

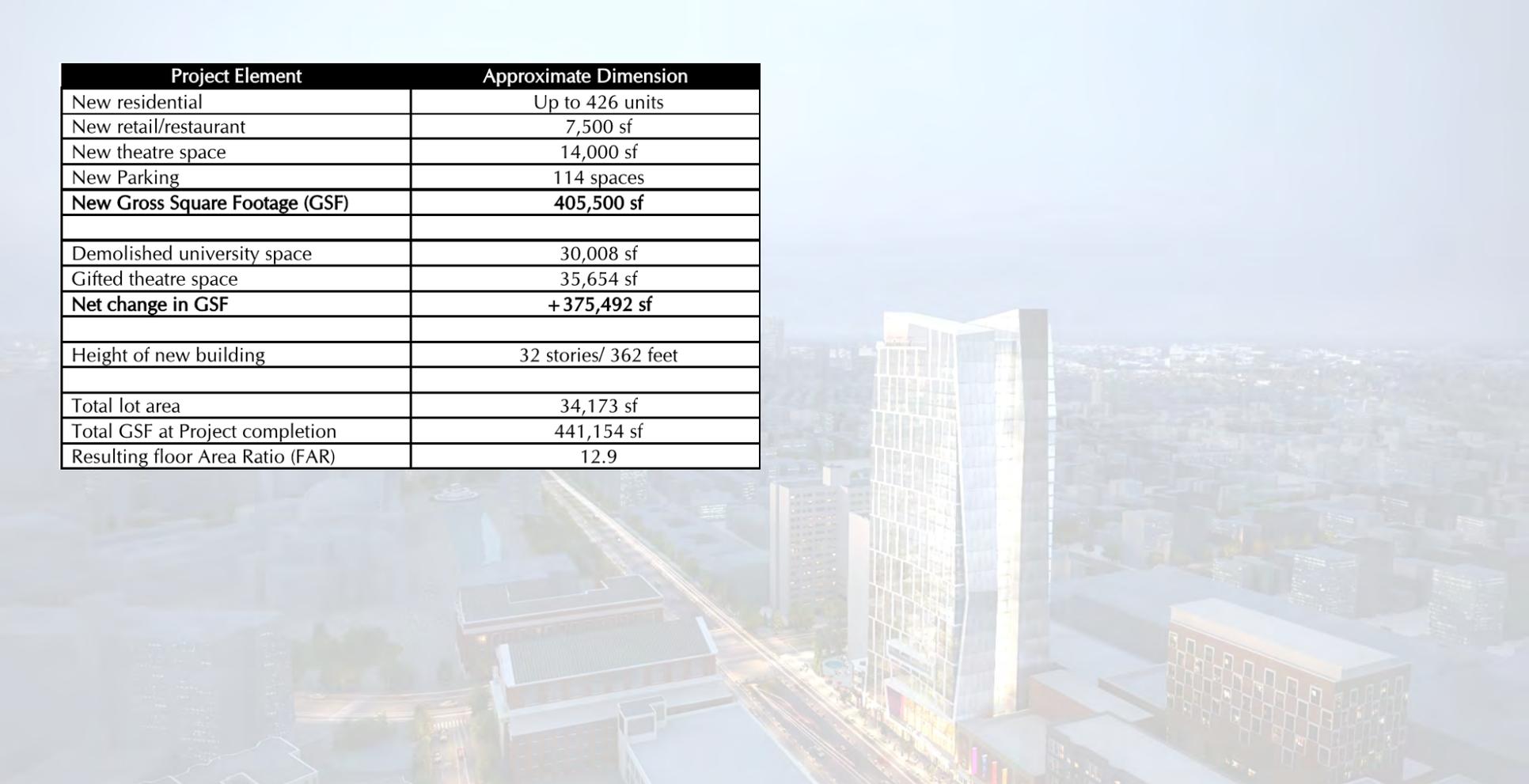
# Huntington Residential Development

Rental Apartments

QMG Huntington, LLC Developer



Project Element	Approximate Dimension
New residential	Up to 426 units
New retail/restaurant	7,500 sf
New theatre space	14,000 sf
New Parking	114 spaces
<b>New Gross Square Footage (GSF)</b>	<b>405,500 sf</b>
Demolished university space	30,008 sf
Gifted theatre space	35,654 sf
<b>Net change in GSF</b>	<b>+ 375,492 sf</b>
Height of new building	32 stories/ 362 feet
Total lot area	34,173 sf
Total GSF at Project completion	441,154 sf
Resulting floor Area Ratio (FAR)	12.9



Avenue of the Arts  
"An important  
public institution in  
Boston."

"The Huntington is one of  
Boston's great cultural  
treasures. I am thankful for  
the shared commitment of  
John Matteson and his  
team to our goals, and I  
look forward to the bright  
future of this theatre."



**Mayor Menino**



**Mayor Walsh**



MFA



Stewart Gardner



Symphony Hall



New England Conservatory



Christian Science Center



Northeastern

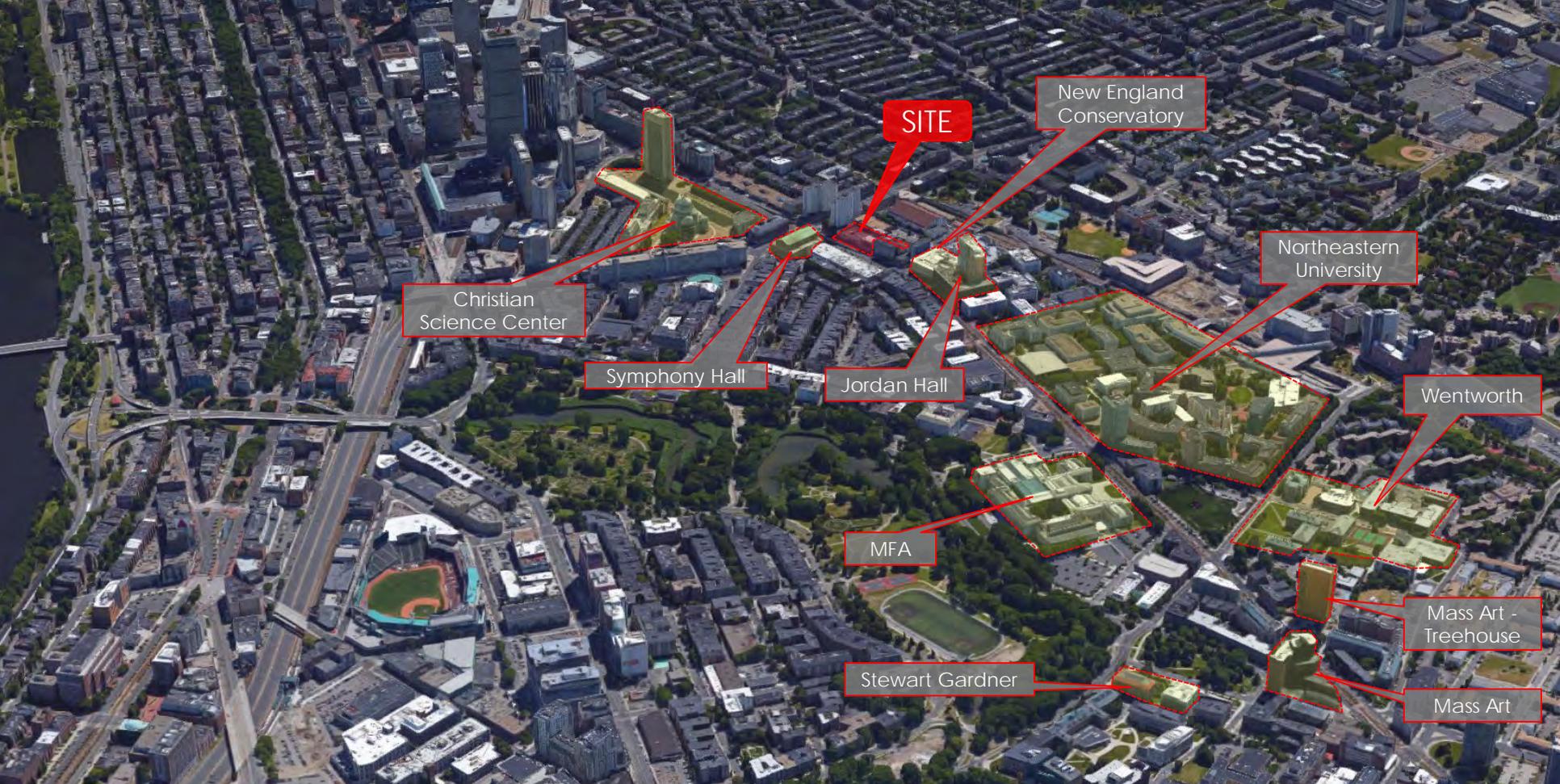


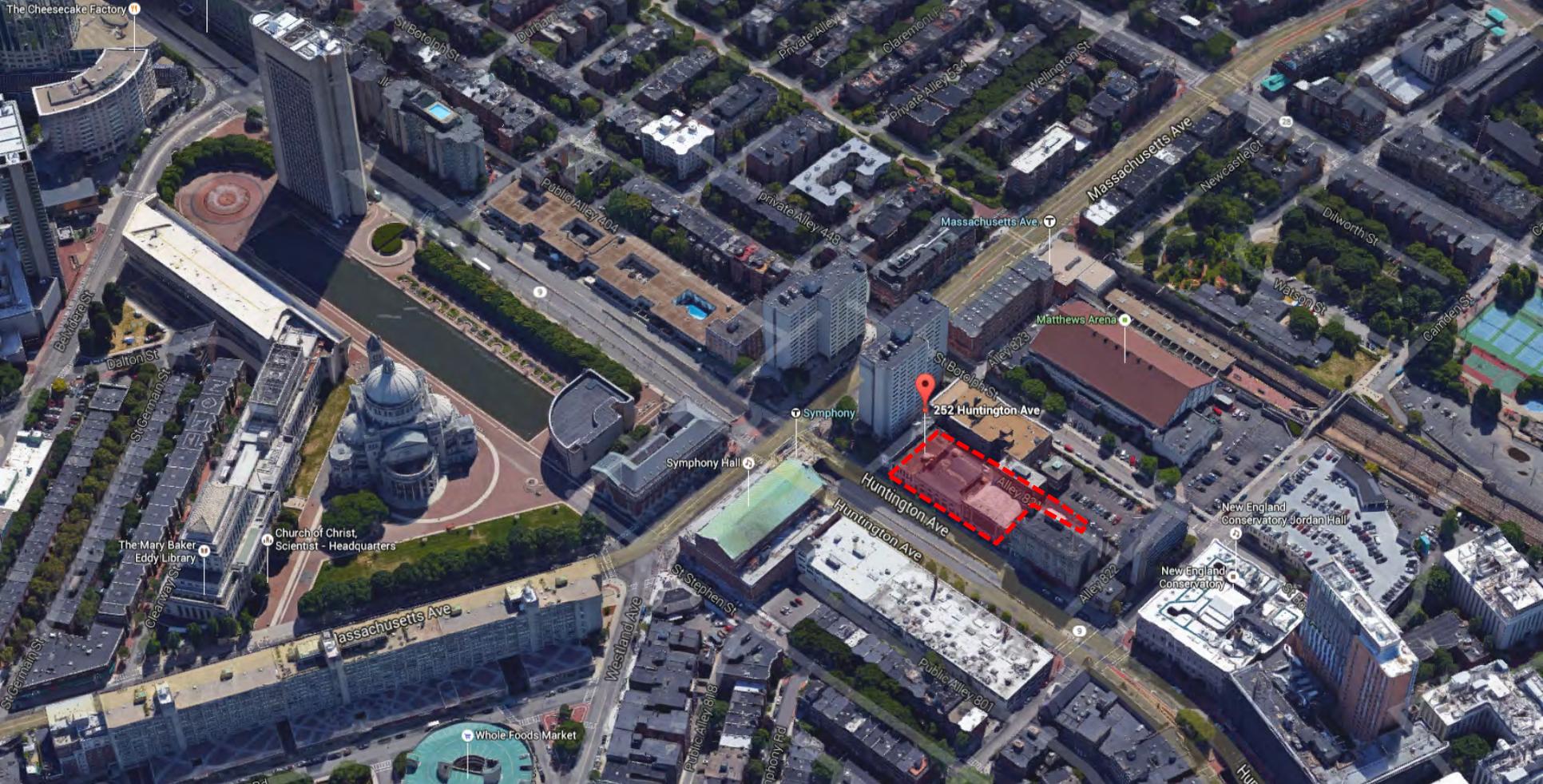
Northeastern



Mass Art

# Avenue of the Arts: Cultural Institutions







Existing Condition



# Context



## Symphony Hall Area

- Seam between Universities & downtown
- Cultural Hub of City
- Entrance to the Avenue of the Arts
- Huntington/Mass Ave is Visual terminus of major city North/South and East/West axis

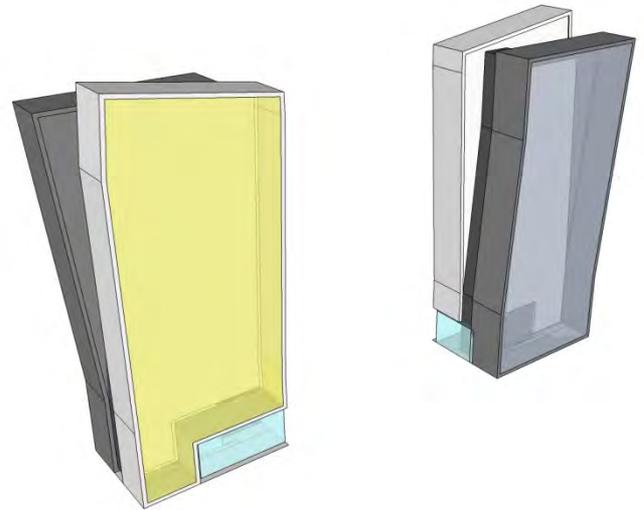
# Concept Strategy:

- 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



# Avenue of the Arts Guidelines

## Streetwall Facade

"Background Buildings" - those that form the continuous streetwall along Huntington Avenue - should be constructed of brick, masonry, stone, metal panel, terracotta panels, artful applications of precast concrete, or other high quality building materials. Window openings may be punched rather than integrated, lending the streetwall facade a "solid with voids" character. Large horizontal stretches of facade should be broken up with vertical articulation.

## Towers

Towers within the Study Area should be composed largely of glass with colorful, artful, innovative accents.





Looking toward Prudential



Aerial from Mass Ave

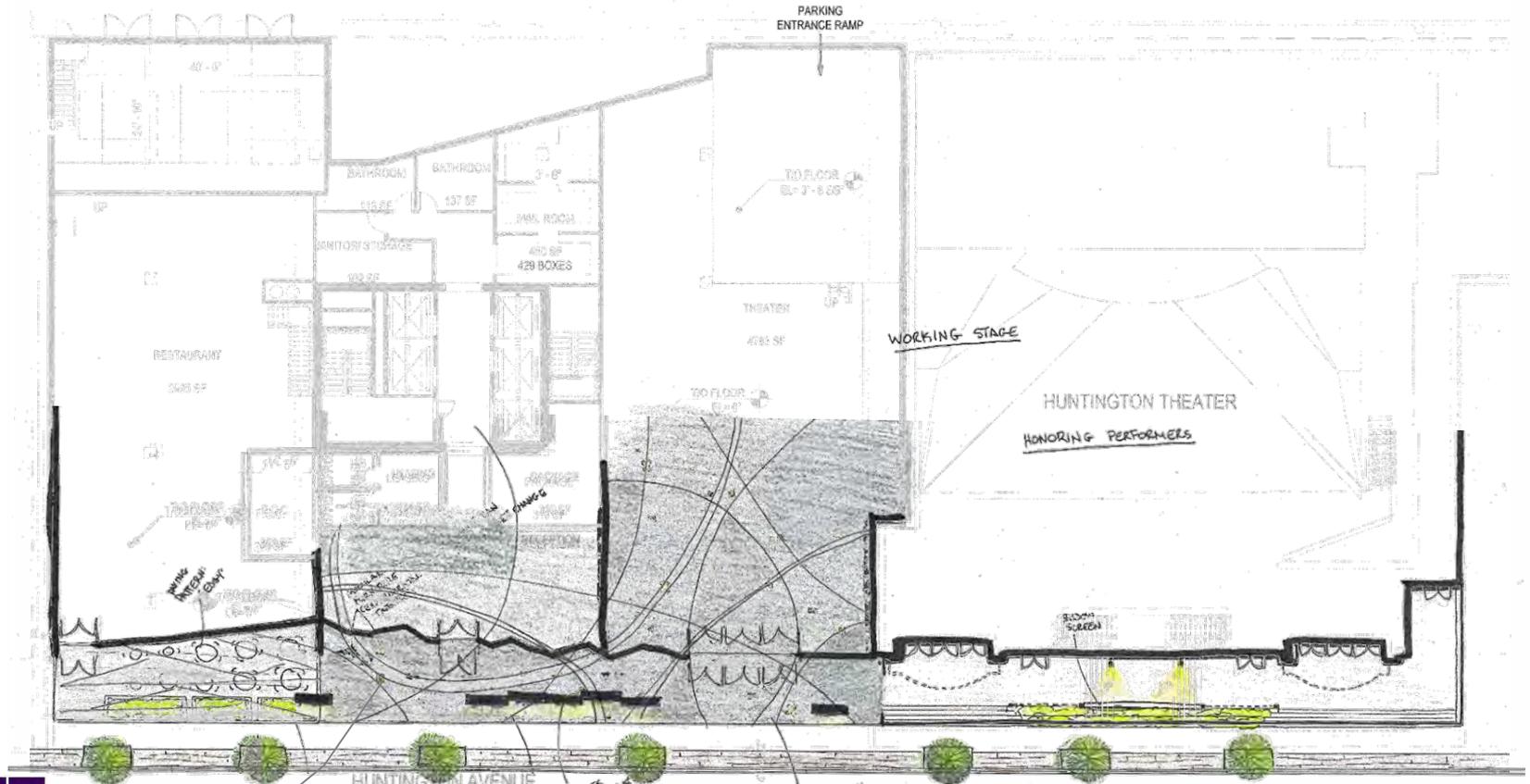


Street Level View



Landscape Inspiration

QMG Huntington, LLC  Stantec



C W  
D G

Spike Tape Pavement Markings

HUNTINGTON AVENUE

BENCHES w/ EXPANSIVE LIGHT ELEMENTS

PAVING PATERN: A COMBINATION OF DIFFERENT SHAPE PATTERNS

Landscape Design

QMG Huntington, LLC  Stantec



Huntington Elevation



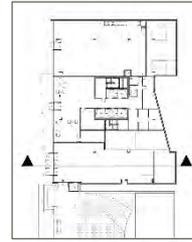
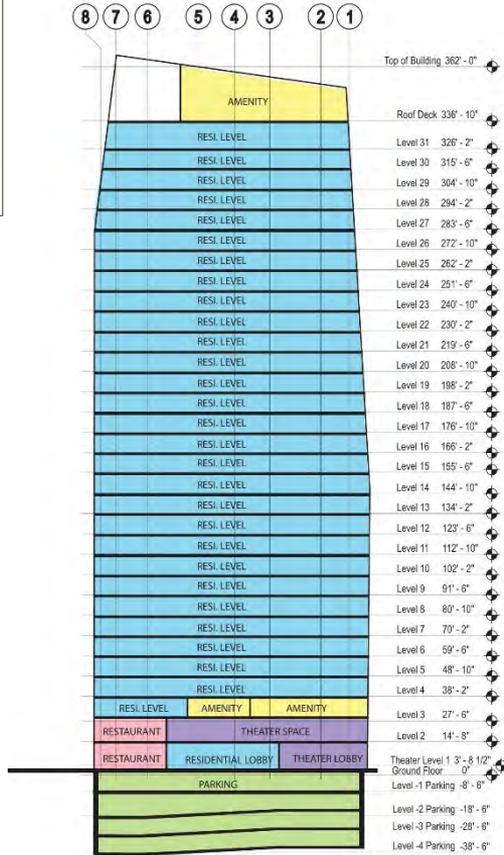
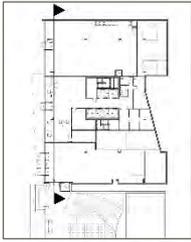
Mass Ave Elevation



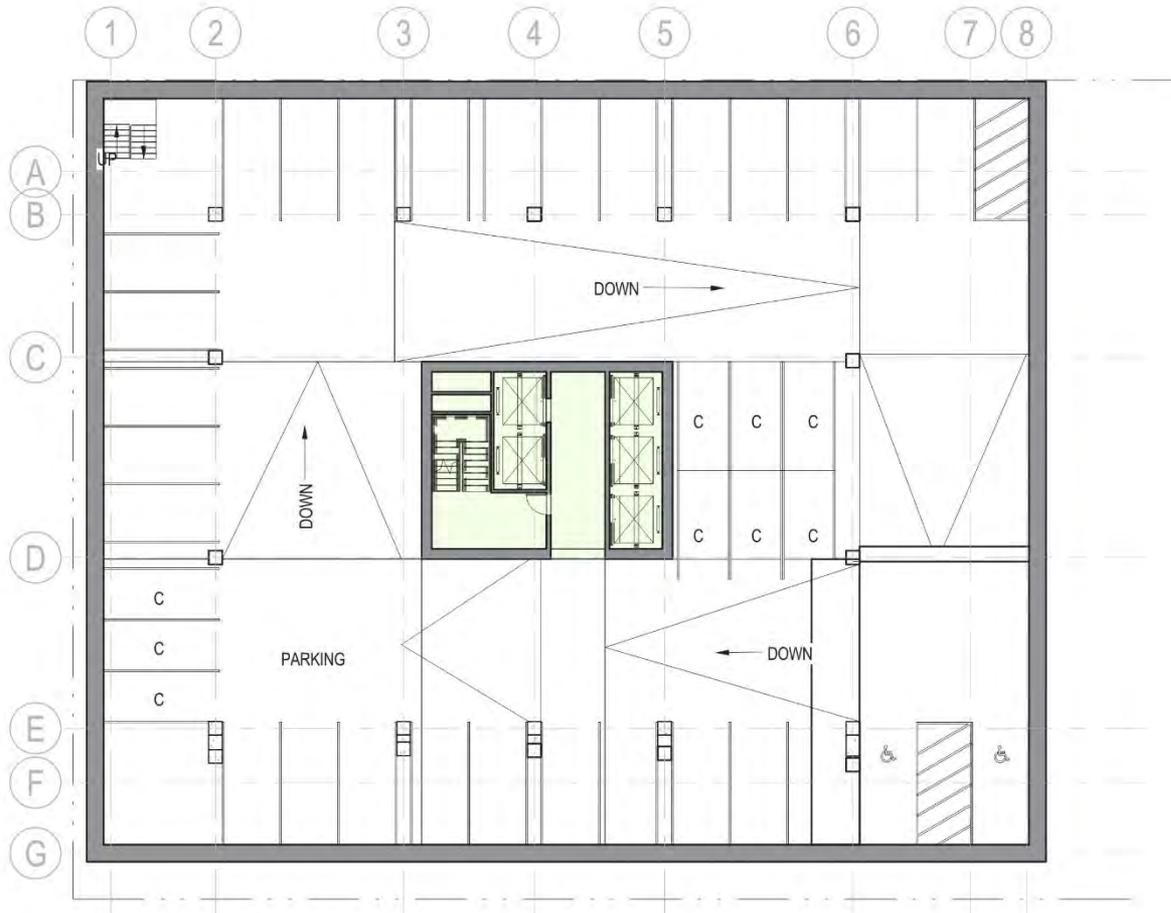
South Elevation



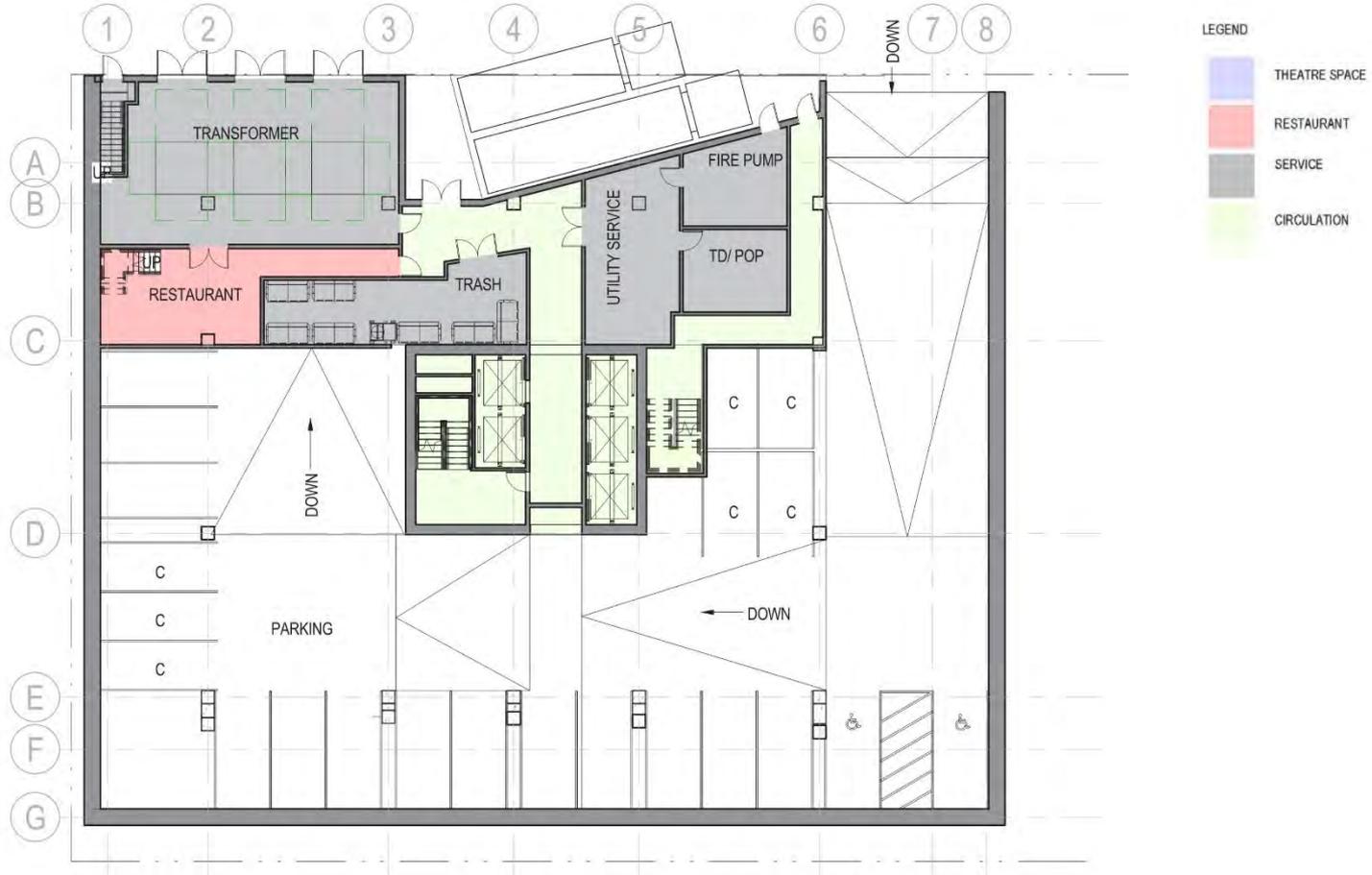
West Elevation

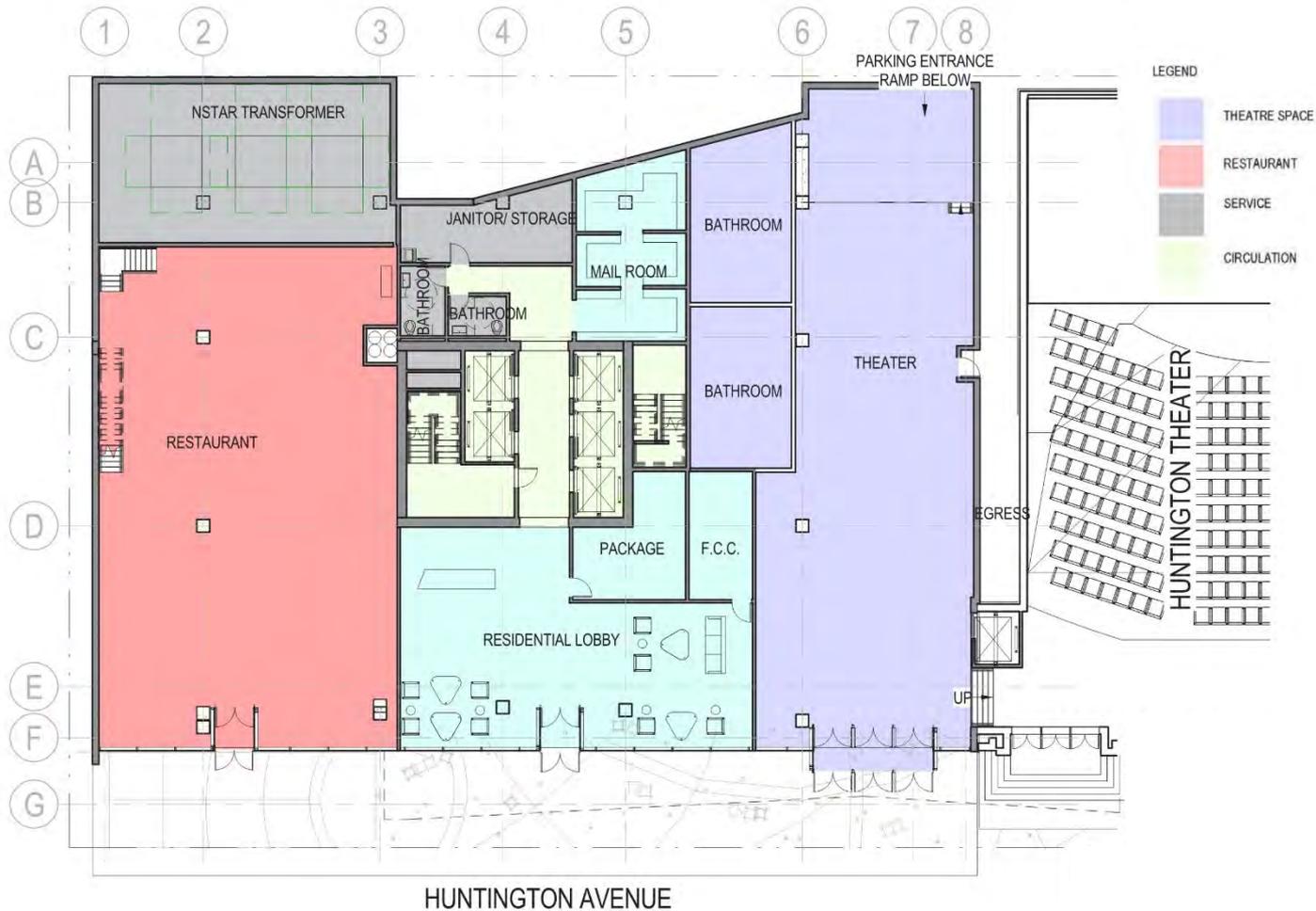






Typical Garage Plan Levels 1-4





First Floor Plan



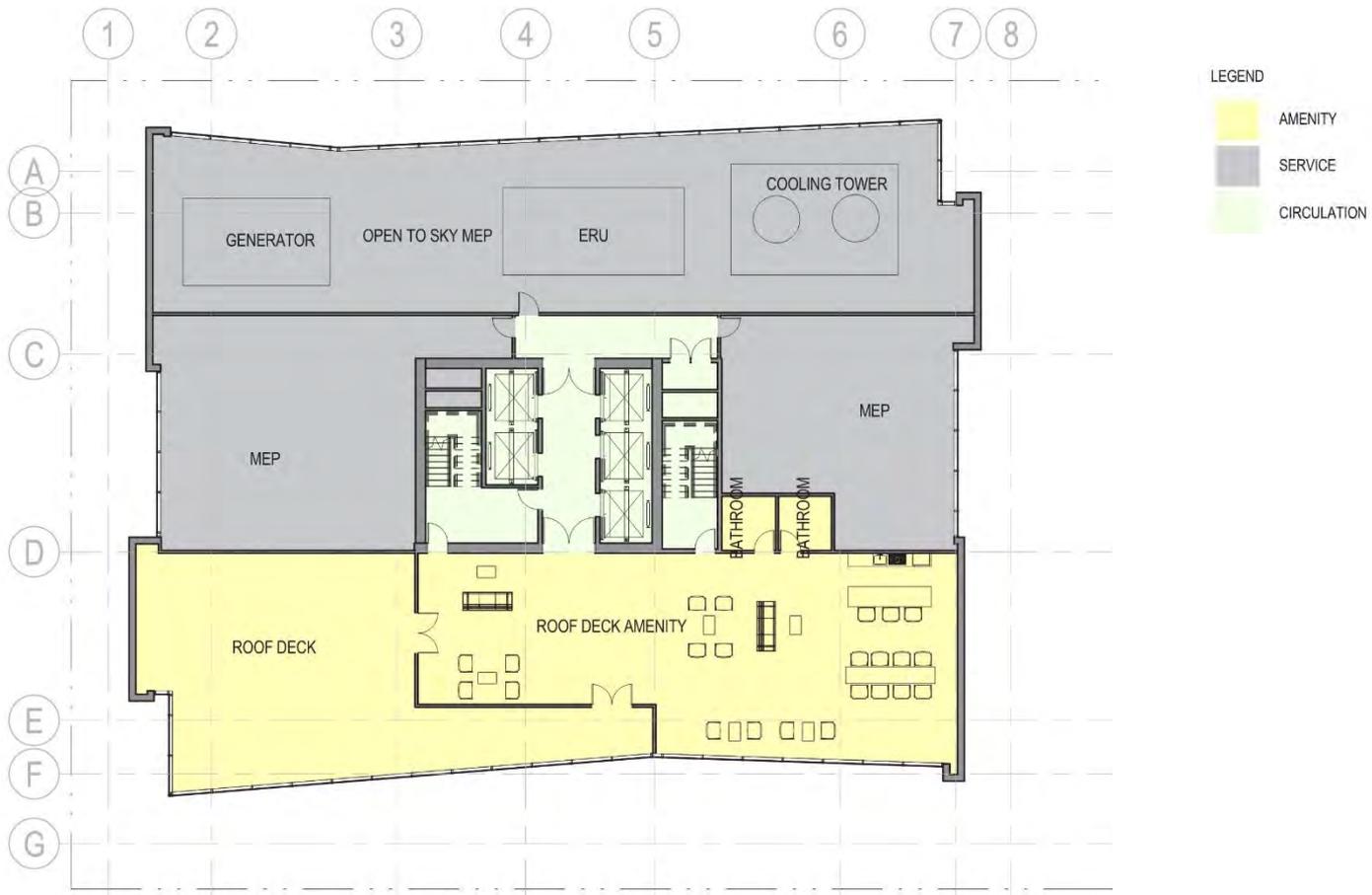
Second Floor Plan



- LEGEND
- STUDIO
  - 1 BED
  - 2 BED
  - SERVICE
  - CIRCULATION

HUNTINGTON AVE.





Roof Plan

# Thank You!



The Huntington

Entrance