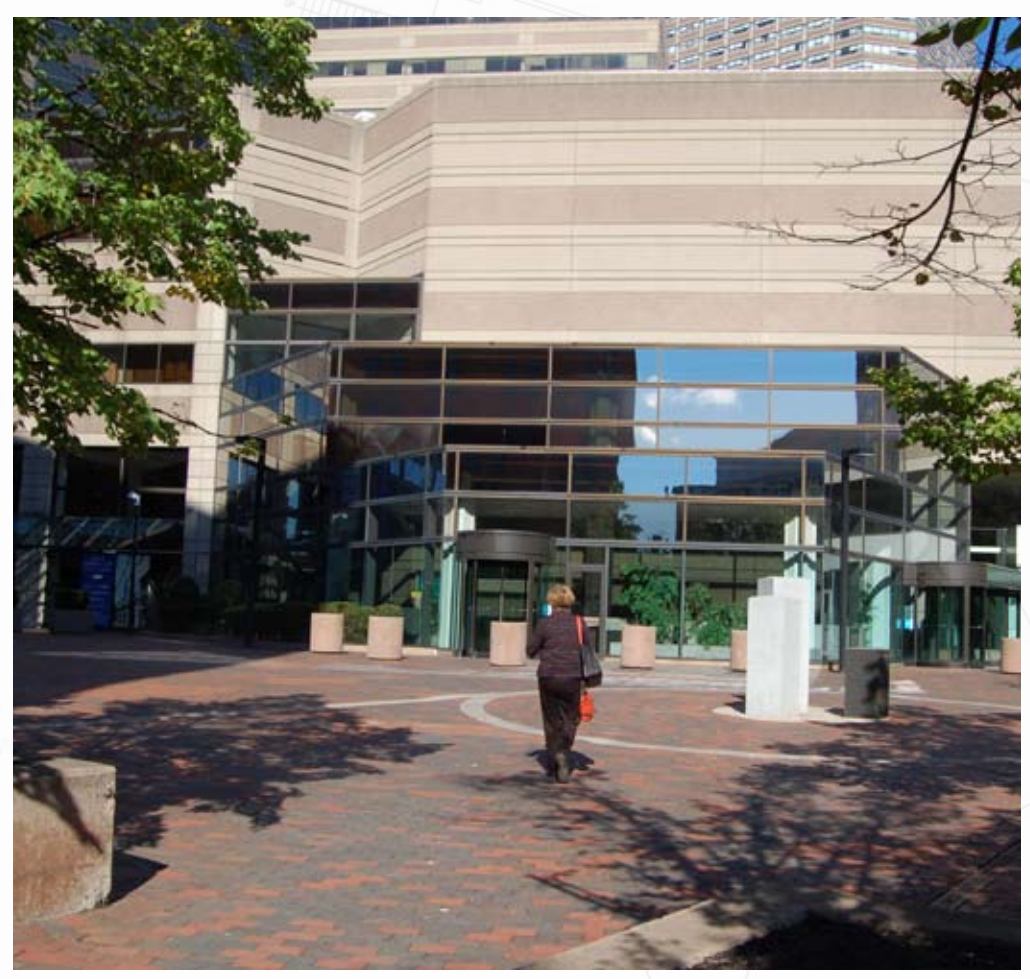


HIDDEN TERRACE

LESS THAN IDEAL PEDESTRIAN EXPERIENCE



LIMITED PEDESTRIAN AMENITIES



IMPROVE VIEWS TO RETAIL

REDUCE CLUTTER

IMPROVE VIEWS and CLARITY OF PLAZA



REDUCE CLUTTER

OPEN STREET EDGE

IMPROVE GRATES

REDUCE CLUTTER

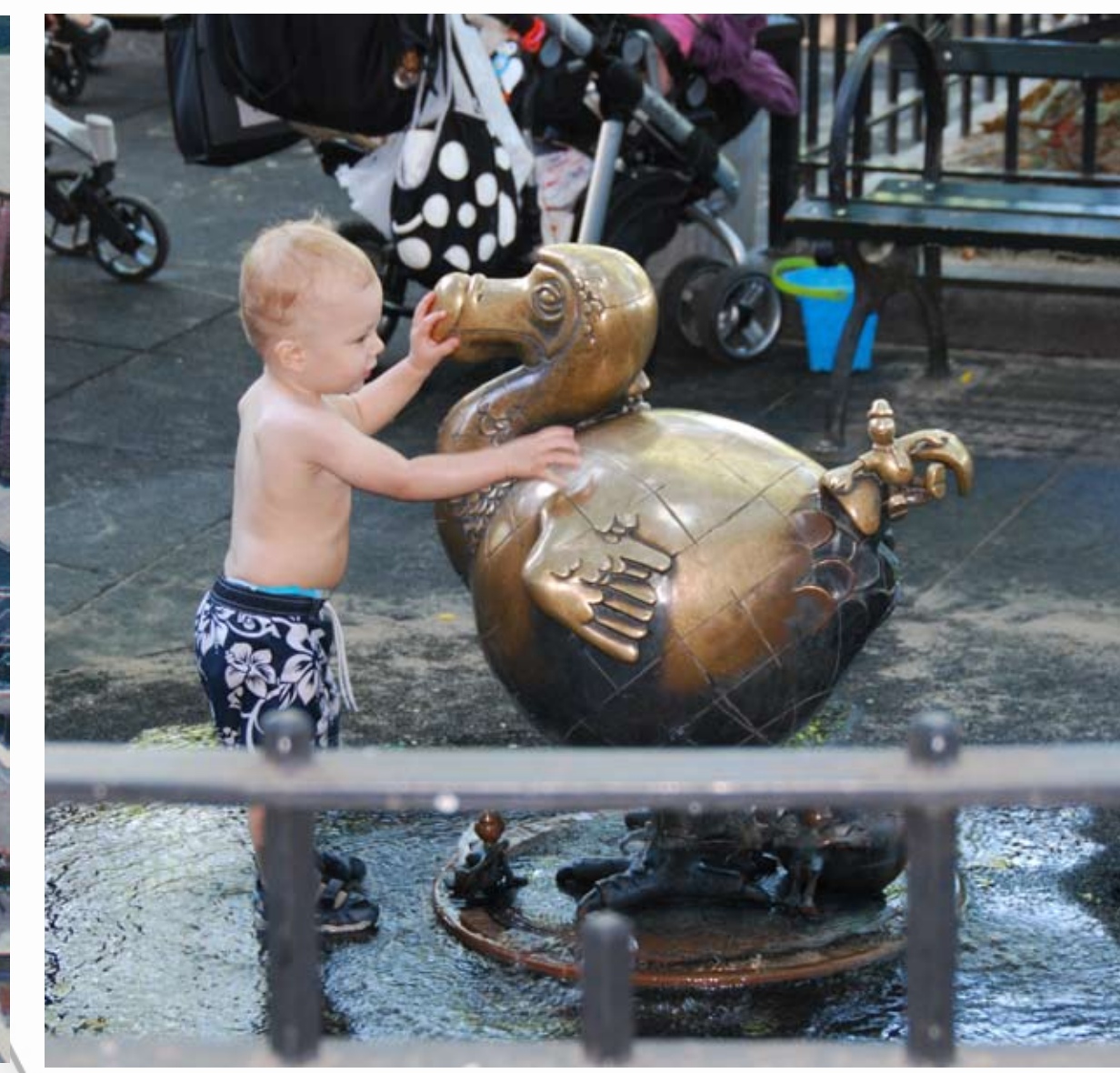
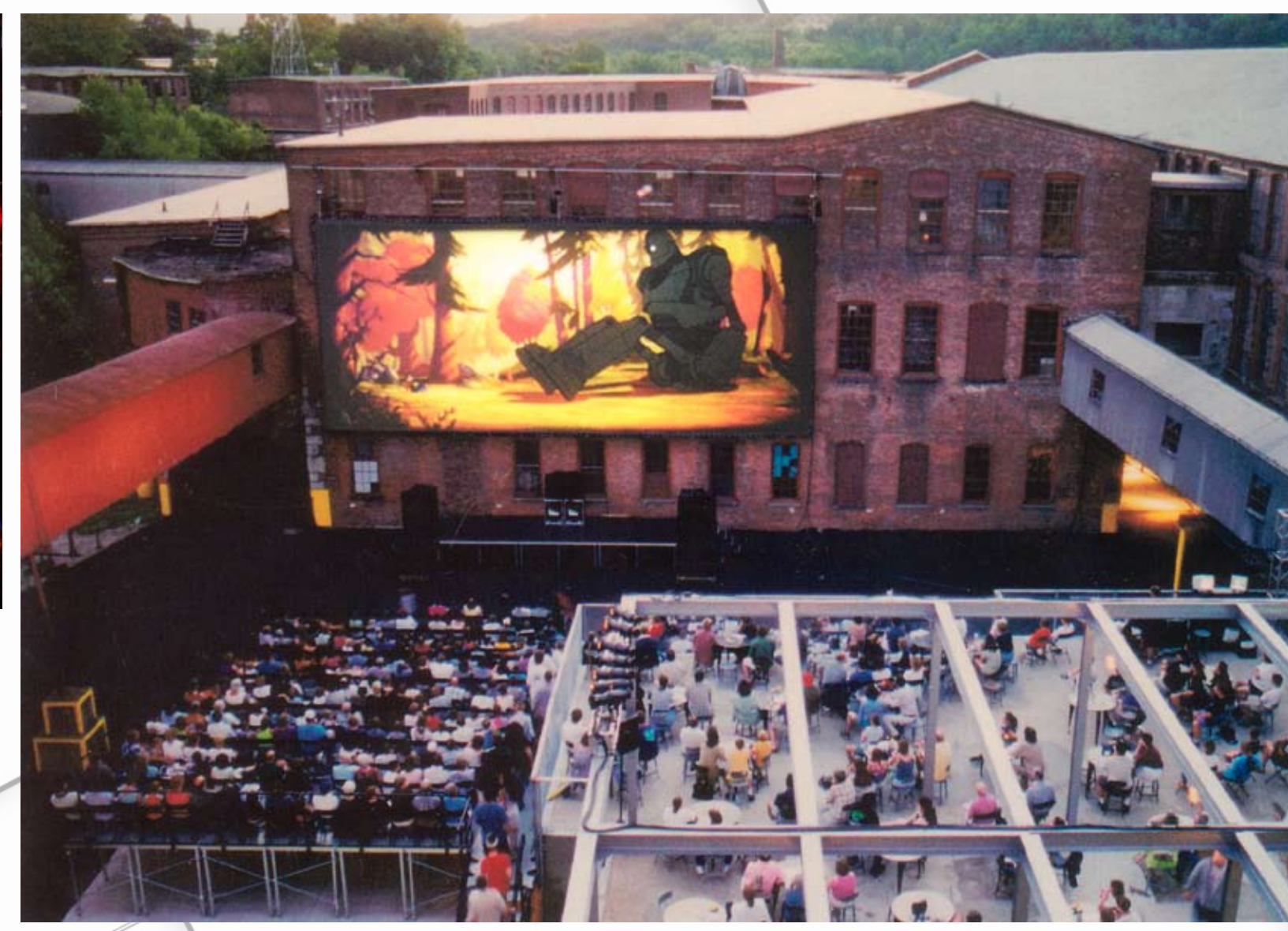
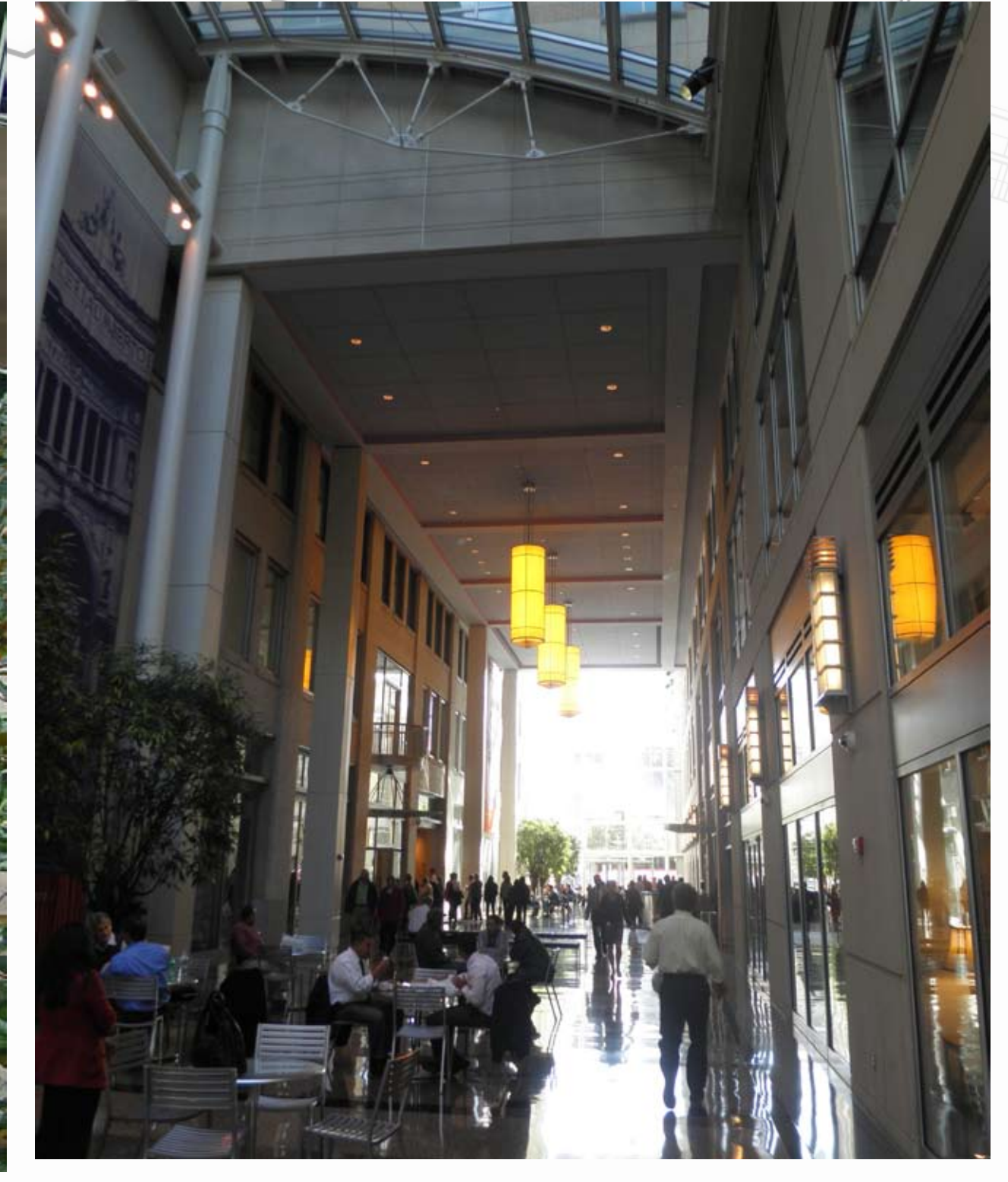


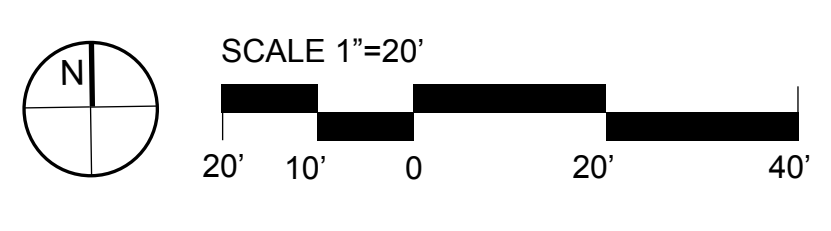
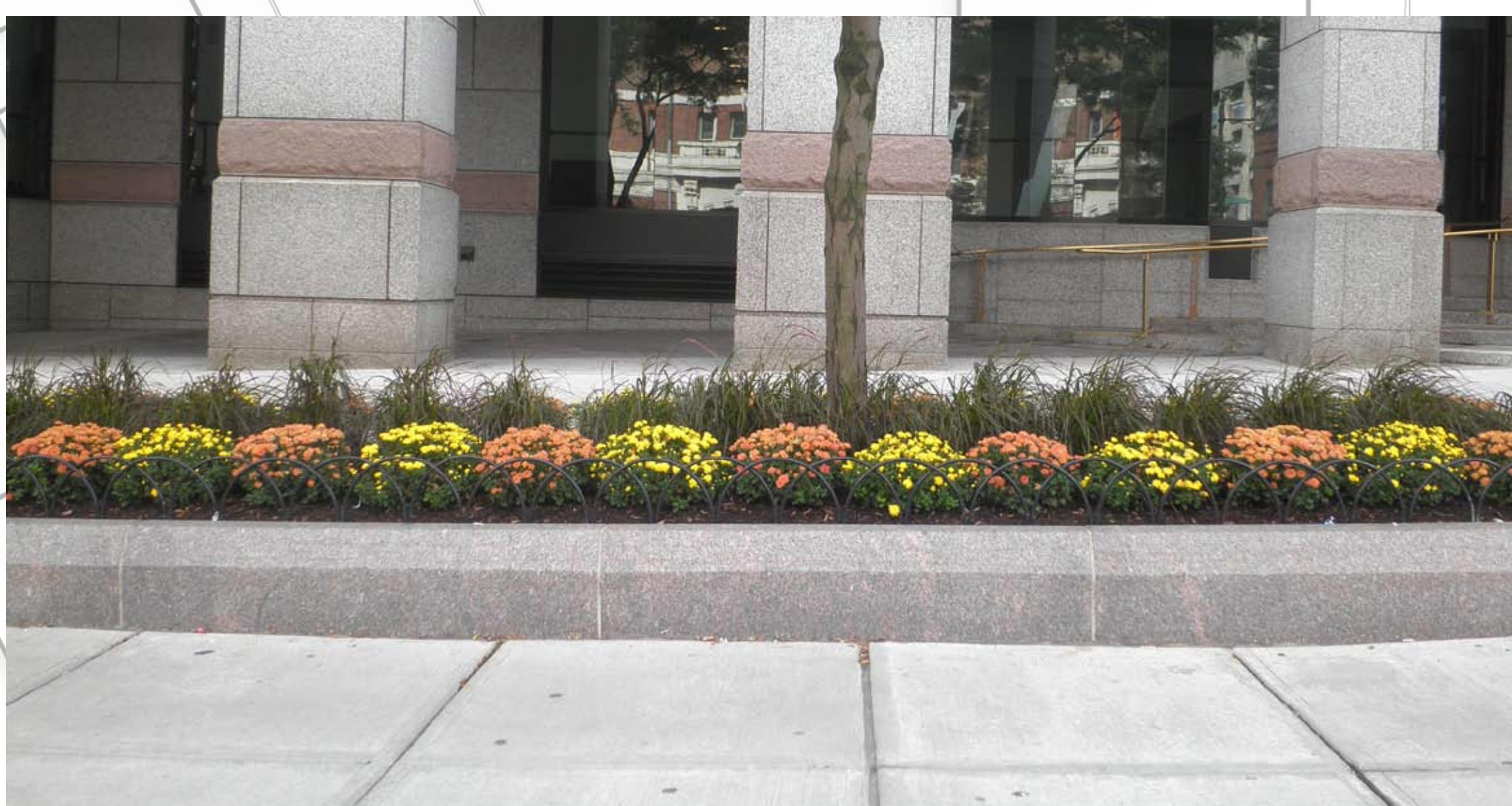
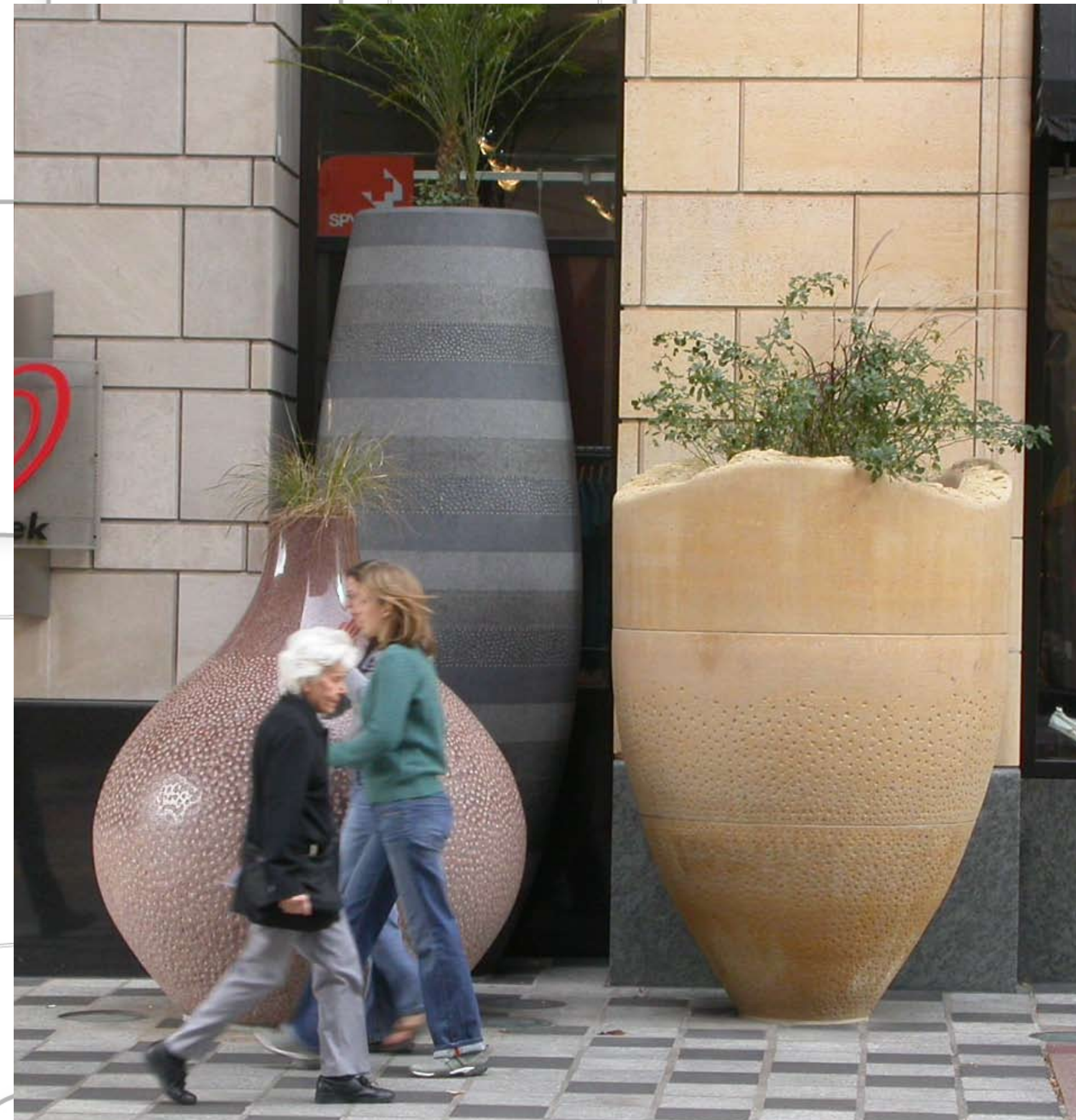
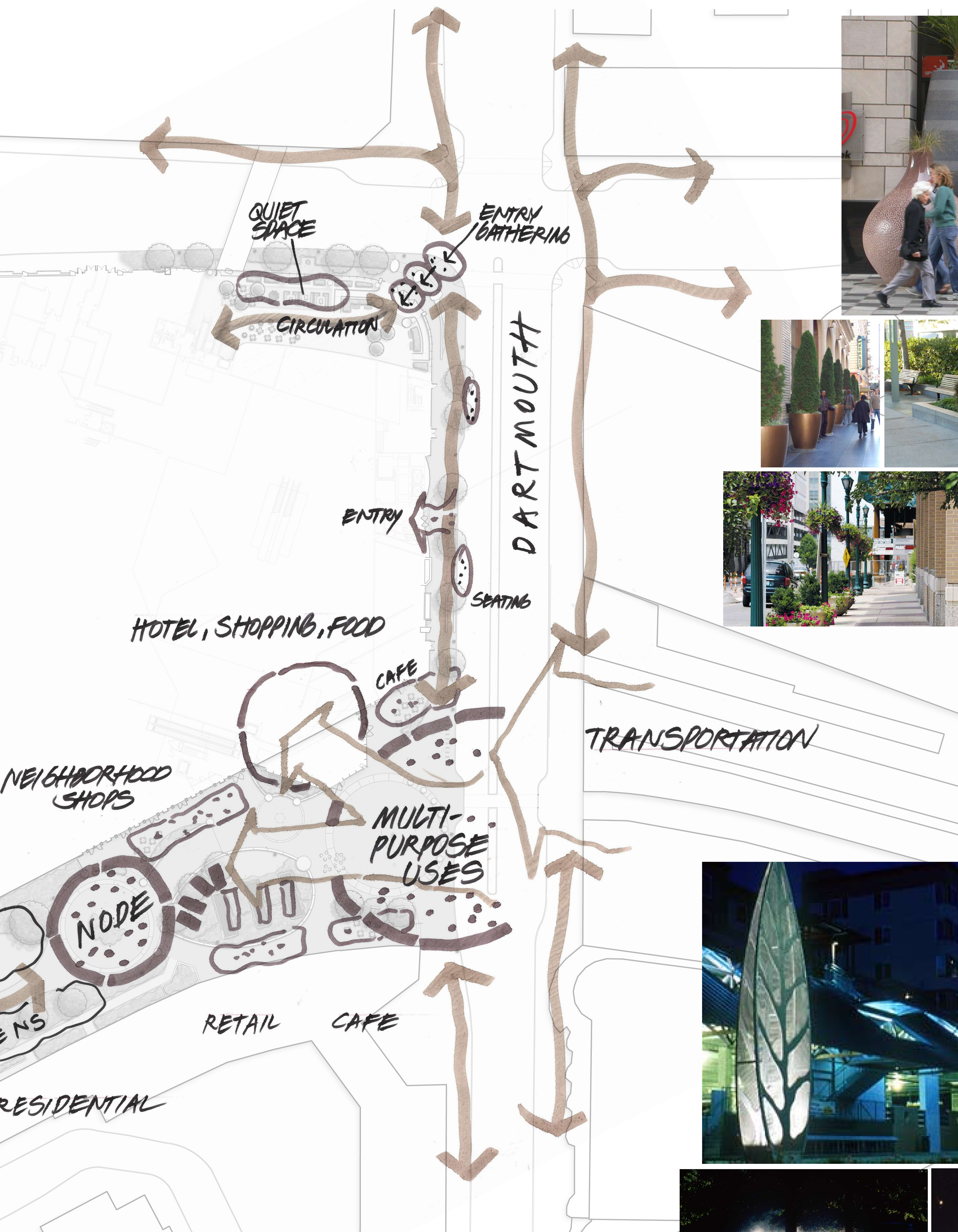
IMPROVE PAVING

ENTRY PLAZA

TRANSITION







Shaw's Supermarket

Huntington Avenue

Marriott Copley
Place Hotel

South End

Harcourt Street

South End

Westin Hotel

Starbucks

Stuart Street

Stuart Street

Copley Place

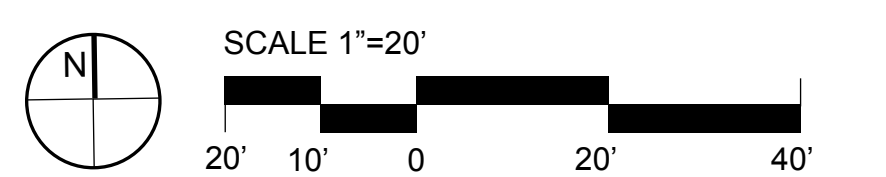
Dartmouth Street

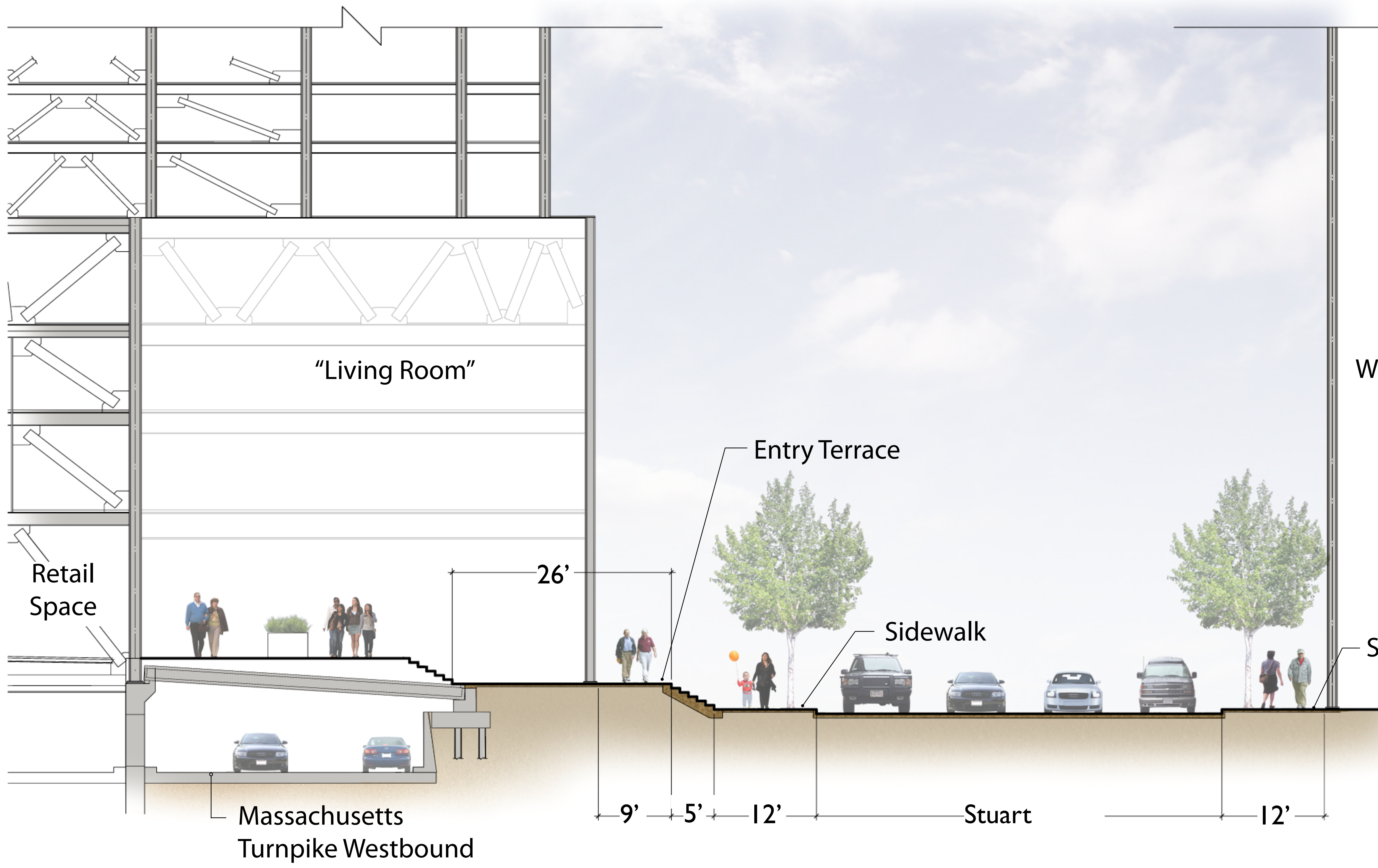
Back Bay Station Garage

Back Bay Station

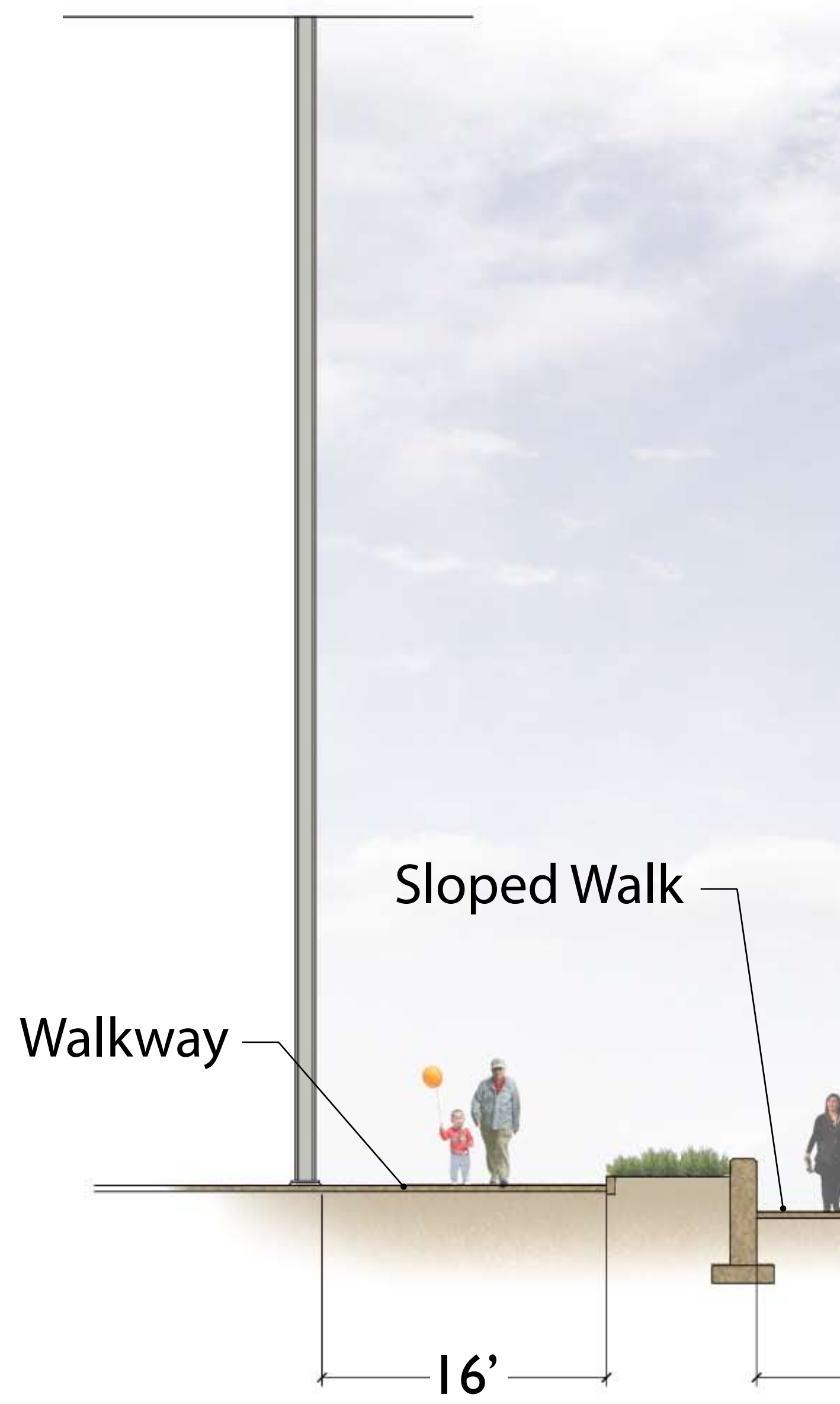
Tent City

Equinox



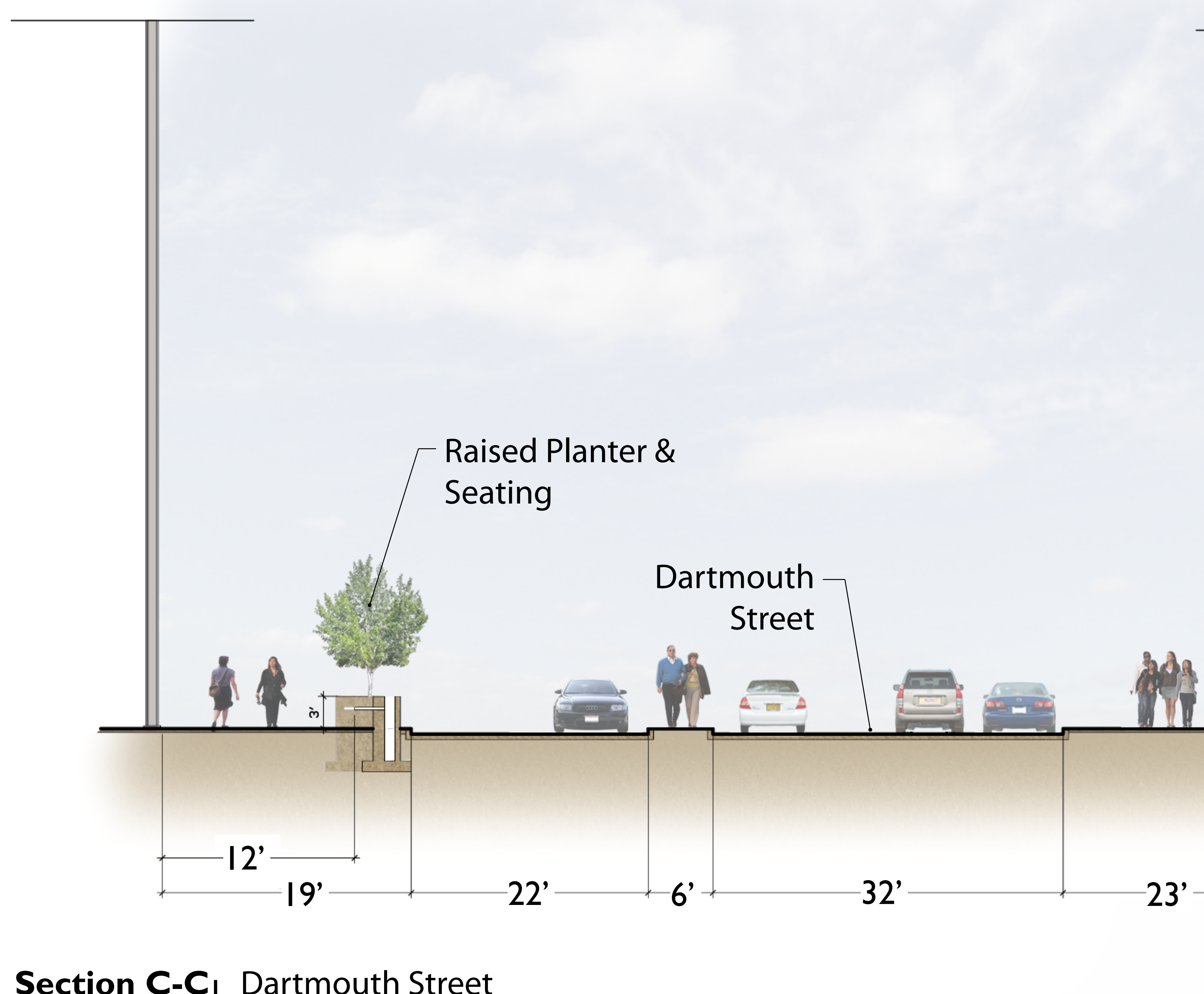
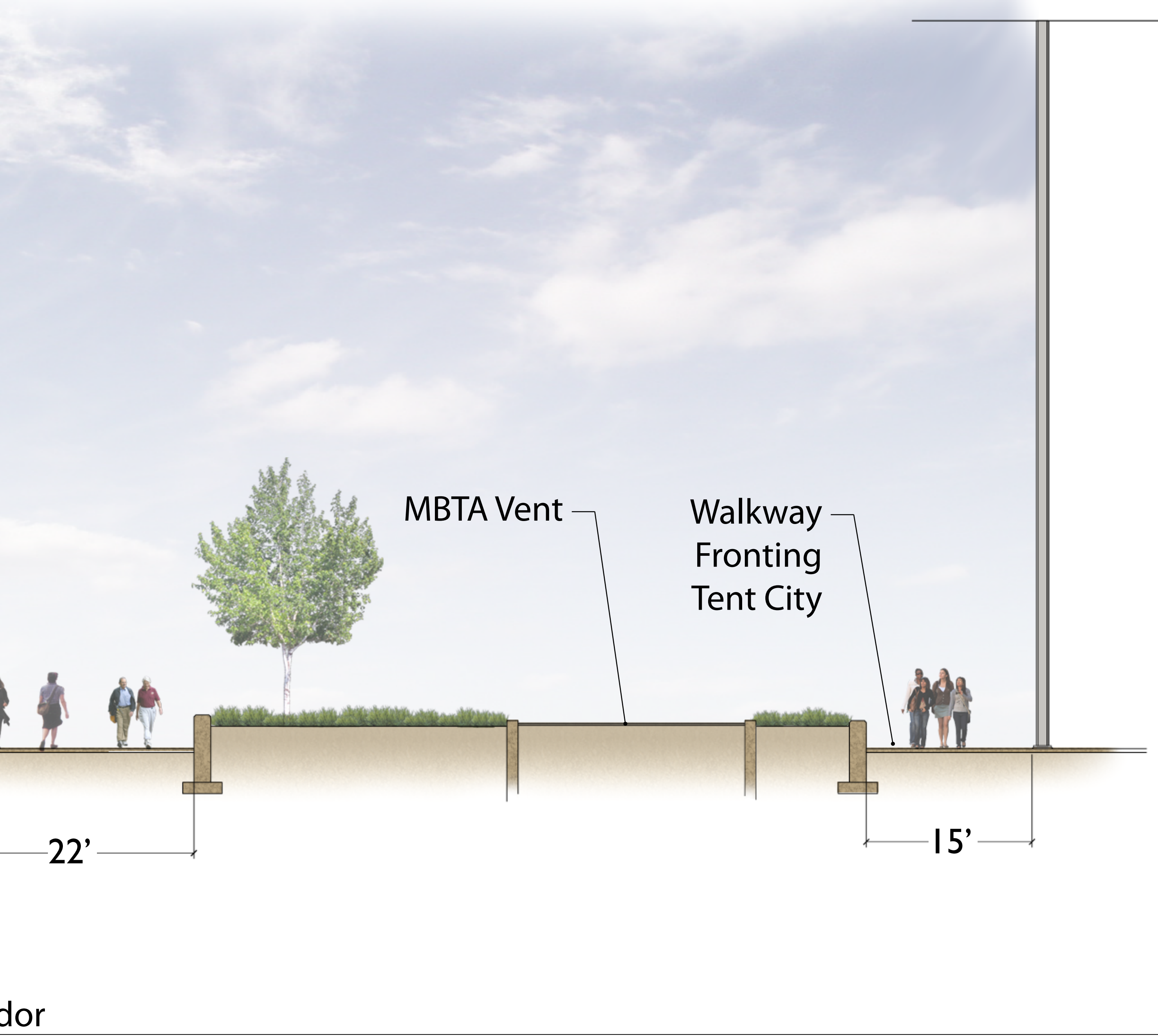


Section A-A Dartmouth & Stuart Street Entry



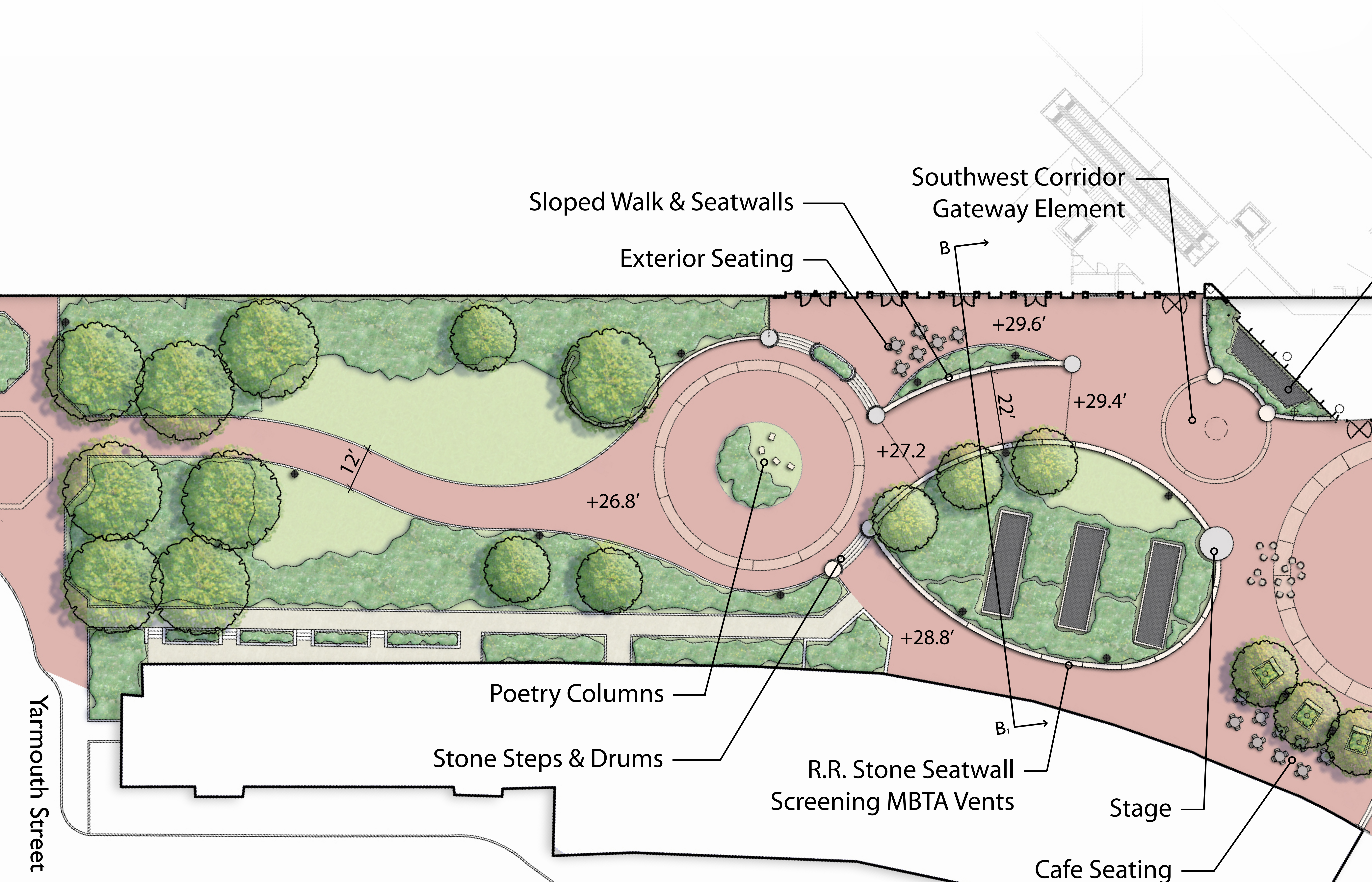
Section B-B Southwest Corridor



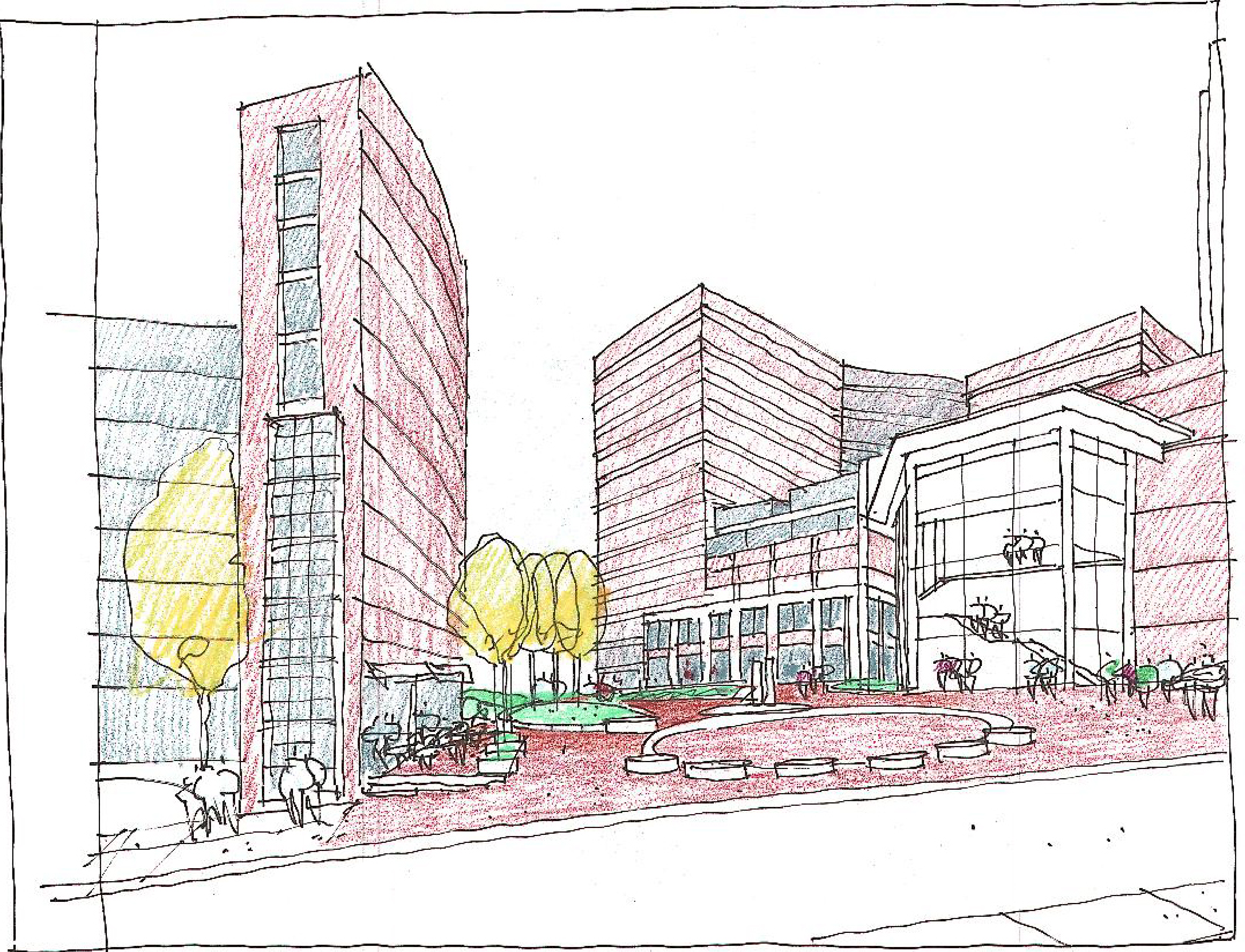
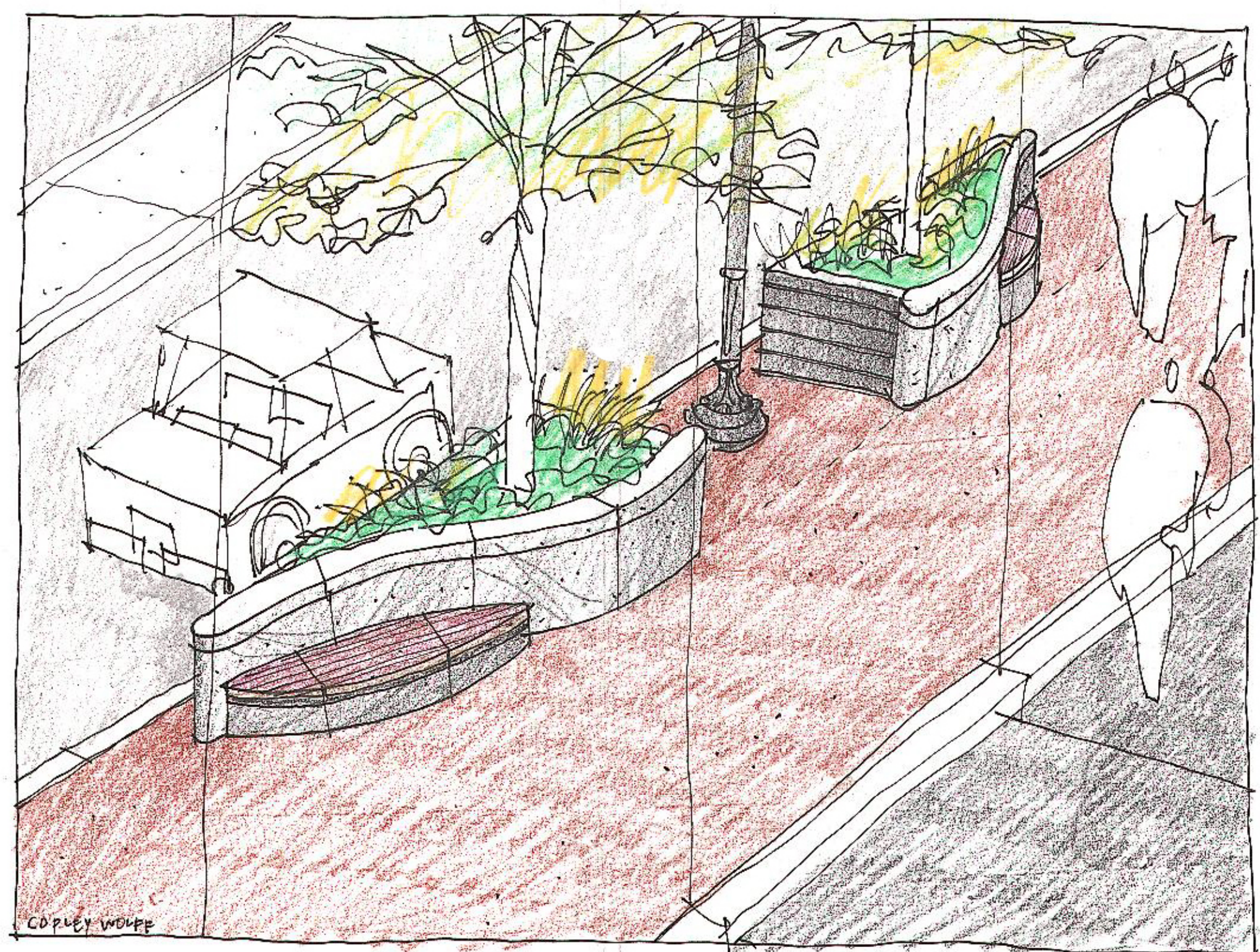


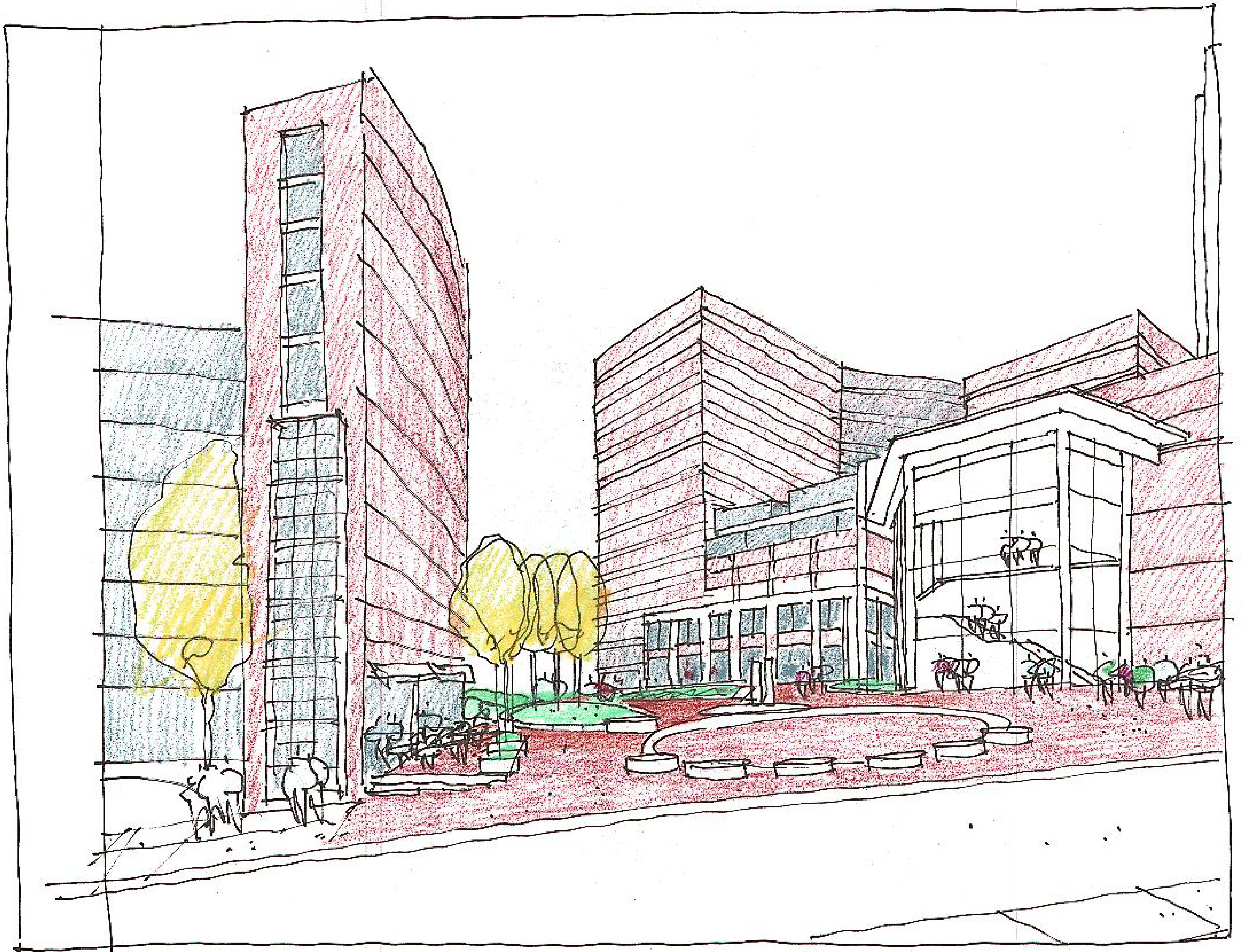
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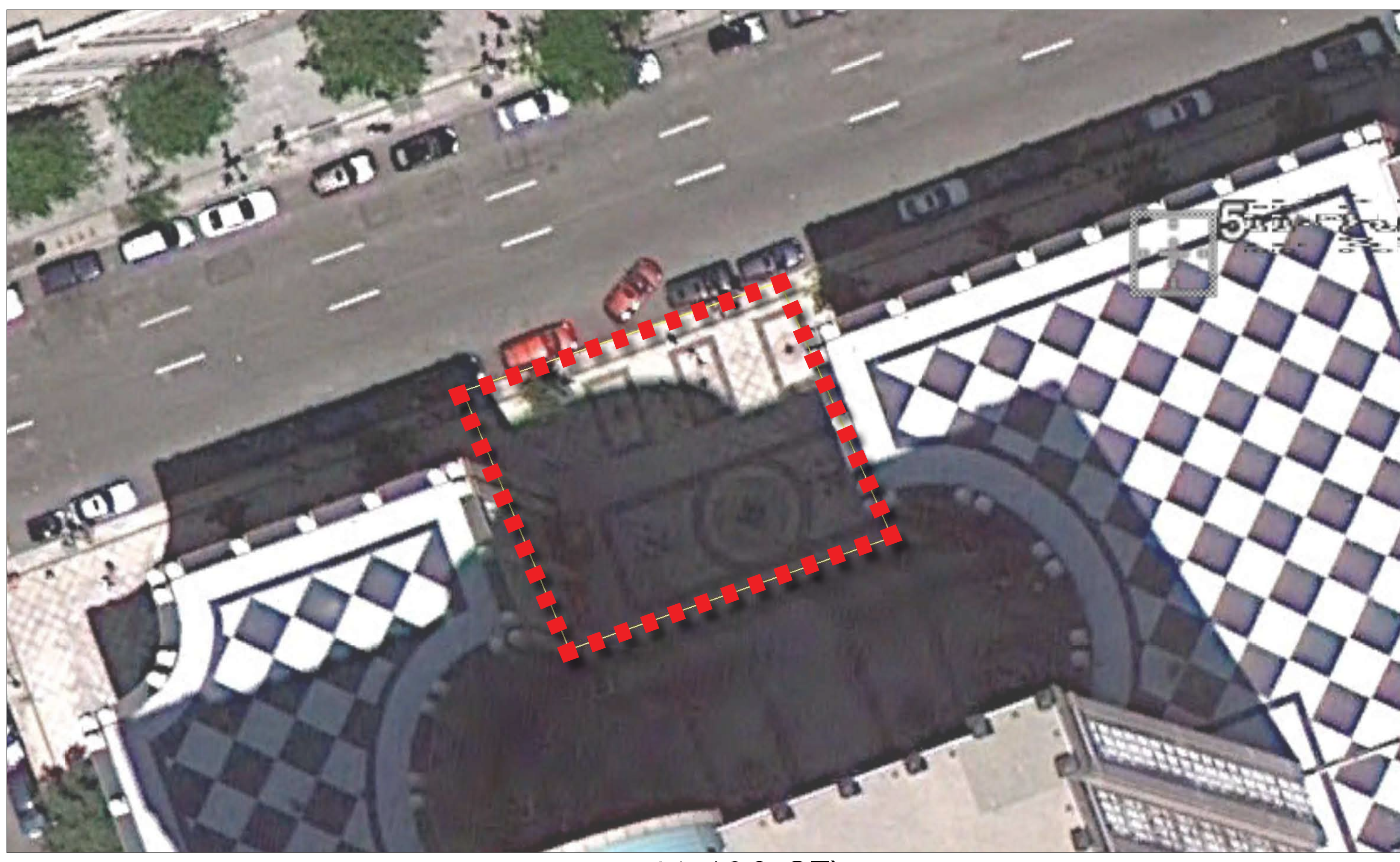
Section C-C1 Dartmouth Street



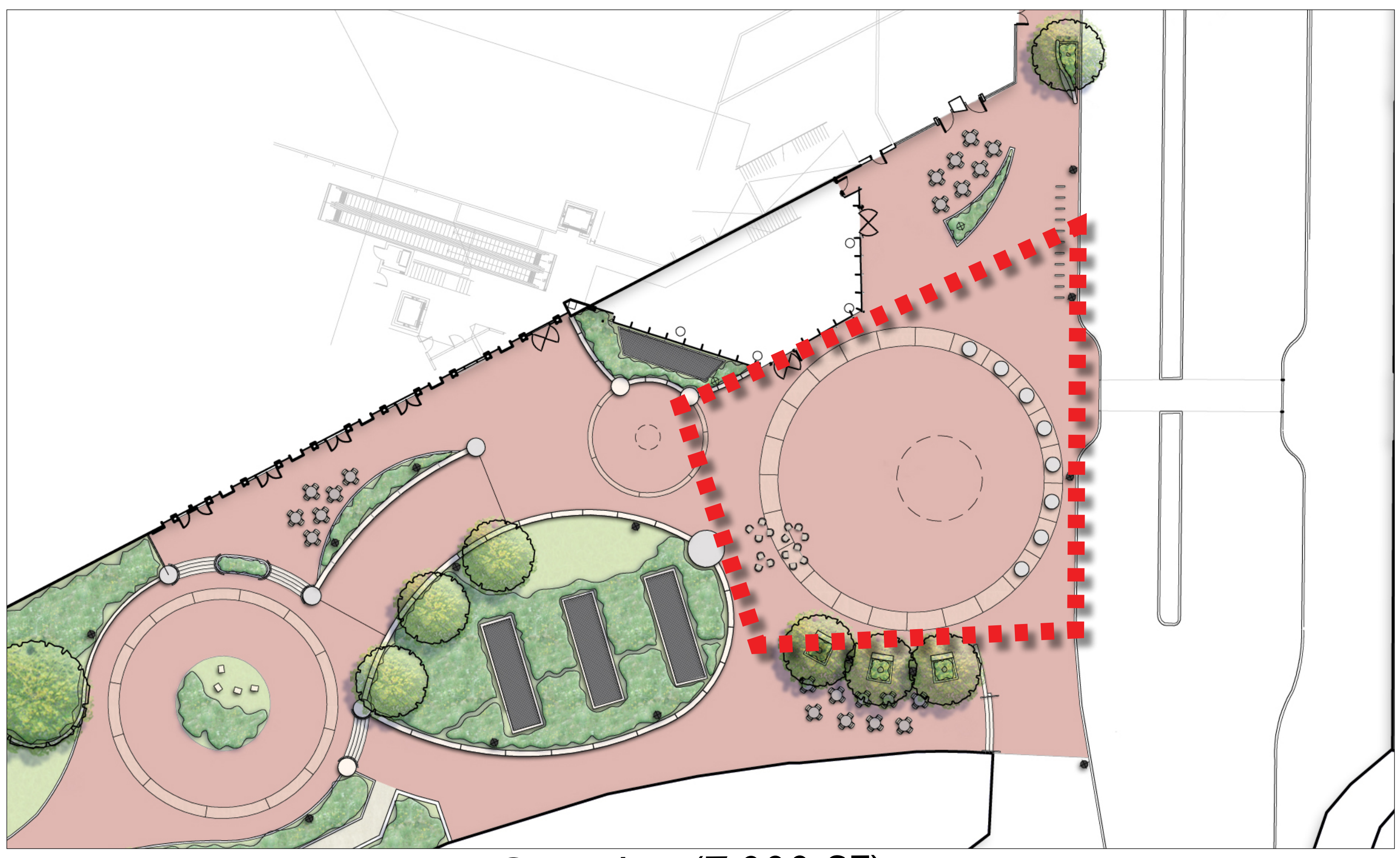
Site Proposal



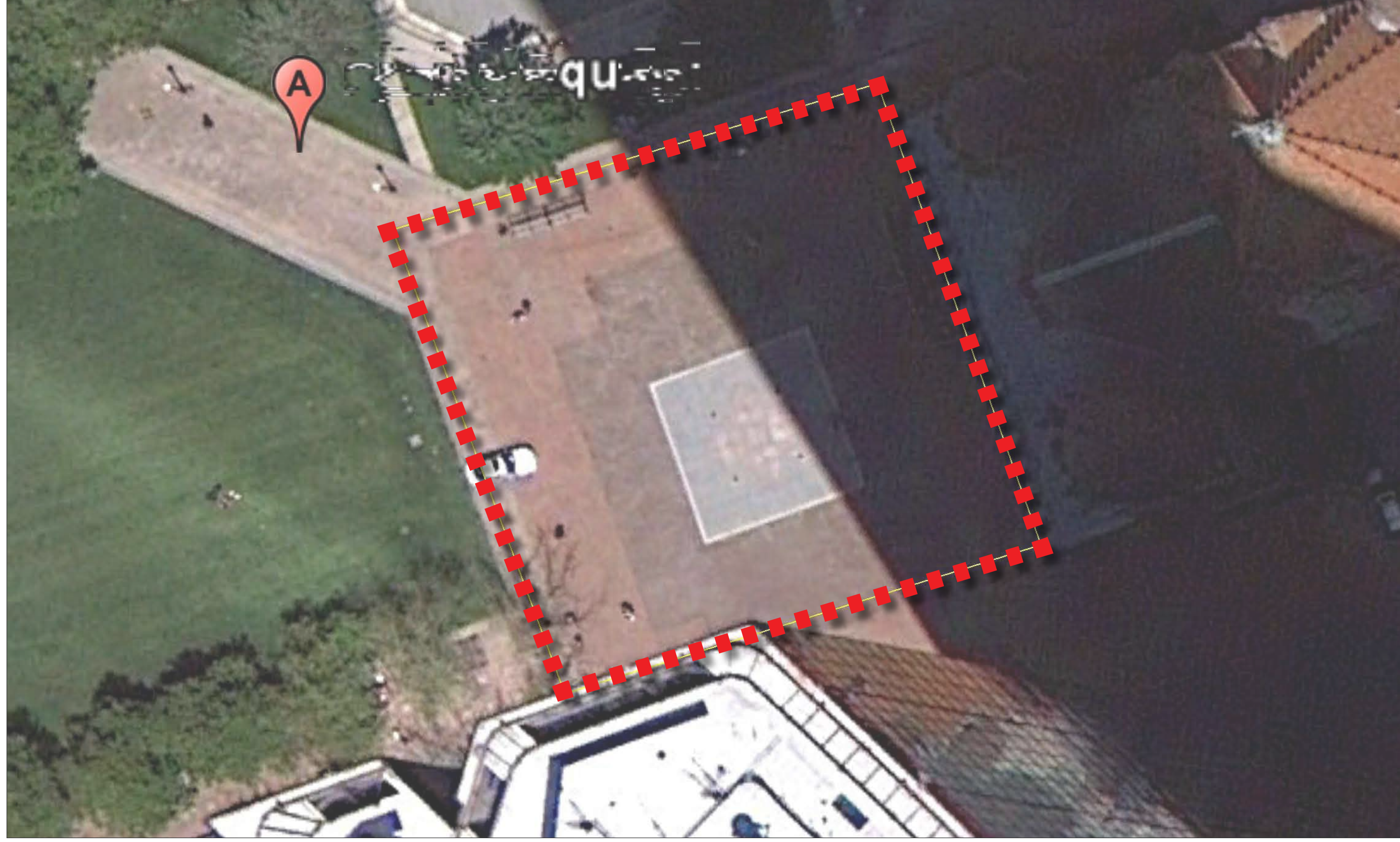




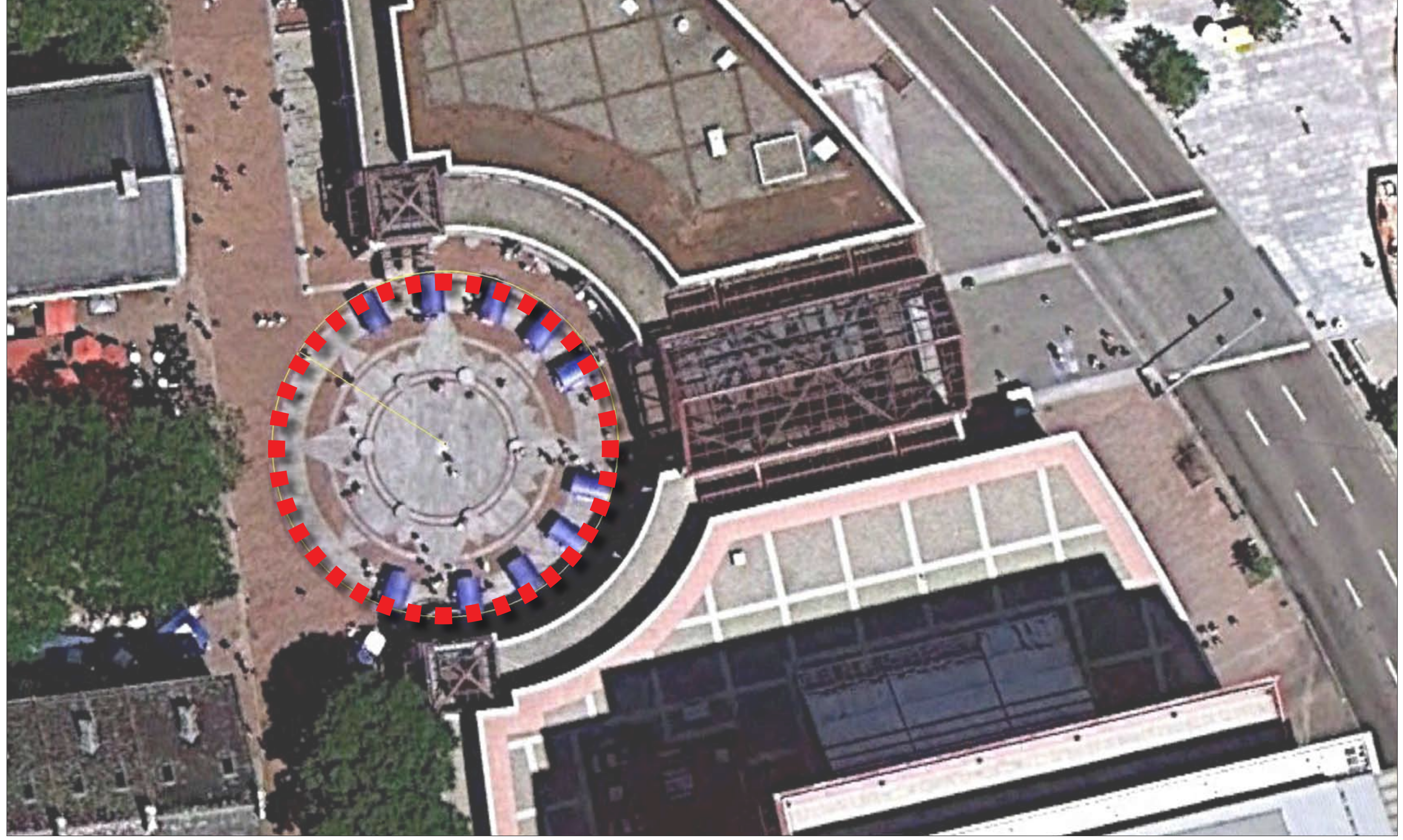
500 Boylston Street Entry Plaza (4,400 SF)



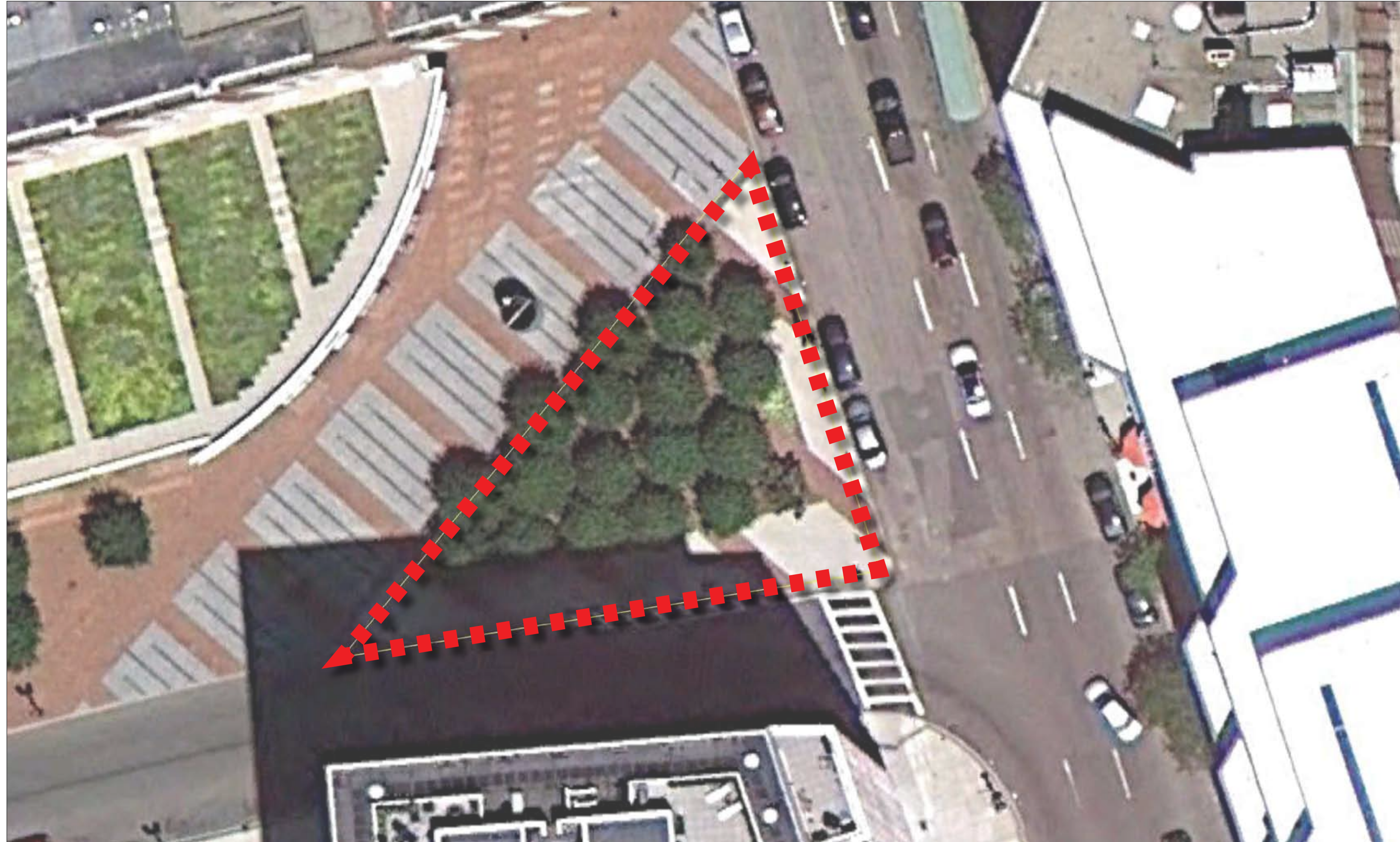
Copley Place Southwest Corridor (7,000 SF)



Copley Square (11,000 SF)



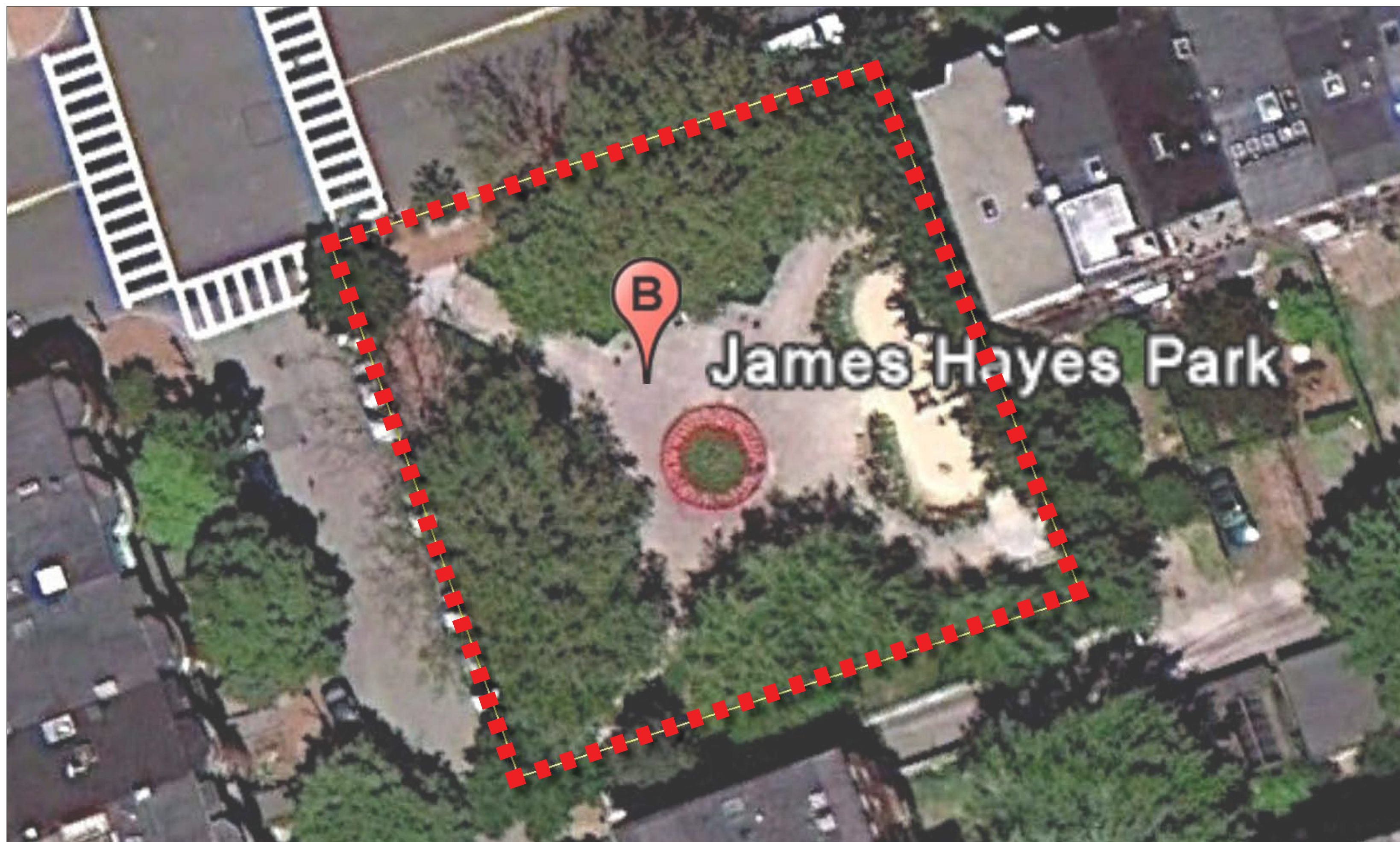
Faneuil Hall Circular Plaza (6,000 SF)



Four Seasons Plaza (5,500 SF)



Harriet Tubman Square, South End, Boston (8,300 SF)



James Hayes Park (12,000 SF)



Dock Square (5,000 SF)

Copley Place

Retail Expansion and Residential Addition

CAC Presentation

19 October 2011

ELKUS | MANFREDI
ARCHITECTS

SIMON®

Urban Realm

ELKUS | MANFREDI
ARCHITECTS

SIMON®

BEFORE



DARTMOUTH STREET AND COMMONWEALTH AVENUE

ROTATED TOWER



DARTMOUTH STREET AND COMMONWEALTH AVENUE

BEFORE



BOSTON PUBLIC LIBRARY

ROTATED TOWER



BOSTON PUBLIC LIBRARY

BEFORE



COPLEY SQUARE

ROTATED TOWER



COPLEY SQUARE

Glazing Precedents

ELKUS | MANFREDI
ARCHITECTS

SIMON®



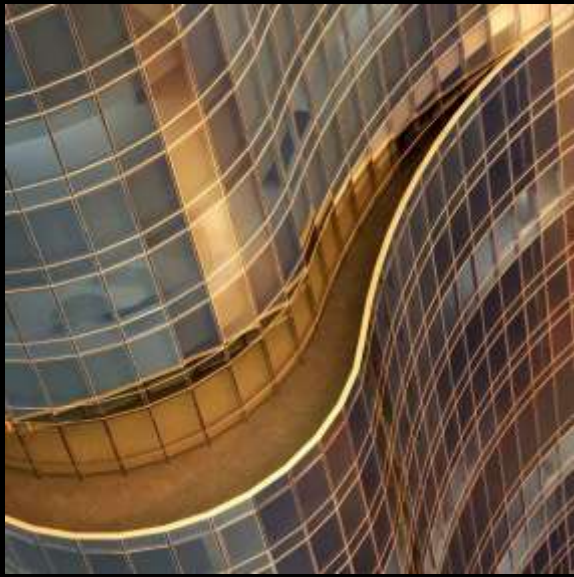
Taishin Bank Tower, Taipei



BankBoston, Sao Paulo, Brazil

ELKUS | MANFREDI
ARCHITECTS

SIMON®



Copley Place, Boston



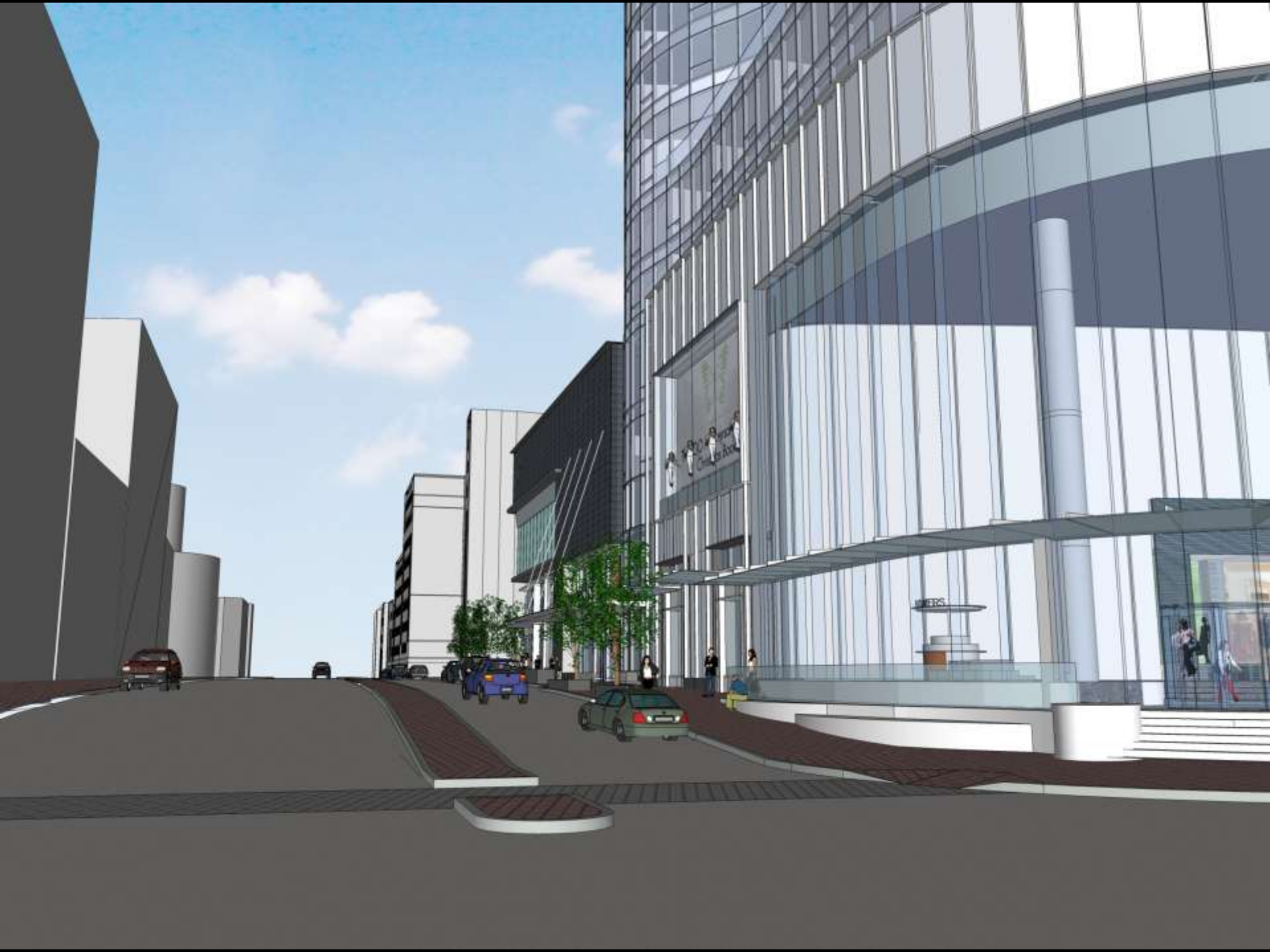
Manulife, Boston



Taishin Bank Tower, Taipei



Manulife, Boston











BEFORE



DARTMOUTH STREET LOOKING NORTH



Neumansville



BEFORE



SOUTHWEST CORRIDOR

AFTER



SOUTHWEST CORRIDOR



THE SHOP AT
COPLEY PLACE





Neiman Marcus

THE SHOPS AT
CANNON PLACE



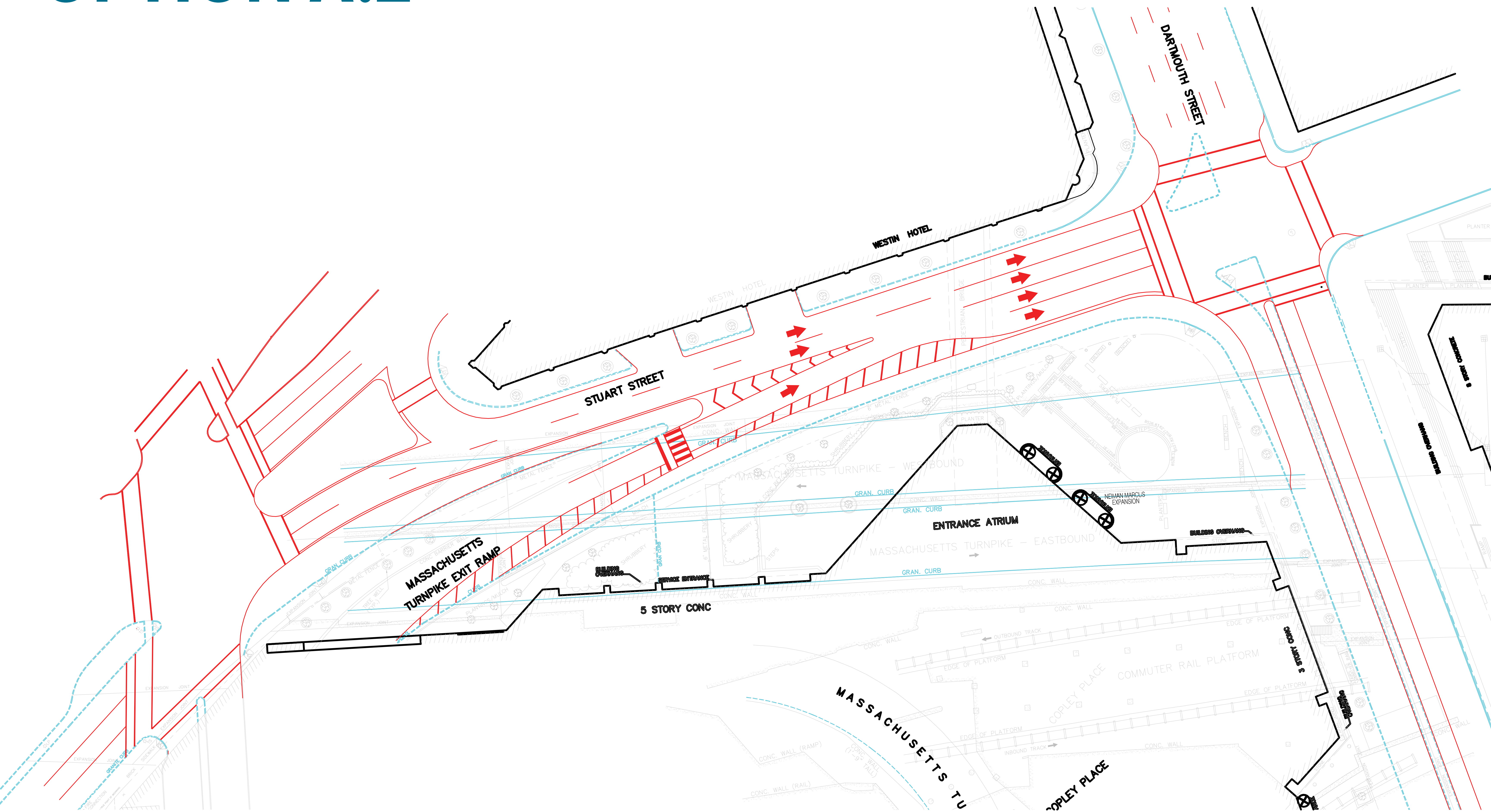




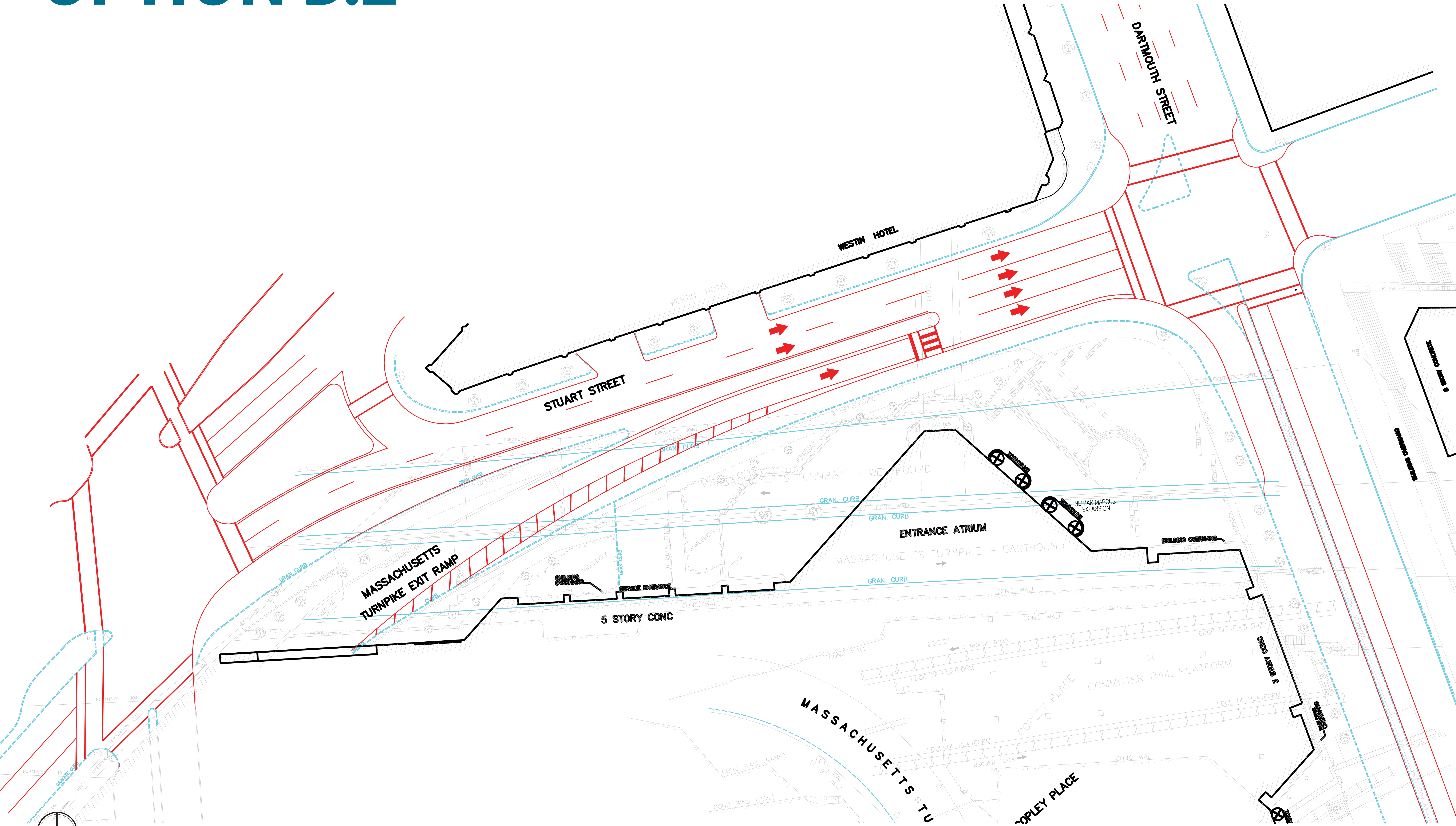


The 100 Anniversary Edition
Plasma Pack

OPTION A.2

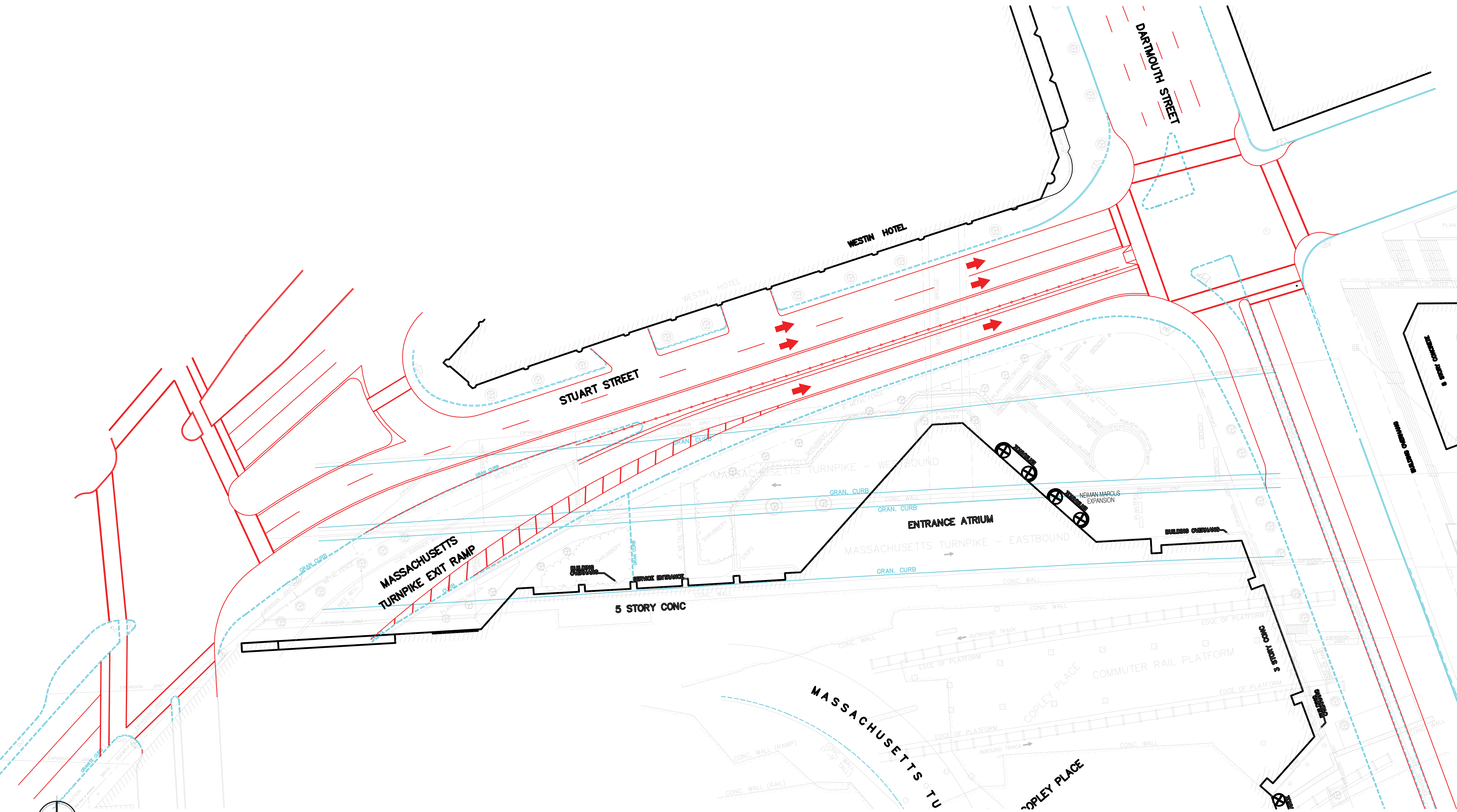


OPTION B.2

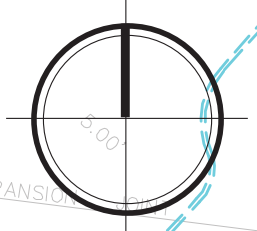
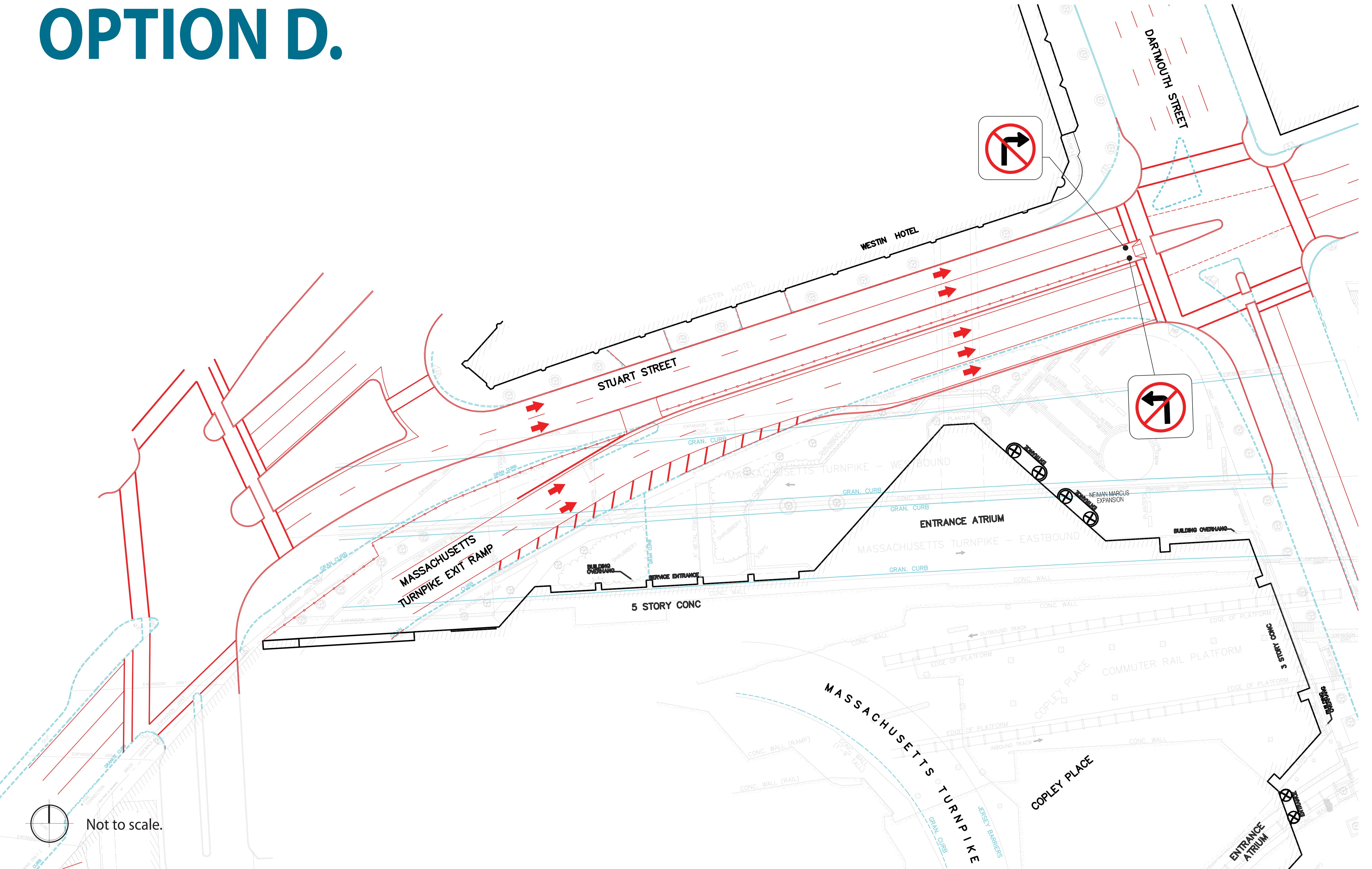


Not to scale.

OPTION C.1



OPTION D.





Not to scale.

OPTION D: TRAFFIC DIVERSION ROUTES

- Stuart St. (no right turn) to Dartmouth St.
- Off-ramp (no left turn) to Dartmouth St.



OPTION D
ESTIMATED TRAFFIC DIVERSIONS
VEHICLES PER HOUR

	 (from Stuart St.)	 (from Off-ramp)
A.M.	200 vph	500 vph
P.M.	300 vph	400 vph

Based on travel destination assumptions.
 New data required.