

BOSTONS ON THE BEACH

DELRAY BEACH, FLORIDA

In an effort to preserve their own future building expansion potential, Boston's on the Beach of Delray contracted Urban Design Kilday Studios to create various 3D presentation graphics to represent their side of an ongoing court battle. UDKS was tasked with showing how an adjacent building's proposed development could prevent Boston's future vertical expansion. There was a city hearing held to review Boston's appeal on the proposed expansion of a neighboring hotel along its southern property line.

The proposed building was 3 stories taller than the 2-story Boston's. Since the buildings are on a zero lot line, they shared a common wall. The problem arose when the proposed hotel had planned for windows along its common property line. The graphics that UDKS created clearly showed that if the proposed building was built (with windows along the common property line) then Boston's would meet with great resistance should they choose to expand to a taller building – they would be blocking the proposed views along the common wall.

The graphics addressed the issue from all angles and ultimately led to Boston's being awarded their favorable decision. Without the use of UDKS's 3D capabilities, the issue would have not been such a clear decision, and it could have forced Boston's to remain two stories forever.

