Boston Properties

Pelli Clarke Pelli Architects

ARROWSTREET

OJB | THE OFFICE OF JAMES BURNETT
LANDSCAPE ARCHITECTURE

MAGNUSSON KLEMENCIC ASSOCIATES

WSP | PARSONS BRINCKERHOFF

McNAMARA·SALVIA

BR+A

AHA CONSULTING ENGINEERS

vhb

ARUP

HALEY ALDRICH

RWDI
CONSULTING ENGINEERS & SCIENTISTS

JENSEN HUGHES

Nutter

THE BACK BAY / SOUTH END GATEWAY PROJECT

BOSTON, MASSACHUSETTS

JUNE 29, 2016

CAC MEETING #5

AGENDA

- MassDOT/MBTA Update
- Responses to CAC Questions
- Sustainability
- Public Realm/Streetscape
- Interior Public Space

MassDOT/MBTA UPDATE

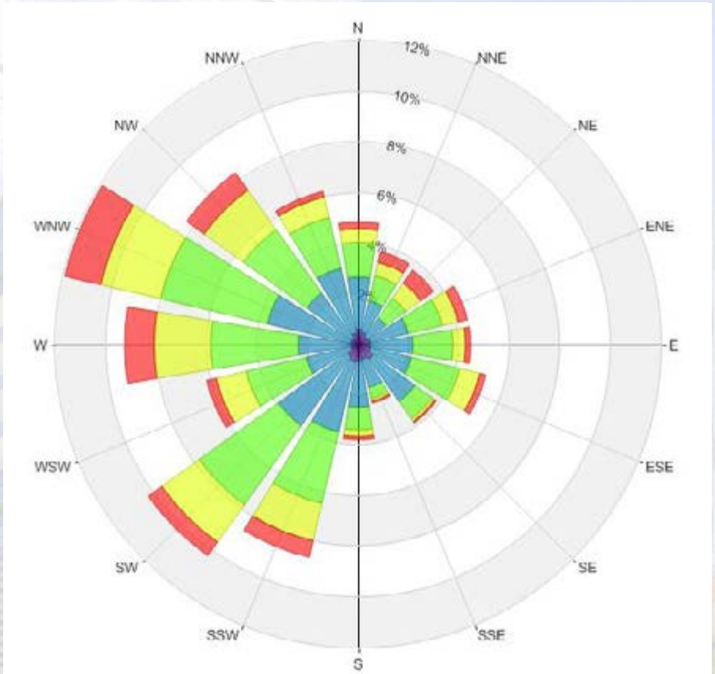
- The Redesign Of Track-Level Ventilation Is Underway And In The Preliminary Stage.
- The MBTA Is Working With Boston Properties And The Department Of Public Safety (DPS) To Complete A 30% Design Package Of The Station Concourse.
- The State Will Be Hosting A Public Meeting Upon Completion Of The 30% Design Package For Both The Concourse Design and Track-Level Ventilation,Which Is Anticipated In Early Fall.

RESPONSES TO CAC QUESTIONS

QUESTION:
- How Do We Know The Predicted Wind Condition Results Are Accurate?

WIND METHODOLOGY AND BASIS

- Building Code Standard For Structural Evaluation Of Wind Impacts
- Model Predictions And Comparisons



Annual Winds

Wind Speed (mph)	Probability (%)
Calm	3.0
1-5	7.8
6-10	32.6
11-15	32.6
16-20	16.2
>20	7.8

QUESTION:

- What Would Have To Happen To Garage West Massing In Order To Cast No New Shadow On Copley Square?

REFERENCE FROM STUART STREET ZONING:

- Each Proposed Project shall be arranged and designed in a way to assure that it does not cast net new shadows for more than two (2) hours from 8:00 a.m. through 2:30 p.m., on any day from March 21 through October 21, in a calendar year, on any portion of Copley Square Park (bounded by Boylston Street, Clarendon Street, St. James Avenue and Dartmouth Street, excluding land occupied by Trinity Church).

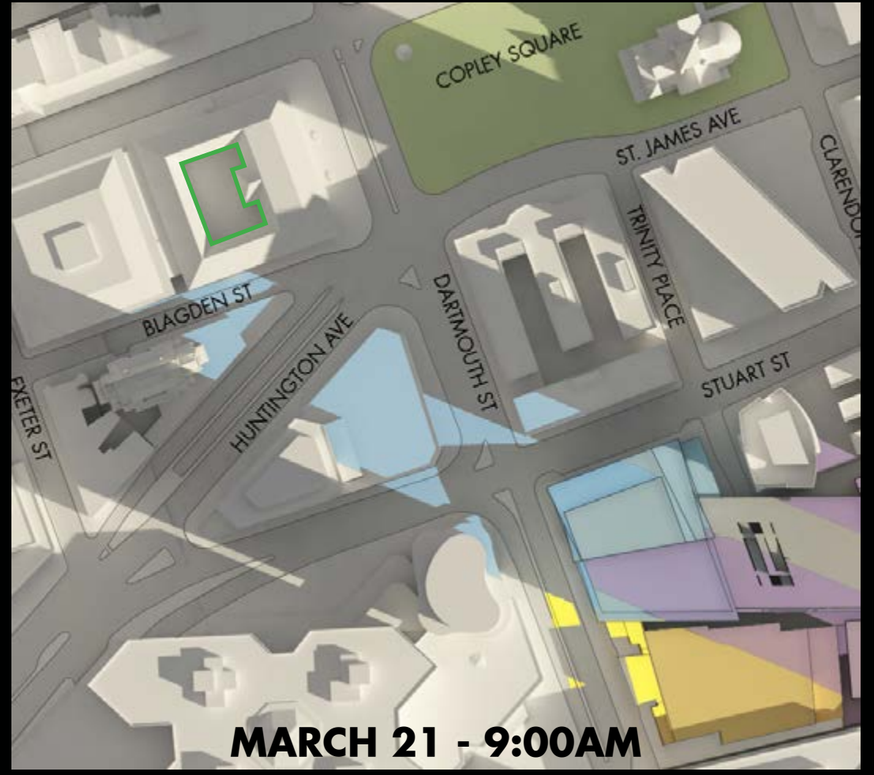
	STORIES	HEIGHT	SQUARE FOOTAGE
MAX AIR RIGHTS SF	33 STORIES	481′	765,680sf
			LOSS OF 109,640sf
STUART STREET ZONING HEIGHT LIMIT	28 STORIES	400′	656,040sf
			LOSS OF 57,740sf
COMPLIANT DESIGN	26 STORIES	365′	598,300sf
			LOSS OF 83,350sf
NO NEW SHADOW	21 STORIES	297′	514,950sf

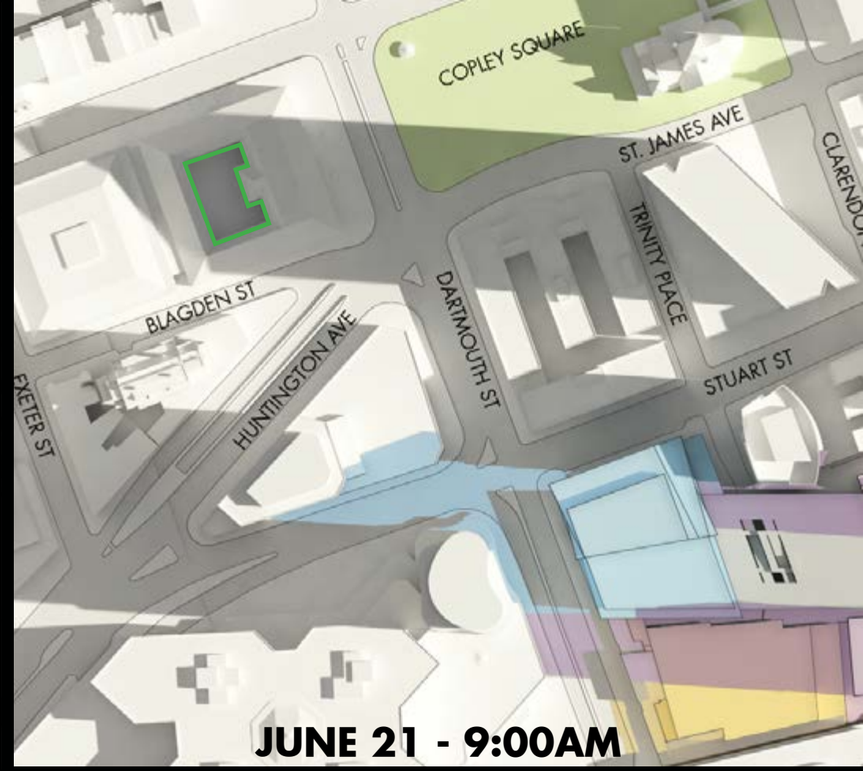
QUESTION:

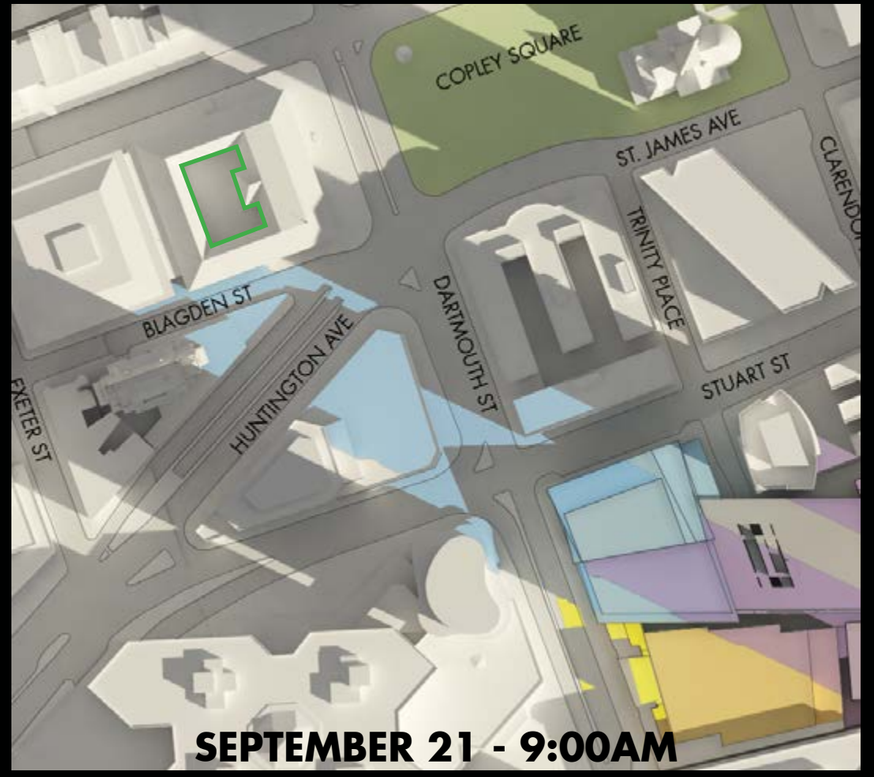
- Does The Project Cast Shadow on the Courtyard of the Main Branch of the Boston Public Library?

ANSWER:

- **During Opening Hours On March 21st, June 21st, September 21st, and December 21st, No New Shadow Is Cast Onto The Facades Of The Library Courtyard.**





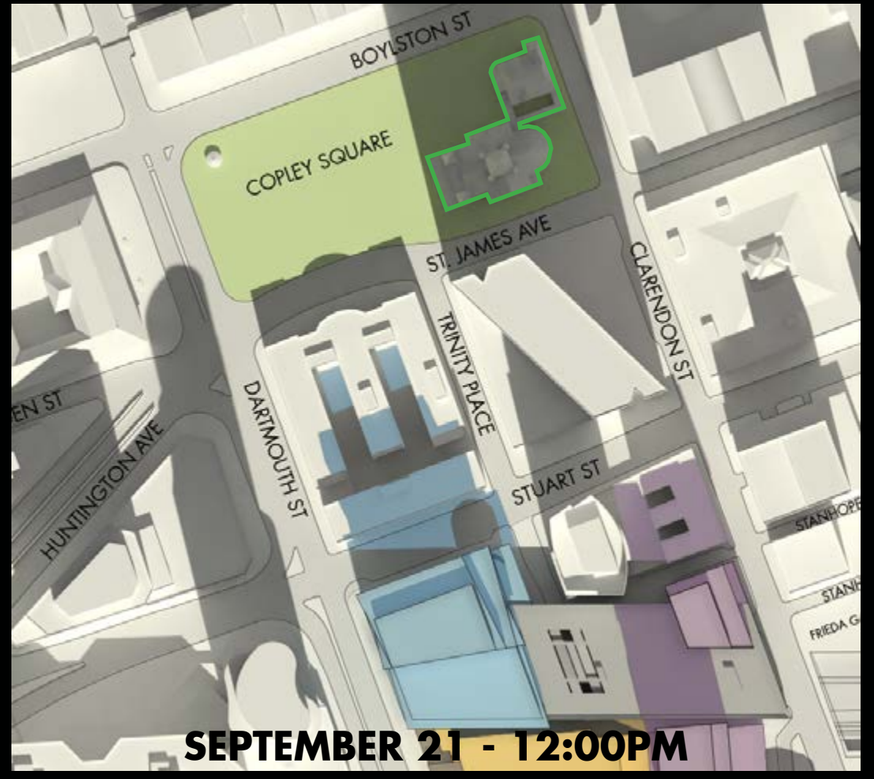


QUESTION:

- Does The Project Cast Shadow on Trinity Church?

ANSWER:

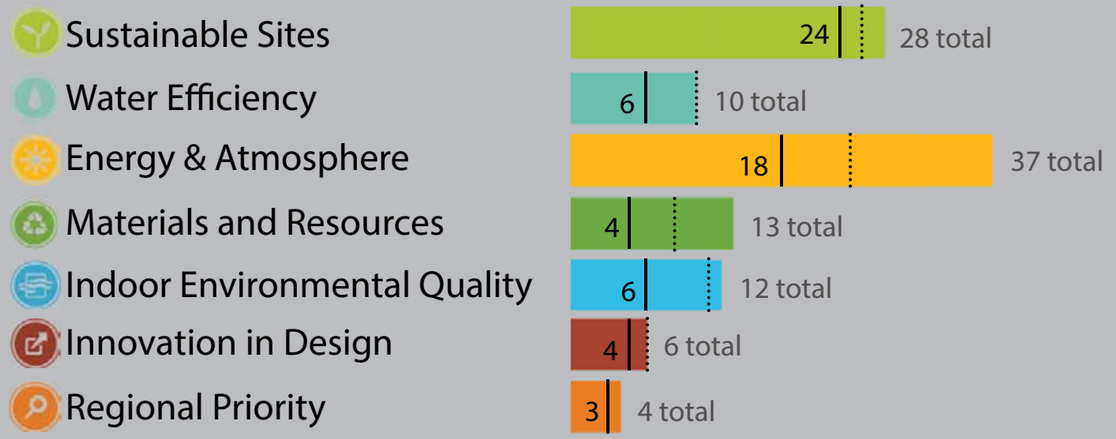
- **The Project Casts No New Shadow On Trinity Church On March 21st, June 21st, and September 21st.** On December 21st, Approximately 90 Minutes of Shadow Are Cast Onto Portions Of The Facade Of Trinity Church, from 11:15am To 12:45pm.



SUSTAINABILITY

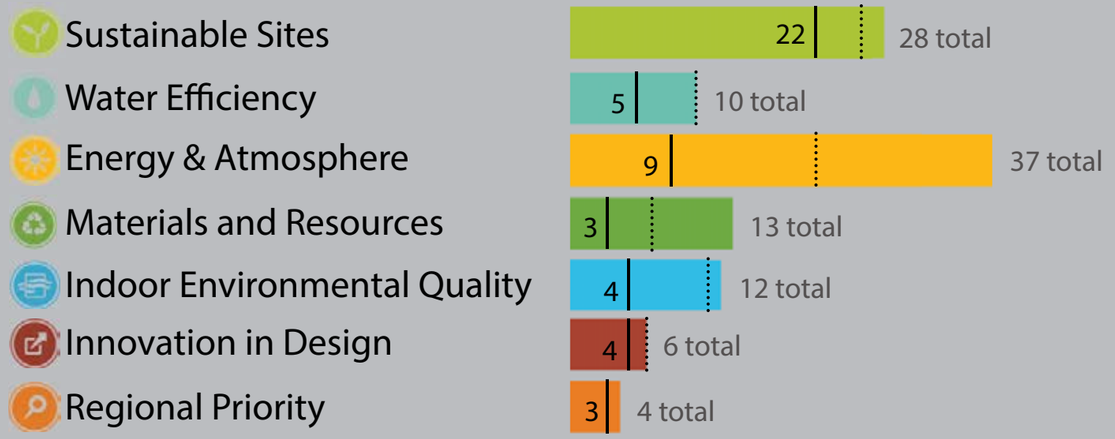
LEED

Garage West (office)
LEED-CS



65 'yes' (23) 'maybe' 110 total

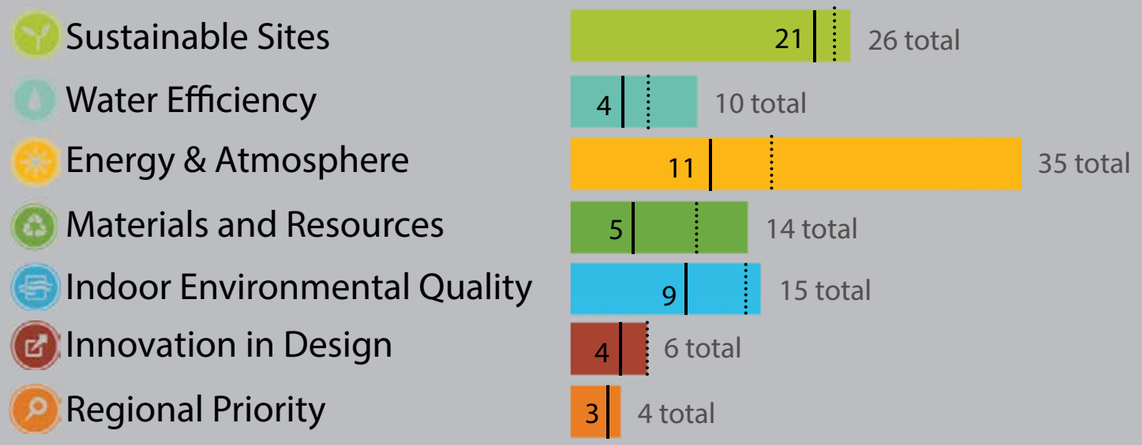
Station West (retail)
LEED-CS



50 'yes' (34) 'maybe' 110 total

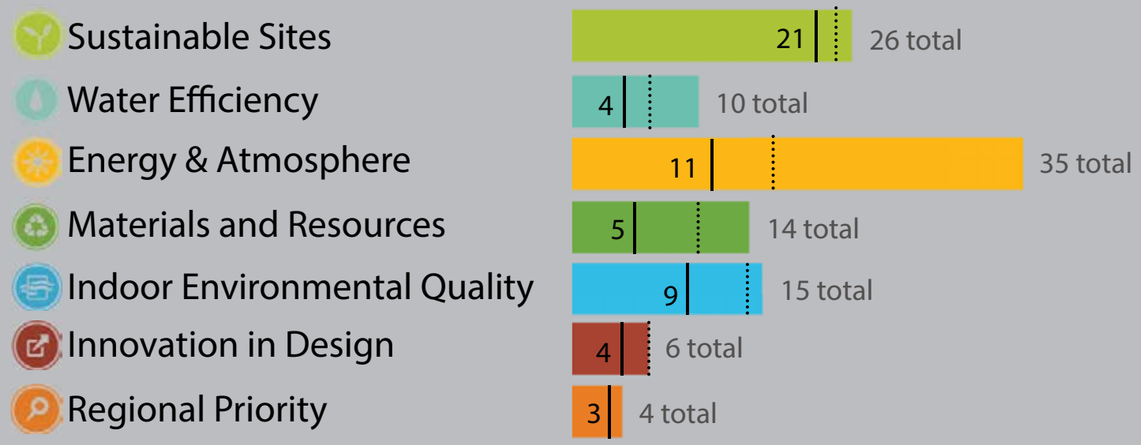
LEED

Garage East (residential)
LEED-NC

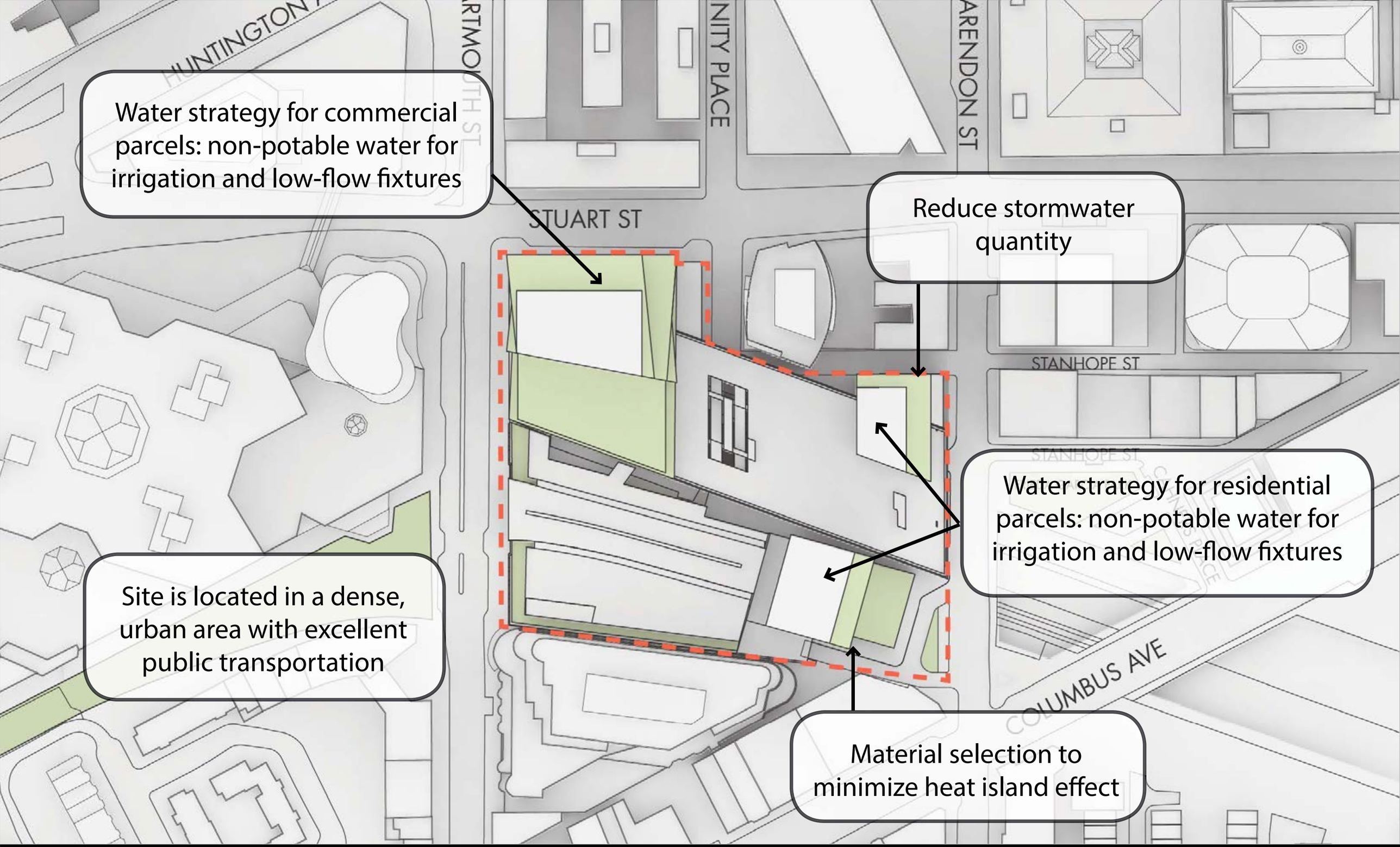


57 'yes' (26) 'maybe' 110 total

Station East (residential)
LEED-NC



57 'yes' (26) 'maybe' 110 total

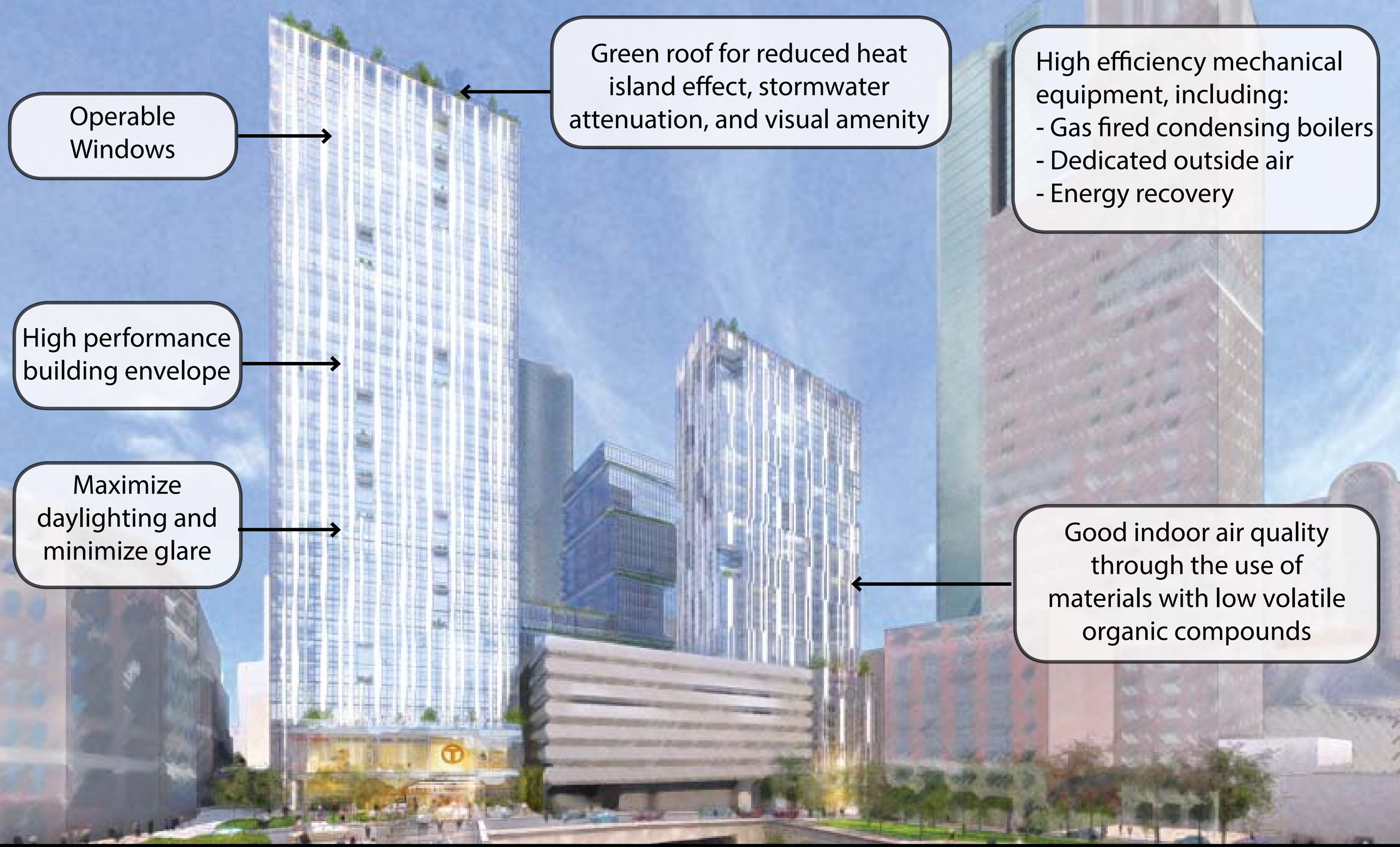


Good indoor air quality through demand controlled ventilation and use of materials with low volatile organic compounds

High efficiency mechanical equipment with energy recovery

Low lighting power densities from efficient LED lighting

High performance building envelope



Energy strategies being studied;

- Cogen system
- Solar photovoltaics
- Wind turbines
- Demand response
- On-site energy storage

Preliminary Energy + GHG Model

	% CO_2 savings	% energy savings	EUI (kBtu/SF/yr)
• Garage West	17.6%	21%	61
• Garage East	14.0%	20%	63
• Station East	14.0%	20%	63
• Station West	7.4%	8%	120-220
• Project Wide	15.5%	20%	63-65

savings per ASHRAE 90.1-2013

LEED CHECKLISTS

Garage West (office): LEED CS

LEED 2009 for Core and Shell Development

Project Checklist

Project Dartmouth: Garage West

Sustainable Sites — Possible Points: 28

Y	?	N			
Y			Prereq 1	Construction Activity Pollution Prevention	
1			Credit 1	Site Selection	1
5			Credit 2	Development Density and Community Connectivity	5
		1	Credit 3	Brownfield Redevelopment	1
6			Credit 4.1	Alternative Transportation—Public Transportation Access	6
2			Credit 4.2	Alternative Transportation—Bicycle Storage and Changing Rooms	2
3			Credit 4.3	Alternative Transportation—Low-Emitting and Fuel-Efficient Vehicles	3
2			Credit 4.4	Alternative Transportation—Parking Capacity	2
	1		Credit 5.1	Site Development—Protect or Restore Habitat	1
	1		Credit 5.2	Site Development—Maximize Open Space	1
1			Credit 6.1	Stormwater Design—Quantity Control	1
1			Credit 6.2	Stormwater Design—Quality Control	1
1			Credit 7.1	Heat Island Effect—Non-roof	1
1			Credit 7.2	Heat Island Effect—Roof	1
		1	Credit 8	Light Pollution Reduction	1
1			Credit 9	Tenant Design and Construction Guidelines	1

Water Efficiency — Possible Points: 10

Y	?	N			
Y			Prereq 1	Water Use Reduction—20% Reduction	
2	2		Credit 1	Water Efficient Landscaping	2 to 4
	2		Credit 2	Innovative Wastewater Technologies	2
4			Credit 3	Water Use Reduction	2 to 4

Energy and Atmosphere — Possible Points: 37

Y	?	N			
Y			Prereq 1	Fundamental Commissioning of Building Energy Systems	
Y			Prereq 2	Minimum Energy Performance	
Y			Prereq 3	Fundamental Refrigerant Management	
9	4	8	Credit 1	Optimize Energy Performance	3 to 21
		4	Credit 2	On-Site Renewable Energy	4
2			Credit 3	Enhanced Commissioning	2
2			Credit 4	Enhanced Refrigerant Management	2
3			Credit 5.1	Measurement and Verification—Base Building	3
2			Credit 5.2	Measurement and Verification—Tenant Submetering	3
	2		Credit 6	Green Power	2

Materials and Resources — Possible Points: 13

Y	?	N			
Y			Prereq 1	Storage and Collection of Recyclables	
		5	Credit 1	Building Reuse—Maintain Existing Walls, Floors, and Roof	1 to 5
2			Credit 2	Construction Waste Management	1 to 2
	1		Credit 3	Materials Reuse	1
1	1		Credit 4	Recycled Content	1 to 2
1	1		Credit 5	Regional Materials	1 to 2
	1		Credit 6	Certified Wood	1

Indoor Environmental Quality — Possible Points: 12

Y	?	N			
Y			Prereq 1	Minimum Indoor Air Quality Performance	
Y			Prereq 2	Environmental Tobacco Smoke (ETS) Control	
1			Credit 1	Outdoor Air Delivery Monitoring	1
		1	Credit 2	Increased Ventilation	1
1			Credit 3	Construction IAQ Management Plan—During Construction	1
1			Credit 4.1	Low-Emitting Materials—Adhesives and Sealants	1
1			Credit 4.2	Low-Emitting Materials—Paints and Coatings	1
1			Credit 4.3	Low-Emitting Materials—Flooring Systems	1
	1		Credit 4.4	Low-Emitting Materials—Composite Wood and Agrifiber Products	1
	1		Credit 5	Indoor Chemical and Pollutant Source Control	1
	1		Credit 6	Controllability of Systems—Thermal Comfort	1
1			Credit 7	Thermal Comfort—Design	1
	1		Credit 8.1	Daylight and Views—Daylight	1
	1		Credit 8.2	Daylight and Views—Views	1

Innovation and Design Process — Possible Points: 6

Y	?	N			
1			Credit 1.1	Exemplary Performance SSc2 Development Density	1
1			Credit 1.2	Exemplary Performance SSc4.1 Public Transportation	1
	1		Credit 1.3	Exemplary Performance MRc2 Construction Waste Management	1
	1		Credit 1.4	Innovation in Design: Green Building Education	1
1			Credit 1.5	Innovation in Design: Green Cleaning Policy/Program	1
1			Credit 2	LEED Accredited Professional	1

Regional Priority Credits — Possible Points: 4

Y	?	N			
		1	Credit 1.1	On-site renewable energy	1
1			Credit 1.2	Stormwater design - quantity control	1
1			Credit 1.3	Heat island effect - nonroof	1
1			Credit 1.4	Heat island effect - roof	1

Y	?	N		
65	23	21	Total	Possible Points: 110

Station West (retail): LEED CS

LEED 2009 for Core and Shell Development

Project Checklist

Project Dartmouth: Station West

Sustainable Sites — Possible Points: 28

Y	?	N			
Y			Prereq 1	Construction Activity Pollution Prevention	
1			Credit 1	Site Selection	1
5			Credit 2	Development Density and Community Connectivity	5
		1	Credit 3	Brownfield Redevelopment	1
6			Credit 4.1	Alternative Transportation—Public Transportation Access	6
	2		Credit 4.2	Alternative Transportation—Bicycle Storage and Changing Rooms	2
3			Credit 4.3	Alternative Transportation—Low-Emitting and Fuel-Efficient Vehicles	3
2			Credit 4.4	Alternative Transportation—Parking Capacity	2
	1		Credit 5.1	Site Development—Protect or Restore Habitat	1
	1		Credit 5.2	Site Development—Maximize Open Space	1
1			Credit 6.1	Stormwater Design—Quantity Control	1
1			Credit 6.2	Stormwater Design—Quality Control	1
1			Credit 7.1	Heat Island Effect—Non-roof	1
1			Credit 7.2	Heat Island Effect—Roof	1
		1	Credit 8	Light Pollution Reduction	1
1			Credit 9	Tenant Design and Construction Guidelines	1

Water Efficiency — Possible Points: 10

Y	?	N			
Y			Prereq 1	Water Use Reduction—20% Reduction	
2	2		Credit 1	Water Efficient Landscaping	2 to 4
	2		Credit 2	Innovative Wastewater Technologies	2
3	1		Credit 3	Water Use Reduction	2 to 4

Energy and Atmosphere — Possible Points: 37

Y	?	N			
Y			Prereq 1	Fundamental Commissioning of Building Energy Systems	
Y			Prereq 2	Minimum Energy Performance	
Y			Prereq 3	Fundamental Refrigerant Management	
4	4	13	Credit 1	Optimize Energy Performance	3 to 21
		4	Credit 2	On-Site Renewable Energy	4
2			Credit 3	Enhanced Commissioning	2
	2		Credit 4	Enhanced Refrigerant Management	2
3			Credit 5.1	Measurement and Verification—Base Building	3
	3		Credit 5.2	Measurement and Verification—Tenant Submetering	3
	2		Credit 6	Green Power	2

Materials and Resources — Possible Points: 13

Y	?	N			
Y			Prereq 1	Storage and Collection of Recyclables	
		5	Credit 1	Building Reuse—Maintain Existing Walls, Floors, and Roof	1 to 5
2			Credit 2	Construction Waste Management	1 to 2
	1		Credit 3	Materials Reuse	1
1	1		Credit 4	Recycled Content	1 to 2
	2		Credit 5	Regional Materials	1 to 2
	1		Credit 6	Certified Wood	1

Indoor Environmental Quality — Possible Points: 12

Y	?	N			
Y			Prereq 1	Minimum Indoor Air Quality Performance	
Y			Prereq 2	Environmental Tobacco Smoke (ETS) Control	
1			Credit 1	Outdoor Air Delivery Monitoring	1
		1	Credit 2	Increased Ventilation	1
1			Credit 3	Construction IAQ Management Plan—During Construction	1
1			Credit 4.1	Low-Emitting Materials—Adhesives and Sealants	1
1			Credit 4.2	Low-Emitting Materials—Paints and Coatings	1
	1		Credit 4.3	Low-Emitting Materials—Flooring Systems	1
	1		Credit 4.4	Low-Emitting Materials—Composite Wood and Agrifiber Products	1
	1		Credit 5	Indoor Chemical and Pollutant Source Control	1
	1		Credit 6	Controllability of Systems—Thermal Comfort	1
	1		Credit 7	Thermal Comfort—Design	1
	1		Credit 8.1	Daylight and Views—Daylight	1
	1		Credit 8.2	Daylight and Views—Views	1

Innovation and Design Process — Possible Points: 6

1			Credit 1.1	Exemplary Performance SSc2 Development Density	1
1			Credit 1.2	Exemplary Performance SSc4.1 Public Transportation	1
	1		Credit 1.3	Exemplary Performance MRc2 Construction Waste Management	1
	1		Credit 1.4	Innovation in Design: Green Building Education	1
1			Credit 1.5	Innovation in Design: Green Cleaning Policy/Program	1
1			Credit 2	LEED Accredited Professional	1

Regional Priority Credits — Possible Points: 4

		1	Credit 1.1	On-site renewable energy	1
1			Credit 1.2	Stormwater design - quantity control	1
1			Credit 1.3	Heat island effect - nonroof	1
1			Credit 1.4	Heat island effect - roof	1

Y	?	N		
50	34	26	Total	Possible Points: 110

Station East (residential): LEED NC

LEED 2009 for New Construction and Major Renovations

Project Checklist

Project Dartmouth: Station East

Y	?	N			
21	3	2	**Sustainable Sites**	**Possible Points:**	**26**
Y			Prereq 1	Construction Activity Pollution Prevention	
1			Credit 1	Site Selection	1
5			Credit 2	Development Density and Community Connectivity	5
		1	Credit 3	Brownfield Redevelopment	1
6			Credit 4.1	Alternative Transportation—Public Transportation Access	6
	1		Credit 4.2	Alternative Transportation—Bicycle Storage and Changing Rooms	1
3			Credit 4.3	Alternative Transportation—Low-Emitting and Fuel-Efficient Vehicles	3
2			Credit 4.4	Alternative Transportation—Parking Capacity	2
	1		Credit 5.1	Site Development—Protect or Restore Habitat	1
	1		Credit 5.2	Site Development—Maximize Open Space	1
1			Credit 6.1	Stormwater Design—Quantity Control	1
1			Credit 6.2	Stormwater Design—Quality Control	1
1			Credit 7.1	Heat Island Effect—Non-roof	1
1			Credit 7.2	Heat Island Effect—Roof	1
		1	Credit 8	Light Pollution Reduction	1
4	6		**Water Efficiency**	**Possible Points:**	**10**
Y			Prereq 1	Water Use Reduction—20% Reduction	
2	2		Credit 1	Water Efficient Landscaping	2 to 4
	2		Credit 2	Innovative Wastewater Technologies	2
2	2		Credit 3	Water Use Reduction	2 to 4
11	5	19	**Energy and Atmosphere**	**Possible Points:**	**35**
Y			Prereq 1	Fundamental Commissioning of Building Energy Systems	
Y			Prereq 2	Minimum Energy Performance	
Y			Prereq 3	Fundamental Refrigerant Management	
4	3	12	Credit 1	Optimize Energy Performance	1 to 19
		7	Credit 2	On-Site Renewable Energy	1 to 7
2			Credit 3	Enhanced Commissioning	2
2			Credit 4	Enhanced Refrigerant Management	2
3			Credit 5	Measurement and Verification	3
	2		Credit 6	Green Power	2
5	5	4	**Materials and Resources**	**Possible Points:**	**14**
Y			Prereq 1	Storage and Collection of Recyclables	
		3	Credit 1.1	Building Reuse—Maintain Existing Walls, Floors, and Roof	1 to 3
		1	Credit 1.2	Building Reuse—Maintain 50% of Interior Non-Structural Elements	1
2			Credit 2	Construction Waste Management	1 to 2
1	1		Credit 3	Materials Reuse	1 to 2

Y	?	N			
			Materials and Resources, Continued		
1	1		Credit 4	Recycled Content	1 to 2
1	1		Credit 5	Regional Materials	1 to 2
	1		Credit 6	Rapidly Renewable Materials	1
	1		Credit 7	Certified Wood	1
9	5	1	**Indoor Environmental Quality**	**Possible Points:**	**15**
Y			Prereq 1	Minimum Indoor Air Quality Performance	
Y			Prereq 2	Environmental Tobacco Smoke (ETS) Control	
1			Credit 1	Outdoor Air Delivery Monitoring	1
		1	Credit 2	Increased Ventilation	1
1			Credit 3.1	Construction IAQ Management Plan—During Construction	1
1			Credit 3.2	Construction IAQ Management Plan—Before Occupancy	1
1			Credit 4.1	Low-Emitting Materials—Adhesives and Sealants	1
1			Credit 4.2	Low-Emitting Materials—Paints and Coatings	1
1			Credit 4.3	Low-Emitting Materials—Flooring Systems	1
	1		Credit 4.4	Low-Emitting Materials—Composite Wood and Agrifiber Products	1
	1		Credit 5	Indoor Chemical and Pollutant Source Control	1
1			Credit 6.1	Controllability of Systems—Lighting	1
1			Credit 6.2	Controllability of Systems—Thermal Comfort	1
1			Credit 7.1	Thermal Comfort—Design	1
	1		Credit 7.2	Thermal Comfort—Verification	1
	1		Credit 8.1	Daylight and Views—Daylight	1
	1		Credit 8.2	Daylight and Views—Views	1
4	2		**Innovation and Design Process**	**Possible Points:**	**6**
1			Credit 1.1	Exemplary Performance SSc2 Development Density	1
1			Credit 1.2	Exemplary Performance SSc4.1 Public Transportation	1
	1		Credit 1.3	Exemplary Performance MRc2 Construction Waste Management	1
	1		Credit 1.4	Innovation in Design: Green Building Education	1
1			Credit 1.5	Innovation in Design: Green Cleaning Policy/Program	1
1			Credit 2	LEED Accredited Professional	1
3		1	**Regional Priority Credits**	**Possible Points:**	**4**
		1	Credit 1.1	On-site renewable energy	1
1			Credit 1.2	Stormwater design - quantity control	1
1			Credit 1.3	Heat island effect - nonroof	1
1			Credit 1.4	Heat island effect - roof	1

Y	?	N			
57	26	27	**Total**	**Possible Points:**	**110**

Garage East (residential): LEED NC

LEED 2009 for New Construction and Major Renovations

Project Checklist

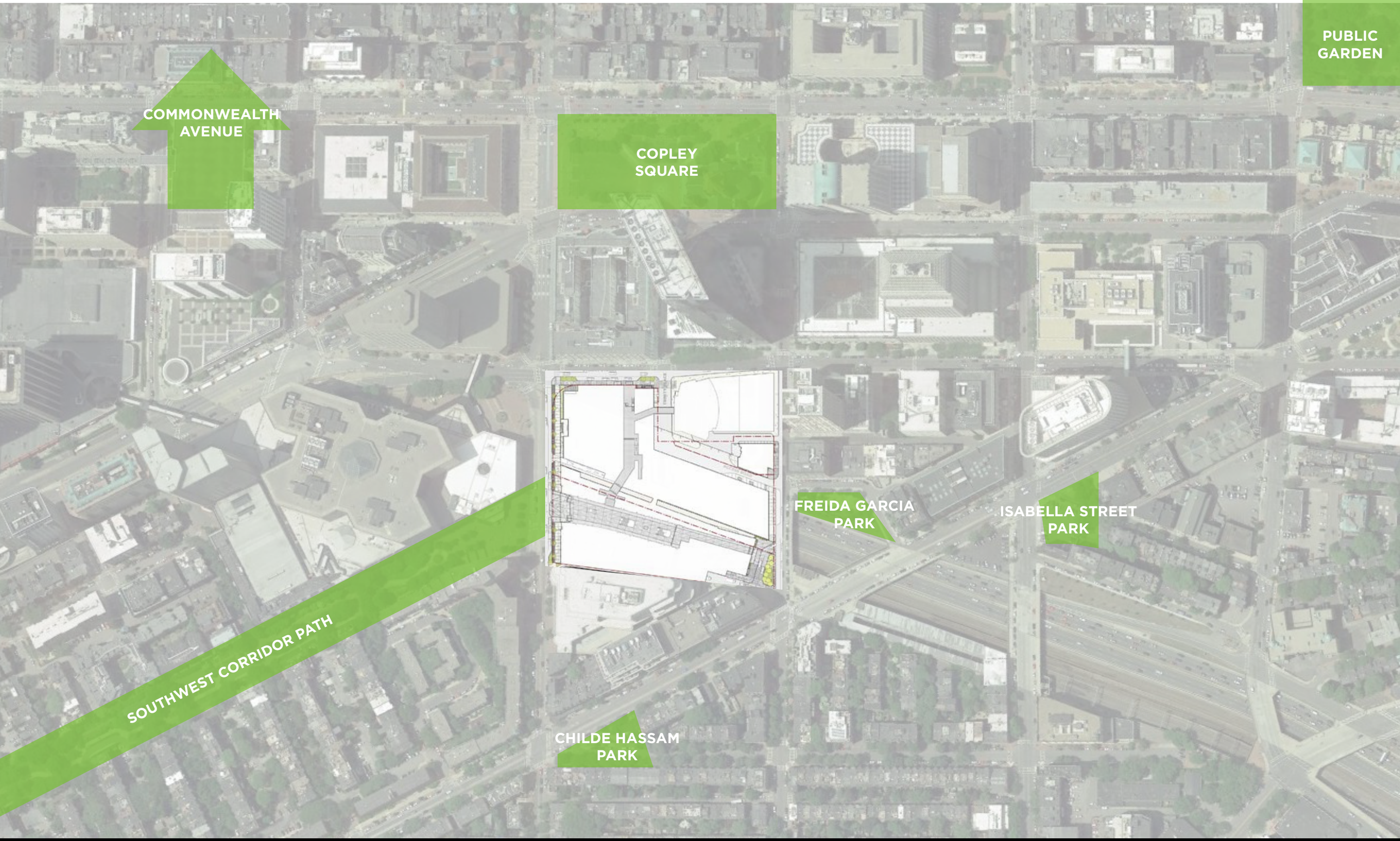
Project Dartmouth: Garage East

Y	?	N			
21	3	2	**Sustainable Sites**	**Possible Points:**	**26**
Y			Prereq 1	Construction Activity Pollution Prevention	
1			Credit 1	Site Selection	1
5			Credit 2	Development Density and Community Connectivity	5
		1	Credit 3	Brownfield Redevelopment	1
6			Credit 4.1	Alternative Transportation—Public Transportation Access	6
	1		Credit 4.2	Alternative Transportation—Bicycle Storage and Changing Rooms	1
3			Credit 4.3	Alternative Transportation—Low-Emitting and Fuel-Efficient Vehicles	3
2			Credit 4.4	Alternative Transportation—Parking Capacity	2
	1		Credit 5.1	Site Development—Protect or Restore Habitat	1
	1		Credit 5.2	Site Development—Maximize Open Space	1
1			Credit 6.1	Stormwater Design—Quantity Control	1
1			Credit 6.2	Stormwater Design—Quality Control	1
1			Credit 7.1	Heat Island Effect—Non-roof	1
1			Credit 7.2	Heat Island Effect—Roof	1
		1	Credit 8	Light Pollution Reduction	1
4	6		**Water Efficiency**	**Possible Points:**	**10**
Y			Prereq 1	Water Use Reduction—20% Reduction	
2	2		Credit 1	Water Efficient Landscaping	2 to 4
	2		Credit 2	Innovative Wastewater Technologies	2
2	2		Credit 3	Water Use Reduction	2 to 4
11	5	19	**Energy and Atmosphere**	**Possible Points:**	**35**
Y			Prereq 1	Fundamental Commissioning of Building Energy Systems	
Y			Prereq 2	Minimum Energy Performance	
Y			Prereq 3	Fundamental Refrigerant Management	
4	3	12	Credit 1	Optimize Energy Performance	1 to 19
		7	Credit 2	On-Site Renewable Energy	1 to 7
2			Credit 3	Enhanced Commissioning	2
2			Credit 4	Enhanced Refrigerant Management	2
3			Credit 5	Measurement and Verification	3
	2		Credit 6	Green Power	2
5	5	4	**Materials and Resources**	**Possible Points:**	**14**
Y			Prereq 1	Storage and Collection of Recyclables	
		3	Credit 1.1	Building Reuse—Maintain Existing Walls, Floors, and Roof	1 to 3
		1	Credit 1.2	Building Reuse—Maintain 50% of Interior Non-Structural Elements	1
2			Credit 2	Construction Waste Management	1 to 2
1	1		Credit 3	Materials Reuse	1 to 2

Y	?	N			
			Materials and Resources, Continued		
1	1		Credit 4	Recycled Content	1 to 2
1	1		Credit 5	Regional Materials	1 to 2
	1		Credit 6	Rapidly Renewable Materials	1
	1		Credit 7	Certified Wood	1
9	5	1	**Indoor Environmental Quality**	**Possible Points:**	**15**
Y			Prereq 1	Minimum Indoor Air Quality Performance	
Y			Prereq 2	Environmental Tobacco Smoke (ETS) Control	
1			Credit 1	Outdoor Air Delivery Monitoring	1
		1	Credit 2	Increased Ventilation	1
1			Credit 3.1	Construction IAQ Management Plan—During Construction	1
1			Credit 3.2	Construction IAQ Management Plan—Before Occupancy	1
1			Credit 4.1	Low-Emitting Materials—Adhesives and Sealants	1
1			Credit 4.2	Low-Emitting Materials—Paints and Coatings	1
1			Credit 4.3	Low-Emitting Materials—Flooring Systems	1
	1		Credit 4.4	Low-Emitting Materials—Composite Wood and Agrifiber Products	1
	1		Credit 5	Indoor Chemical and Pollutant Source Control	1
1			Credit 6.1	Controllability of Systems—Lighting	1
1			Credit 6.2	Controllability of Systems—Thermal Comfort	1
1			Credit 7.1	Thermal Comfort—Design	1
	1		Credit 7.2	Thermal Comfort—Verification	1
	1		Credit 8.1	Daylight and Views—Daylight	1
	1		Credit 8.2	Daylight and Views—Views	1
4	2		**Innovation and Design Process**	**Possible Points:**	**6**
1			Credit 1.1	Exemplary Performance SSc2 Development Density	1
1			Credit 1.2	Exemplary Performance SSc4.1 Public Transportation	1
	1		Credit 1.3	Exemplary Performance MRc2 Construction Waste Management	1
	1		Credit 1.4	Innovation in Design: Green Building Education	1
1			Credit 1.5	Innovation in Design: Green Cleaning Policy/Program	1
1			Credit 2	LEED Accredited Professional	1
3		1	**Regional Priority Credits**	**Possible Points:**	**4**
		1	Credit 1.1	On-site renewable energy	1
1			Credit 1.2	Stormwater design - quantity control	1
1			Credit 1.3	Heat island effect - nonroof	1
1			Credit 1.4	Heat island effect - roof	1

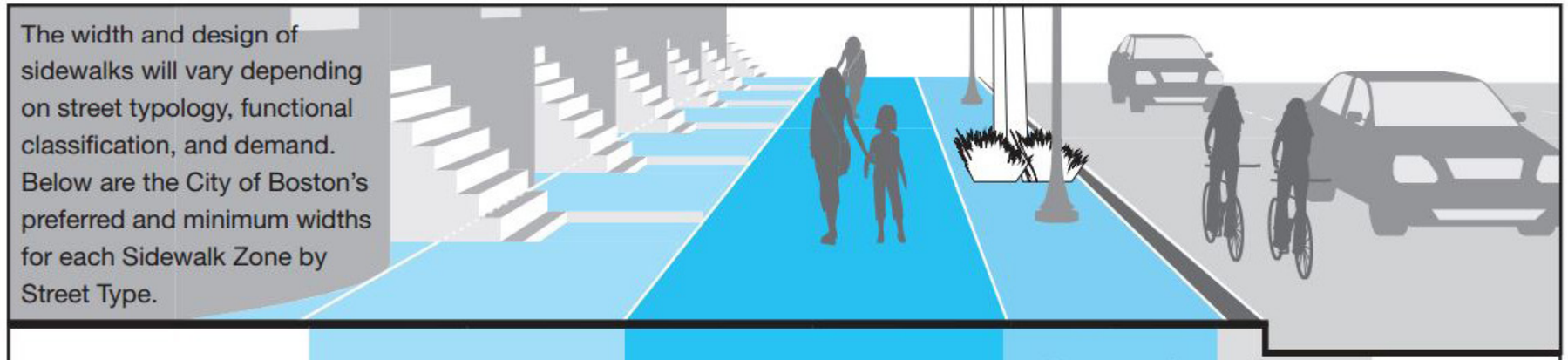
Y	?	N			
57	26	27	**Total**	**Possible Points:**	**110**

PUBLIC REALM / STREETSCAPE

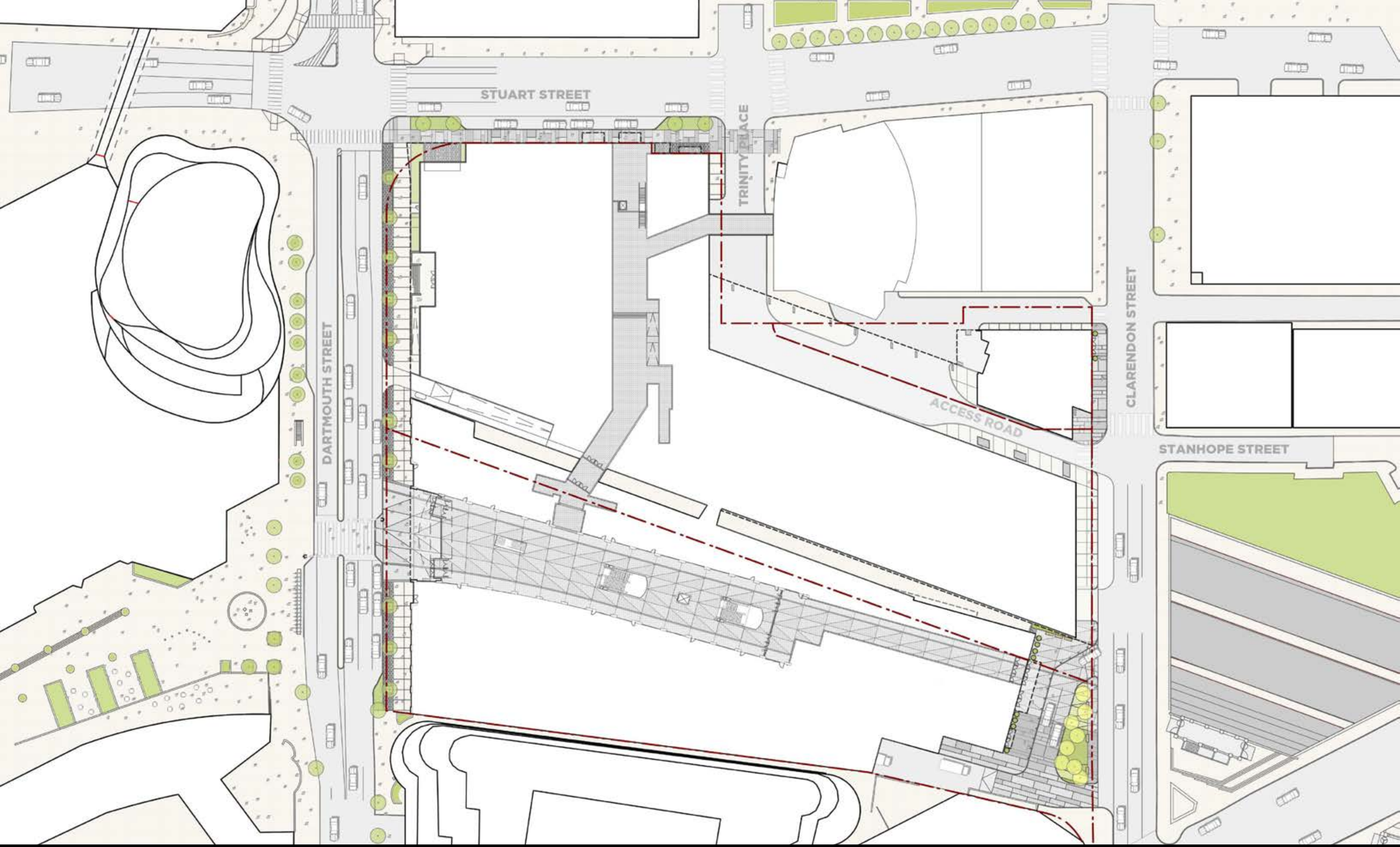


SURROUNDING OPEN SPACE

PREFERRED AND MINIMUM WIDTHS FOR SIDEWALK ZONES



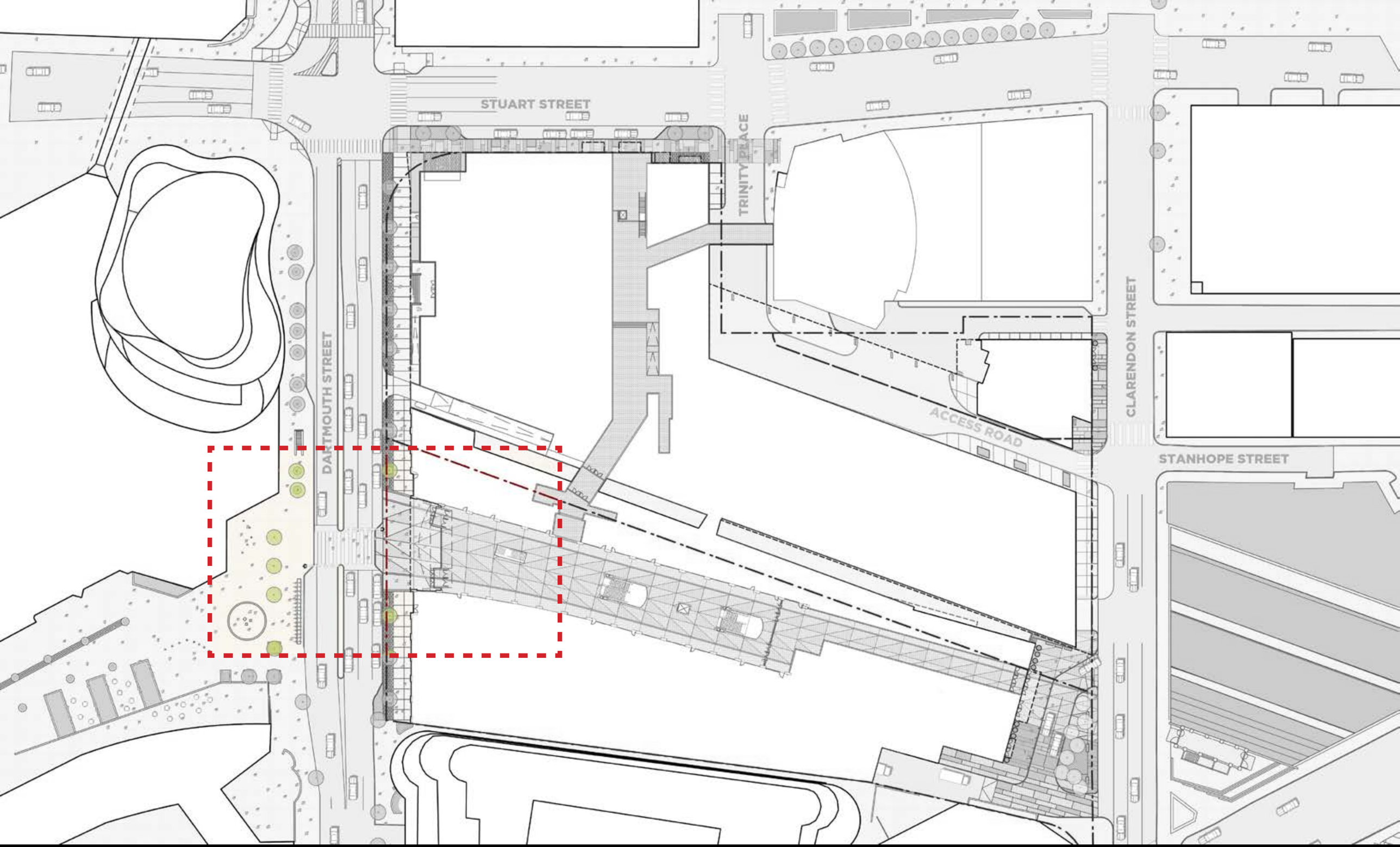
Street Type	Frontage Zone		Pedestrian Zone*		Greenscape/ Furnishing Zone		Curb Zone	Total Width	
	Preferred	Minimum	Preferred	Minimum	Preferred	Minimum		Preferred	Minimum
Downtown Mixed-Use	2'	0'	10'	8'	6'	1'-6"	6"	18'-6"	10'

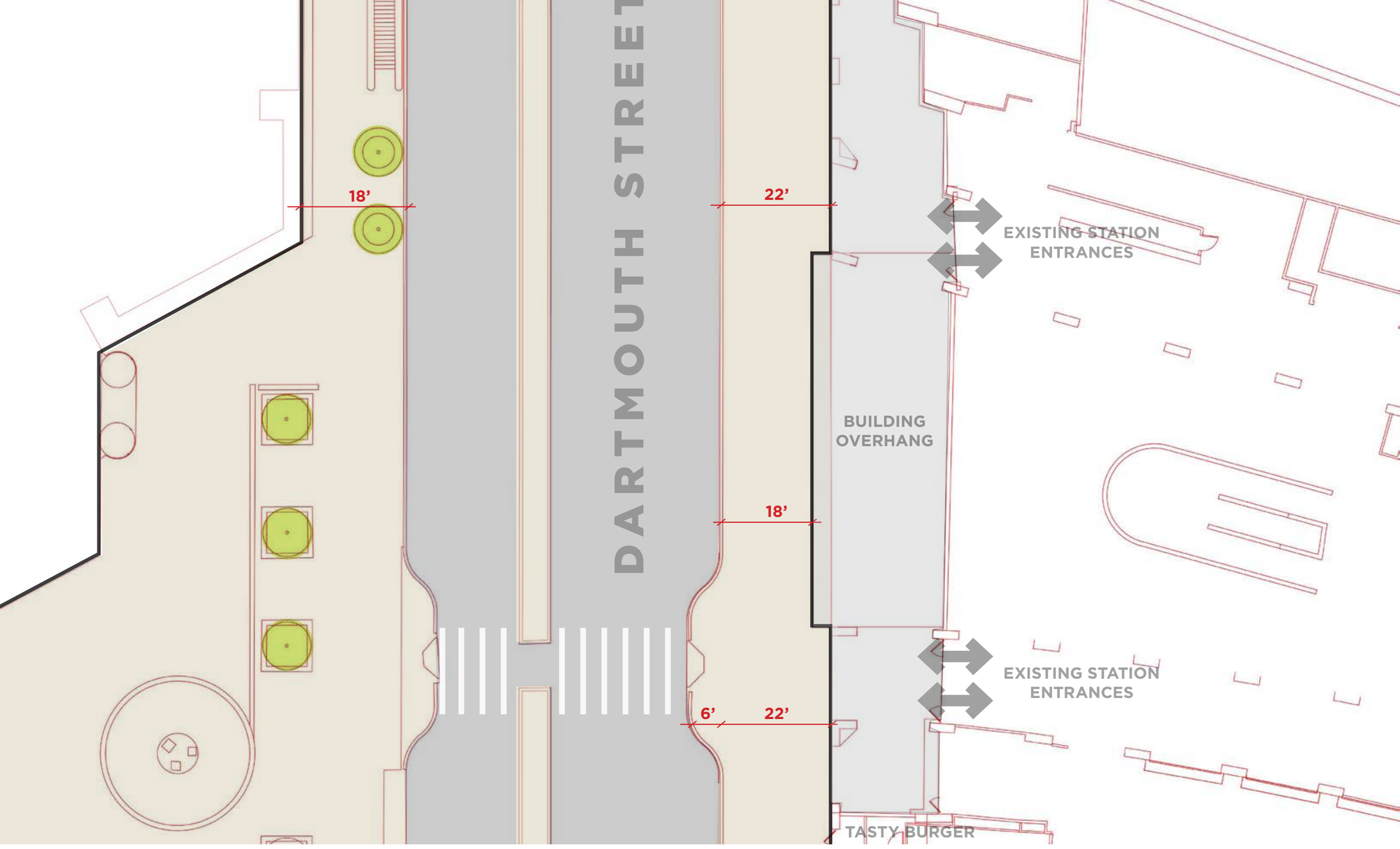


STREET LEVEL PLAN

Boston Properties 29 JUNE 2016

OJB | THE OFFICE OF JAMES BURNETT
LANDSCAPE ARCHITECTURE

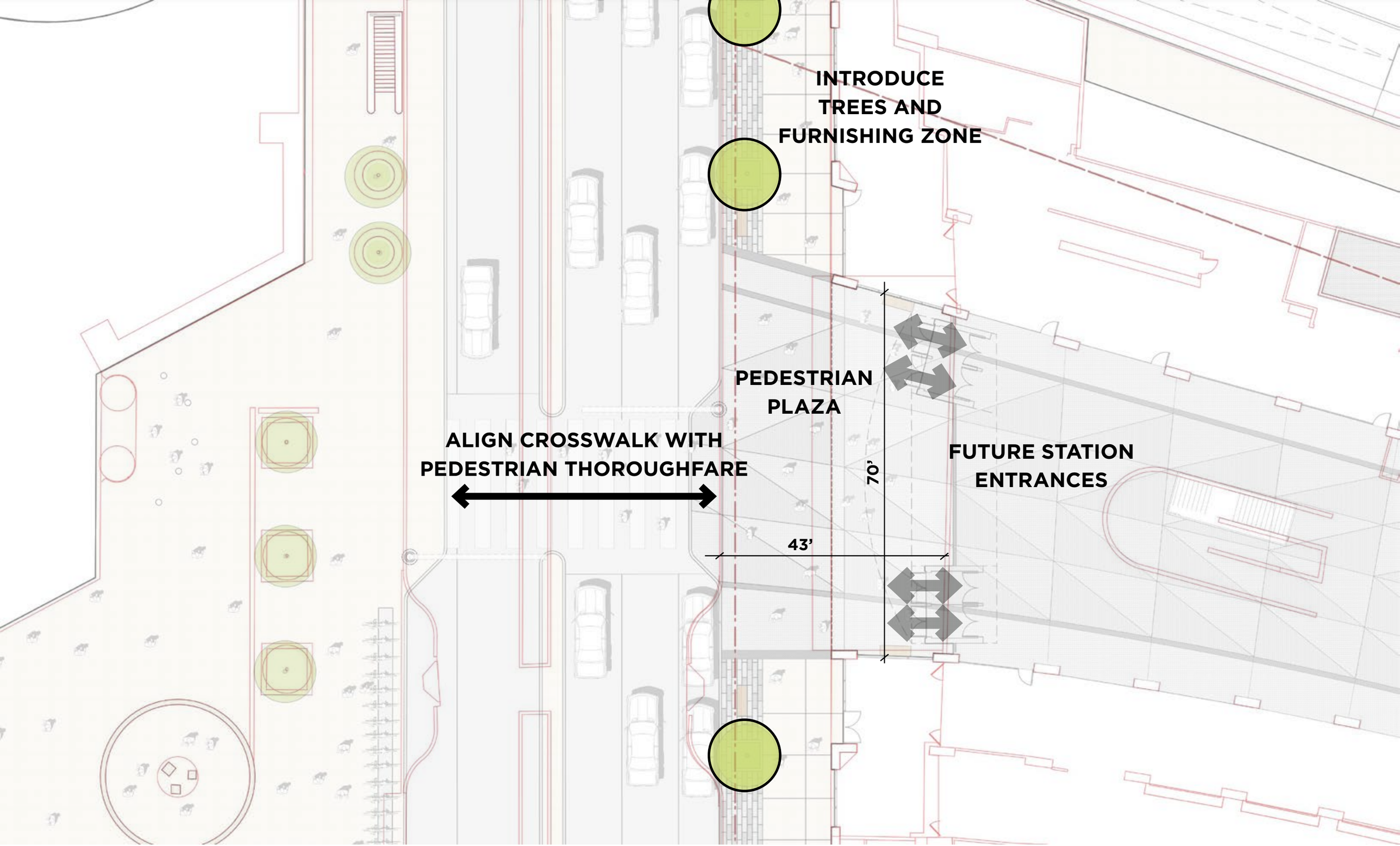




DARTMOUTH STREET - EXISTING CONDITIONS

Boston Properties 29 JUNE 2016

OJB THE OFFICE OF JAMES BURNETT LANDSCAPE ARCHITECTURE



DARTMOUTH STREET

8’

14’

6’

SECTION

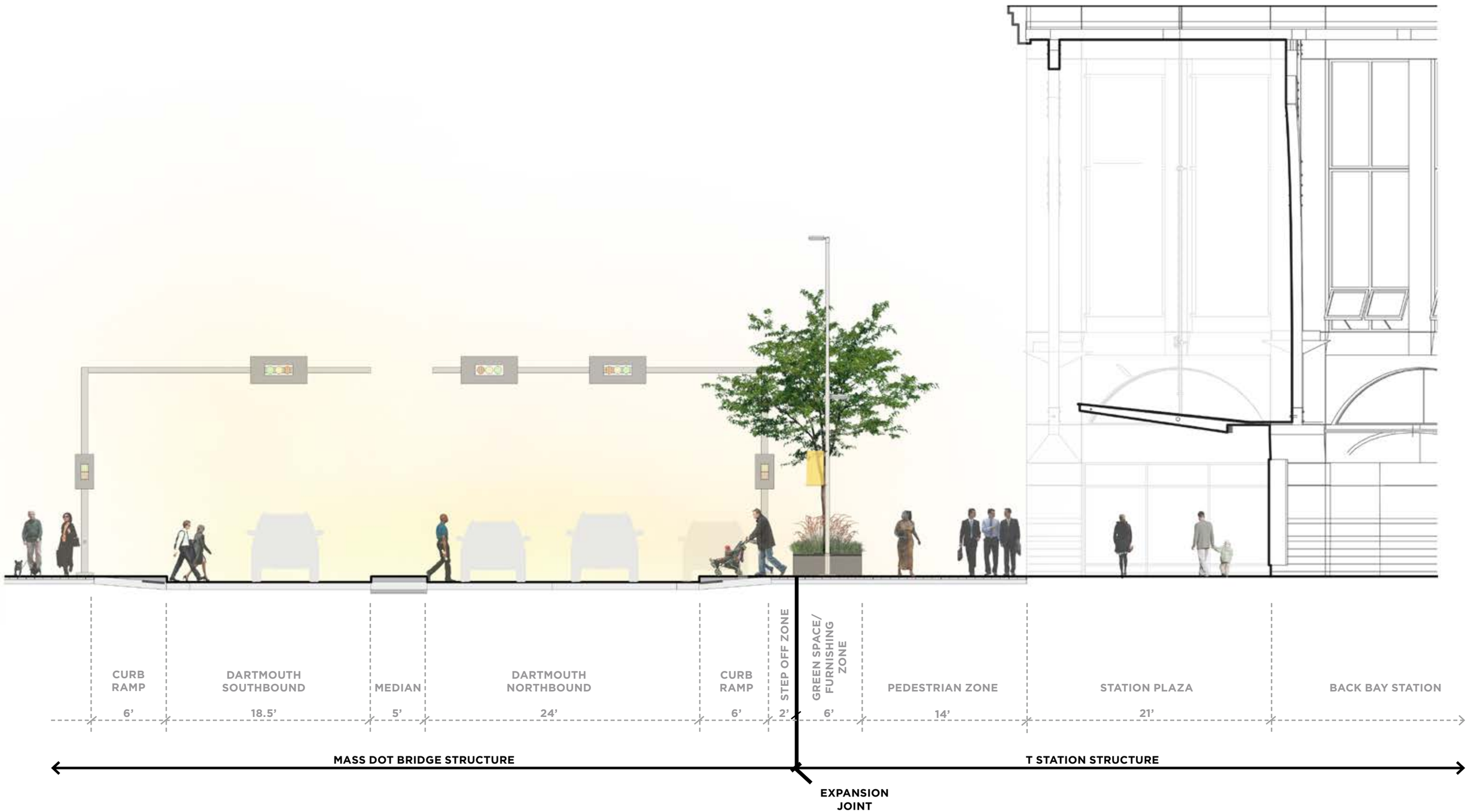
6’

21’

21’

8’

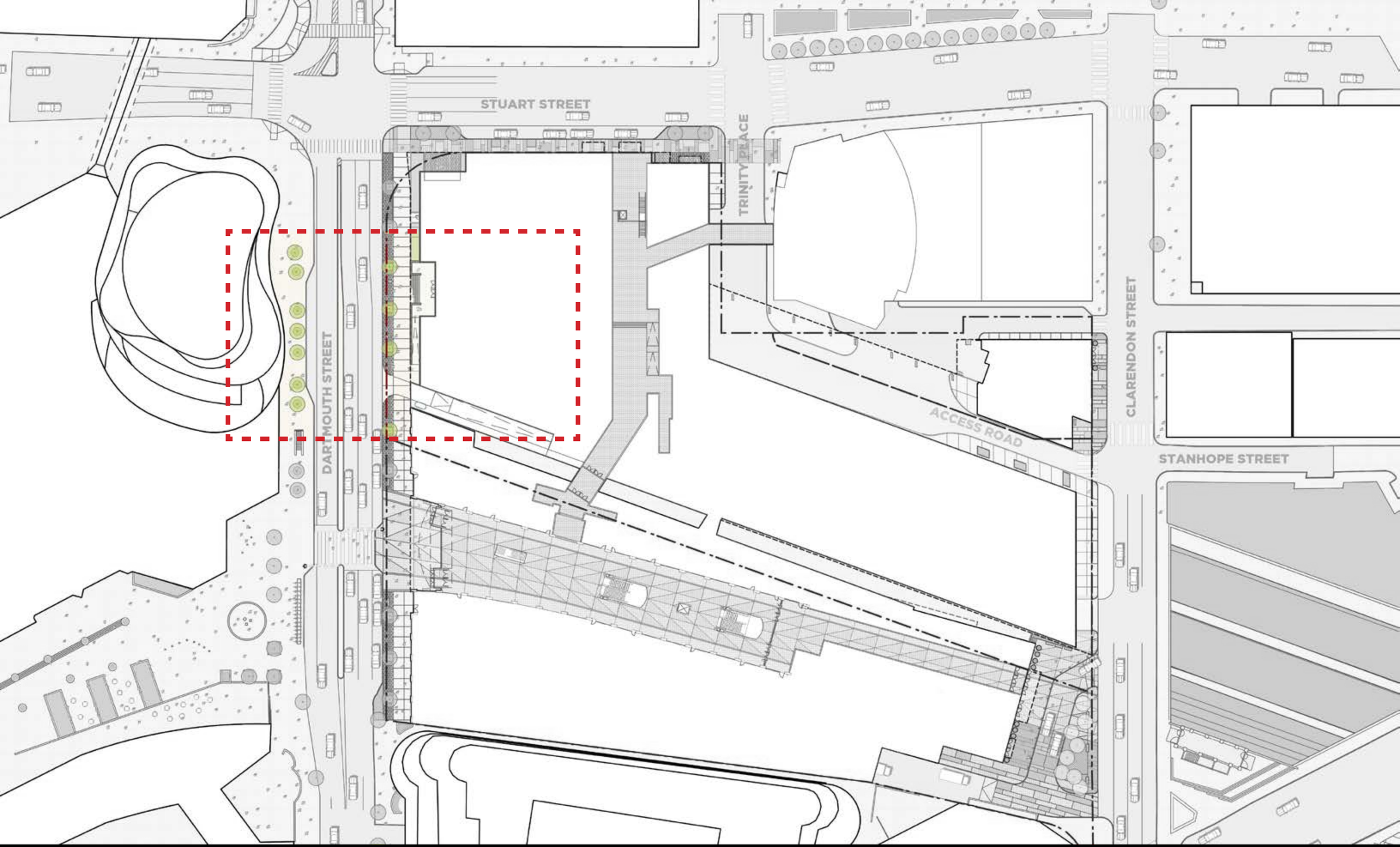
15’

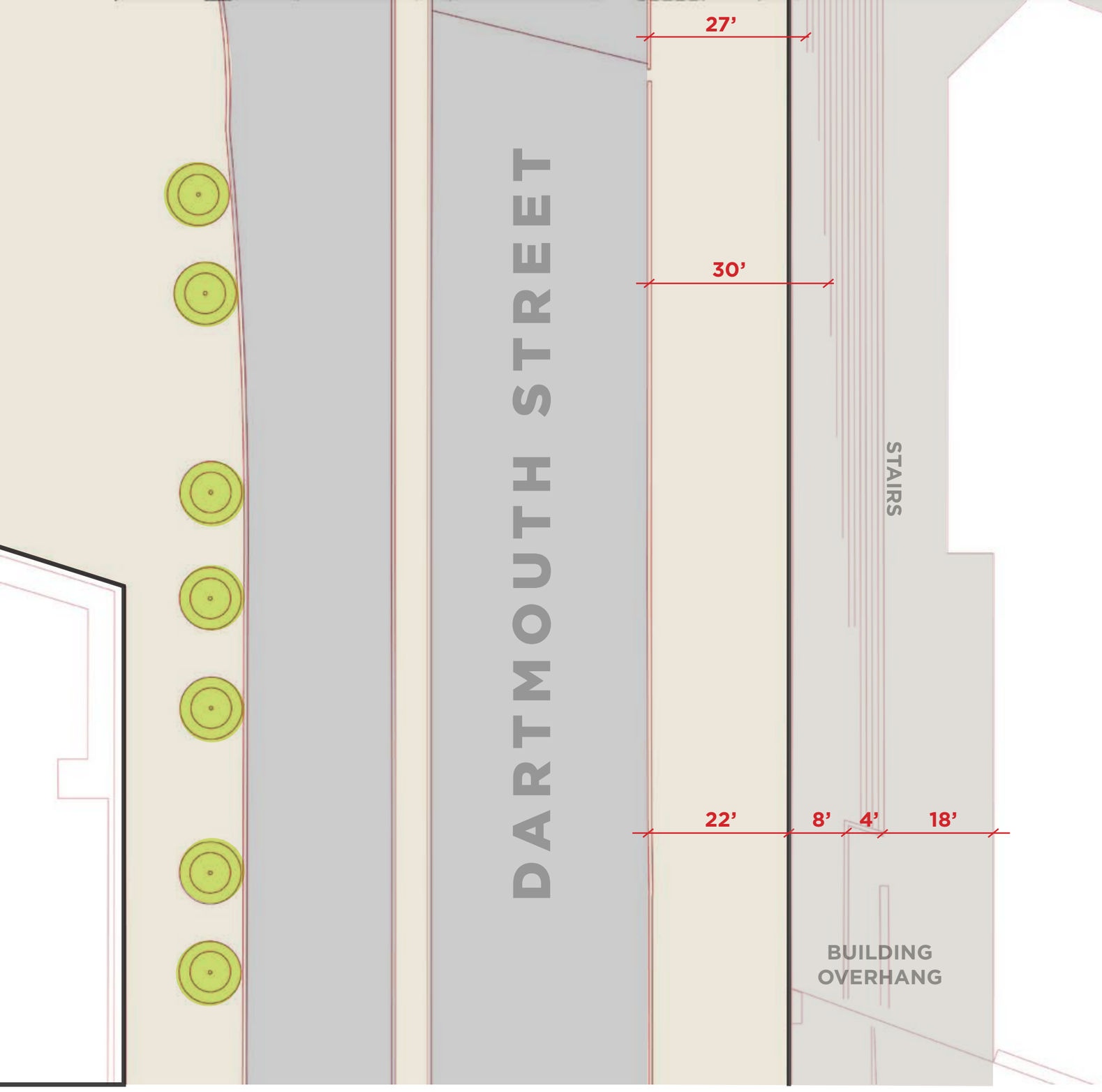


DARTMOUTH STATION PLAZA SECTION

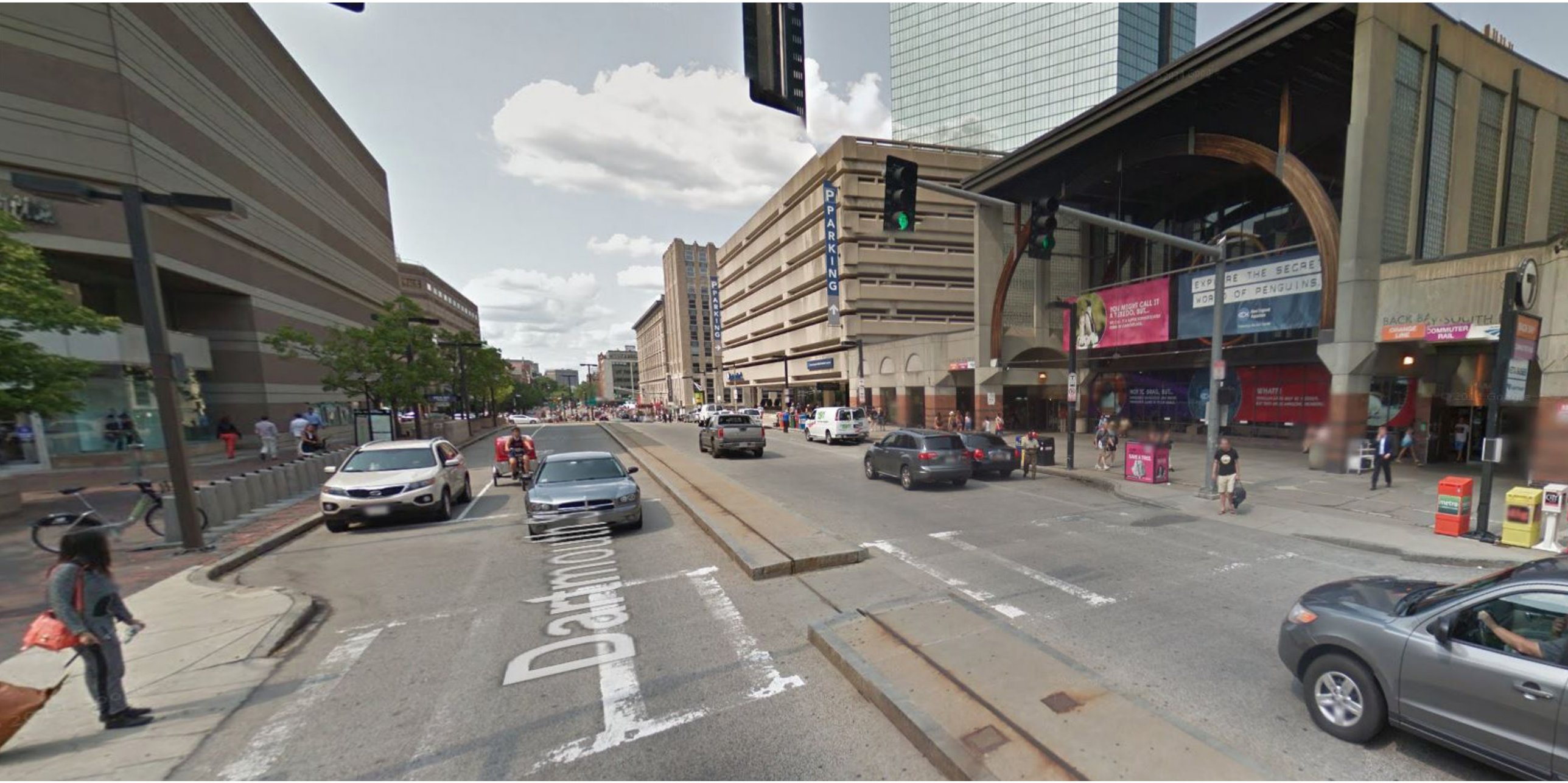
Boston Properties 29 JUNE 2016

OJB THE OFFICE OF JAMES BURNETT LANDSCAPE ARCHITECTURE





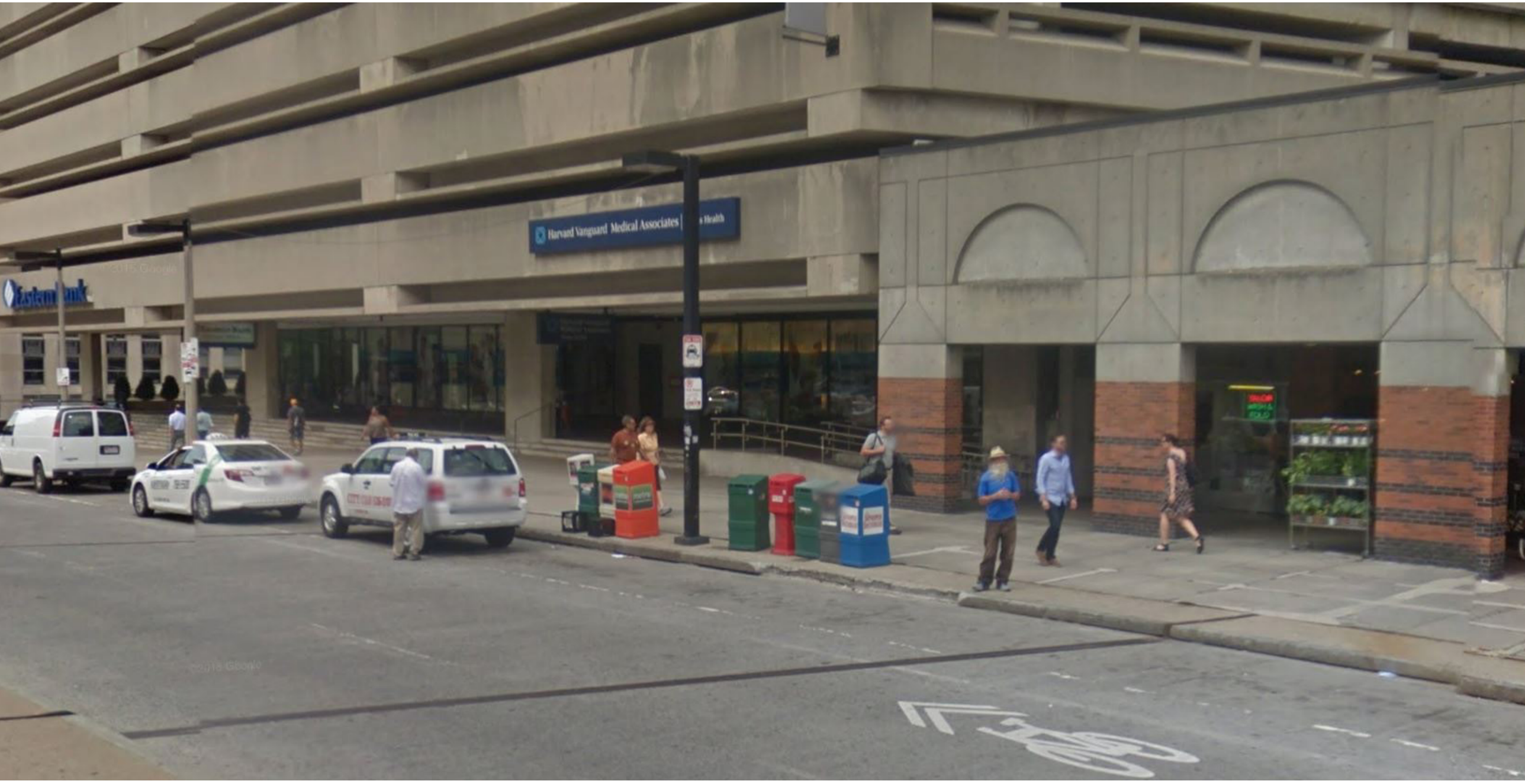
DARTMOUTH STREET RETAIL - EXISTING CONDITIONS



DARTMOUTH STREET RETAIL - EXISTING CONDITIONS STREET VIEW

Boston Properties 29 JUNE 2016

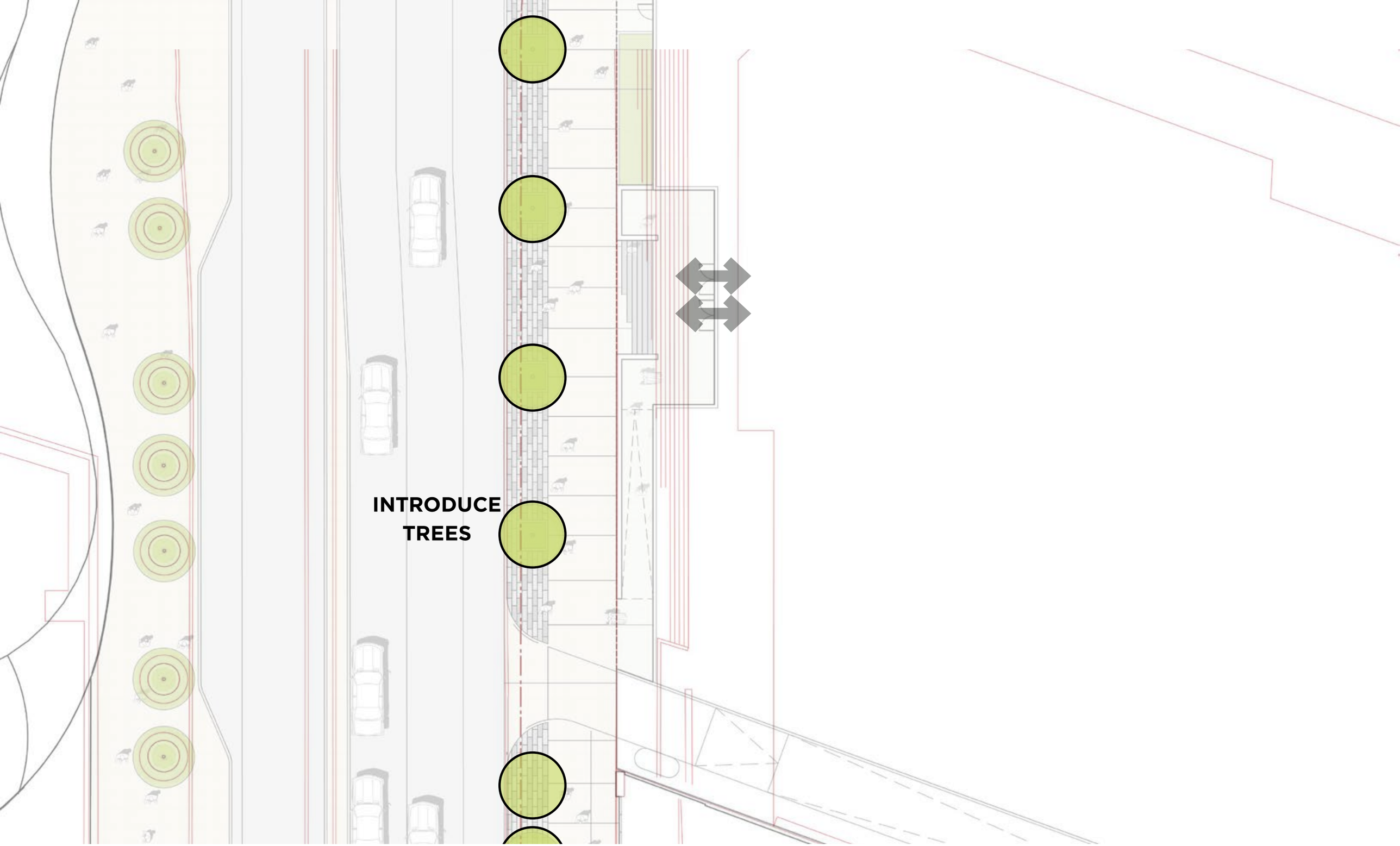
OJB THE OFFICE OF JAMES BURNETT LANDSCAPE ARCHITECTURE



DARTMOUTH STREET RETAIL - EXISTING CONDITIONS STREET VIEW

Boston Properties 29 JUNE 2016

OJB THE OFFICE OF JAMES BURNETT LANDSCAPE ARCHITECTURE



DARTMOUTH STREET

8’ 14’ 19’

SECTION

8’ 14’ 8’

DARTMOUTH STREET RETAIL - PROPOSED CONDITIONS

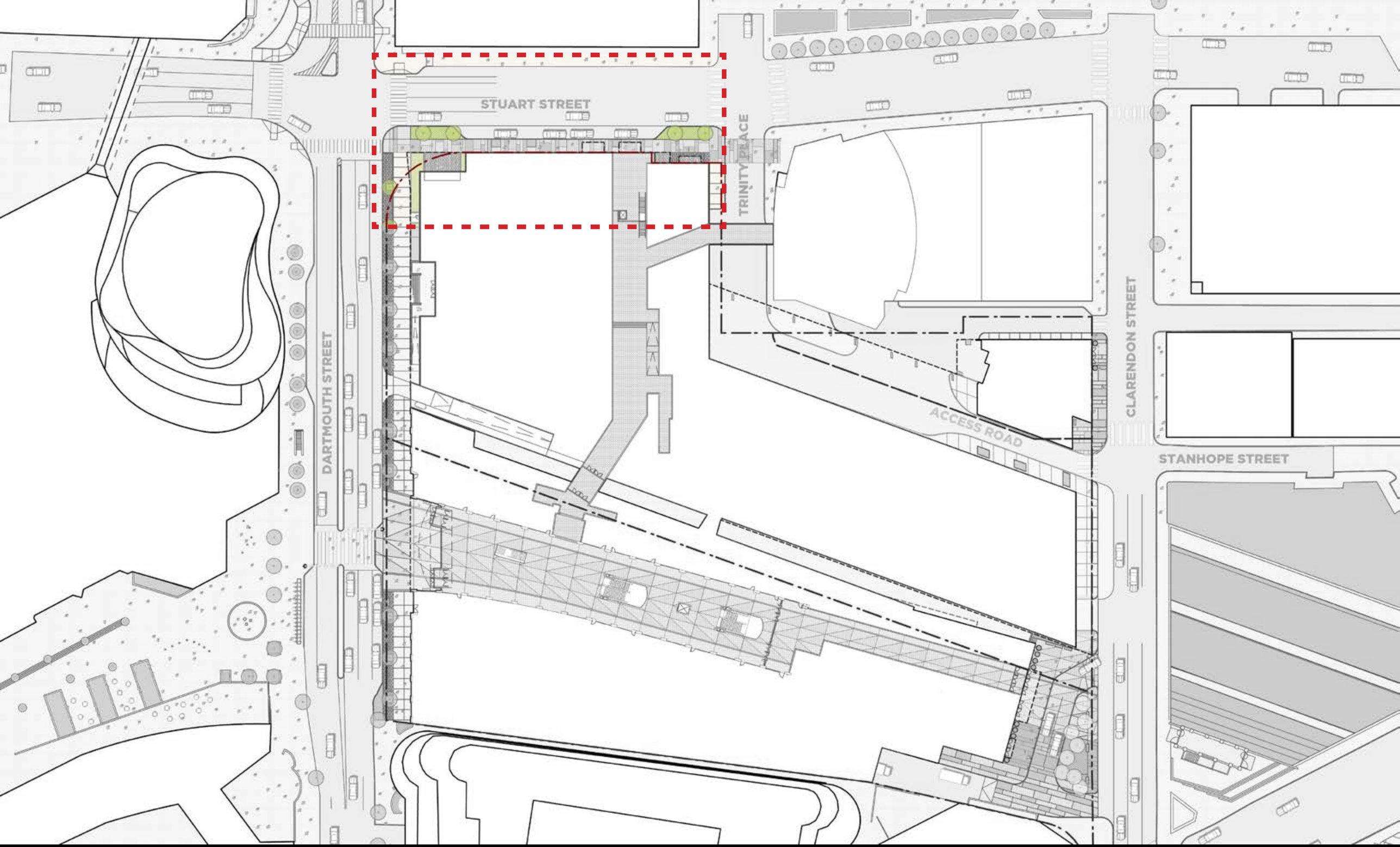
Boston Properties 29 JUNE 2016

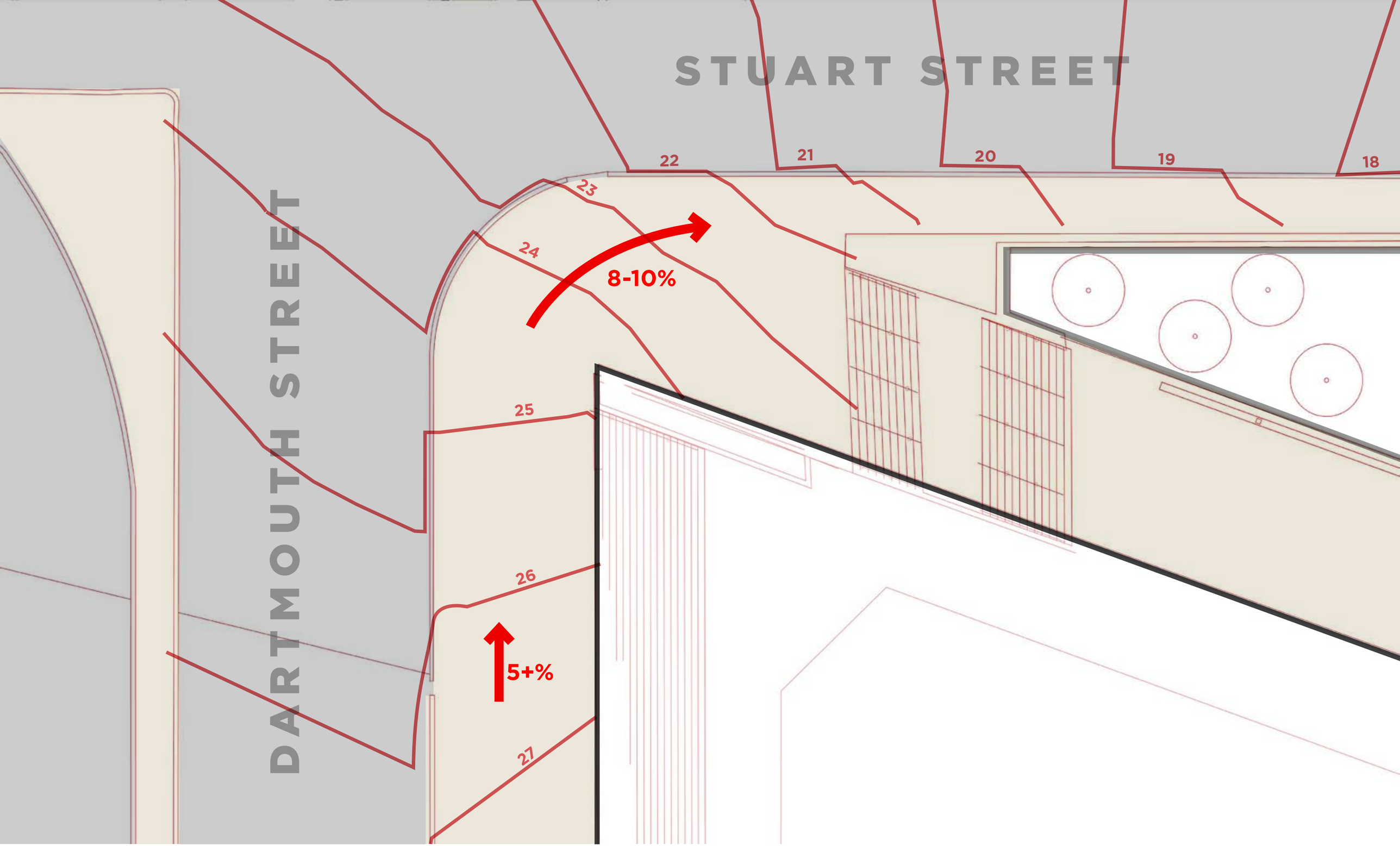
OJB | THE OFFICE OF JAMES BURNETT LANDSCAPE ARCHITECTURE

DARTMOUTH STREET RETAIL SECTION

Boston Properties 29 JUNE 2016

OJB THE OFFICE OF JAMES BURNETT LANDSCAPE ARCHITECTURE

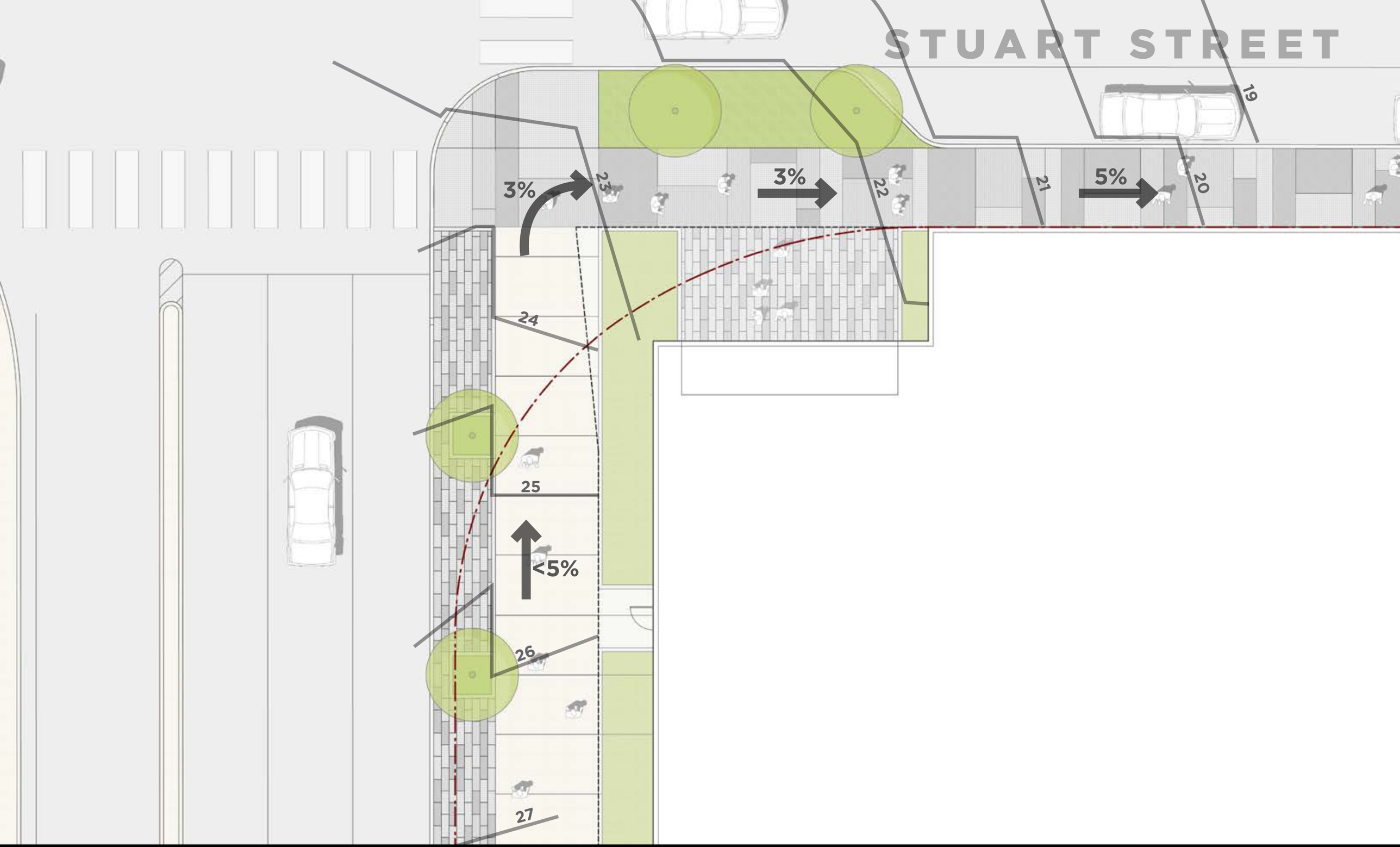




STUART STREET - EXISTING GRADE

Boston Properties 29 JUNE 2016

OJB THE OFFICE OF JAMES BURNETT LANDSCAPE ARCHITECTURE

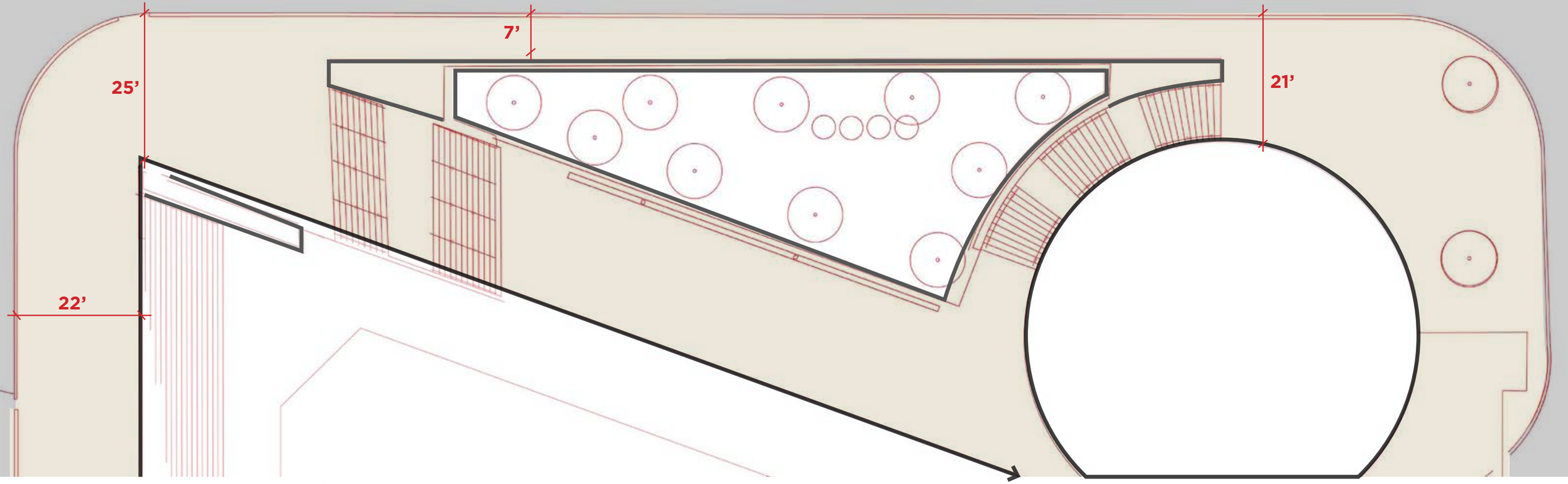


STUART STREET - PROPOSED GRADE

Boston Properties 29 JUNE 2016

OJB | THE OFFICE OF JAMES BURNETT LANDSCAPE ARCHITECTURE

STUART STREET



STUART STREET - EXISTING CONDITIONS

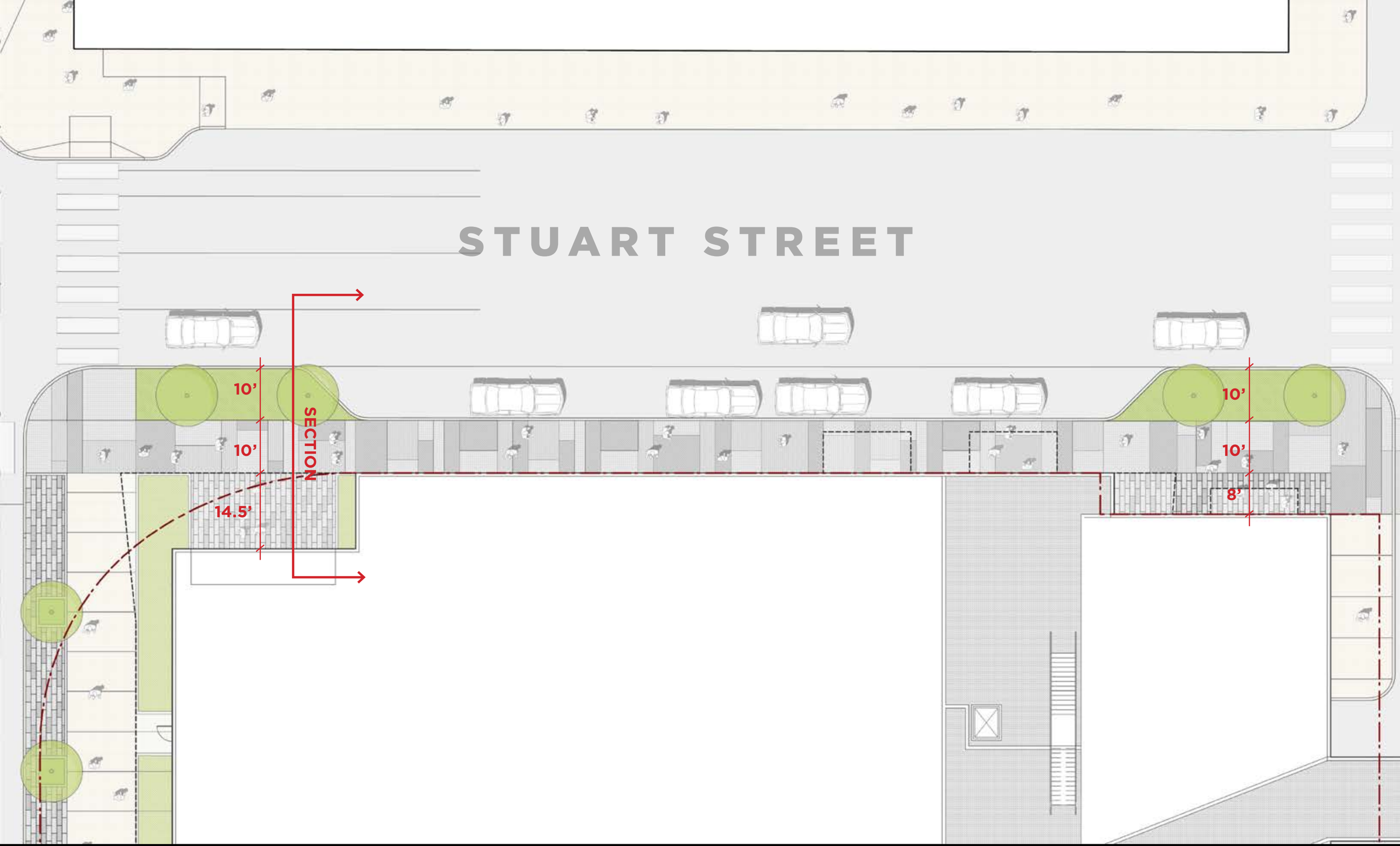
EXPAND CORNER
PEDESTRIAN SPACE

DROP OFF ZONE

INTRODUCE TREES

EXPAND SIDEWALK

IMPROVED
SLOPE



STUART STREET - PROPOSED CONDITIONS

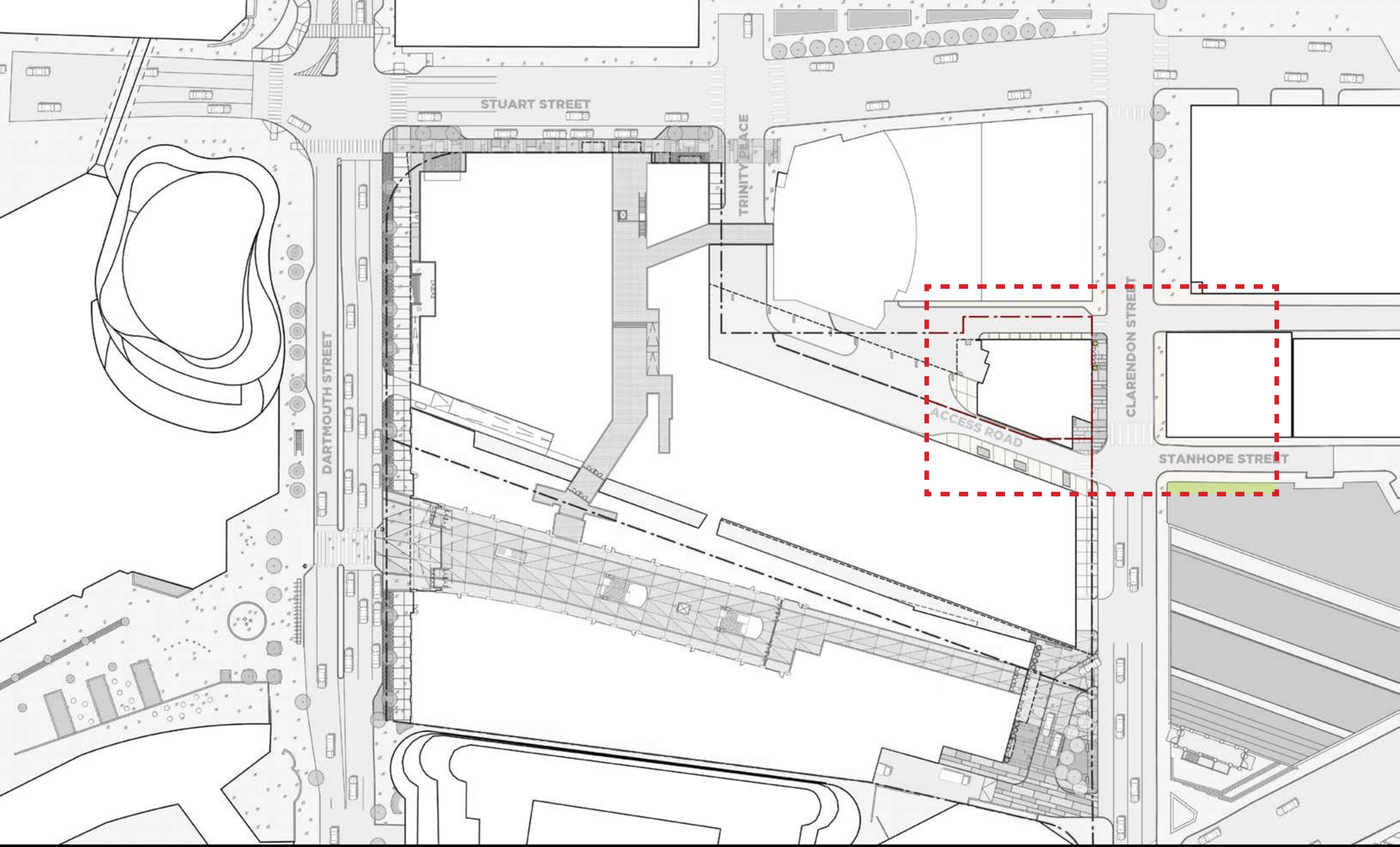
Boston Properties 29 JUNE 2016

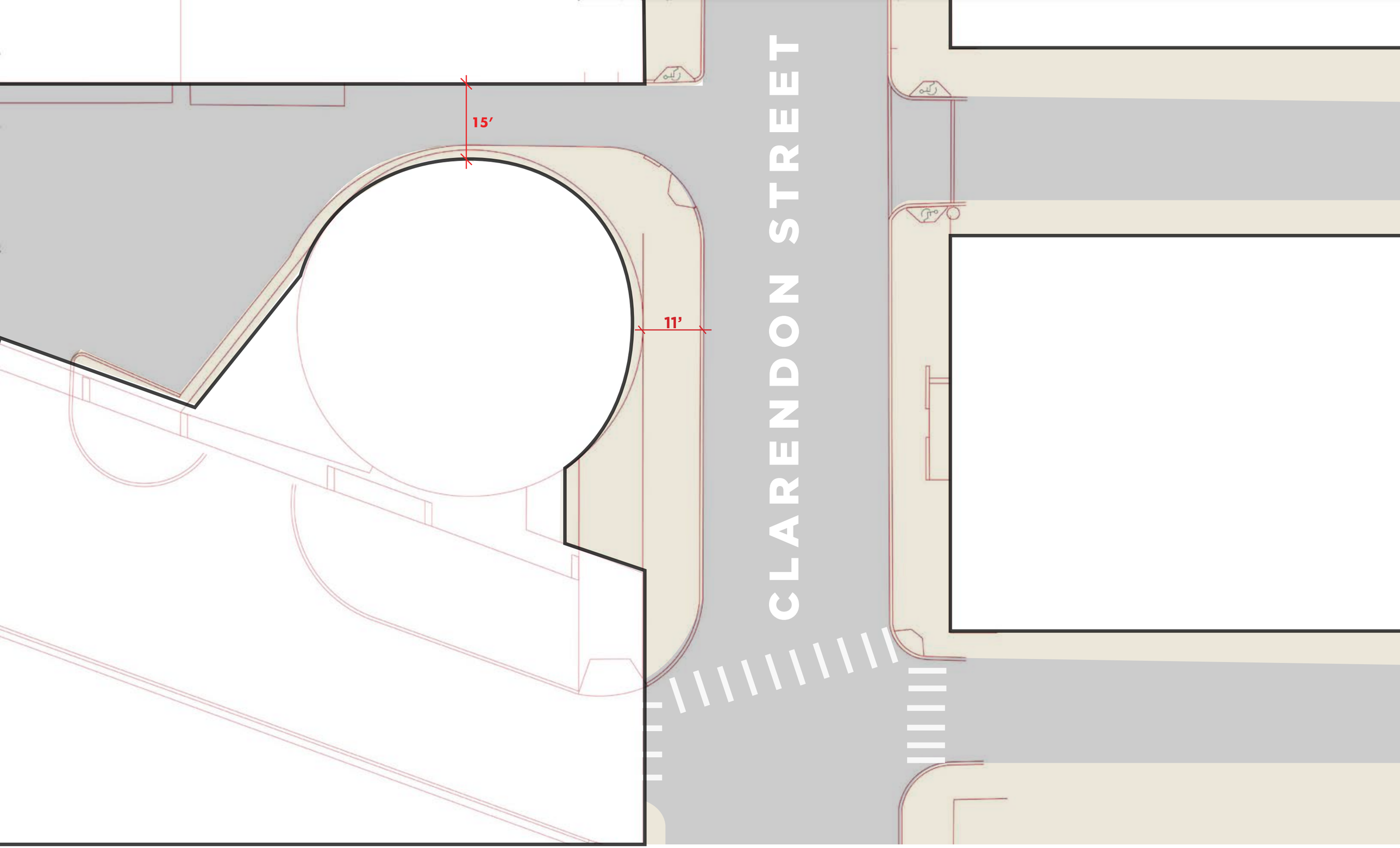
OJB | THE OFFICE OF JAMES BURNETT LANDSCAPE ARCHITECTURE

STUART STREET SECTION

Boston Properties 29 JUNE 2016

OJB THE OFFICE OF JAMES BURNETT LANDSCAPE ARCHITECTURE

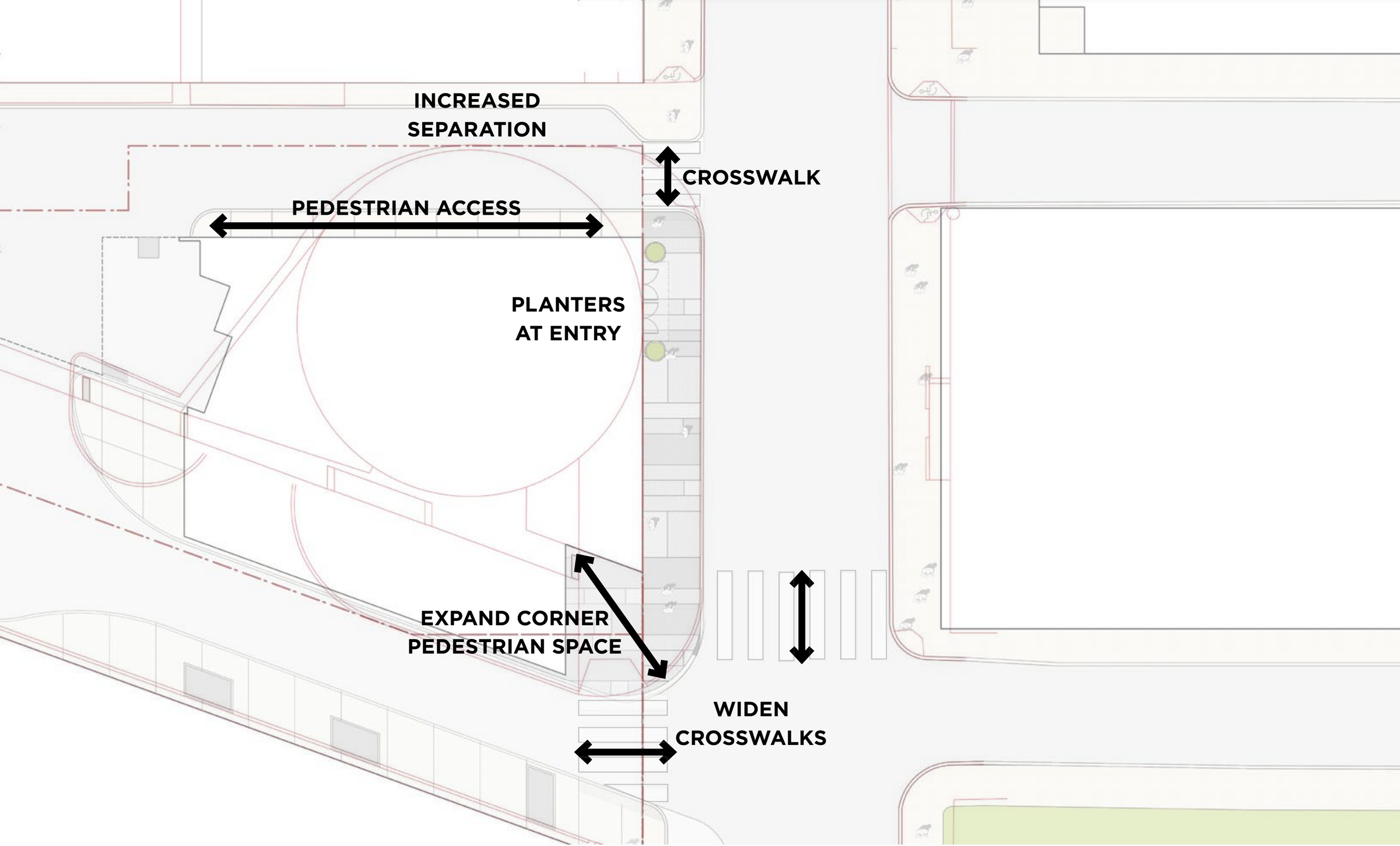


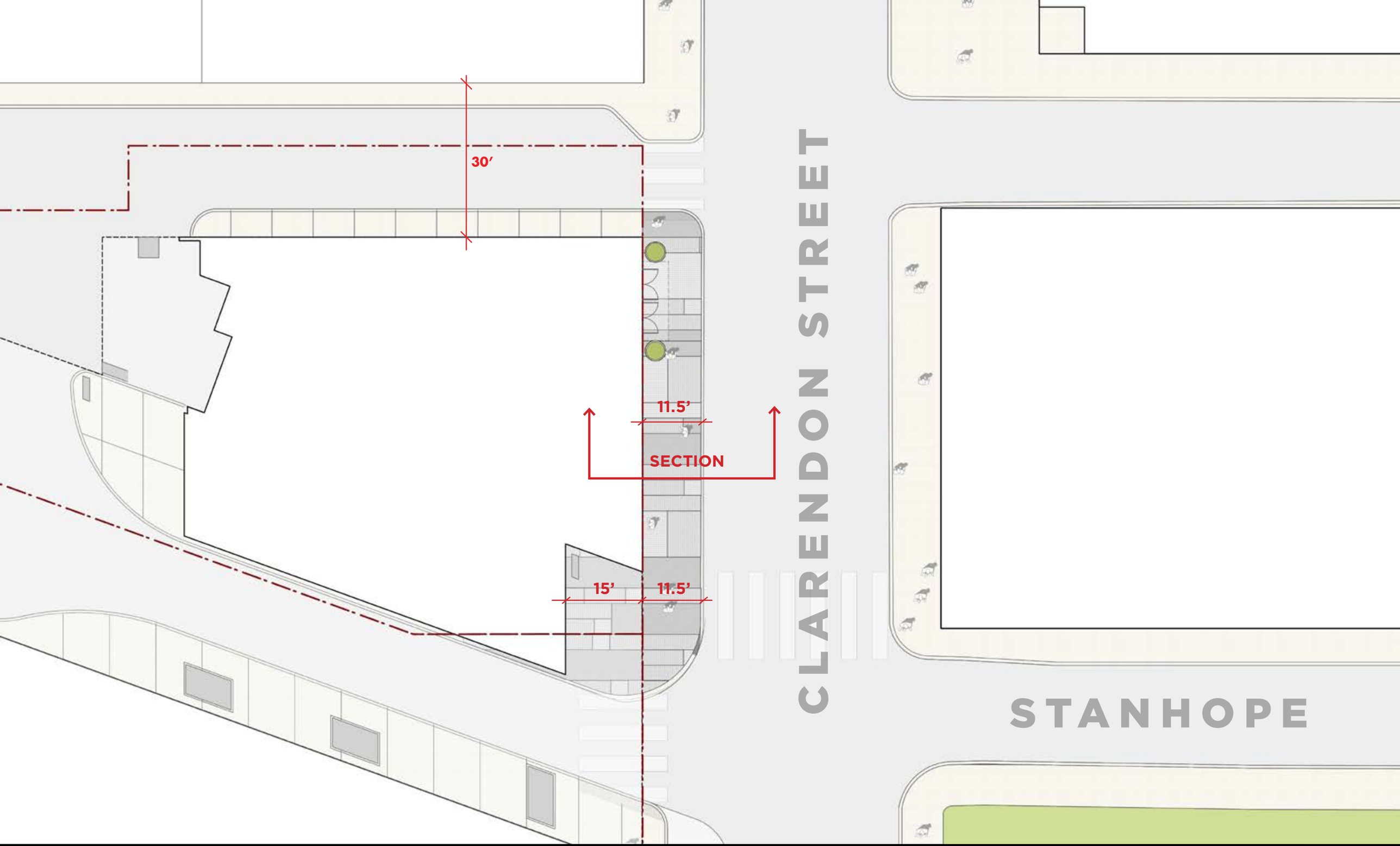


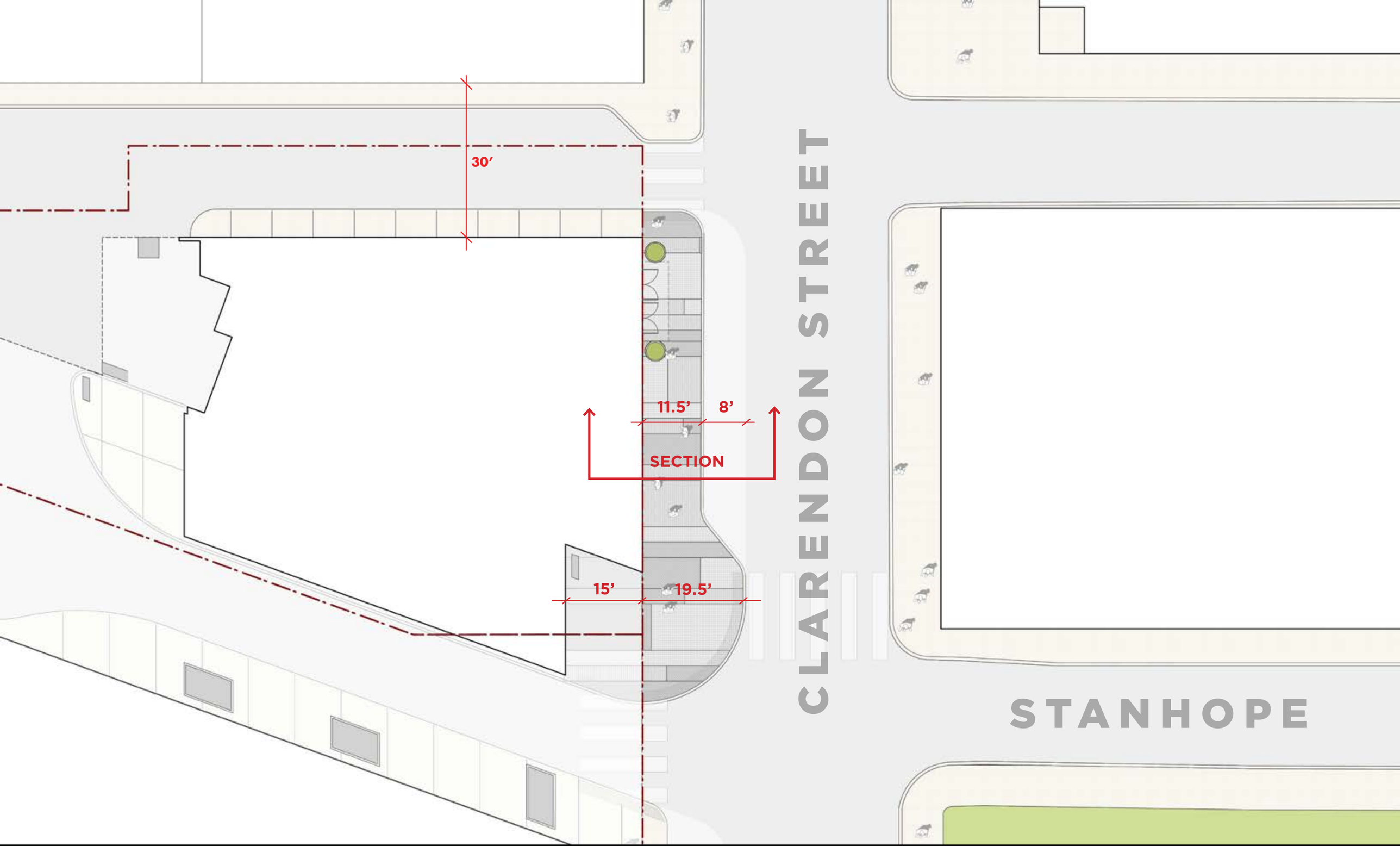
CLARENDON STREET - EXISTING CONDITIONS

Boston Properties 29 JUNE 2016

OJB THE OFFICE OF JAMES BURNETT LANDSCAPE ARCHITECTURE



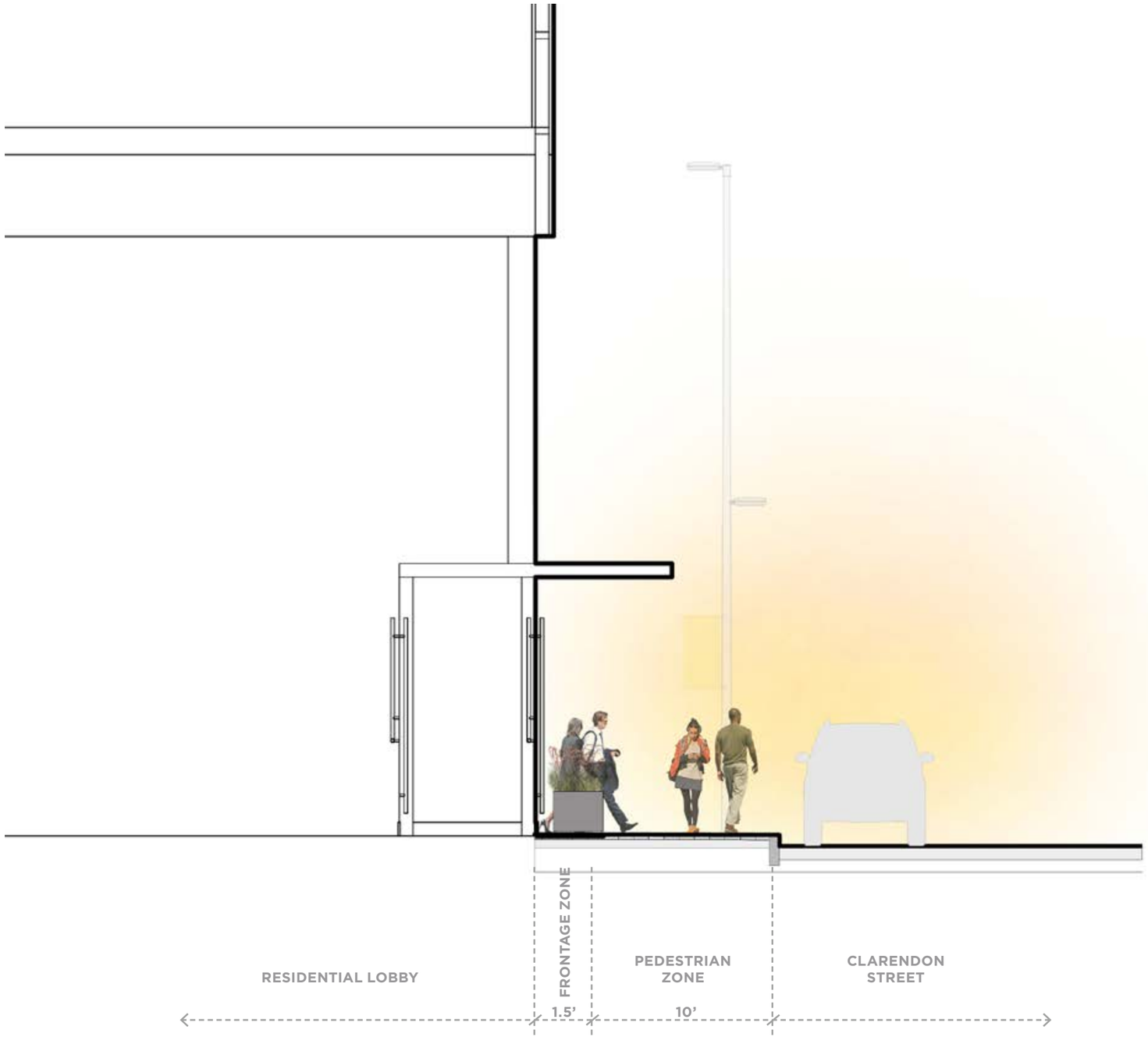




CLARENDON STREET - PROPOSED CONDITIONS - ALTERNATIVE DESIGN

Boston Properties 29 JUNE 2016

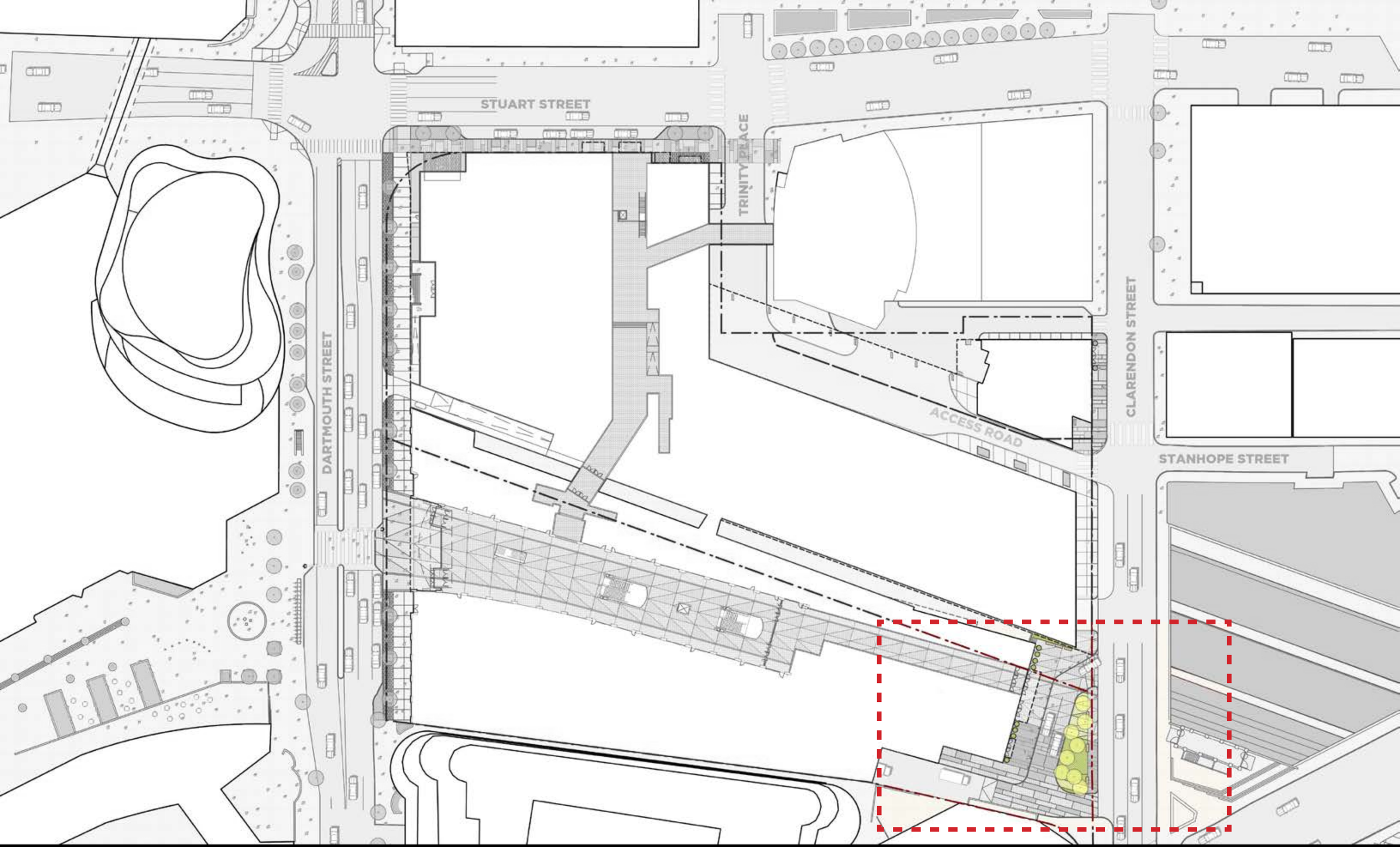
OJB | THE OFFICE OF JAMES BURNETT LANDSCAPE ARCHITECTURE



CLARENDON STREET SECTION

Boston Properties 29 JUNE 2016

OJB THE OFFICE OF JAMES BURNETT LANDSCAPE ARCHITECTURE

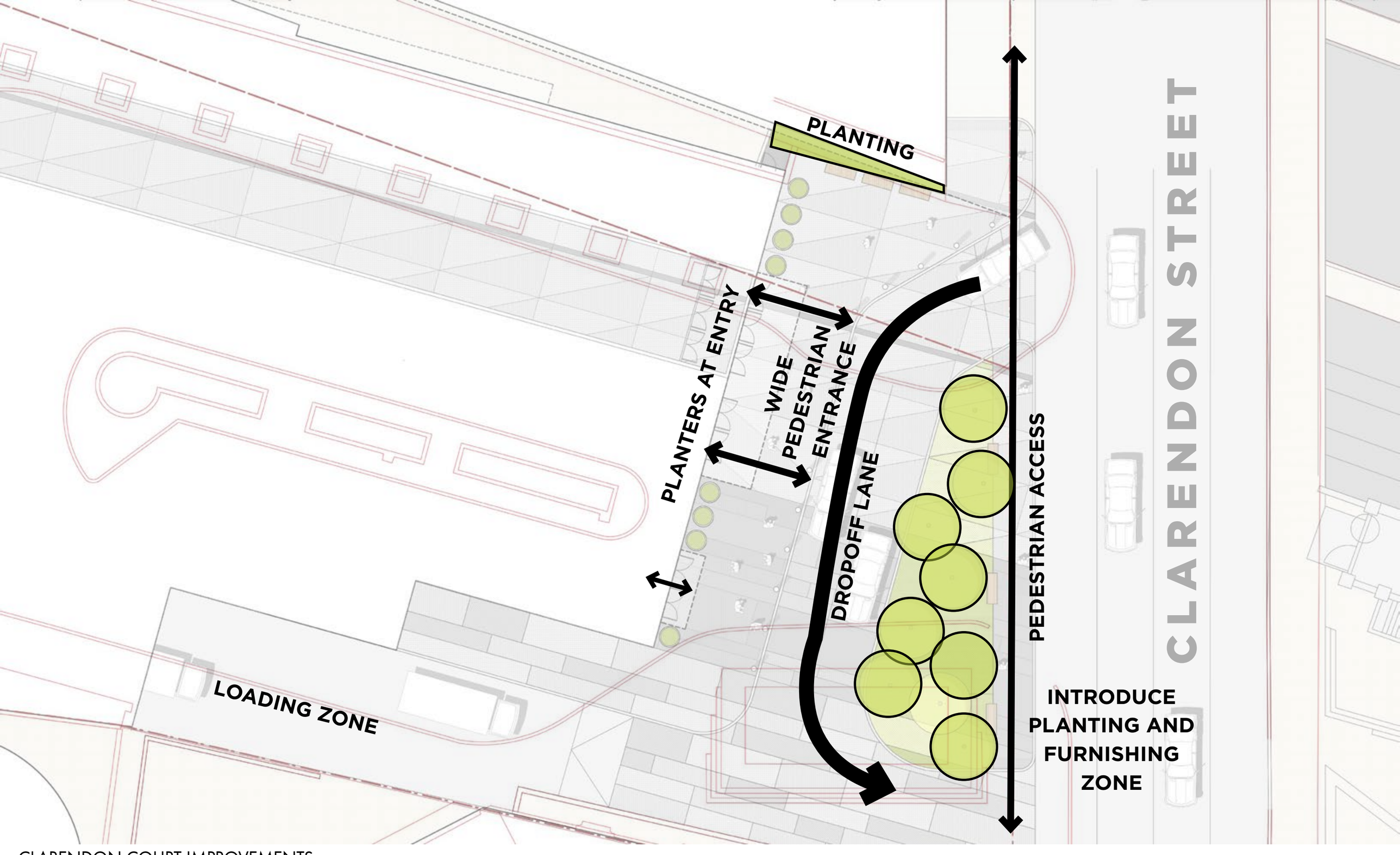


CLARENDON STREET

CLARENDON COURT - EXISTING CONDITIONS

Boston Properties 29 JUNE 2016

OJB THE OFFICE OF JAMES BURNETT LANDSCAPE ARCHITECTURE



CLARENDON STREET

20’

20’

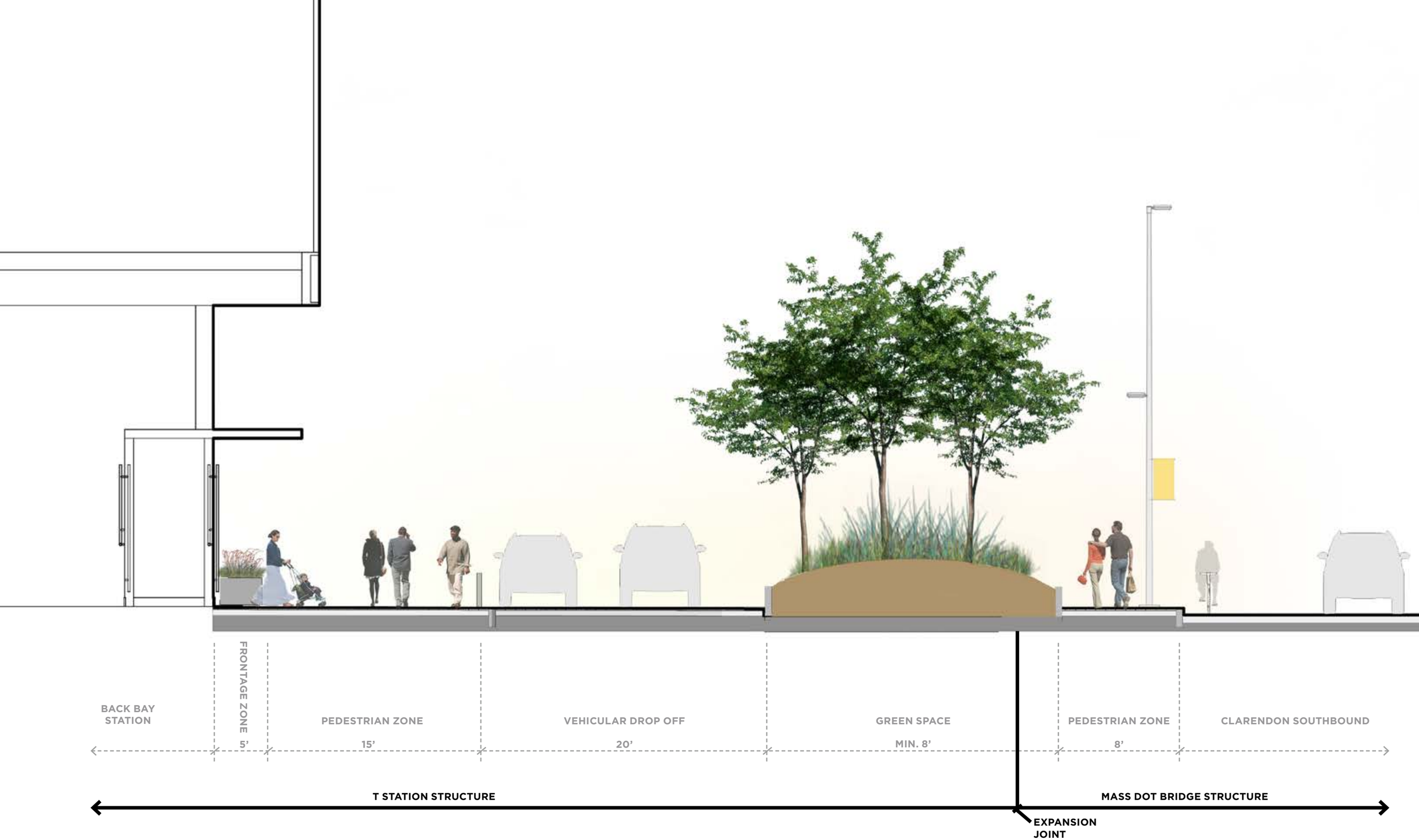
8’

SECTION

CLARENDON COURT - PROPOSED CONDITIONS

Boston Properties 29 JUNE 2016

OJB | THE OFFICE OF JAMES BURNETT LANDSCAPE ARCHITECTURE

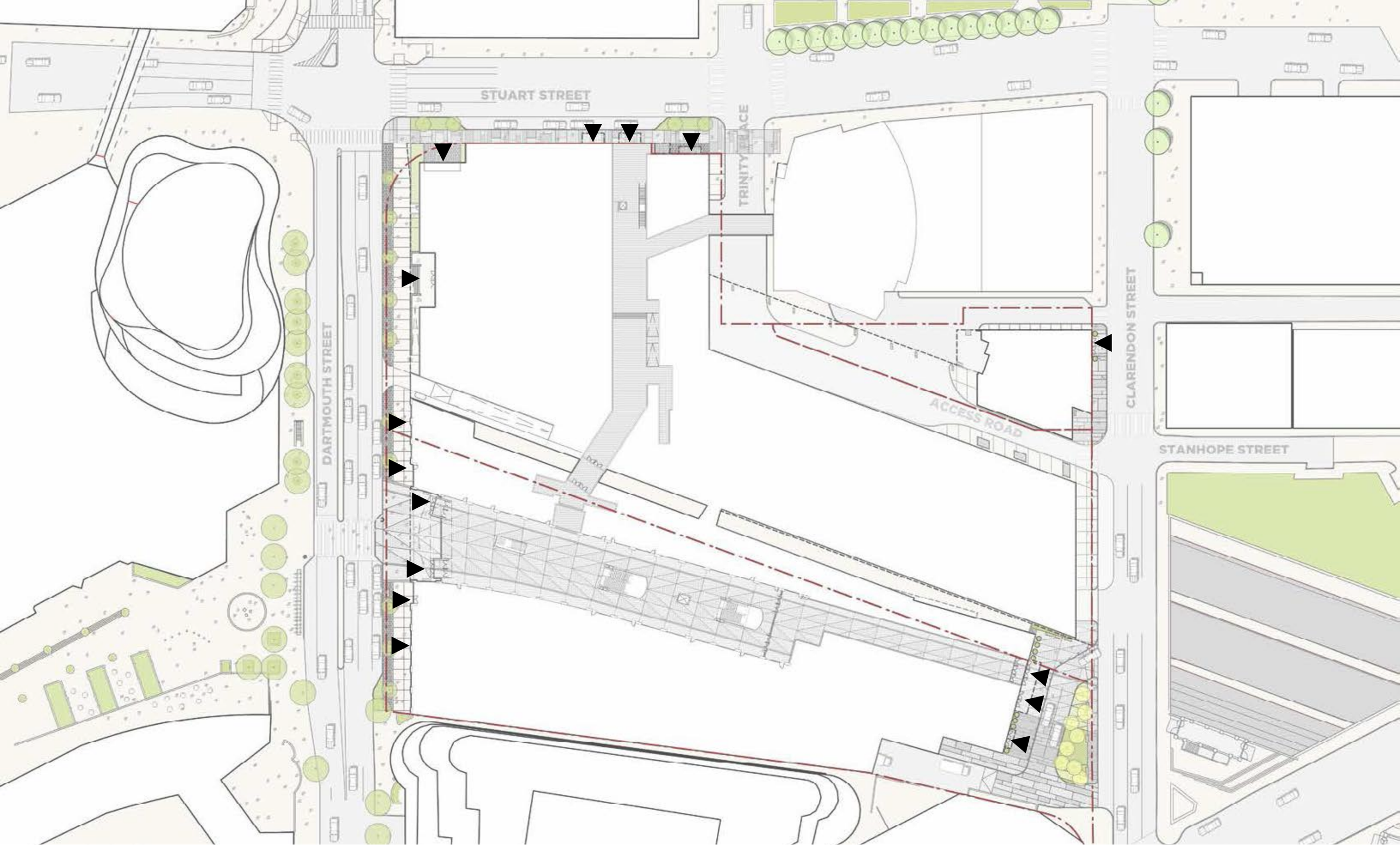


CLARENDON COURT SECTION

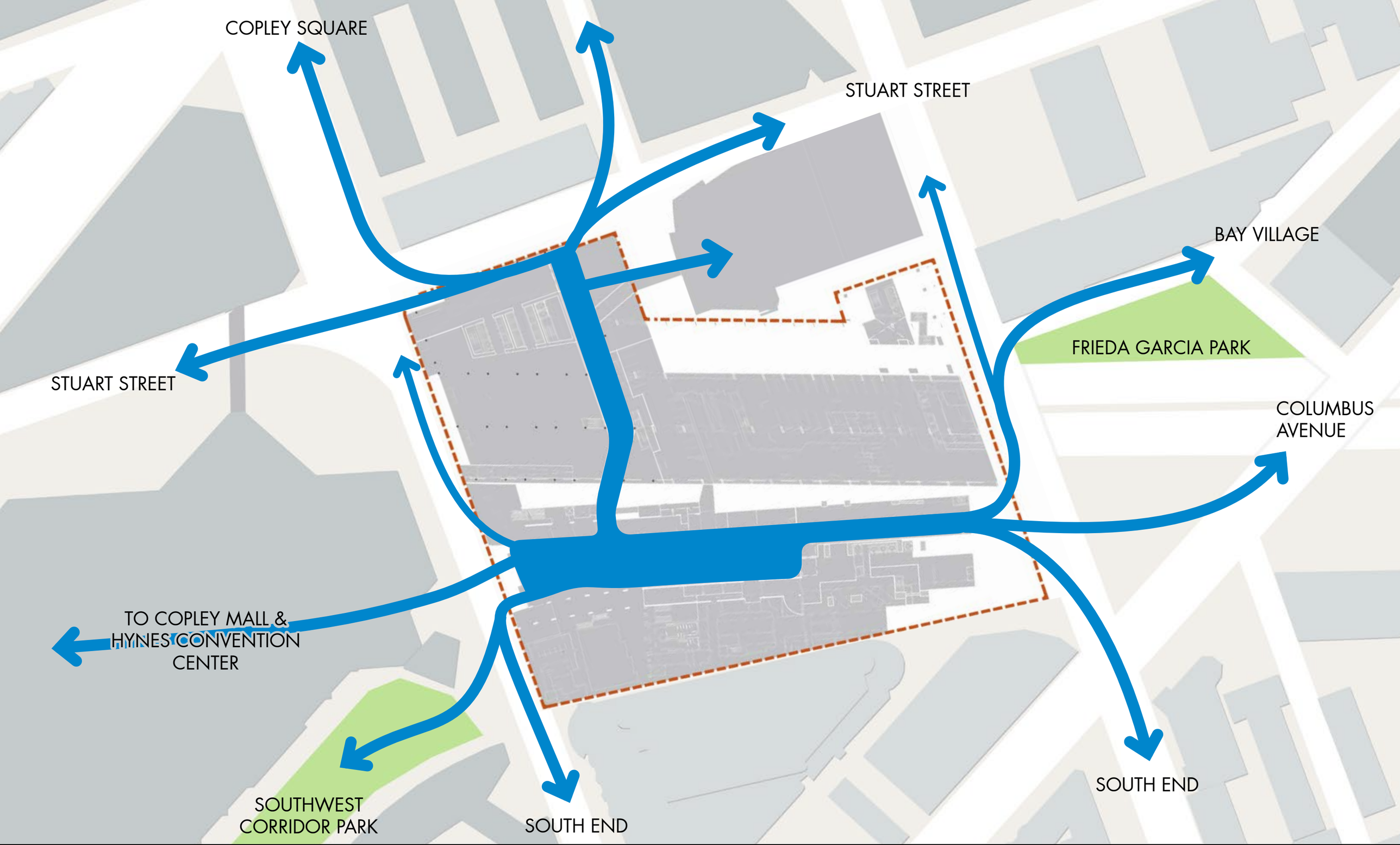
Boston Properties 29 JUNE 2016

OJB THE OFFICE OF JAMES BURNETT LANDSCAPE ARCHITECTURE

INTERIOR PUBLIC SPACE



PEDESTRIAN ENTRIES



A COHESIVE + CONNECTED COMMUNITY

Boston Properties

STUART STREET

POTENTIAL FUTURE BRIDGE TO 200 CLARENDON

TRINITY PLACE

DARTMOUTH STREET

CLARENDON STREET

COPLEY PLACE TOWER

COPLEY PLACE

SOUTHWEST CORRIDOR PARK

OFFICE LOBBY

OFFICE LOBBY

RETAIL

RETAIL

RETAIL

40 TRINITY

U-CLUB

YWCA

THE CLARENDON

STANHOPE STREET

STANHOPE STREET

LOADING DOCK

RESIDENTIAL LOBBY

BOH

APPROX 20'-25'

NEW GARAGE EXIT

RAILROAD EASEMENT LINE

EXISTING GARAGE

RAILROAD EASEMENT LINE

PUBLIC

PUBLIC

APPROX 20'

RETAIL

RETAIL

STATION ENTRANCE

PUBLIC

RESIDENTIAL LOBBY

LOADING DOCK

131 DARTMOUTH STREET

FRIEDA GARCIA PARK

TURNPIKE WESTBOUND

TURNPIKE EASTBOUND

COLUMBUS AVENUE

PUBLIC SPACE PROVIDED BY PROJECT - 15,100SF

PUBLIC SPACE - 21,000SF

RETAIL (PUBLICLY ACCESSIBLE) - 30,800SF

OFFICE LOBBY - 6,400SF

RESIDENTIAL ENTRY - 4,850SF

INTERIOR PUBLIC SPACE PROVIDED AS CONTINUATION OF EXTERIOR PUBLIC SPACE

BROOKFIELD PLACE - PELLI CLARKE PELLI ARCHITECTS - NEW YORK, NEW YORK

Boston Properties 29 JUNE 2016

NEXT STEPS + CONTACT INFORMATION

- Future CAC Meeting Topics:
  - Housing (Including Affordable Housing)
  - Covered Connections - Security And Access
  - Wayfinding Around Site
  - Overall Retail Strategy
  - Other Topics As Needed
- BRA Scoping Determination
- Draft Project Impact Report (DPIR)

Lauren Shurtleff, Senior Planner, Boston Redevelopment Authority
Lauren.Shurtleff@boston.gov • 617.918.4353

Chris Tracy, Senior Project Manager, Boston Redevelopment Authority
Christopher.Tracy@boston.gov • 617.918.4259

Q&A

THANK YOU!