

---

# 149 NEWBURY STREET

UPDATED DESIGN PRESENTATION | PEDESTRIAN REALM



# 149 NEWBURY

2021-08-13



# PLAZA DESIGN UPDATES / REFINEMENTS

- Design refinements which are contemporary, carries the Newbury Street aesthetic and engages the architectural expression
- Dark threshold banding and linear benches were removed to provide more visually connectivity to the plaza and Newbury Streetscape
- Bike parking was removed from the plaza
- The new hardscape was designed to accentuate the rhythm and articulation of the architectural bays. This will be achieved by utilizing integral colored concrete, aggregates, three surface finishes and sawcut patterning.
- Continuation of a robust urban tree canopy along the streetscape with protected plantings and clusters of playful seating elements invites visitors to the plaza.
- Varying sizes of organic shaped planters along retail facade provide an additional layer of vegetation.
- New curb alignment / offset of 6 feet on Newbury Street to accommodate the relocated Bluebike station.
- New accessible curb ramps on the corner of Newbury St and Dartmouth Street.

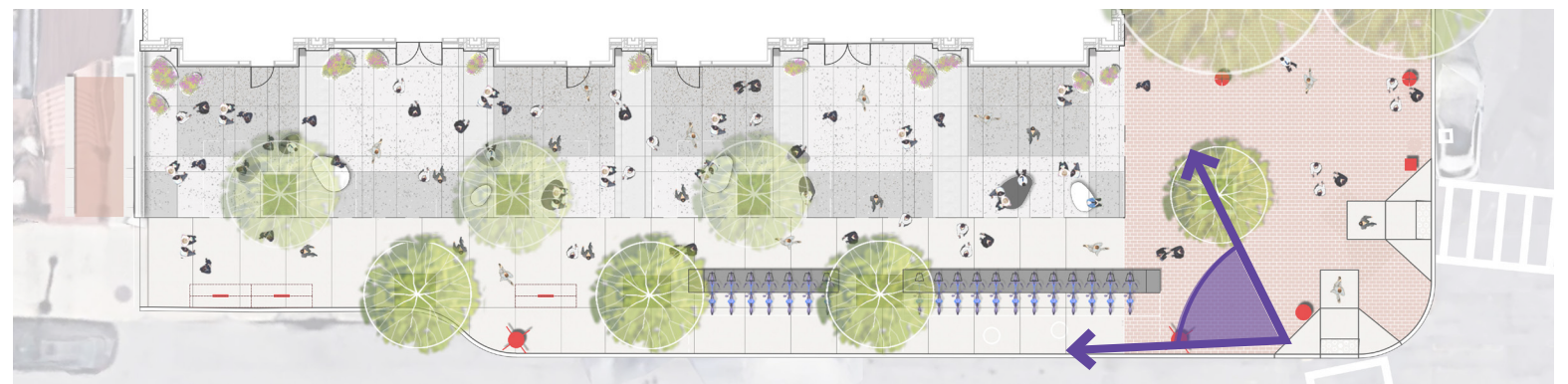


KEY MAP

# 149 NEWBURY ELEVATION

2021-08-13



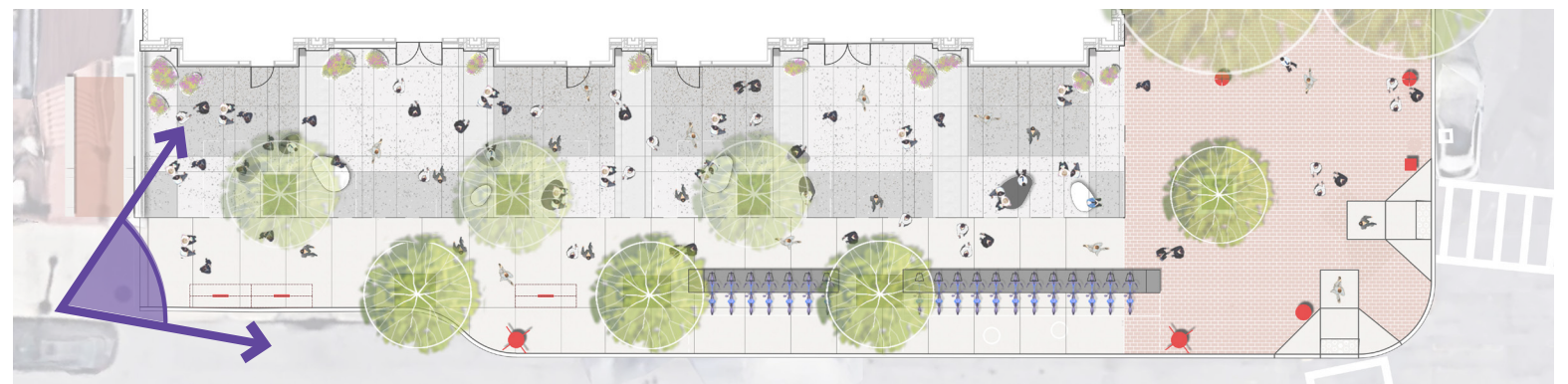


KEY MAP

**149 NEWBURY** PERSPECTIVE - WEST FACING

2021-08-13



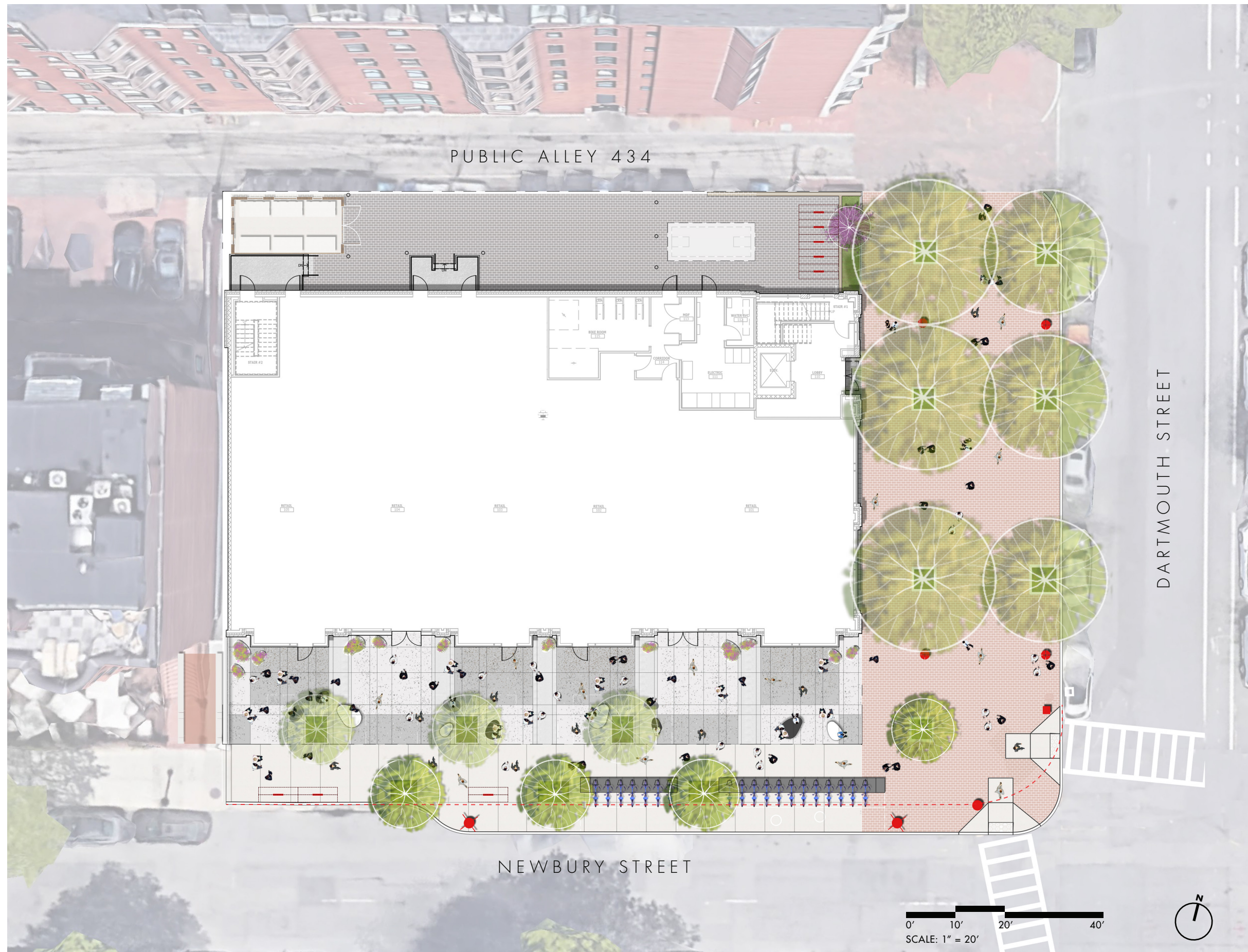


KEY MAP

**149 NEWBURY** PERSPECTIVE - EAST FACING

2021-08-13



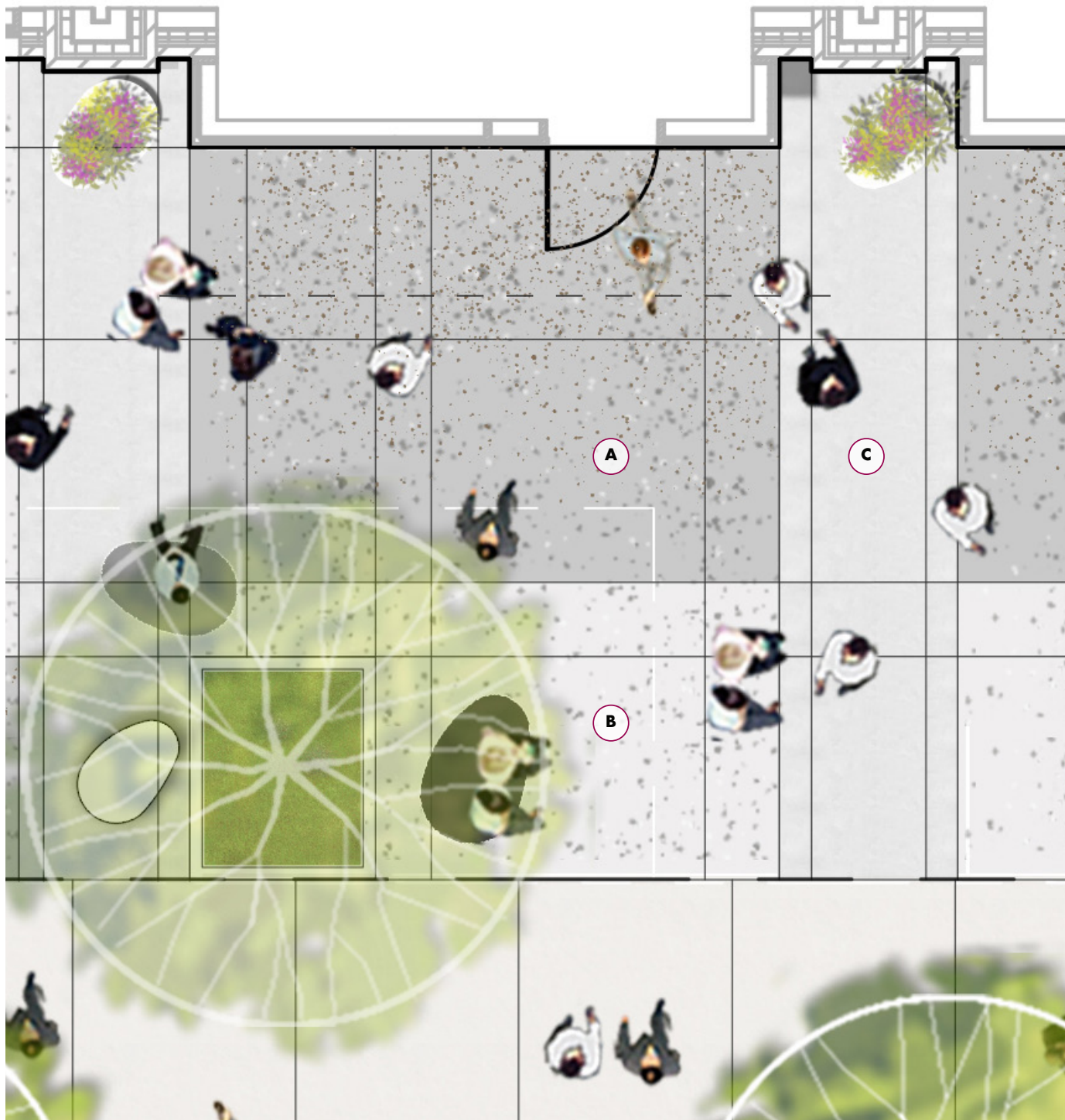


**149 NEWBURY** ILLUSTRATIVE PLAN

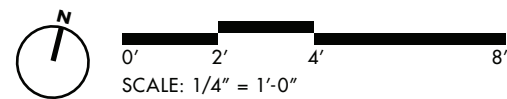
2021-08-13



149 NEWBURY



NEWBURY STREET



SAMPLE OF PLAZA INTEGRAL COLORS



SAMPLE FINISH A



SAMPLE FINISH B



SAMPLE FINISH C



KEY MAP

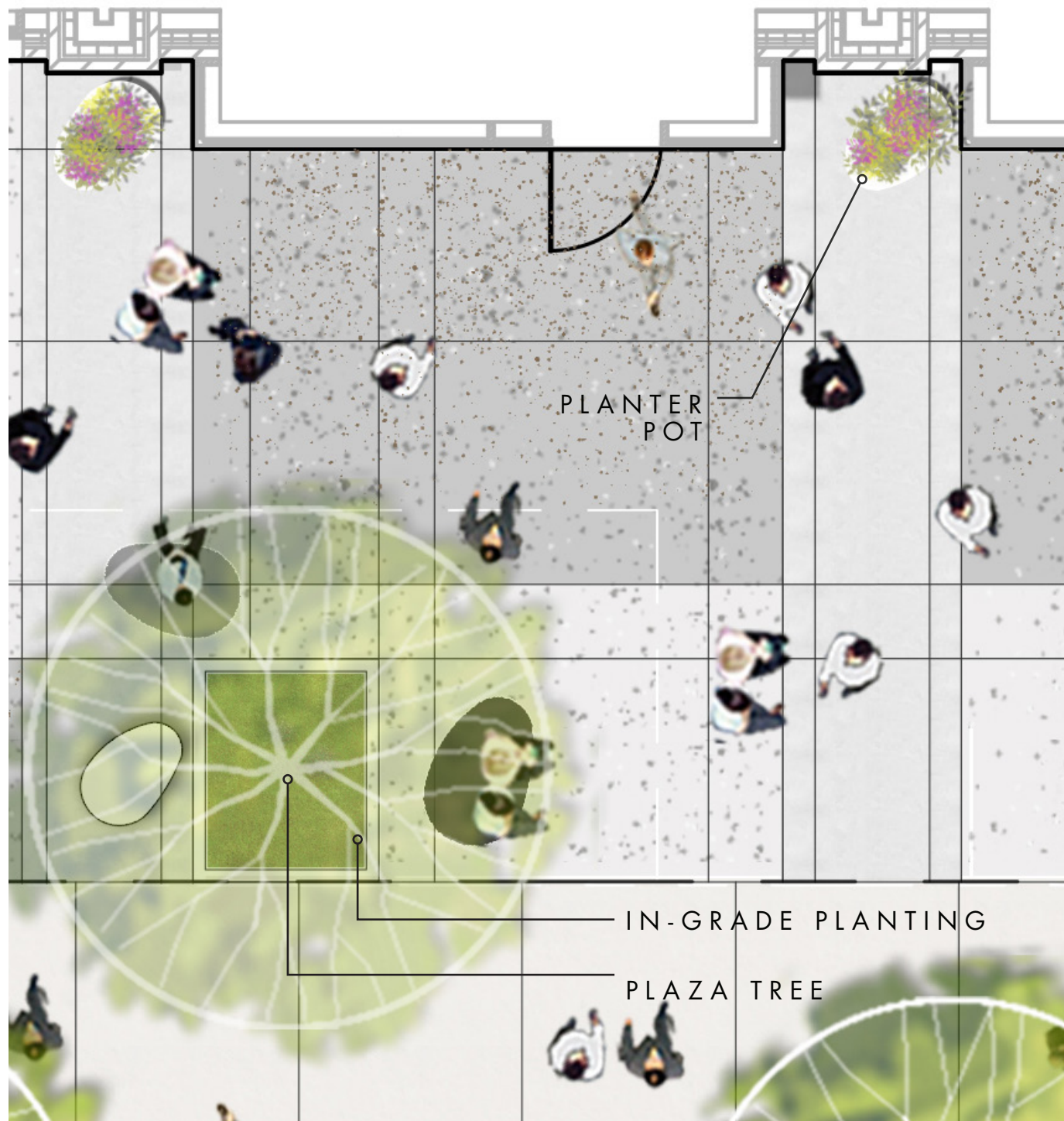
# 149 NEWBURY *HARDSCAPE MATERIALS + FINISHES*

2021-08-13

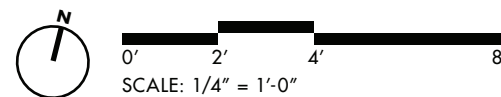




149 NEWBURY



NEWBURY STREET



PLAZA TREE: HONEYLOCUST



PLANTER POT MATERIAL



IN-GROUND MATERIALS



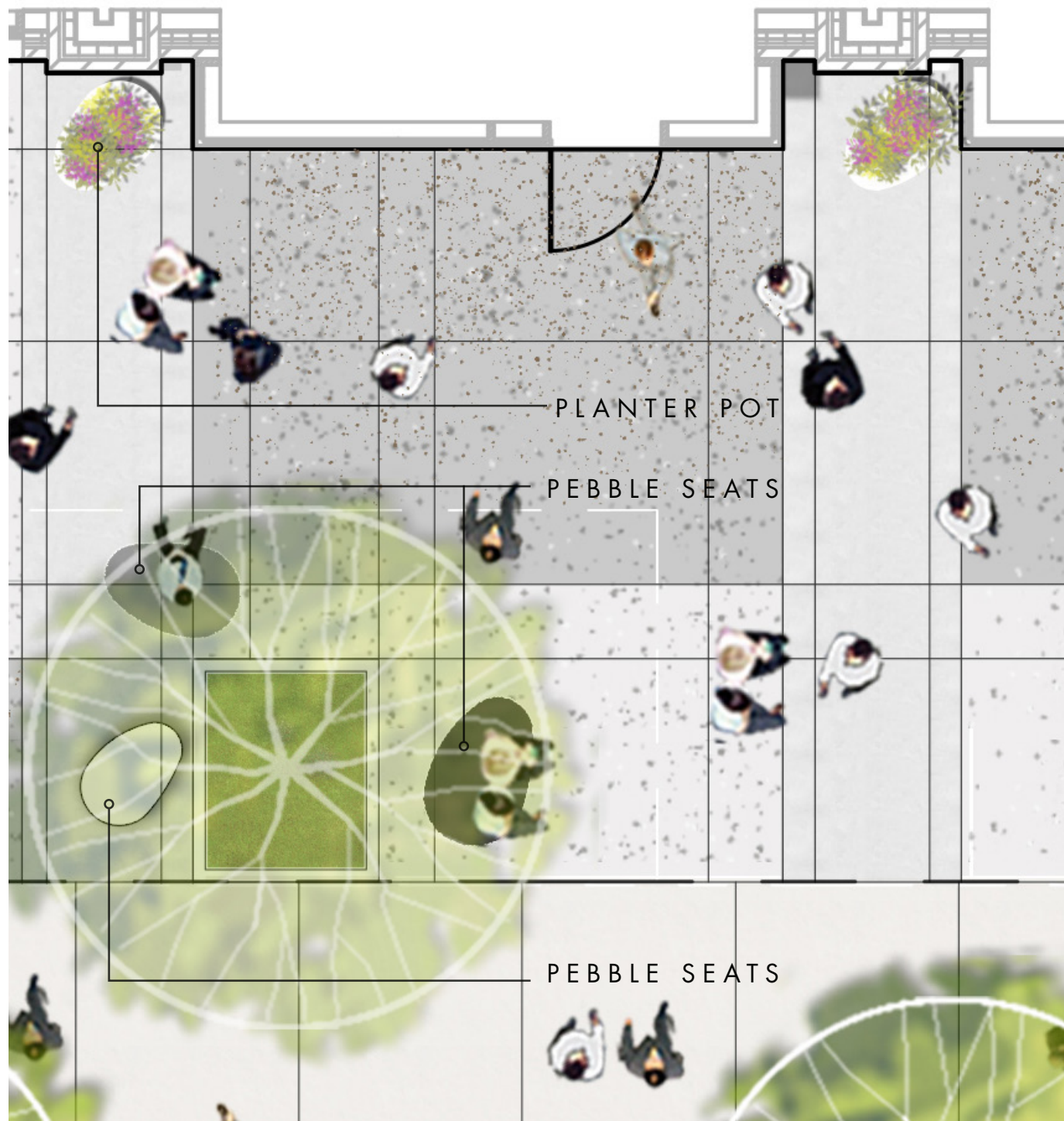
KEY MAP

**149 NEWBURY** PLANT MATERIALS

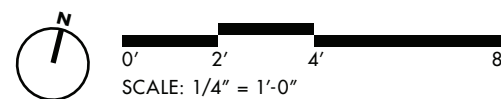
2021-08-13



149 NEWBURY



NEWBURY STREET



**149 NEWBURY** FURNISHING

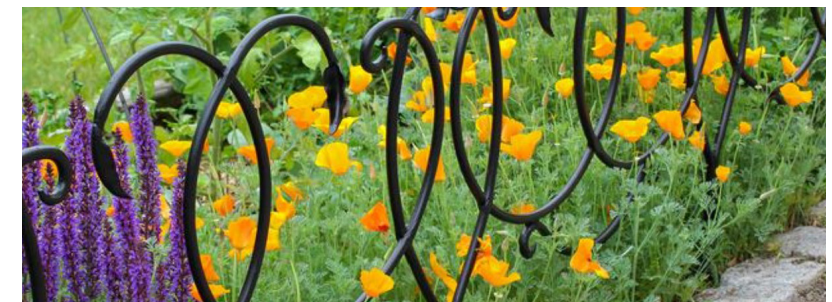
2021-08-13



PEBBLE SEATS



PLANTER POTS



METAL GARDEN EDGING

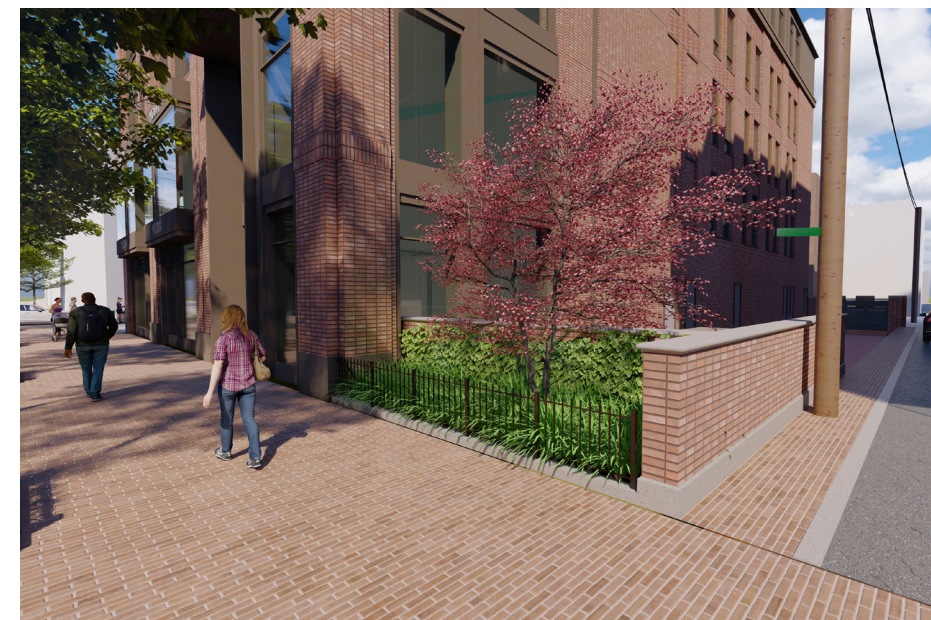
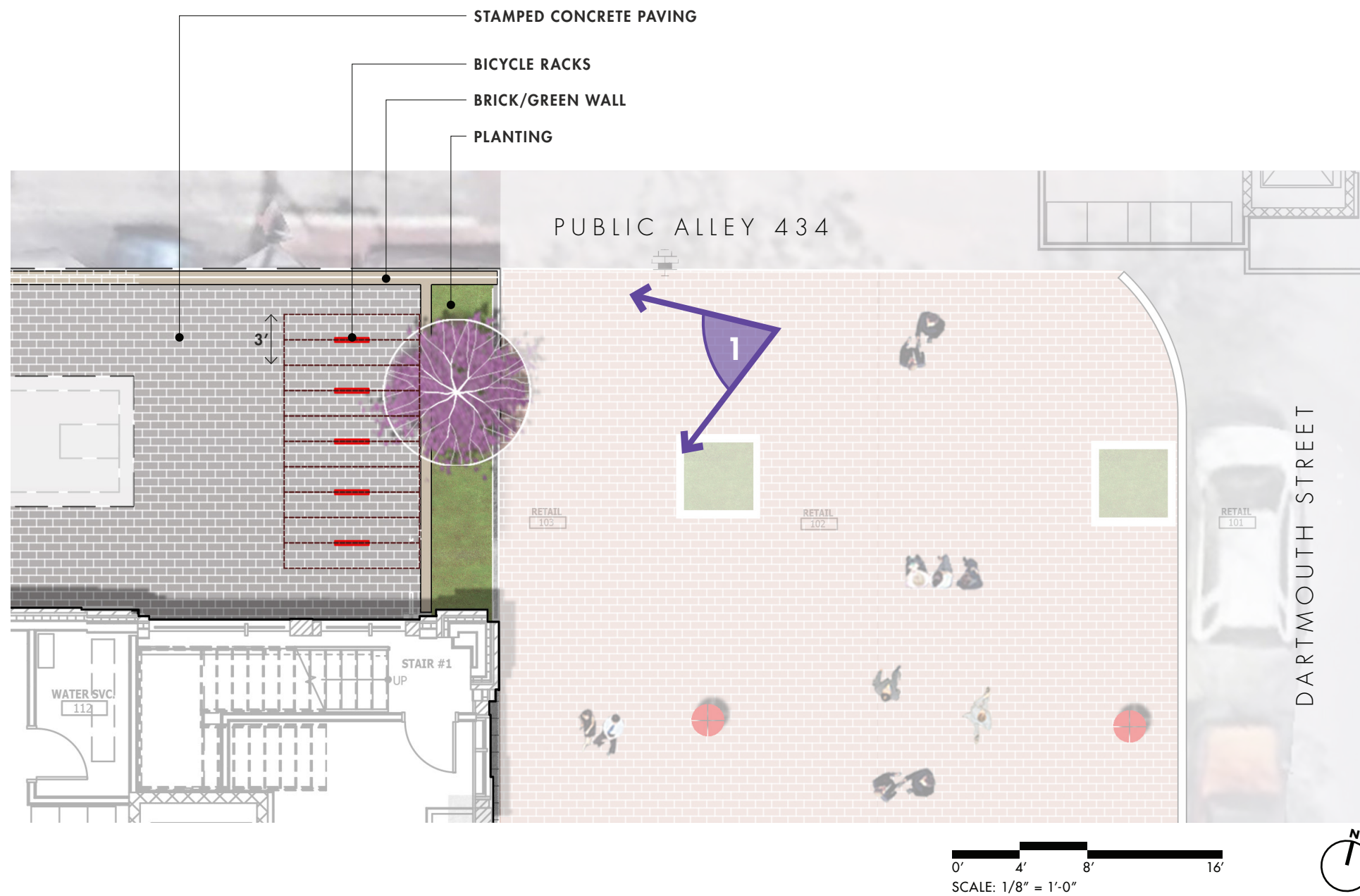


LOW GRANITE CURBING  
AROUND TREE PLANTING

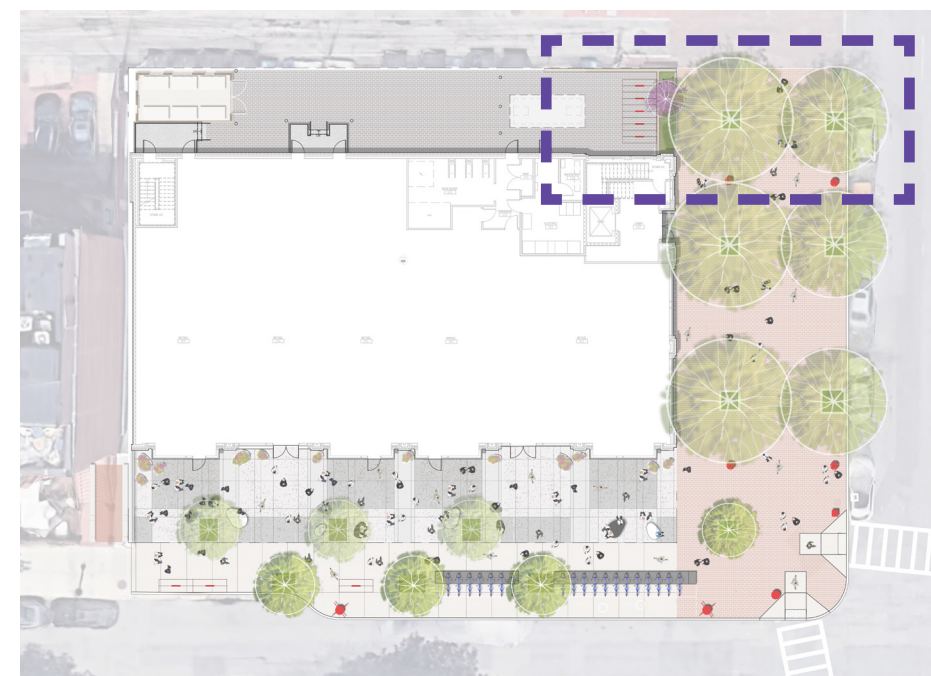


KEY MAP





PERSPECTIVE VIEW



KEY MAP

# 149 NEWBURY REAR BICYCLE AREA ENLARGEMENT

2021-08-13

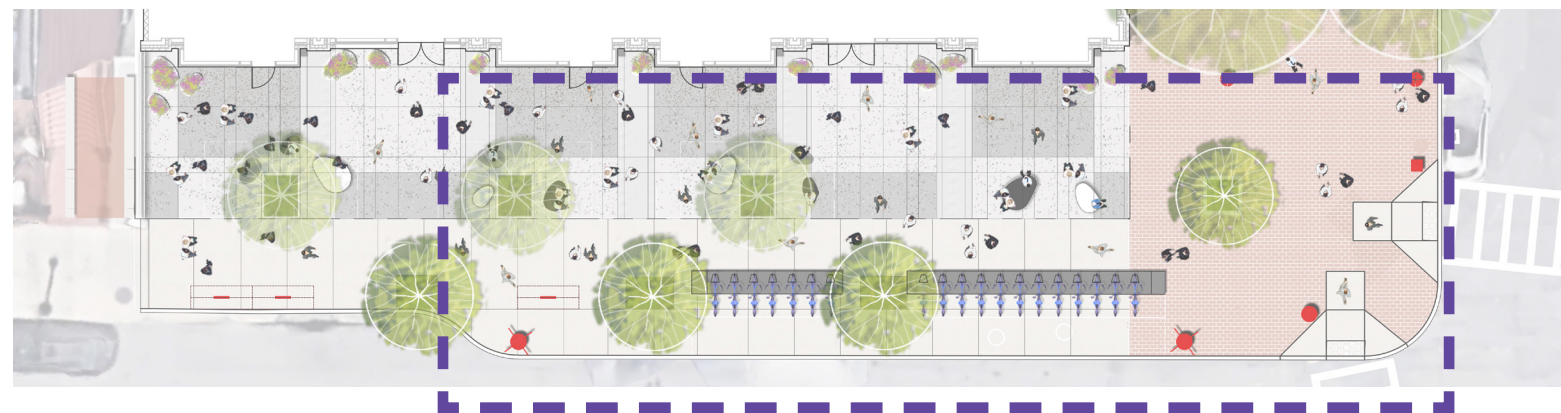
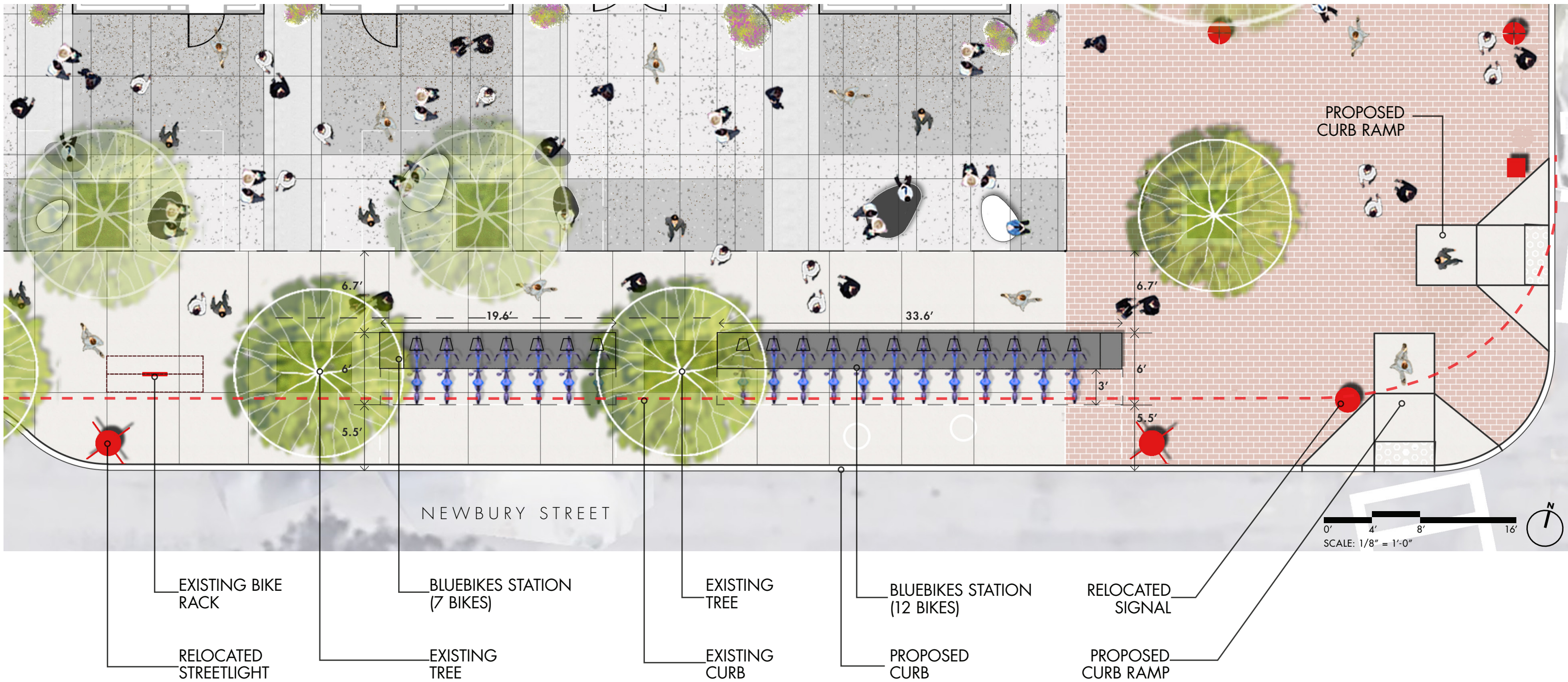




**149 NEWBURY** PERSPECTIVE VIEW

2021-08-13





**149 NEWBURY** BLUEBIKE STATION / PROPOSED CURB ALIGNMENT

2021-08-13

