

155 CHARLES STREET / BEACON HILL

EGERIA GROUP
MAY 7 , 2025

RODE MDLA



EGERIA

Summary of Meeting Feedback from BHCA 4/2 Zoning Meeting:

1. Gateway Moment
2. Discussion of Height and Density
3. Discussion about safety/loitering around the site
4. Questions regarding Construction timing and impacts.

Agenda for Tonight:

1. Quality of life issues for neighbors
 - Strategies for safety and activation to manage loitering
 - Egeria's Commitment to Community
 - Construction Management Strategy
2. Zoning - Height/Area Discussion
 - Urban design approach

Whitney Site Features

- Pocket park with benches
- Building overhang at entry
- Inset and covered exterior area along Charles st.

Whitney Management Strategies:

- Activated 24 hour frontage along Charles St with full glass.
- Properly lit facade and public realm at corner and entry.
- Management team focused on site safety - consistent monitoring of the area around the building



IN BEACON HILL



RIVERHOUSE, 145 PINCKNEY ST.



THE ARCHER RESIDENCES, 45 TEMPLE ST.



250 CAMBRIDGE ST.



148 CAMBRIDGE ST.

NEARBY



1375 WASHINGTON ST.



1595 WASHINGTON ST.



BOSTON PUBLIC MARKET, 100 HANOVER ST.



JAHØ CAFE, 116 HUNTINGTON AVE.

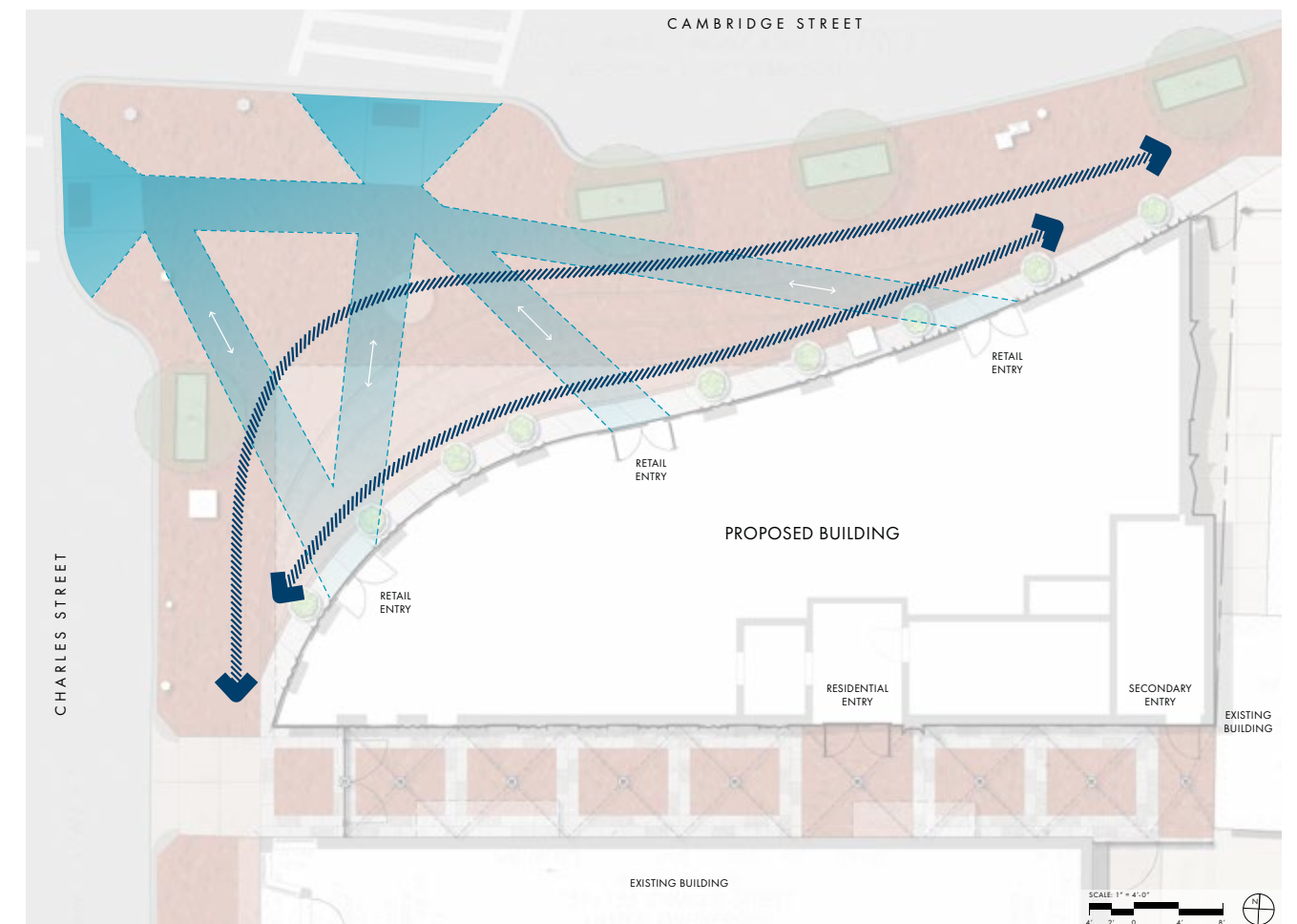
Existing Site Challenges:

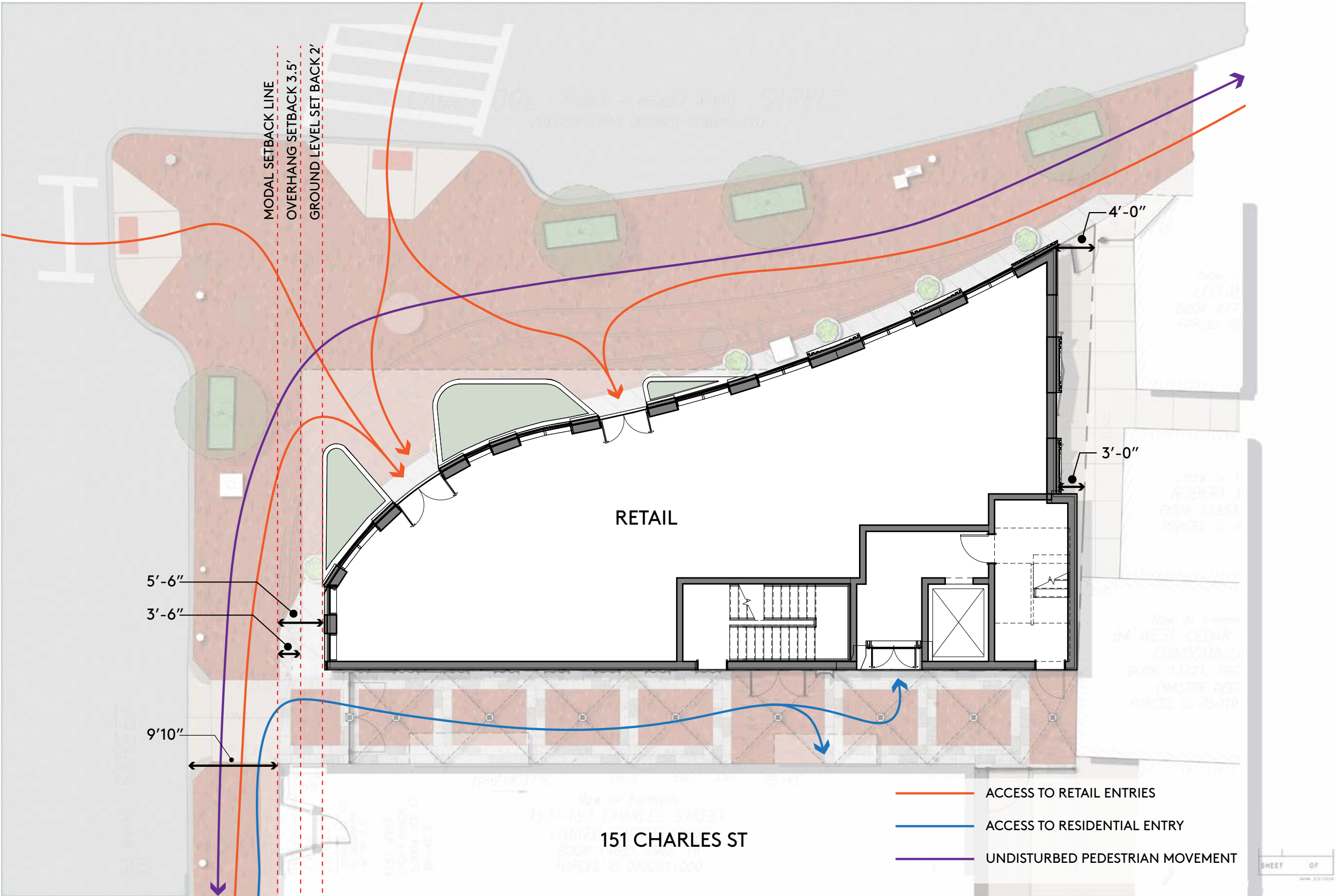
- Windows are covered and do not extend to Charles St.
- Entry is justified away from the intersection.
- Inconsistent Building Lighting
- Silver Place not activated



Proposed Strategies to mitigate loitering:

- **Provide more eyes on the street** - work with CVS to ensure the layout of the storage and proposed interior design allow for staff to see out into the public realm
- **Large open storefront glazing** with low sill height.
- **Appropriate lighting** installed on building and overhang
- **Planters (or cafe seating)** to activate retail edge while deterring loitering
- **Enhance retail activation** at heavily trafficked intersection.
- **Multiple entry points** and door ways with entry at the corner.
- **Security cameras** to monitor the area 24/7
- **Security details** at different times throughout the day/night







OVERHANG PERCEIVED AS
A CANOPY WITH BUILDING
ABOVE

LARGE SLOPED PLANTERS
ABUTTING FACADE
RESTRICTS STANDING
SPACE BELOW OVERHANG

CANOPY LIGHTING AND
UPLIGHTING PROVIDES
COMFORTABLE AND WELL
LIT CORNER CONDITION

ENHANCED SETBACK OPENS
UP SIDEWALK AND VIEW OF
HISTORIC BUILDING

LARGE STOREFRONT
WITH ACTIVATED
RETAIL PROVIDES
VISUAL SECURITY AT
INTERSECTION



OVERHANG PERCEIVED AS
A CANOPY WITH BUILDING
ABOVE

CAFE SEATING WITH A
PLANTER EDGE ACTIVATES
THE AREA UNDERNEATH THE
CANOPY AND RESTRICTS
LOITERING AREA

CANOPY LIGHTING AND
UPLIGHTING PROVIDES
COMFORTABLE AND WELL
LIT CORNER CONDITION

ENHANCED SETBACK OPENS
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- Egeria is an independent investment company aimed at long-term growth through entrepreneurial partnerships.
- Egeria has been investing in Boston for 10+ years and has assets in Beacon Hill, Bay Back, South End, South Boston and Cambridge.
- As long-term property owners in the area, Egeria strives to be a good steward of the community and an integral part of the neighborhood. Our commitment to community is deeply rooted in the company's vision and philosophy. We proudly participate in local organizations which serve the needs of the community, including the Jordan Boys & Girls Club of Boston and Cradles to Crayons.
- Our goal is to make long lasting enhancements, tailored to the values concerns of the individual neighborhood, its history and long-standing traditions.
- Egeria established an office in Boston in 2022, and it is very active in the management and oversight of its long-term holdings.
- The Whitney Hotel was added to the portfolio in 2023 increasing our presence at the top of Charles Street.
- For this project, Egeria will oversee, manage and maintain the new building, its tenancies and operations with the same commitment to community, while also developing and implementing specific protocols and measures for its long-term stewardship.
- In partnership with the Beacon Hill community, its local elected and appointed officials, the Beacon Hill Civic Association and area residents, Egeria will assign and appoint a dedicated member of its property leadership team (for the new building), to field and address community input, attend and provide updates at regular meetings of the BHCA and participate in other neighborhood forums and events.
- Egeria is excited to be a part of this "Gateway" development opportunity, and it looks forward to building a long-lasting partnership with the community, for both this new project and its continued stewardship of the Whitney Hotel.

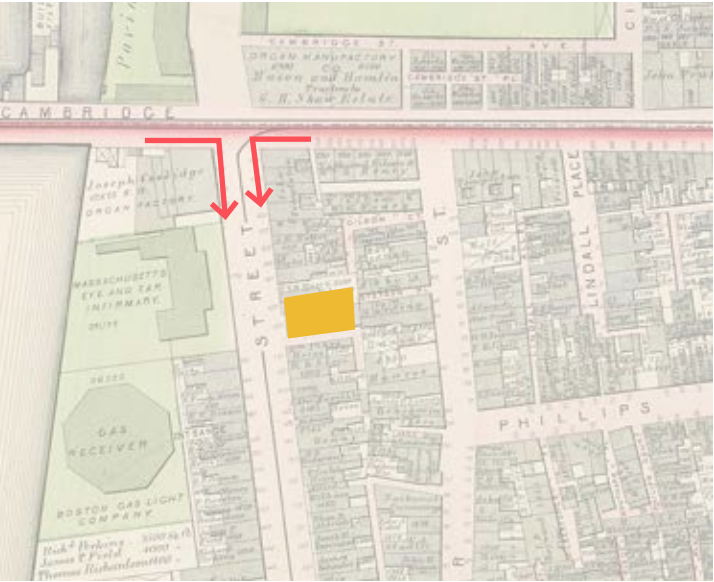
Neighborhood questions about construction timing and impacts to neighborhood

- Concerns parking for crew/staff will stress current parking capacity.
- Concerns about noise and safety around work site.
- Concerns about work around abutting foundations for excavation

Proposed Strategies to mitigate construction impacts:

- Owner and Contractor will be required to complete a full construction management plan with the city for review and approval, prior to any work commencing, which will address all the following items. The Egeria team would also be open to a GNA, coming back to review the Construction strategies once a Contractor is onboard, and providing a point of contact for BHCA office direct communication
 - Noise mitigation and all associated concerns
 - Materials storage (description) and plan staging of/delivery program
 - Safe and friendly passage around the site
 - Sidewalk closures
 - Cleanliness of the site/surrounding area
 - Construction vehicle and worker parking plan
 - Air quality issues (as relates to several phases; building demolition, debris removal, general construction dust)
 - Demo phases and communication and planning
 - Staging/materials delivery program
 - Vehicle access- daytime hours, days of the week

1874

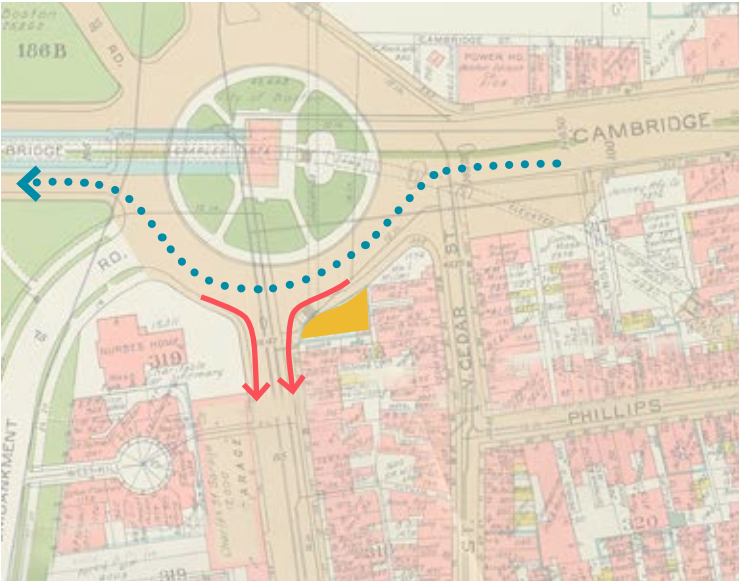


BOSTON HOPKINS ATLAS

FORMATION OF THE CHARLES ST GATEWAY

BUILDINGS PERPENDICULAR TO THE STREET
DEFINE ENTRY ON CHARLES ST AND SET UP
STREET WALL

1938



BROMLEY ATLAS

CREATION OF CHARLES CIRCLE

CURRENT CORNER SITE IS A VESTIGE OF BEING CUT
AWAY TO ACCOMODATE CHARLES CIRCLE.

CURRENT



GOOGLE SATELLITE IMAGE

REDEFINING GATEWAY ENTRY

THE WHITNEY DEVELOPMENT RE-INTRODUCES
THE PERPENDICULAR CORNER CONDITION,
SETTING UP THE OPPORTUNITY TO REDEFINE
THE GATEWAY ENTRY

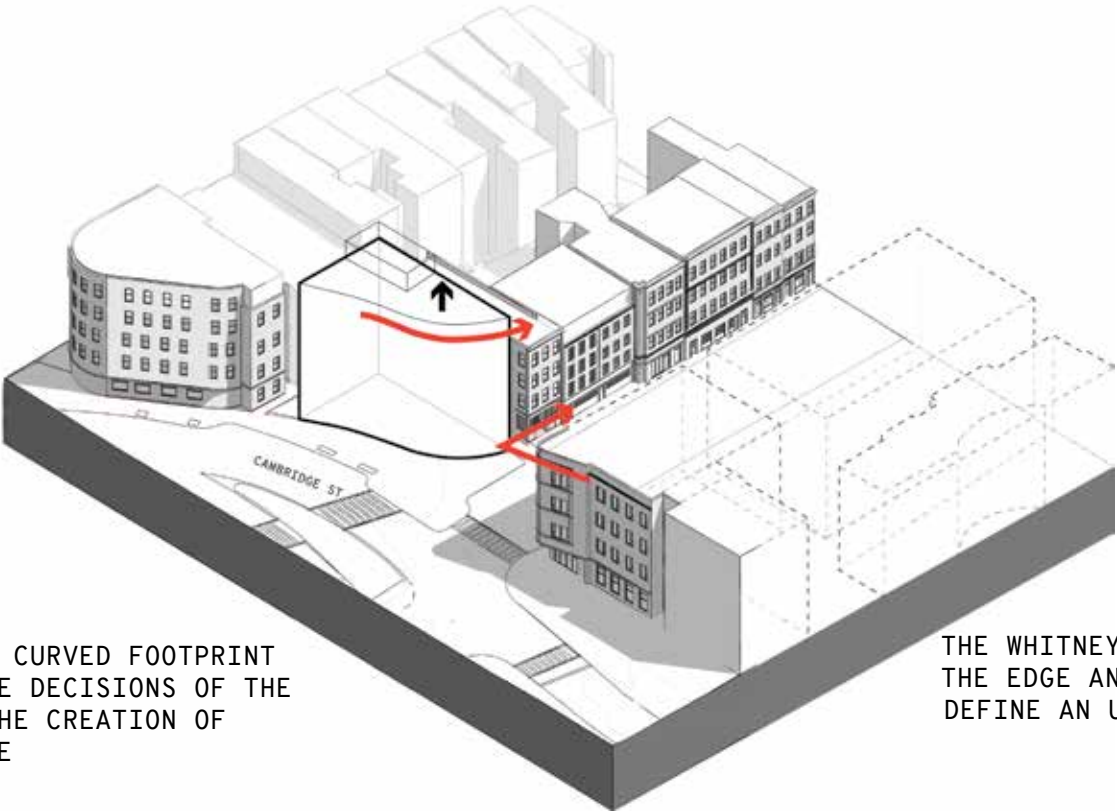
PROPOSED



GOOGLE SATELLITE IMAGE

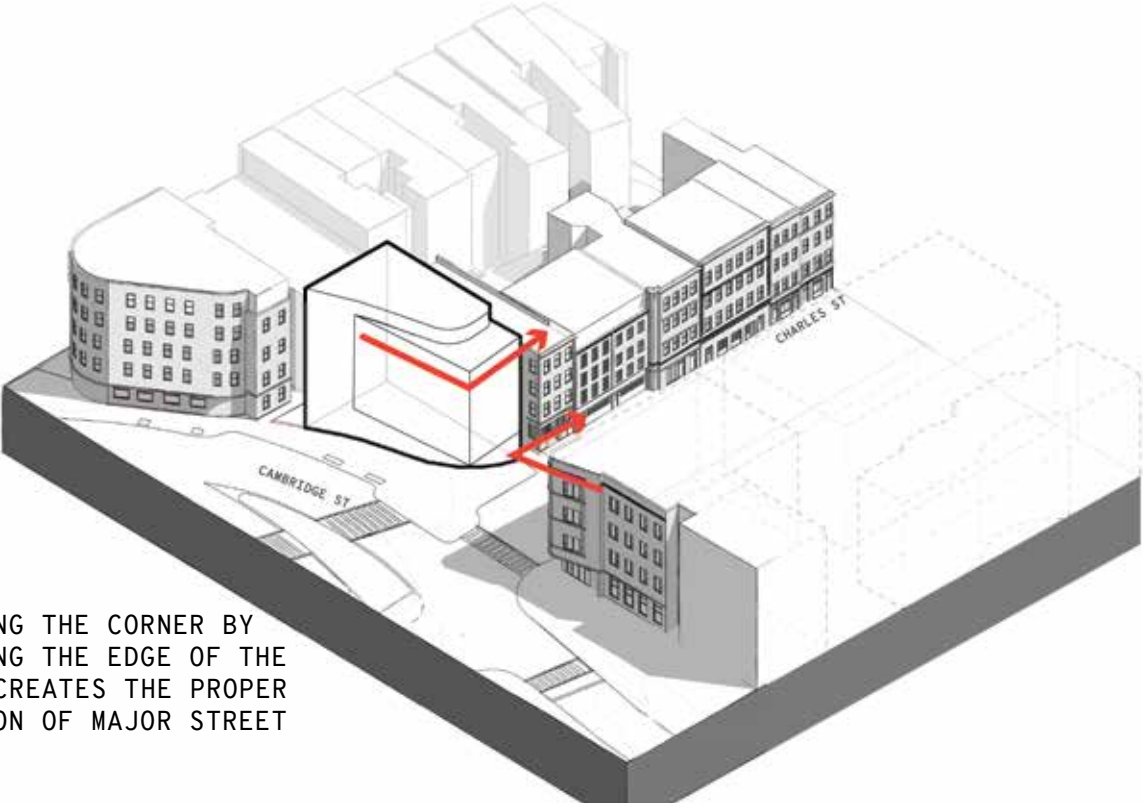
COMPLETING THE GATEWAY

TO CREATE AN URBAN EDGE TO CHARLES
ST THAT REINFORCES THE START OF THE
DISTRICT, THE PROJECT PROPOSES A
RECTANGULAR FACADE TO REINFORCE THE
STREET EDGE, GIVING DEFERENCE TO AND
SETTING UP THE LANGUAGE ON CHARLES ST.



EXTRUDING THE CURVED FOOTPRINT
REINFORCES THE DECISIONS OF THE
PAST DURING THE CREATION OF
CHARLES CIRCLE

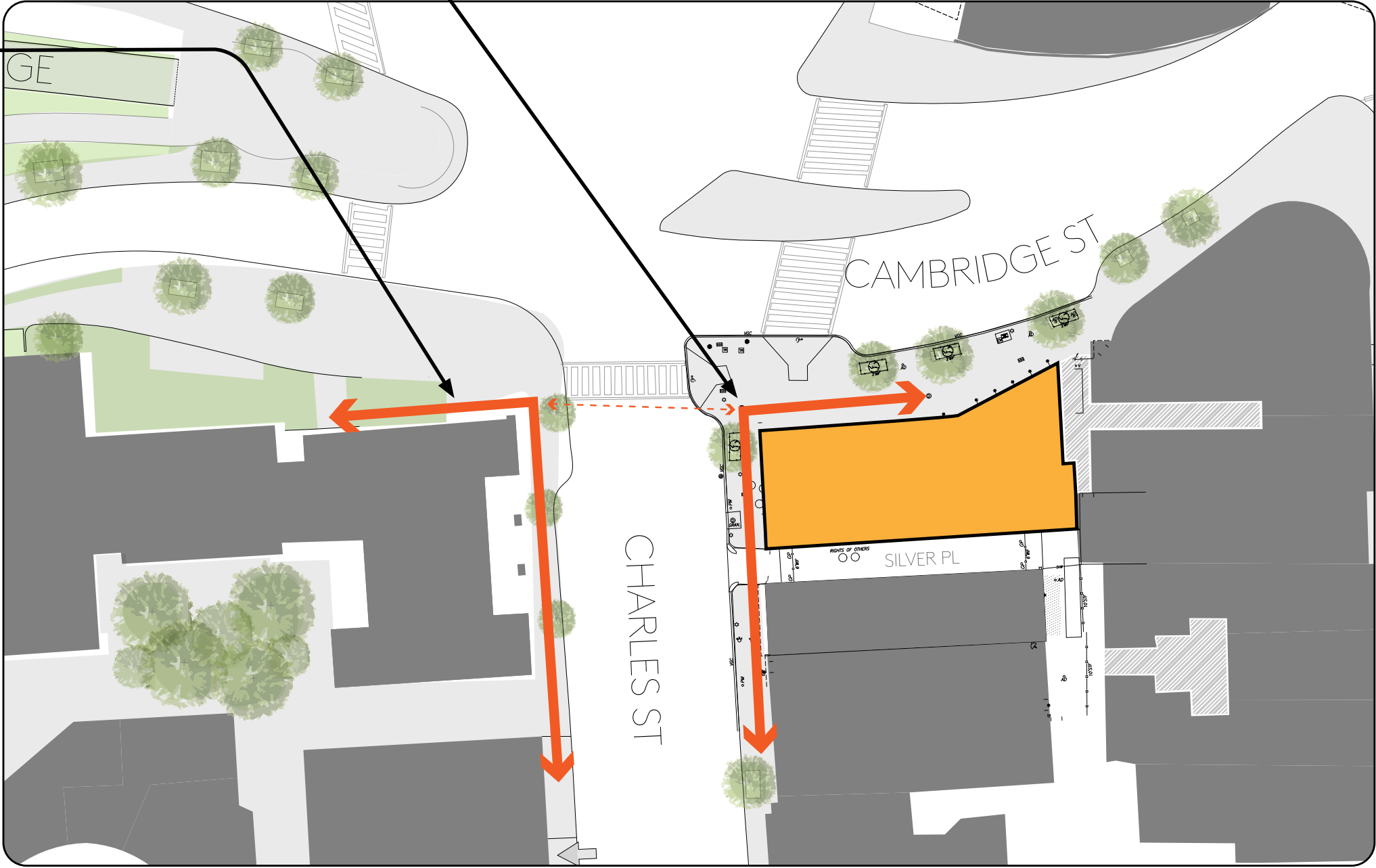
THE WHITNEY REINFORCES
THE EDGE AND CORNER TO
DEFINE AN URBAN STREET

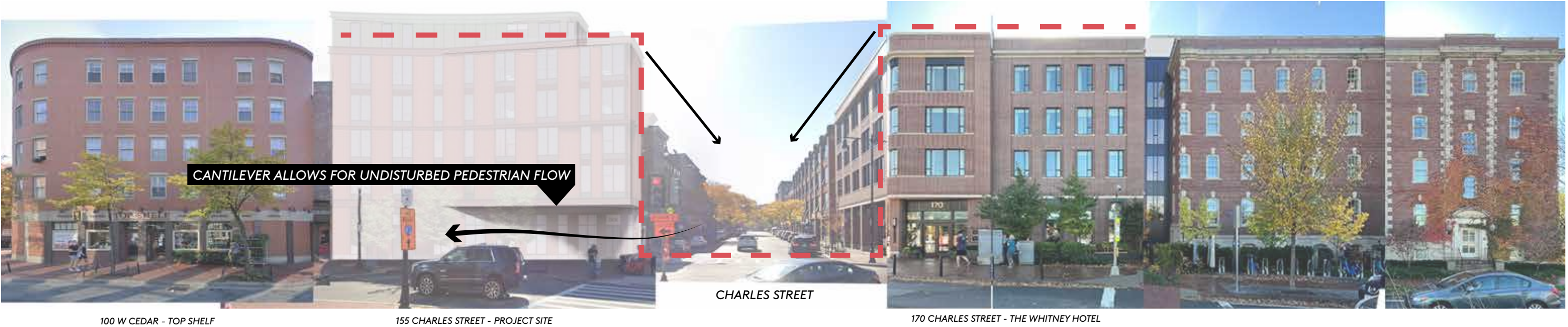
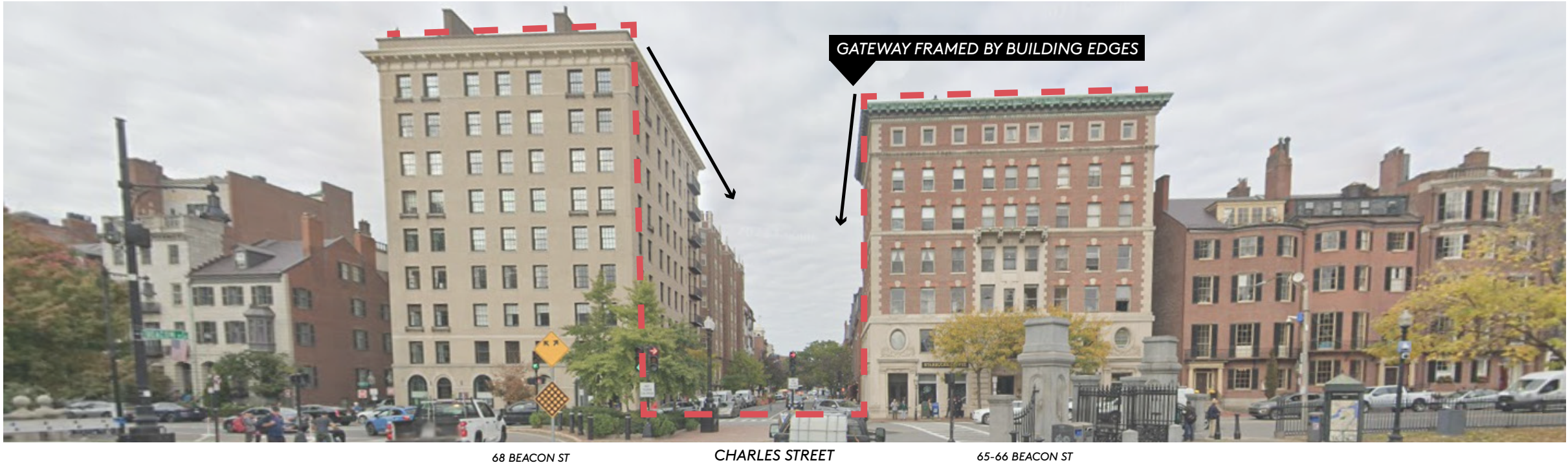


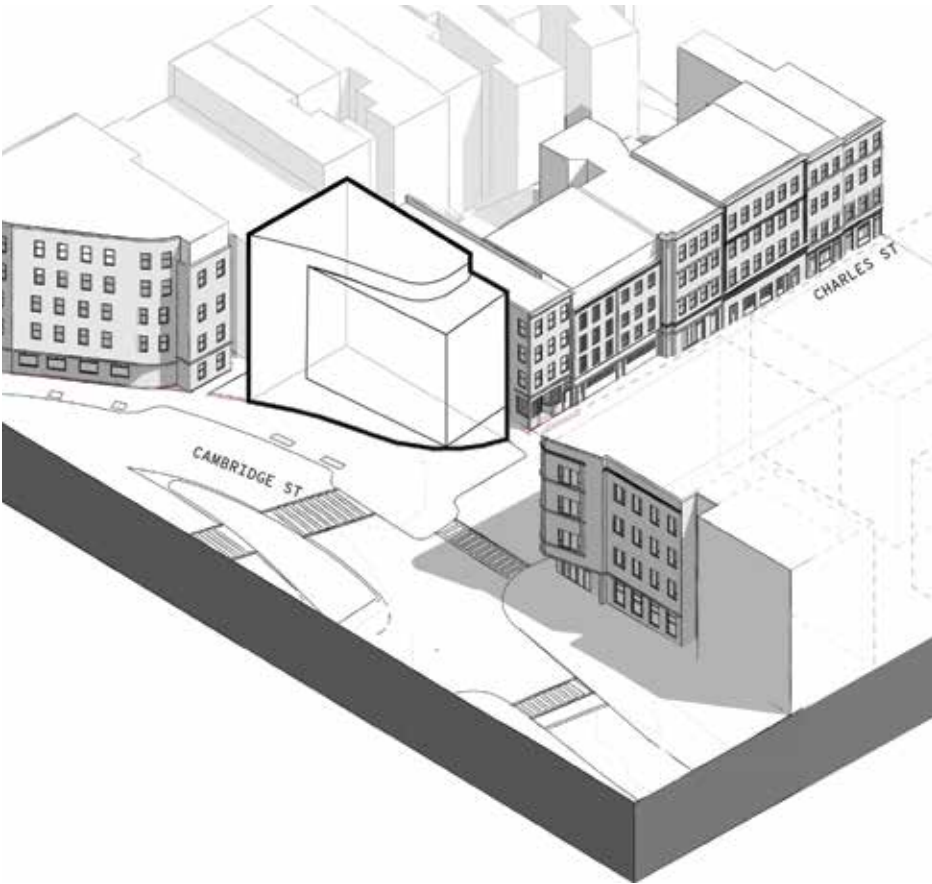
REDEFINING THE CORNER BY
REFLECTING THE EDGE OF THE
WHITNEY CREATES THE PROPER
DEFINITION OF MAJOR STREET
PRESENCE

REINTRODUCE RECTANGULAR
SITE PROFILE TO REFLECT
PREVIOUS AND CURRENT
CONTEXT ON CHARLE ST

ALIGN CANTILEVERED
FACADE WITH THE WHITNEY
TO CONTINUE STREET WALL
ON CAMBRIDGE ST







Current plan requires variances for:

- FAR (6.4)
- Front Yard, Side Yard, Rear Yard Setback (0'), Parking (0) and Usable Space (0)
- Height variance to accomodate retail on First Floor (69' - Retail requires 13')

Edge of building reflects Whitney urban edge and defines street wall along Charles Street.

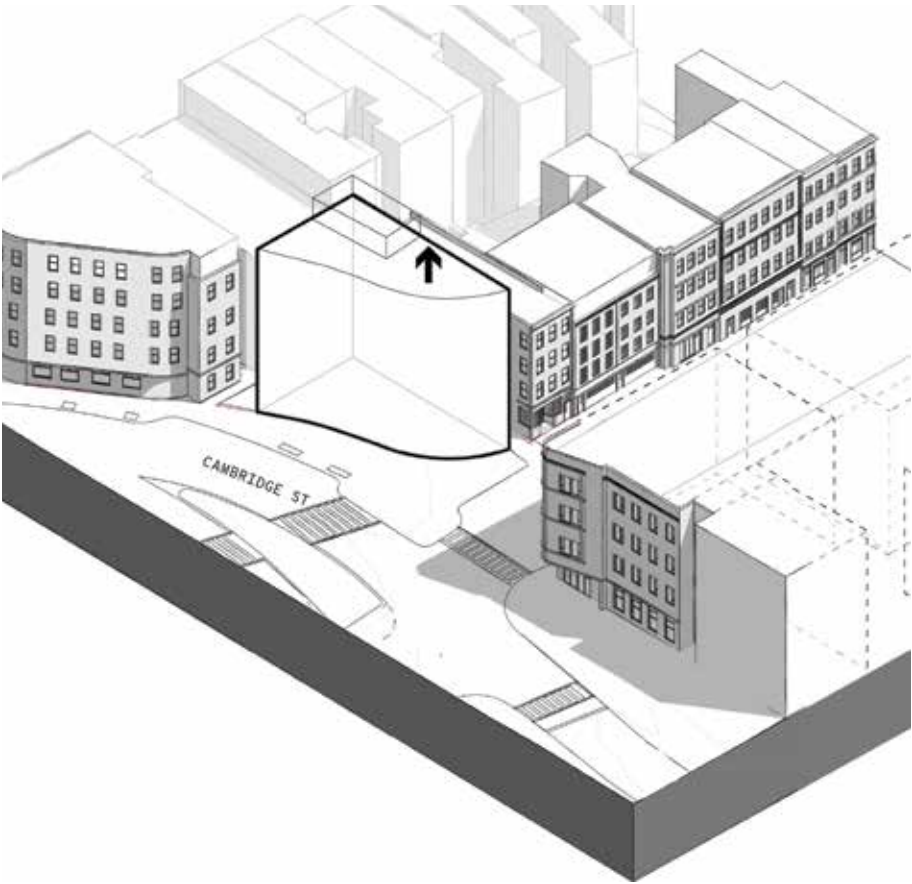
Floorplan allows for 13 units, 2 onsite affordable units required

Allows mechanical units to be integrated into 6th floor footprint (no additional height or screen required.)

Allows for enhances setbacks on Charles Street.

ZONING DISTRICT: BOSTON PROPER (ZONING SUBDISTRICT: H-2-65) ¹											
ACTION	MIN. LOT SIZE (sf)	MIN. LOT WIDTH (ft)	MIN. FRONTAGE (ft)	MAX. FLOOR AREA RATIO	MAX. BUILDING HEIGHT (ft)	MIN. FRONT YARD (ft)	MIN. REAR YARD (ft)	MIN. SIDE YARD (ft)	PARKING REQUIREMENT	USABLE OPEN SPACE PER DWELLING (sf/unit)	PROPOSED USE
REQUIRED	NONE	NONE	NONE	2.0	65'	20'-0"	20'-0"	10'-0"	10	150 SF / DWELLING UNIT	COMMERCIAL - B (RETAIL - USE ITEM NO. 34) FORBIDDEN (RESTAURANT - USE ITEM NO. 36A & NO. 37) FORBIDDEN RESIDENTIAL - R
PROPOSED	2,488 SF	47' 10"	84' 3"	6.4	69' 11"	0'-0" ³	0'-0" ²	0'-0" ²	0	50 SF / DWELLING UNIT	
ZONING RELIEF REQUIRED	NO	NO	NO	YES	YES	YES	YES	YES	YES	YES	YES

8 VARIANCES REQUIRED



Extrusion of footprint requires variances for:

- FAR (6.0)
- Front Yard, Side Yard, Rear Yard Setback (0’), Parking (0) and Usable Space (0)
- Height variance to accommodate retail on First Floor (69’ - Retail requires 13’)

Puts emphasis on awkward corner moment at Charles St - does not represent geometry or relationship to street typical of Beacon Hill.

Floorplan allows for 9 units, 2 onsite affordable units required

Cannot accommodate enhanced setback on sidewalk, need all available square footage.

Mechanical penthouse will be an additional height to the overall building and screened (does not count toward building variance.)

Based on current construction costs, this does not allow for a feasible project.

ZONING DISTRICT: BOSTON PROPER (ZONING SUBDISTRICT: H-2-65) ¹											
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ZONING RELIEF REQUIRED	NO	NO	NO	YES	YES	YES	YES	YES	YES	YES	YES

8 VARIANCES REQUIRED















THANK YOU