

Agenda

Introduction

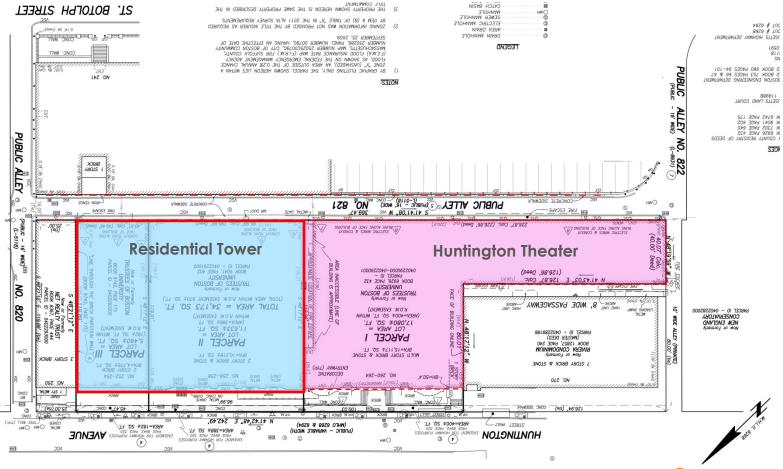
- 1. Tower Design Updates 5 Min
- 2. Theater Design Updates 20 min
- 3. Update on issues from Previous Community Meetings 20 min
 - Shadows
 - Wind
 - Bird Safe
 - Transportation
 - Pick-up / Drop Off
 - Landscape and Trees
- 4. Q&A



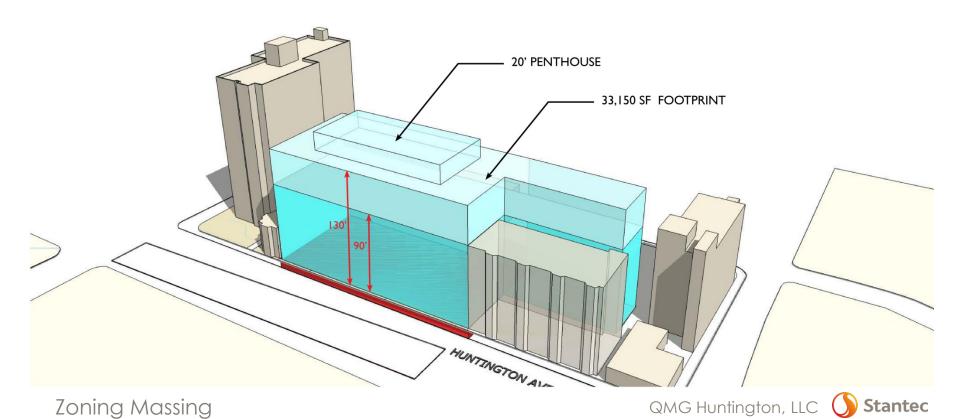
Huntington Residential Development

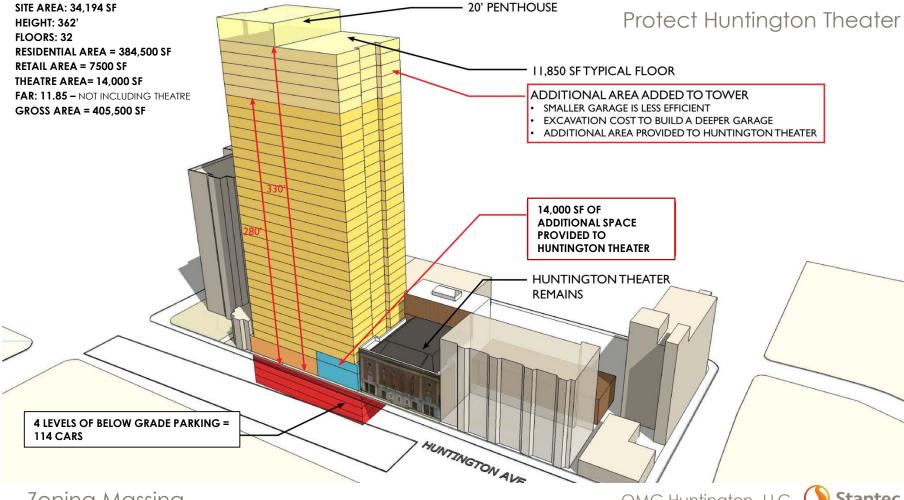
QMG Huntington, LLC Committed to Boston

- ➤ Qianlong: Supporting Boston Residential Development 2010
 - > 15,000 + Residential units: Now focused on Transit, education, job centers
 - Extensive Retail, Office, hotel, Industrial Development since 1993
- > The Matteson Cos: New Company, Long Boston Track Record
 - > A Vision revitalizing Summer Street: 20 buildings transformed the area
 - Current: 3 high rise residential, 2 hotels, 3 million+ SF industrial
- ➤ GFI Partners: Boston Real Estate Advisor, National Reach 1997
 - > 6,200 Residential units: 15 million+ SF Industrial
 - Healthcare/ Hospitals, Schools, Office, Retail, Hotel across state and country



ZONING ENVELOPE – WITH INCENTIVES





Concept Strategy:

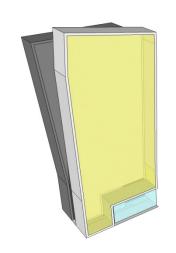
- Build upon energy of area
- Create an icon in the city that marks the entrance to the Avenue of the Arts as a place for performance
- Celebrate the Theater by letting performance functions dominate the sidewalk (new entrance & theater restaurant)
- 'Bring the Stage to the Street'

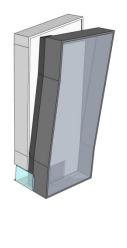


Concept: Drama Masks



 Create gestural massing that breaks down form into two masks







Looking toward Prudential



Street Level View

QMG Huntington, LLC **Stantec**





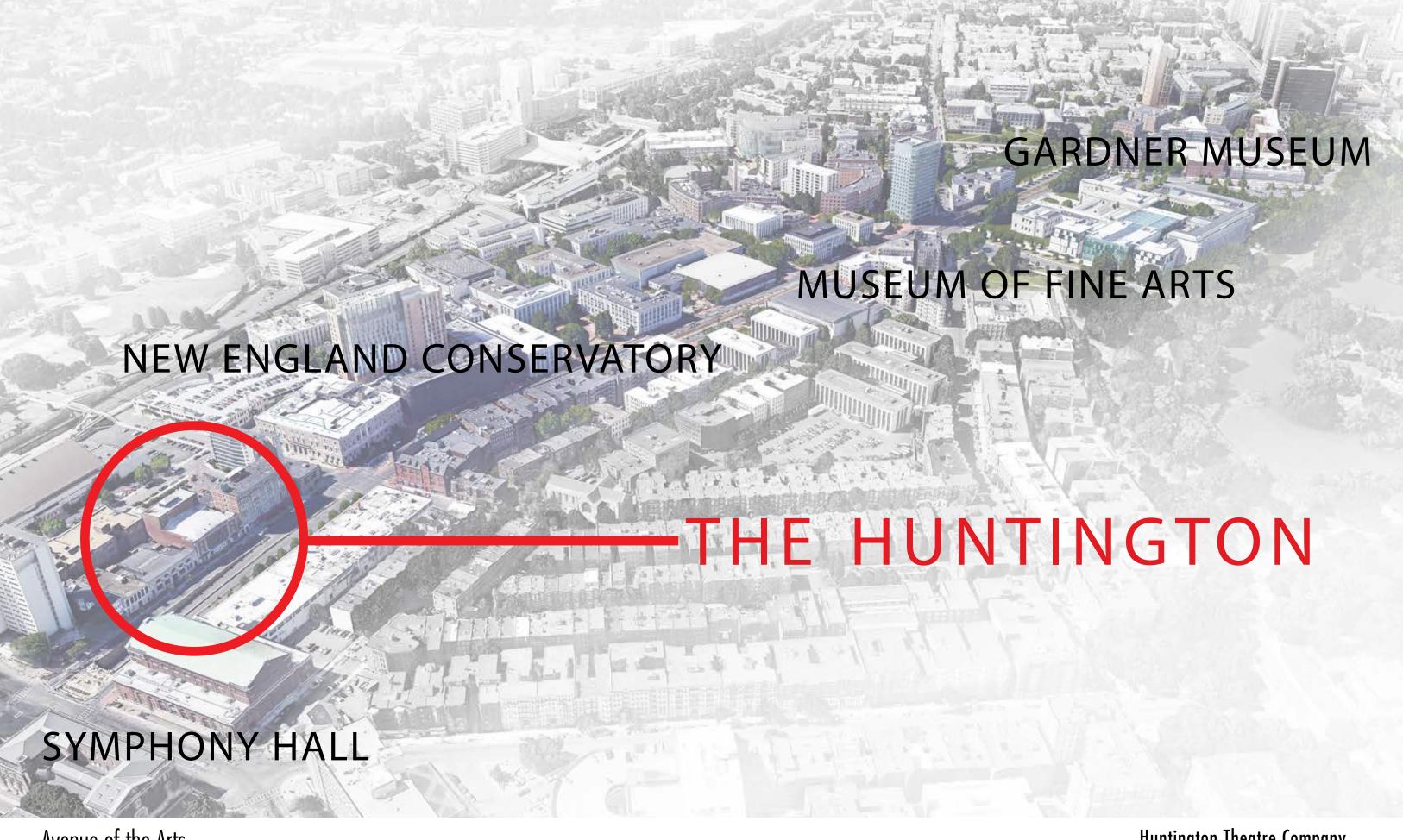




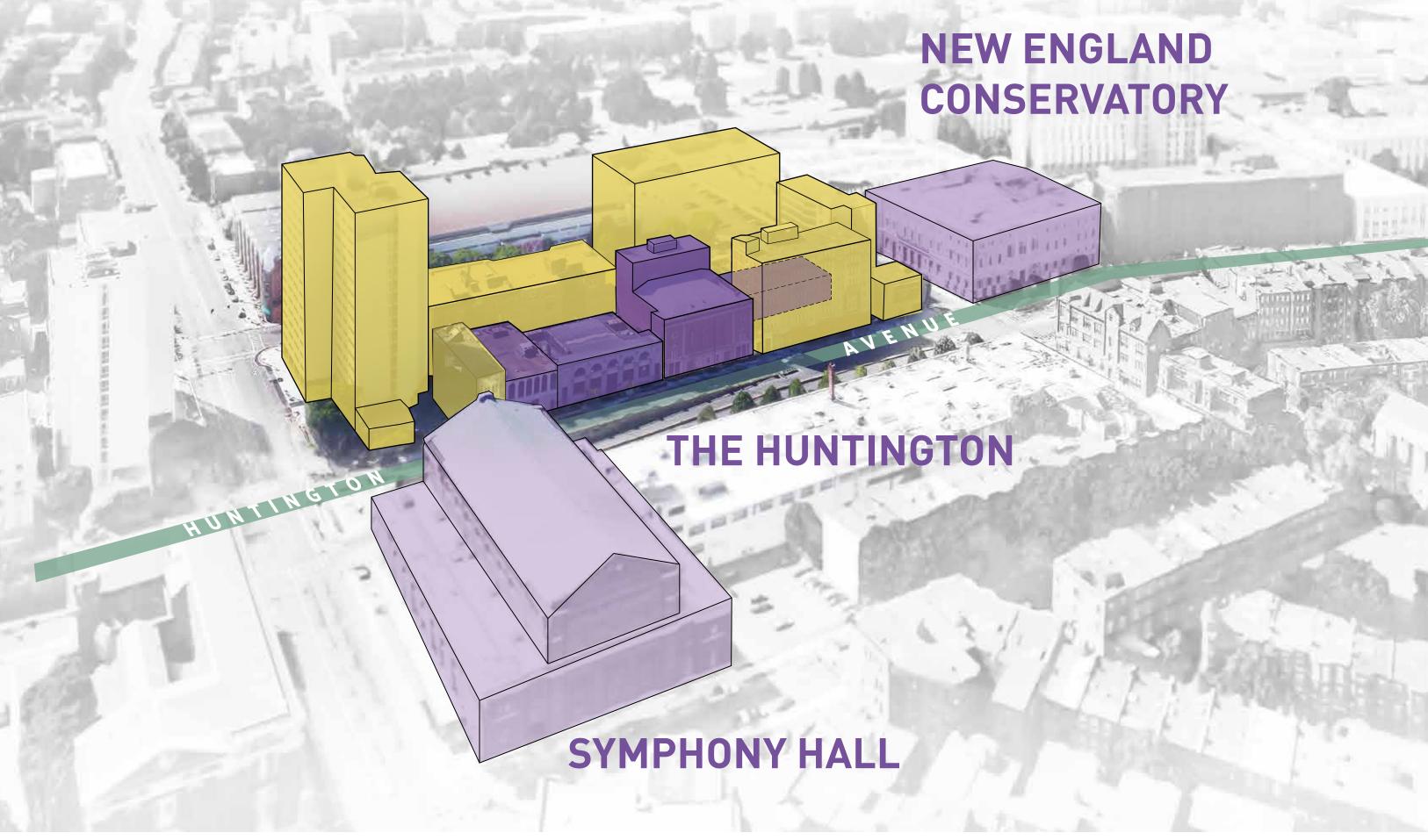


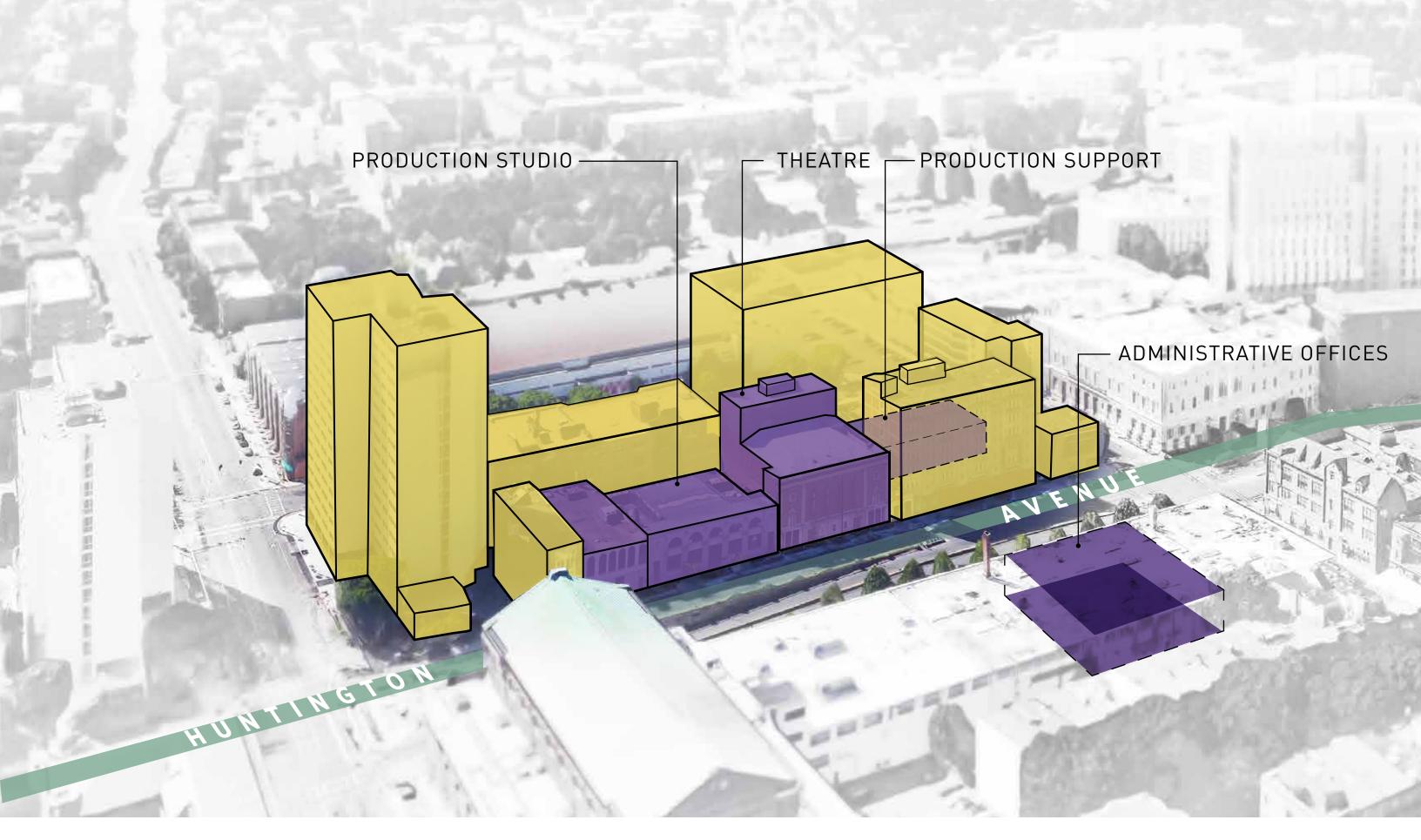


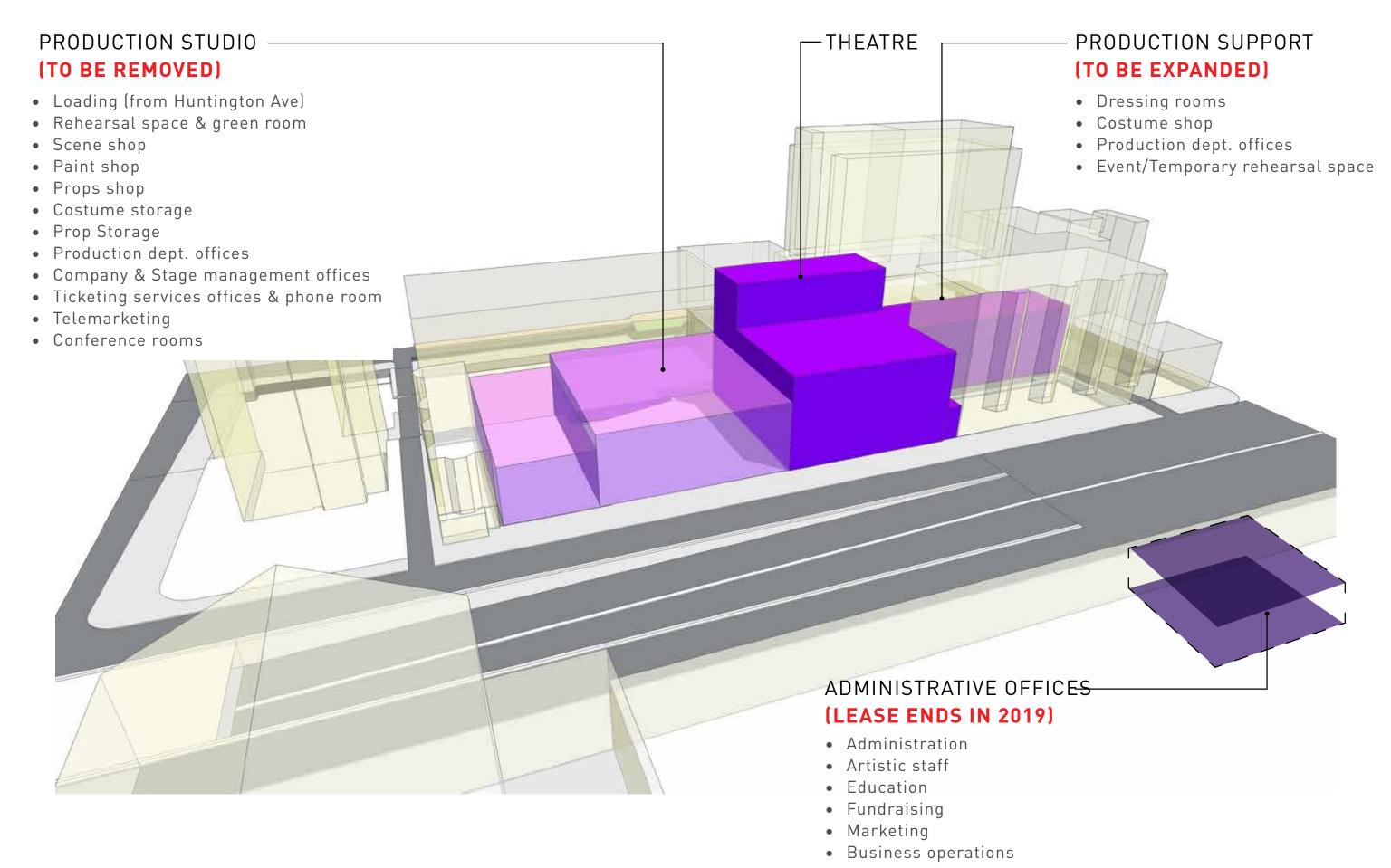
THE HUNTINGTON THEATRE COMPANY

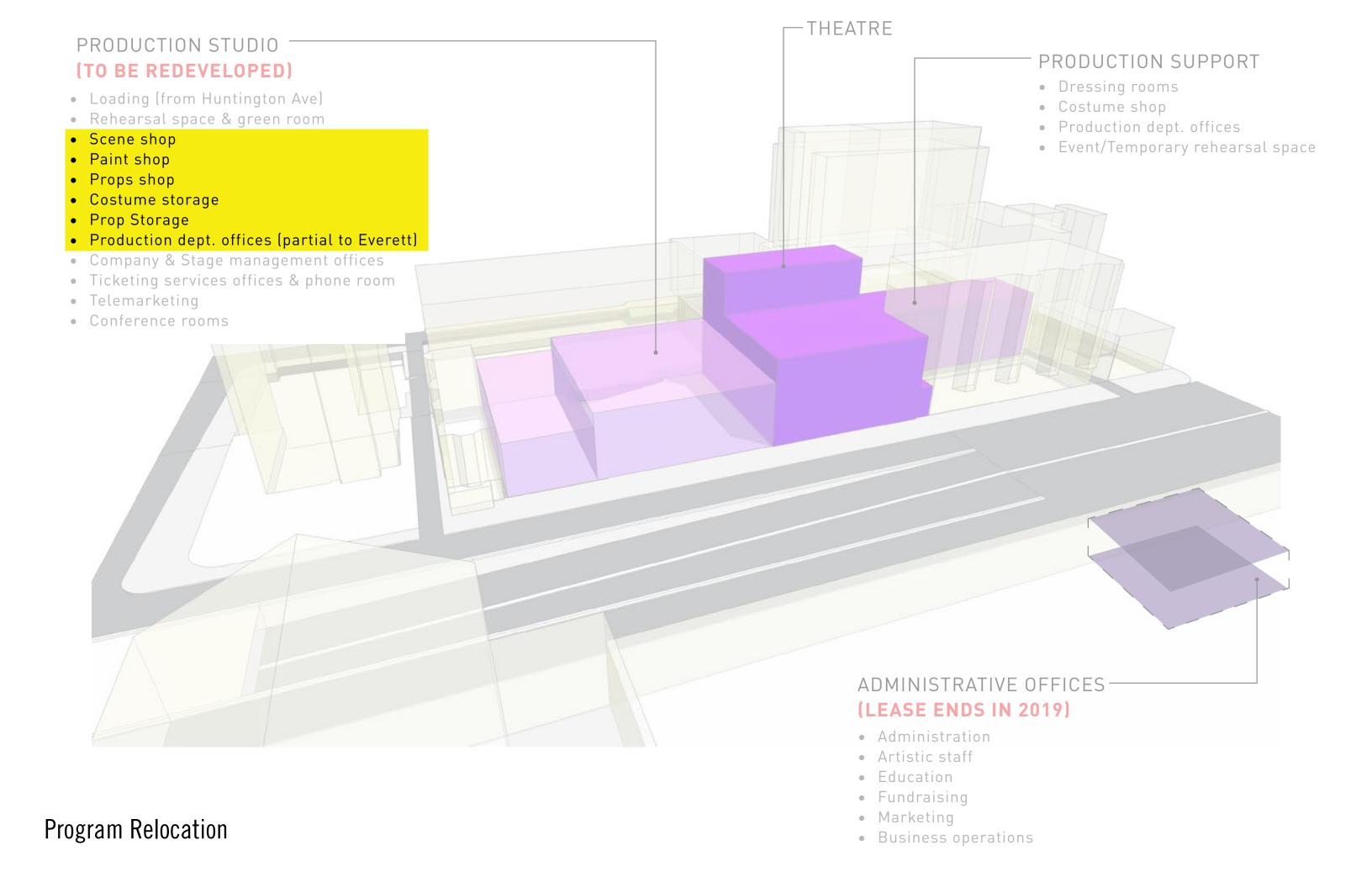


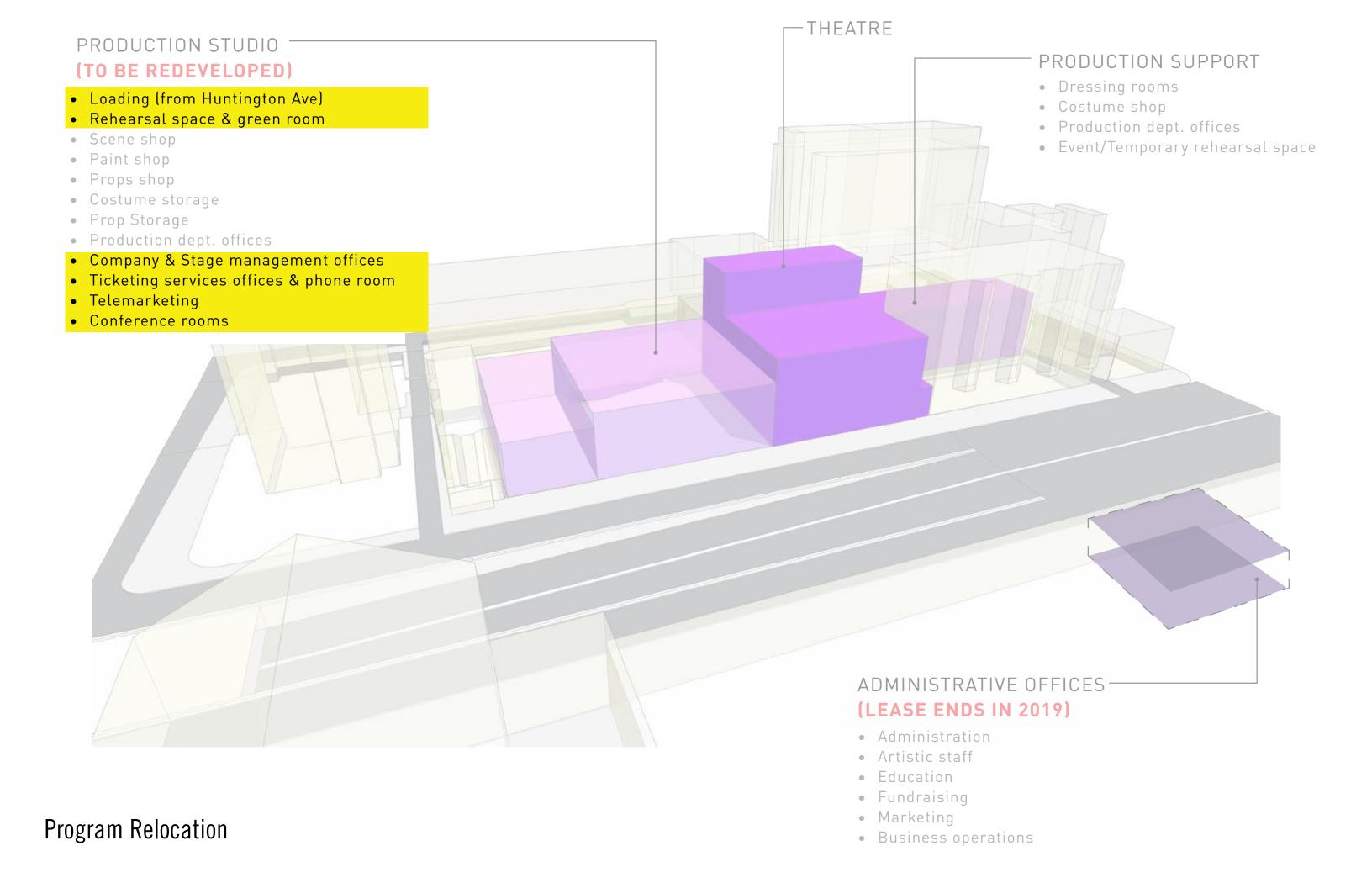
Avenue of the Arts

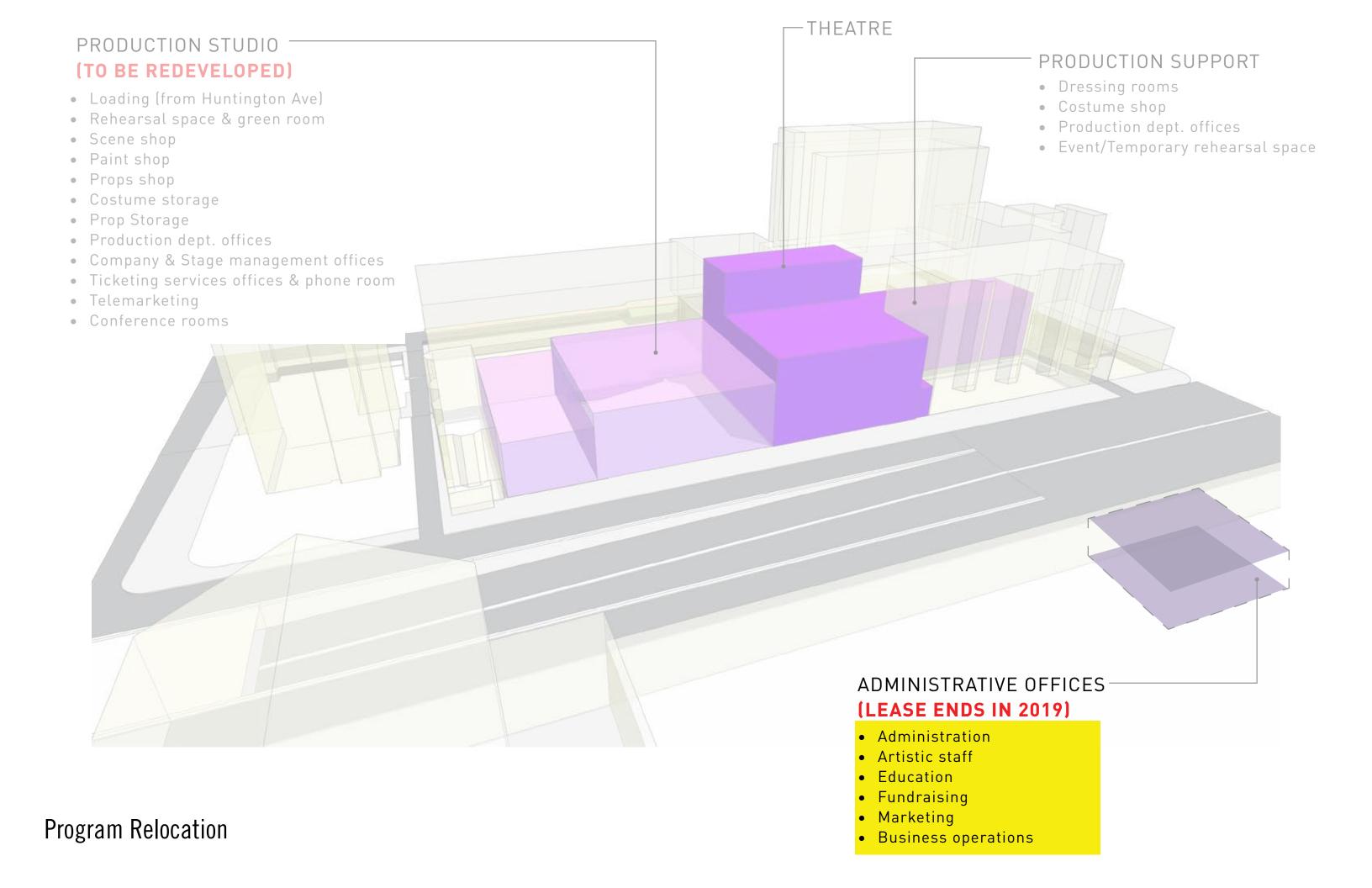


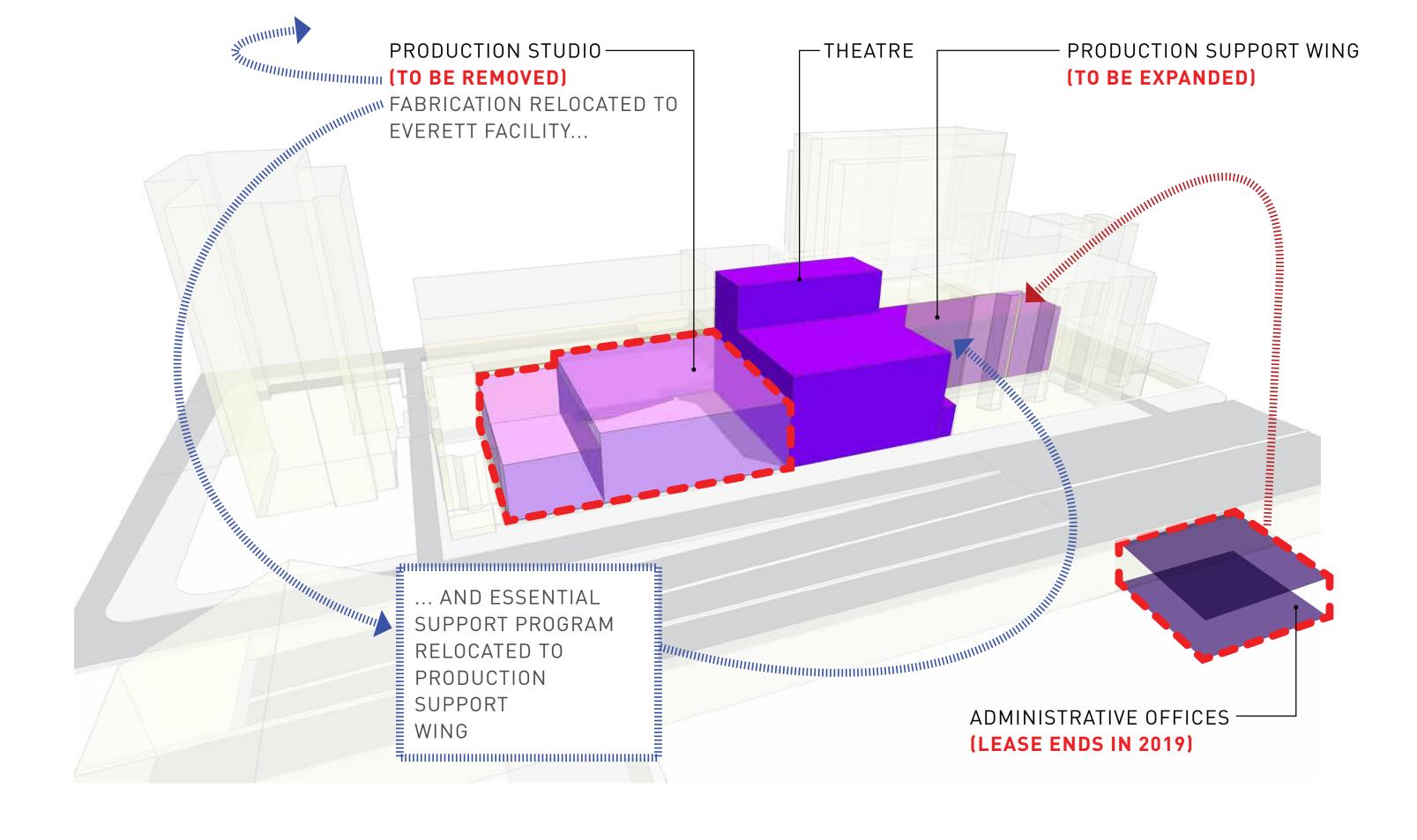


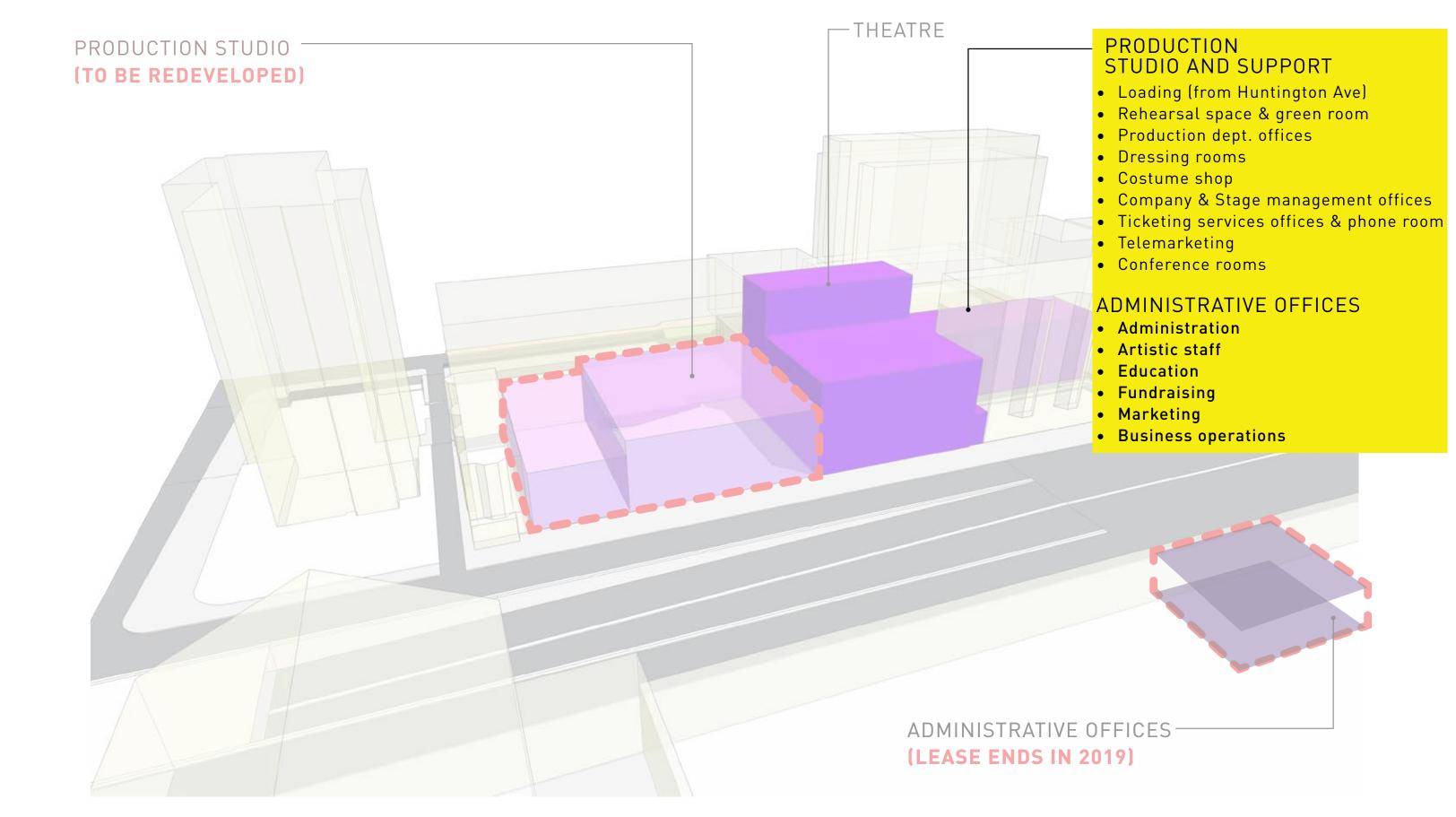


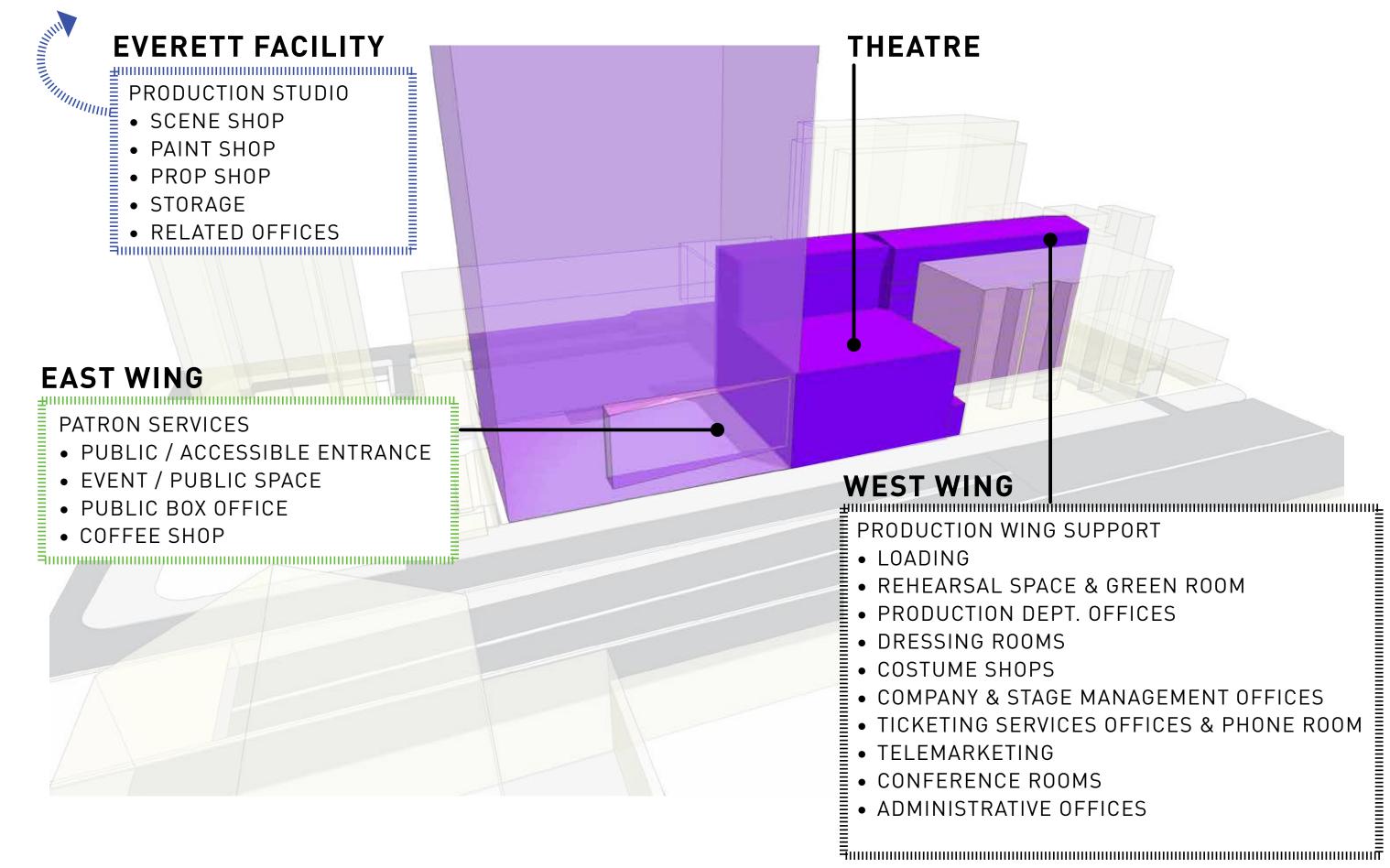






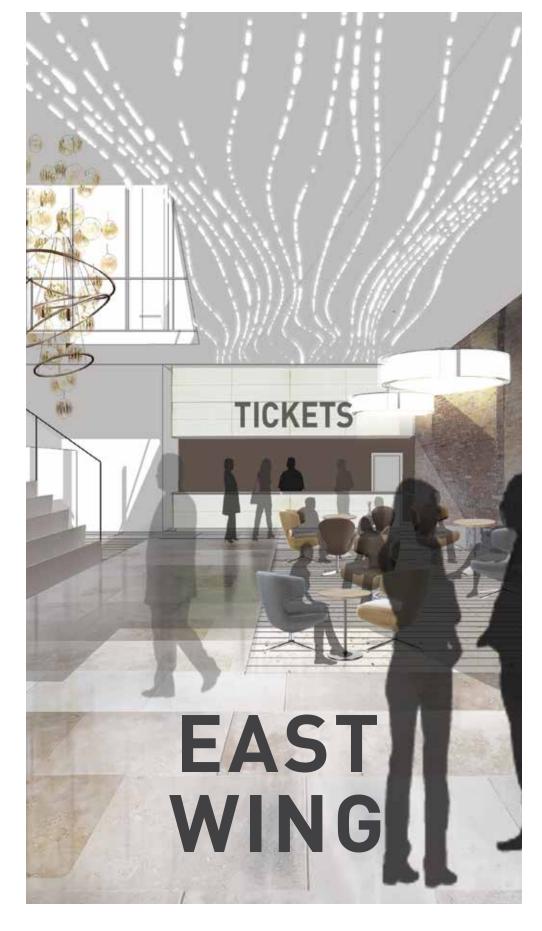


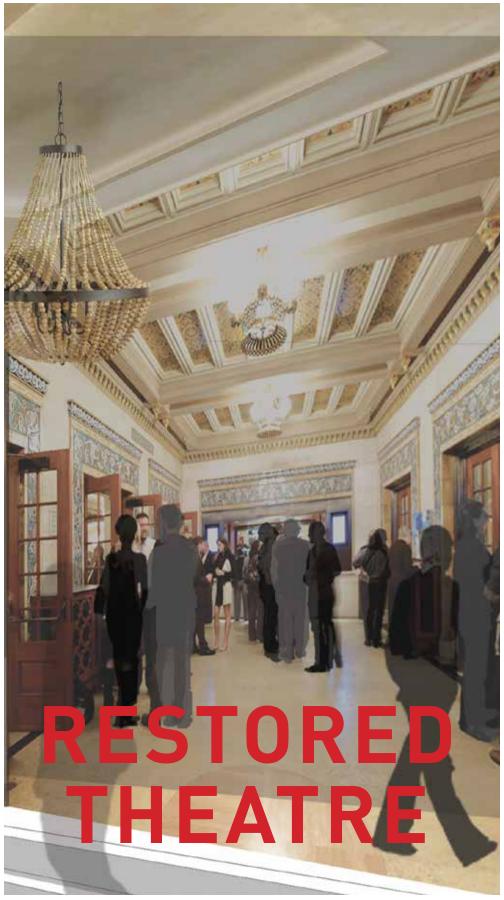


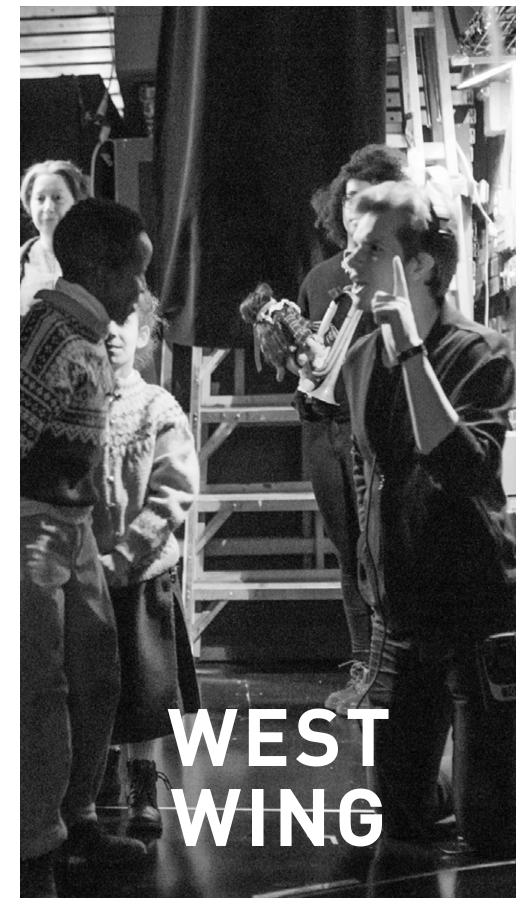


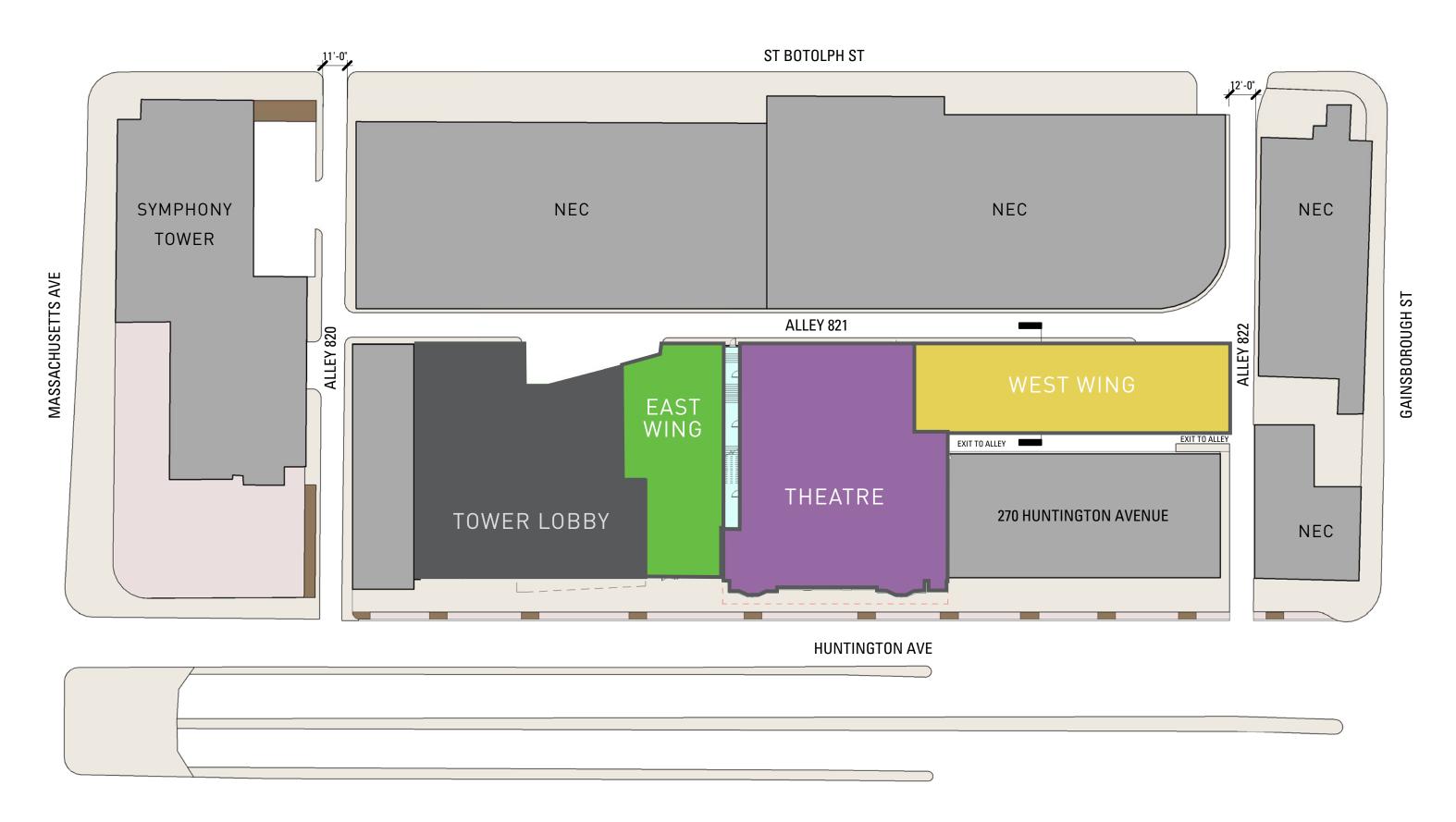


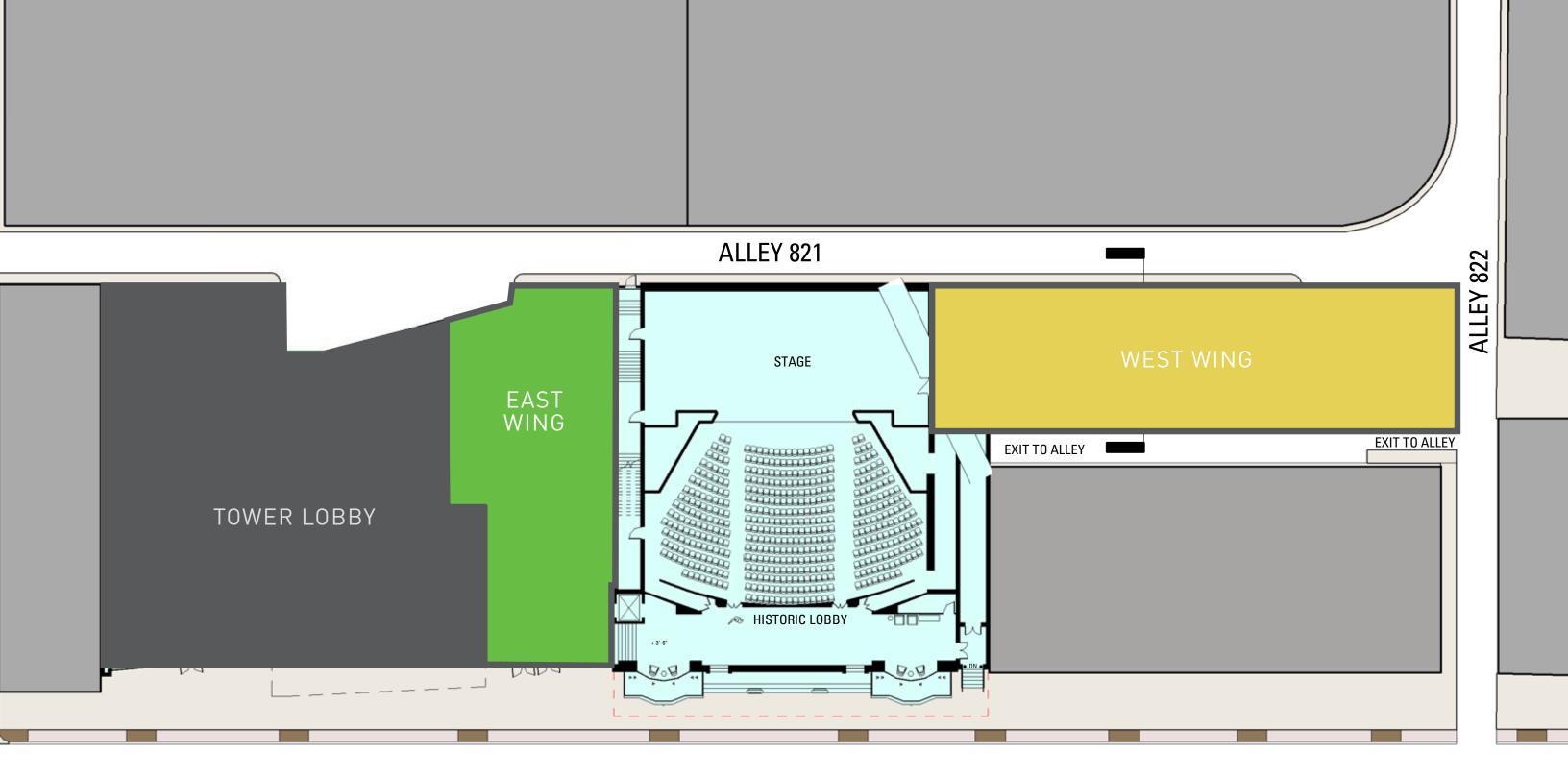
Avenue of the Arts - Symphony Block - 2020



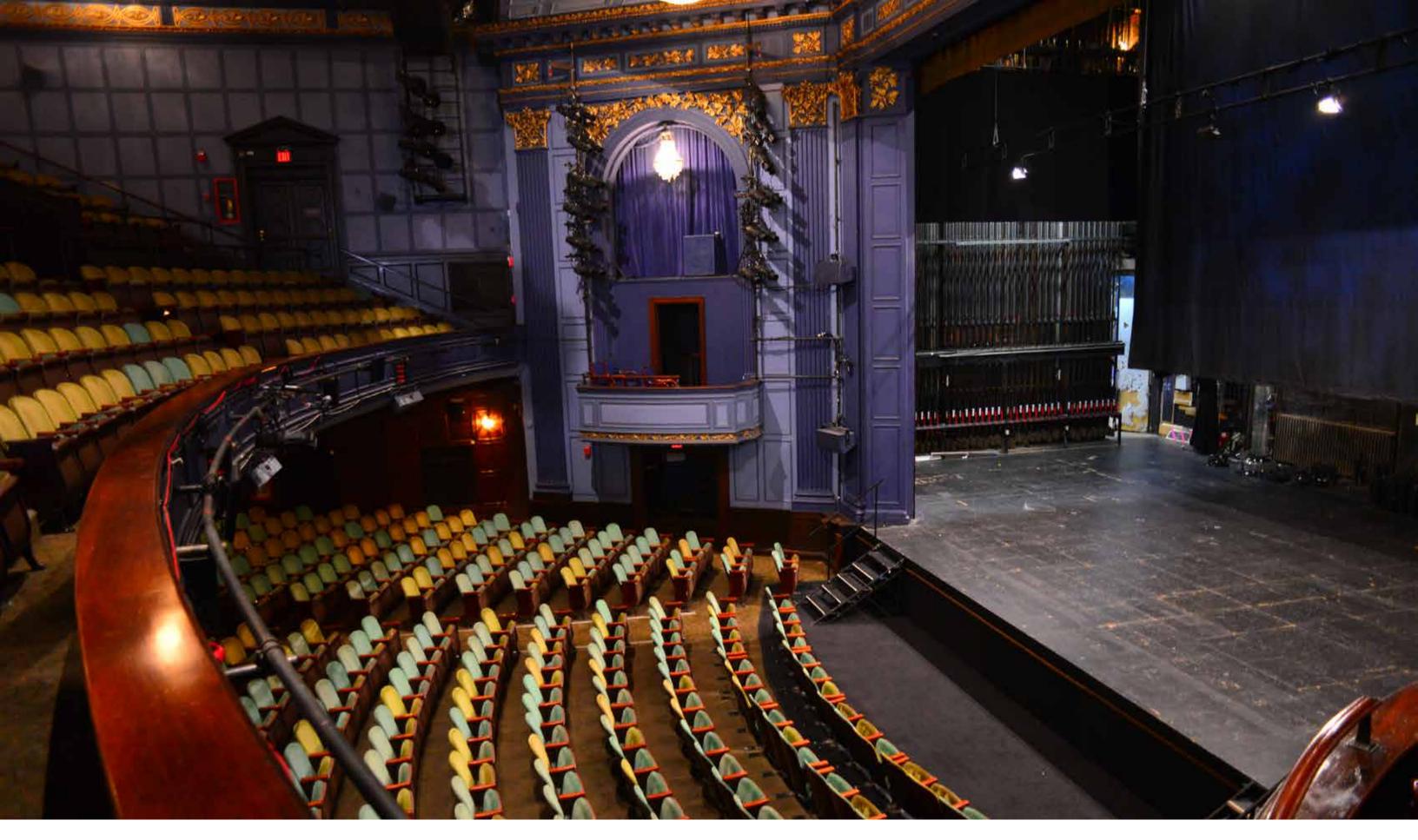




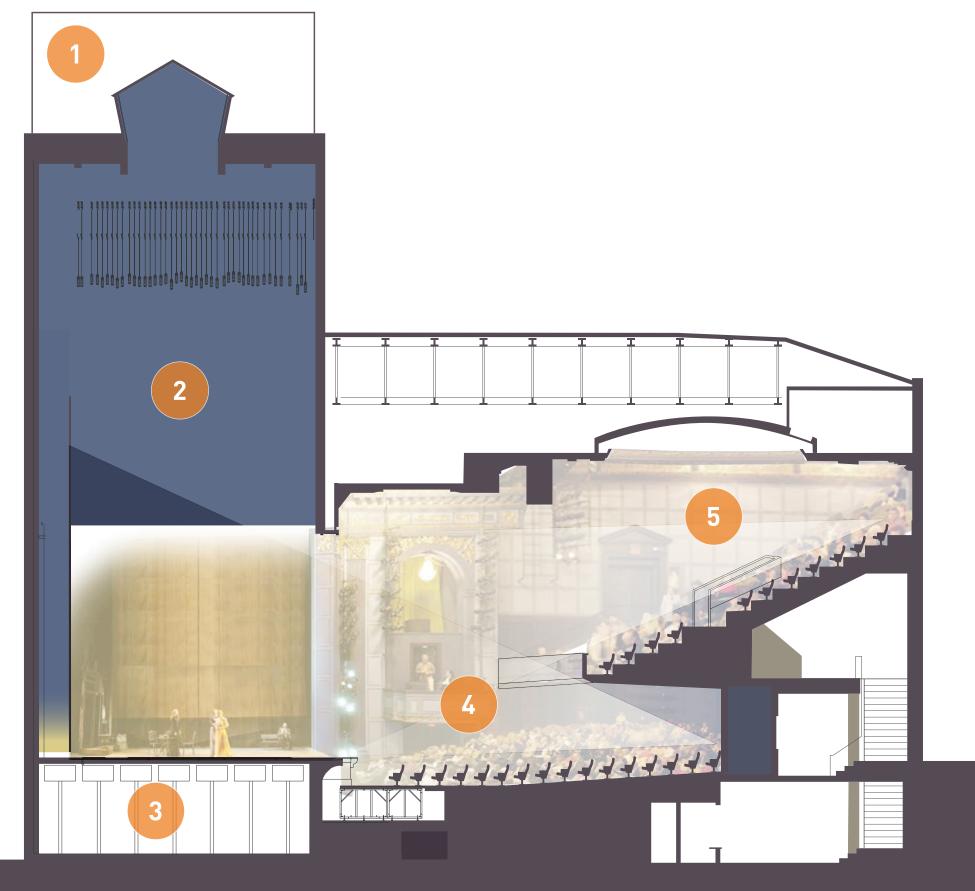




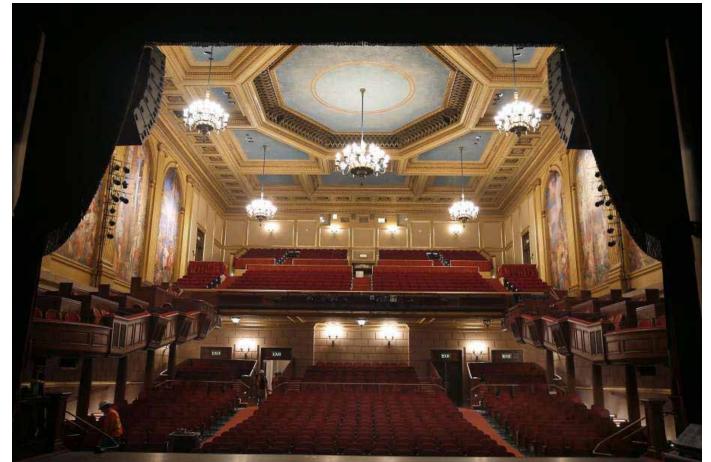
HUNTINGTON AVE



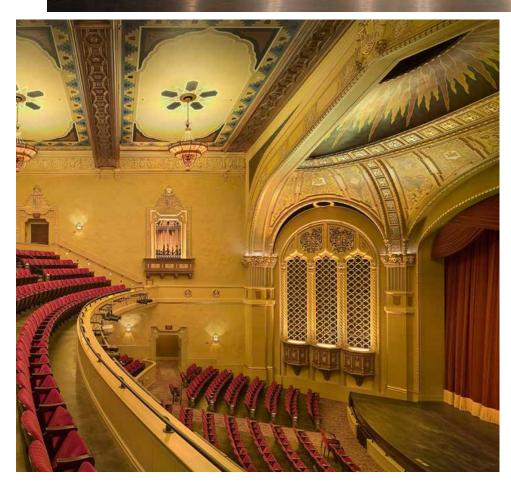
Huntington Theatre - Existing



- 1 Fly tower
- 2 New Rigging
- 3 Flexible Platform
- **Sight Lines**
- Interior & Lighting Renewal



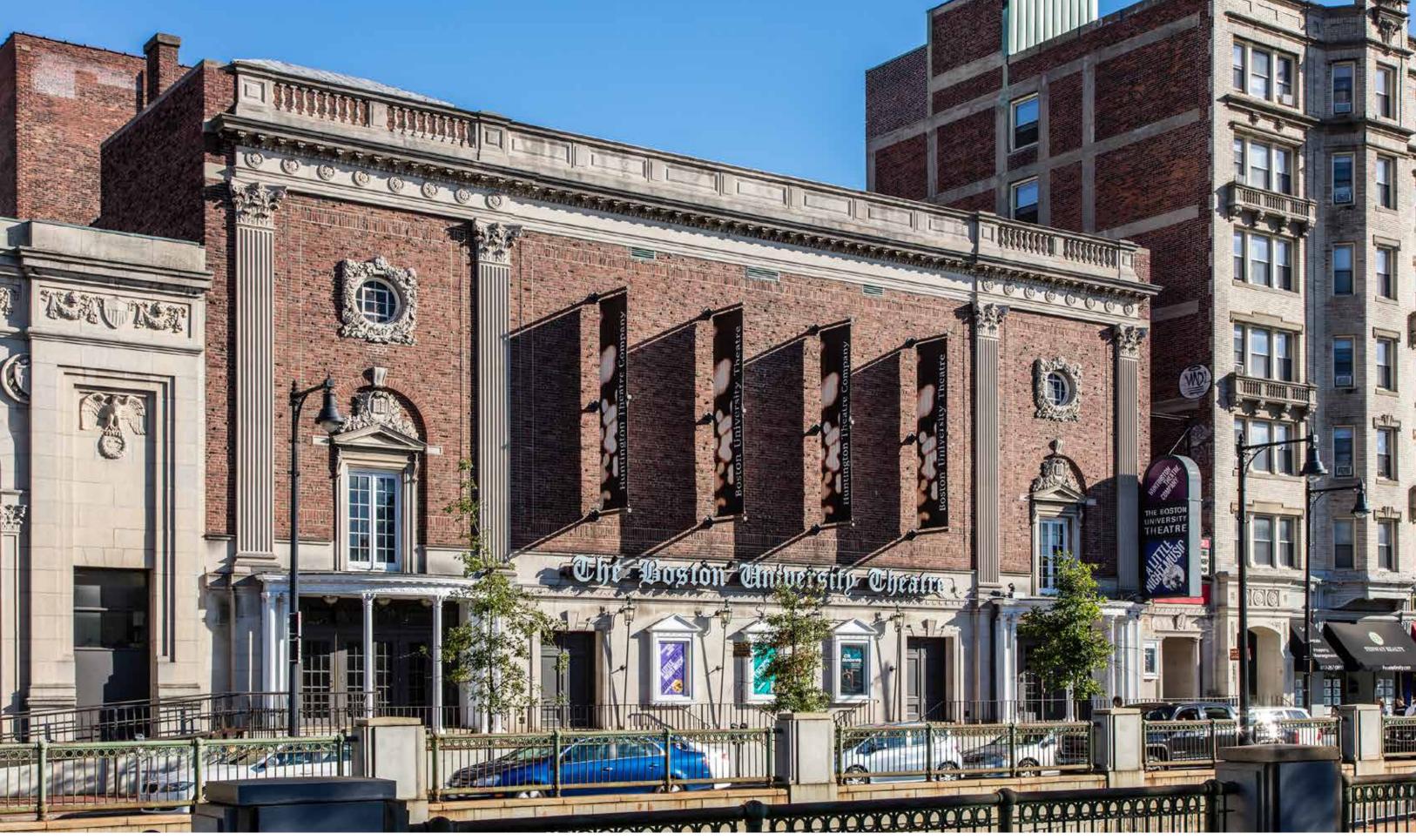








Restored Theatre Examples



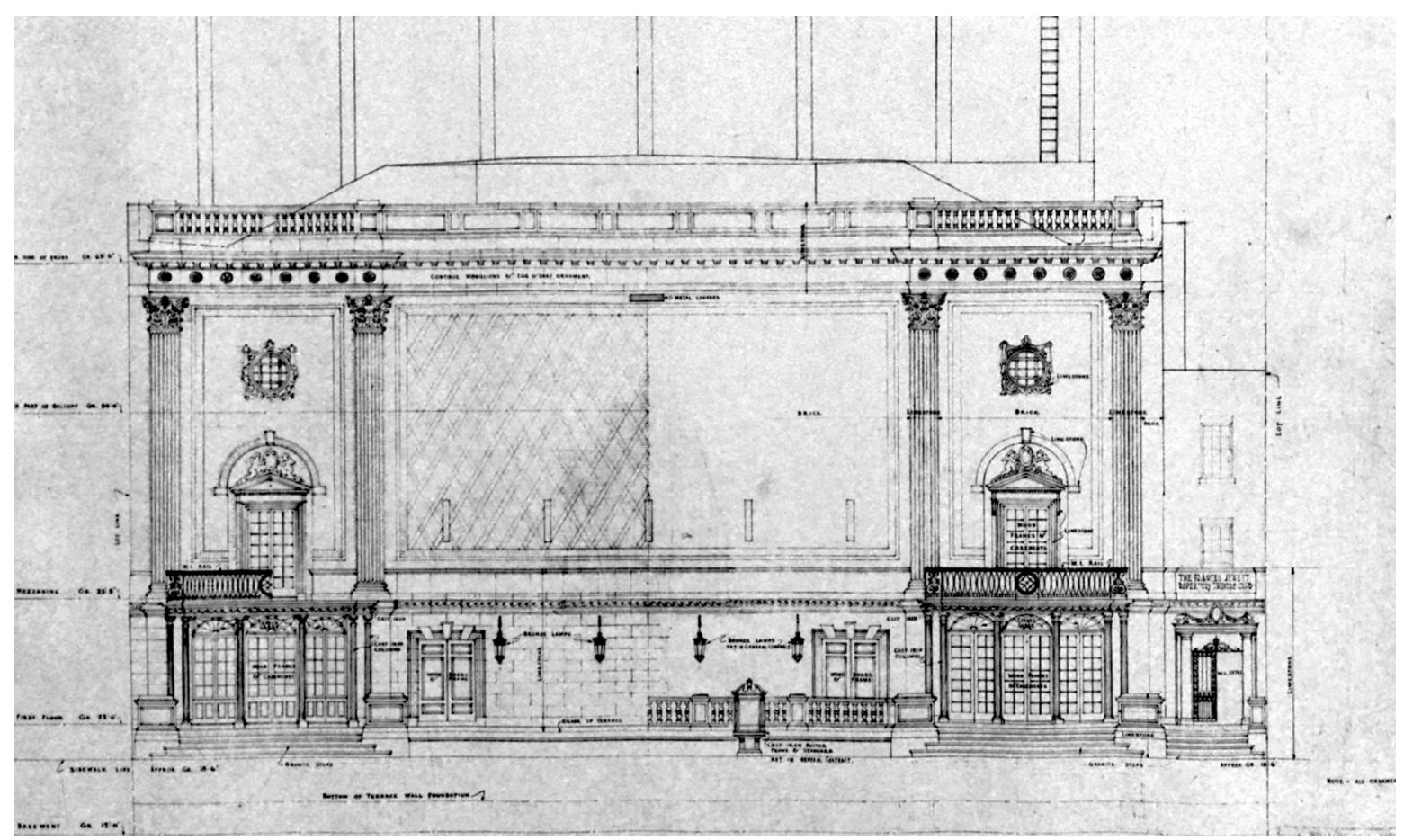
Huntington Avenue - 2016

Huntington Theatre Company Bruner/Cott Architects



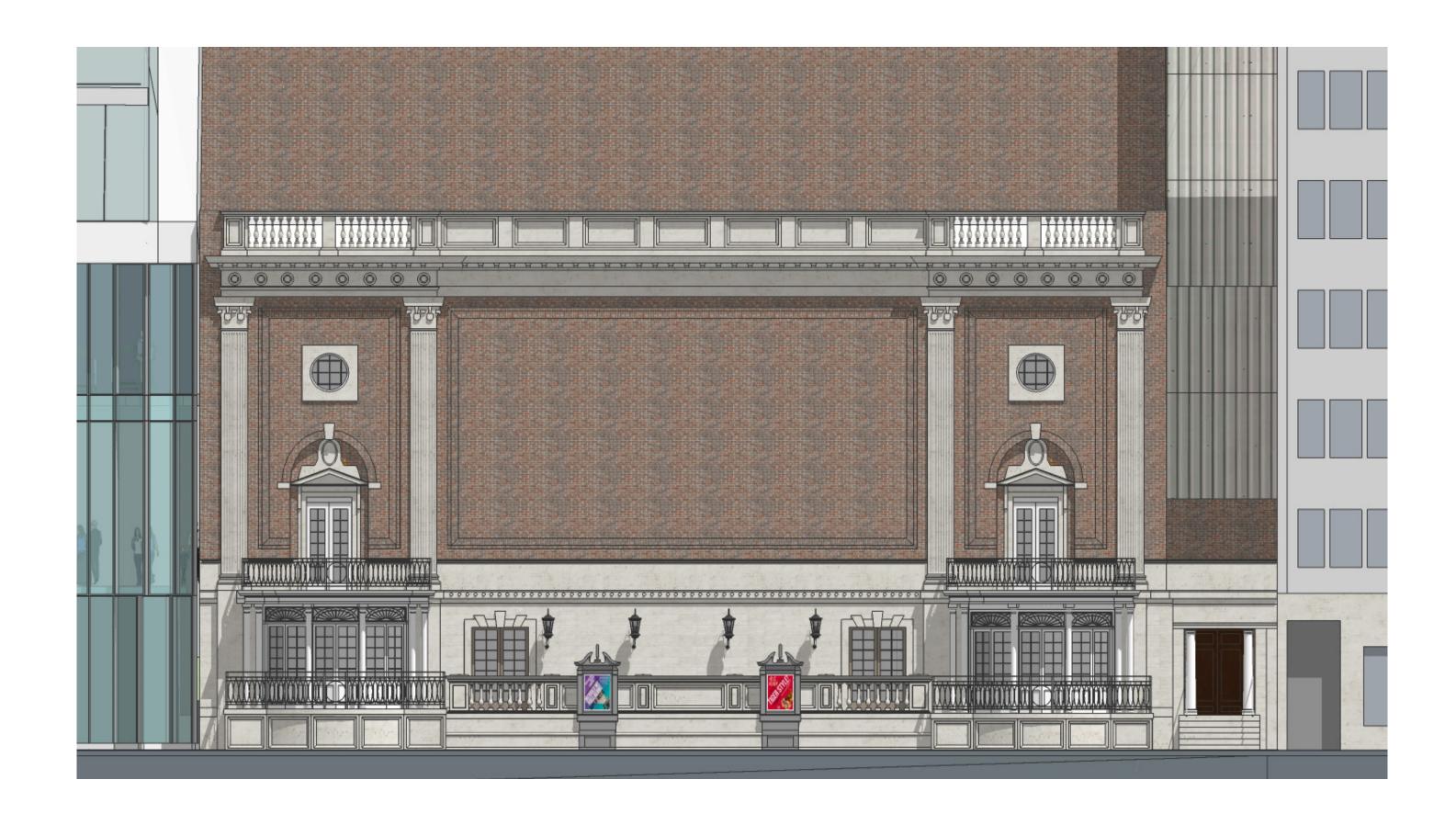
Huntington Avenue - circa 1926

Huntington Theatre Company
Bruner/Cott Architects



Huntington Avenue - 1923 blueprint

Huntington Theatre Company Bruner/Cott Architects



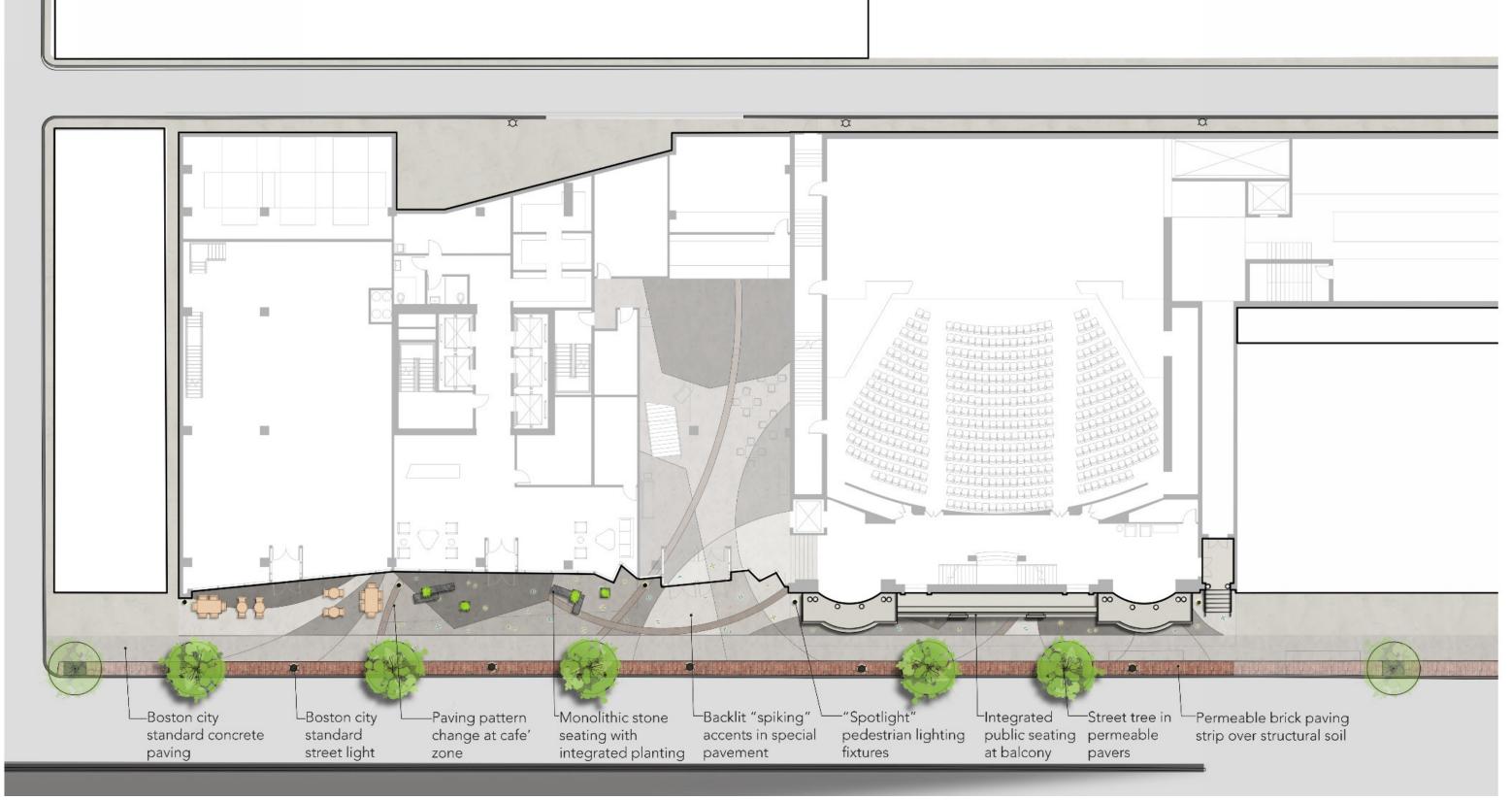


Huntington Avenue - Theatre Entry



Huntington Avenue - Streetscape

Huntington Theatre Company
Bruner/Cott Architects

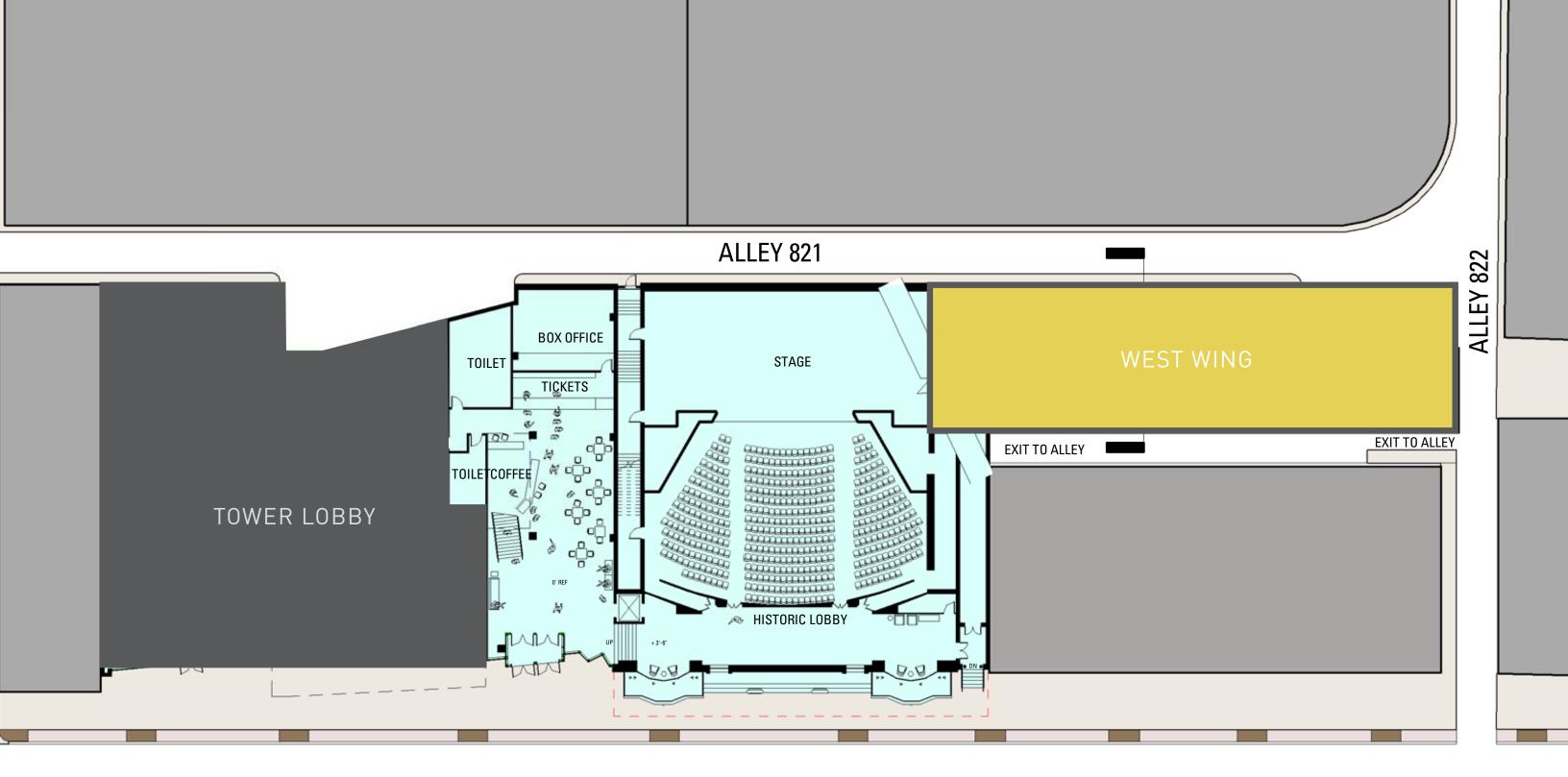


Revised Landscape Plan

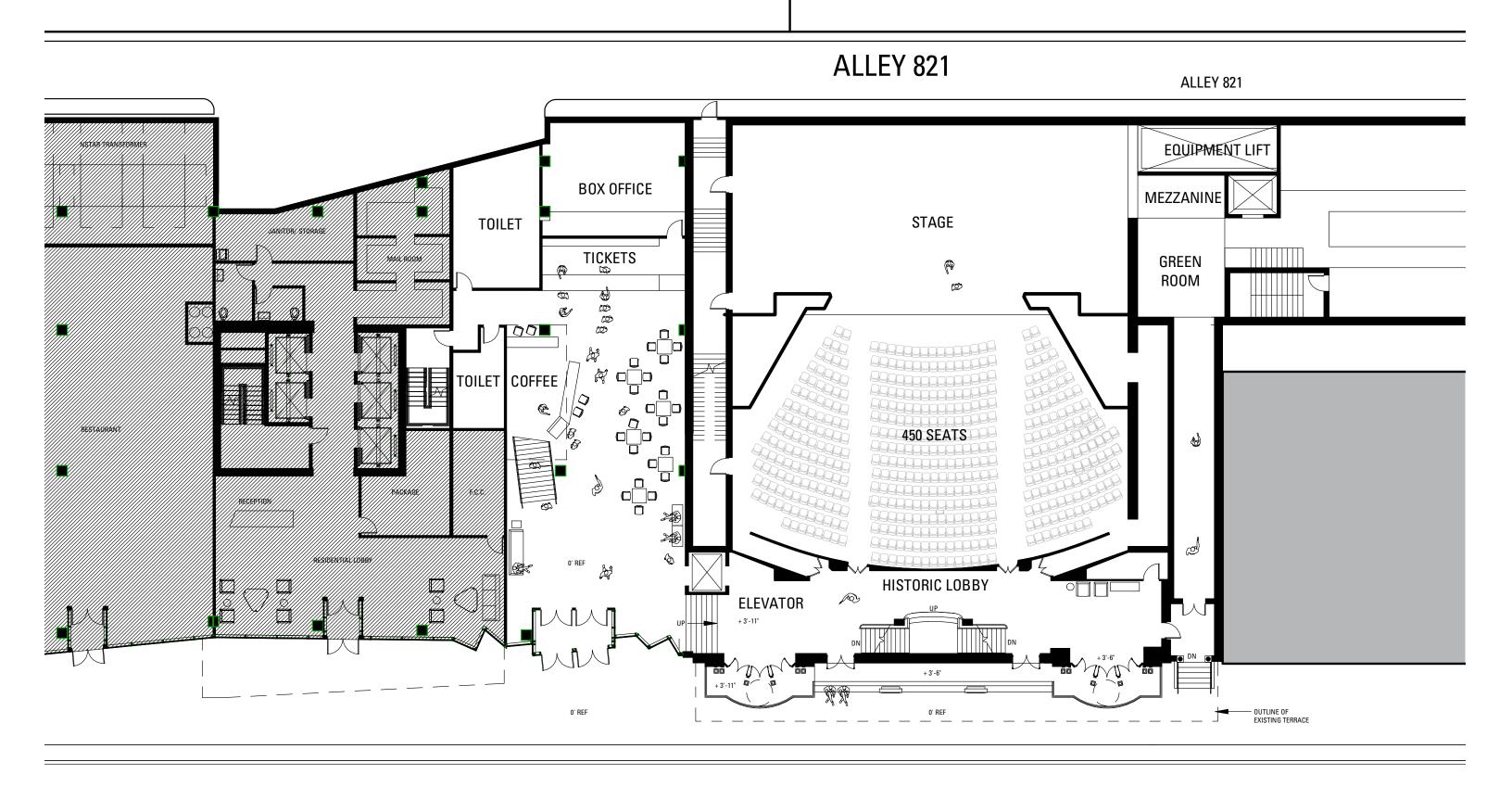
QMG Huntington, LLC



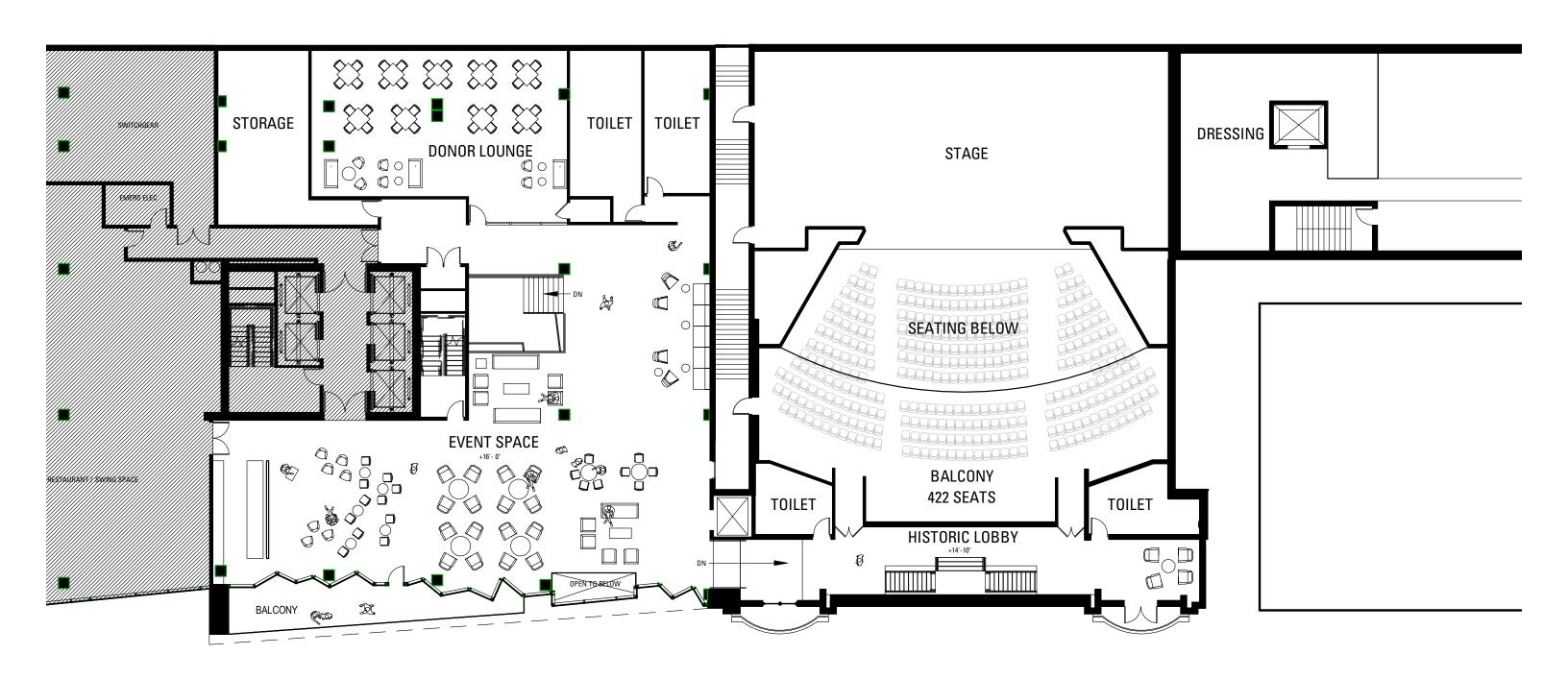




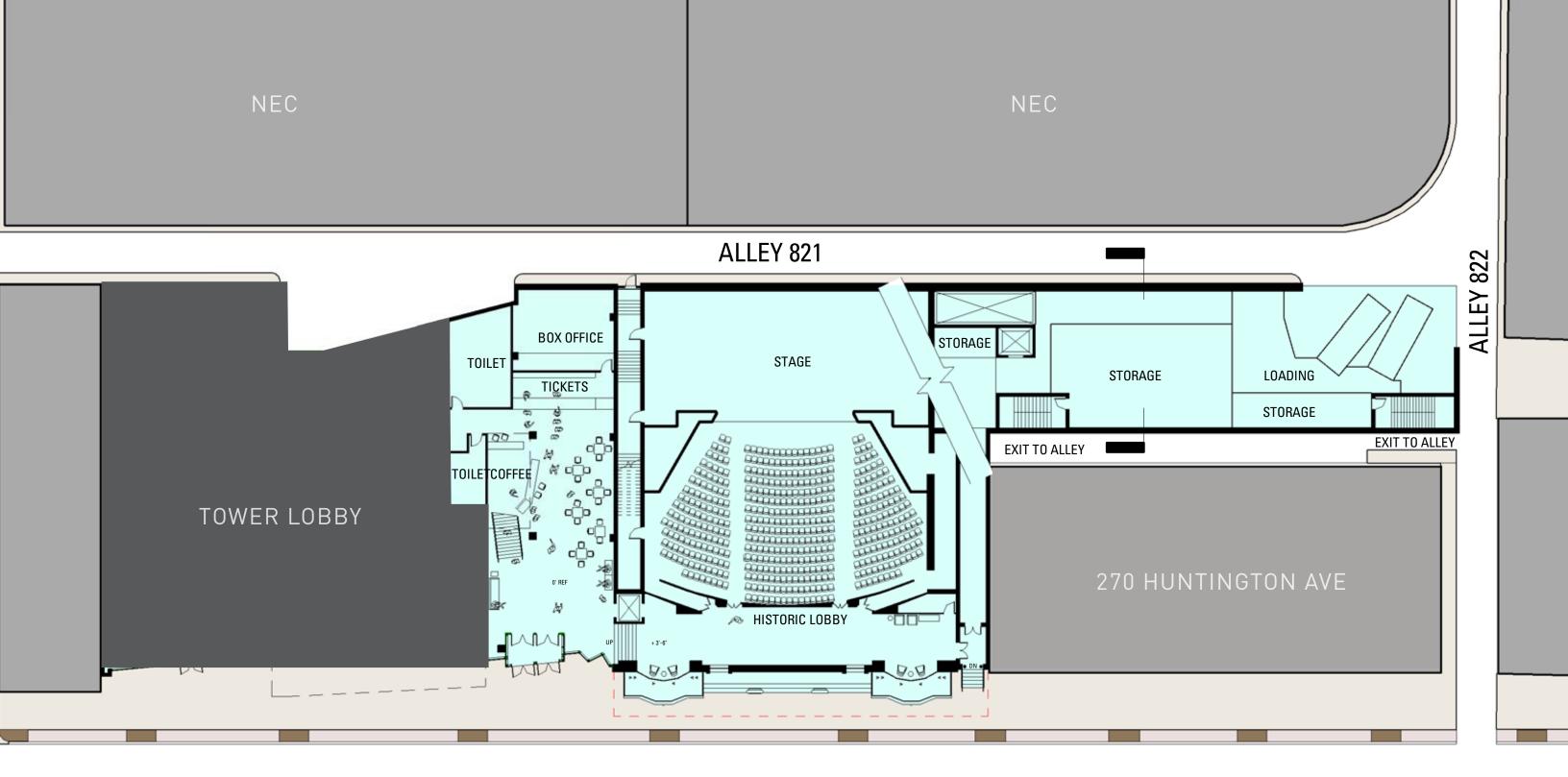
HUNTINGTON AVE











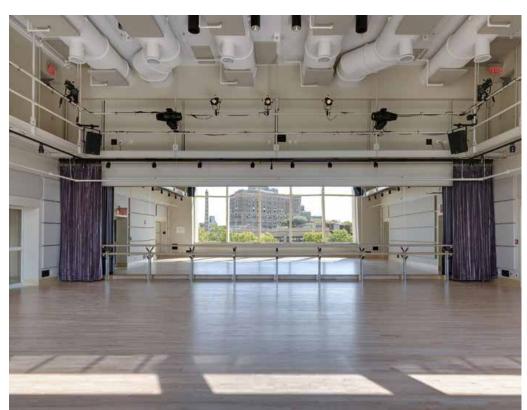
HUNTINGTON AVE





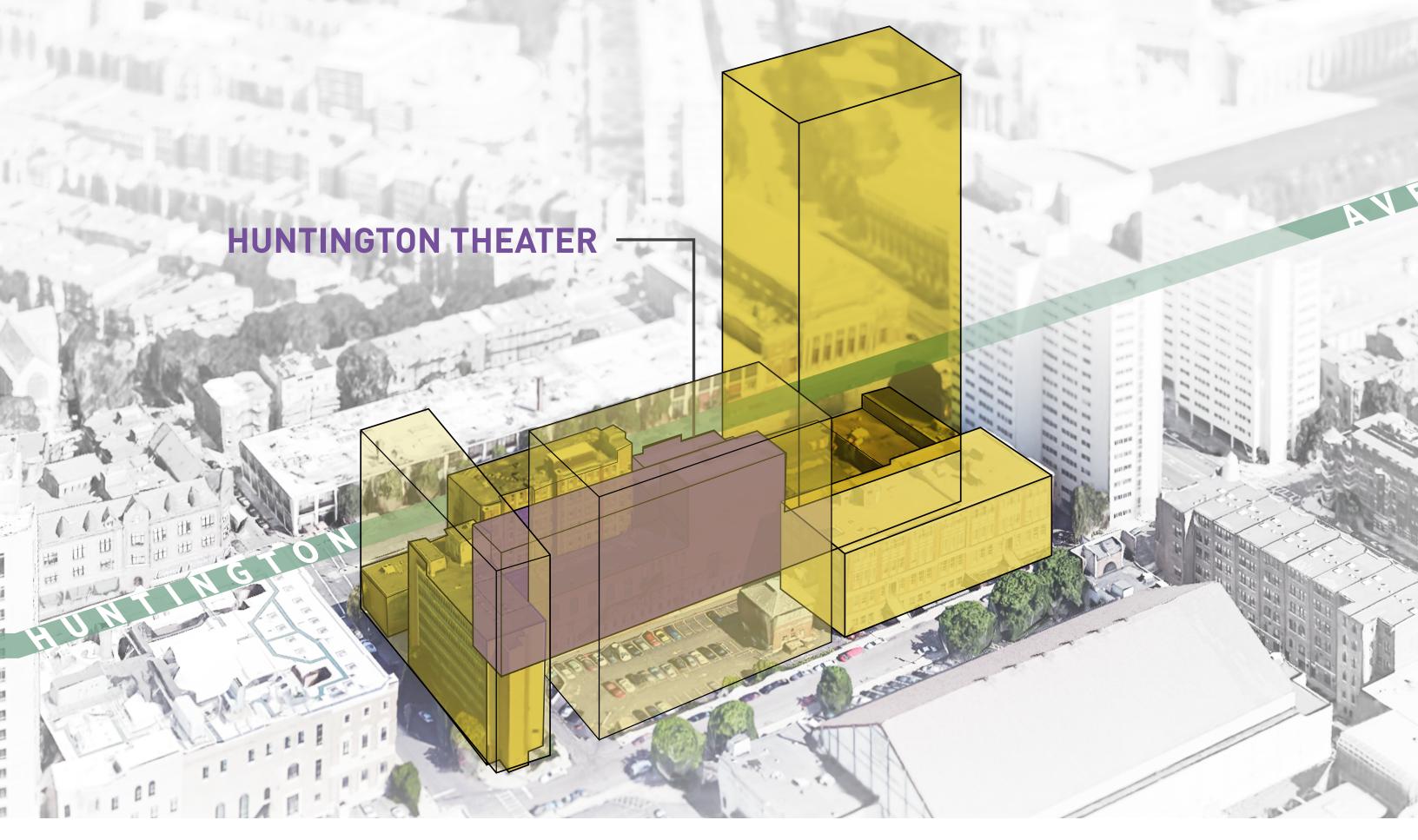








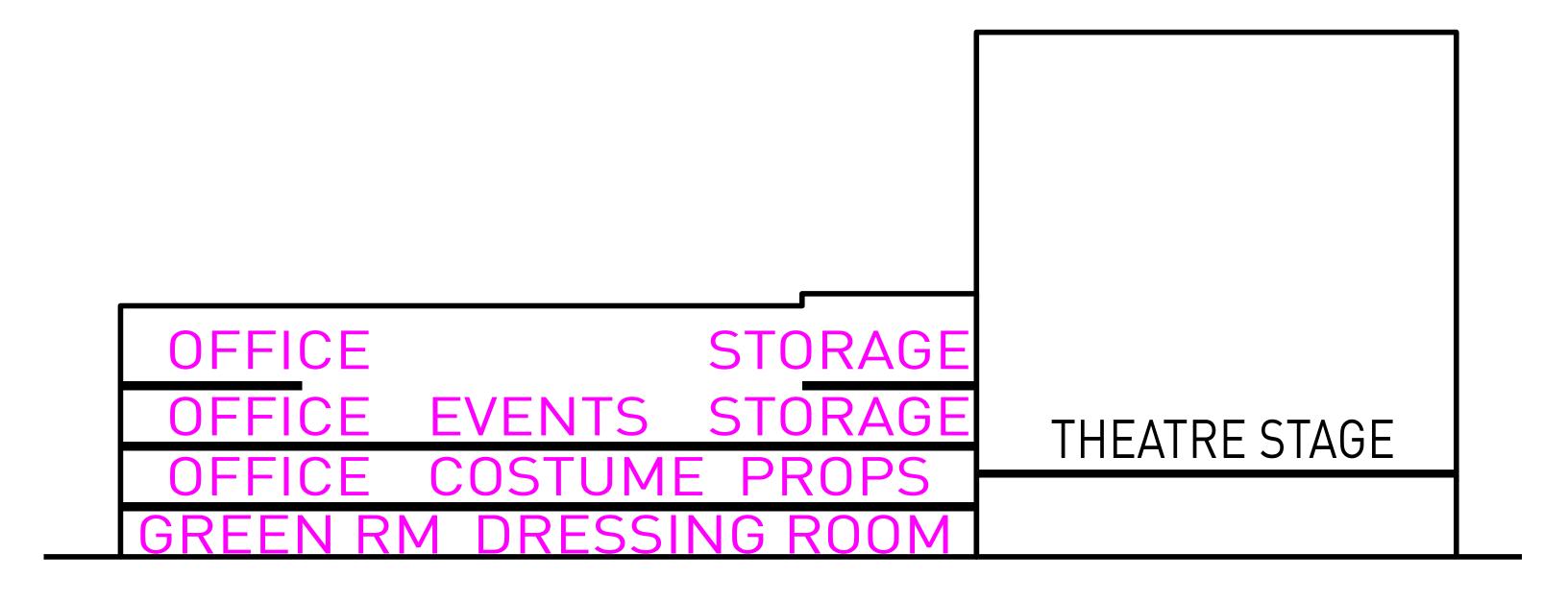
West Wing - Production Engine

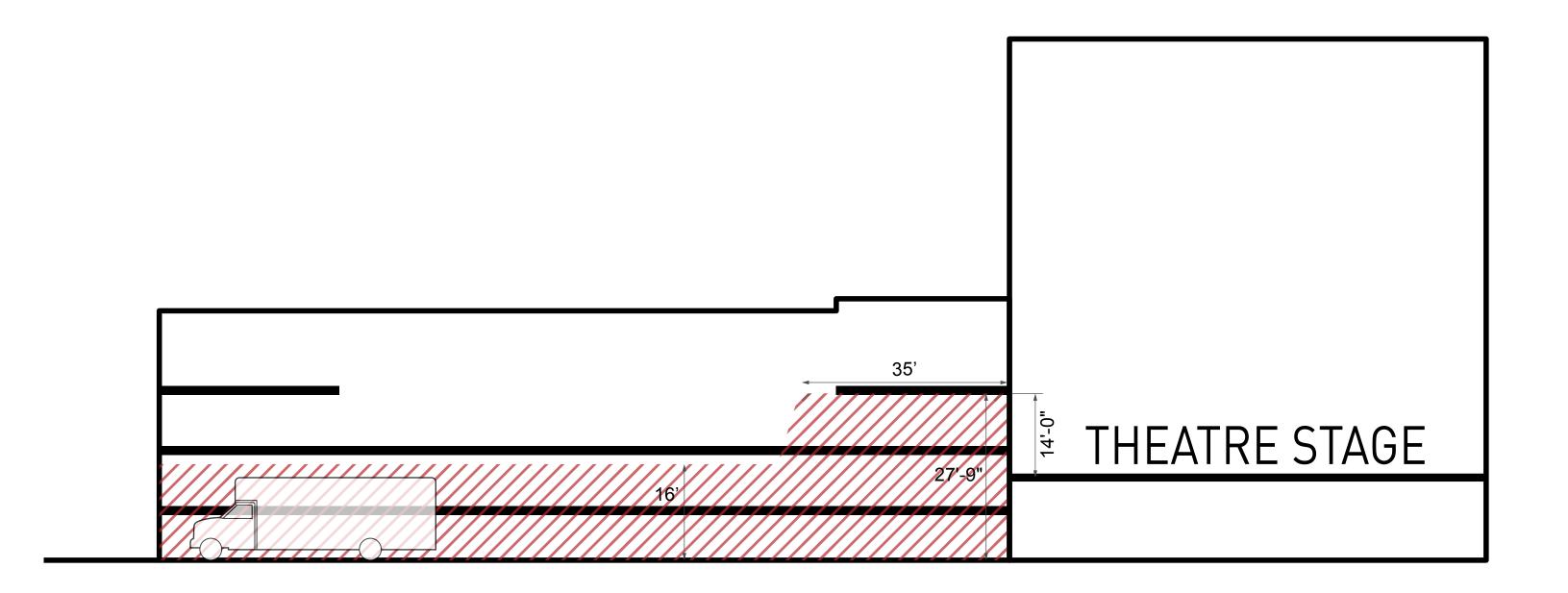


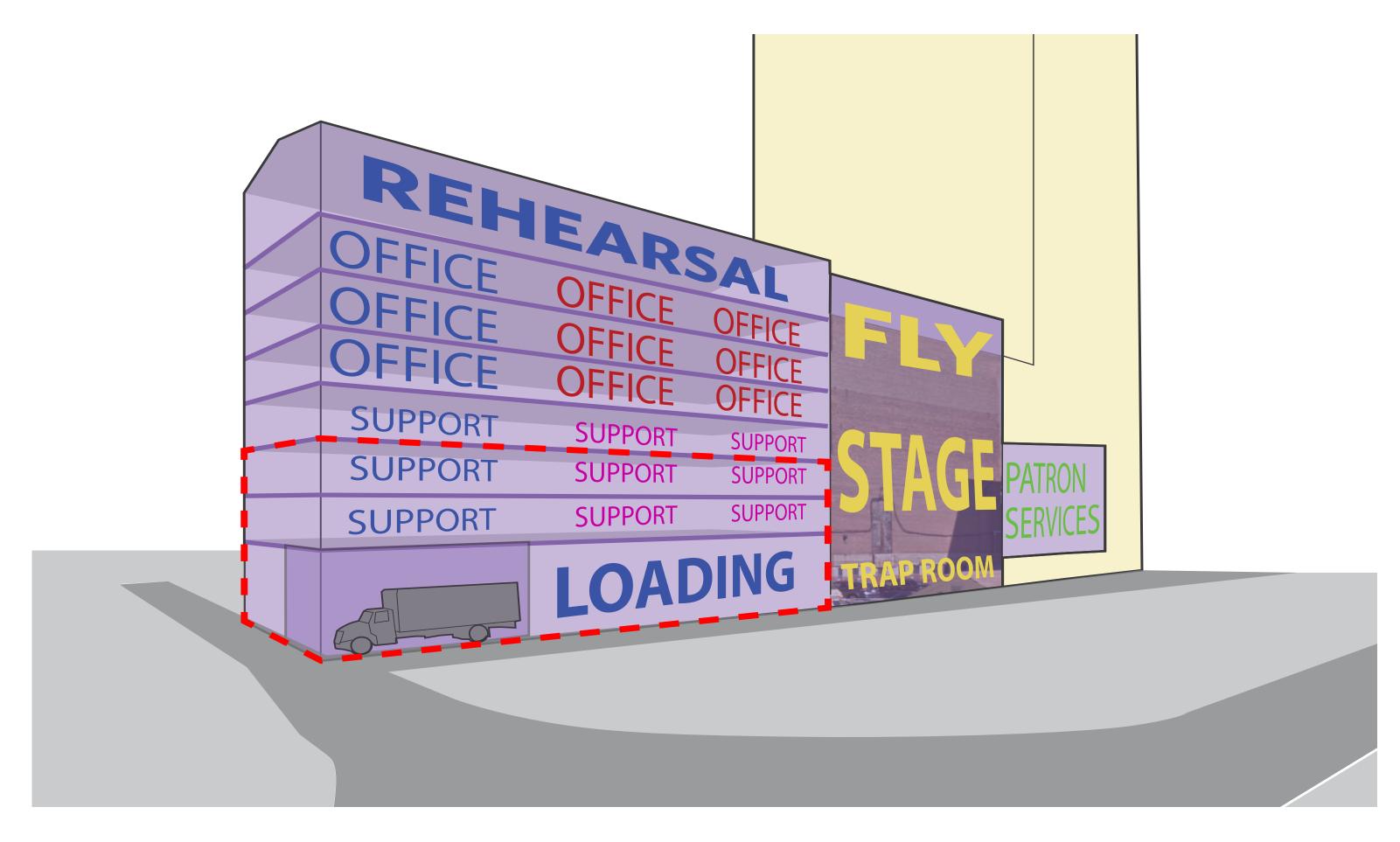
West Wing - Midblock Context



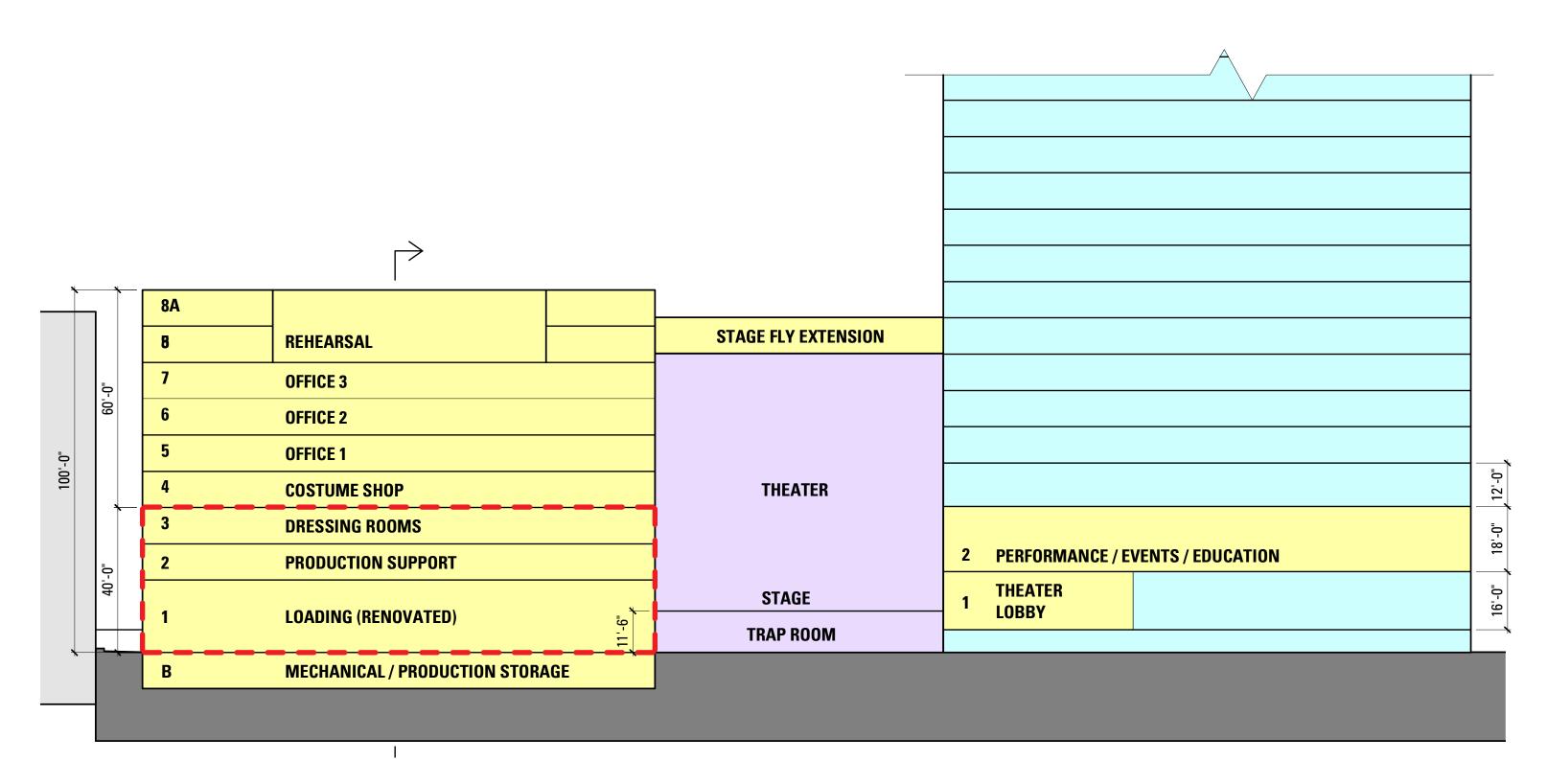
West Wing - Existing Building



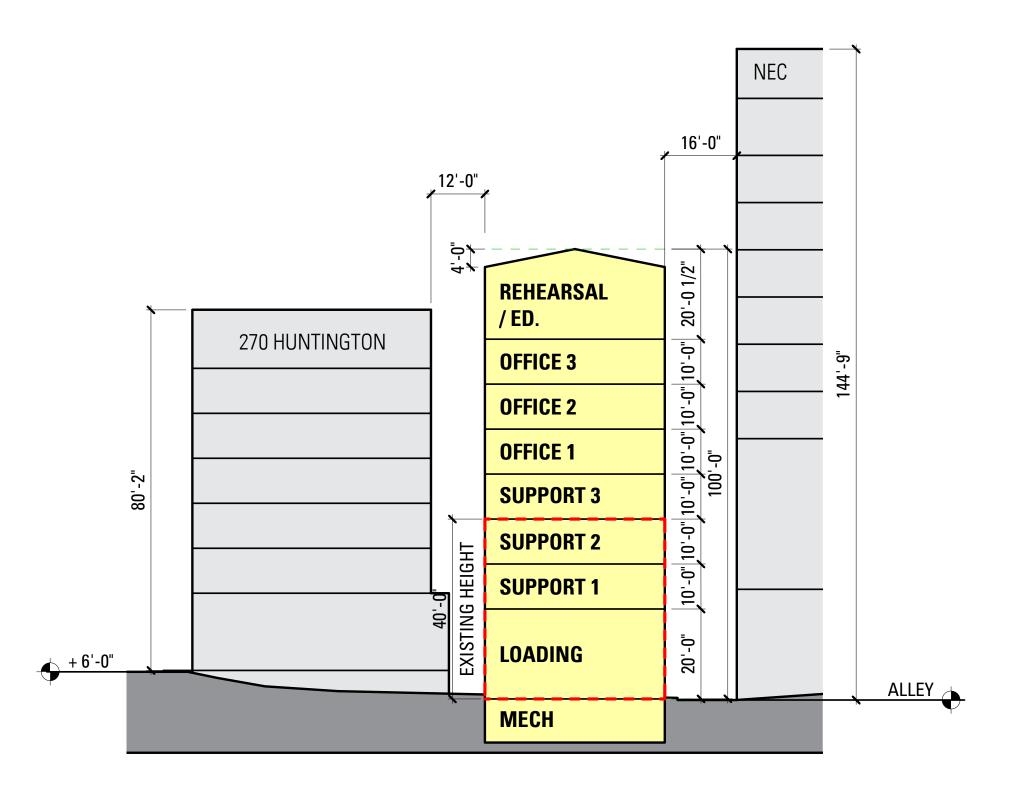




NEW WEST WING



NEW WEST WING







West Wing - Organization and Massing

Huntington Theatre Company
Bruner/Cott Architects
September 2017

OPENINGS WITH LIGHT AND FILTERED VIEWS





SKYLIGHTS AND METAL CLADDING





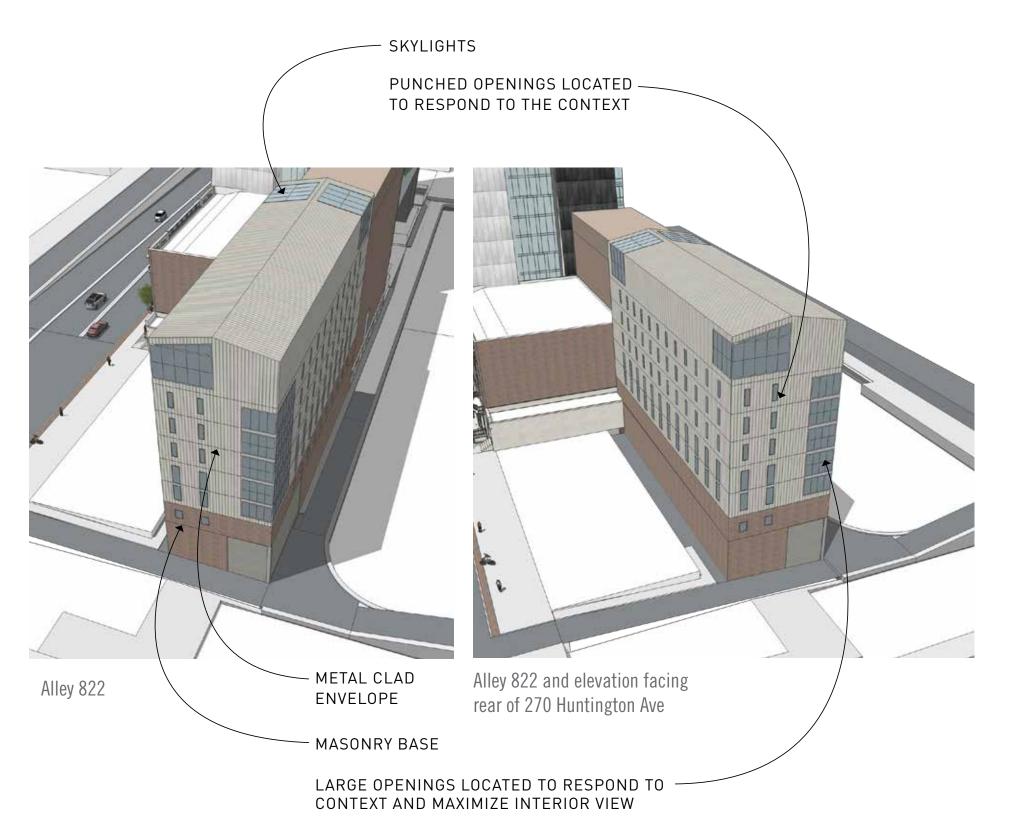


PUNCHED OPENINGS



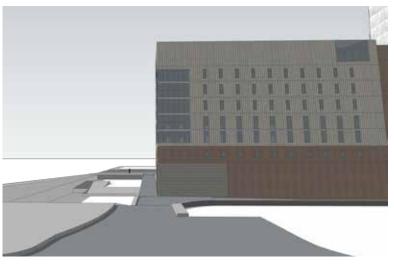


MASONRY BASE WITH METAL ABOVE

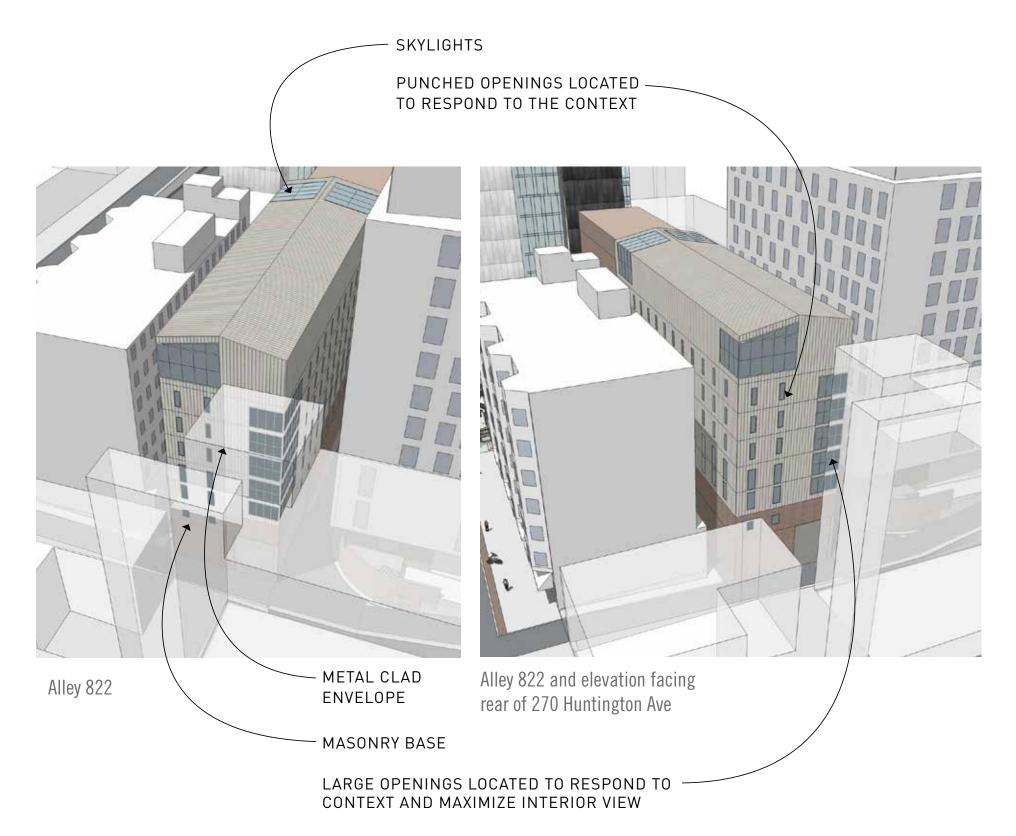


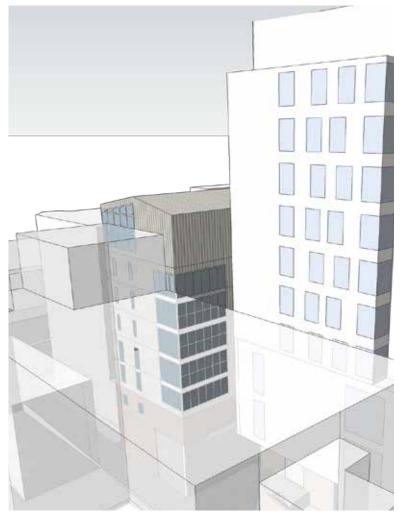


Corner at Alley 821 and 822

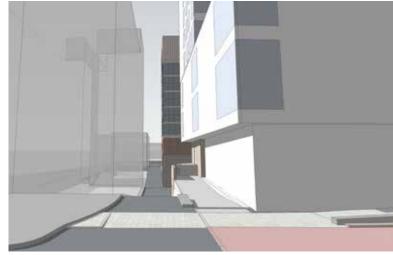


View From St Botolph





Corner at Alley 821 and 822

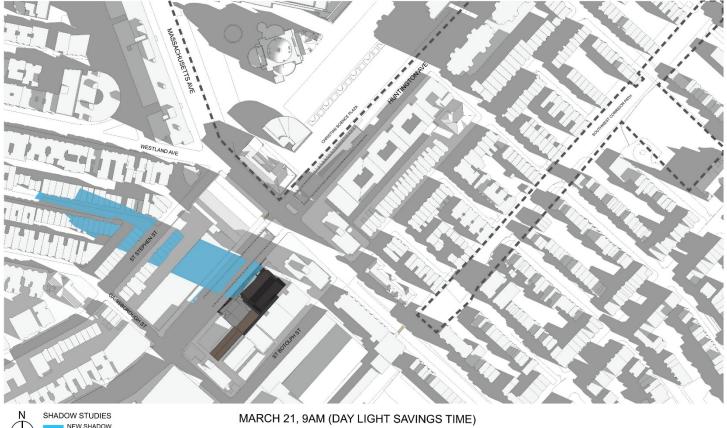


View From St Botolph

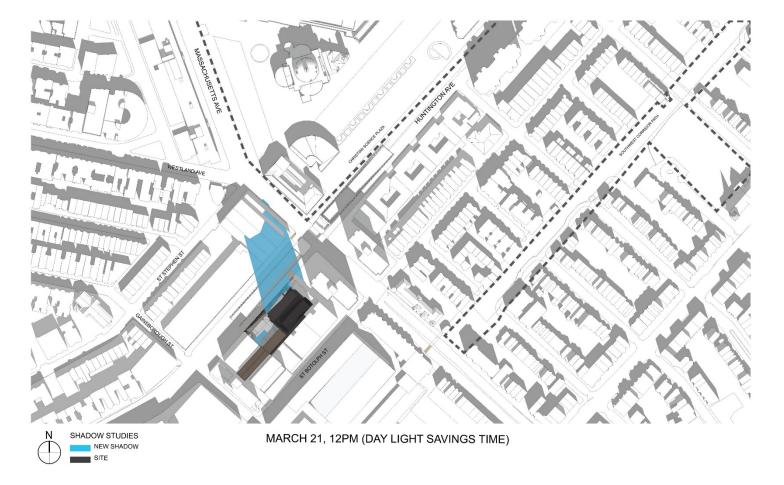


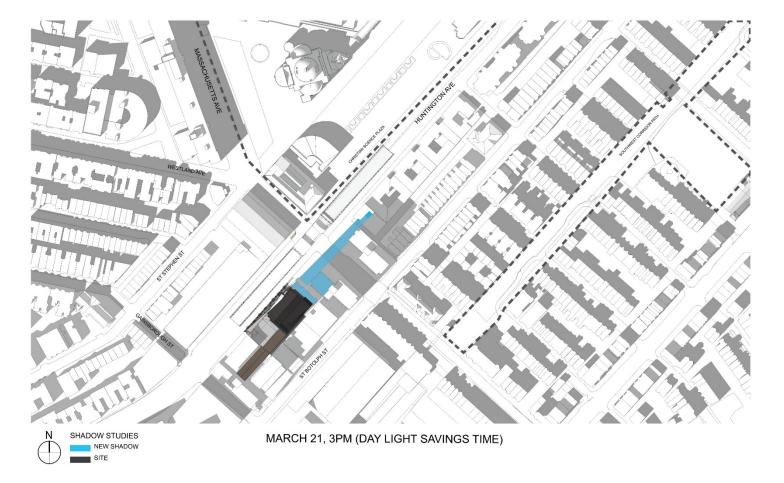
Community Questions to Address:

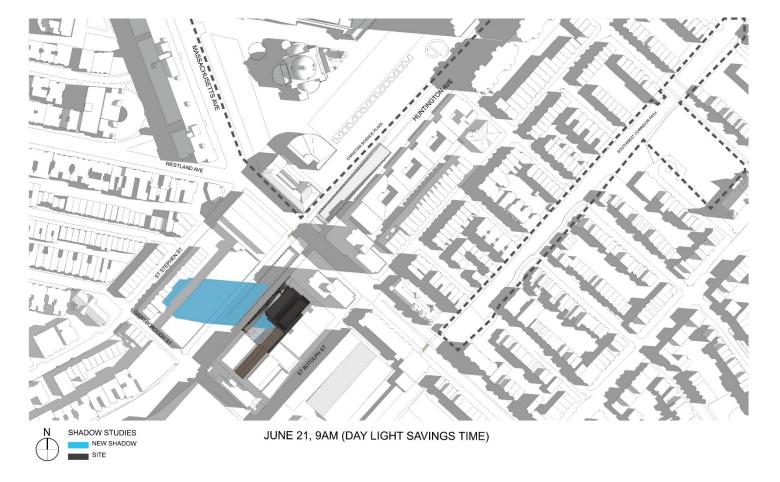
- Shadow study impacts
- Wind mitigation strategies
- Bird Safe Strategies
- Transportation study
- Pick-up / Drop off
- Show existing landscape conditions. Compare and contrast with new scheme
- Show successful tree systems installed in the city

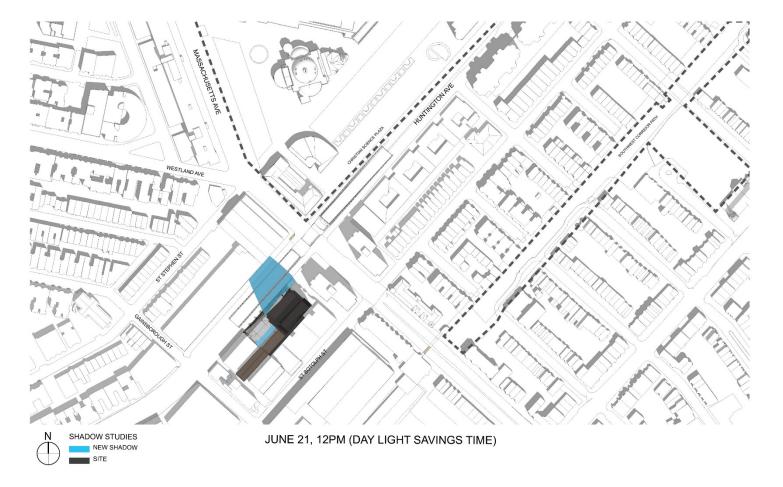


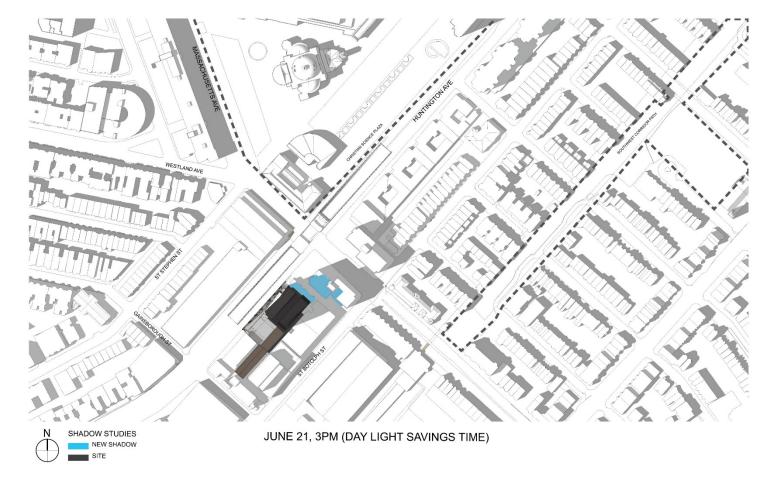


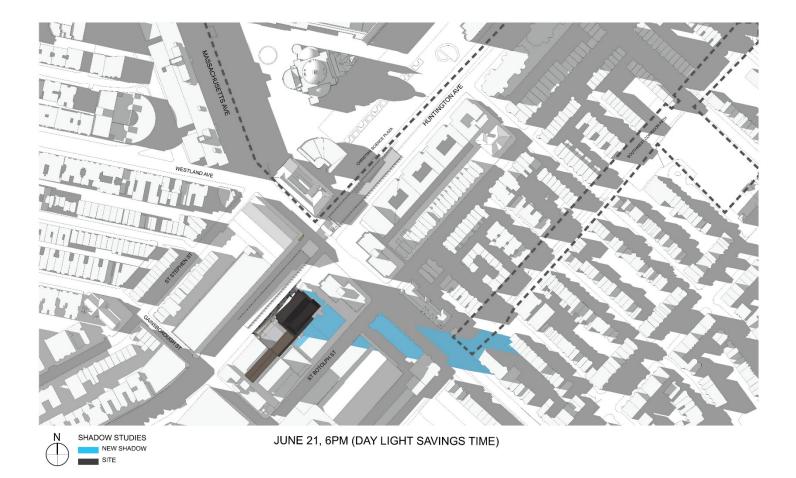


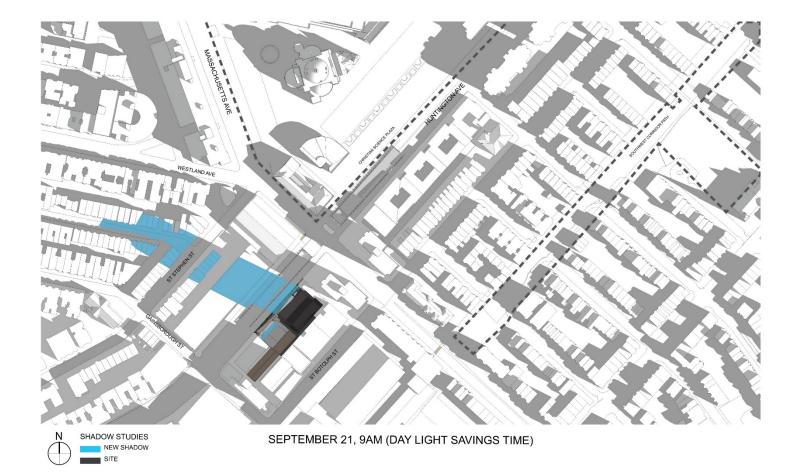


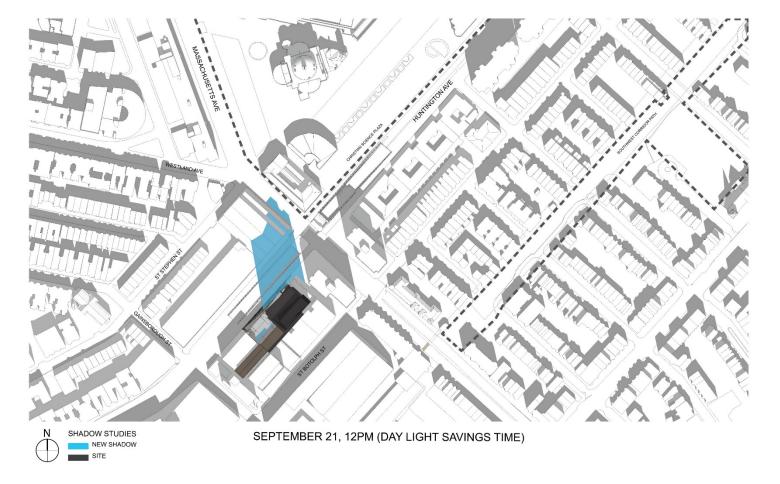


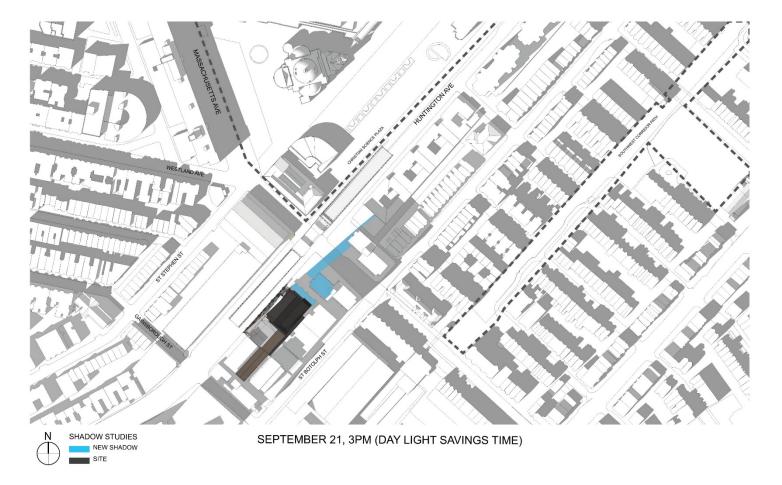














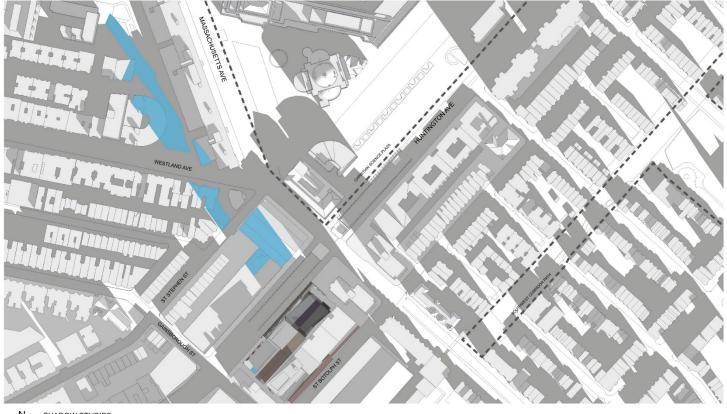


SEPTEMBER 21, 6PM (DAY LIGHT SAVINGS TIME)



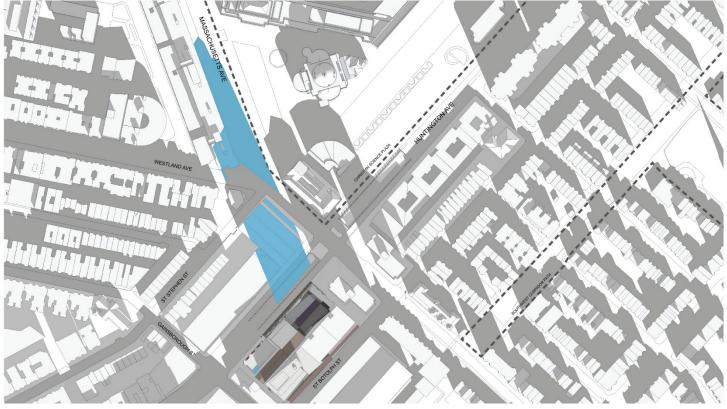


DECEMBER 21, 8AM



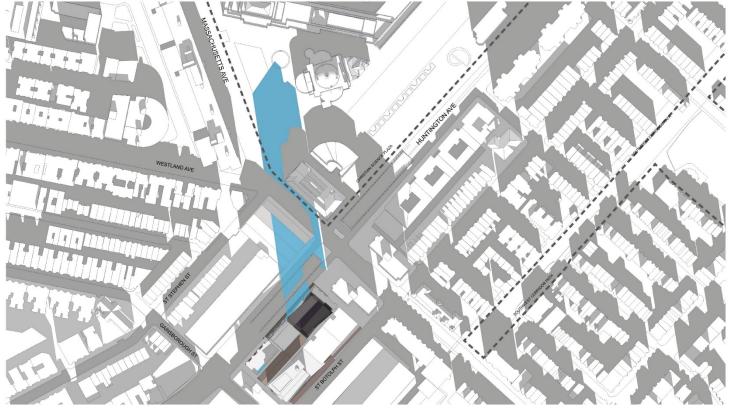


DECEMBER 21, 9AM



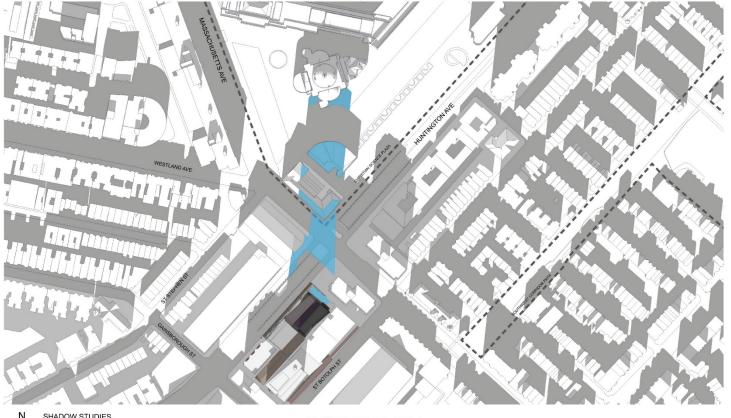


DECEMBER 21, 10AM



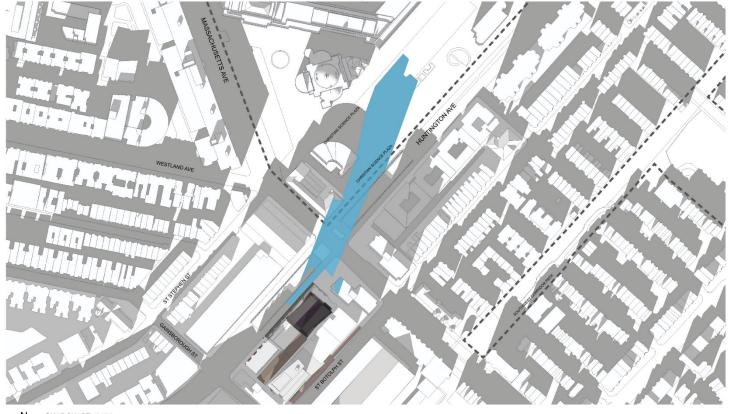


DECEMBER 21, 11AM





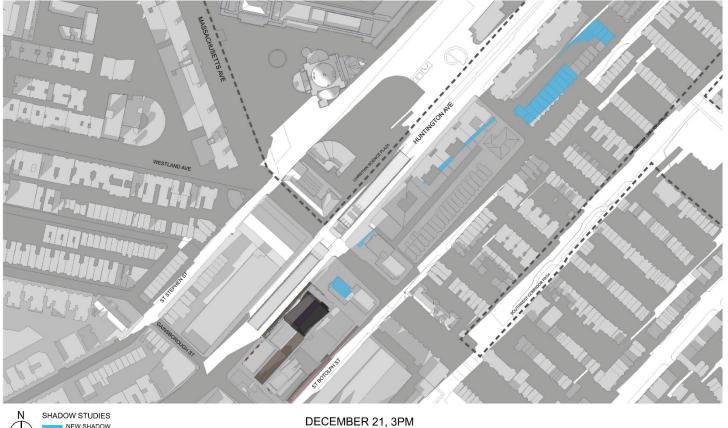
DECEMBER 21, 12PM



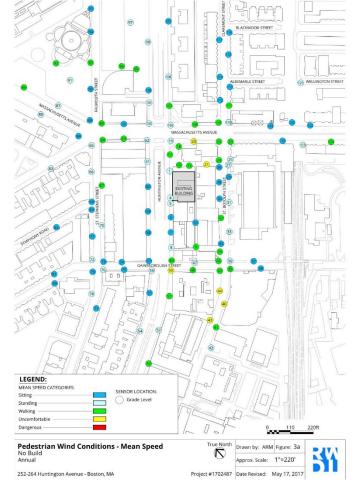


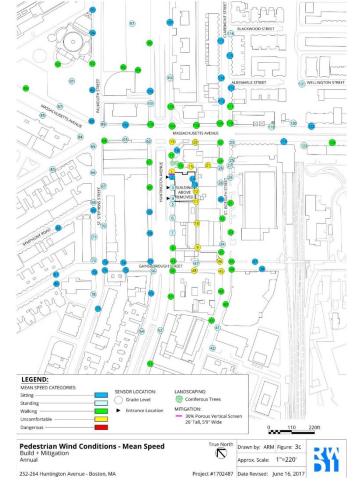
DECEMBER 21, 1PM











Wind Study

QMG Huntington, LLC Stantec

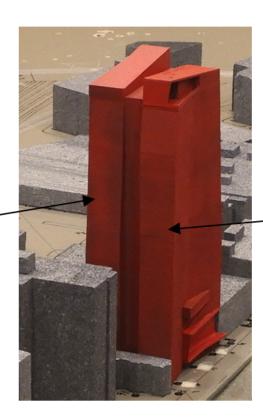
Wind Mitigation



Reduce corner acceleration by chamfering the edges or having round edges.

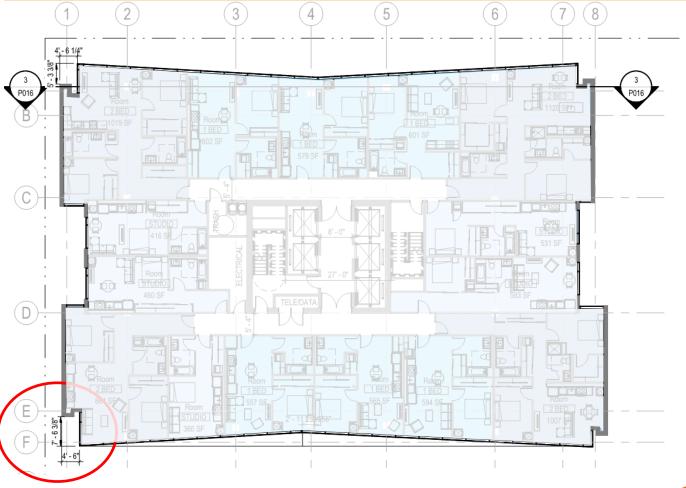


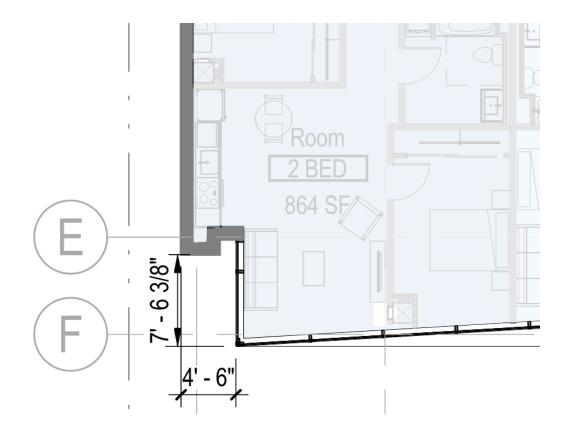
Chamfered edges or round corners perform better and reduce acceleration around building corners



Chamfered edges or round corners

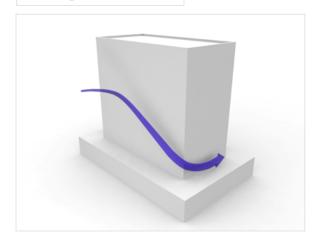






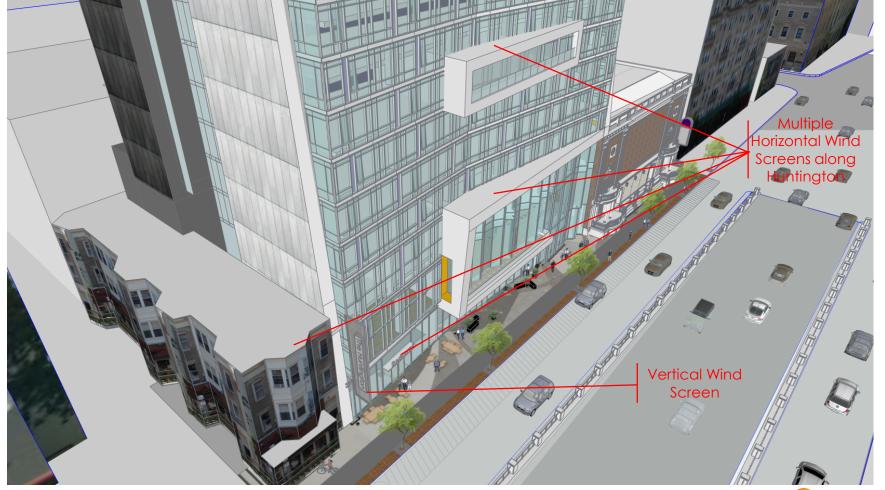


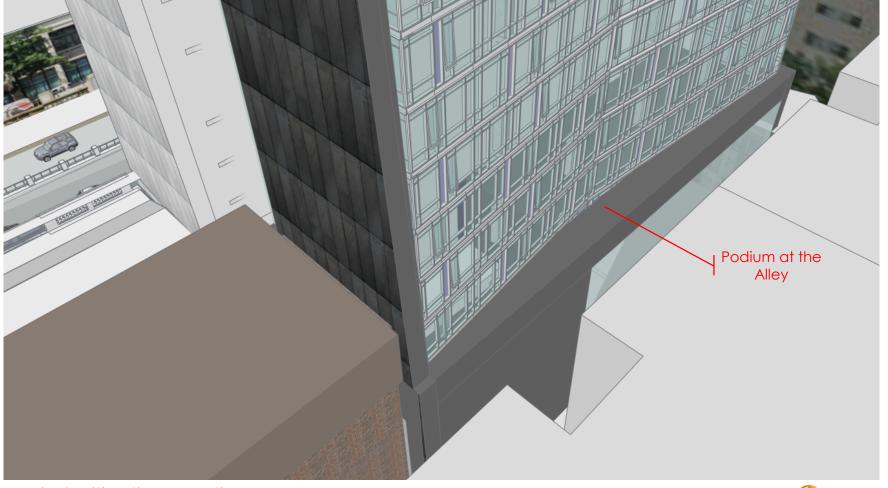
Stepped façade/ podium to redirect and/or keep winds above pedestrian level at grade.











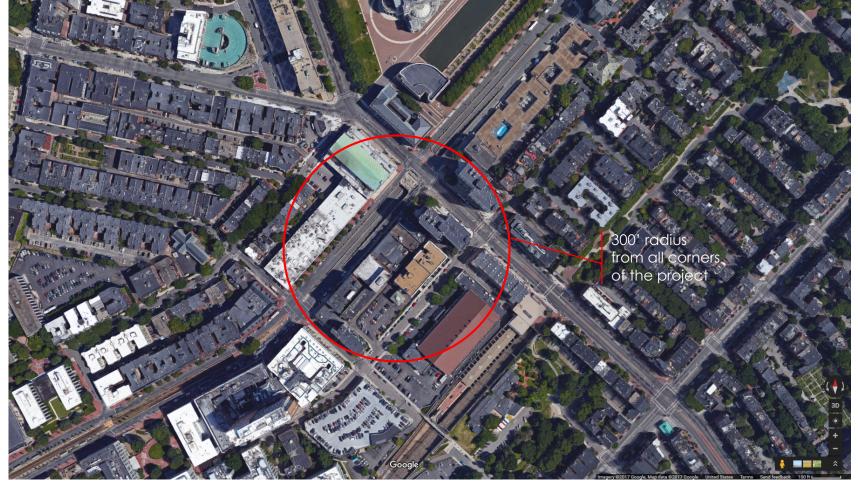
Bird Safe Guidelines:

- Locate building more than 300' away from open space 2 acres or larger that is dominated by vegetation, water features or wetlands.
- Minimize reflection of existing vegetation on building façade.
- Maximize "visual noise" in glassy areas of the façade between 0' and 60' above grade.

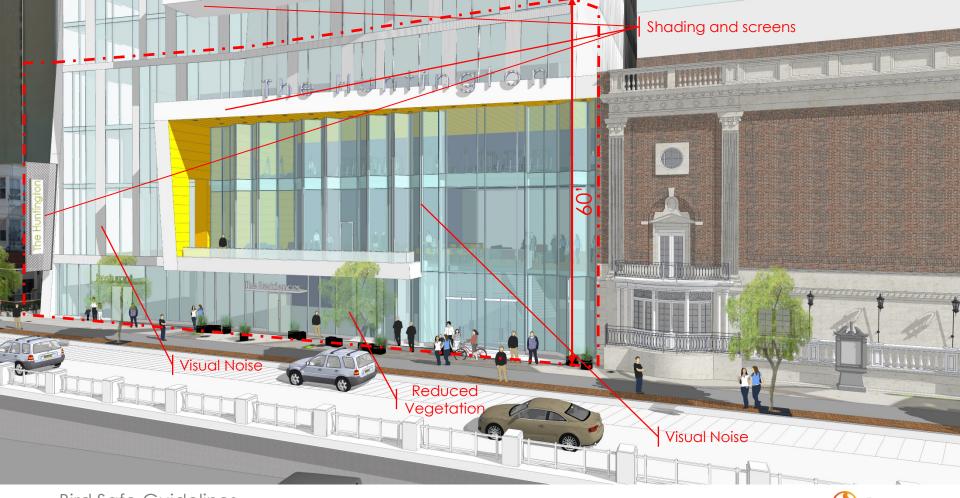
 utilize shading devices, etching, fritting or patterned glass
- Balance of low reflectivity glass with energy codes.
- Use light colored blinds or curtains to reduce glass transparency and add visual noise.
- Utilize lighting controls, motion detectors, and cut-off exterior fixtures to reduce light pollution at night.
- Minimize rooftop obstacles with screening.

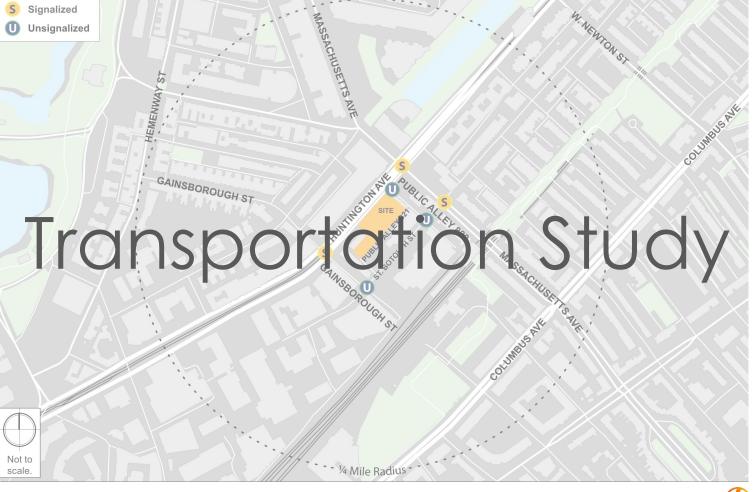


BIRD-SAFE BUILDING GUIDELINES



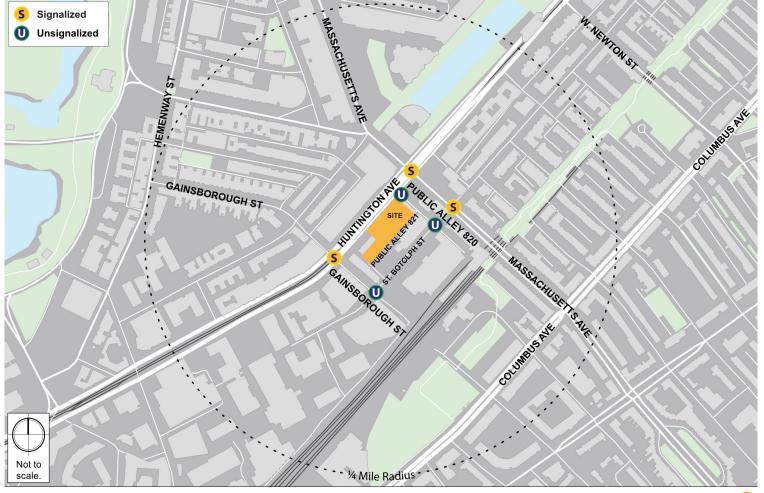
Bird Safe Guidelines – 300' Radius

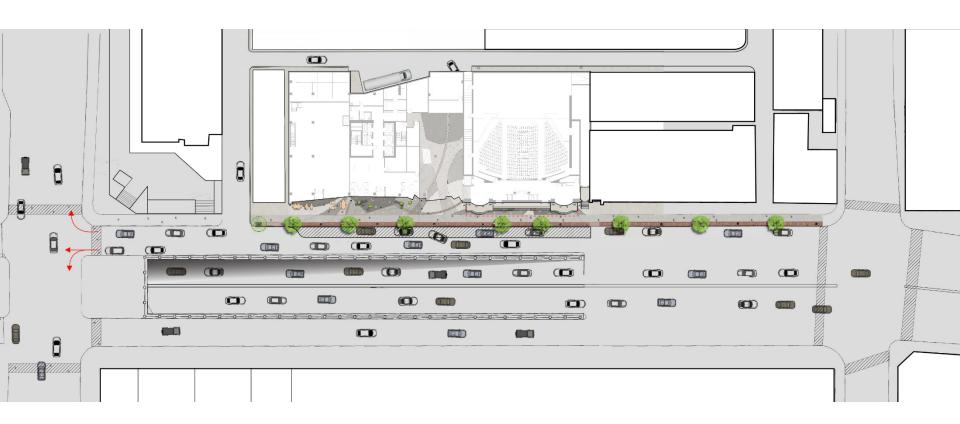


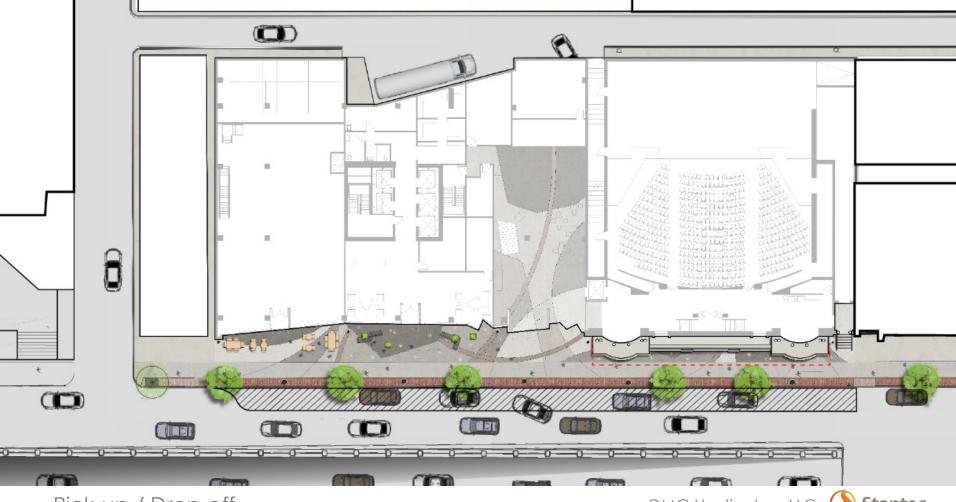




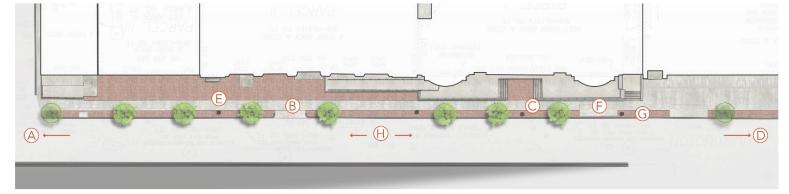




















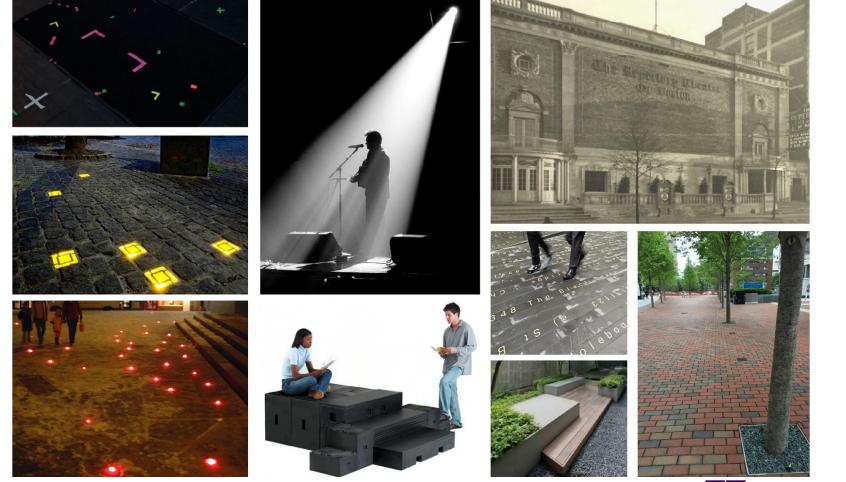










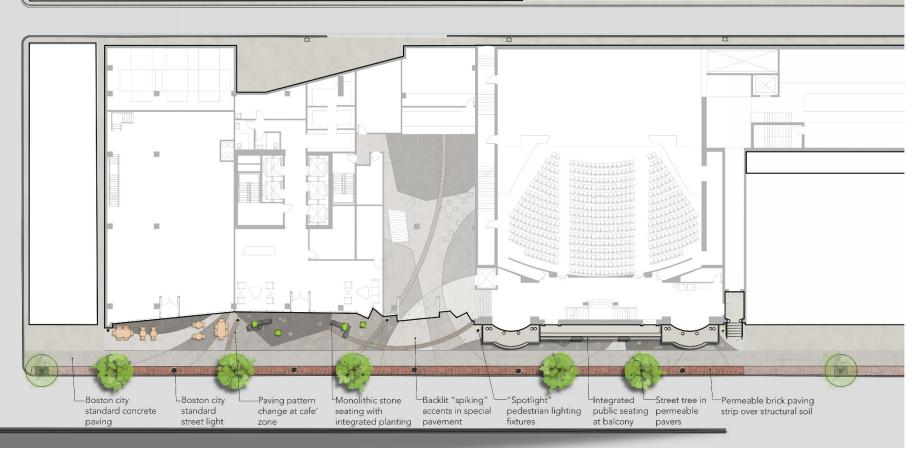


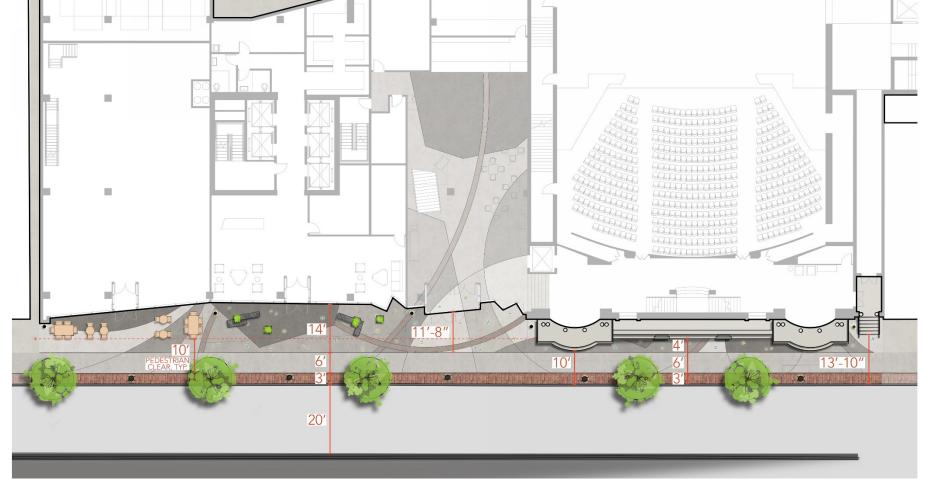
Precedent Images

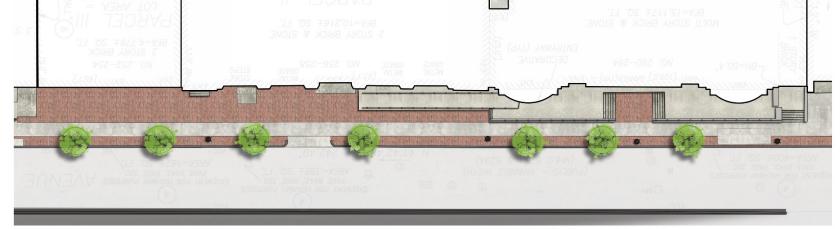
QMG Huntington, LLC



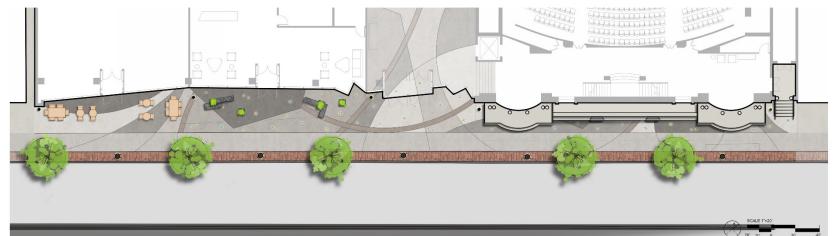








Street Trees: Existing





Thank you!



