### FACT SHEET:

**212-222 Stuart Street**  
**17-19 Shawmut Street**

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Area:</td>
<td>7,712 sf</td>
</tr>
<tr>
<td>Gross Floor Area:</td>
<td>146,000 sf</td>
</tr>
<tr>
<td>Proposed Use:</td>
<td></td>
</tr>
<tr>
<td>Residential</td>
<td>143,000 sf</td>
</tr>
<tr>
<td>Retail</td>
<td>3,000 sf</td>
</tr>
<tr>
<td>Boston Zoning Height:</td>
<td>199 ft</td>
</tr>
<tr>
<td>Rental Units:</td>
<td>131 +/-</td>
</tr>
<tr>
<td>Proposed Parking:</td>
<td></td>
</tr>
<tr>
<td>Auto:</td>
<td>50 (Off-Site)</td>
</tr>
<tr>
<td>Bicycle:</td>
<td>131</td>
</tr>
</tbody>
</table>

**Development:**  
TRANSOM

**Design Architect:**  
Hoefer Yoon Architecture

**Executive + Landscape Architect:**  
Sasaki
The proposed Project is located along the northernmost edge of the Bay Village neighborhood across Stuart Street from the Midtown Cultural District, with close proximity to the Chinatown neighborhood to the east and the Back Bay neighborhood to the west. The site’s location fronting Stuart Street positions it within the “High Spine” of Boston, an area of increased development linking Copley Square to the downtown Financial District.

**212 STUART STREET**
The nature of the surrounding context shifts moving south from Stuart Street and the High Spine towards the Bay Village neighborhood. This residential neighborhood consists of predominately lower height brick buildings and row houses with periodic larger scale multi-unit buildings. The Bay Village neighborhood, developed in the 1820s by Ephraim Marsh, has a strong sense of community and is the smallest officially recognized neighborhood within the City of Boston. The neighborhood is defined by small scale streets punctuated with old-growth trees and lined with red brick buildings featuring rich architectural detail.
The Church Street plaza belongs to Bay Village, and its improvements and design will reflect the character and atmosphere of the neighborhood that it is serving. The plaza marks an important transitional space from the large scale bustling urban fabric of the High Spine to the small scale richly textured nature of Bay Village – the plaza is a signal of "coming home". The Project recognizes the importance of the plaza and makes a conscientious effort not to impose itself on the essence of this space.
The salient characteristic of the existing Church Street plaza is the lush overhead canopy of flanking Honey Locust trees. This condition will be maintained and enhanced with the improvements to the plaza, allowing the trees to form a subtle gateway to the neighborhood. Improvements will be made to the underfoot experience through a richly textured paving pattern that references the cobblestone and brick paving of the various pocket parks located within Bay Village. Permeable pavers will further add to the texture of the plaza, while helping to mitigate the effects of stormwater runoff. The plaza also maintains a width to serve as emergency vehicle access to the neighborhood.
Moving north through the Church Street plaza, the public realm improvements will fan out as it meets the Stuart Street sidewalk to establish a larger catchment area for the entrance to the plaza. Portions of the sidewalk to the west and east will be improved to mark the plaza as a unique moment within the pedestrian experience of Stuart Street. This moment of visual interest will help to soften and integrate the experience of the Church Street plaza with the adjacent context.
212 Stuart Street

Stuart St Sidewalk – Looking East
The intersection of the Church Street plaza and Stuart Street offers a unique opportunity to transform territory once associated only with the car, to that of also the pedestrian. The surface patterning of the plaza will be extended into Stuart Street to provide an expanded pedestrian crossing. Because the one-way traffic flows of Stuart Street and Church Street north of Stuart Street is completely stopped by the corresponding signal, pedestrians will be able to cross Stuart Street along a number of varying routes within the newly defined area. The improved roadway surface will serve as a visual and tactile cue to passing cars that an increased level of pedestrian activity occurs in the area and will also serve as an enhanced visual cue identifying the gateway to Bay Village.
The northern edge of Shawmut Street to the south of the plaza contains latent area that will be reclaimed by the site improvements, thus adding to the effective length of the plaza. The proposal is to reconfigure an otherwise underutilized and banal portion of the site for pedestrian benefit. Farther west along Shawmut Street, parallel street parking will be maintained and adds an additional two parking spaces for use by Bay Village residents and will be visually broken by a series of new trees.
DESIGN PROCESS
DEEP COURSINGS

SPLIT MASSING

VERTICAL SHEAR

DIMINISHED SOUTHERN MASSING AT TOP

GLASSY NORTHERN MASSING AT BASE

GROUND SOUTHERN MASSING AT BASE

212 STUART STREET

MASSING OPERATIONS

BCDC PACKAGE 032
VERTICAL
READING

PACKAGED
READING

SELECTED
CONTINUITIES
The Project design recognizes the importance of its urban significance on all four sides, not just the Project’s address on Stuart Street to the north. Each elevation of the building will address the unique and diverse conditions of the adjacent urban context. The Project is responsible for negotiating the shift in scale between the high-rise buildings along the High Spine to the north, west and east, and the low-rise buildings of Bay Village to the south. The intention of the design is to be legible and coherent as a whole, and will not treat the north and south elevation as irreconcilable opposites.
DETAIL, MATERIAL + TEXTURE
The façade is composed of a series of scalloped panels ranging in widths of 9 feet to 3 feet. Depending on the panel width, the radius of the scallop changes, producing a different visual reading for each unit. These modules are packaged into varying heights according to the overall elevation.