

# Huntington Residential Development

Rental Apartments

QMG Huntington, LLC Developer

[thehuntingtonproject.com](http://thehuntingtonproject.com)



BCDC-Subcommittee October 24, 2017

# Agenda-

## A - Previous BCDC Review Comments (15 min)

- Review theater entrance at the tower
- Further refine curtain wall
- Long range views
- Review ground floor condition of theater podium
- Review pedestrian study
- Loading Dock Study

## B - West Wing Support Building (10 min)

- Program Need
- Building Section and Height
- Massing and Context
- Design Concept and Elevations





PREVIOUS DESIGN - 7/25/17 BCDC

QMG Development







ITERATION 1

QMG Development







ITERATION 2

QMG Development







ITERATION 3

QMG Development







ITERATION 3

QMG Development







PREVIOUS DESIGN - 7/25/17 BCDC

QMG Development







ITERATION 1

QMG Development





ITERATION 2

QMG Development







ITERATION 3

QMG Development  Stantec





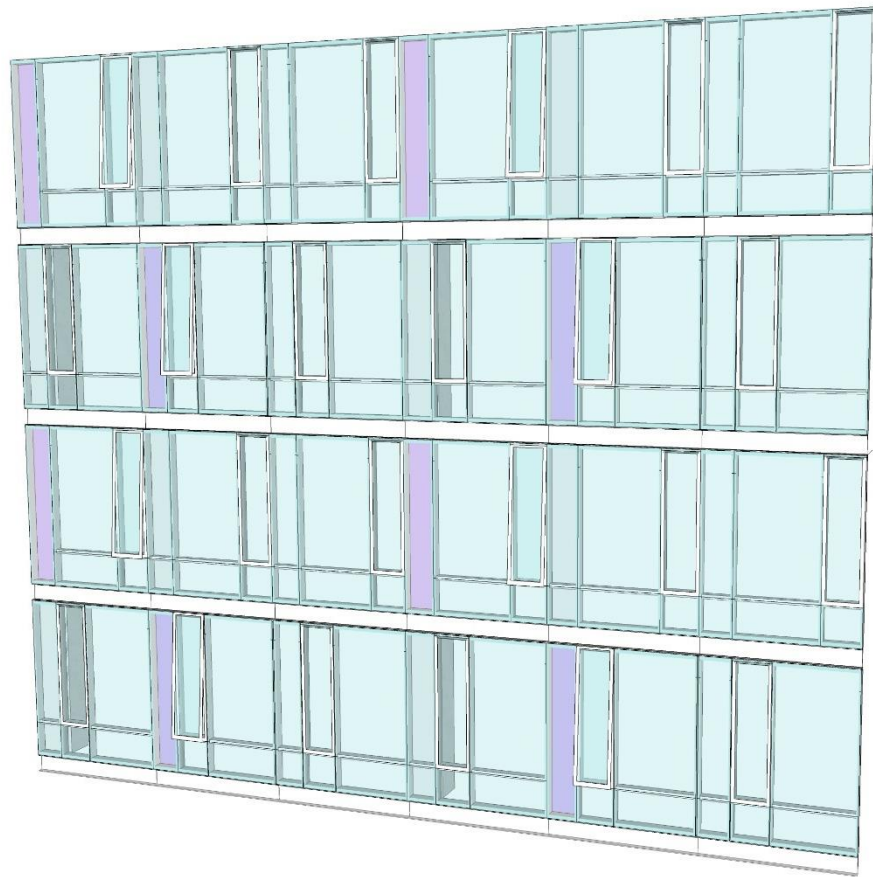
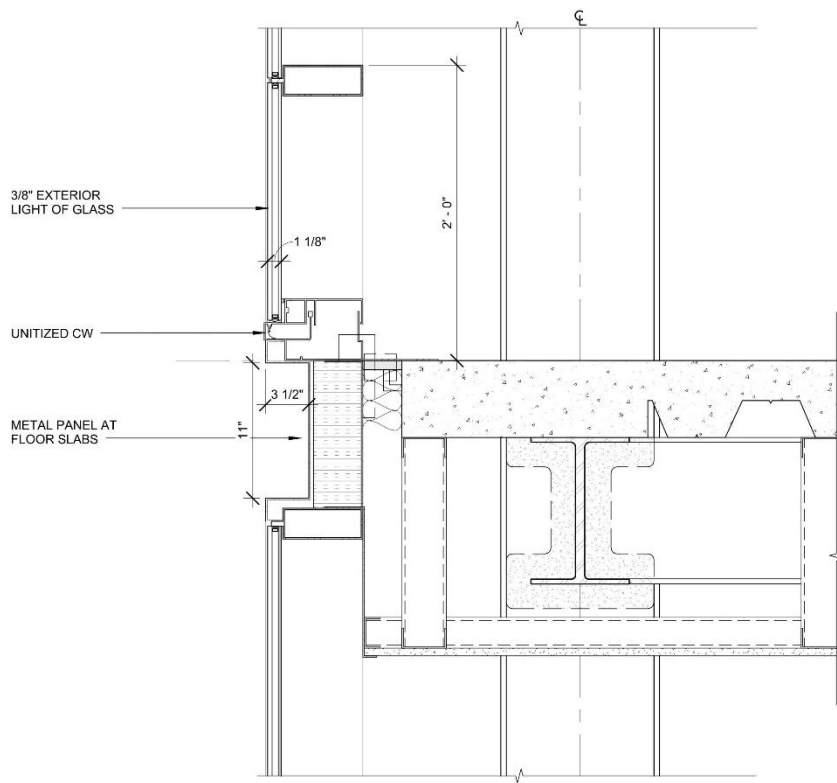
Standard Hotel - NYC

CW Studies



QMG Development













Mass Ave and Belvidere St





Huntington Ave and Forsyth St

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Huntington Ave and Belvidere St

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Aerial Perspective

QMG Development





Aerial Perspective

QMG Development







Huntington Avenue - 2016

Huntington Theatre Company  
Bruner/Cott Architects

October 2017





Huntington Theatre Terrace - 2016

Huntington Theatre Company  
Bruner/Cott Architects

October 2017





Huntington Theatre Terrace - 2017



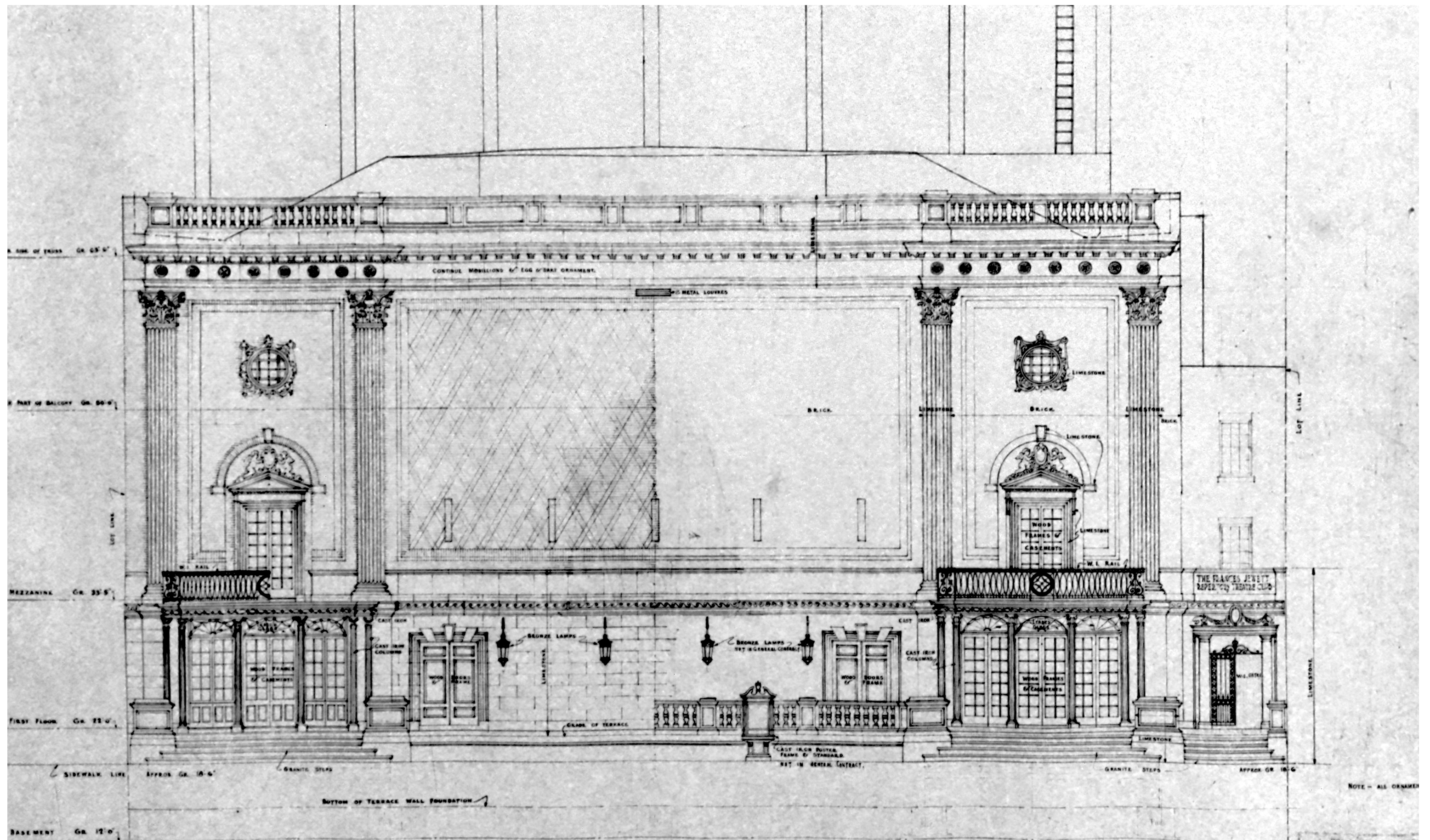


Huntington Avenue - circa 1926

Huntington Theatre Company  
Bruner/Cott Architects

October 2017



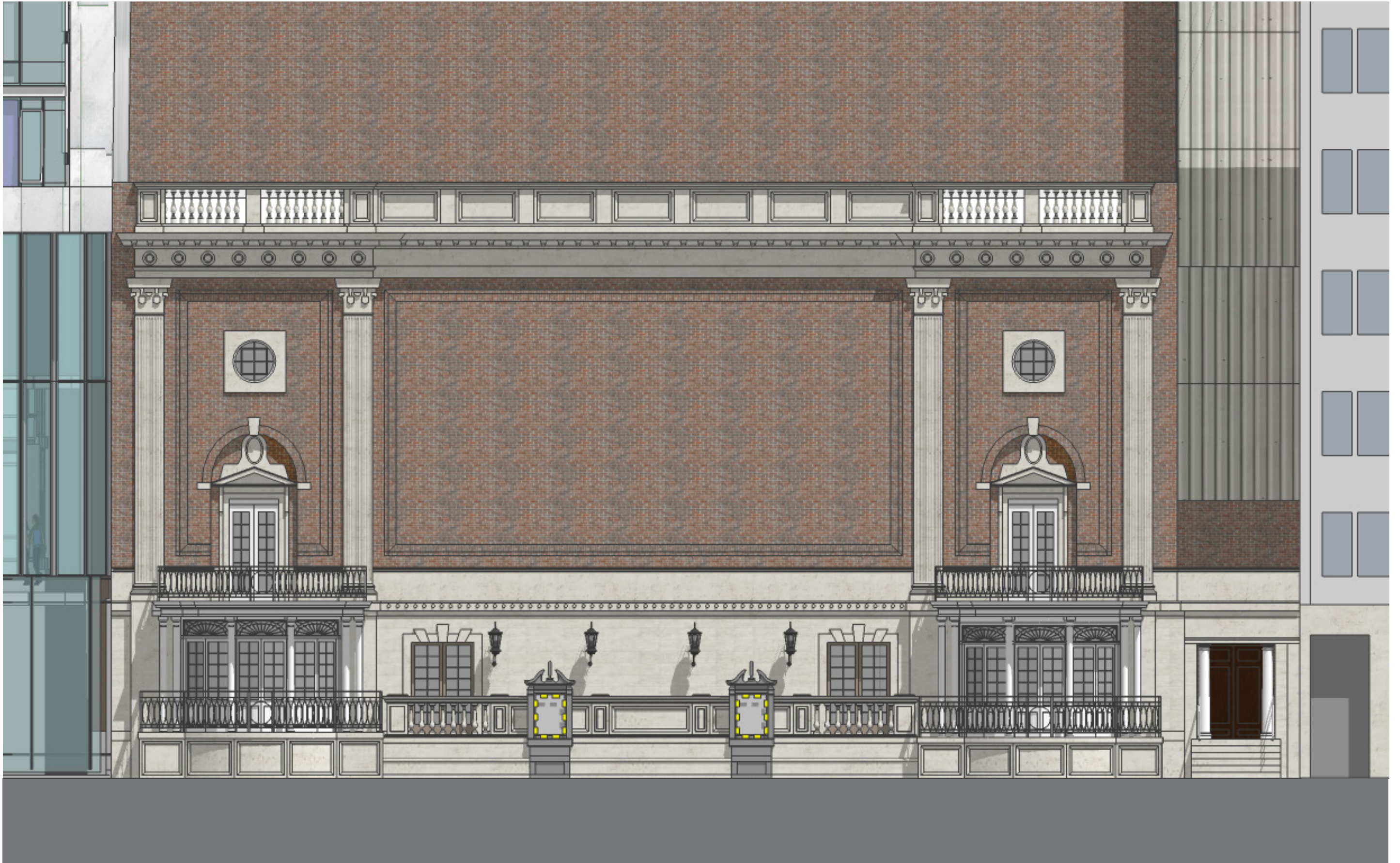


Huntington Avenue - 1923 blueprint

Huntington Theatre Company  
Bruner/Cott Architects

October 2017





Huntington Avenue - Proposal



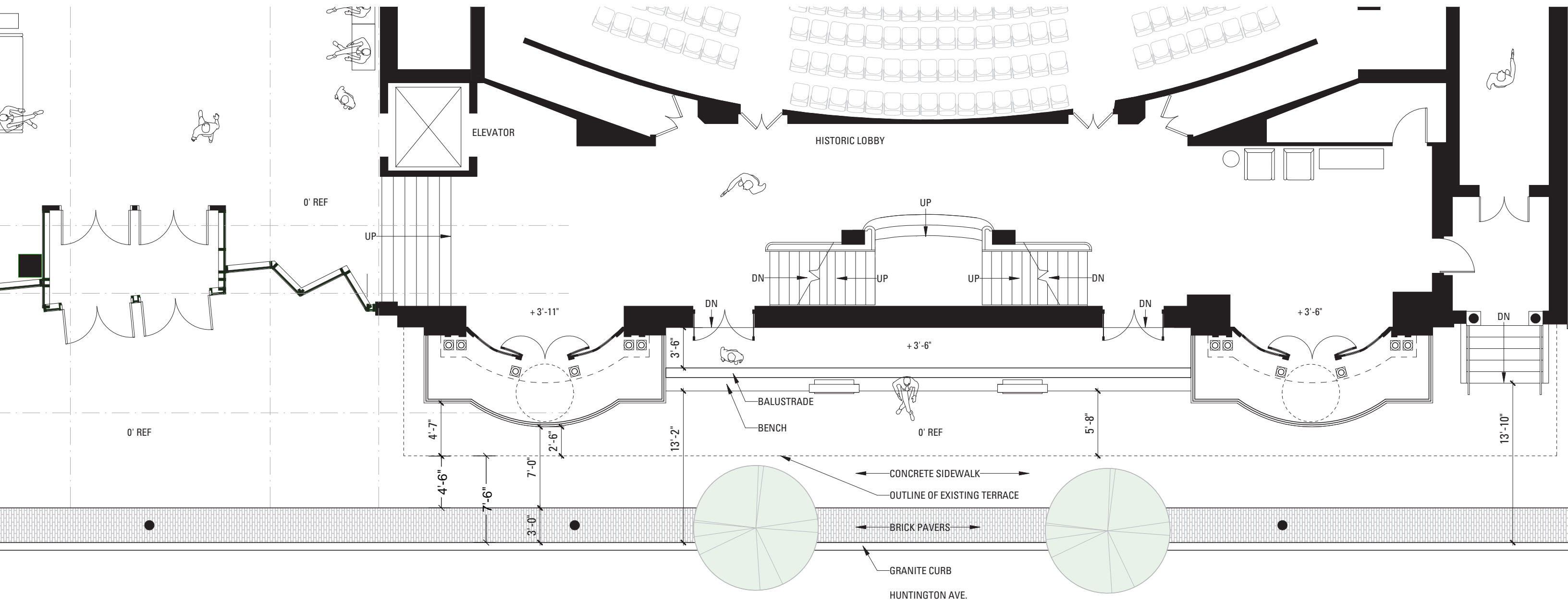


Huntington Avenue - Theatre Entry

Huntington Theatre Company  
Bruner/Cott Architects

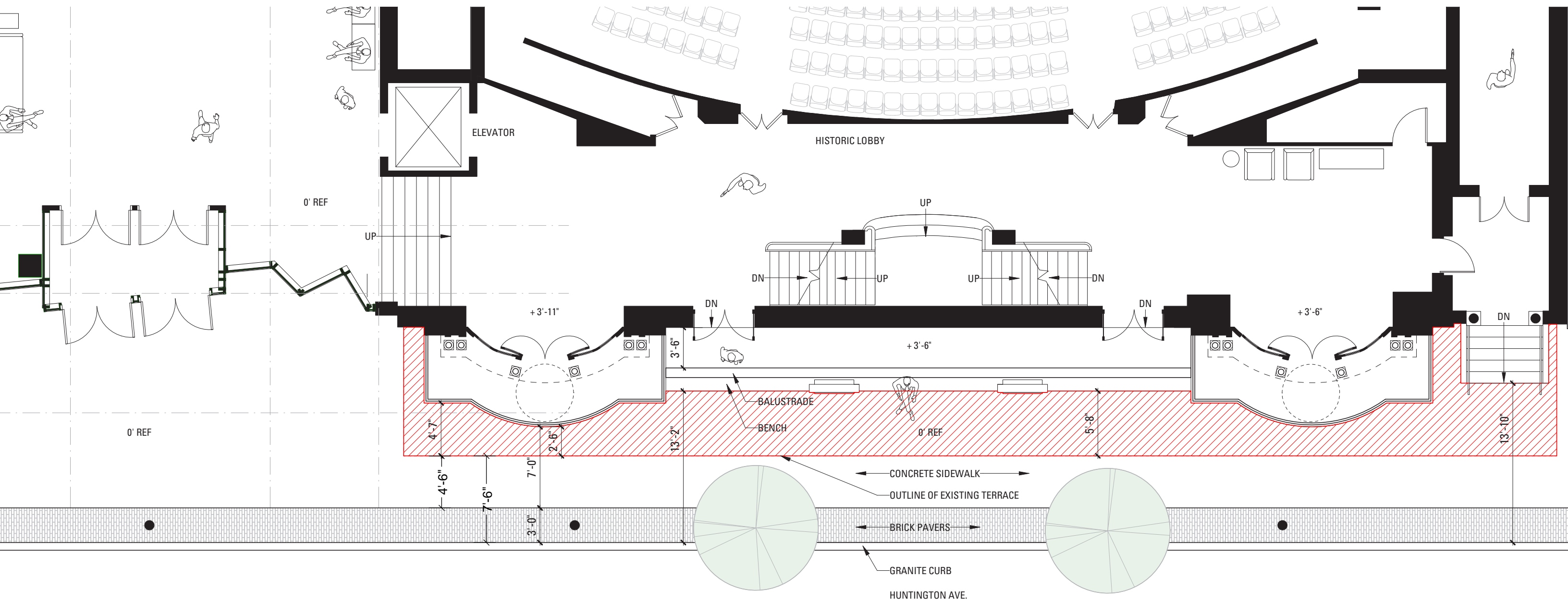
October 2017



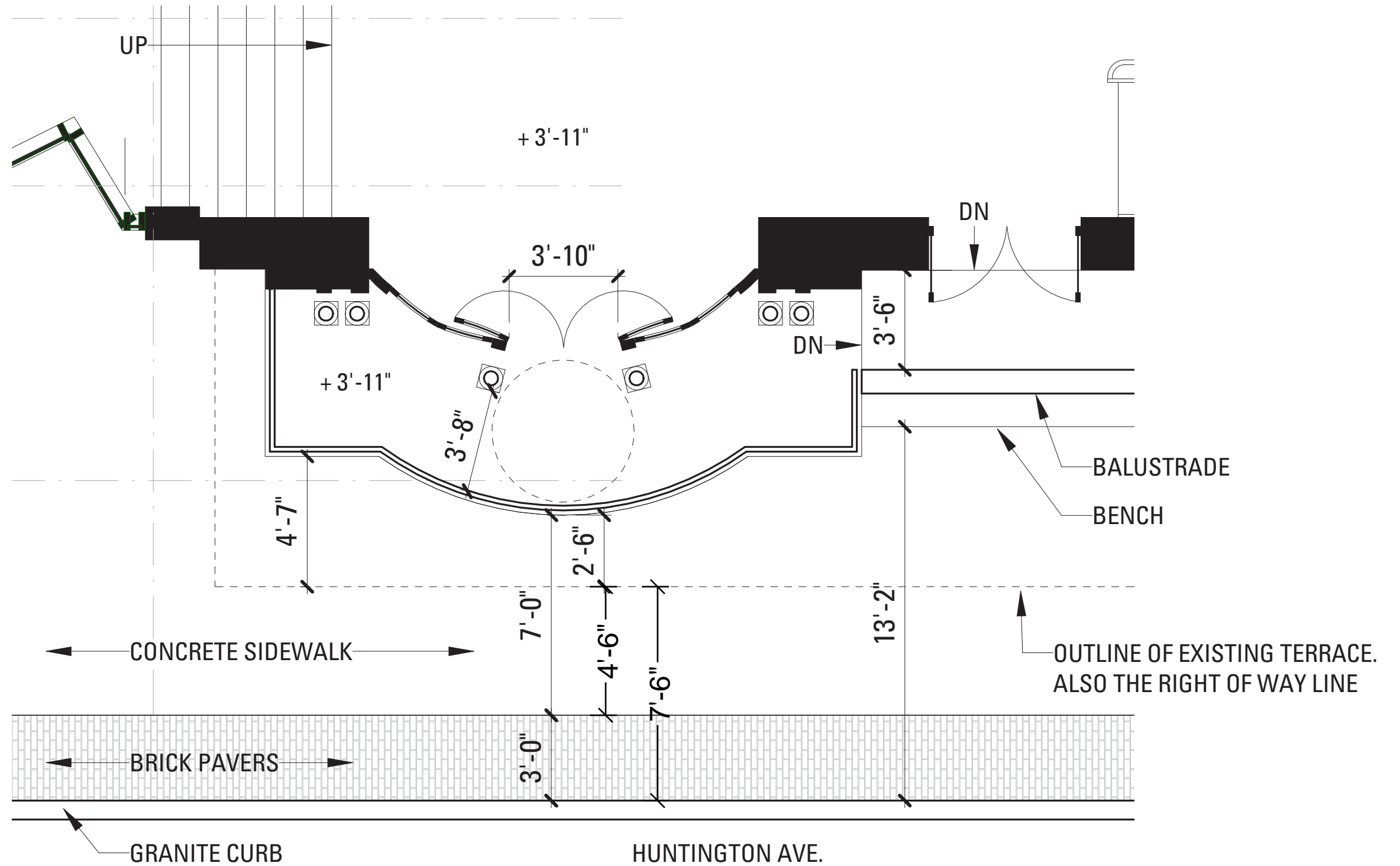


Huntington Avenue - Proposed Terrace Plan



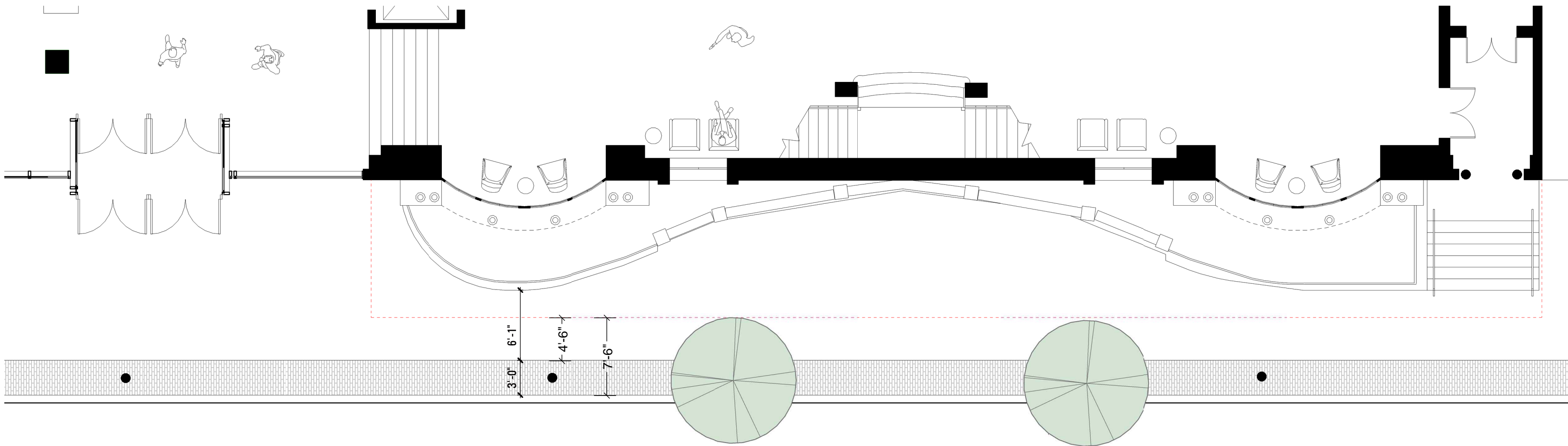


Huntington Avenue - Proposed Terrace Plan



Huntington Avenue - Enlarged Plan



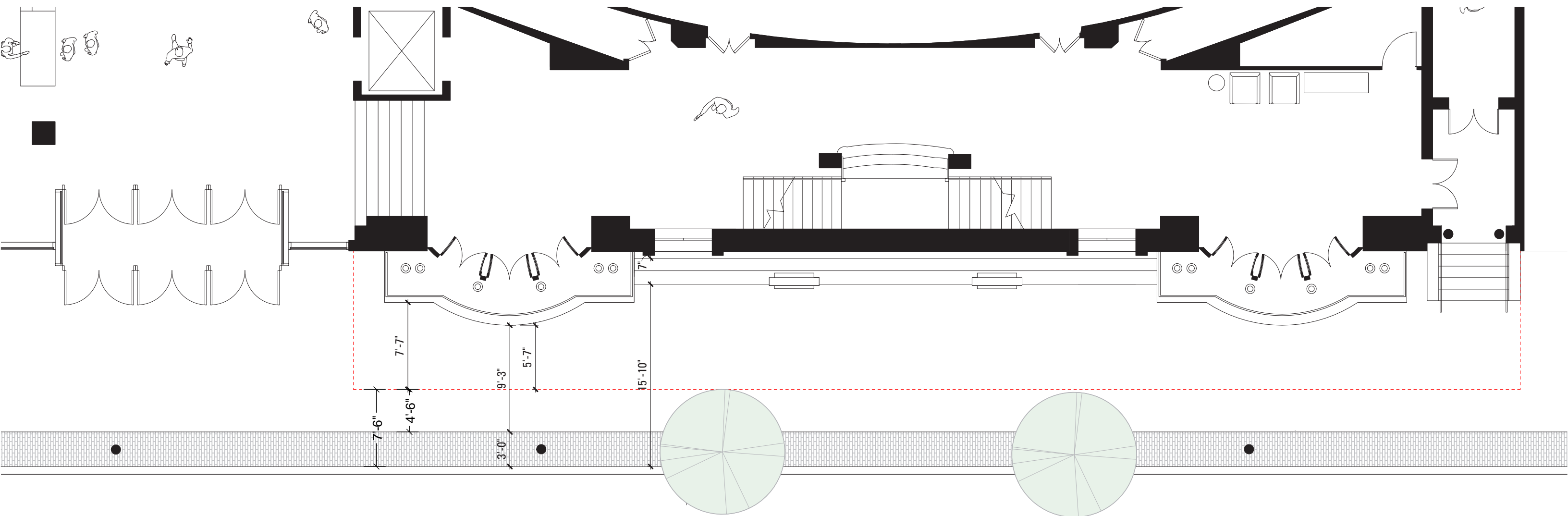


Huntington Avenue - Terrace JULY 2017

Huntington Theatre Company  
Bruner/Cott Architects

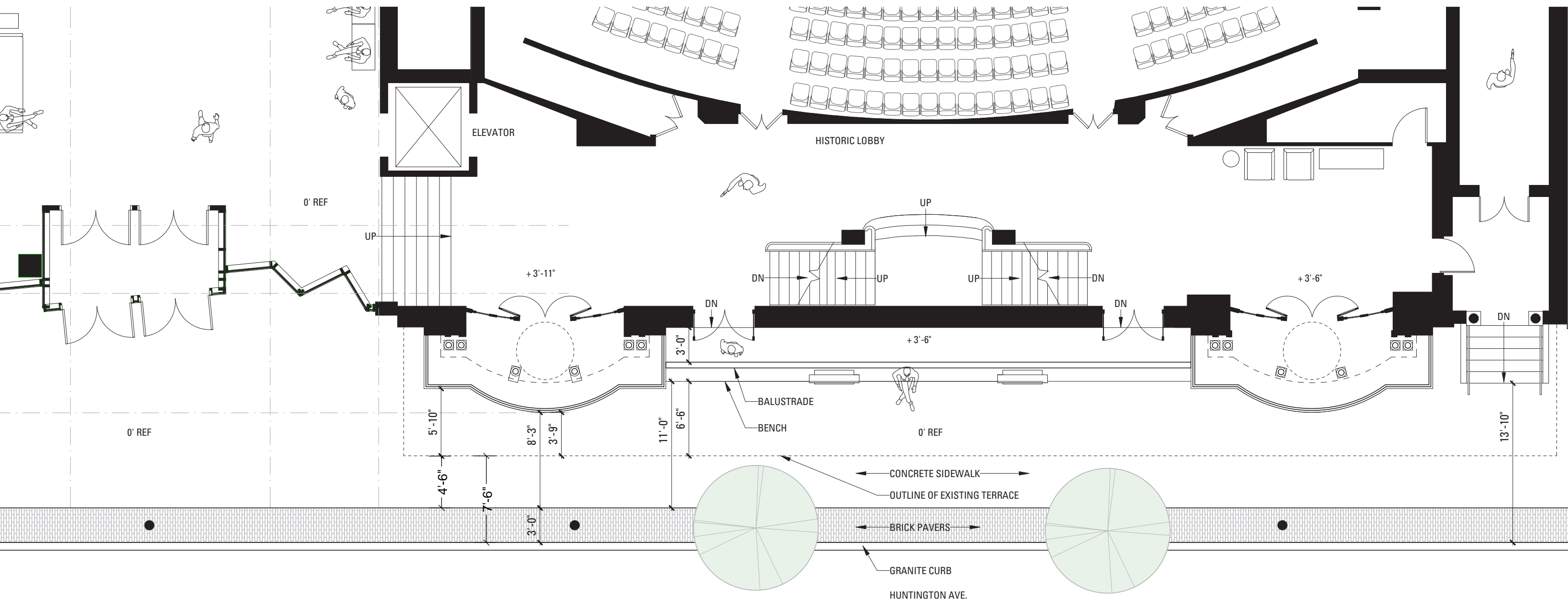
October 2017



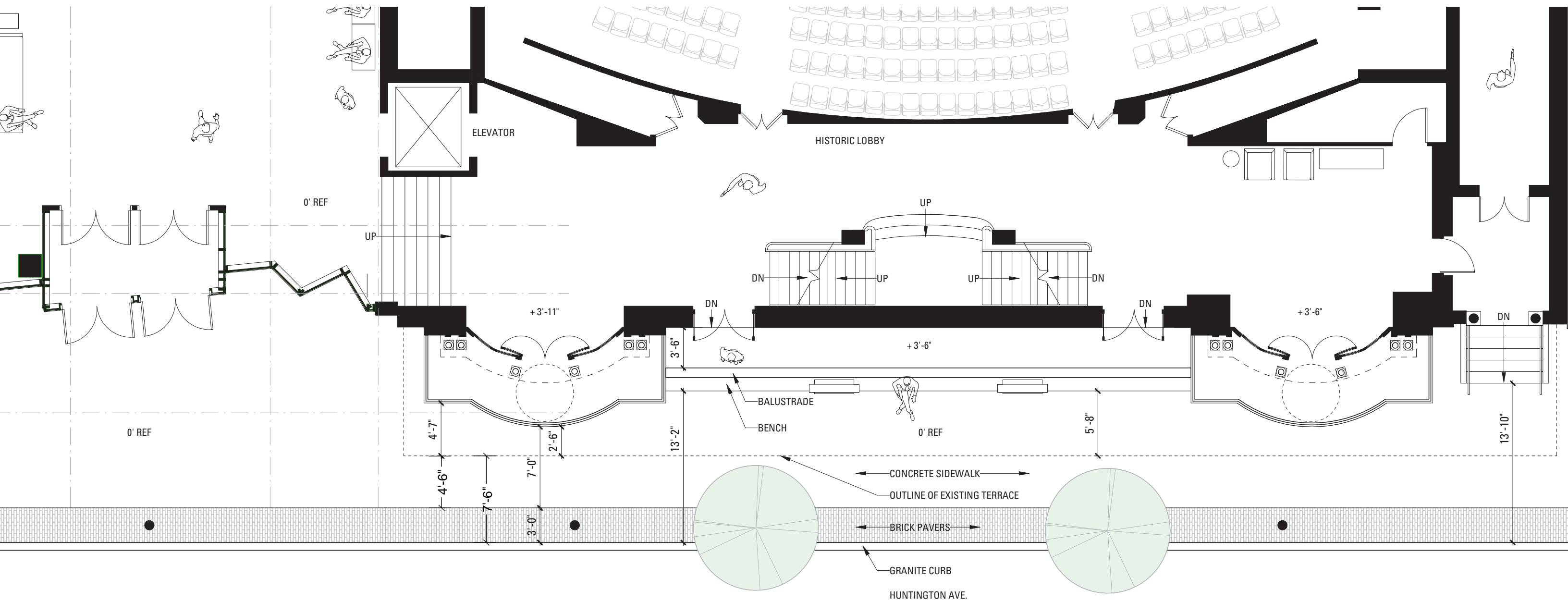


Huntington Avenue - Enlarged Terrace Plan **STUDY 1**



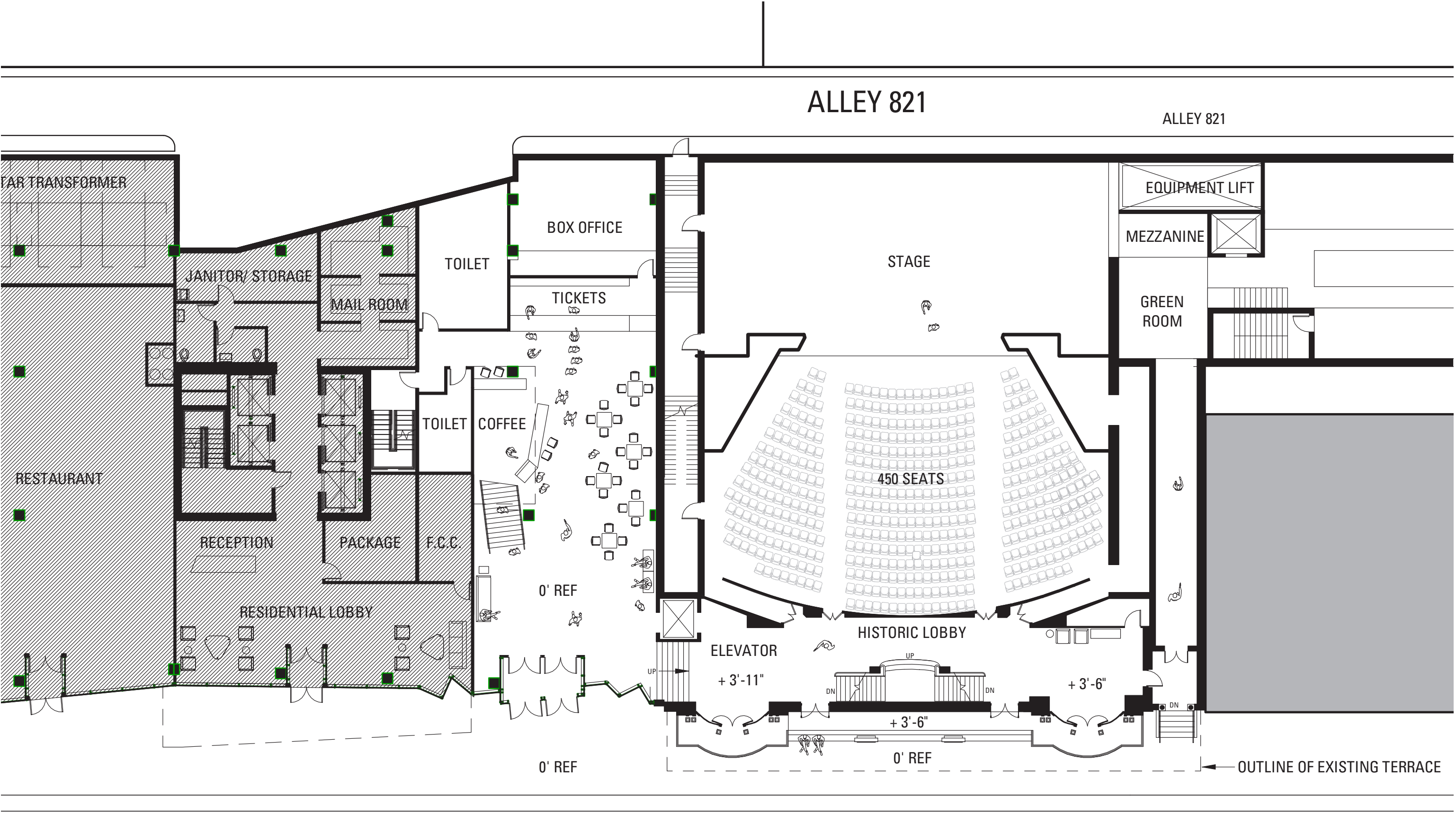






Huntington Avenue - Proposed Terrace Plan





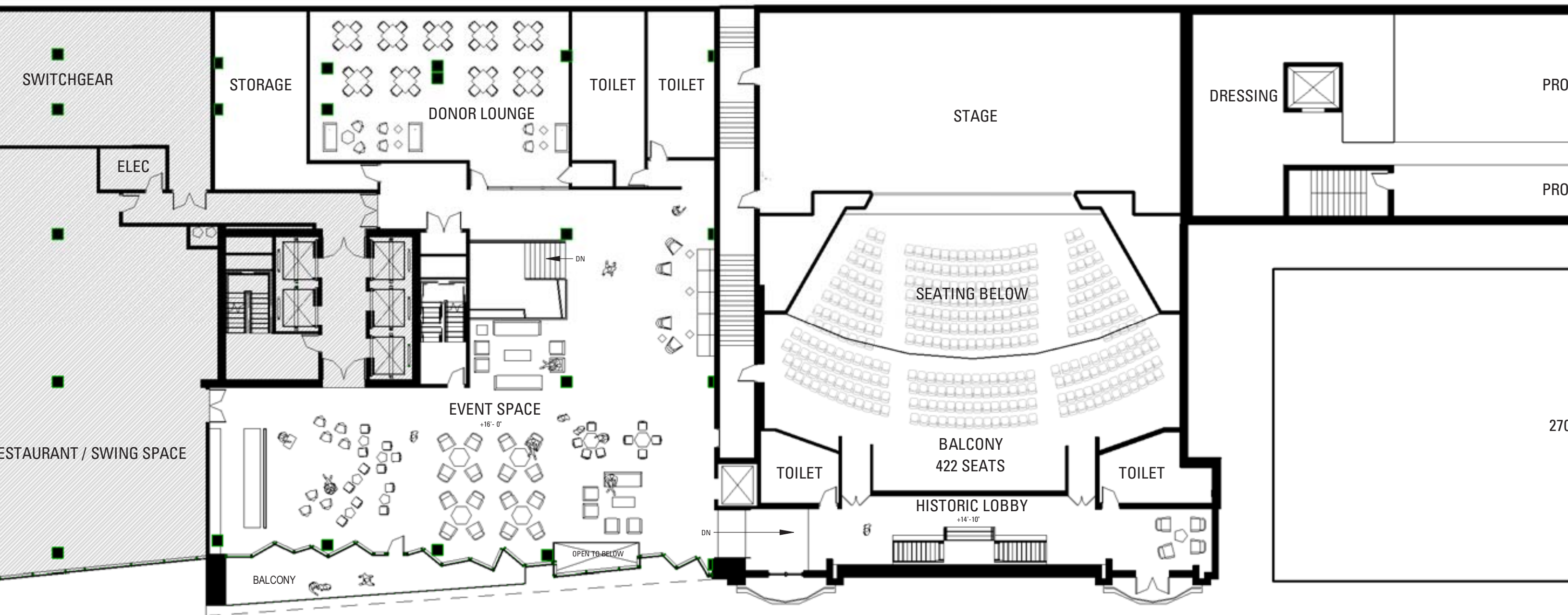
Huntington Theatre - Enlarged First Floor Plan





East Wing - Street Level Entry Lobby



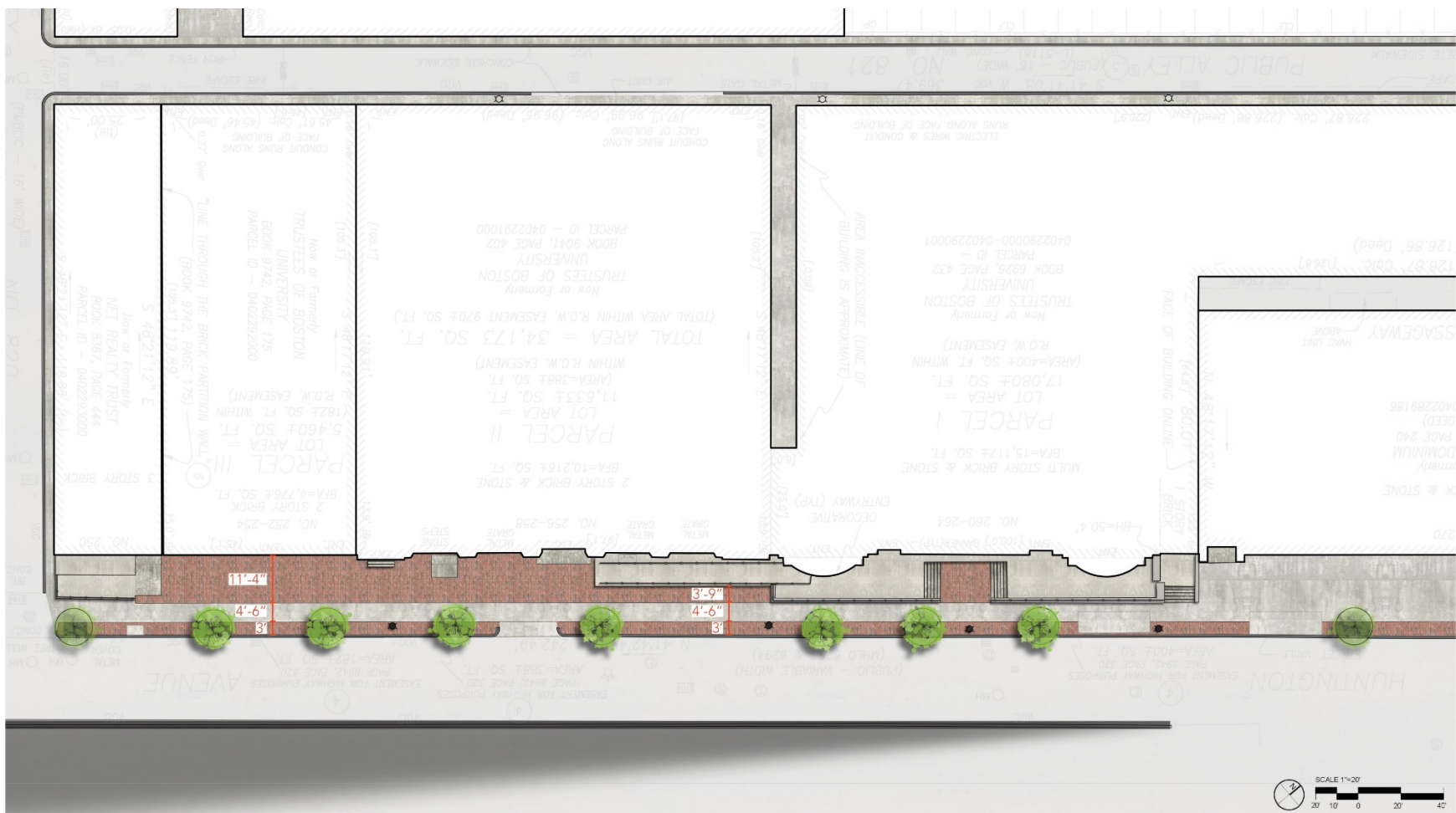


Huntington Theatre - Enlarged Second Floor Plan







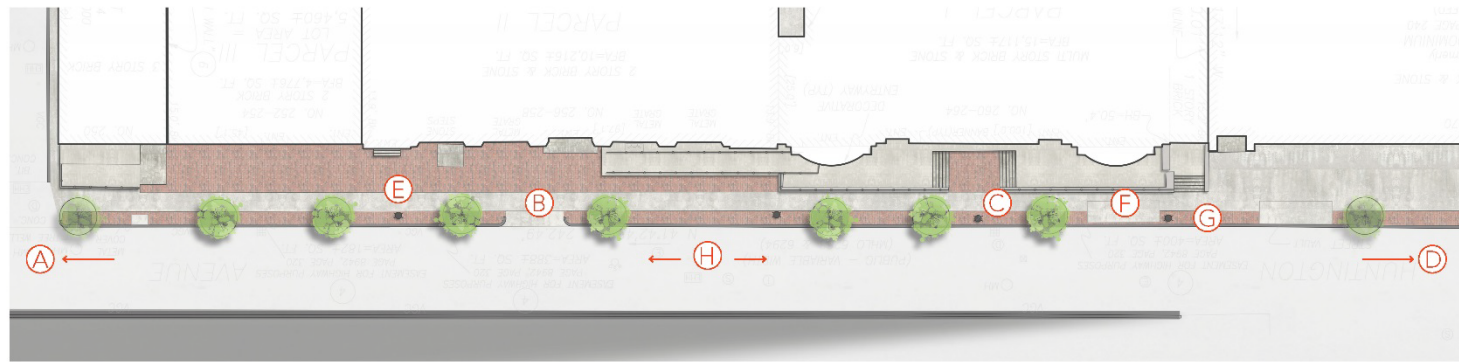


Existing Conditions

QMG Huntington, LLC





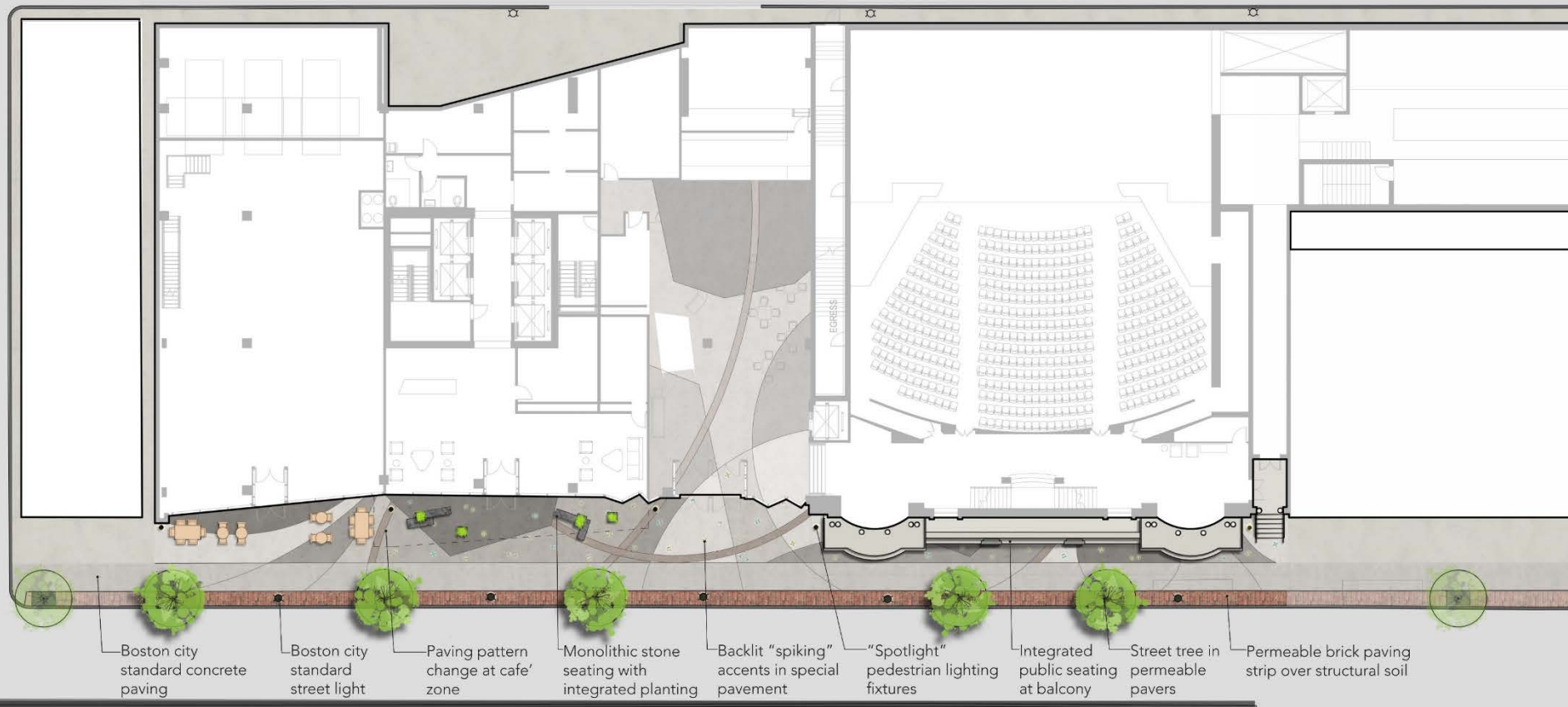


## Existing Conditions

QMG Huntington, LLC





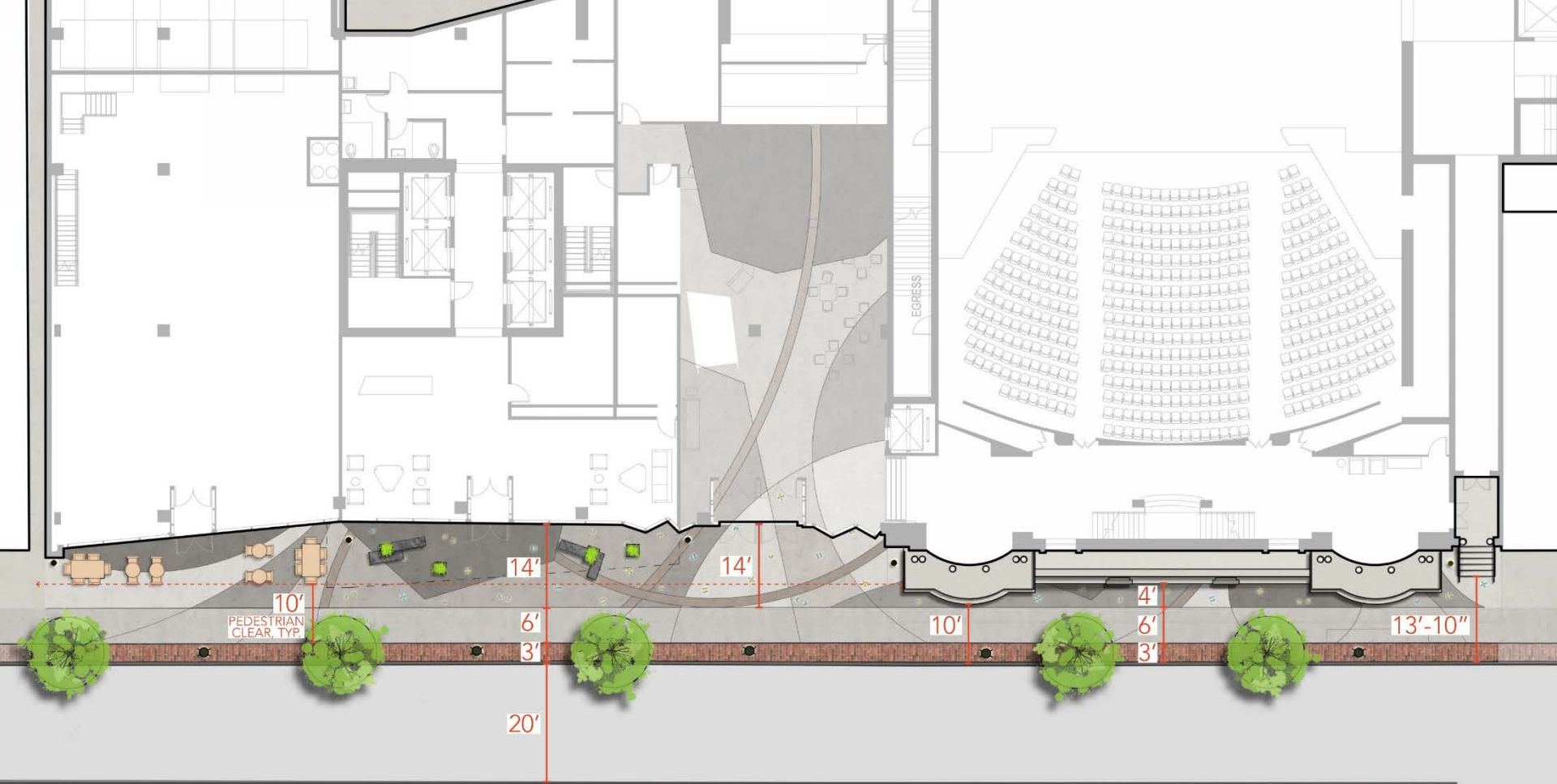


Revised Plan

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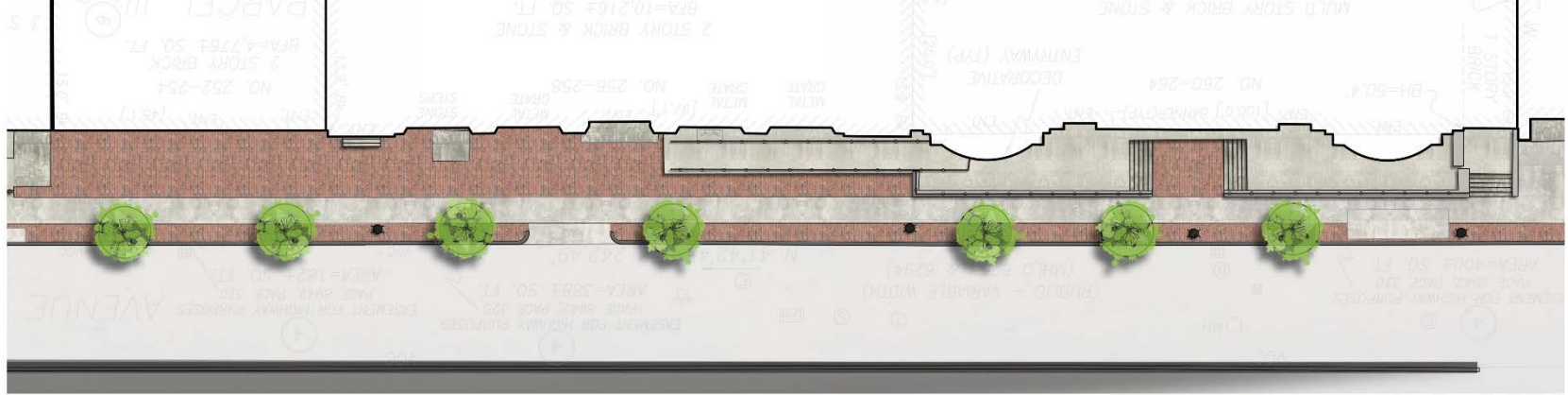


Pedestrian Clearance – Current Design

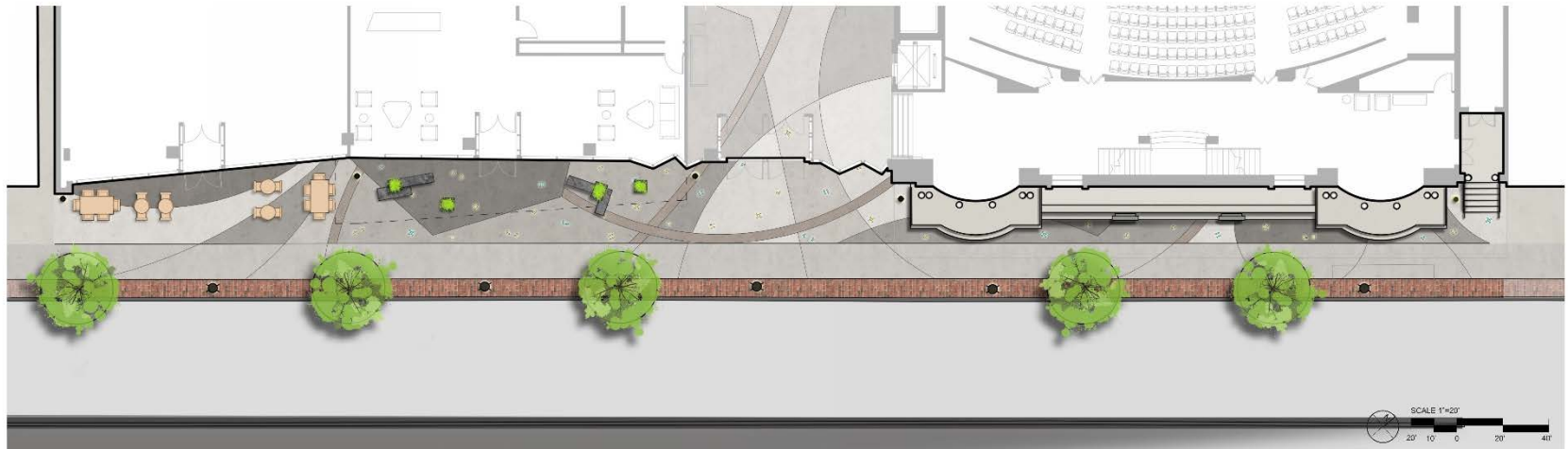
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Street Trees: Existing



Street Trees: Proposed

## Street Tree Layout

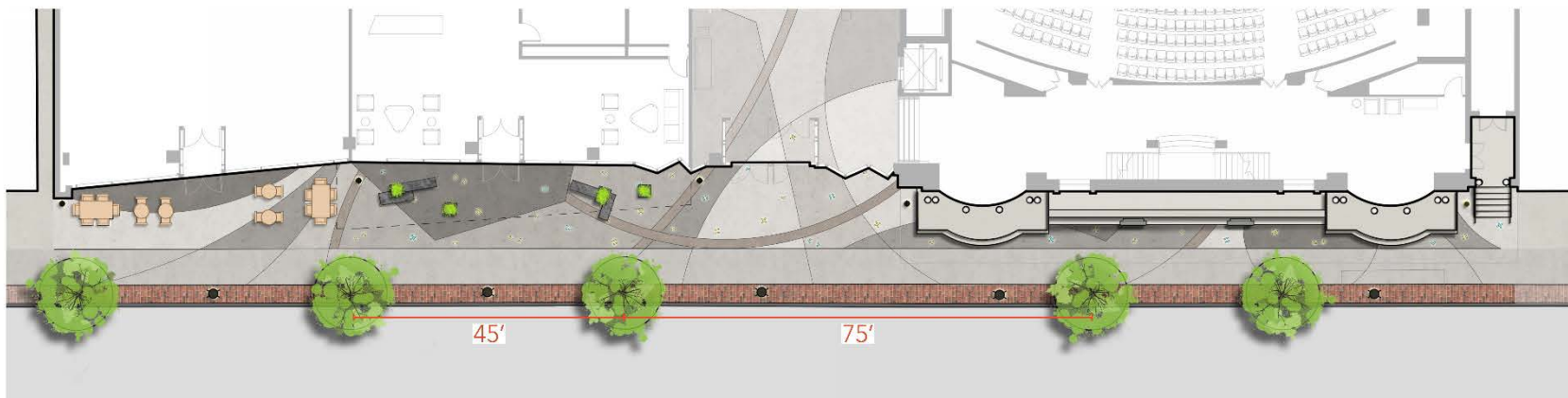
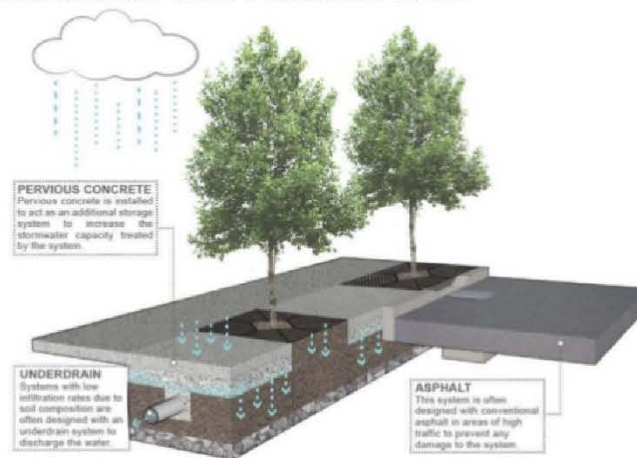
QMG Huntington, LLC



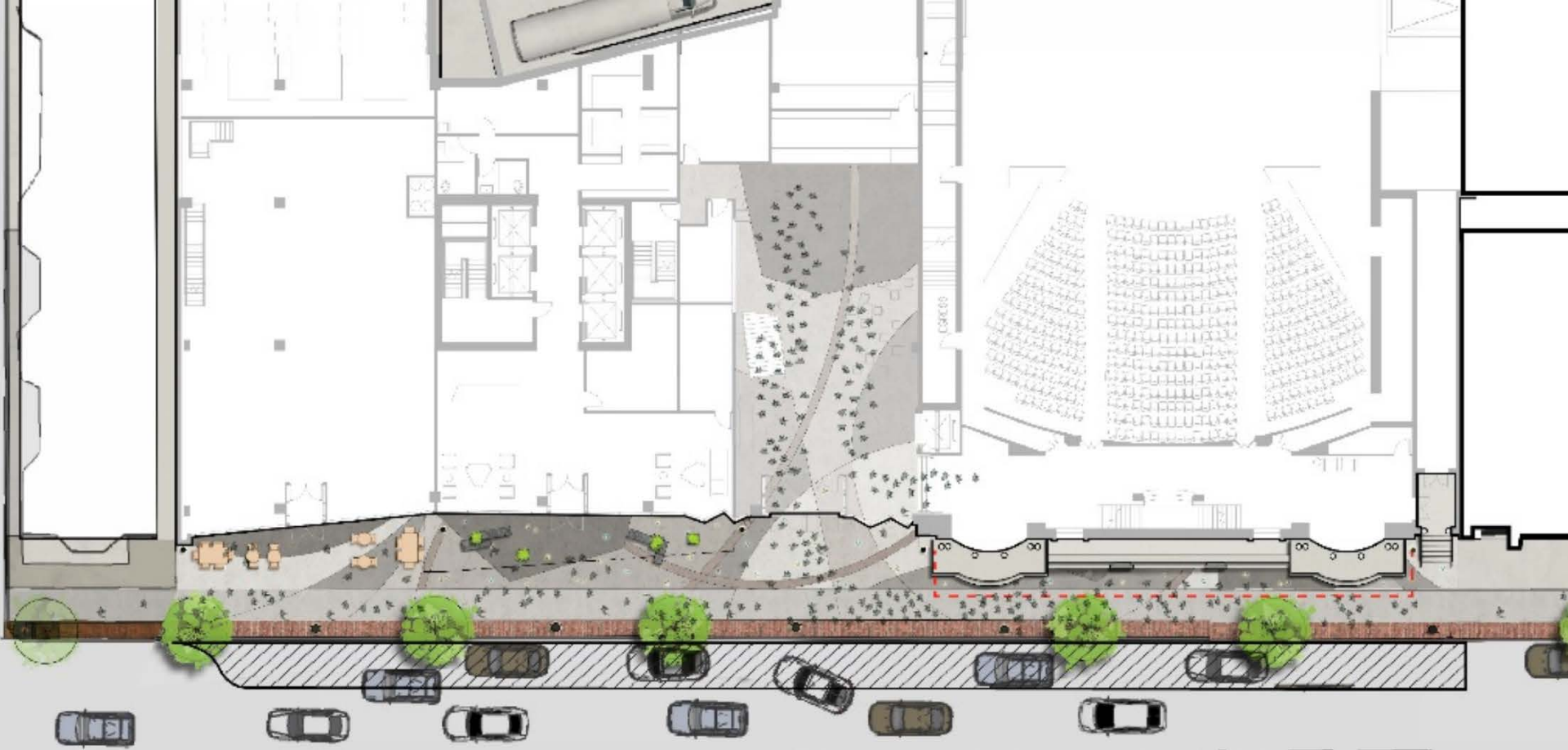




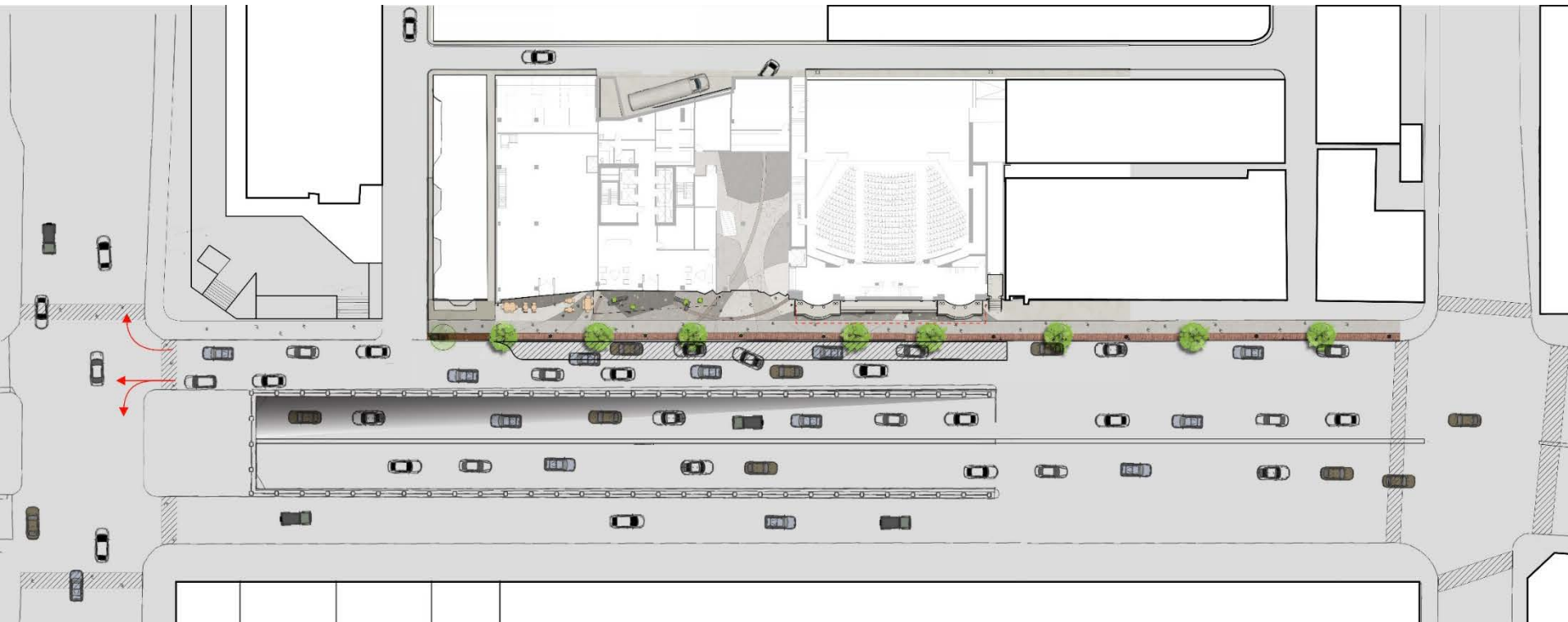
## Stormwater Tree Pit/Street Trees











Transportation Drop-off



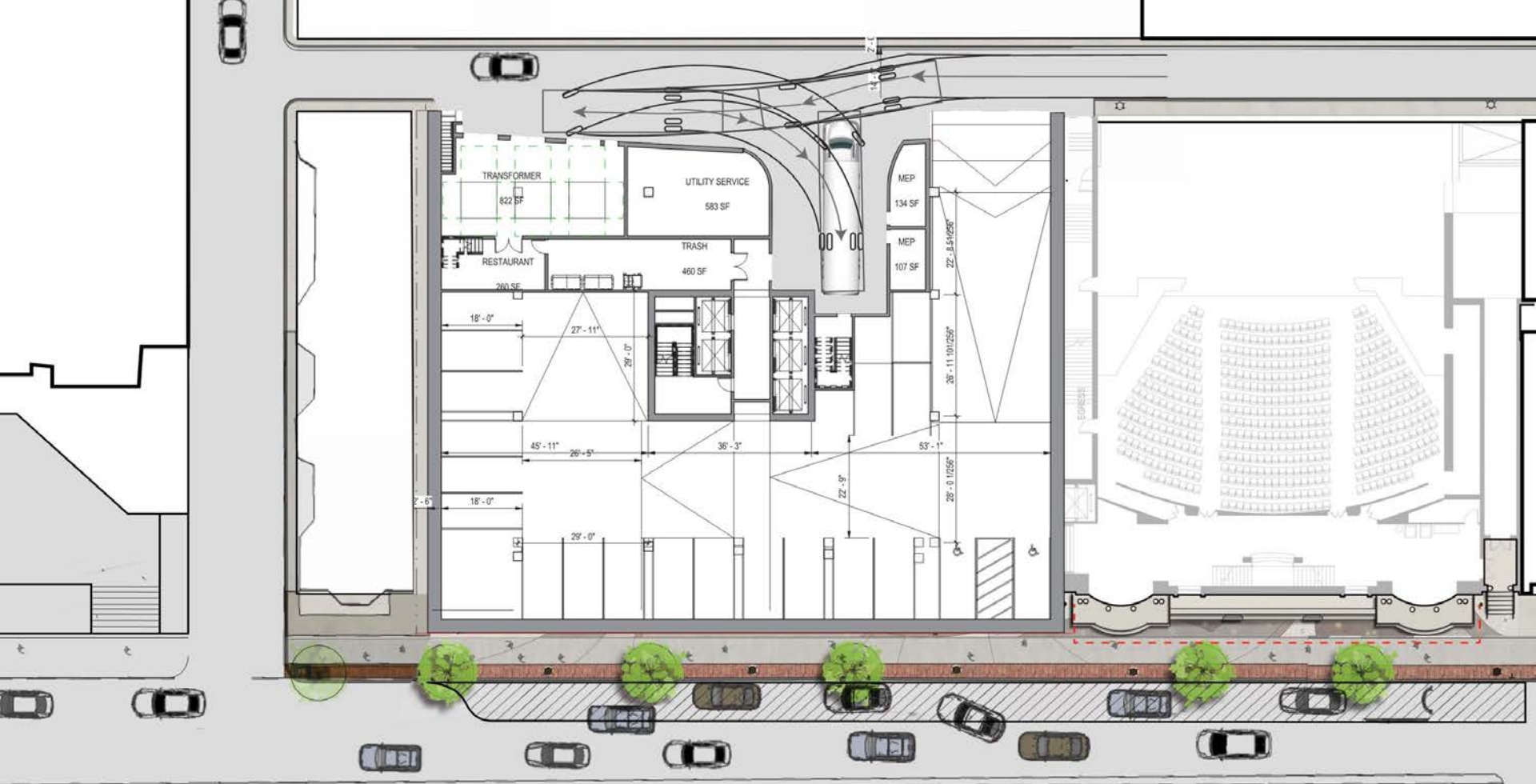
# Loading Dock Study





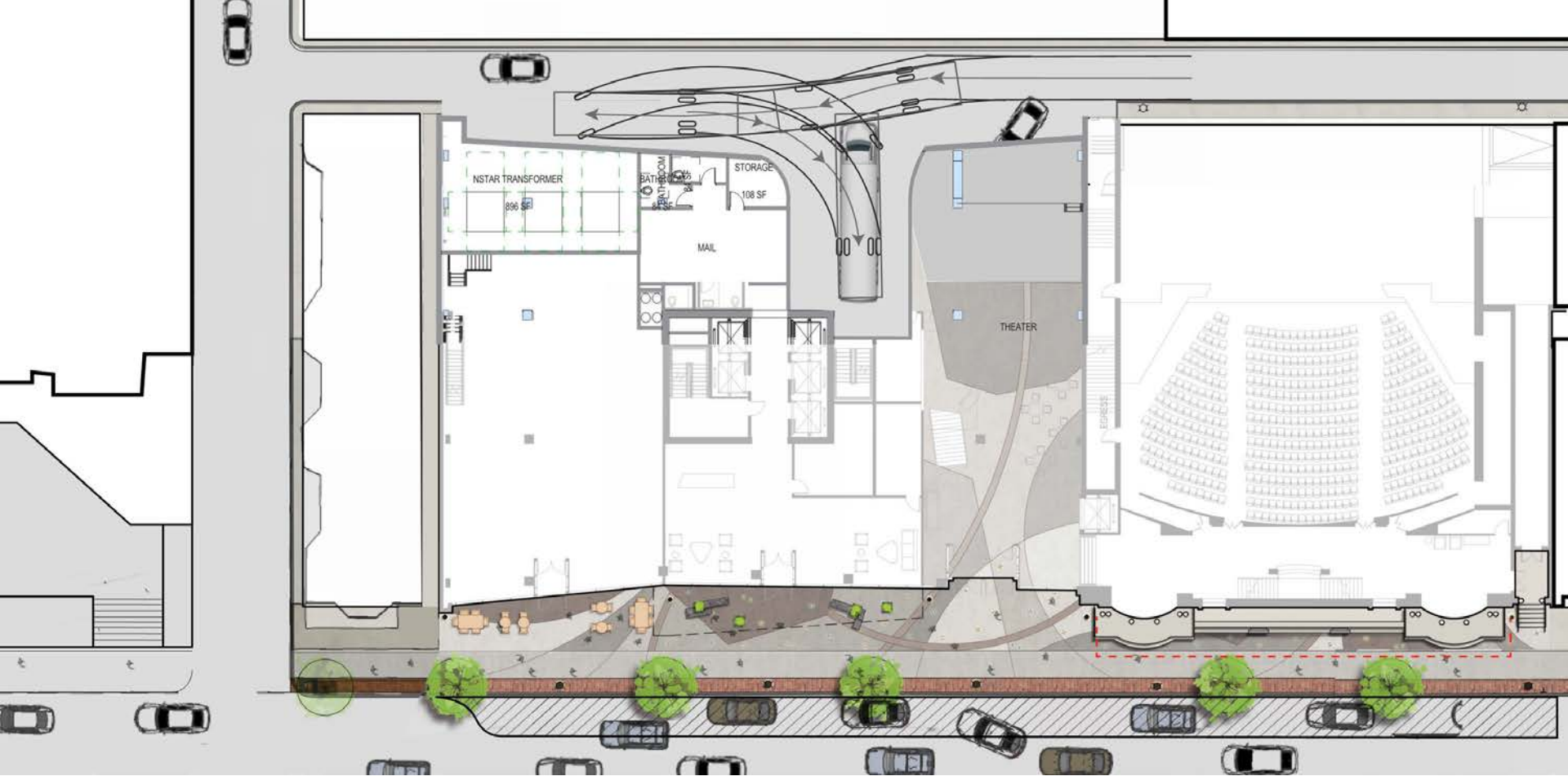
Loading Dock Study – Demonstration





Loading Dock Study - Basement Level



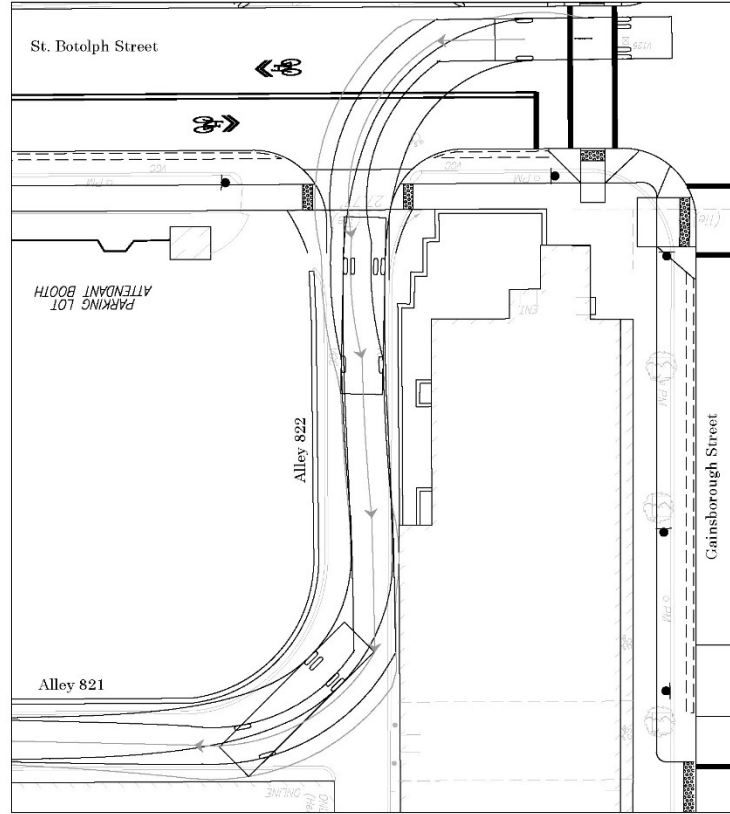


Loading Dock Study - Ground Level

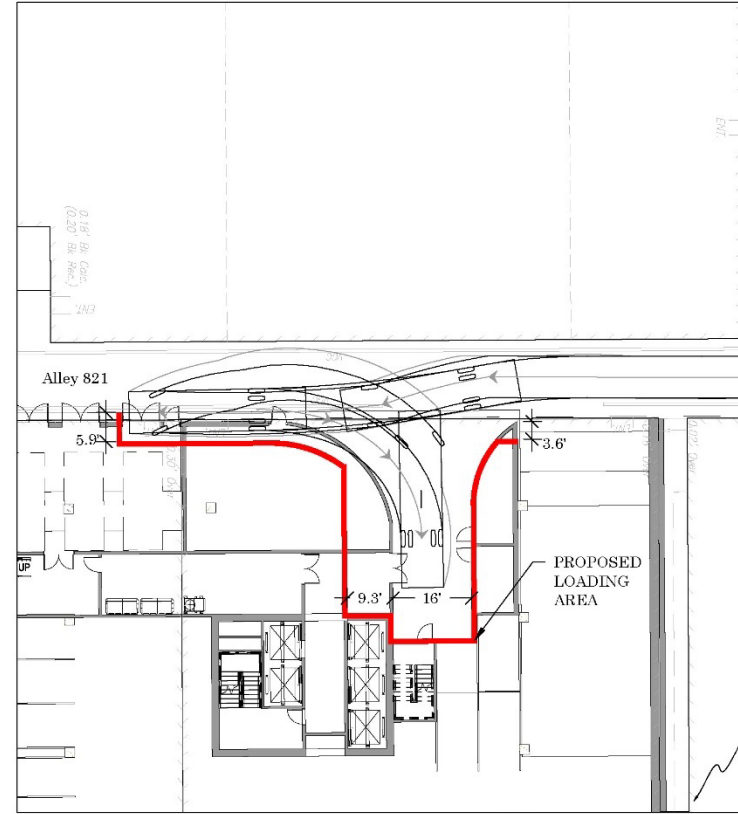


Figure 1. SU-36 Entering Loading Area

10/12/2017 L:\16066\ATURN\2017-10-11\_Updated Site Plan\Huntington Theater\_AutoTURN Manuevers\_2017-10-11.dwg  
Michael Litman



HOWARD STEIN HUDSON



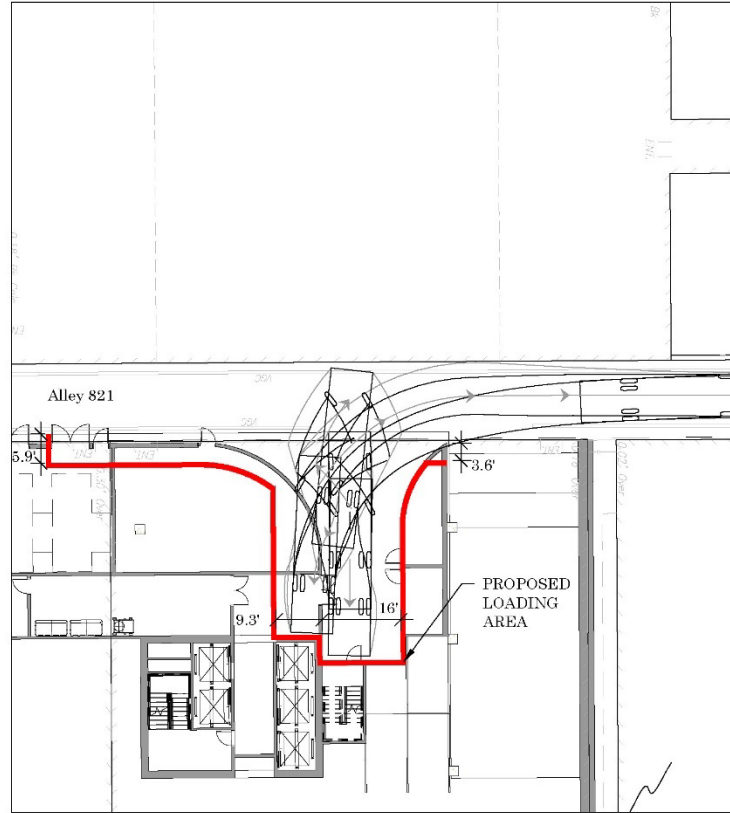
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Date: 10-12-2017

Engineers + Planners

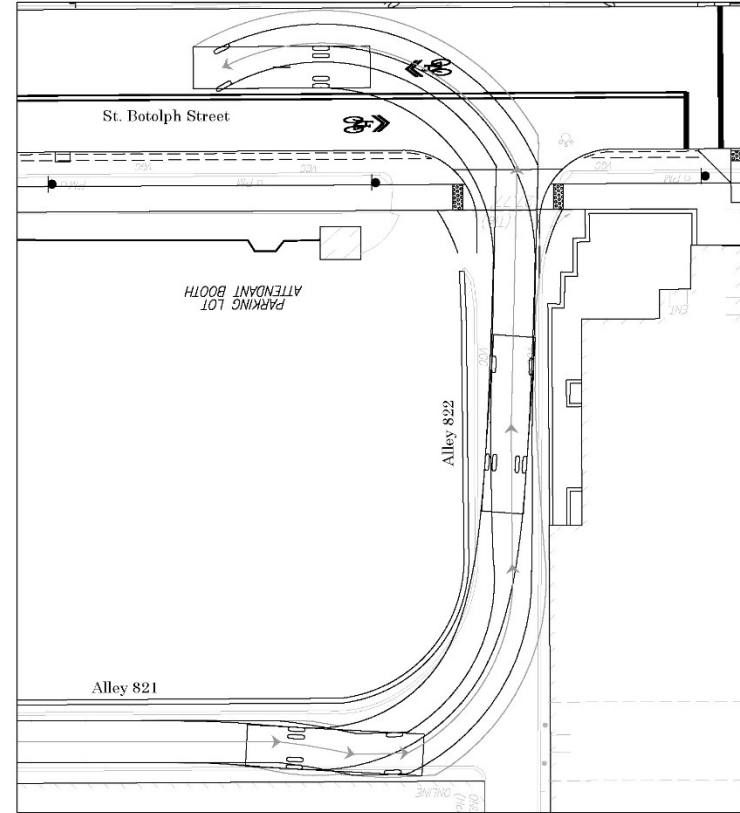


Figure 2. SU-36 Exiting Loading Area

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Michael Litman



HOWARD STEIN HUDSON



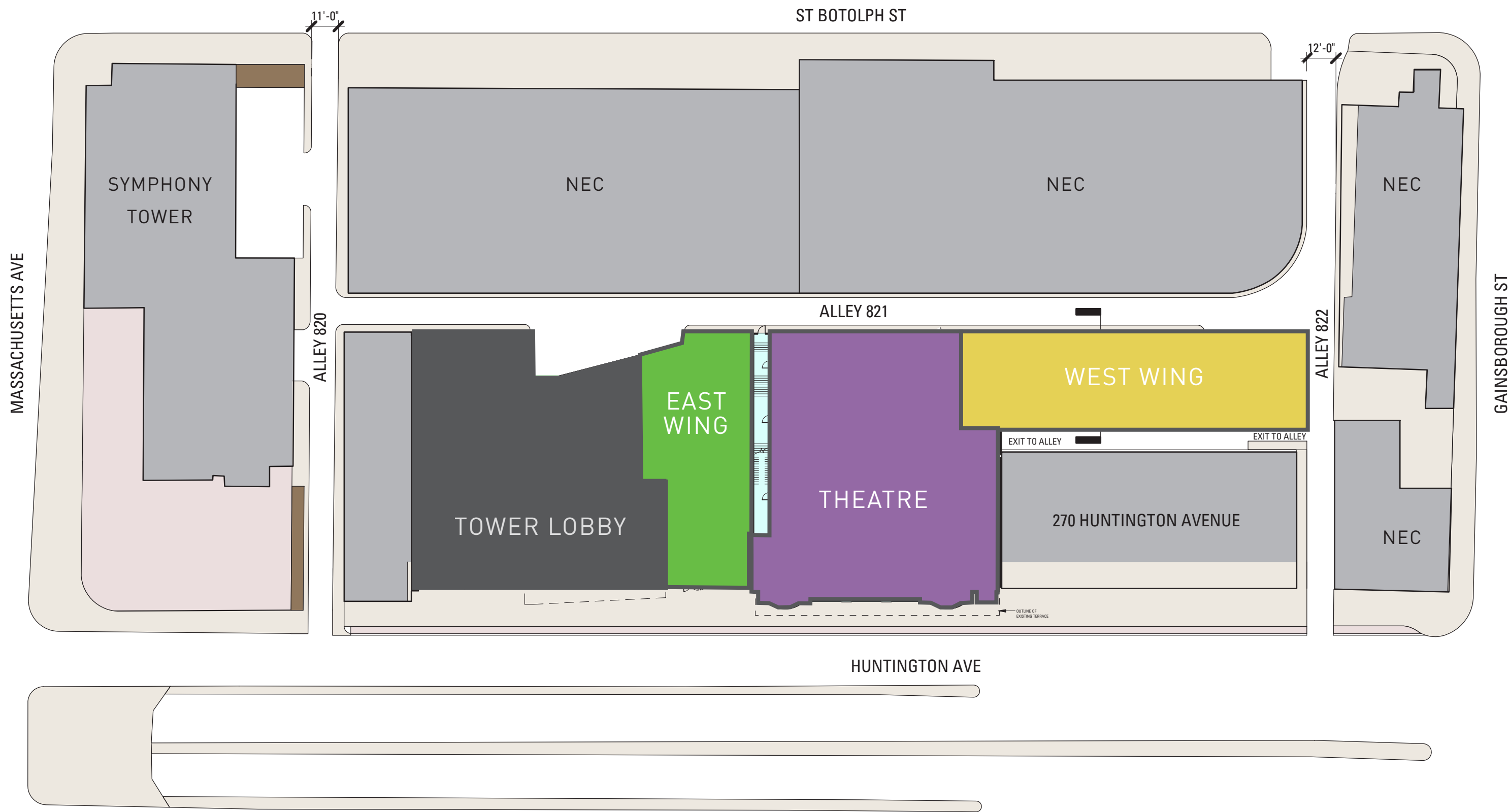
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Date: 10-12-2017

Engineers + Planners



# PART 2 - HT WEST WING





Huntington Theatre Campus - Proposed

## PRODUCTION STUDIO (TO BE REMOVED)

- Loading (from Huntington Ave)
- Rehearsal space & green room
- Scene shop
- Paint shop
- Props shop
- Costume storage
- Prop Storage
- Production dept. offices
- Company & Stage management offices
- Ticketing services offices & phone room
- Telemarketing
- Conference rooms

## THEATRE

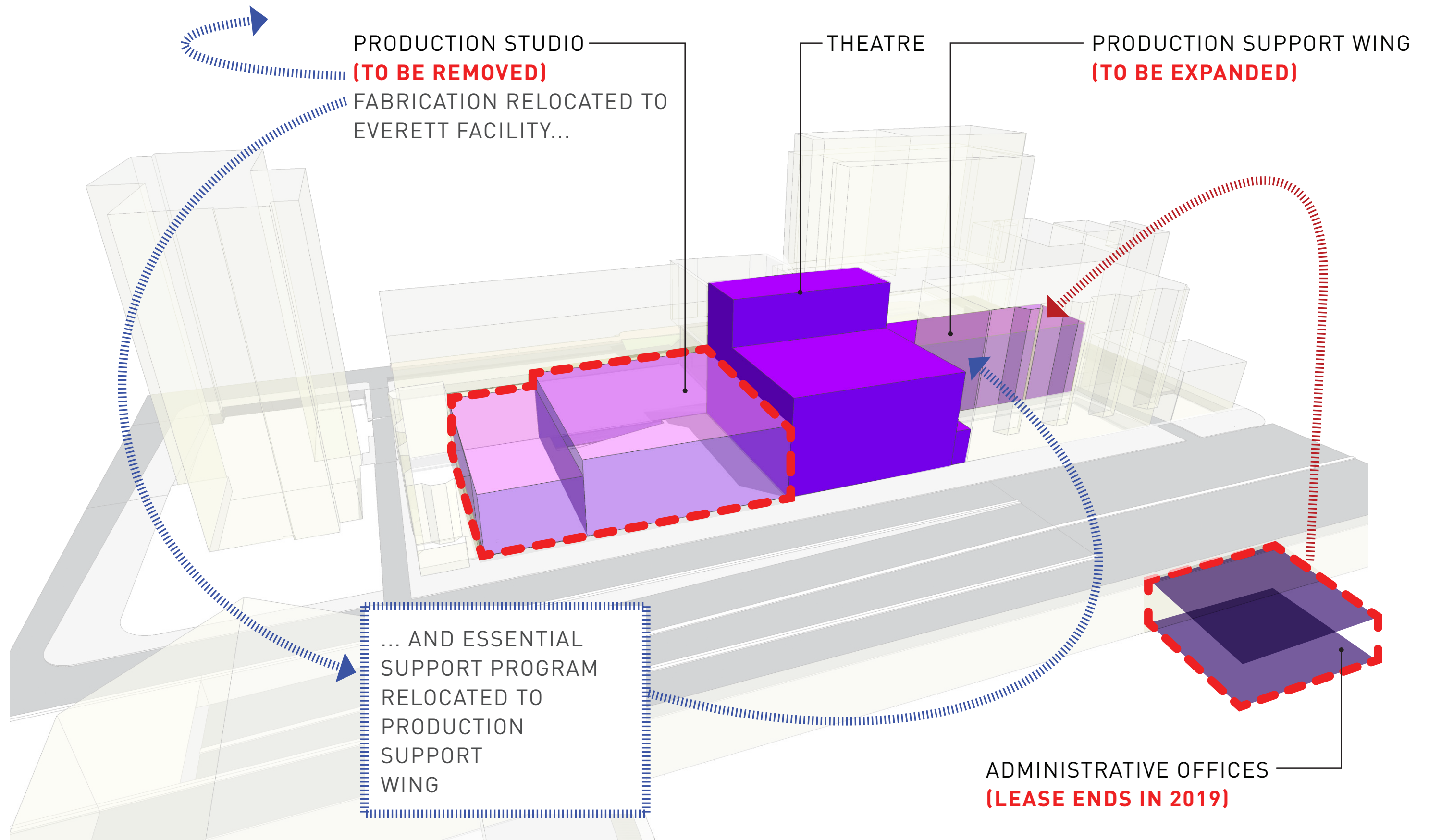
## PRODUCTION SUPPORT (TO BE EXPANDED)

- Dressing rooms
- Costume shop
- Production dept. offices
- Event/Temporary rehearsal space

## ADMINISTRATIVE OFFICES (LEASE ENDS IN 2019)

- Administration
- Artistic staff
- Education
- Fundraising
- Marketing
- Business operations



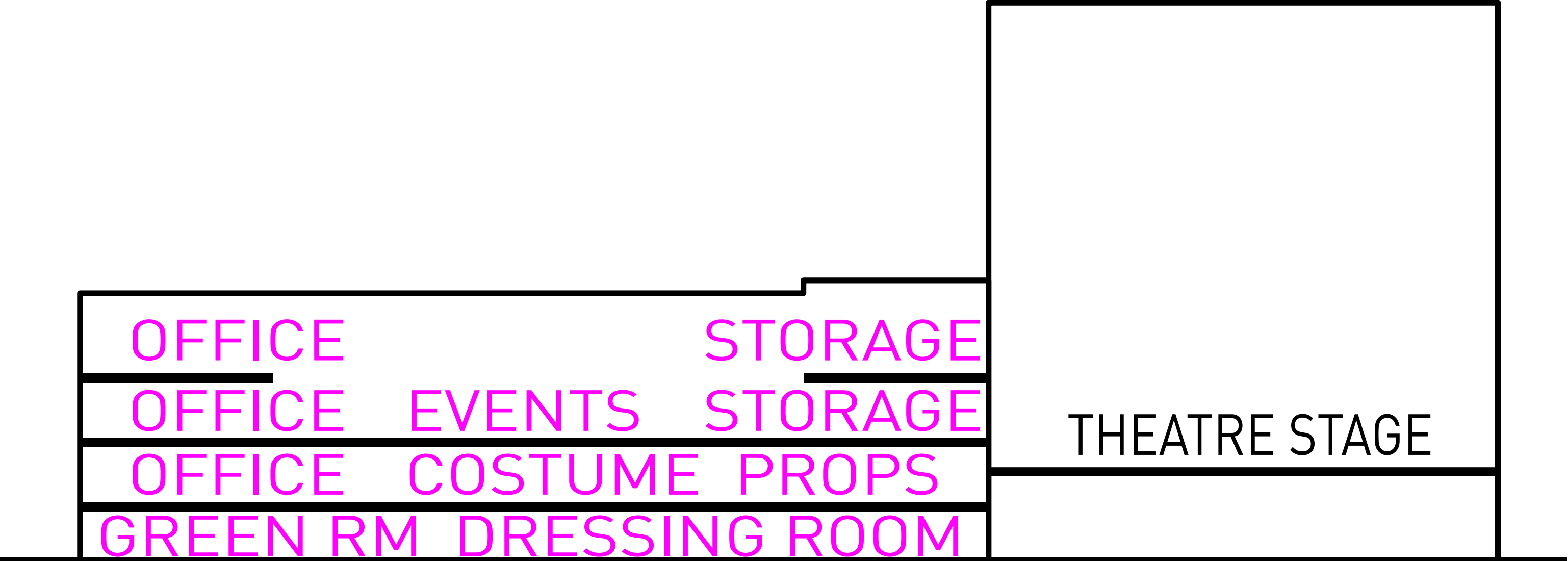


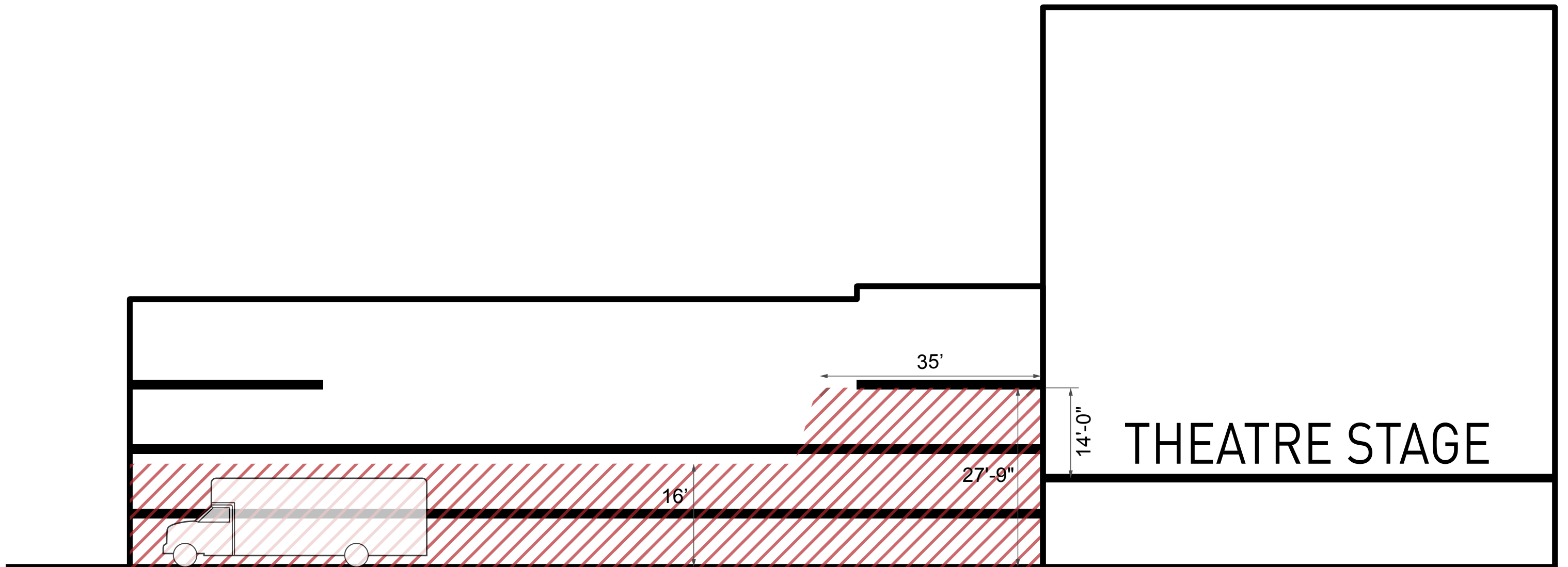




West Wing - Existing Building

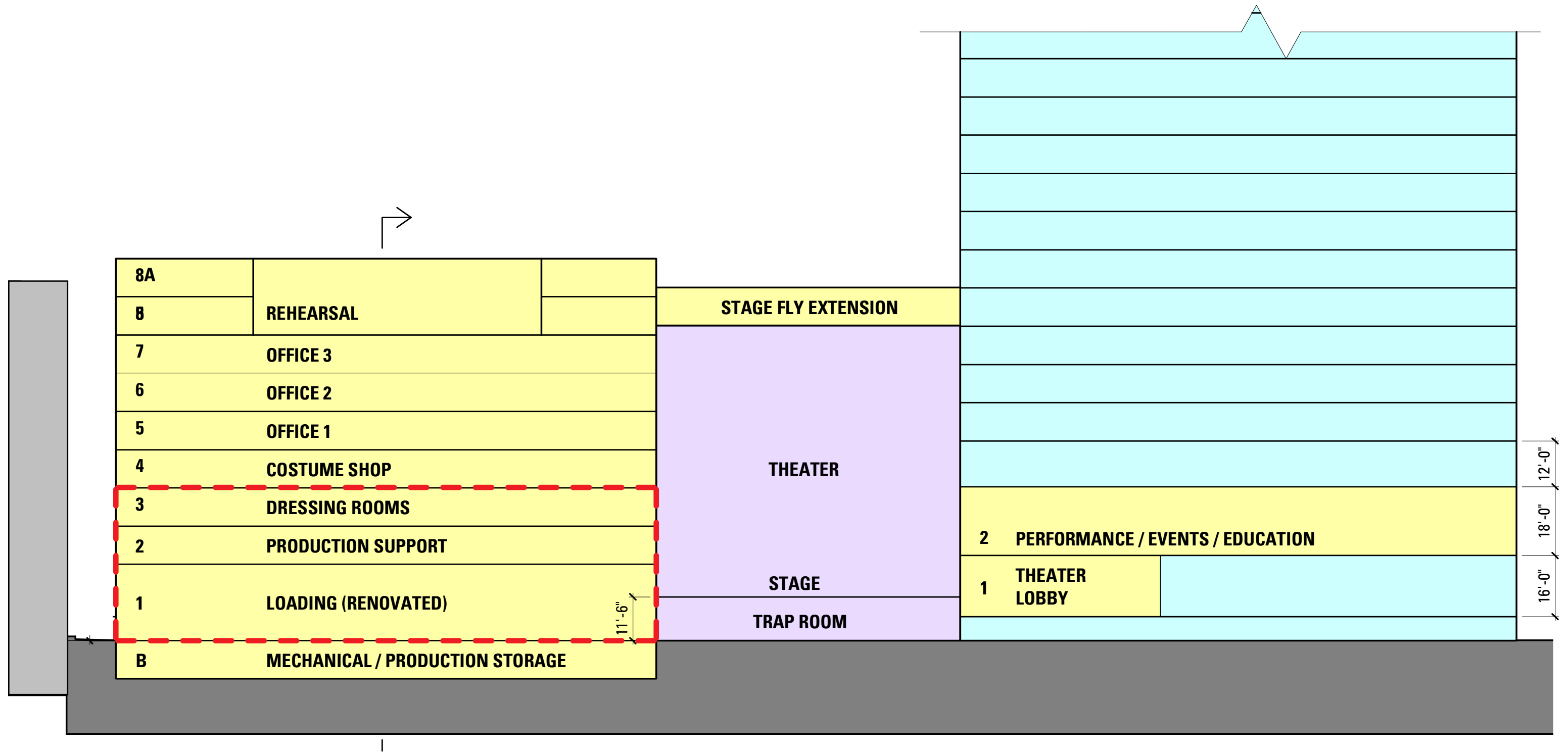






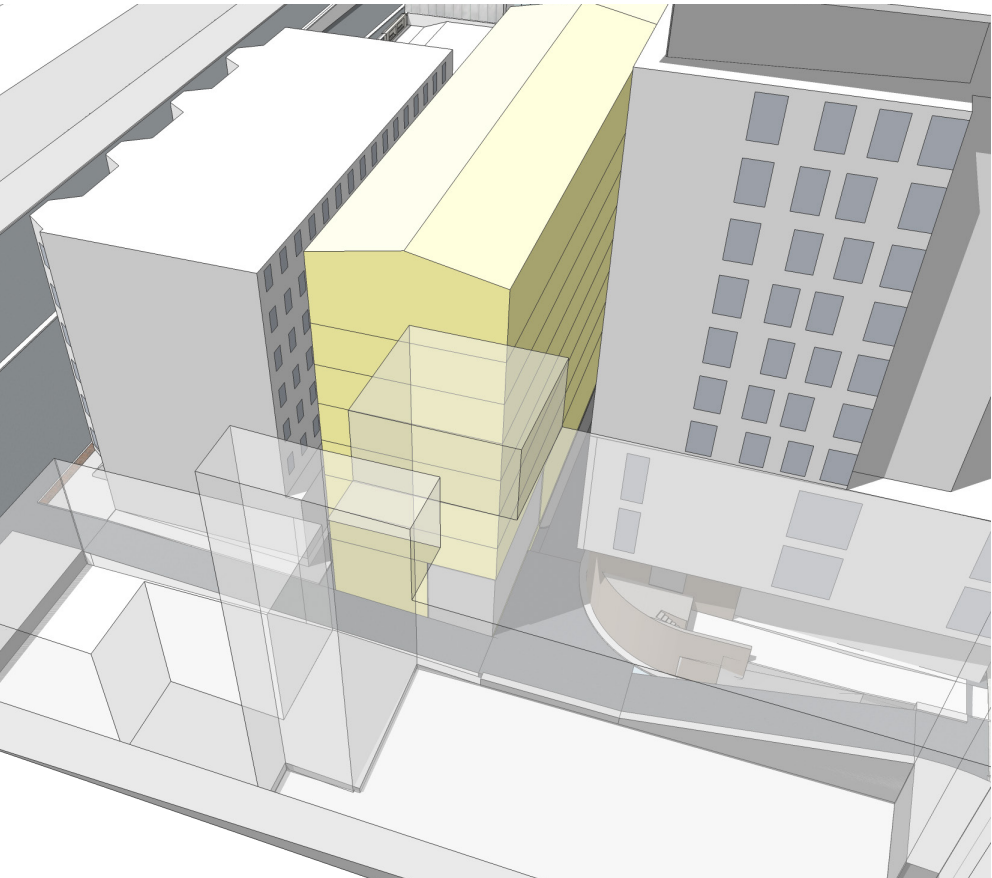
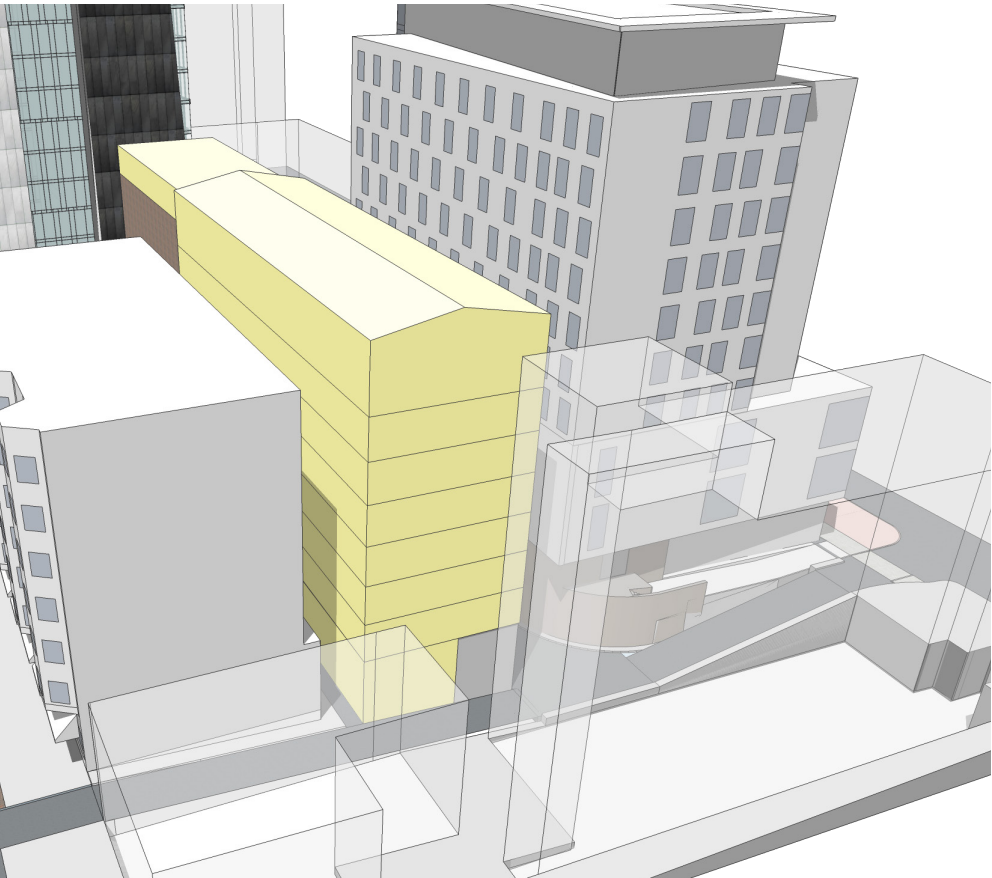
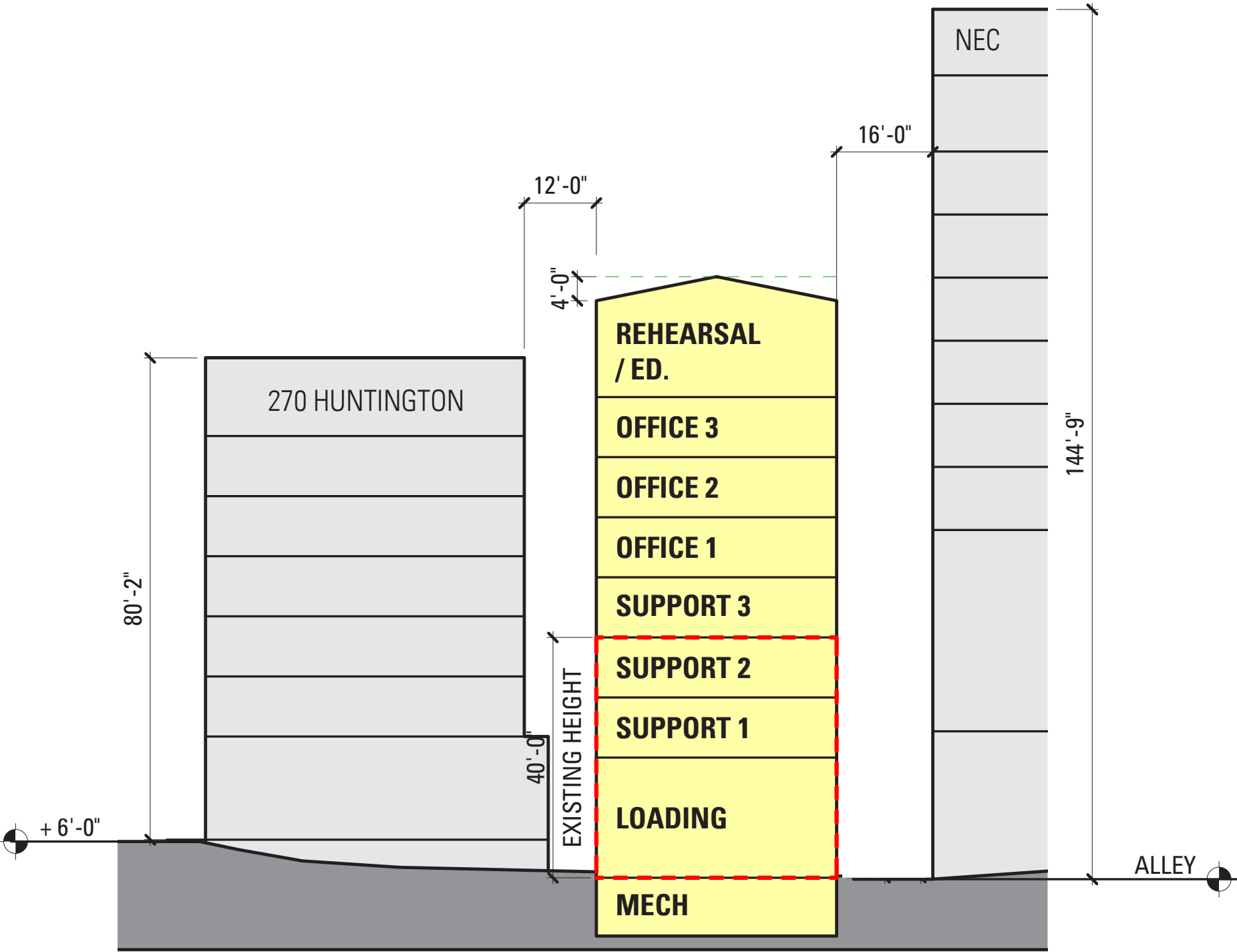


# NEW WEST WING



West Wing - Essential Theatre Functions

# NEW WEST WING



West Wing - Organization and Massing





OPENINGS WITH LIGHT AND FILTERED VIEWS



PUNCHED OPENINGS



SKYLIGHTS AND METAL CLADDING

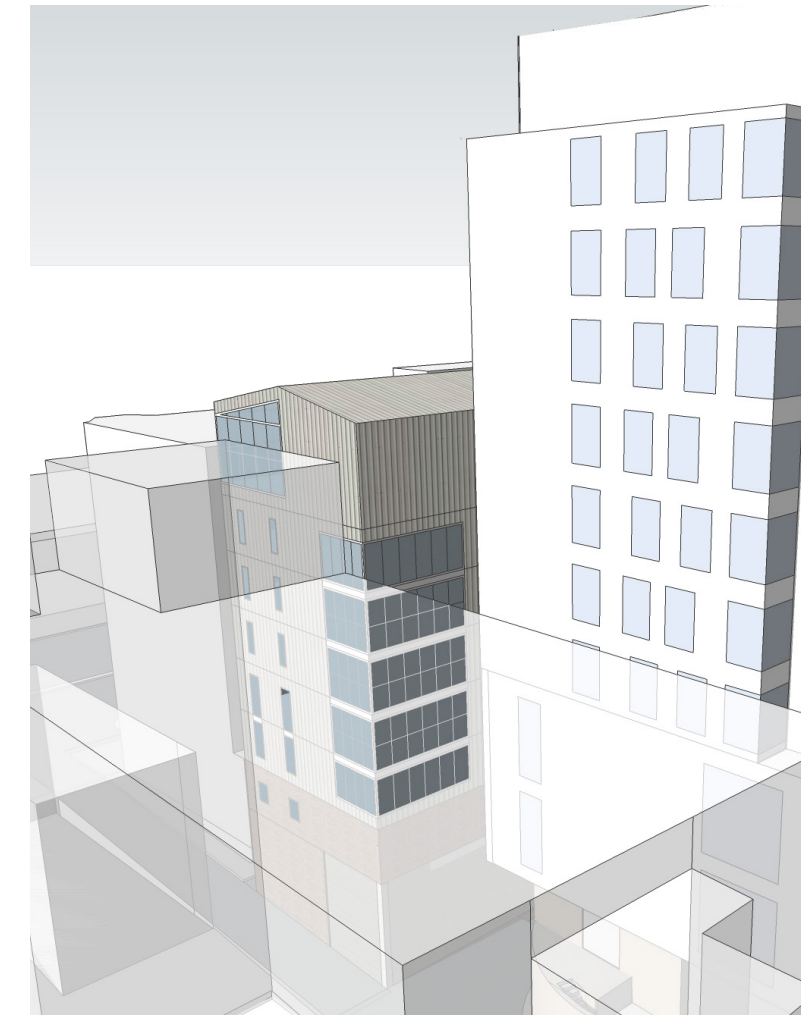
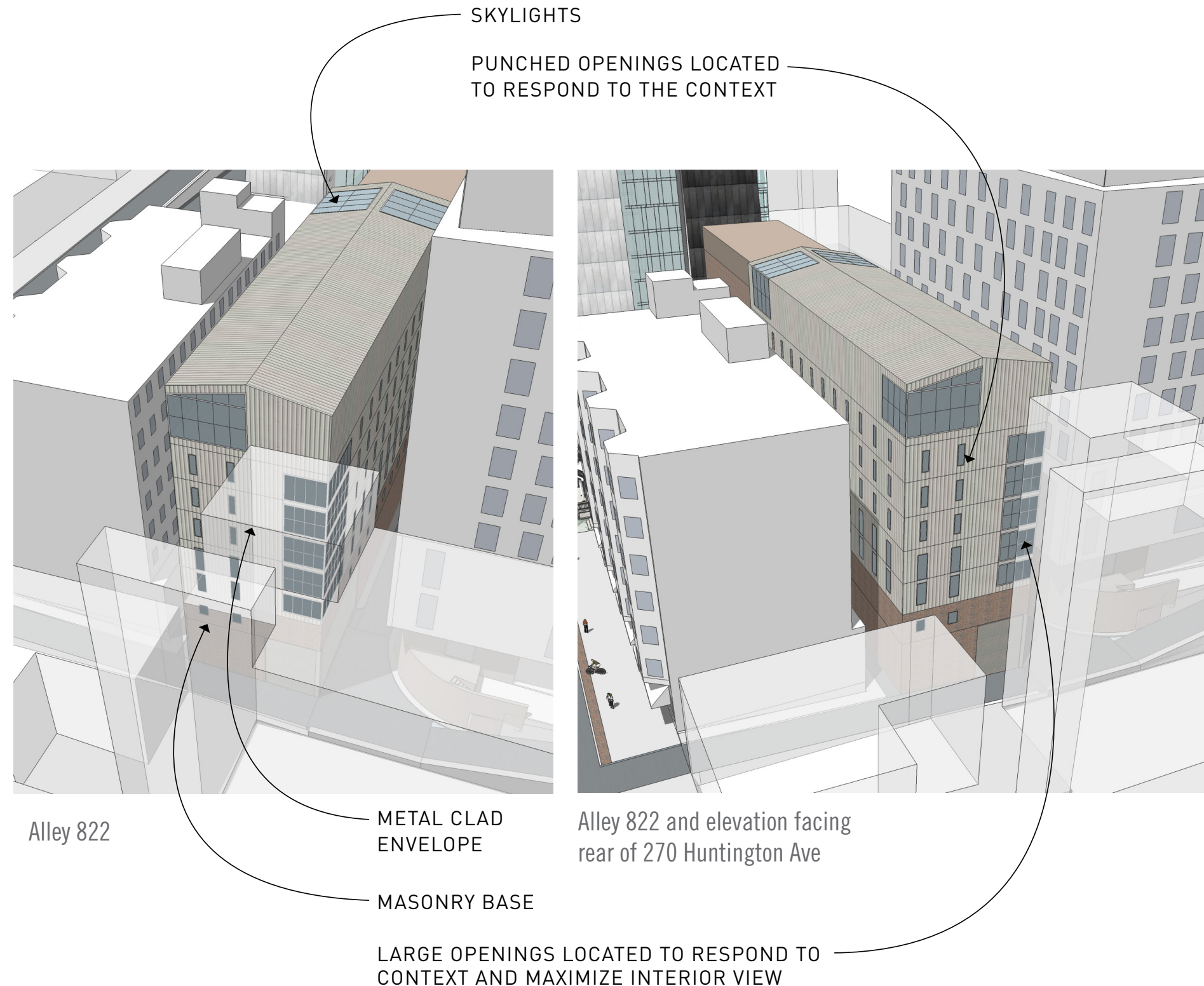


MASONRY BASE WITH METAL ABOVE



West Wing - Look and Feel





Corner at Alley 821 and 822



View From St Botolph

## West Wing - Conceptual Elevations WITH Context

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Bruner/Cott Architects

October 2017





Thank You!

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EXTRA



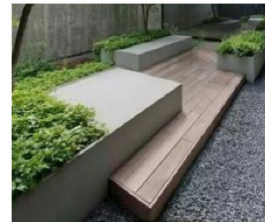
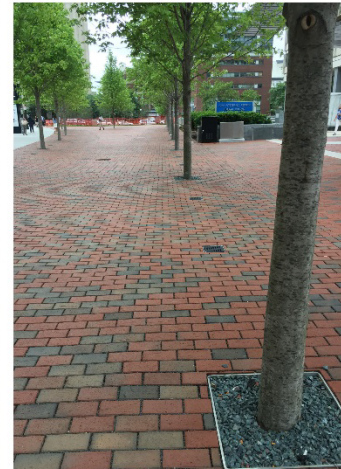


ITERATION 3

QMG Development





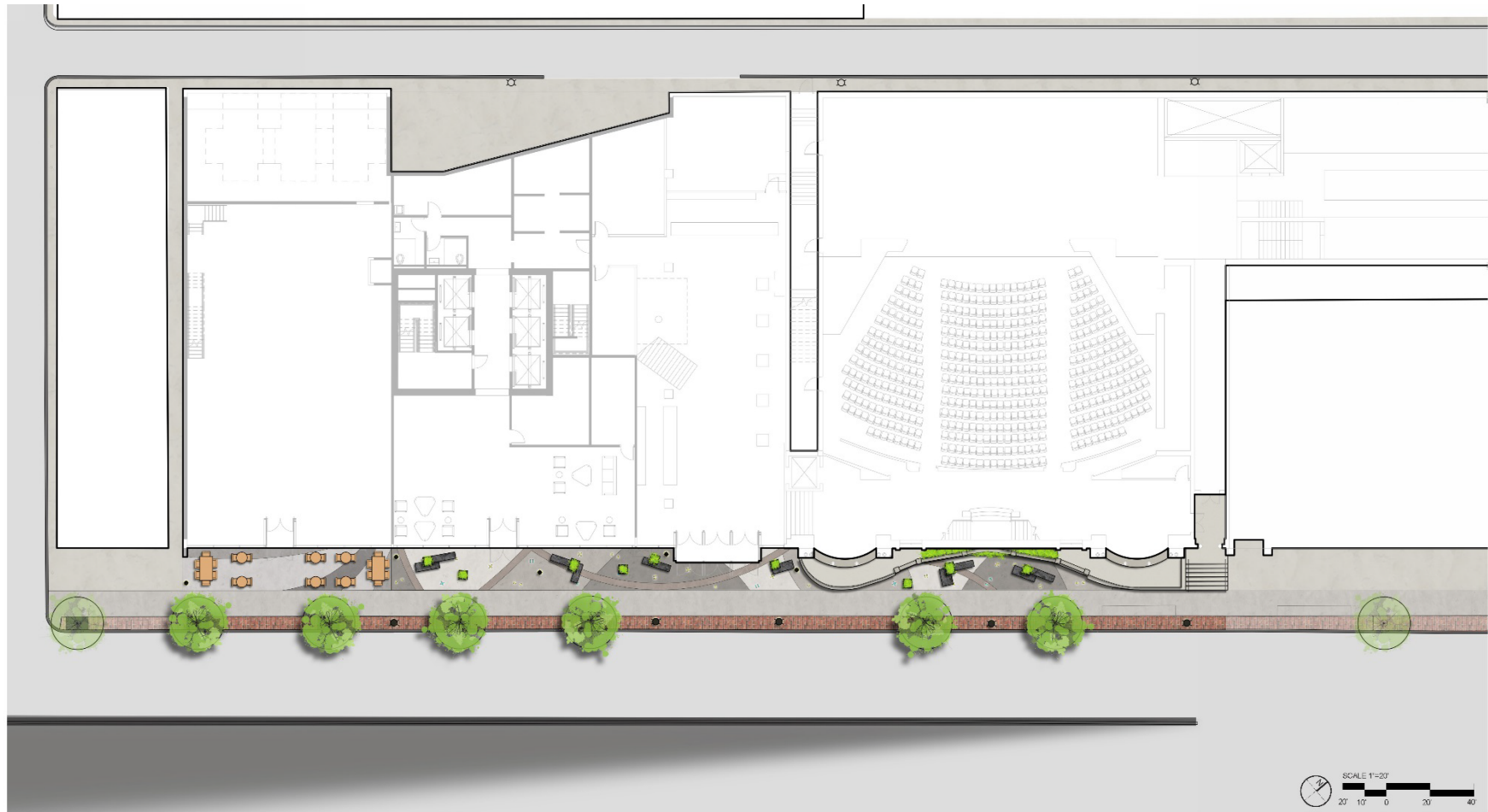


Precedent Images

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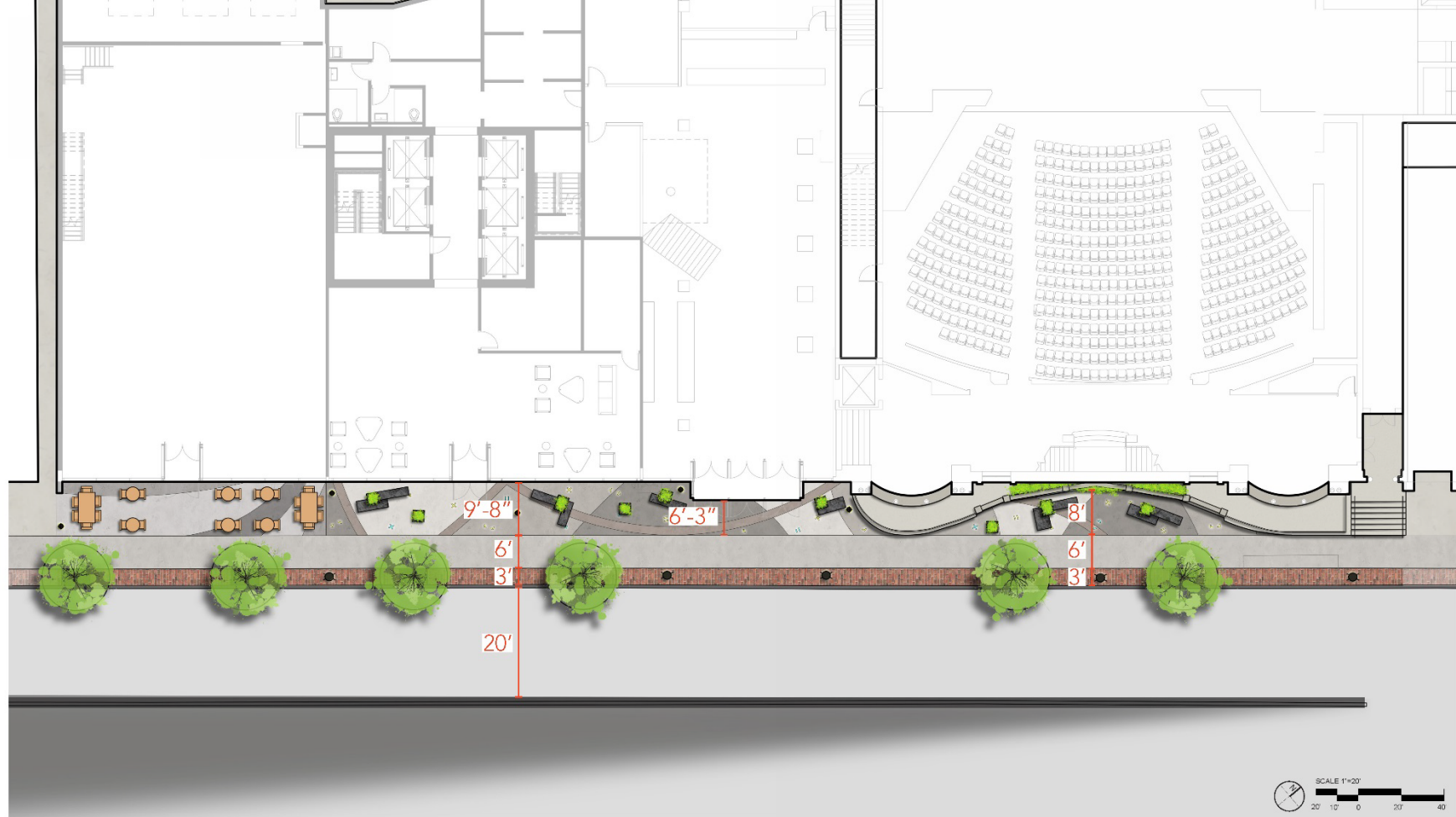




Previous Design

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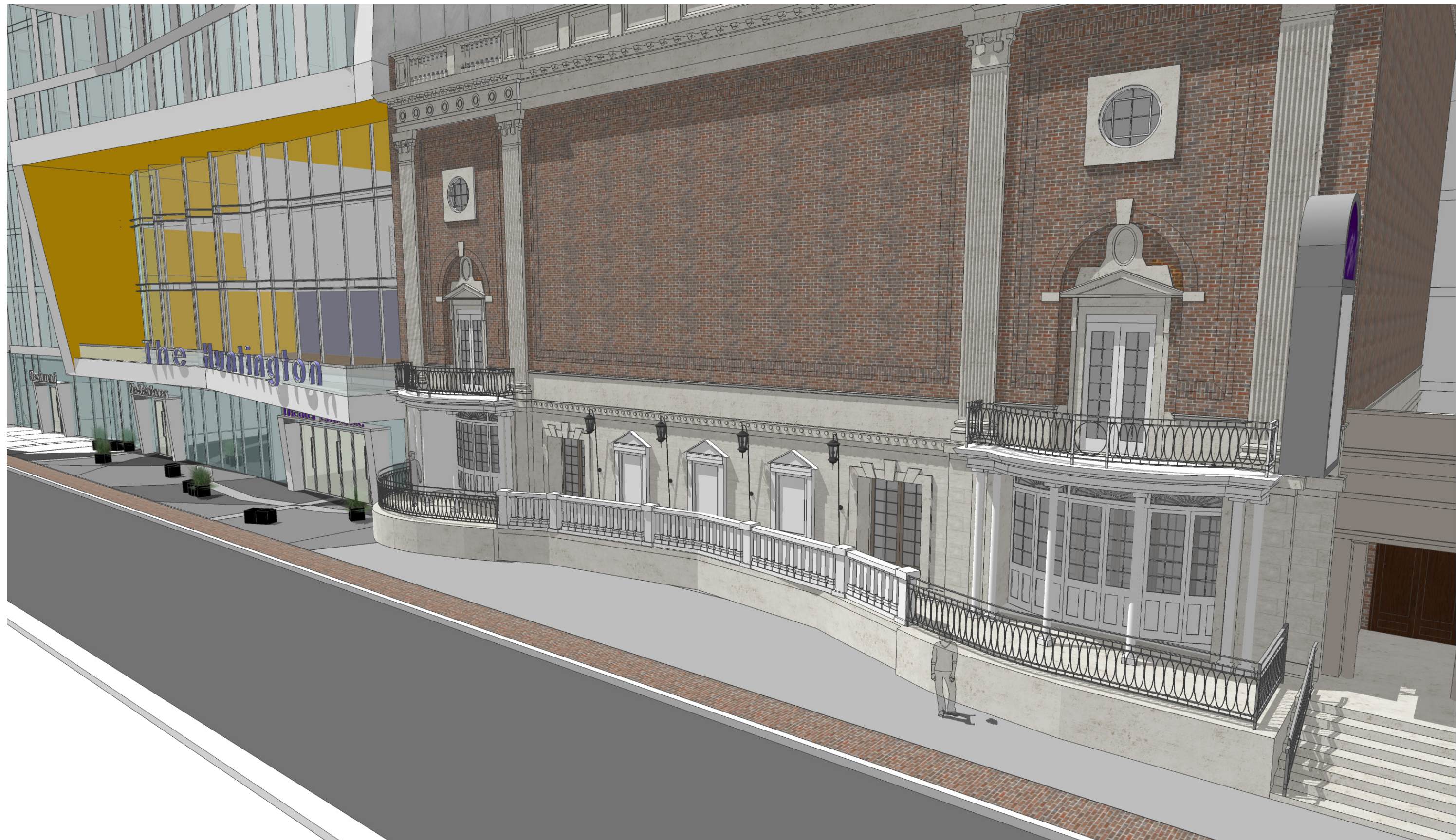


Pedestrian Clearance – Previous Design

QMG Huntington, LLC







Huntington Avenue - Terrace JULY 2017

Huntington Theatre Company  
Bruner/Cott Architects

October 2017







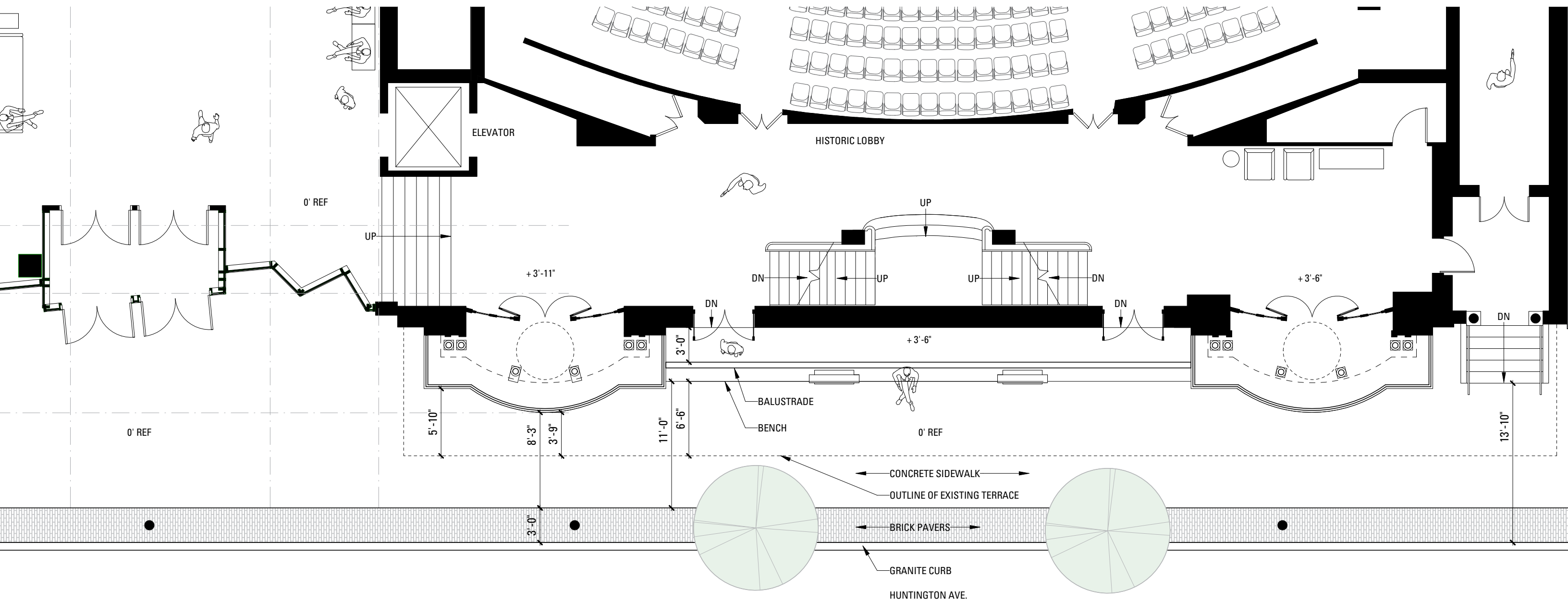


Huntington Avenue - Street View **STUDY 2**

Huntington Theatre Company  
Bruner/Cott Architects

October 2017





# Huntington Avenue - Enlarged Terrace Plan STUDY

Huntington Theatre Company  
Bruner/Cott Architects

October 2017