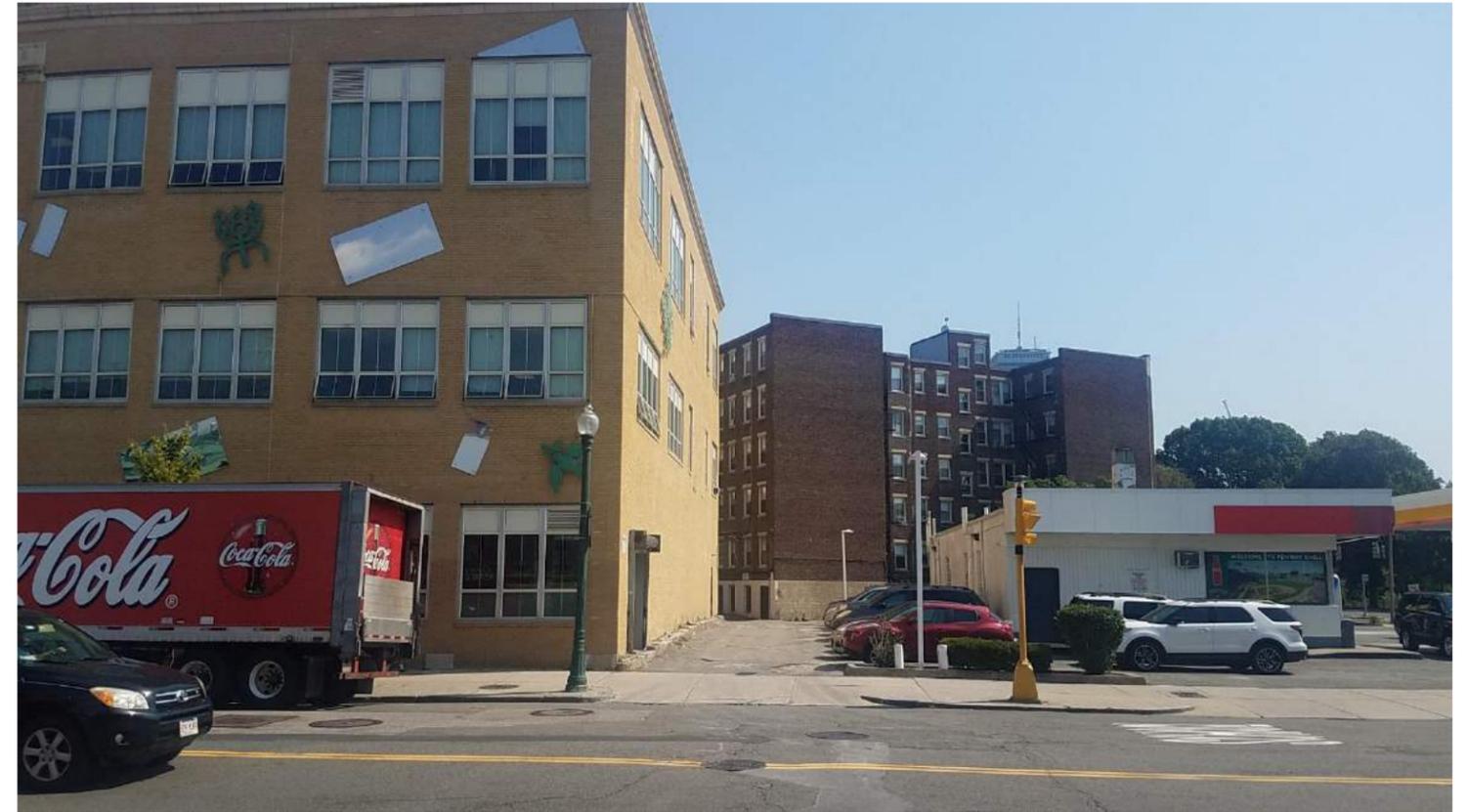
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Project Existing Conditions

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2018.02.12



Proposed Hotel

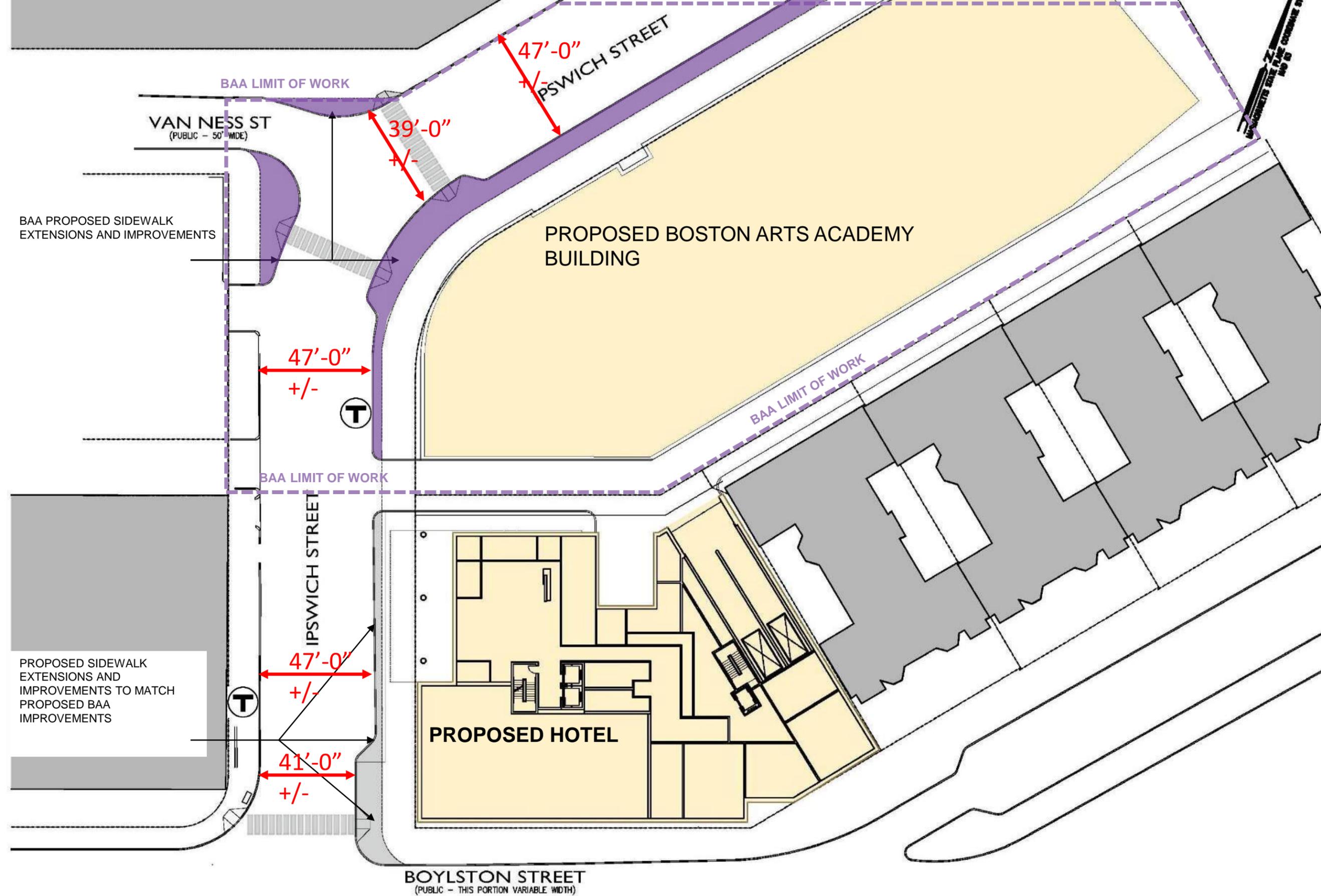
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Project Existing Conditions

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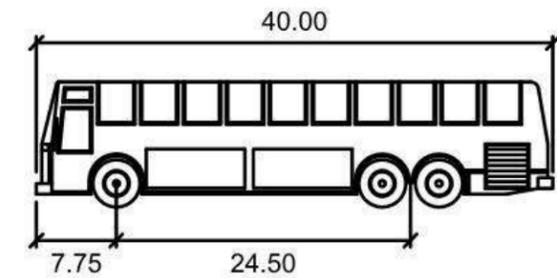
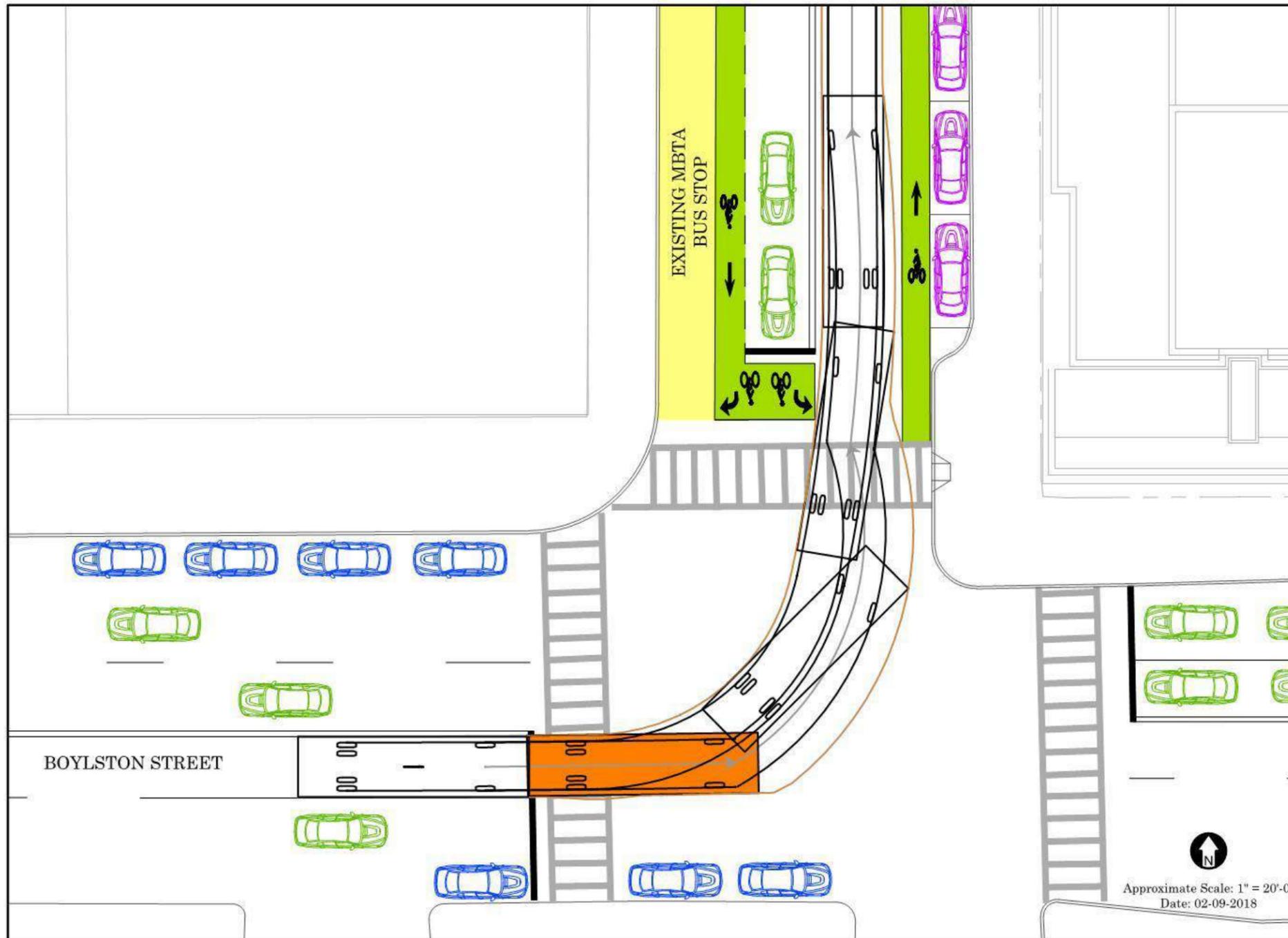


Site / Public Realm Improvements

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Figure 1. MBTA Bus making left-turn onto Ipswich Street



BUS-40	feet
Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.00
Steering Angle	: 44.30

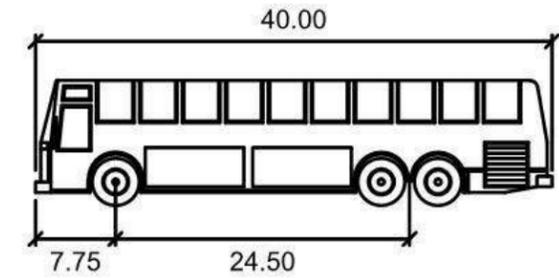
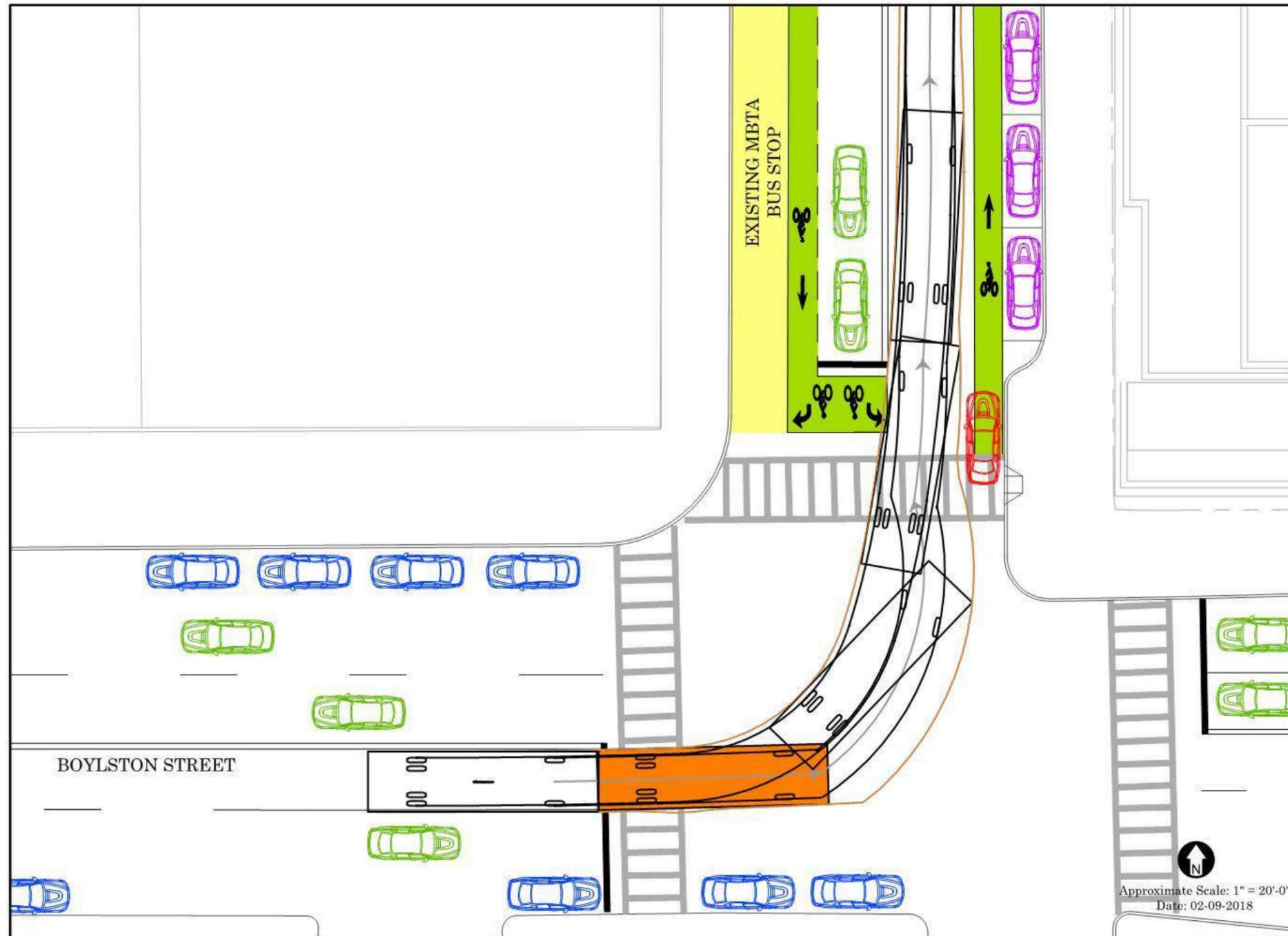
-  PARKED VEHICLE
-  MOVING VEHICLE
-  VALET VEHICLE

2/9/2018 L:\17187\TURNILLUSTRATION ONLY\17187 ATURN ILLUSTRATION 2018-02-08.dwg
Melissa Restrepo

HOWARD STEIN HUDSON

Engineers + Planners

Figure 2. MBTA Bus making left-turn onto Ipswich Street with a passenger car blocking travel lane



BUS-40	feet
Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.00
Steering Angle	: 44.30

-  PARKED VEHICLE
-  MOVING VEHICLE
-  VALET VEHICLE
-  ILLEGAL PARKED VEHICLE

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Melissa Restrepo

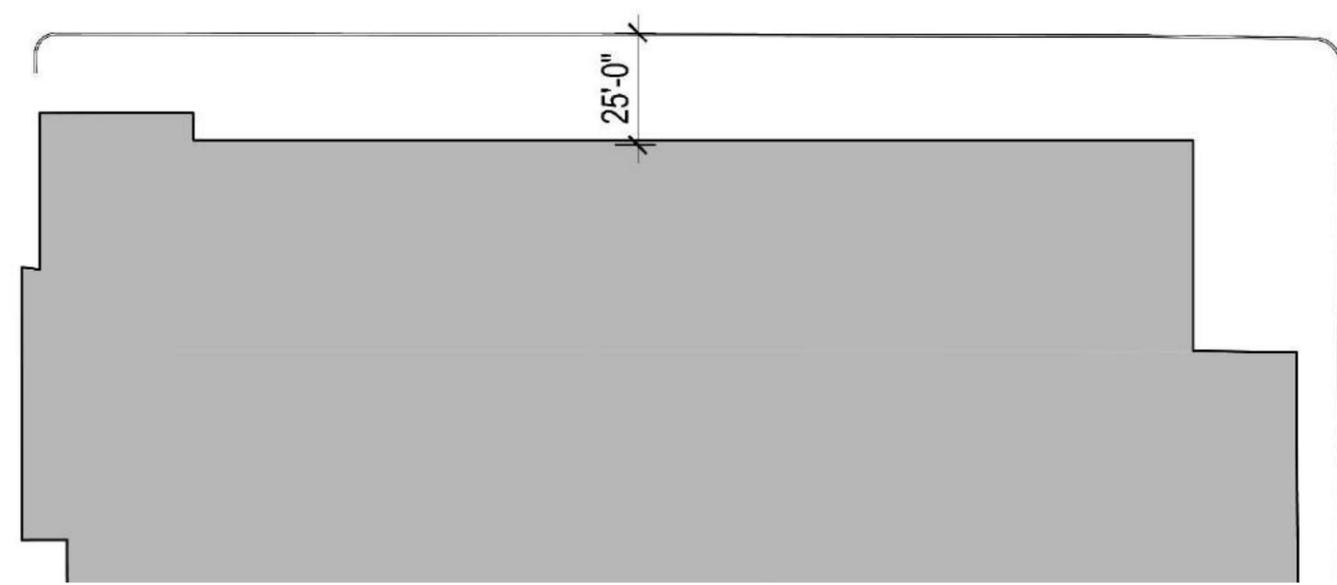
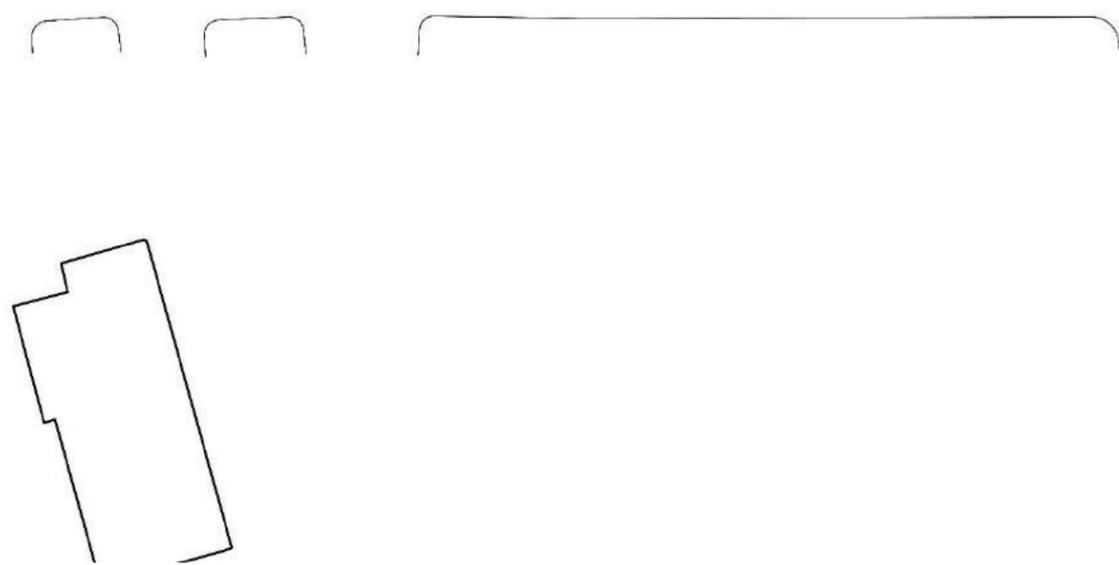
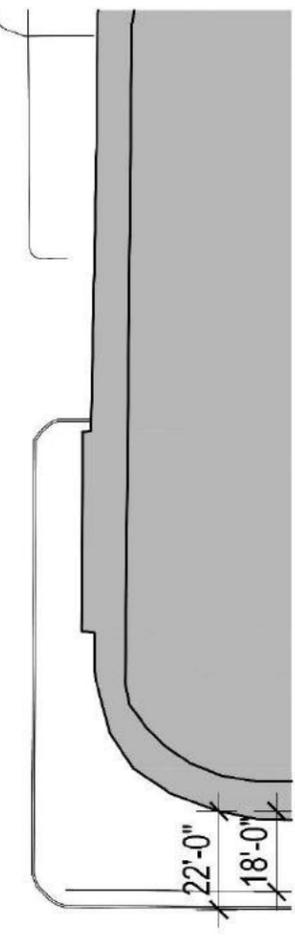
Approximate Scale: 1" = 20'-0"
Date: 02-09-2018

HOWARD STEIN HUDSON

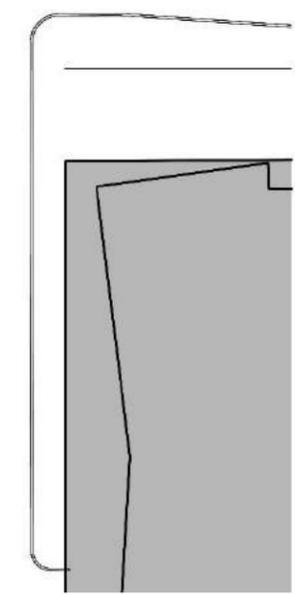
Engineers + Planners

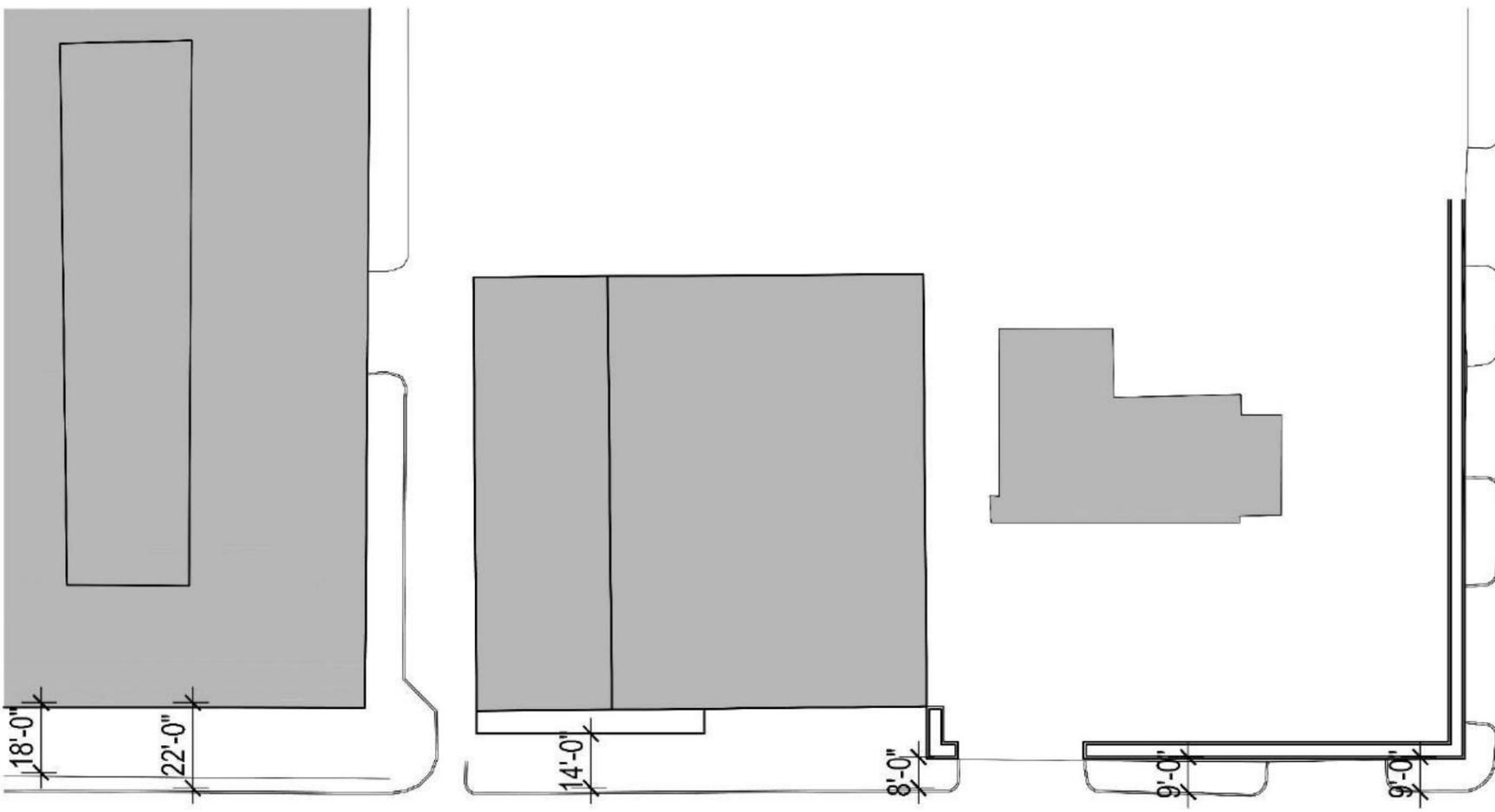


KILMARNOCK STREET

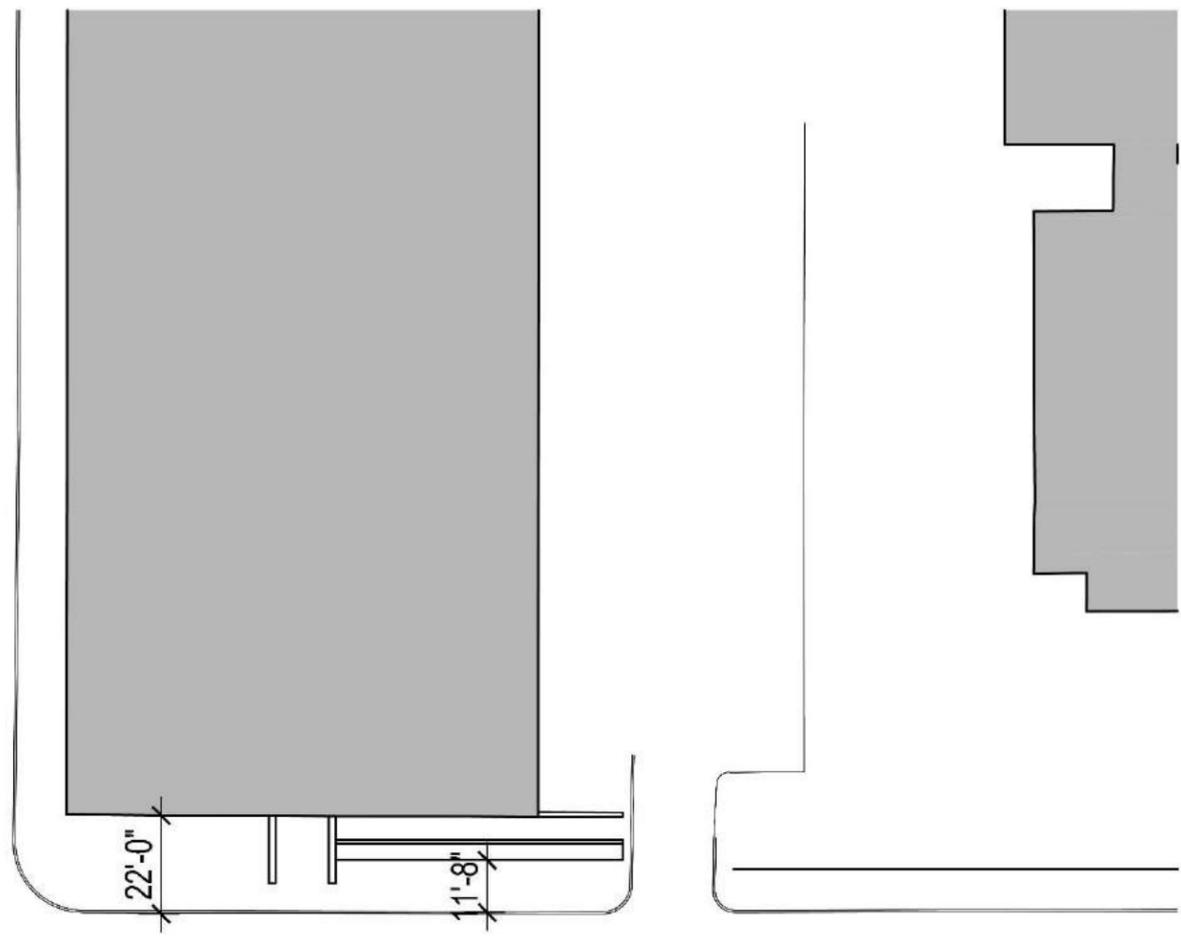


BOYLSTON STREET

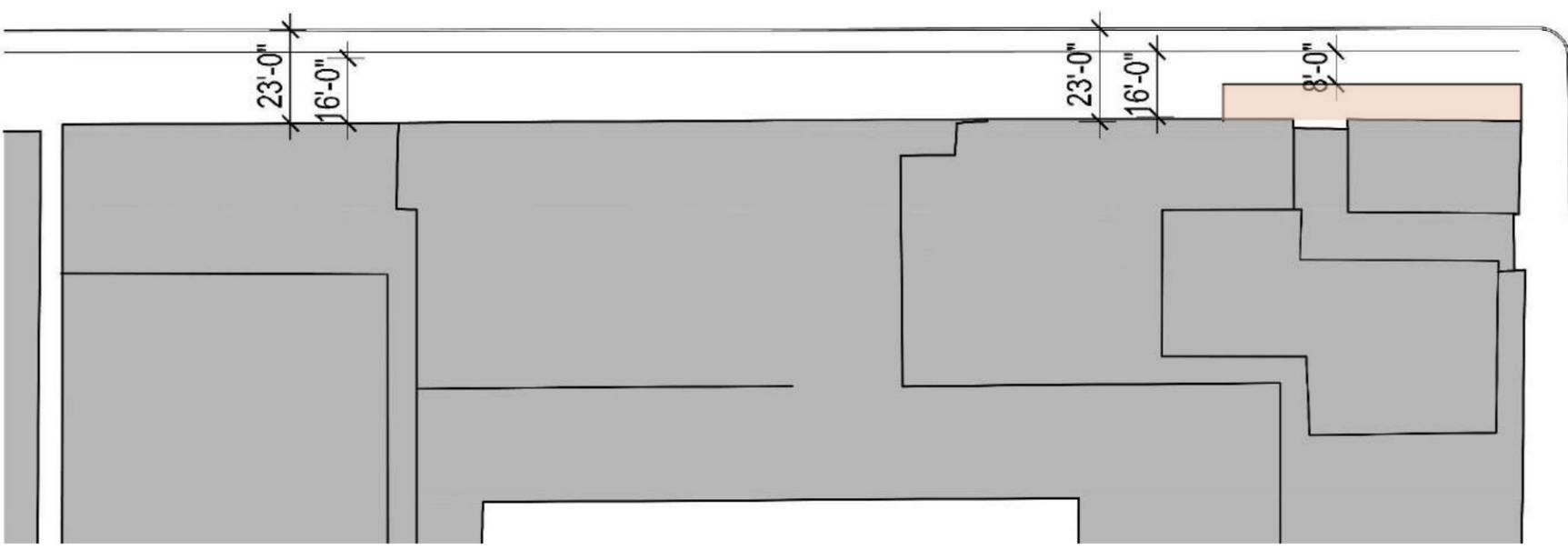




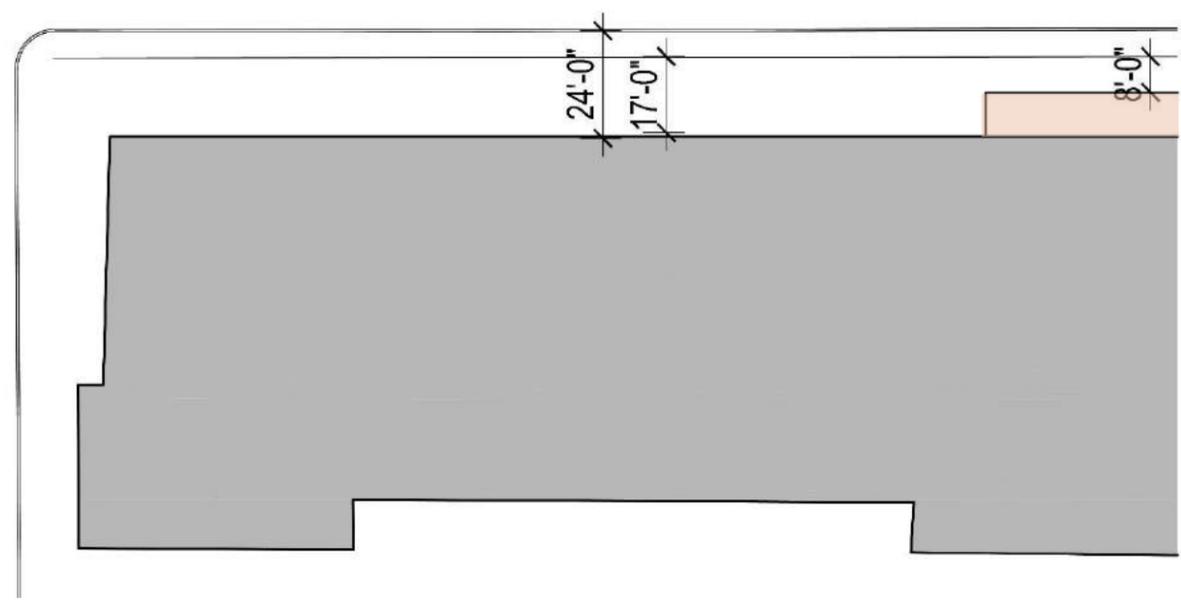
YAWKEE WAY

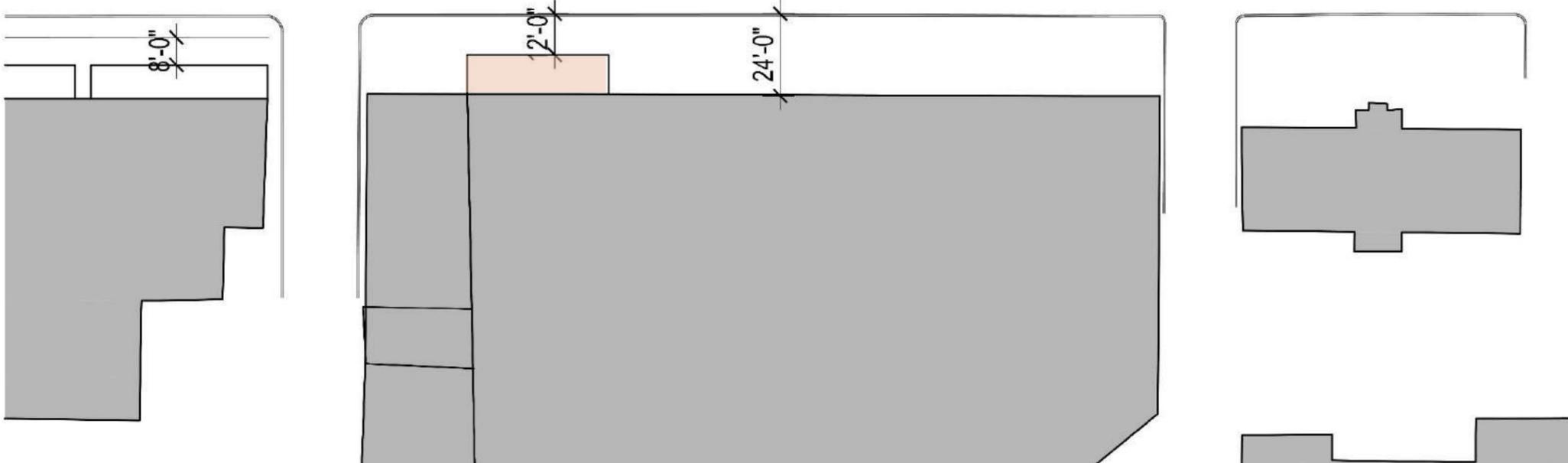
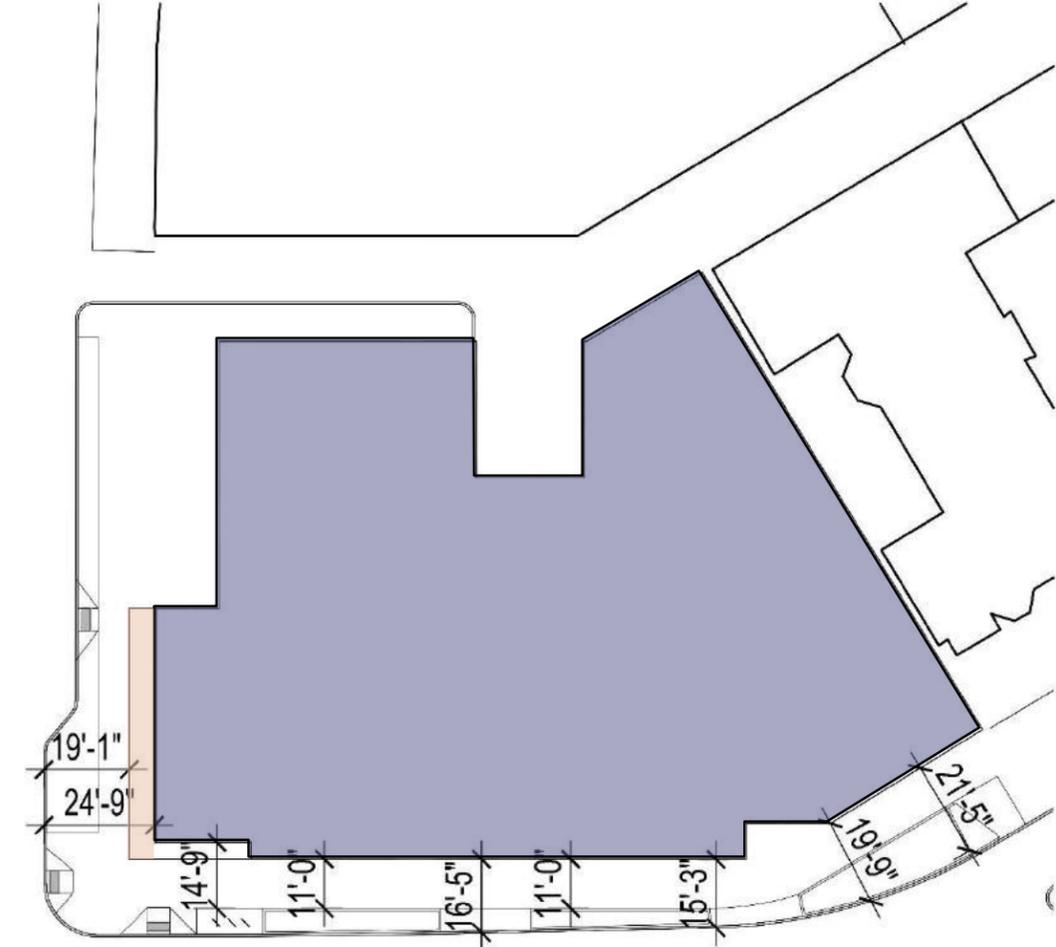
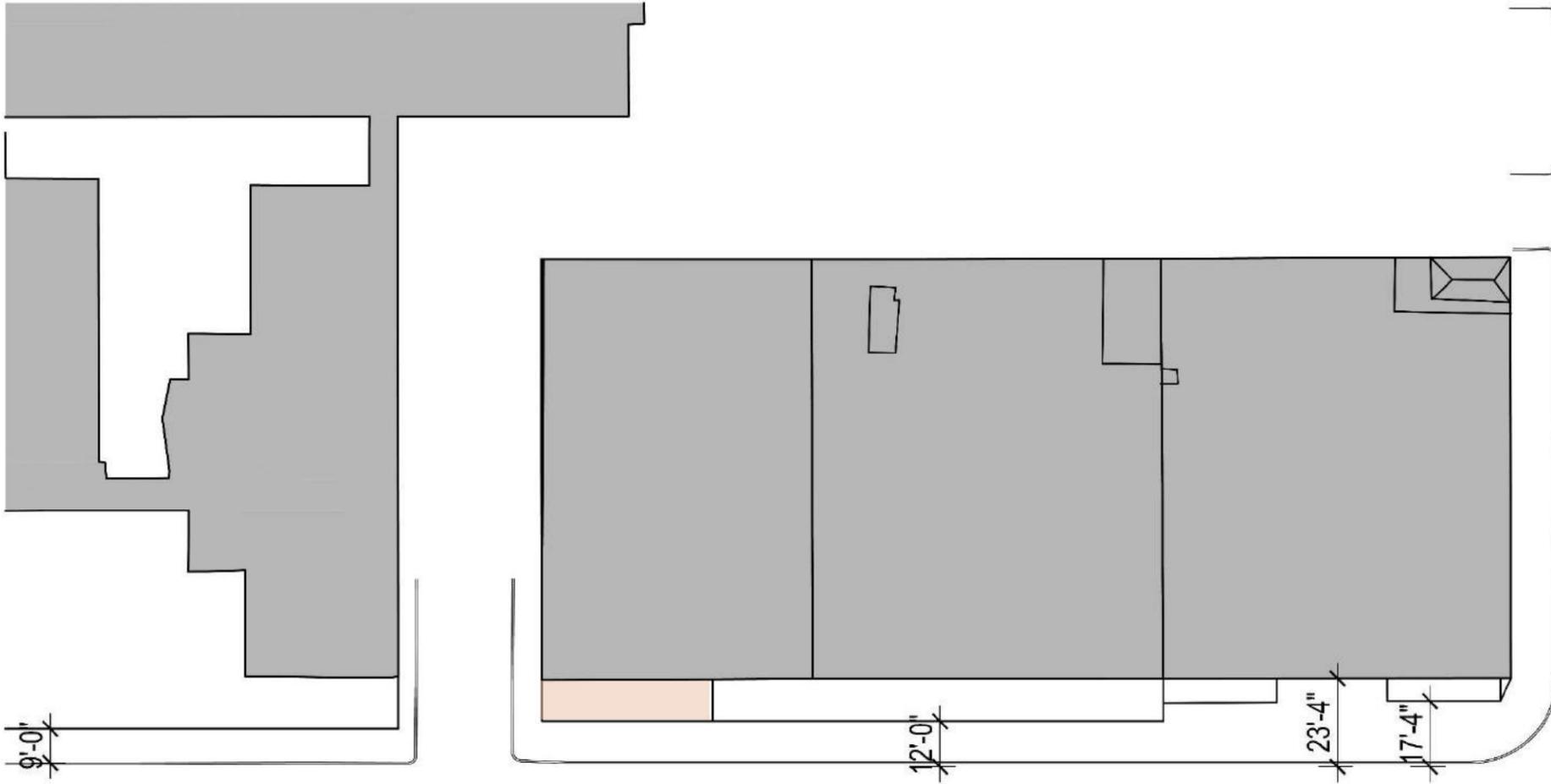


BOYLSTON STREET

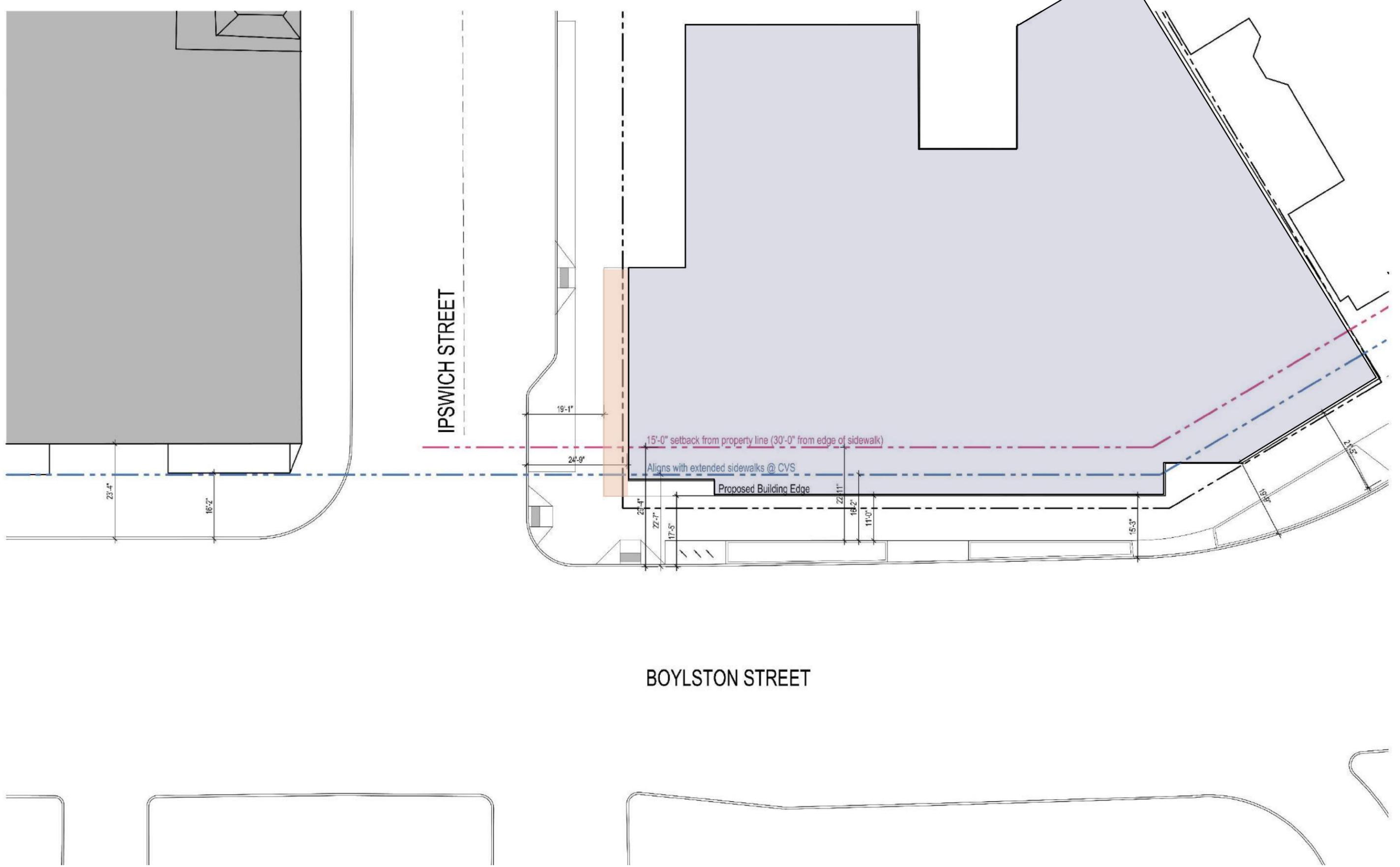


JERSEY STREET





BOYLSTON STREET



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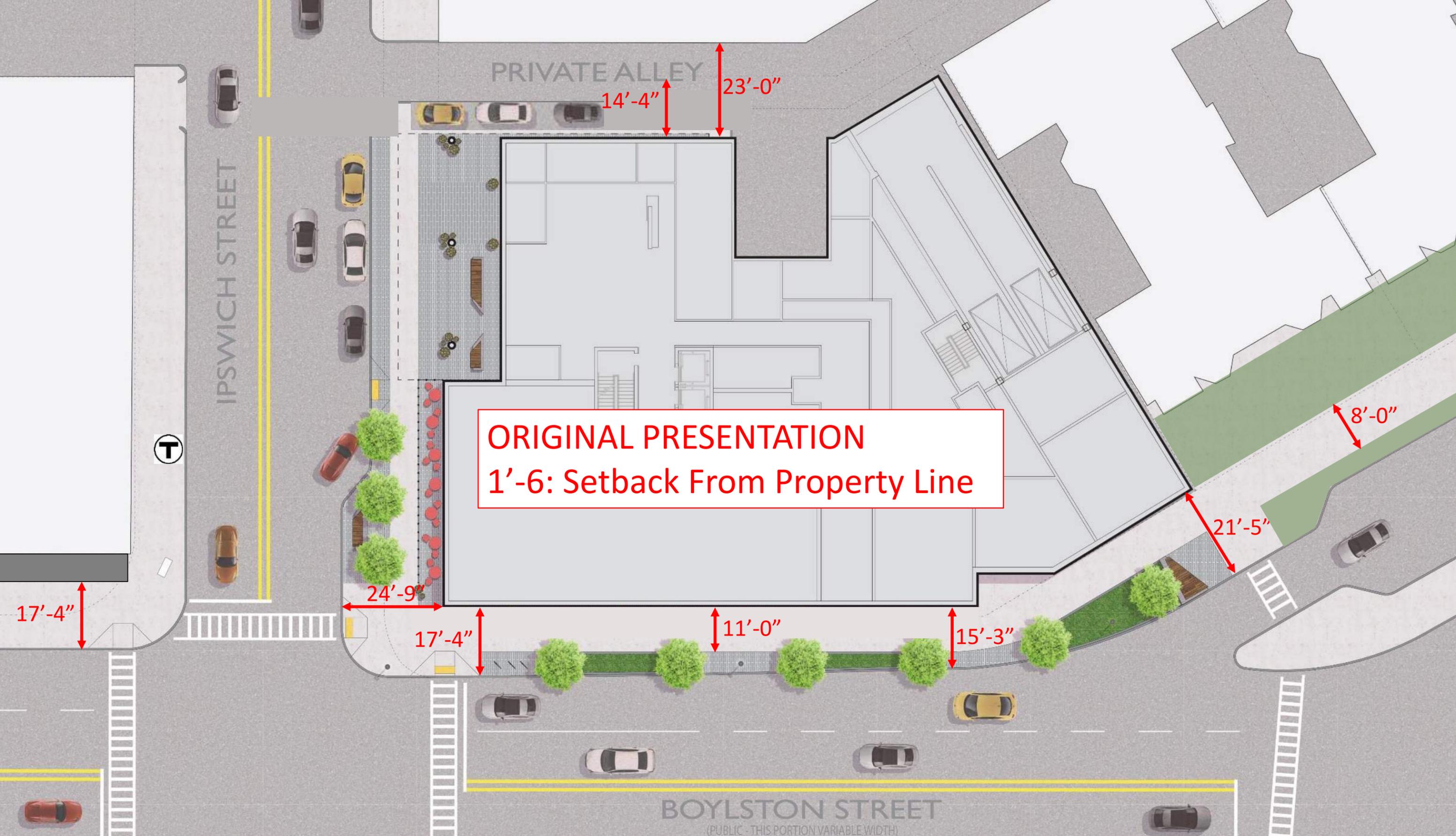
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Sidewalk Setback Options

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ORIGINAL PRESENTATION
1'-6: Setback From Property Line

Proposed Hotel

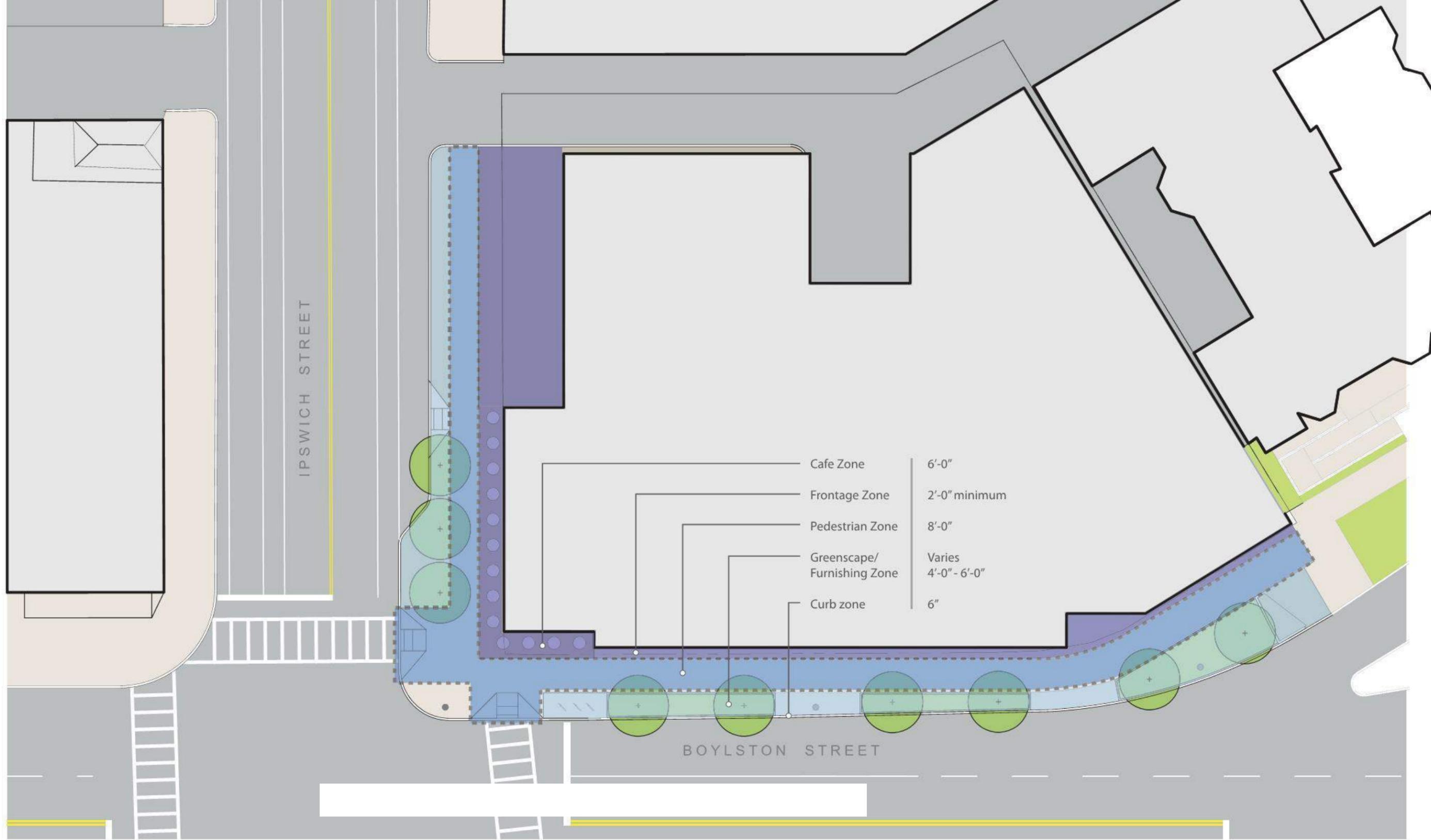
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Original - Ground Plan and Setbacks

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- Cafe Zone 6'-0"
- Frontage Zone 2'-0" minimum
- Pedestrian Zone 8'-0"
- Greenscape/
Furnishing Zone Varies
4'-0" - 6'-0"
- Curb zone 6"

0 10 20 40 SCALE: 1" = 20'-0"

FENWAY HOTEL
BOSTON, MA

Original Proposal

Proposed Hotel
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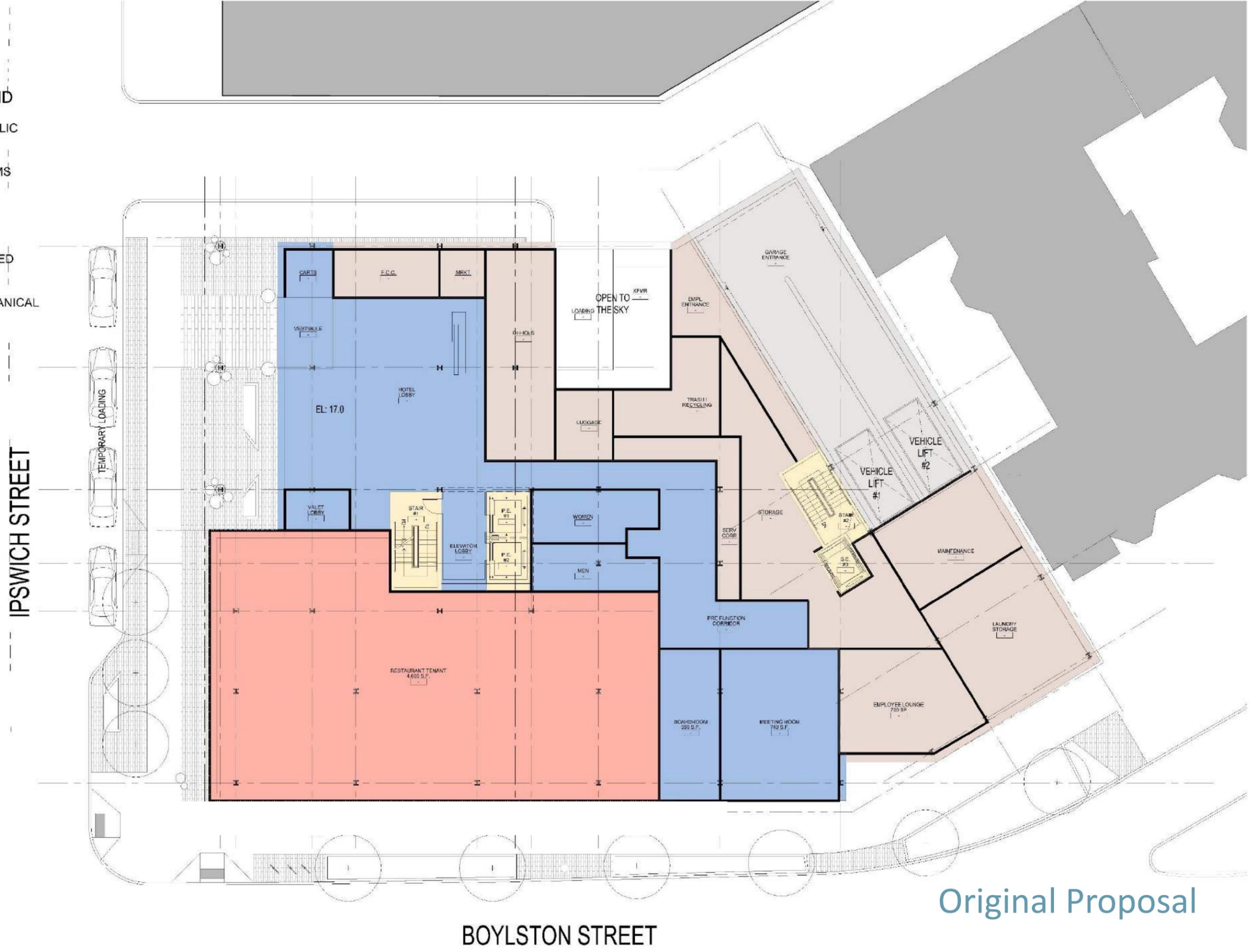


Original - Ground Floor
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BUILDING LEGEND

- HOTEL / PUBLIC
- GUESTROOMS
- RETAIL
- CIRC / SHARED
- BOH / MECHANICAL



Original Proposal

Proposed Hotel

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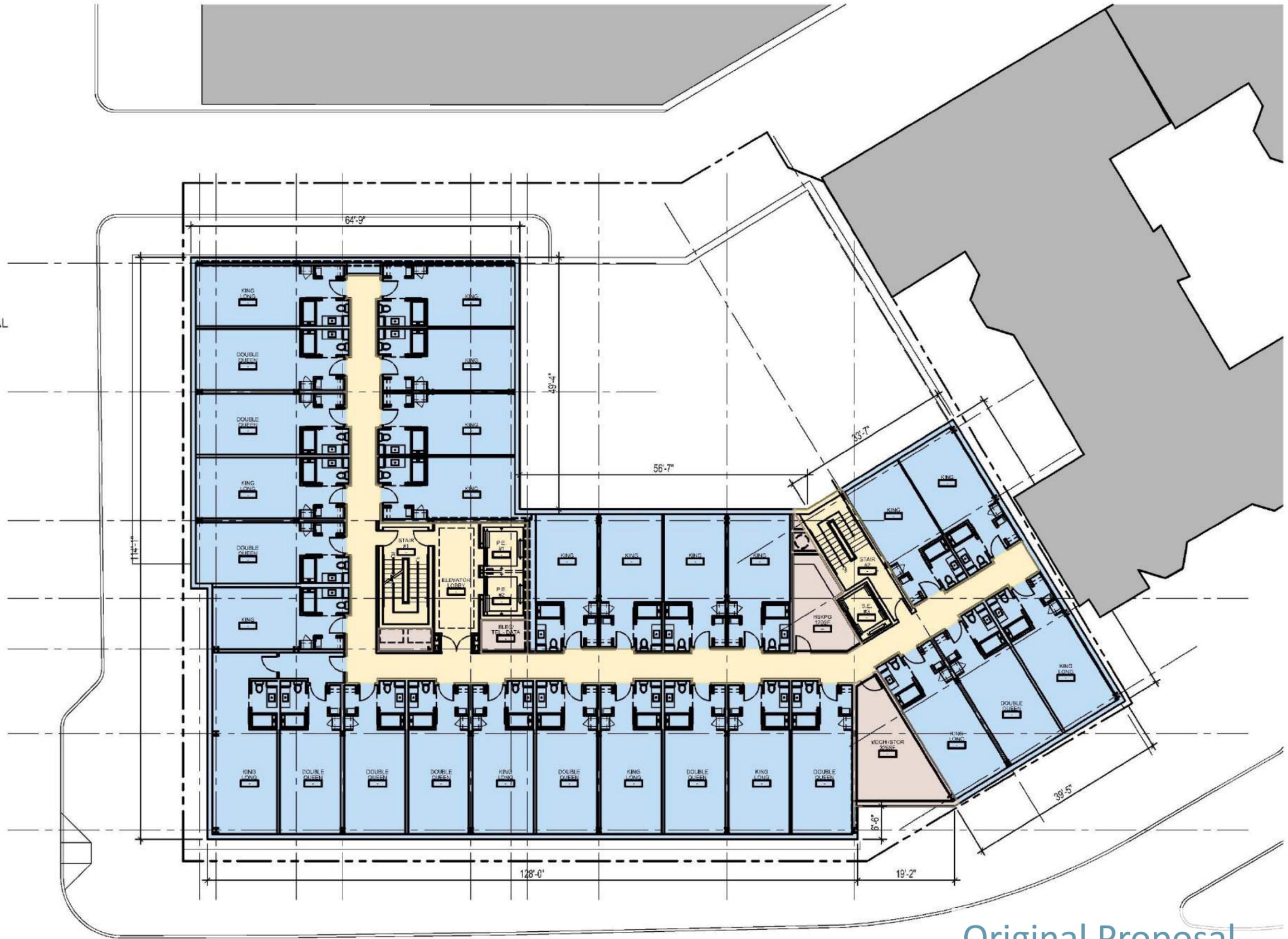
Original - Ground Floor

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BUILDING LEGEND

- HOTEL / PUBLIC
- GUESTROOMS
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Original Proposal

Proposed Hotel

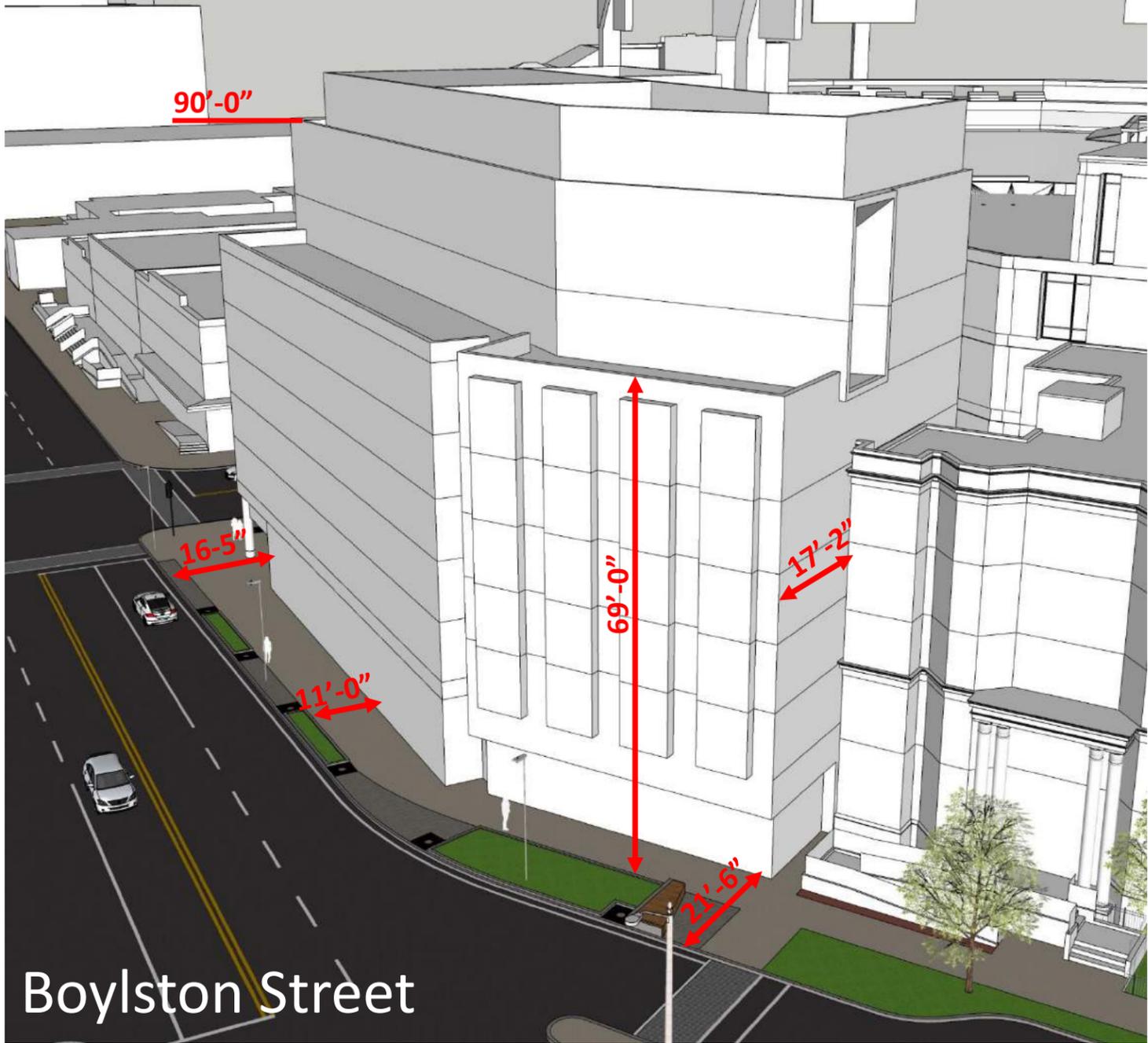
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Original - Typical Floor Plan (2-6)

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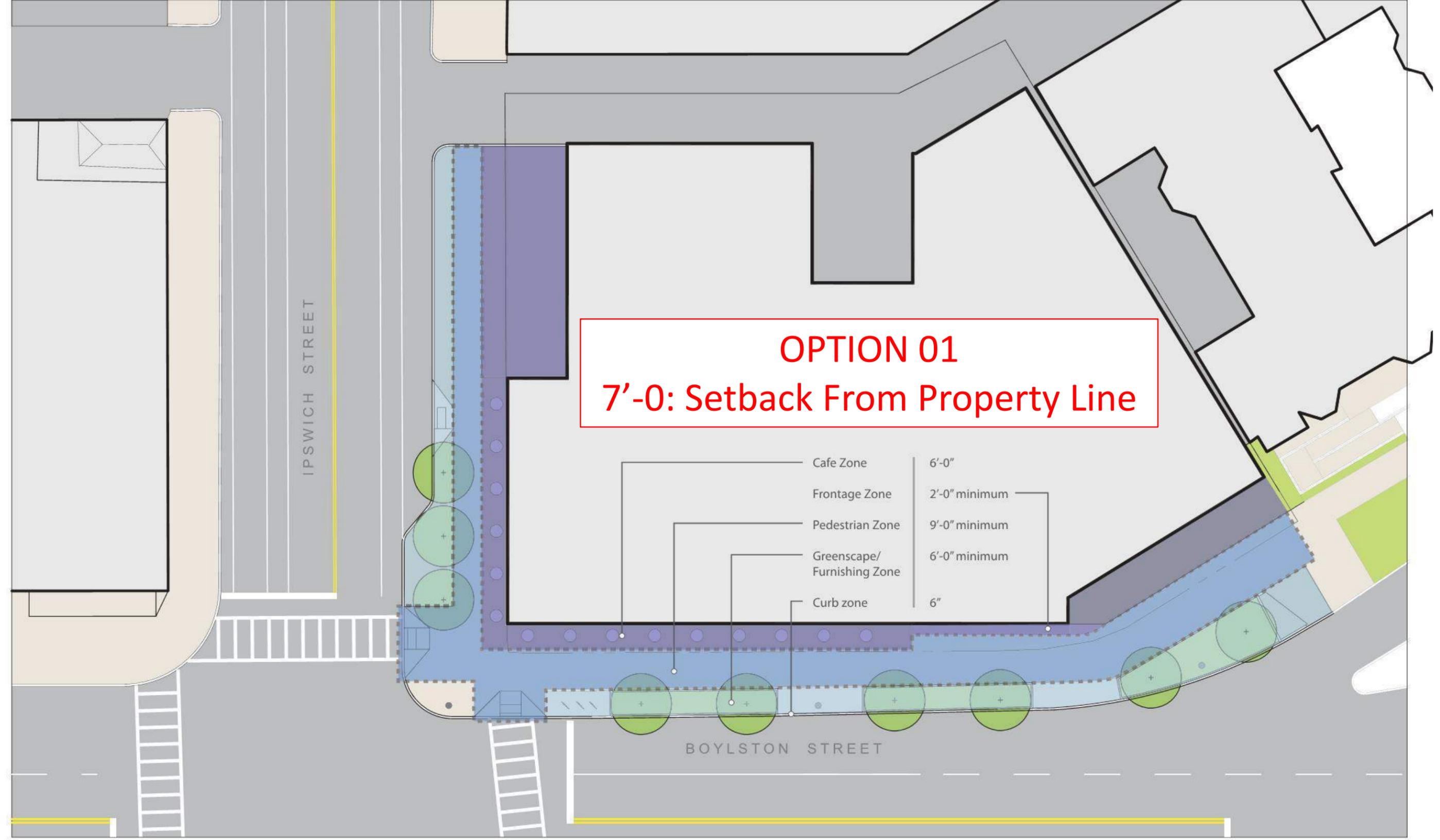
Original Proposal

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 1241 Boylston Street – Boston, MA



Original Massing Diagrams
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0 10 20 40 SCALE: 1" = 20'-0"

FENWAY HOTEL
 BOSTON, MA

Proposed Option 1

BUILDING LEGEND

- HOTEL / PUBLIC
- GUESTROOMS
- RETAIL
- CIRC / SHARED
- BOH / MECHANICAL



Proposed Option 1

Proposed Hotel

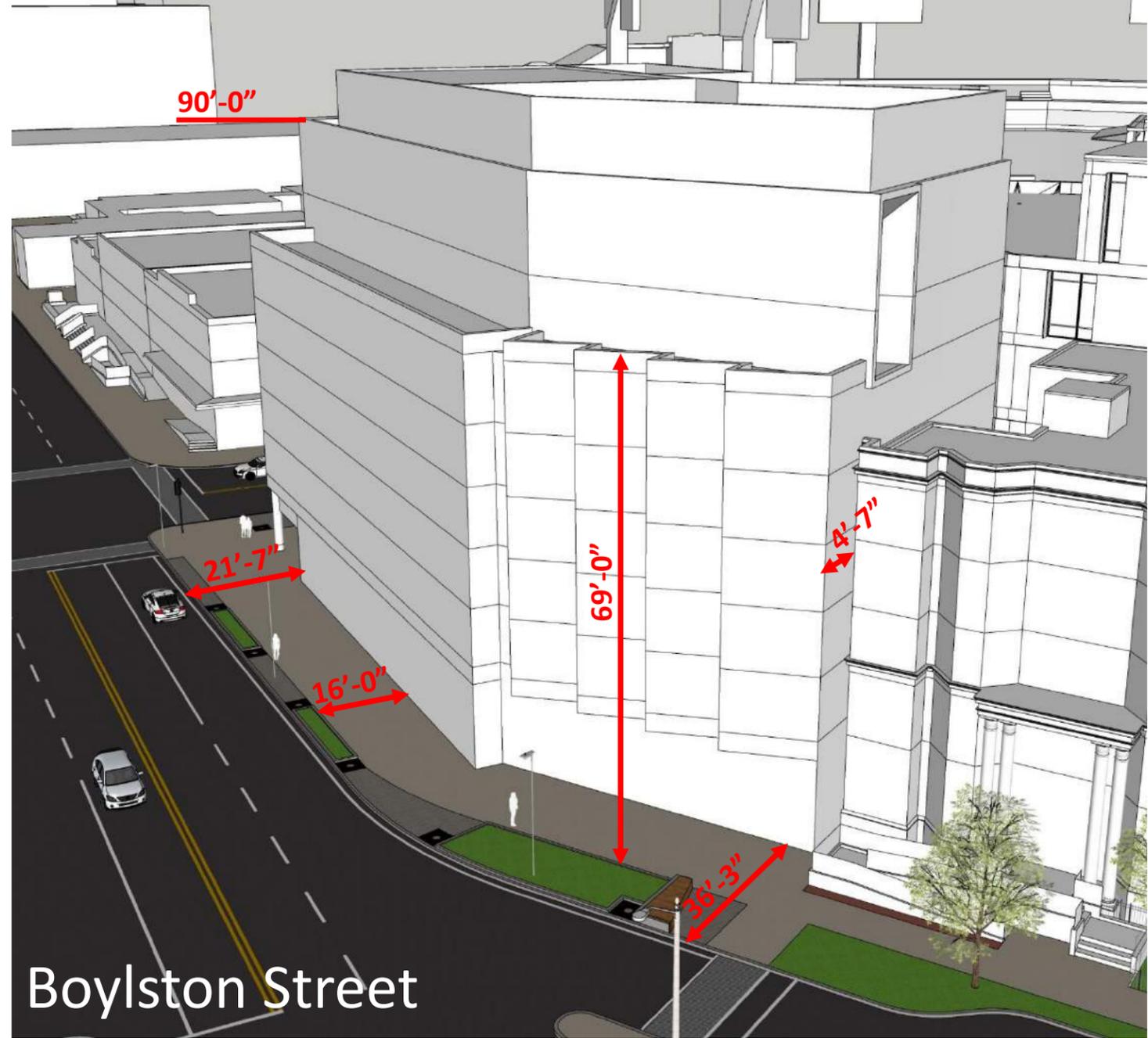
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Typical Floor Plan

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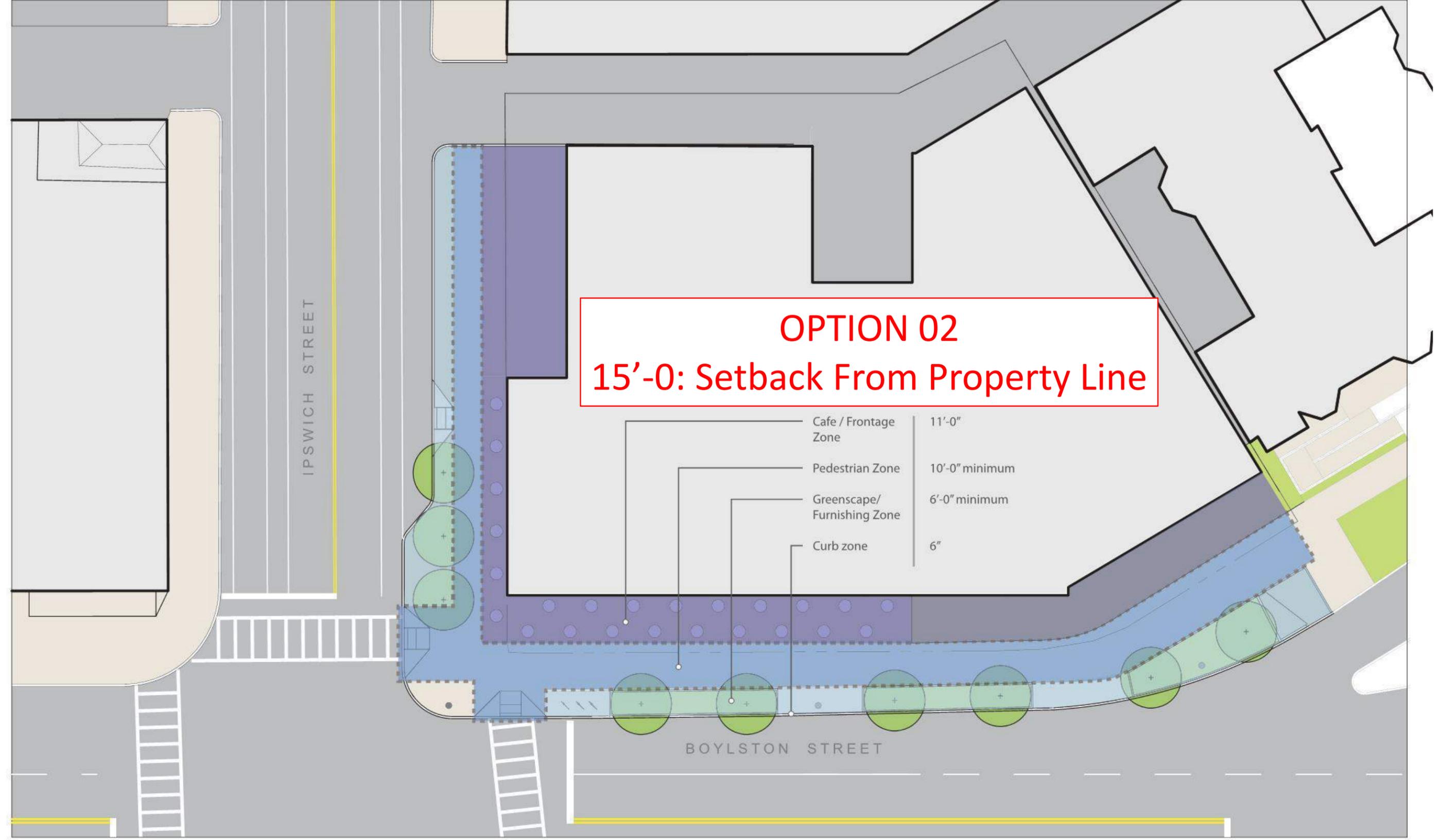
Proposed Option 1

Proposed Hotel
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Proposed Massing Diagrams
 Community Presentation #2

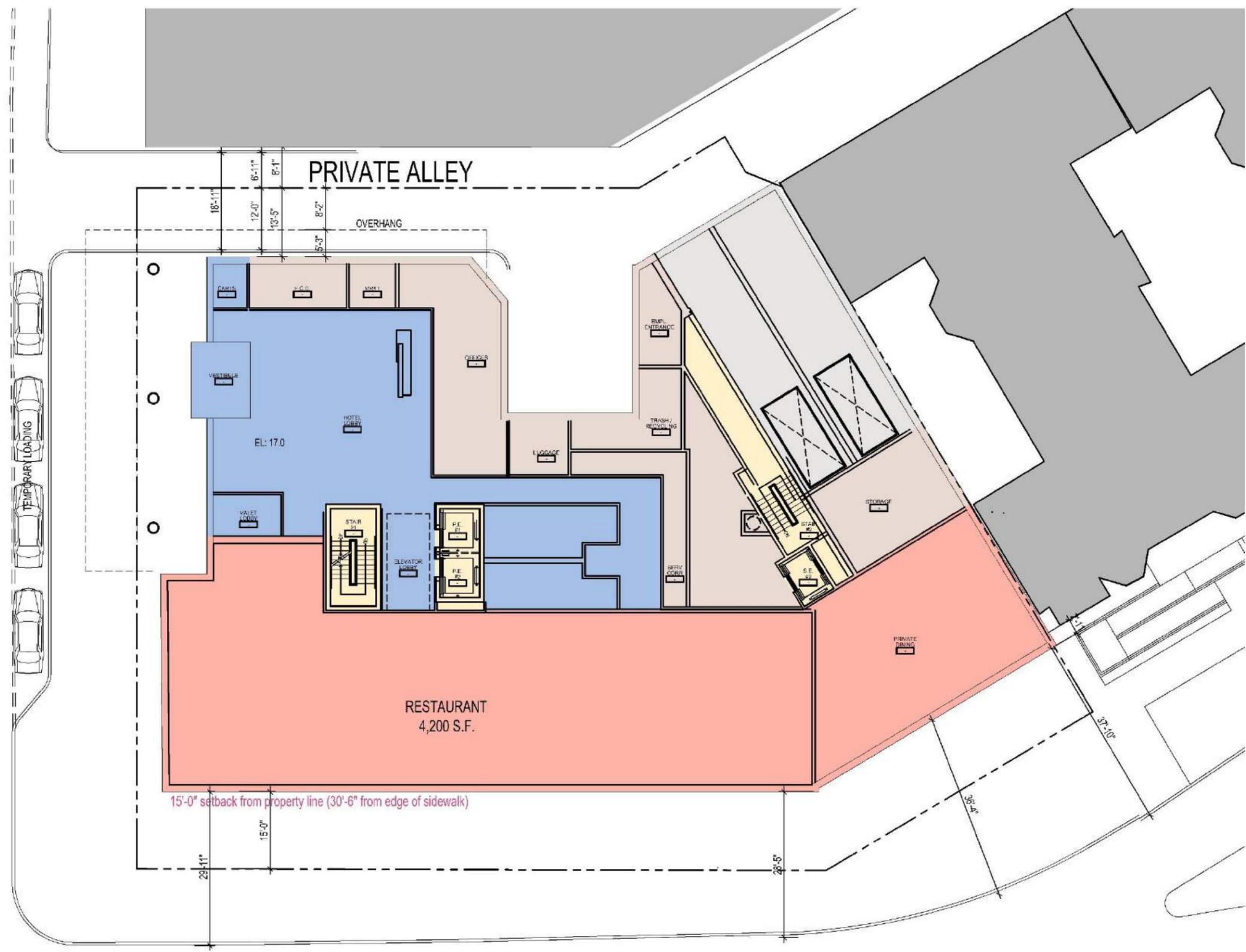
2018.02.12



Proposed Option 2

BUILDING LEGEND

- HOTEL / PUBLIC
- GUESTROOMS
- RETAIL
- CIRC / SHARED
- BOH / MECHANICAL



Proposed Option 2

BUILDING LEGEND

- HOTEL / PUBLIC
- GUESTROOMS
- RETAIL
- CIRC / SHARED
- BOH / MECHANICAL



Proposed Option 2

Proposed Hotel

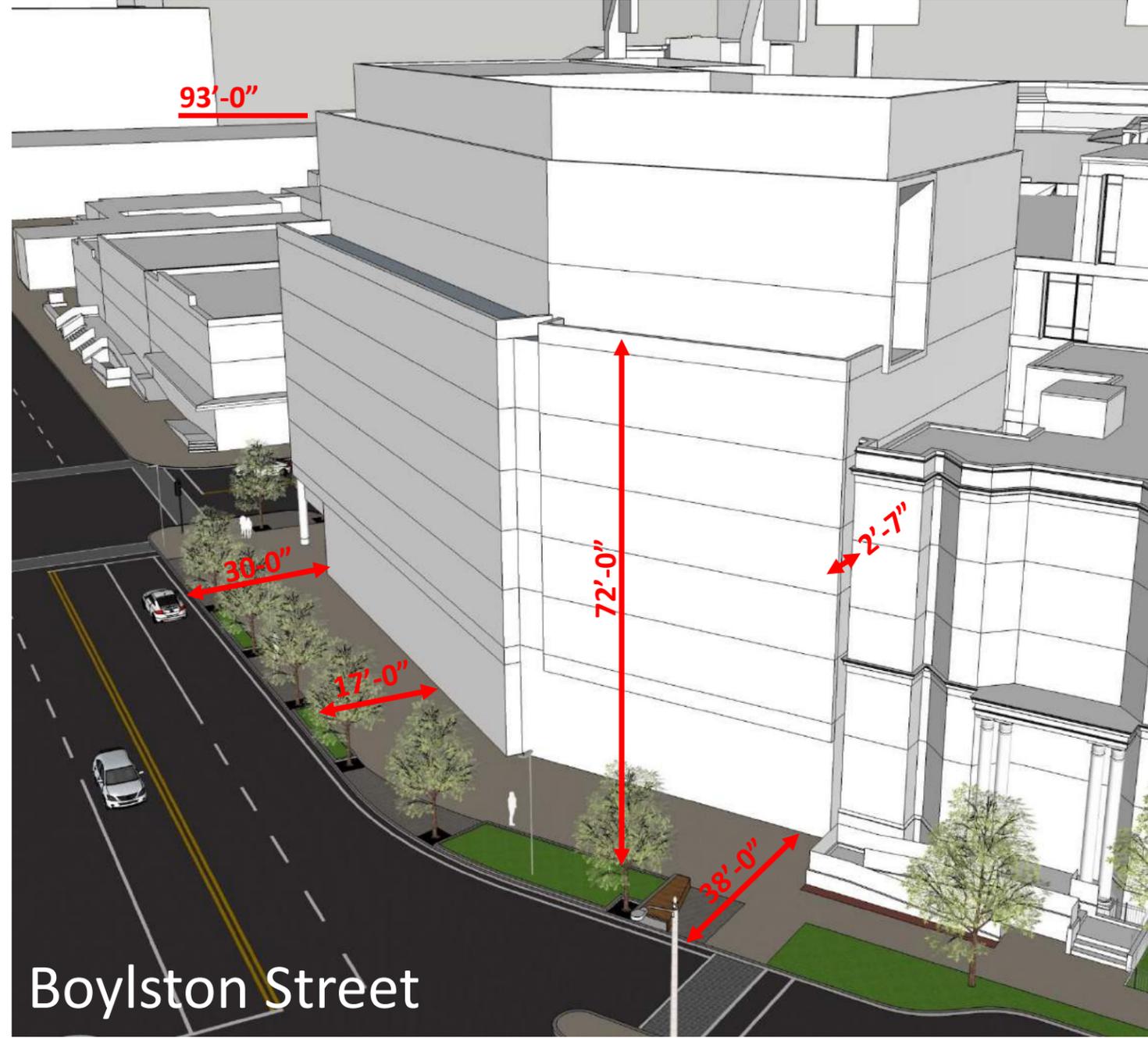
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Typical Floor Plan

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Proposed Option 2

Proposed Hotel

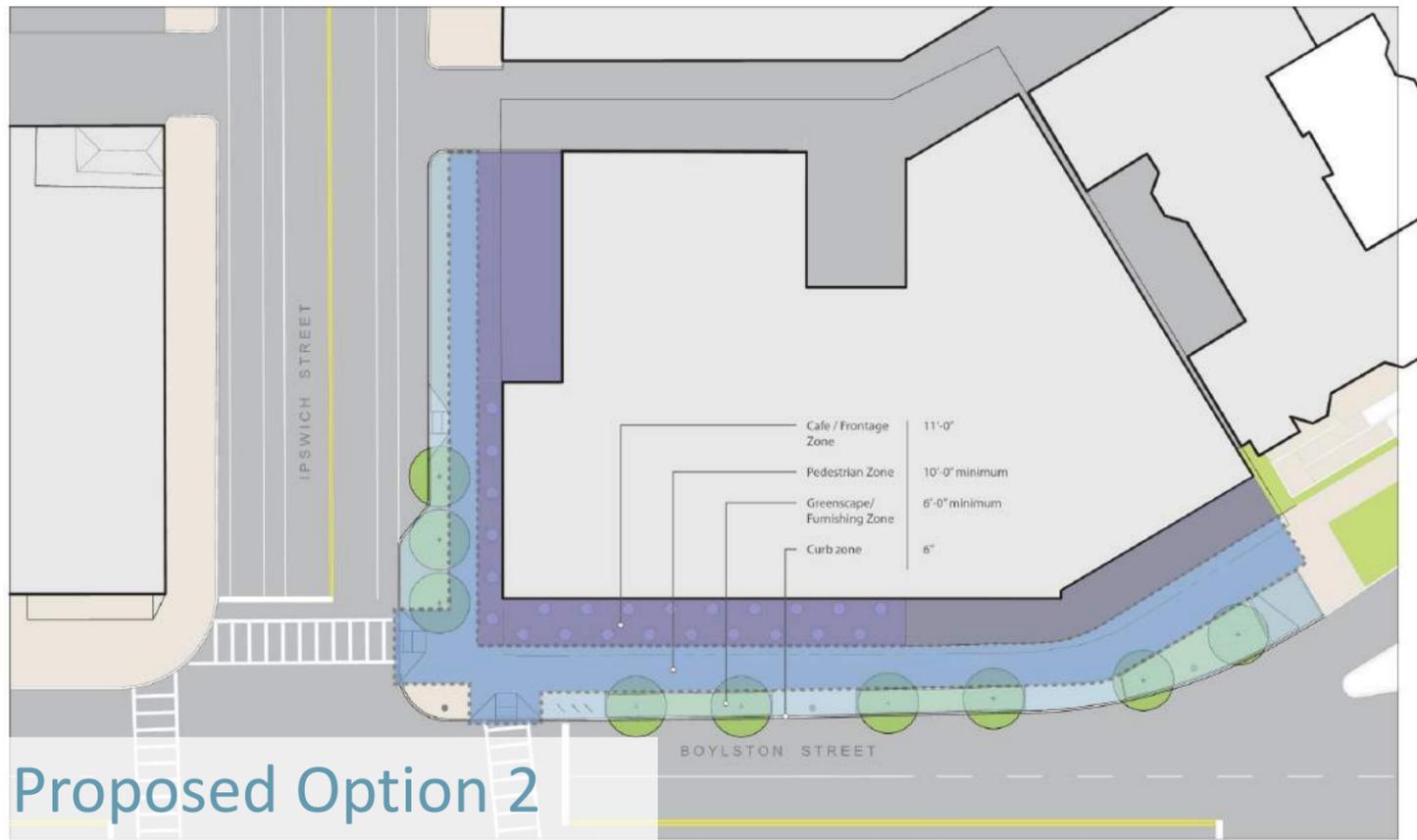
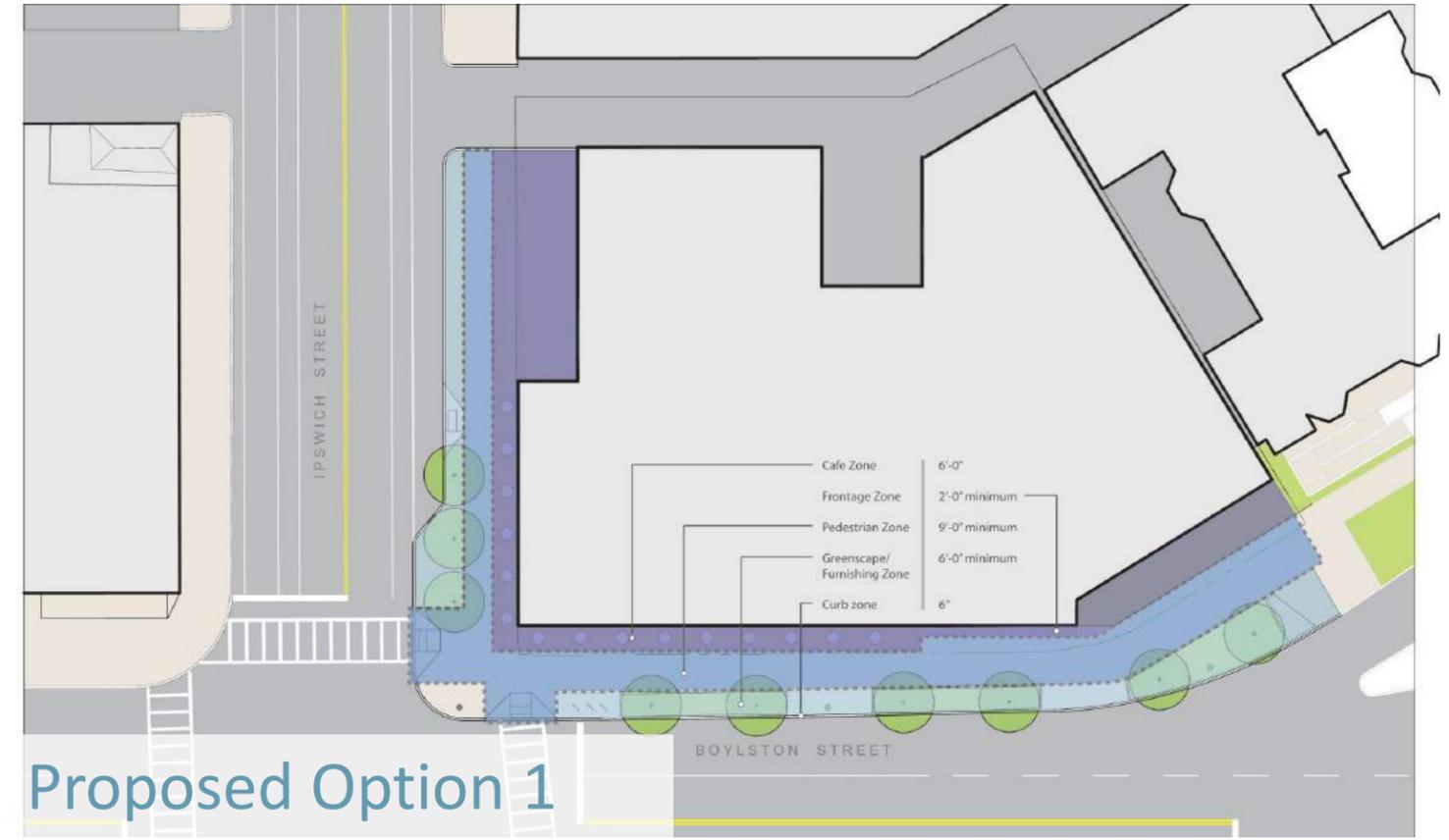
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Proposed Massing Diagrams

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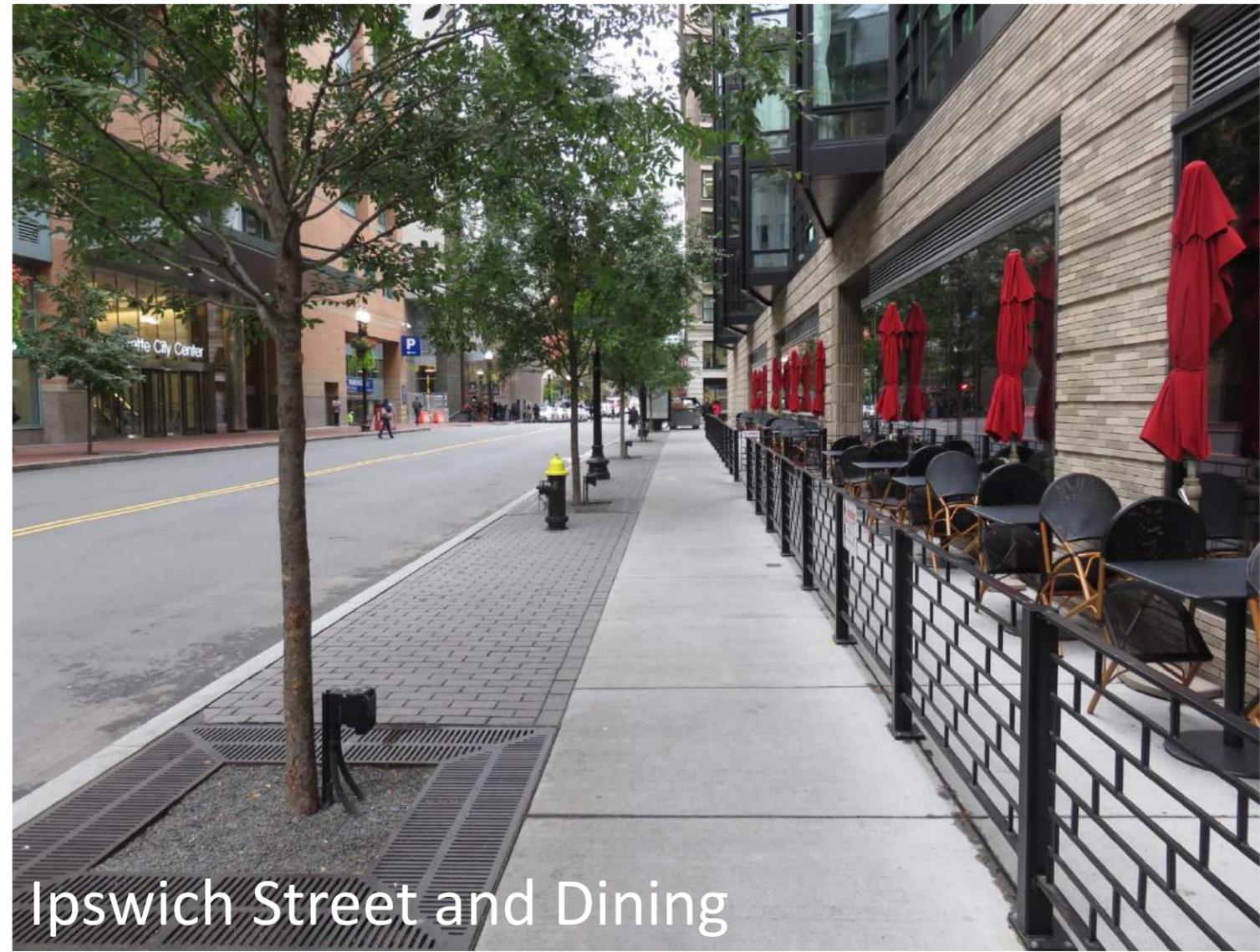
Rendered Landscape Plan

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Boylston Street



Ipswich Street and Dining



Entry Paving



Benches



Plantings

Proposed Hotel

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Landscape Precedent Images

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Vignette 1

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Vignette 2

Community Presentation #2

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Proposed Hotel

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Vignette 3

Community Presentation #2

2018.02.12



Proposed Hotel

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Vignette 4

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Proposed Hotel

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Vignette 5

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Site Rendering

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Metal Panel Frame with Brick Veneer and Curtainwall



Internally Lit Canopy



Accent Masonry Veneer



Wood Look Metal Panel With Curtainwall System



Tile Rainscreen



Metal and Glass Storefront

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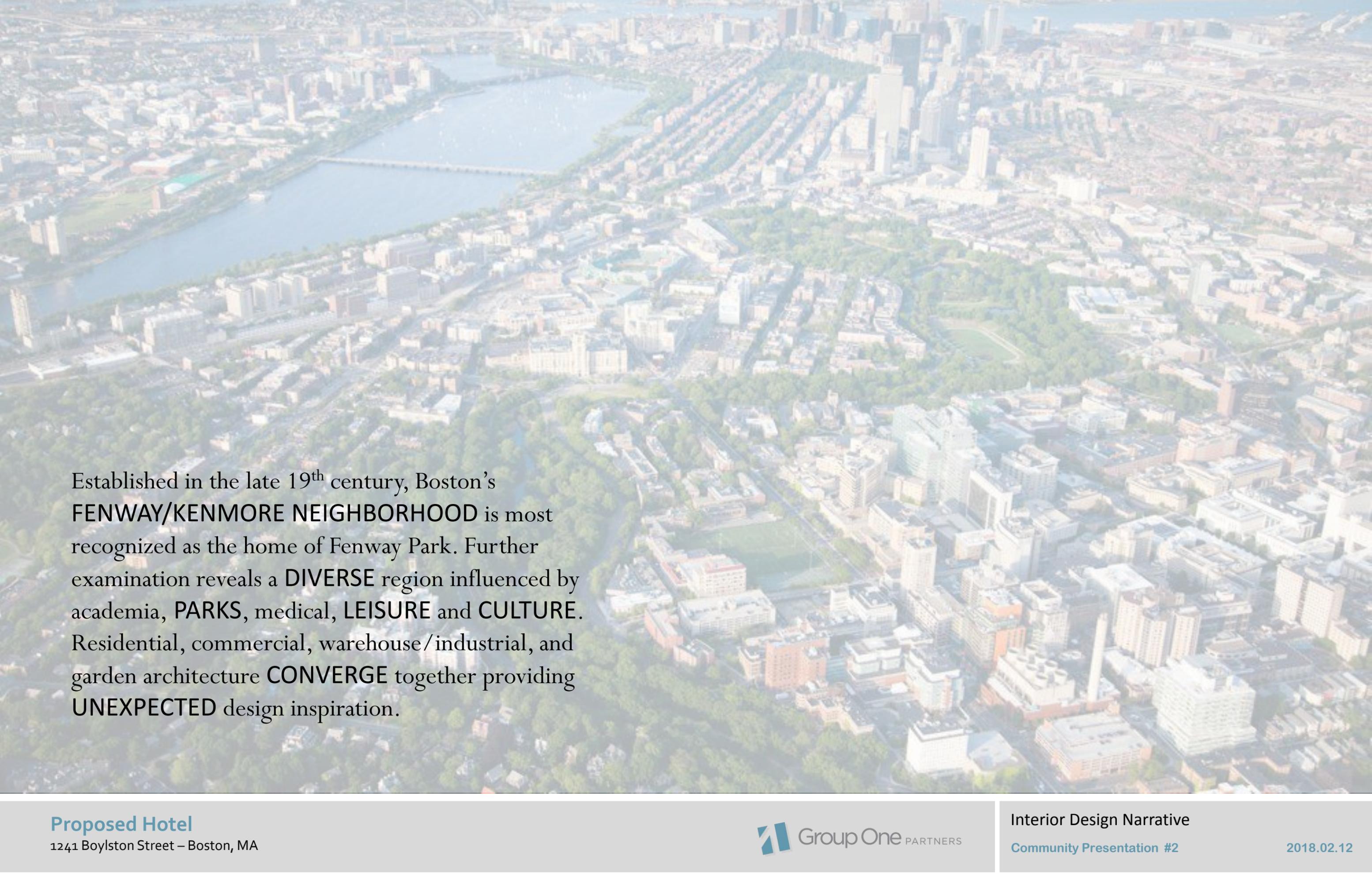
Building Materials

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Hotel Design Direction:

Interior Concepts



Established in the late 19th century, Boston's **FENWAY/KENMORE NEIGHBORHOOD** is most recognized as the home of Fenway Park. Further examination reveals a **DIVERSE** region influenced by academia, **PARKS**, medical, **LEISURE** and **CULTURE**. Residential, commercial, warehouse/industrial, and garden architecture **CONVERGE** together providing **UNEXPECTED** design inspiration.

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Interior Design Narrative

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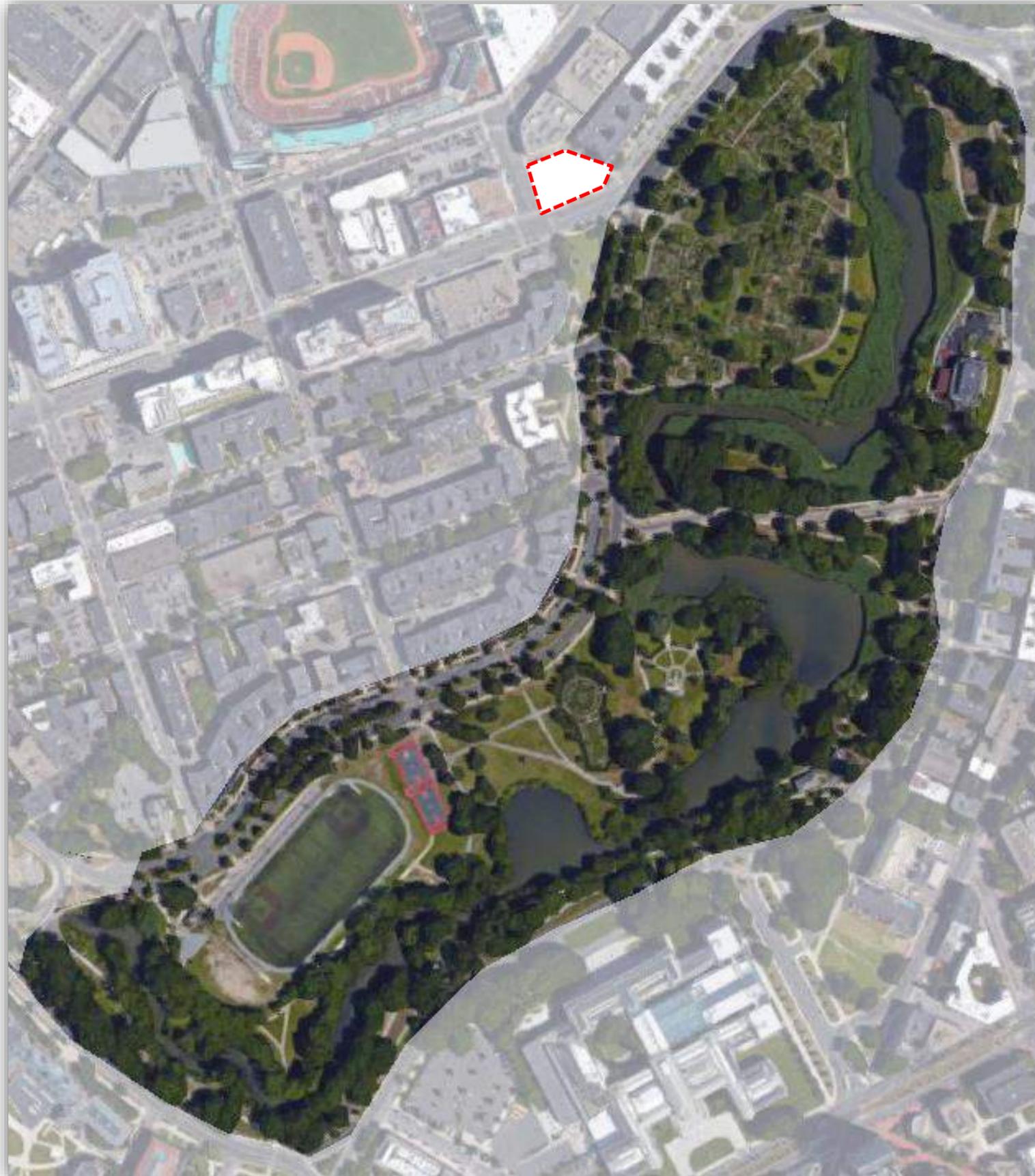
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Interior Design Context

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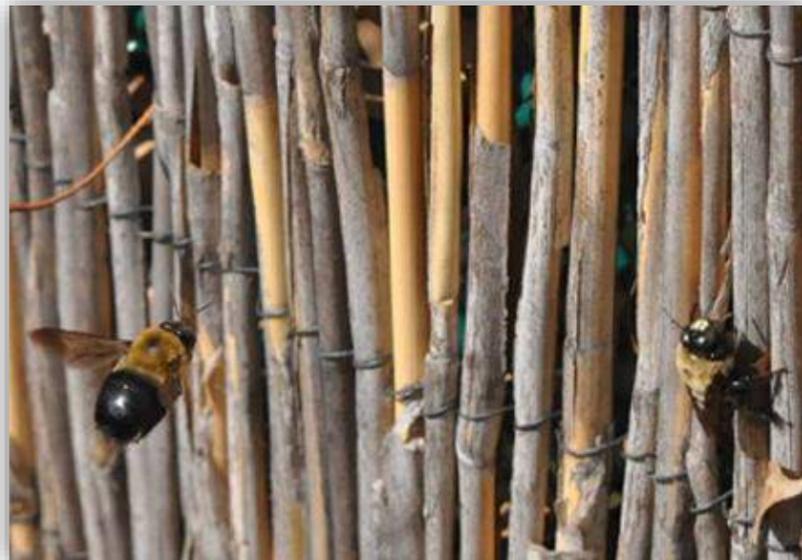
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Interior Design Context – Emerald Necklace

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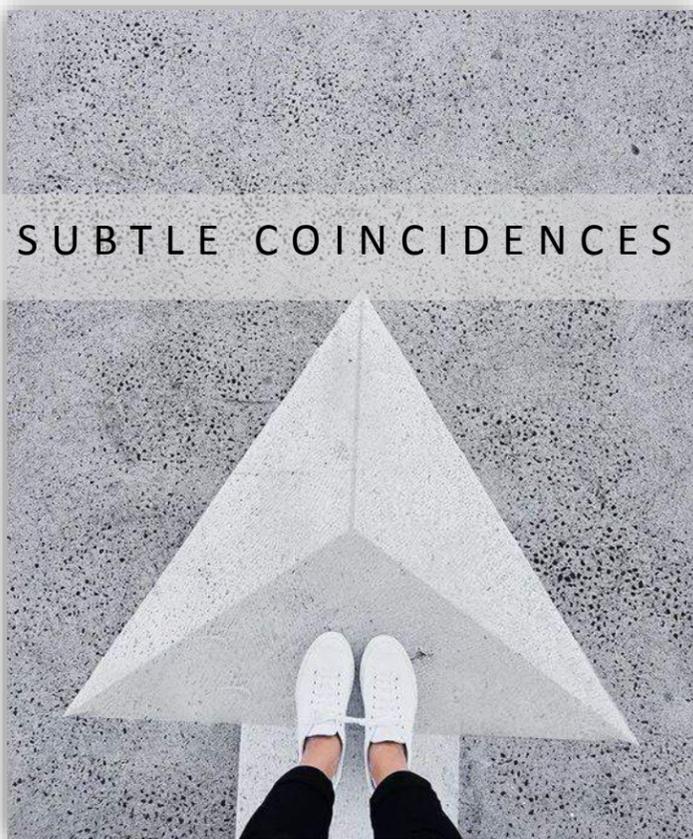
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Interior Design Context – Victory Gardens

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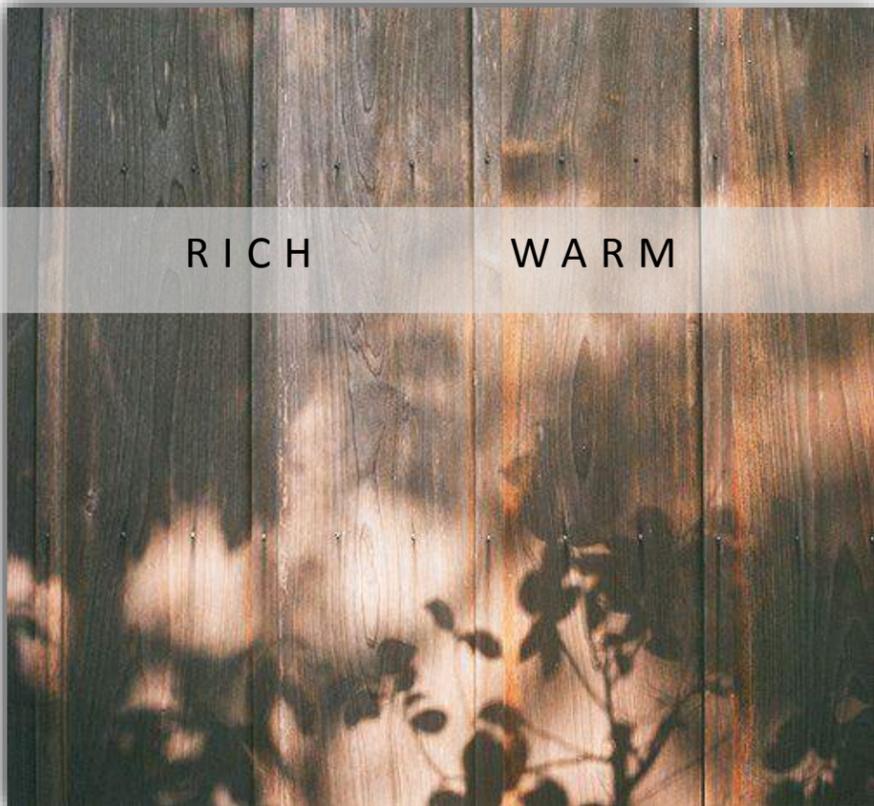
SUBTLE COINCIDENCES



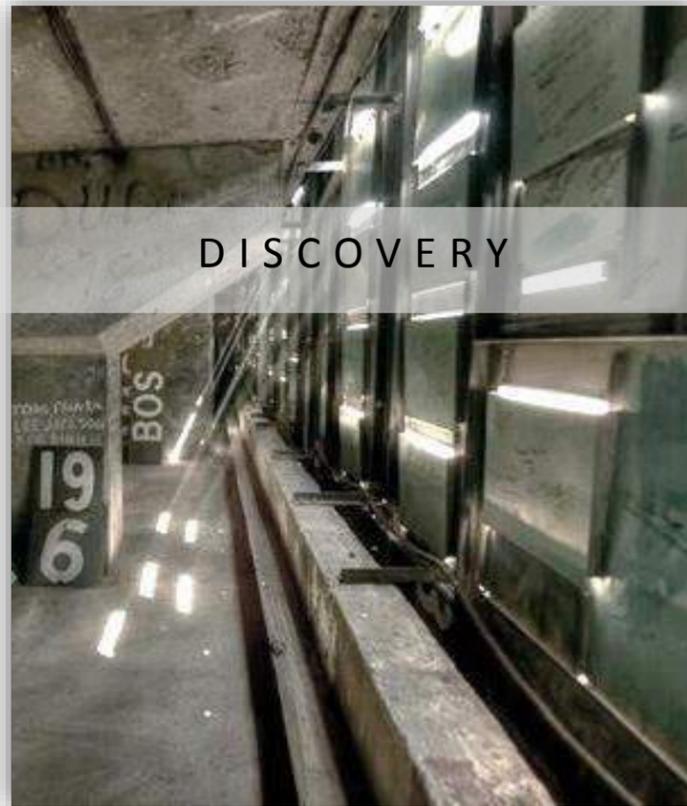
URBAN OASIS



CONVERGING TEXTURES



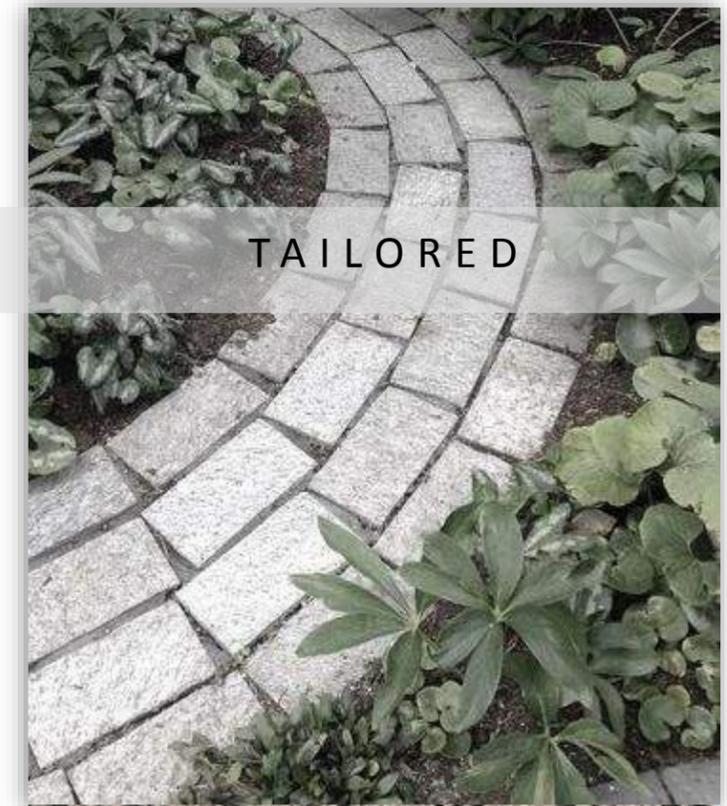
RICH WARM



DISCOVERY



FREE PLAY



TAILORED

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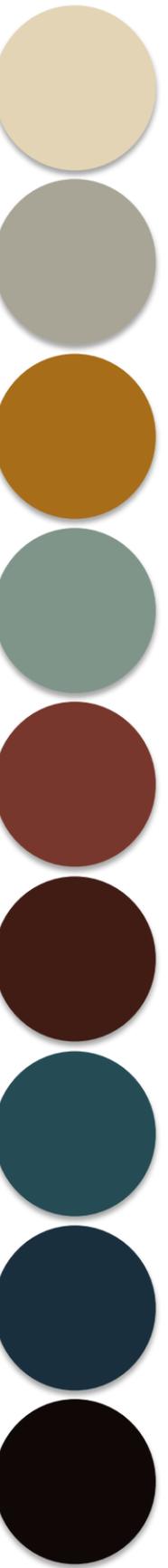
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Interior Design Concept

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Interior Design Context – Concept

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Shadow Studies:

Additional Requested per Option 2

Further Victory Garden evaluation of September 21 between the hours of 4:30PM and 6:30PM (1/2 hour)

Further BAA evaluation of December 21 between the hours of 8AM and 3PM (hourly)



September 21 @ 4:30 PM

Proposed Hotel

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Victory Garden Study – September 21

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September 21 @ 5:00 PM

Proposed Hotel

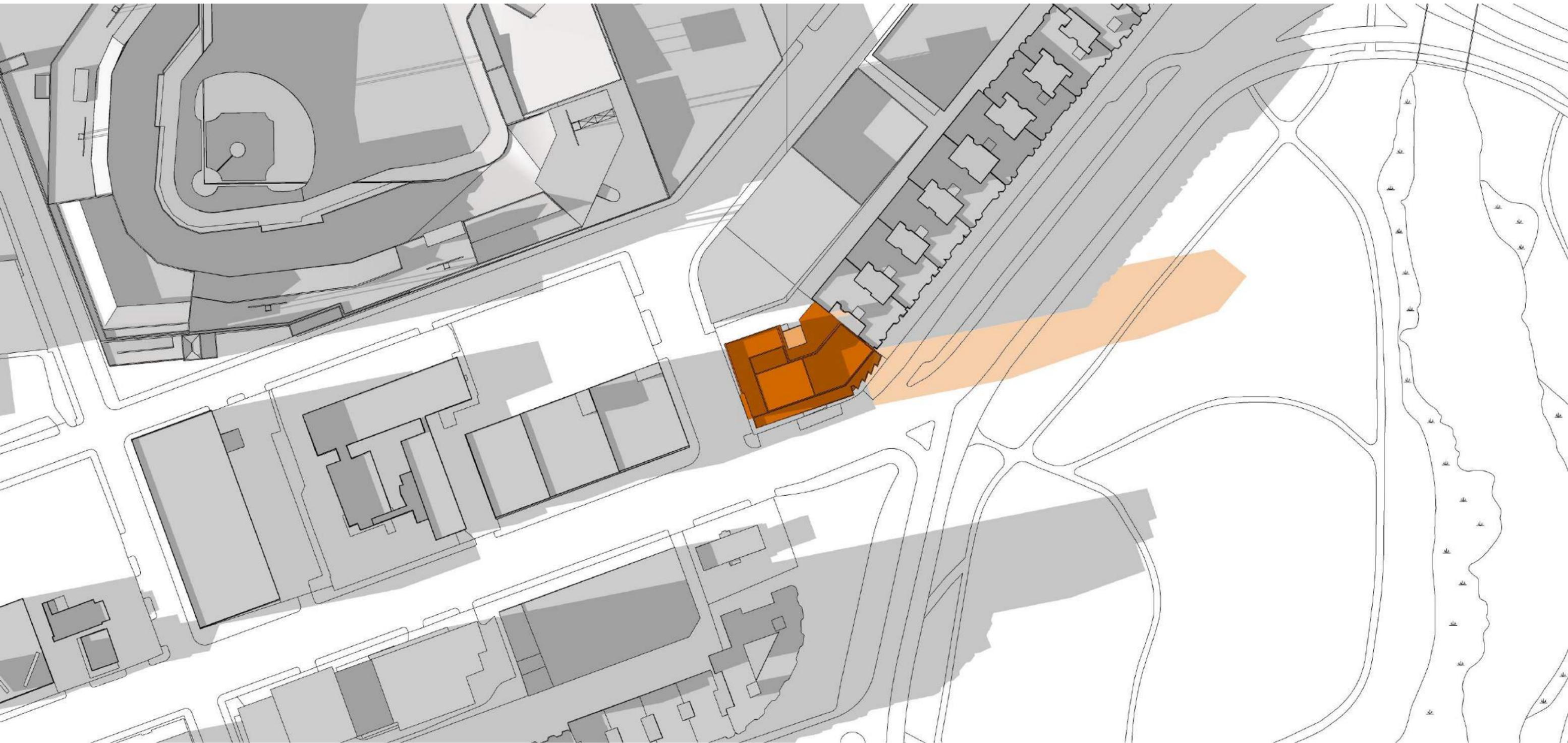
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Victory Garden Study – September 21

Community Presentation #2

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September 21 @ 5:30 PM

Proposed Hotel

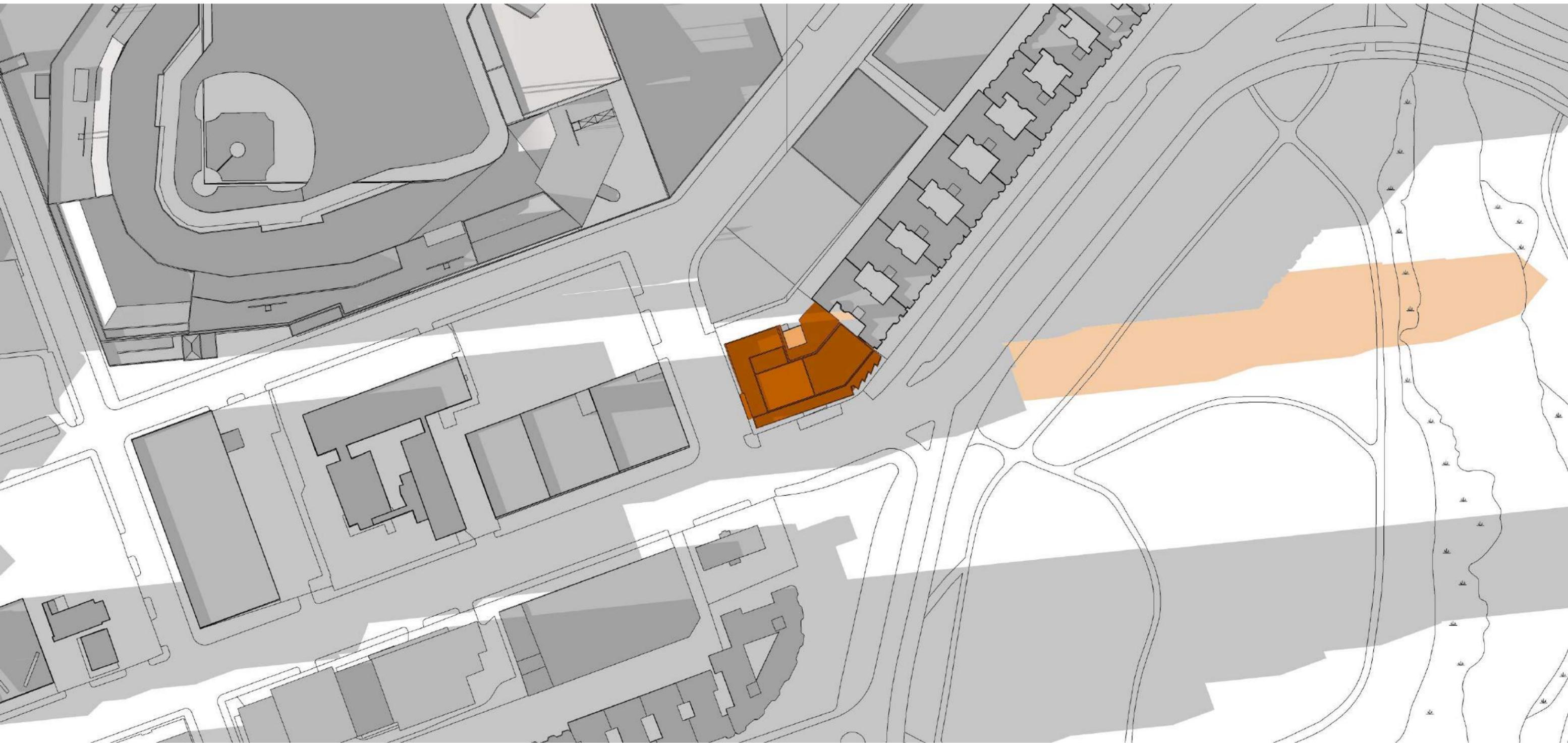
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Victory Garden Study – September 21

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September 21 @ 6:00 PM

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Victory Garden Study – September 21

Community Presentation #2

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September 21 @ 6:30 PM

Proposed Hotel

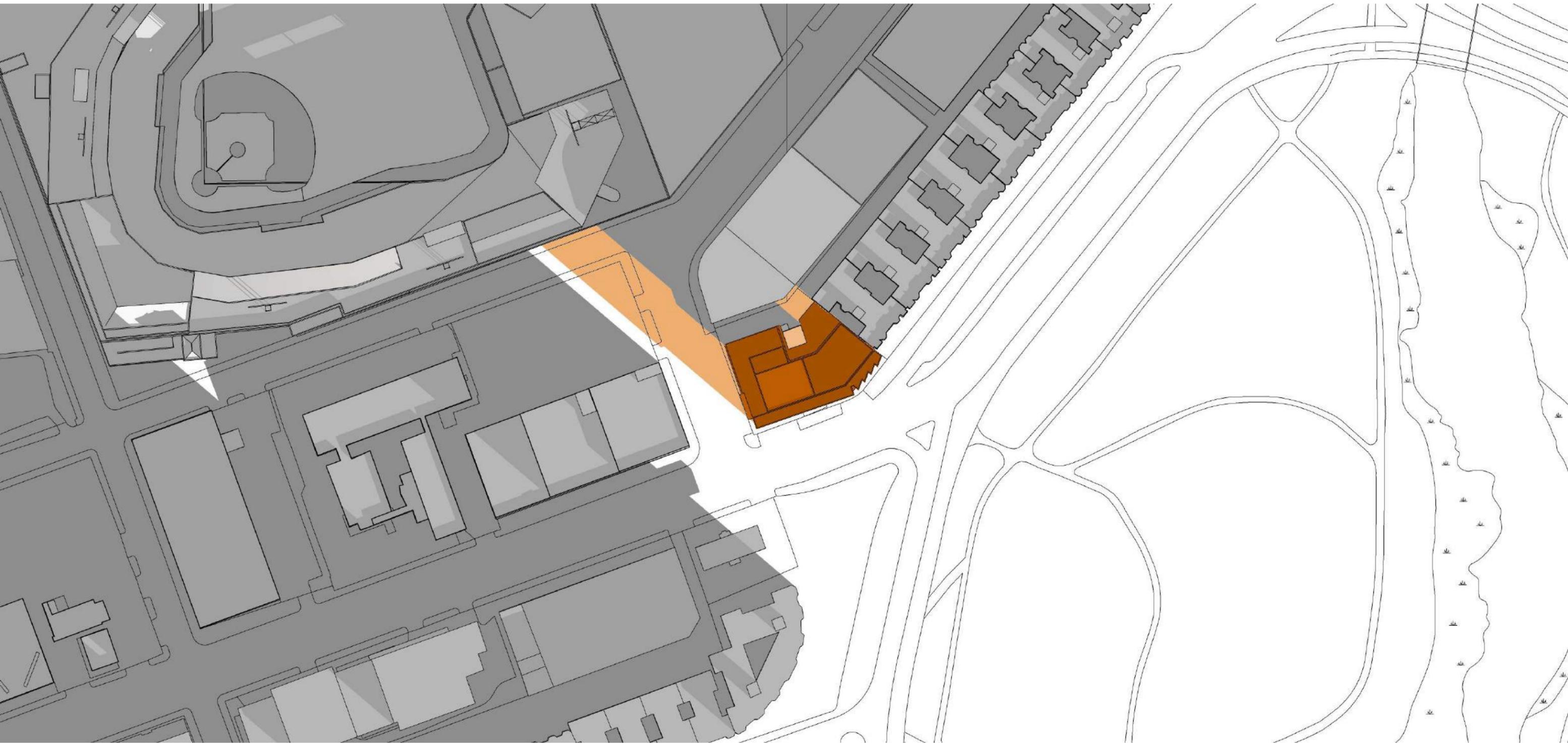
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Victory Garden Study – September 21

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December 21 @ 8:00 AM

Proposed Hotel

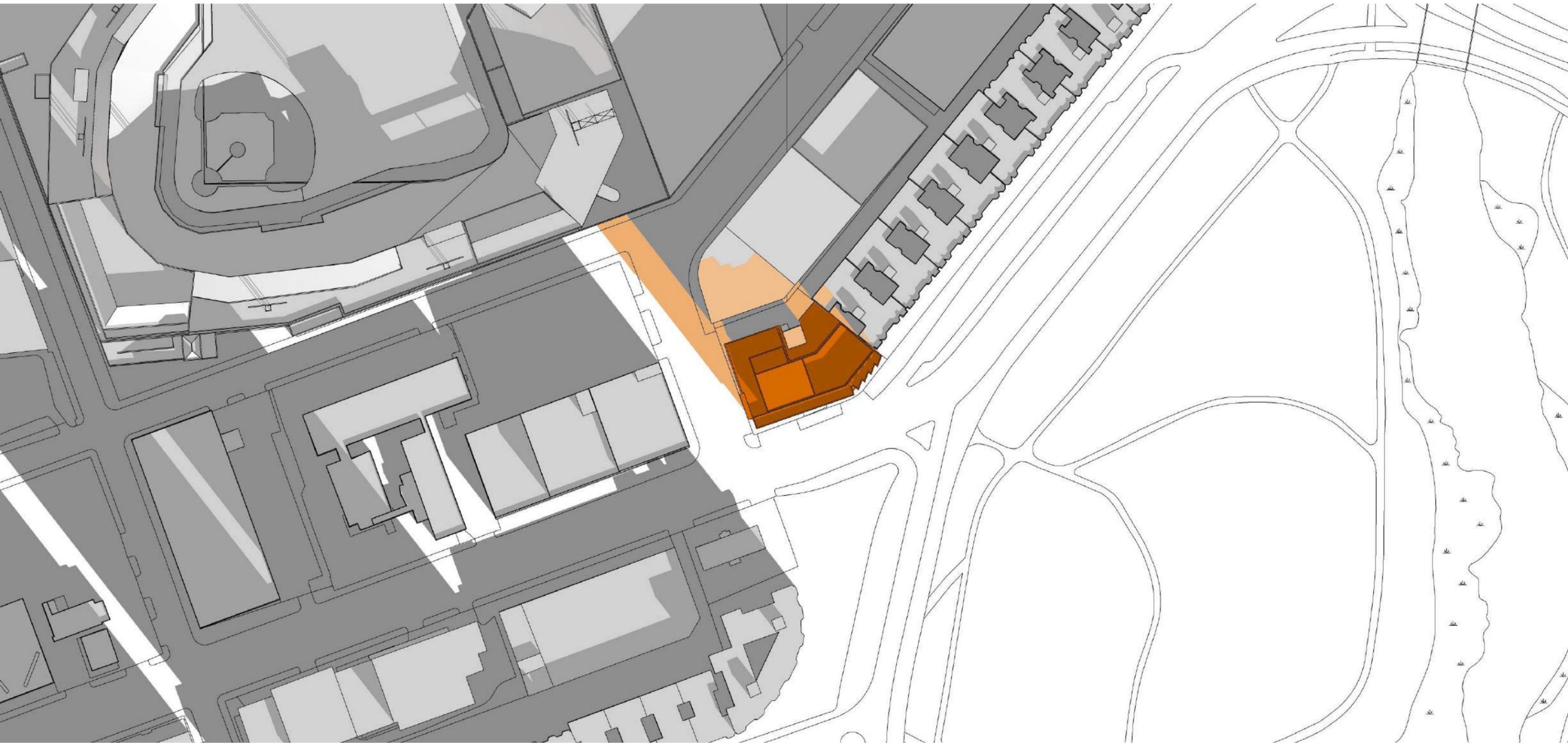
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BAA Study – September 21

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December 21 @ 9:00 AM

Proposed Hotel

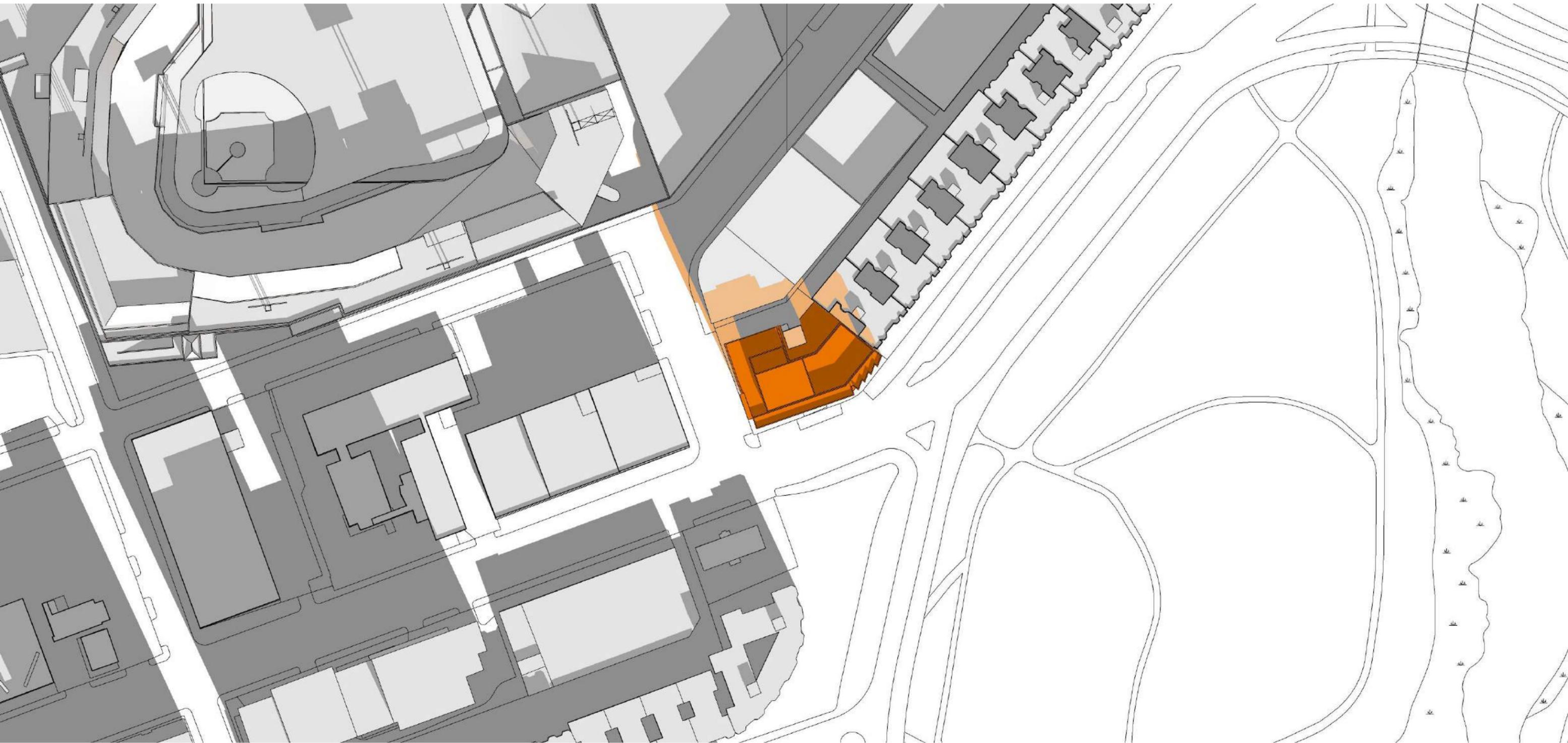
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BAA Study – September 21

Community Presentation #2

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December 21 @ 10:00 AM

Proposed Hotel

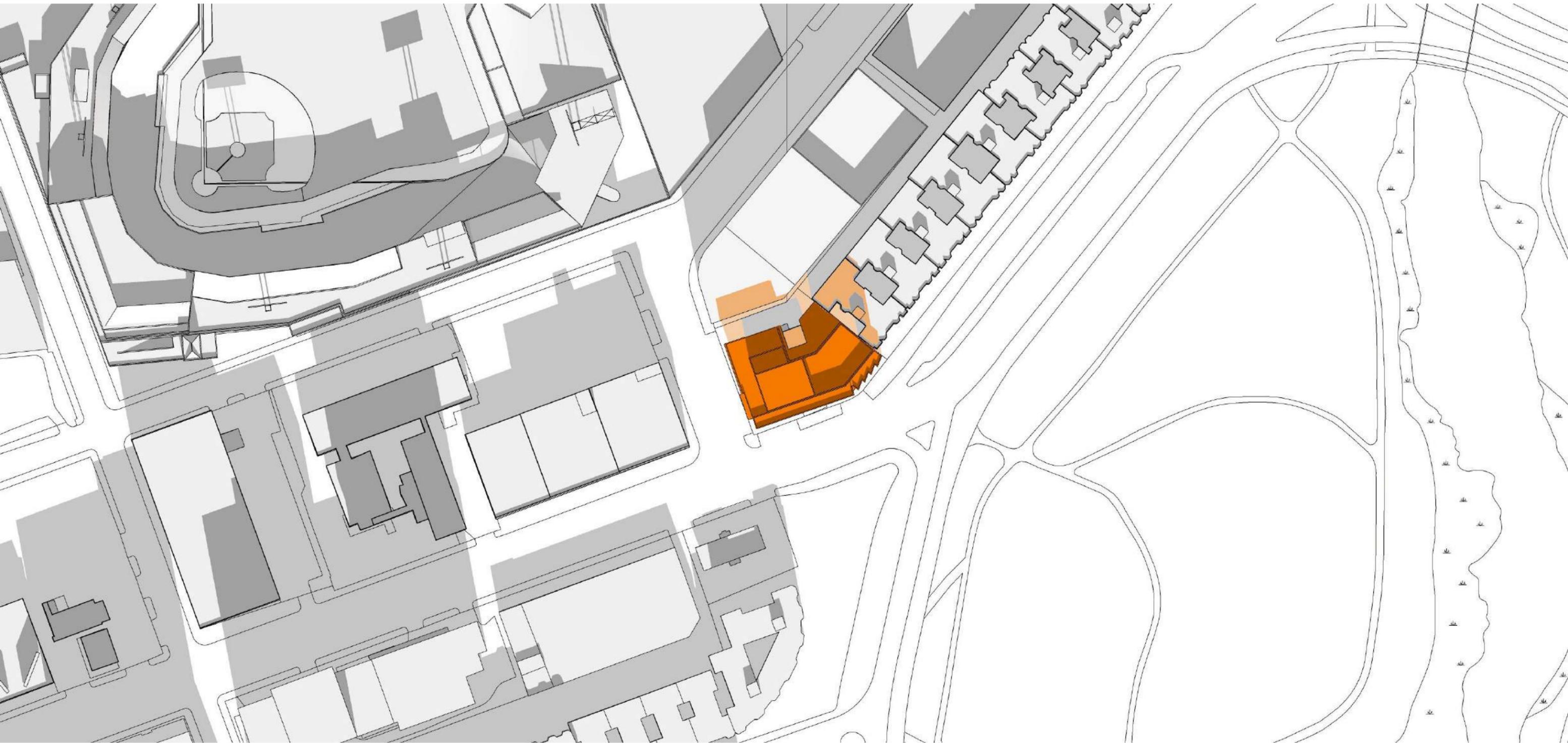
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BAA Study – September 21

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December 21 @ 11:00 AM

Proposed Hotel

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BAA Study – September 21

Community Presentation #2

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December 21 @ 12:00 PM

Proposed Hotel

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BAA Study – September 21

Community Presentation #2

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December 21 @ 1:00 PM

Proposed Hotel

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BAA Study – September 21

Community Presentation #2

2018.02.12



December 21 @ 2:00 PM

Proposed Hotel

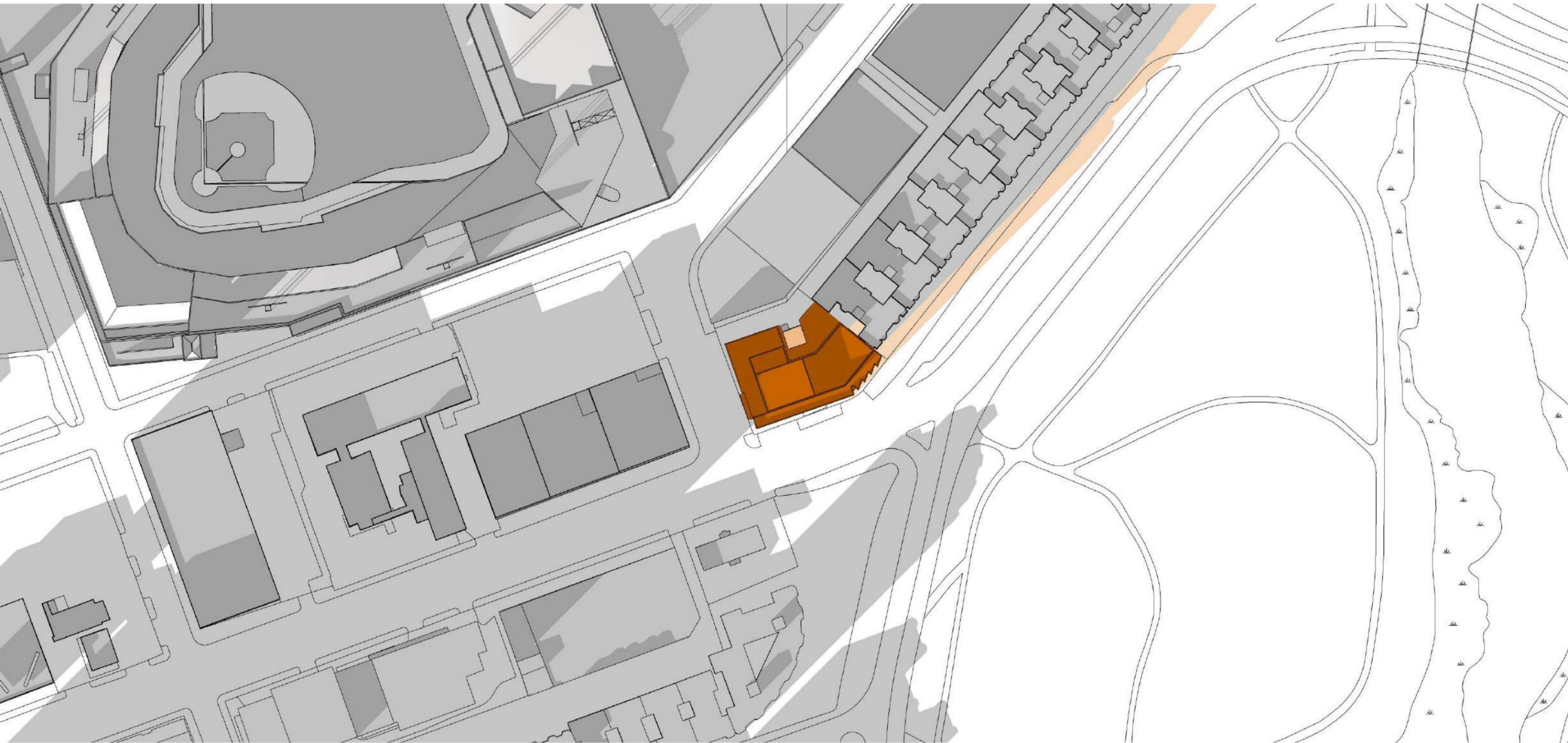
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BAA Study – September 21

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December 21 @ 3:00 PM

Proposed Hotel

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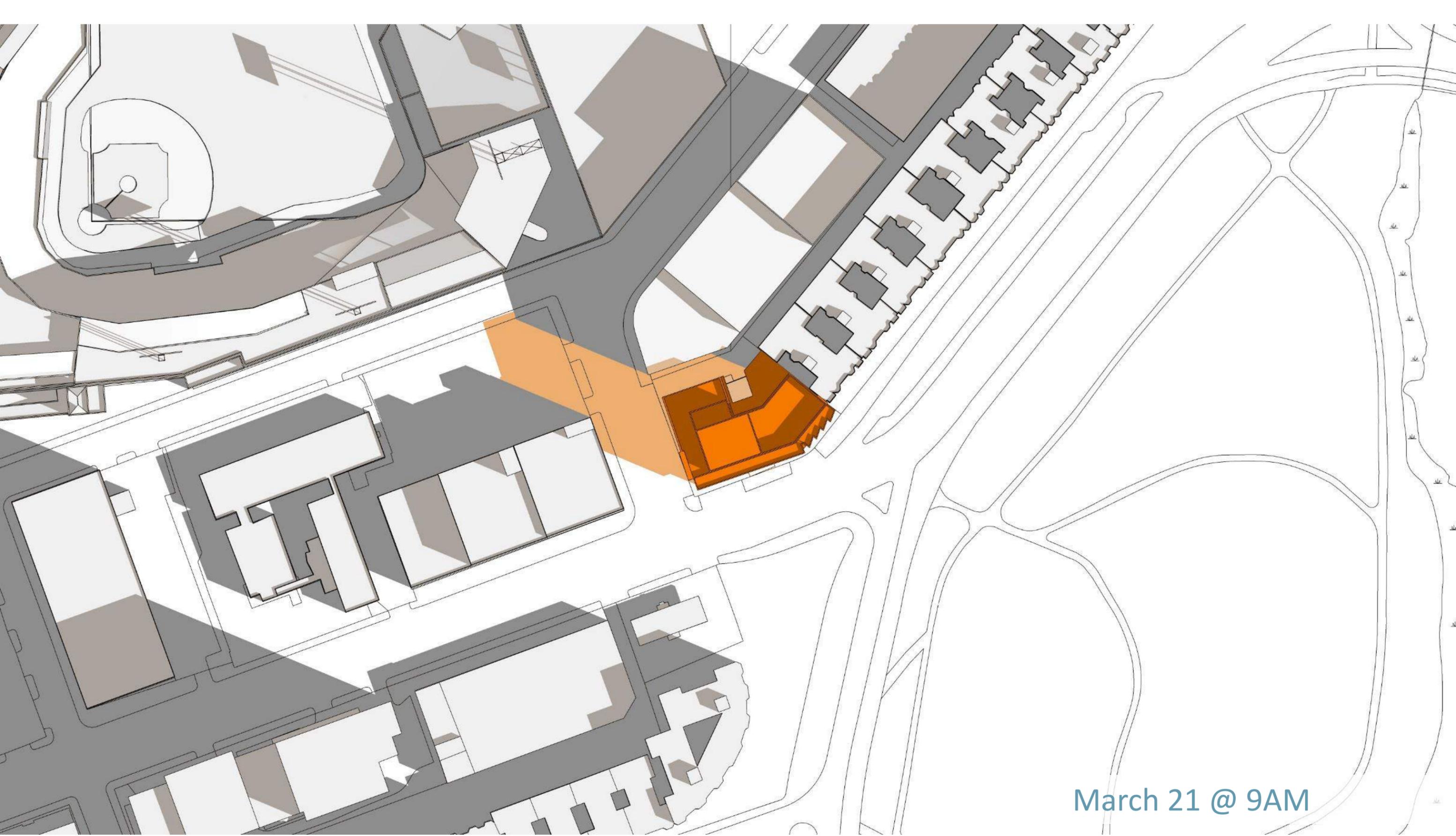
BAA Study – September 21

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Shadow Studies:

Revised per Option 2



March 21 @ 9AM

Proposed Hotel

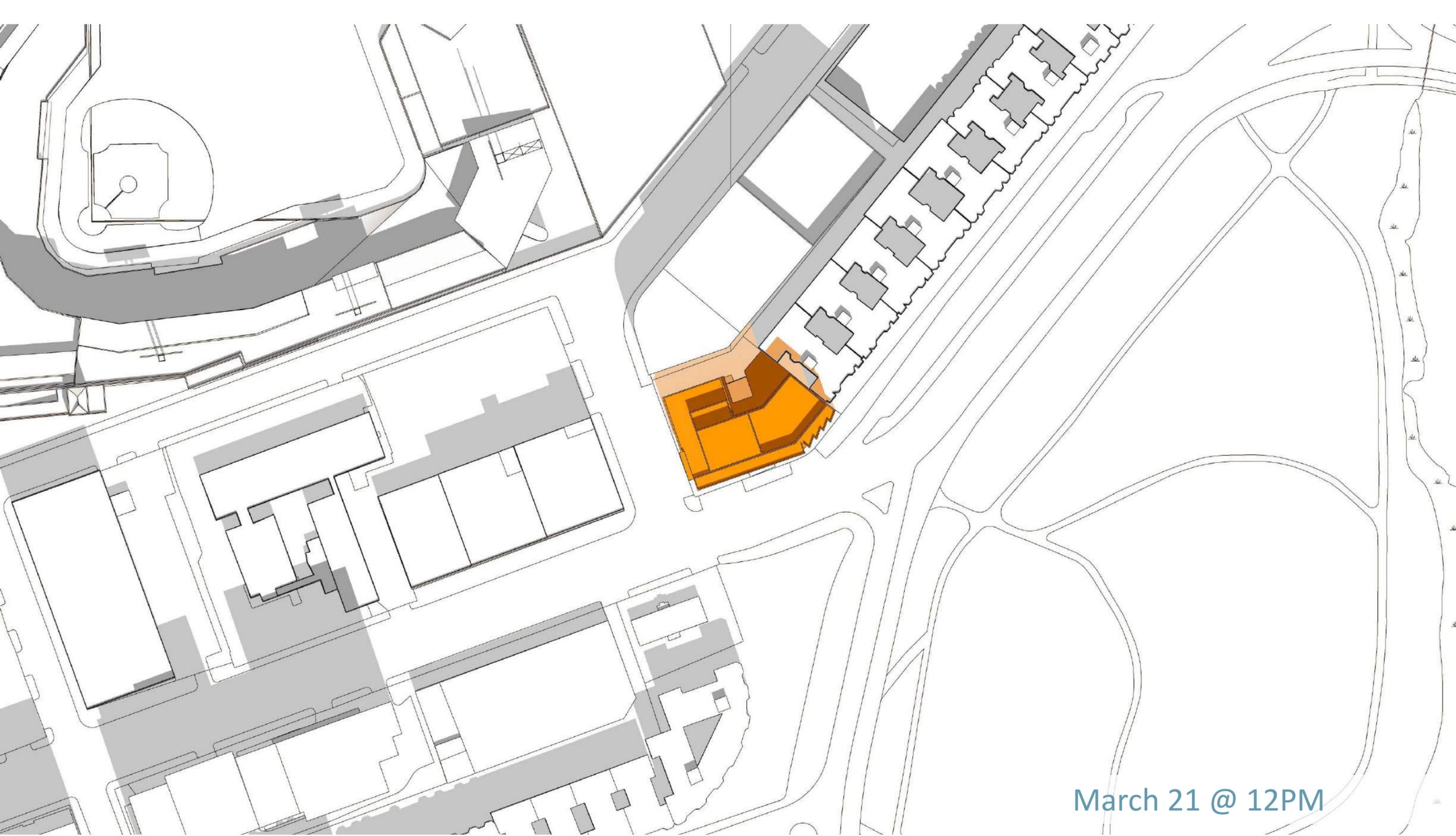
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Shadow Studies - Revised

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March 21 @ 12PM

Proposed Hotel

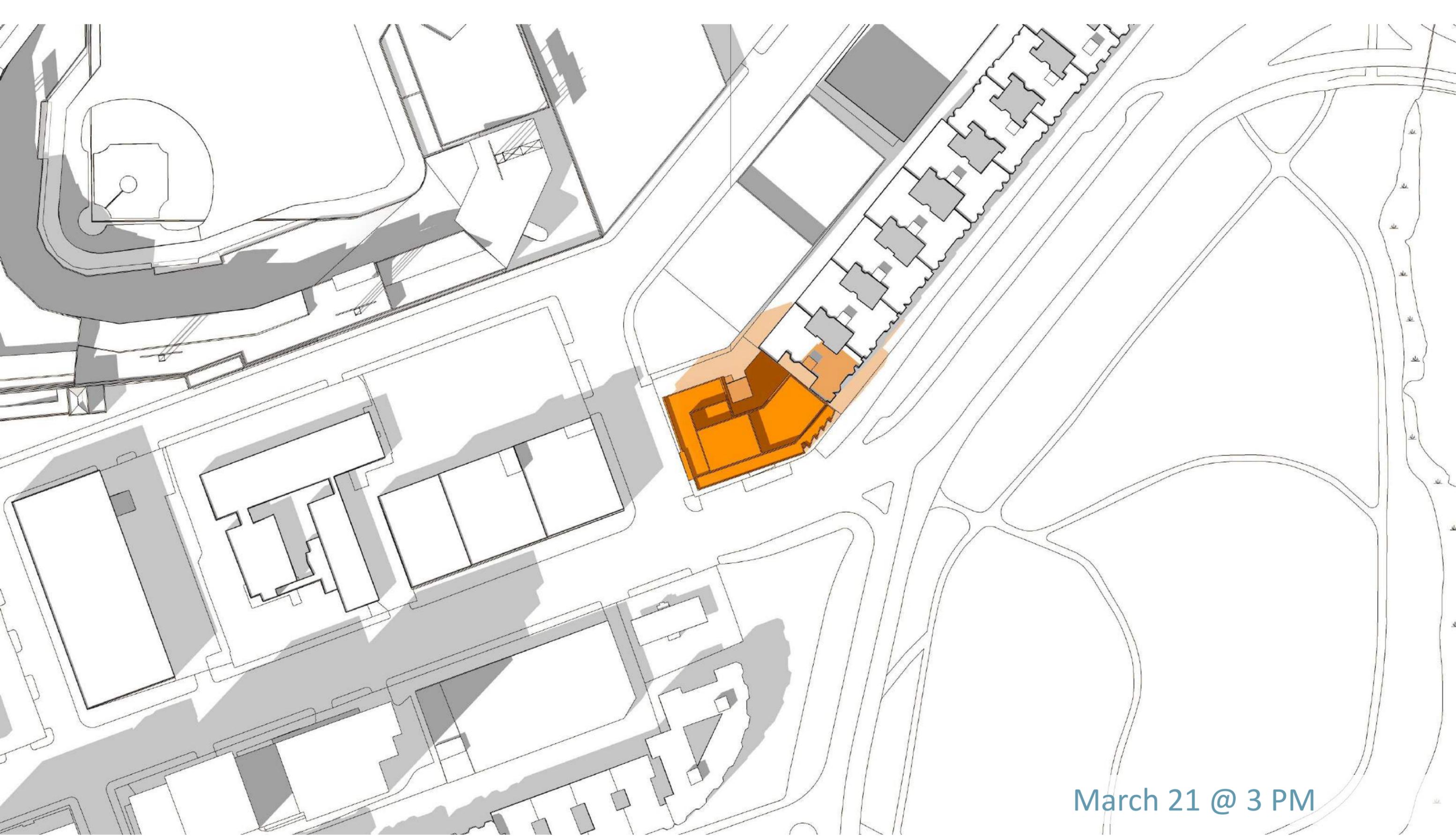
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Shadow Studies - Revised

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2018.02.12



March 21 @ 3 PM

Proposed Hotel

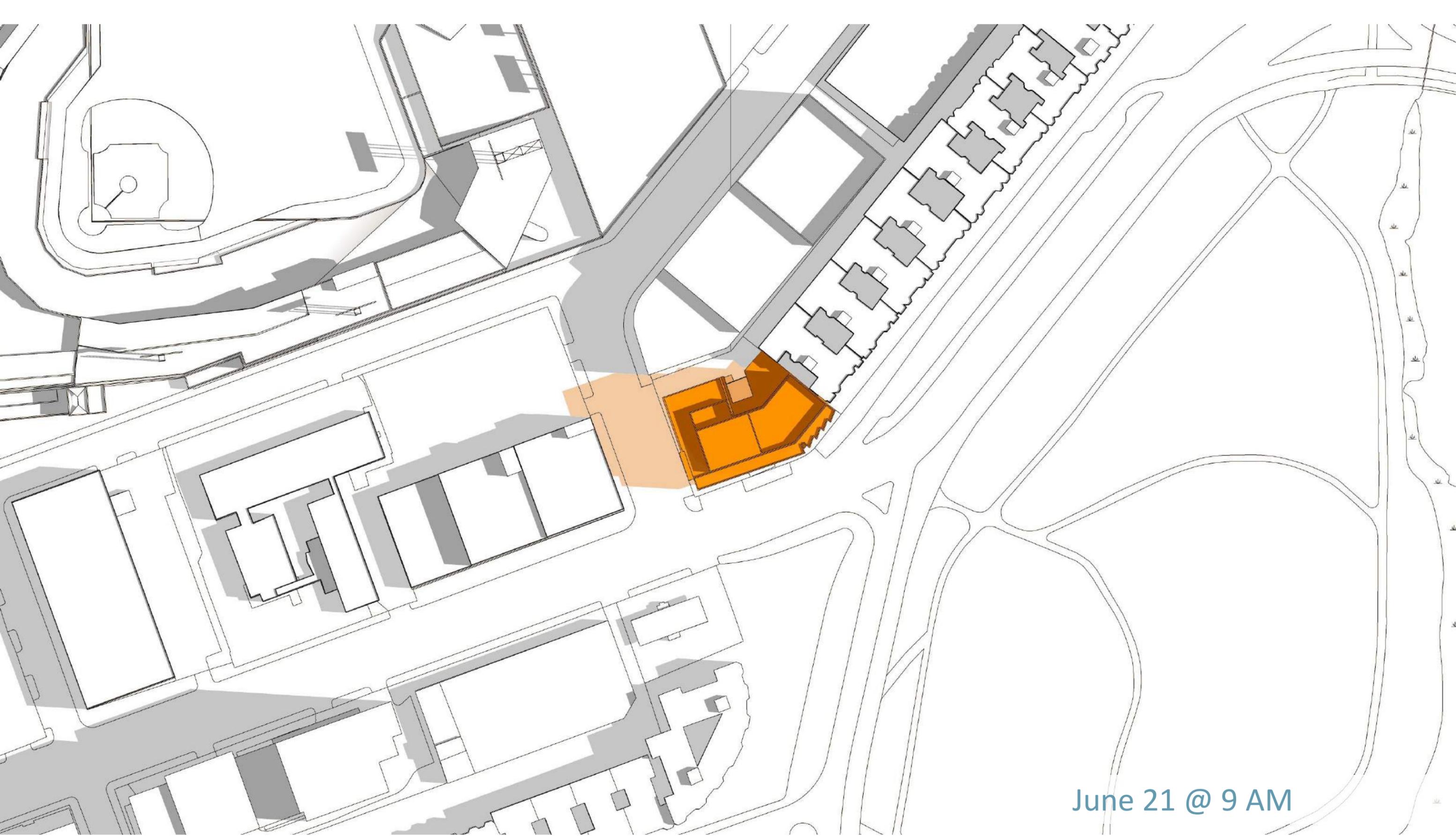
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Shadow Studies - Revised

Community Presentation #2

2018.02.12



June 21 @ 9 AM

Proposed Hotel

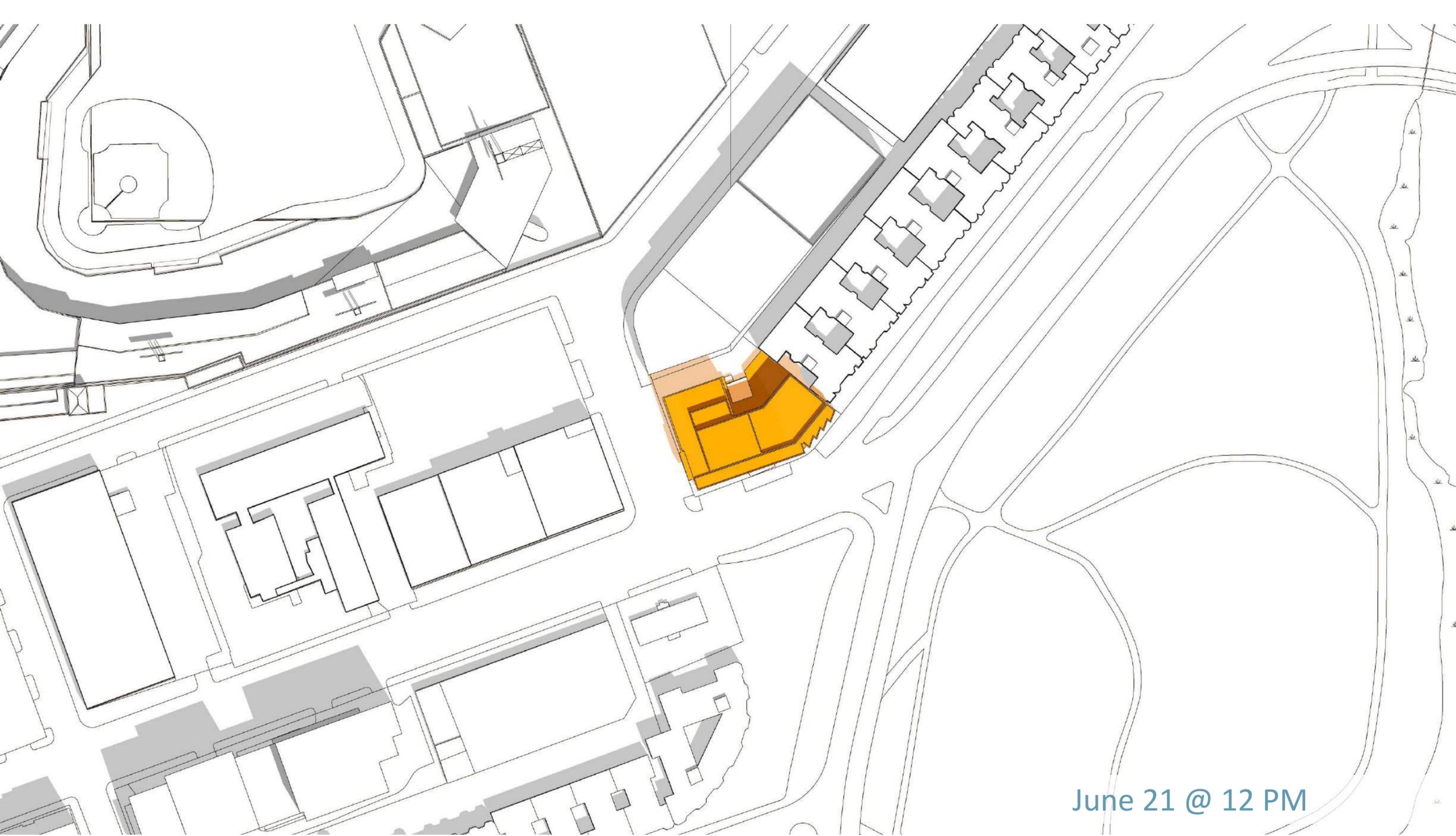
1241 Boylston Street – Boston, MA



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June 21 @ 12 PM

Proposed Hotel

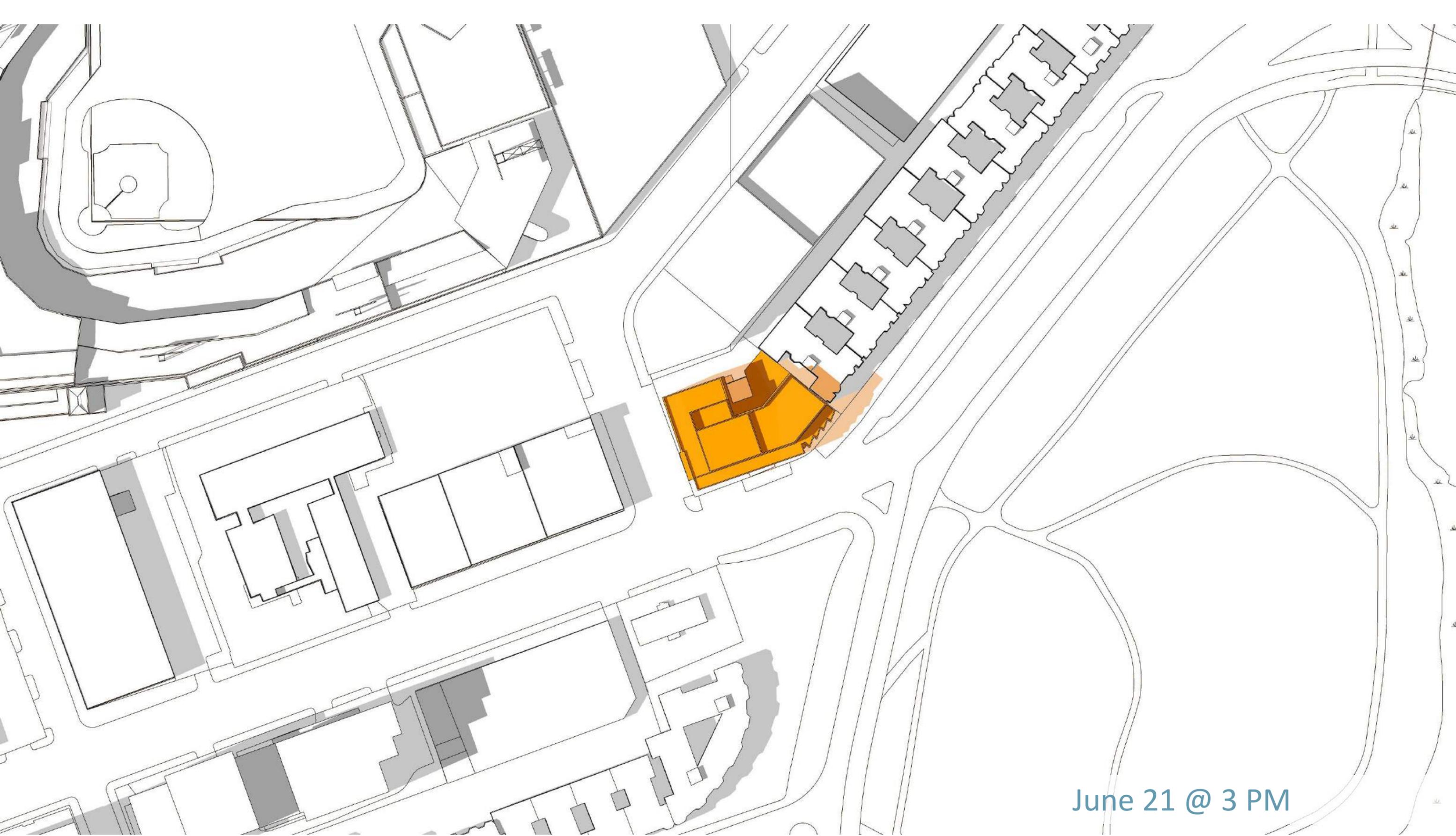
1241 Boylston Street – Boston, MA



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June 21 @ 3 PM

Proposed Hotel

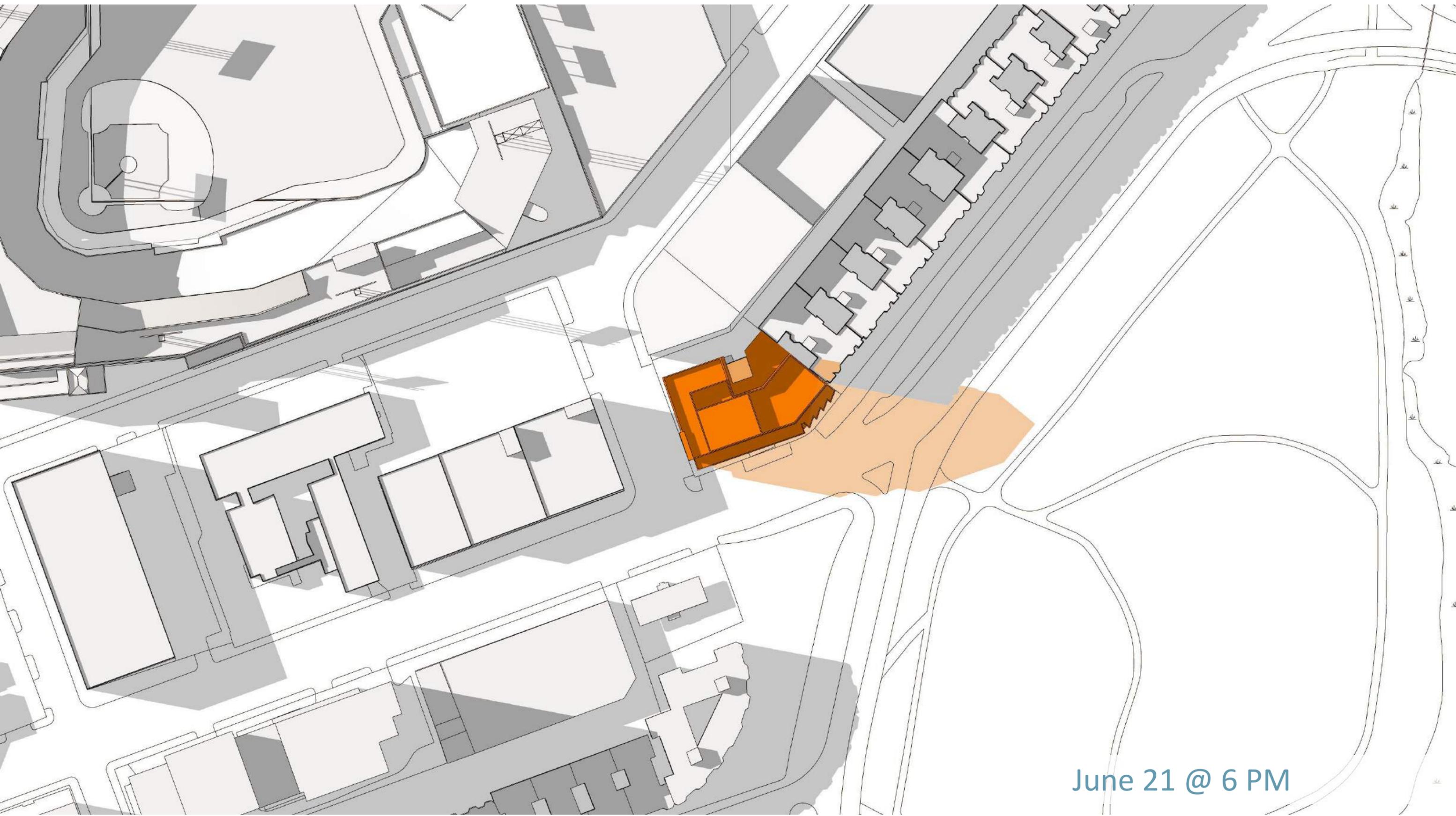
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June 21 @ 6 PM

Proposed Hotel

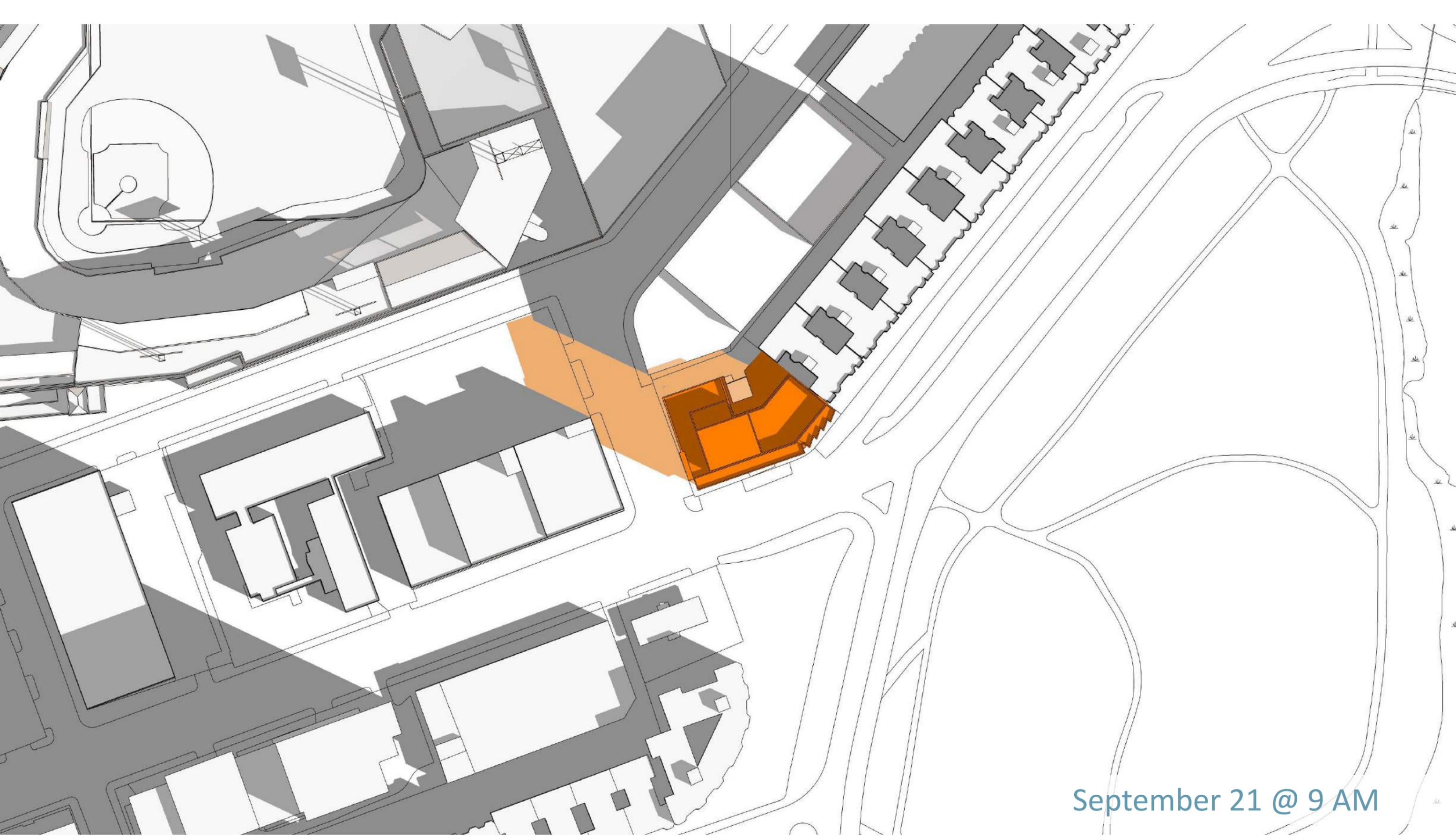
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September 21 @ 9 AM

Proposed Hotel

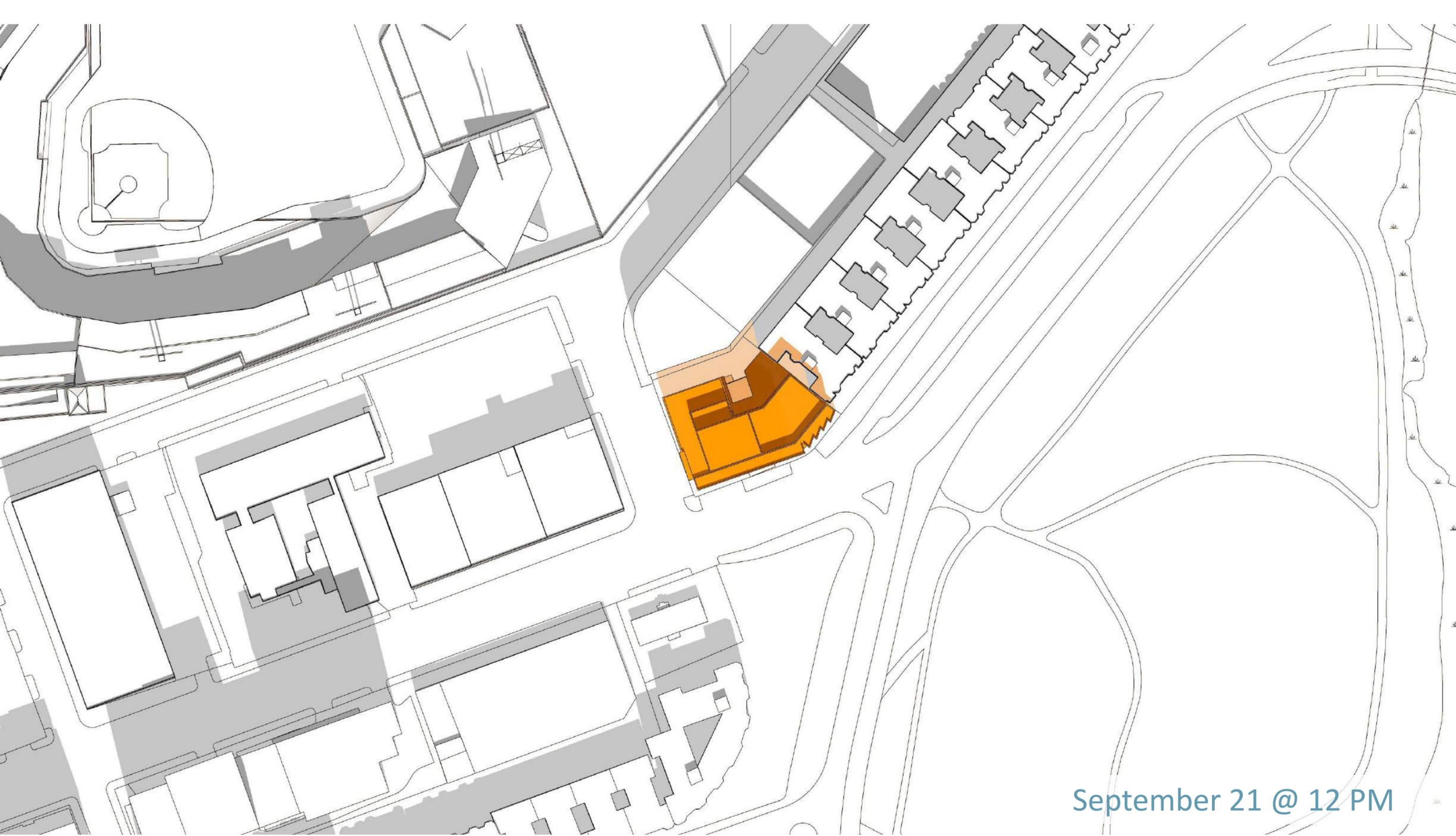
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September 21 @ 12 PM

Proposed Hotel

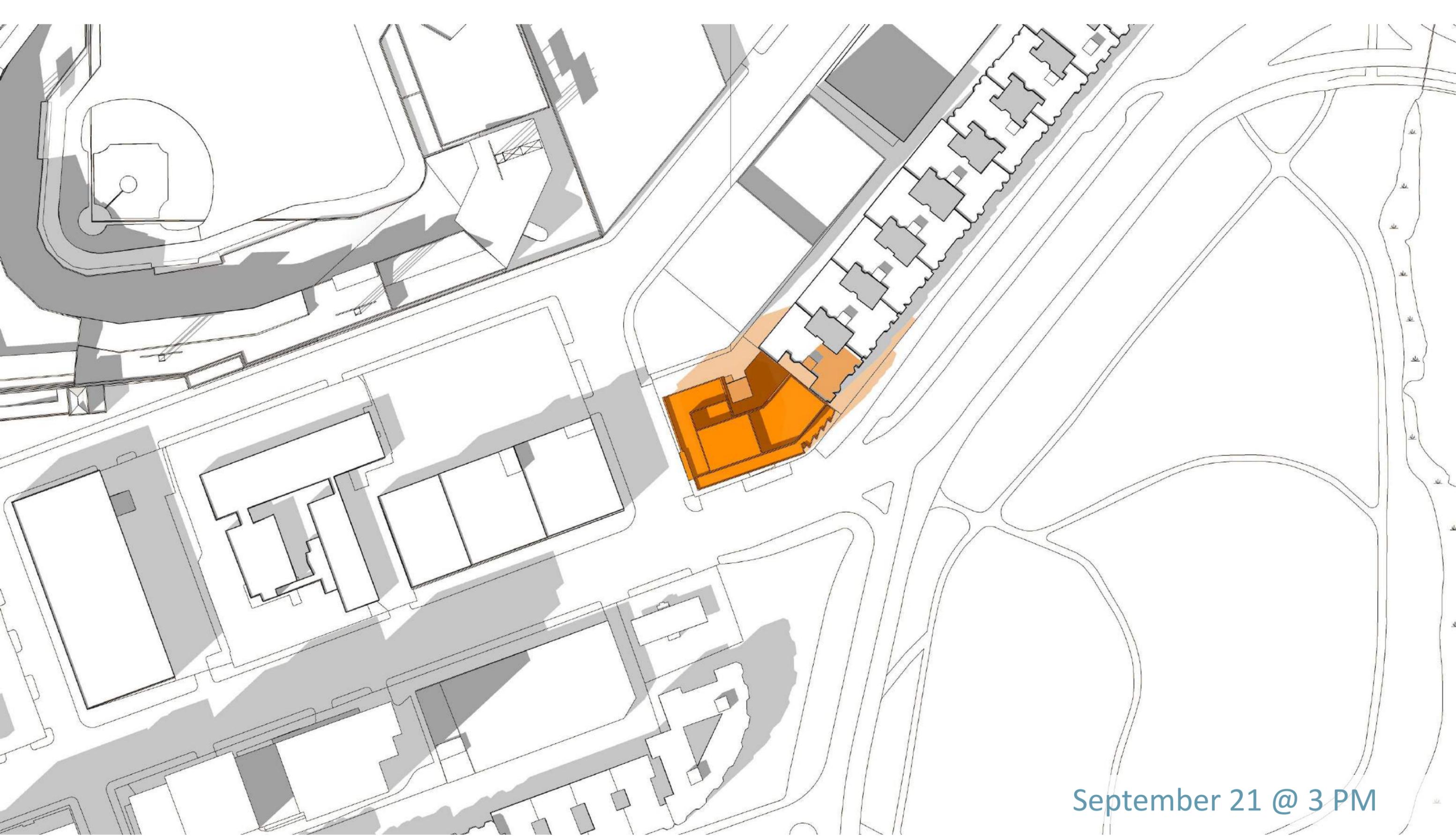
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September 21 @ 3 PM

Proposed Hotel

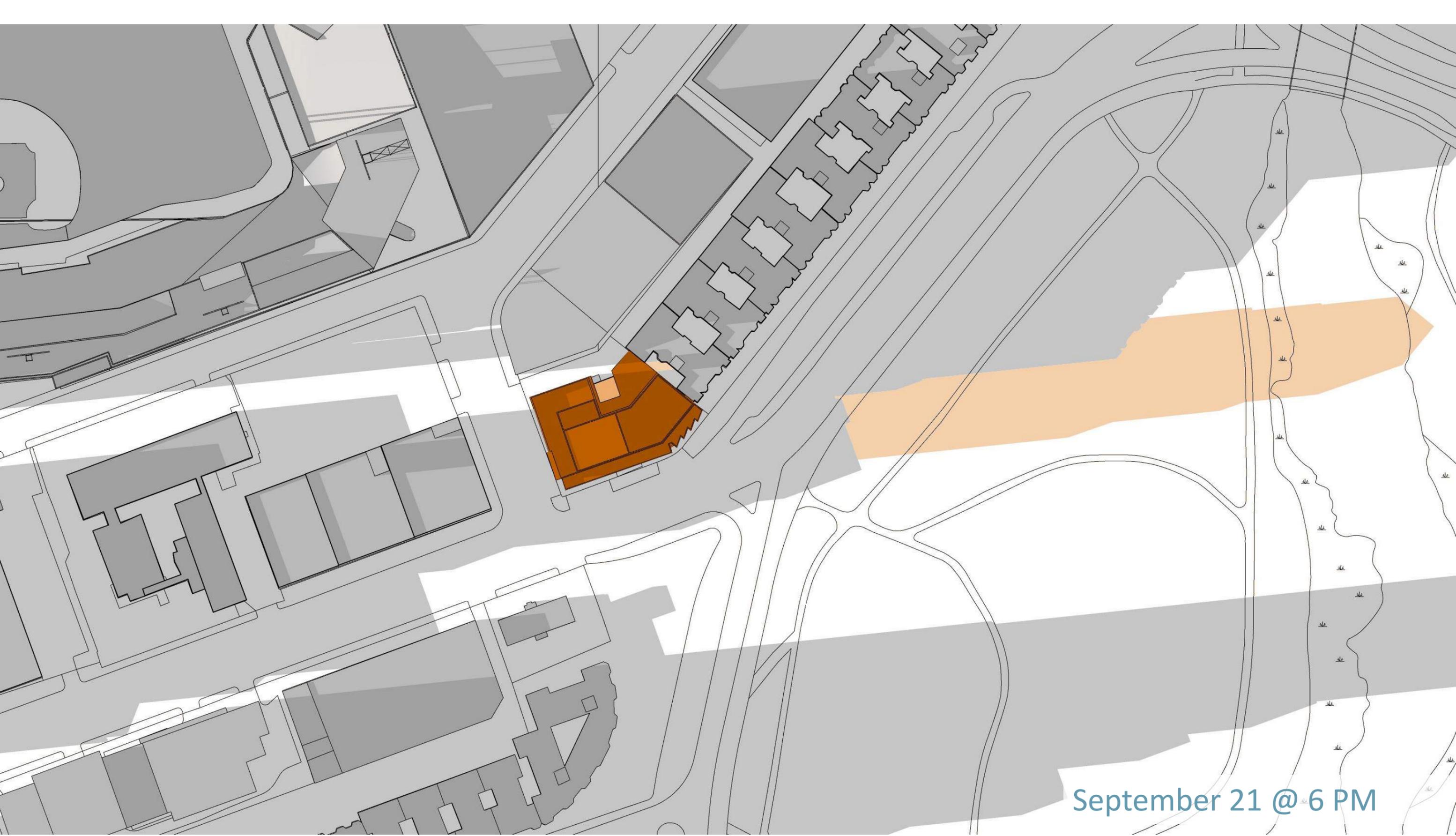
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September 21 @ 6 PM

Proposed Hotel

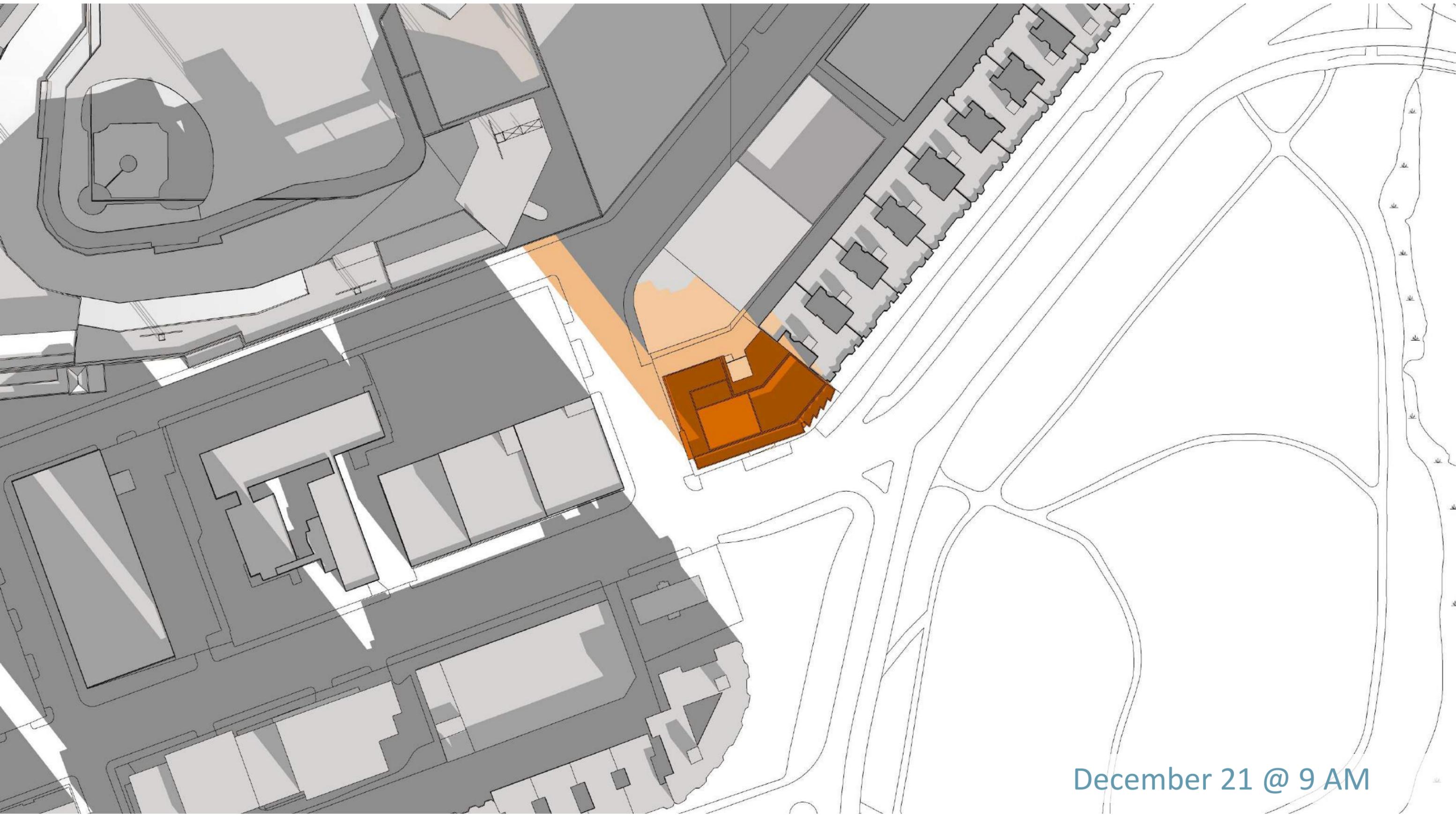
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December 21 @ 9 AM

Proposed Hotel

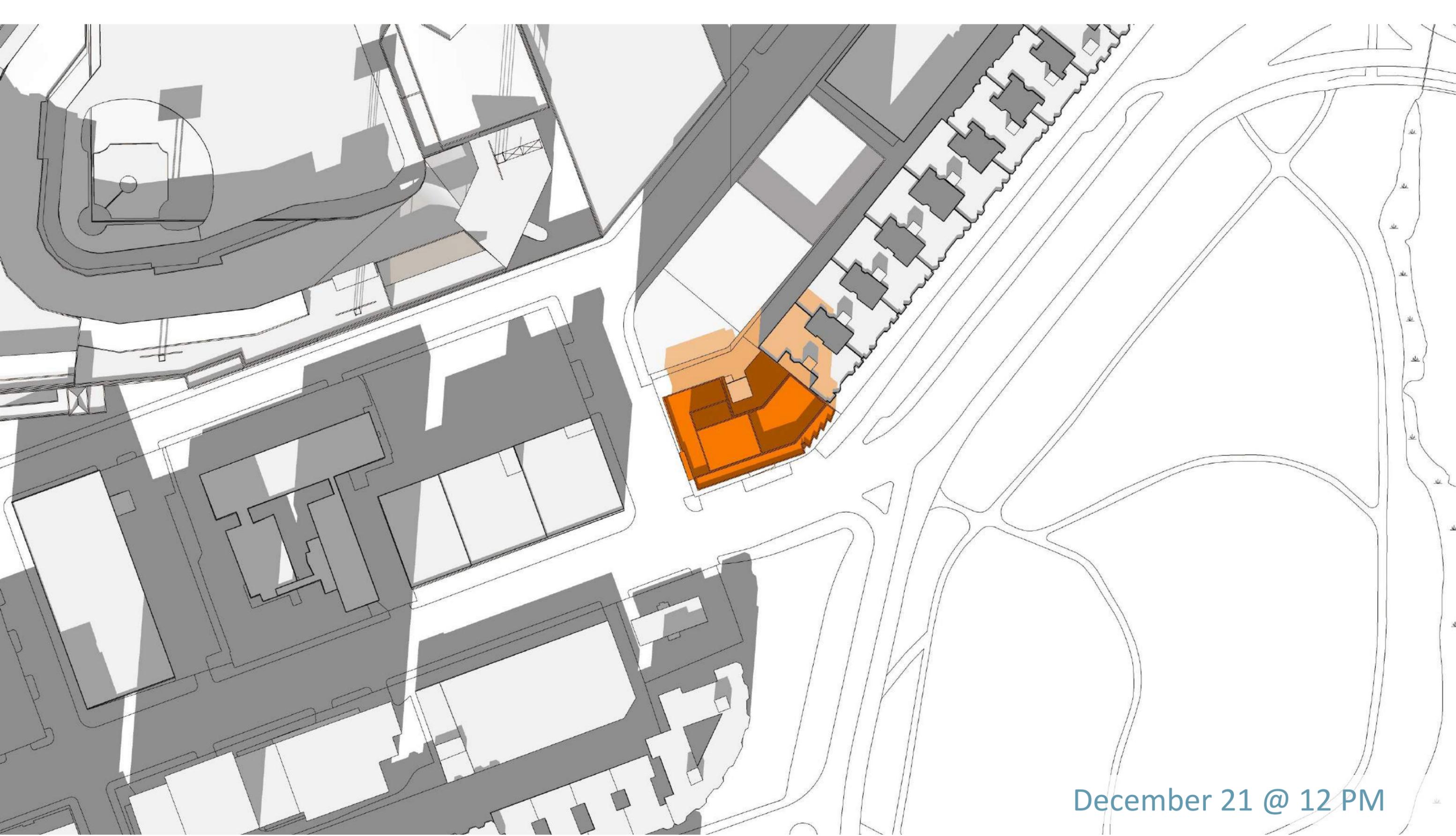
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December 21 @ 12 PM

Proposed Hotel

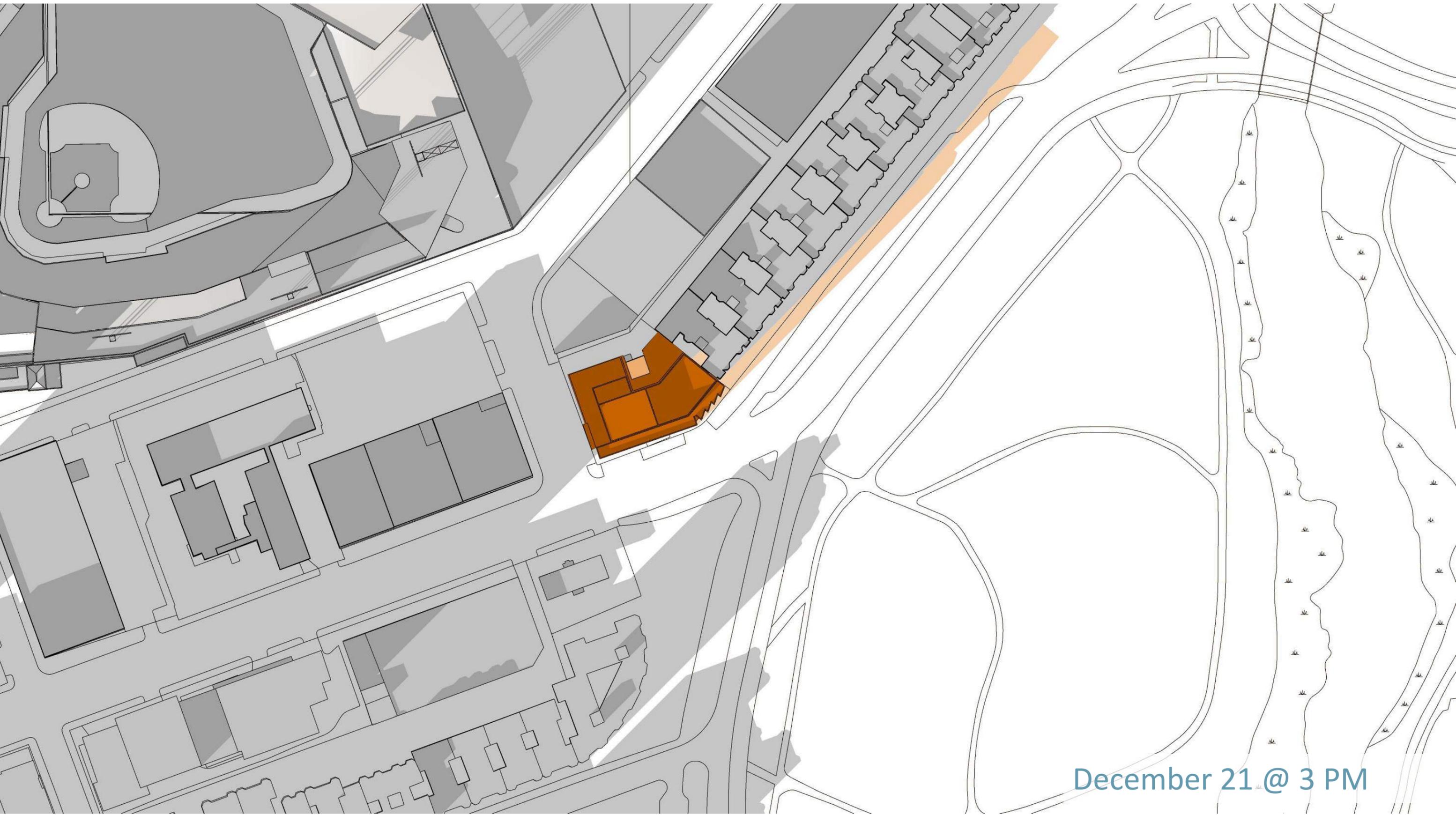
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December 21 @ 3 PM

Proposed Hotel

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Thank you,



Proposed Hotel
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