

MASSDOT AIR RIGHTS

PARCELS 12 & 15

BOSTON, MASSACHUSETTS

CITIZENS ADVISORY COMMITTEE MEETING

OCTOBER 25, 2016

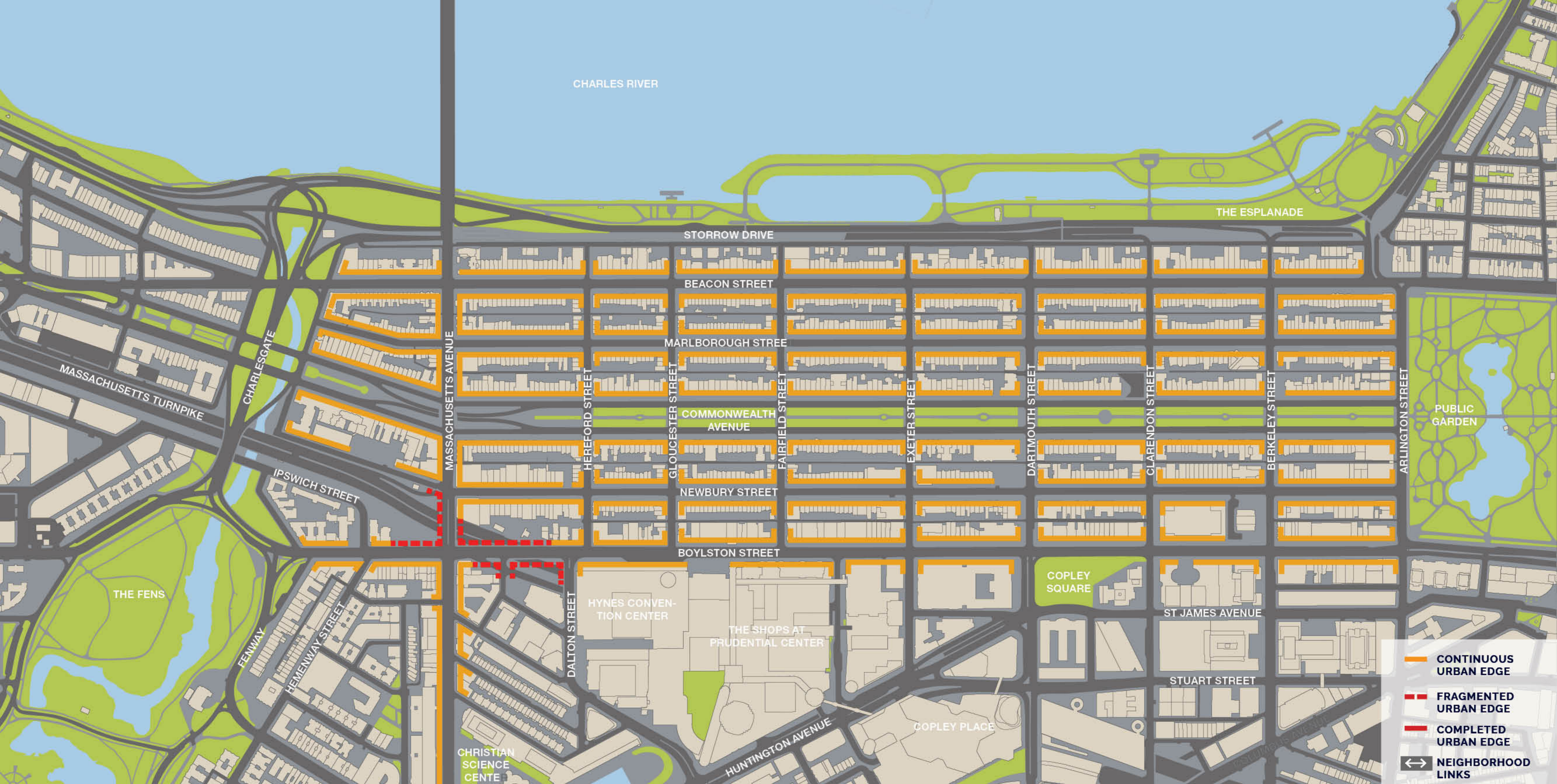


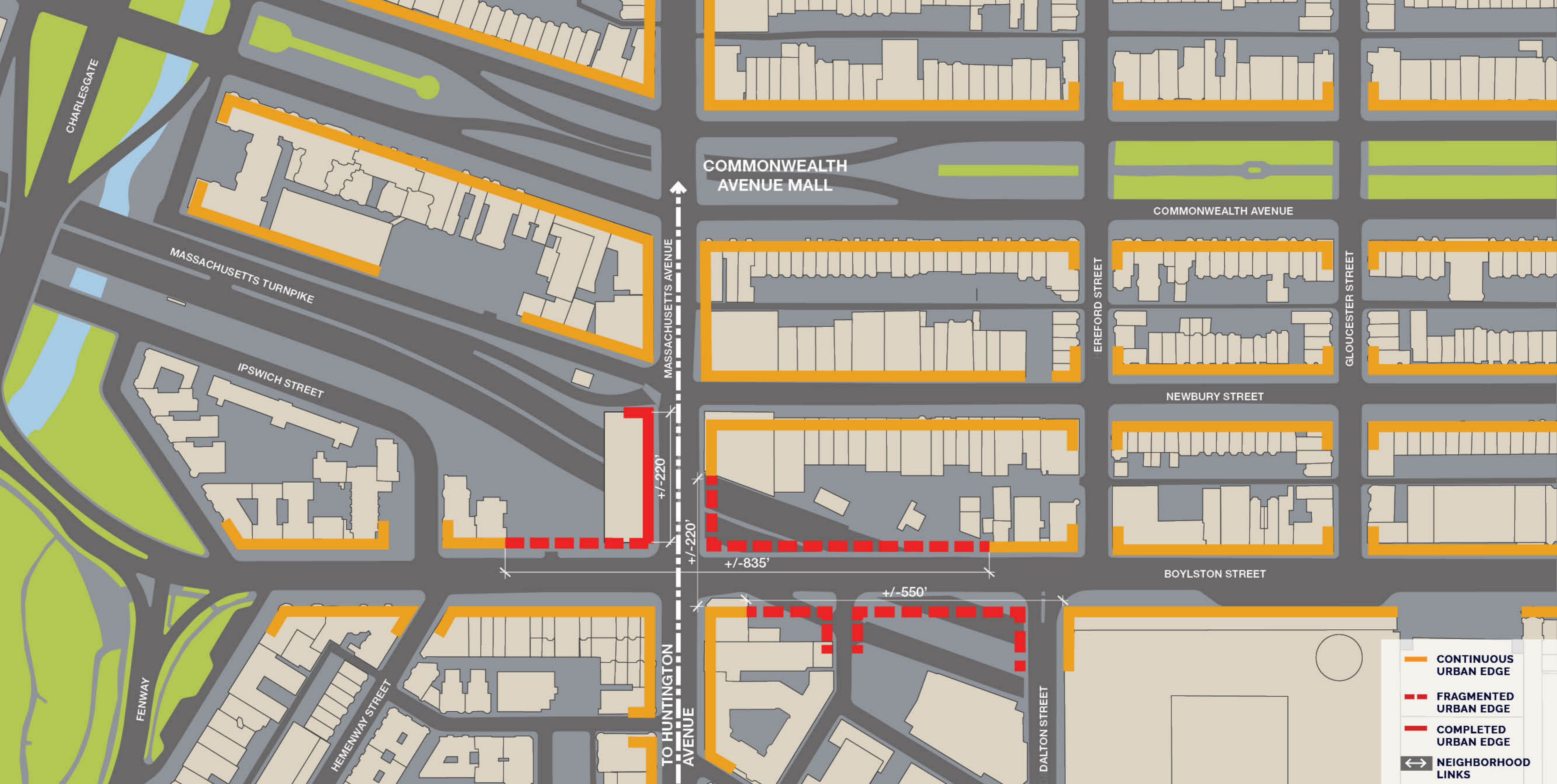
MDOT AIR RIGHTS PARCELS 12 & 15
BOSTON, MASSACHUSETTS

MASS DOT AIR RIGHTS PARCELS







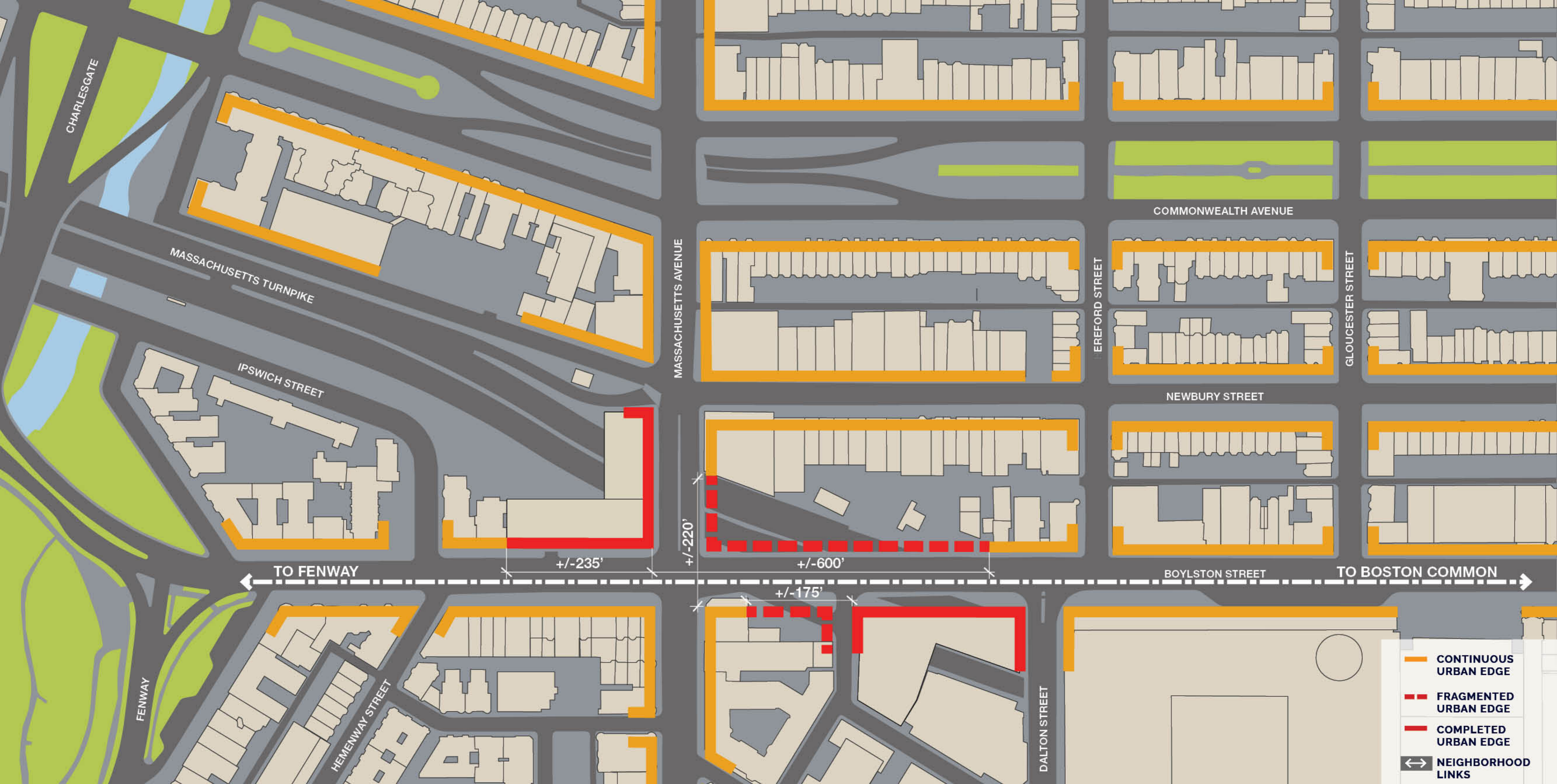


- CONTINUOUS URBAN EDGE
- FRAGMENTED URBAN EDGE
- COMPLETED URBAN EDGE
- NEIGHBORHOOD LINKS

MDOT AIR RIGHTS PARCELS 12 & 15
 BOSTON, MASSACHUSETTS

BACK BAY URBAN FABRIC
 PROVIDE CONTINUITY ON MASS AVE



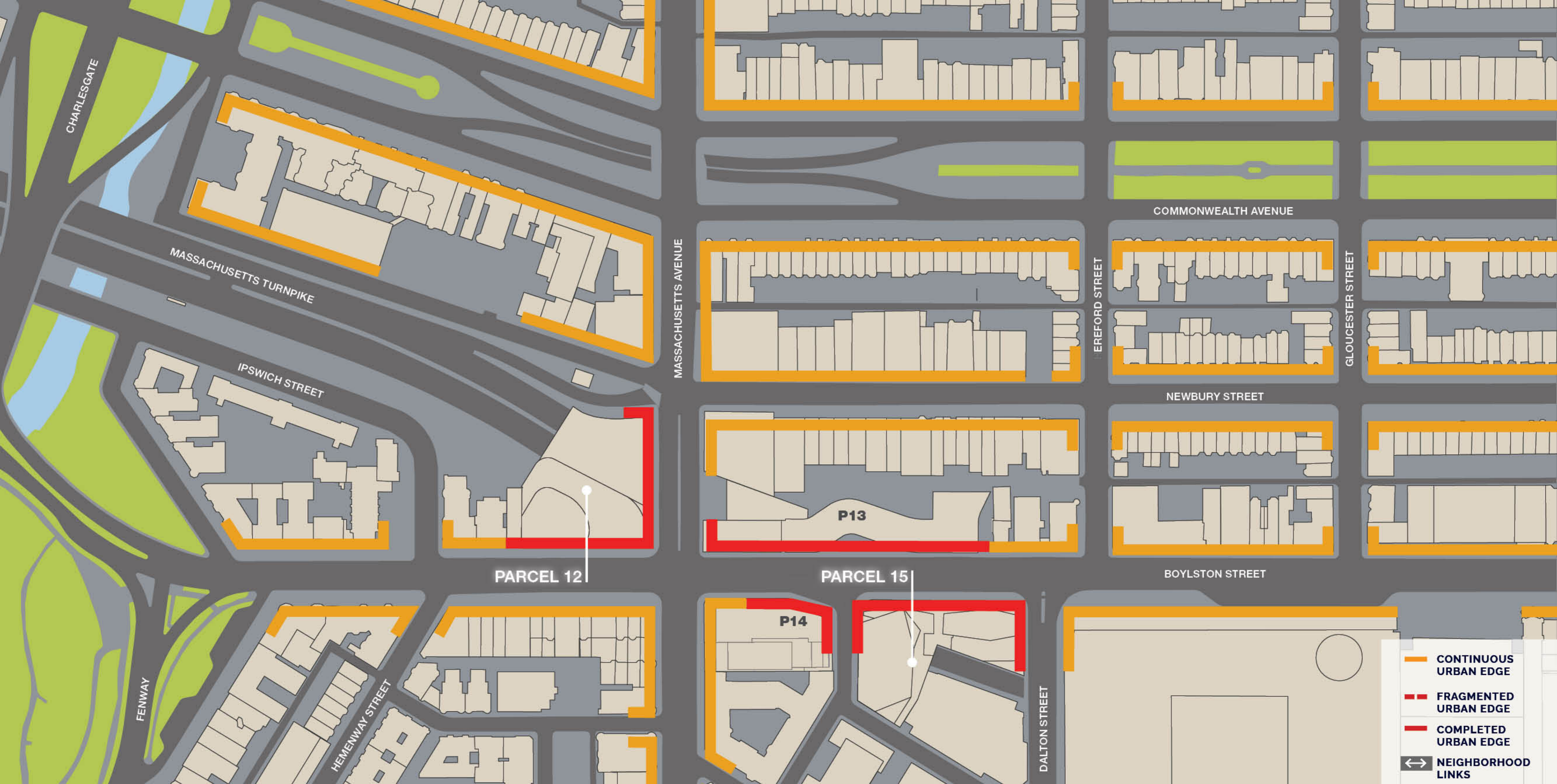


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 BOSTON, MASSACHUSETTS

BACK BAY URBAN FABRIC
PROVIDE CONTINUITY ON BOYLSTON



- CONTINUOUS URBAN EDGE
- FRAGMENTED URBAN EDGE
- COMPLETED URBAN EDGE
- ↔ NEIGHBORHOOD LINKS



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 BOSTON, MASSACHUSETTS

**BACK BAY URBAN FABRIC
 BLOCK COMPLETION**



- CONTINUOUS URBAN EDGE
- FRAGMENTED URBAN EDGE
- COMPLETED URBAN EDGE
- NEIGHBORHOOD LINKS





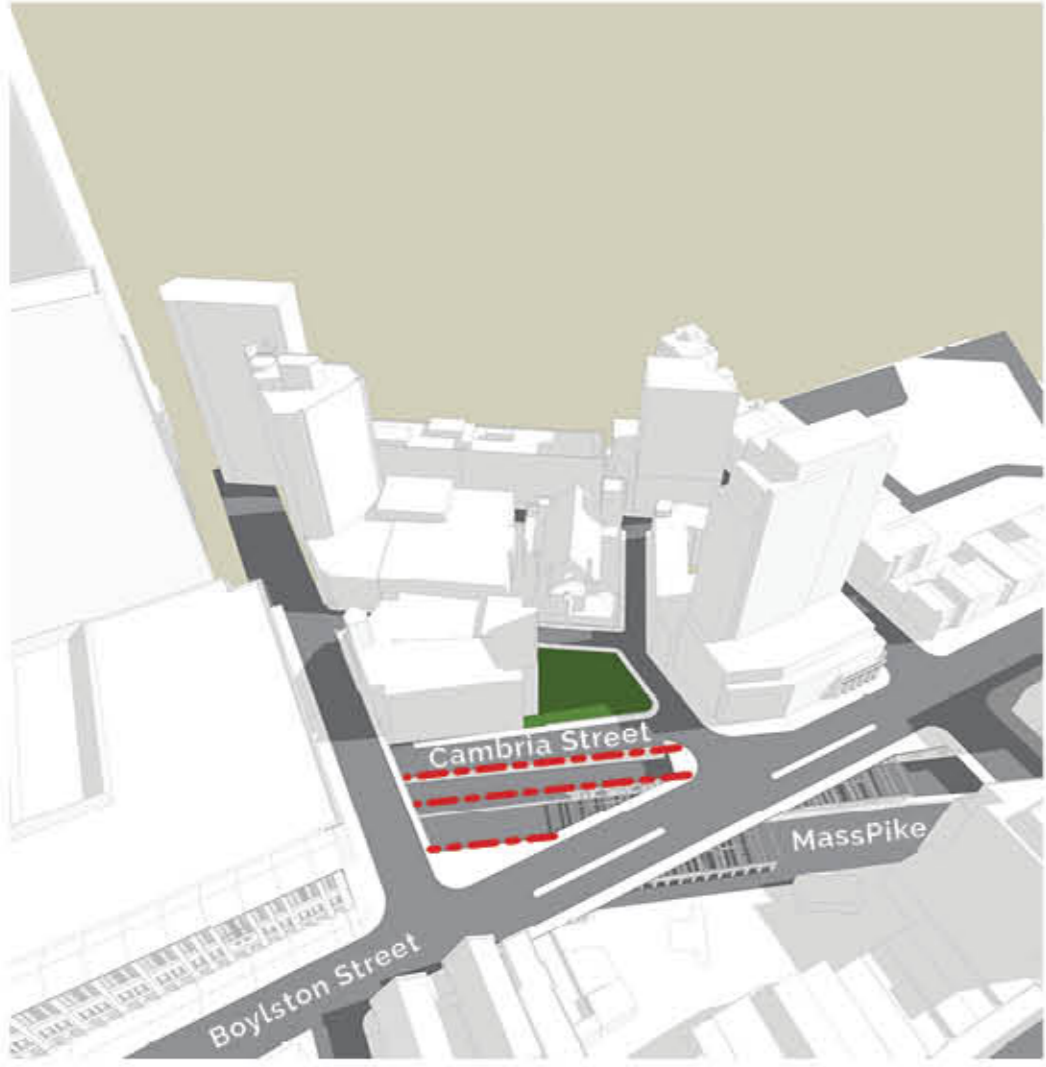
**CITIZENS ADVISORY
COMMITTEE MEETING**
October 25, 2016

**1000
Boylston Street
Parcel 15**

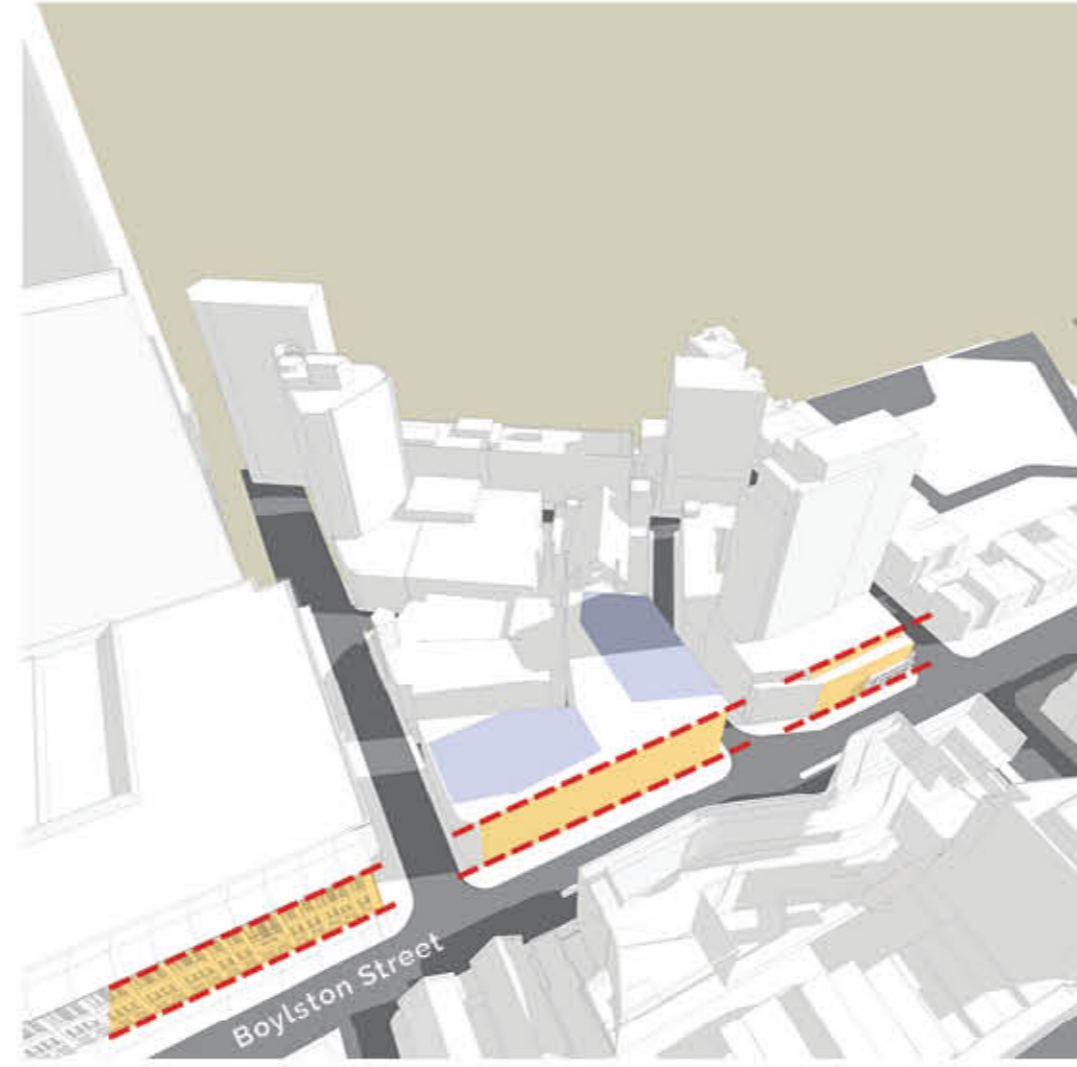
W WEINERVENTURES
REAL ESTATE DEVELOPMENT & INVESTMENT

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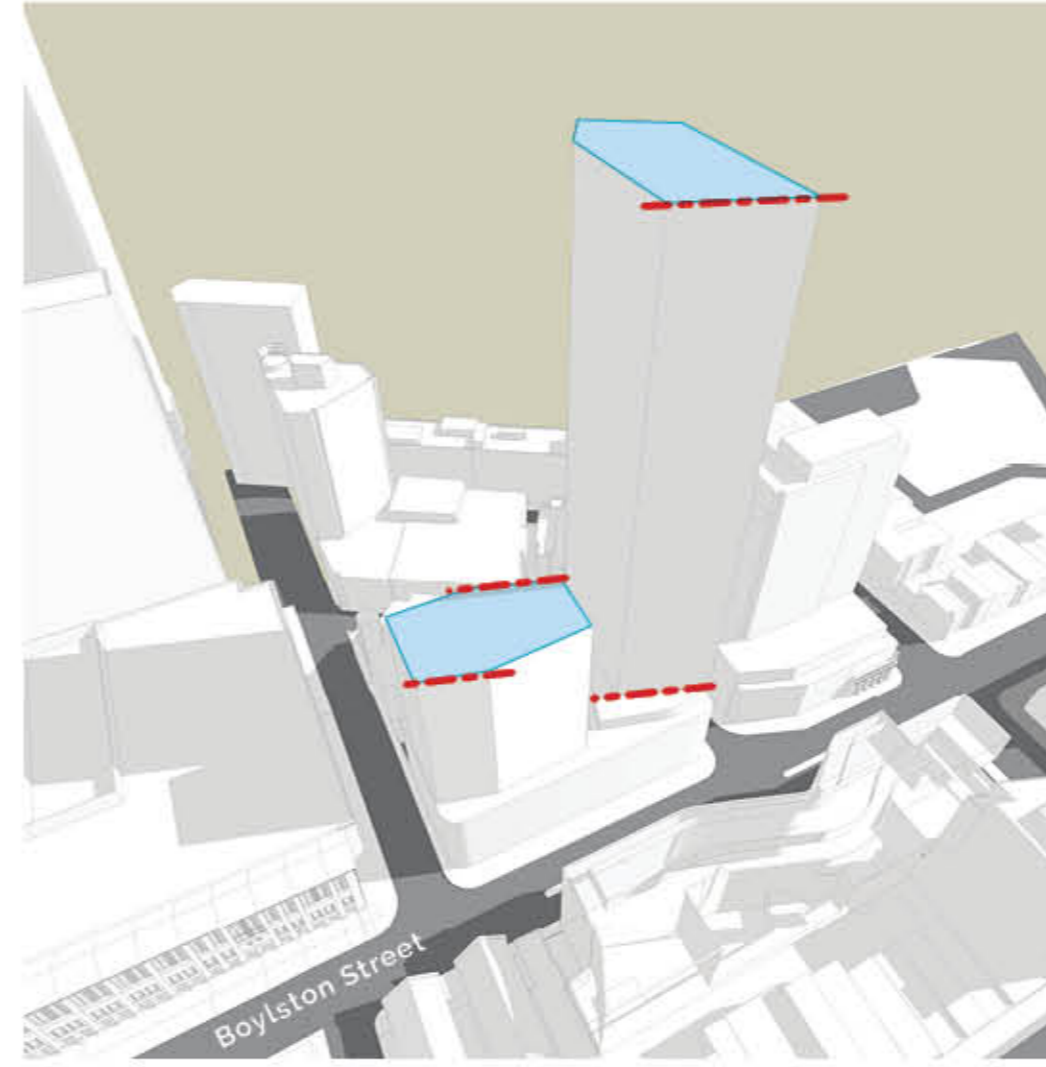




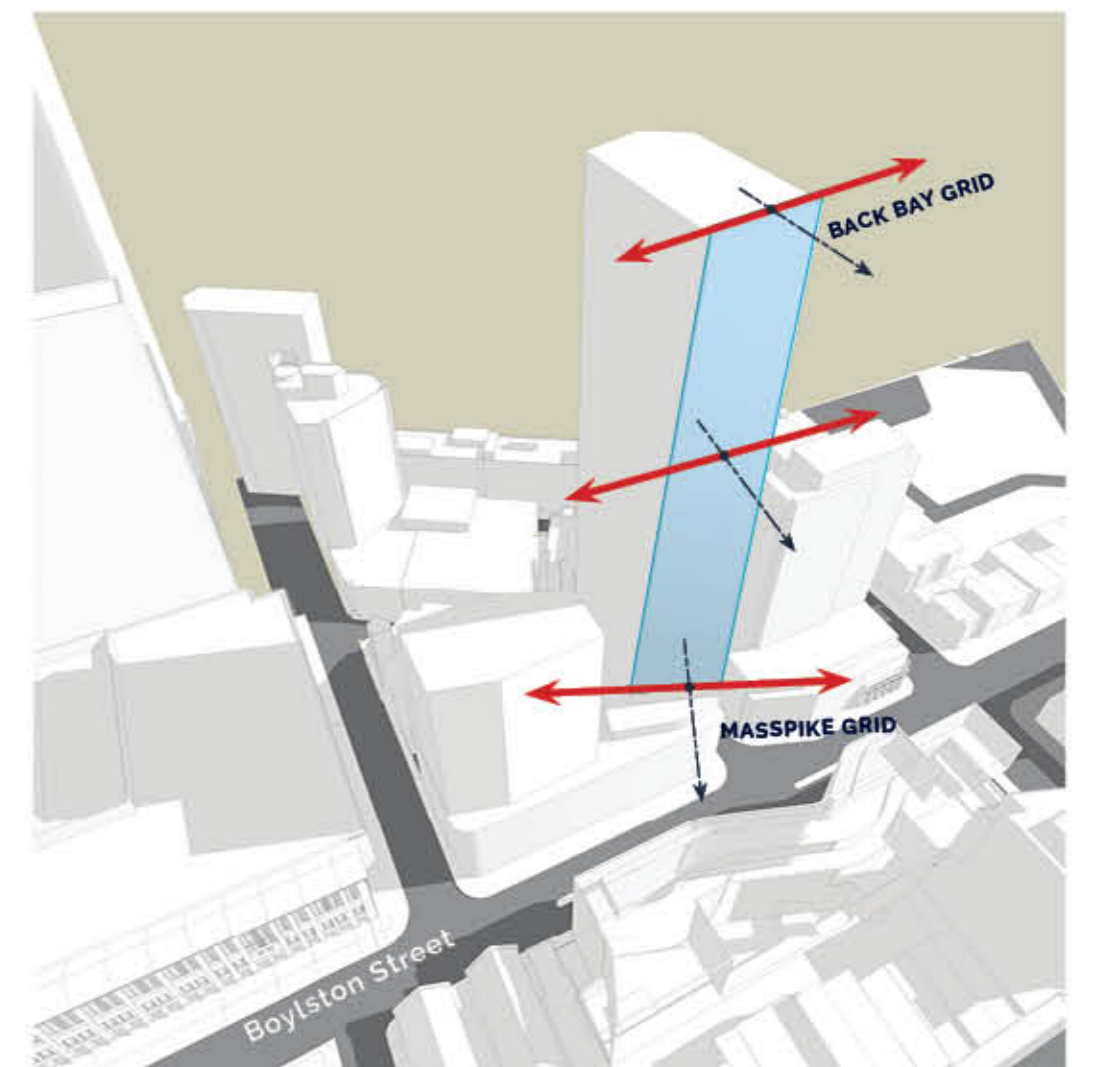
1 STRUCTURAL BEARING LINES



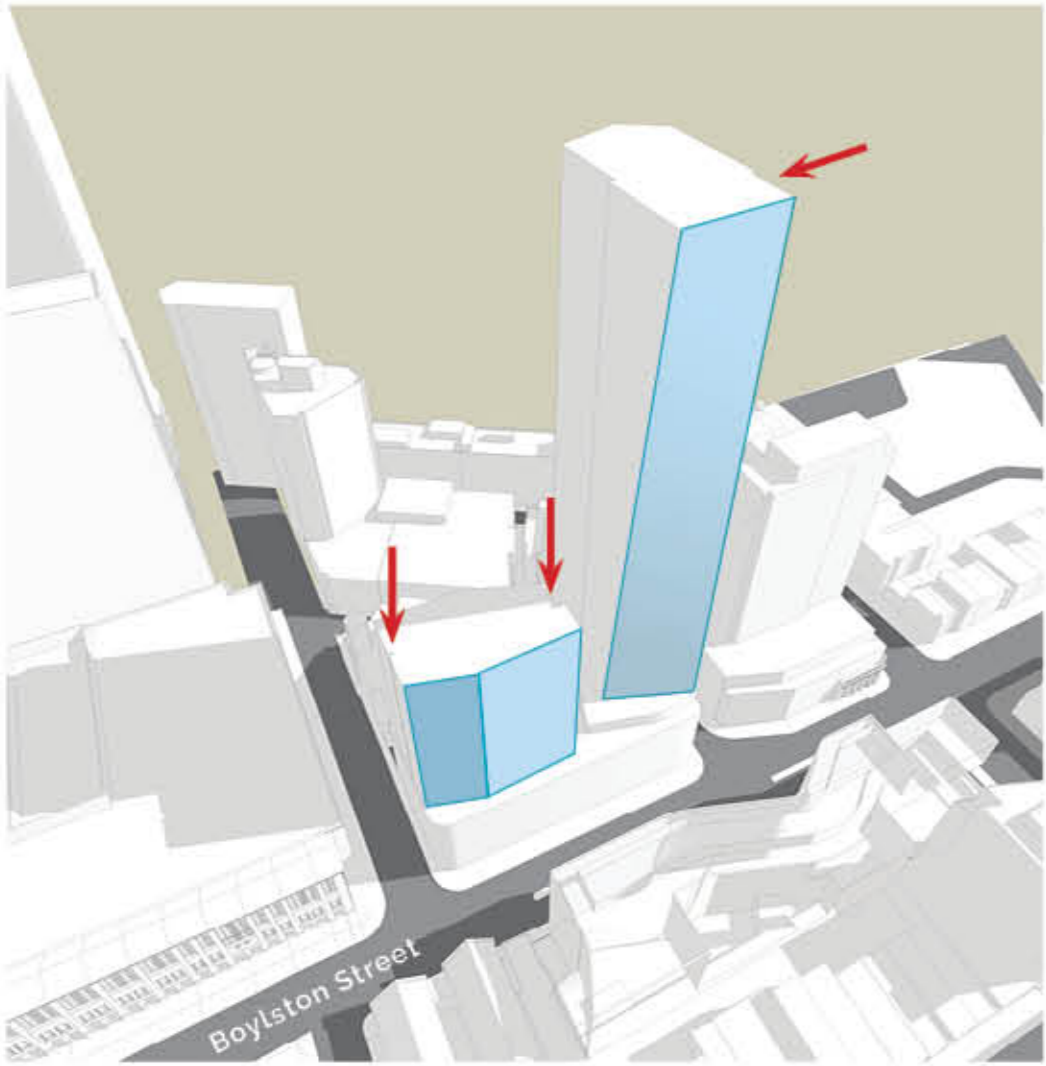
2 URBAN STREETWALL



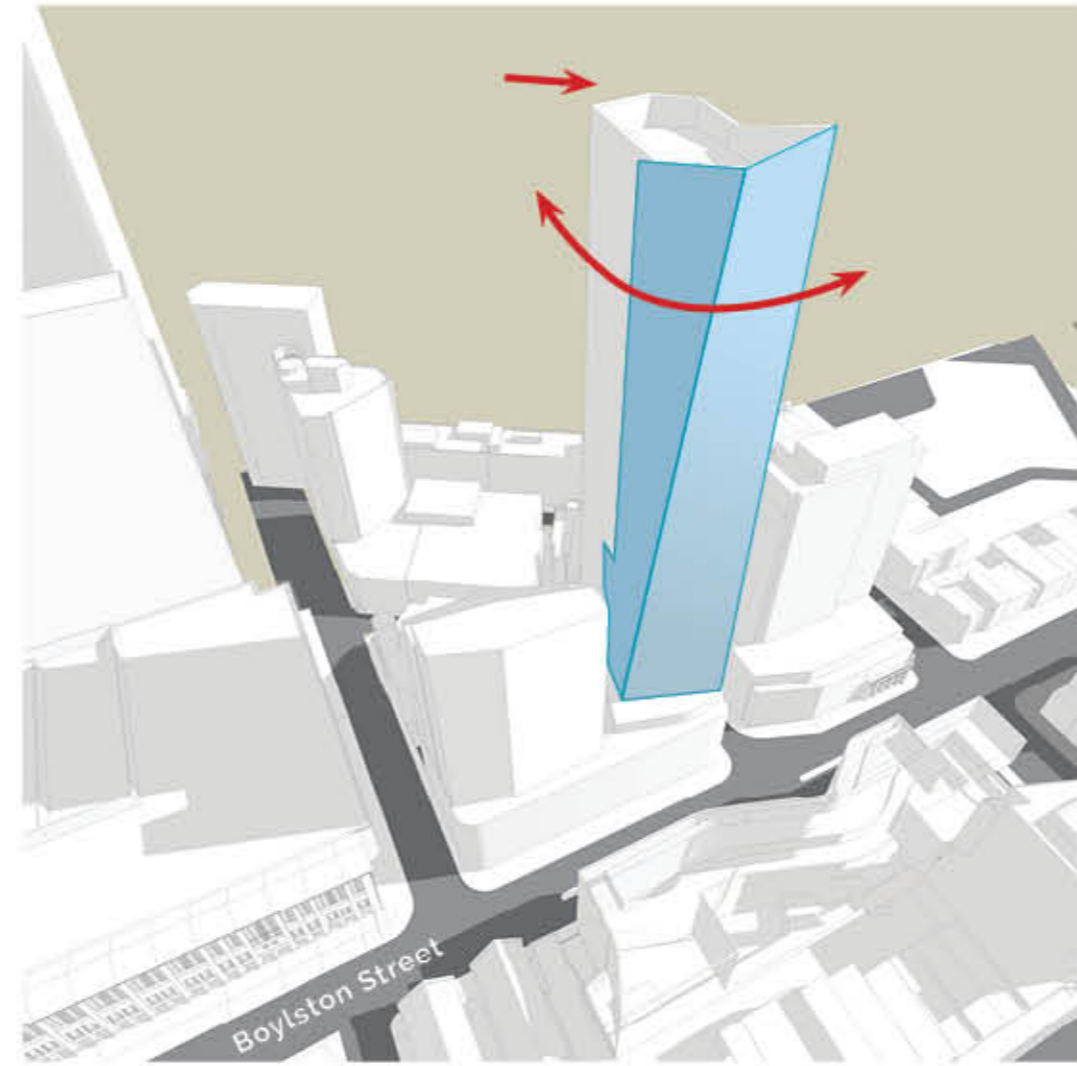
3 FOOTPRINT EXTRUSIONS



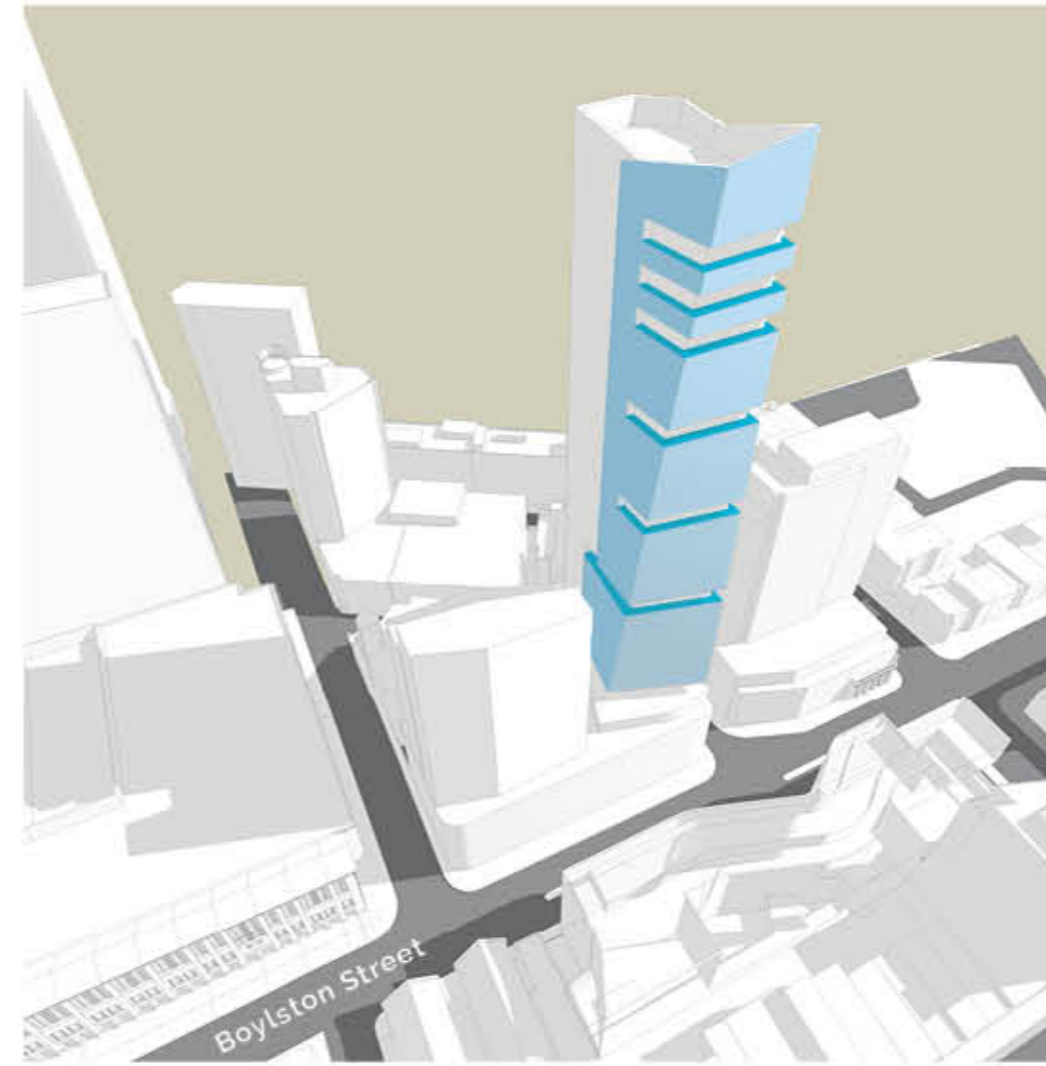
4 FACADE ROTATION



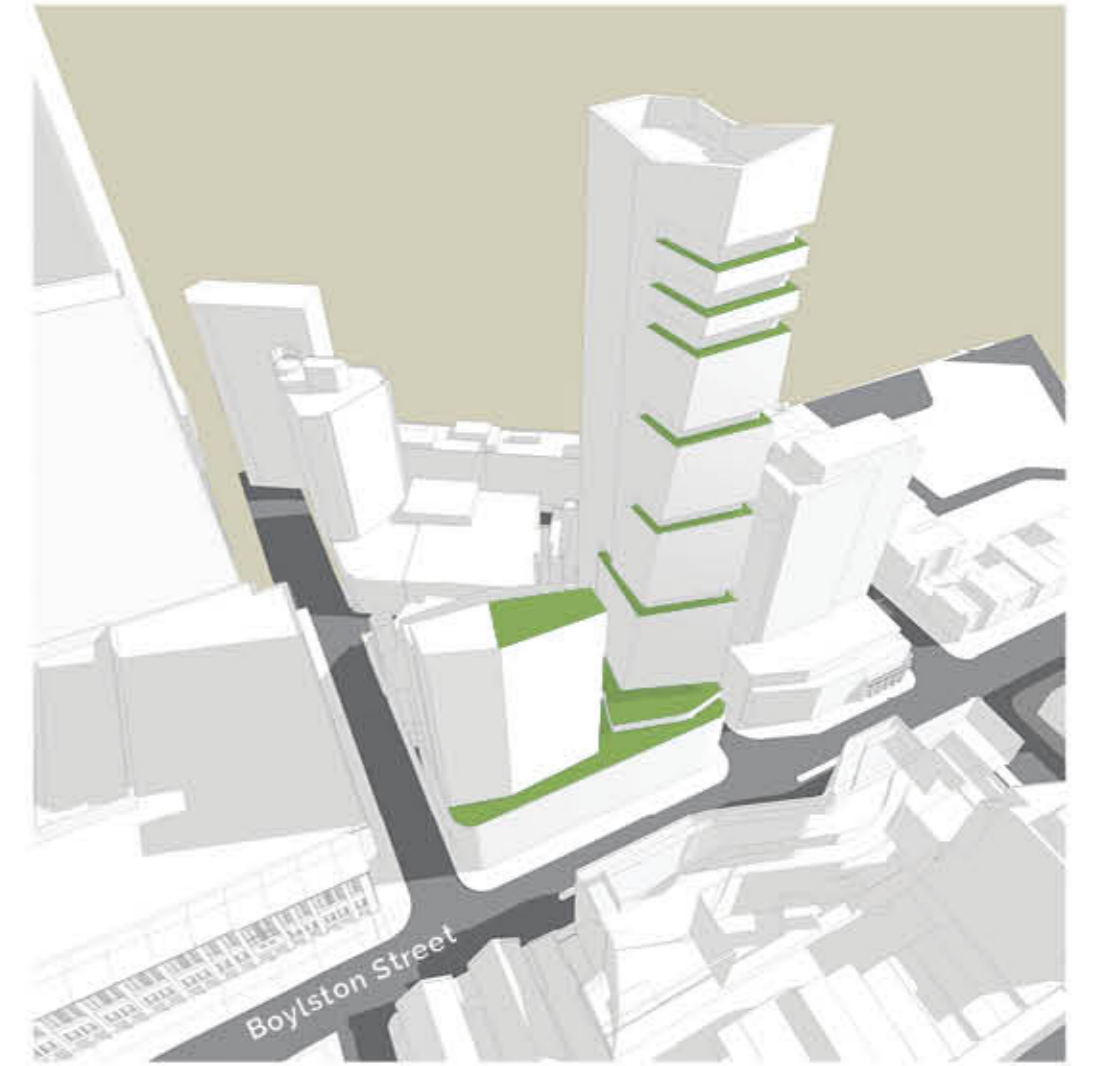
5 SHEARED EXTRUSIONS



6 TWISTED FORM



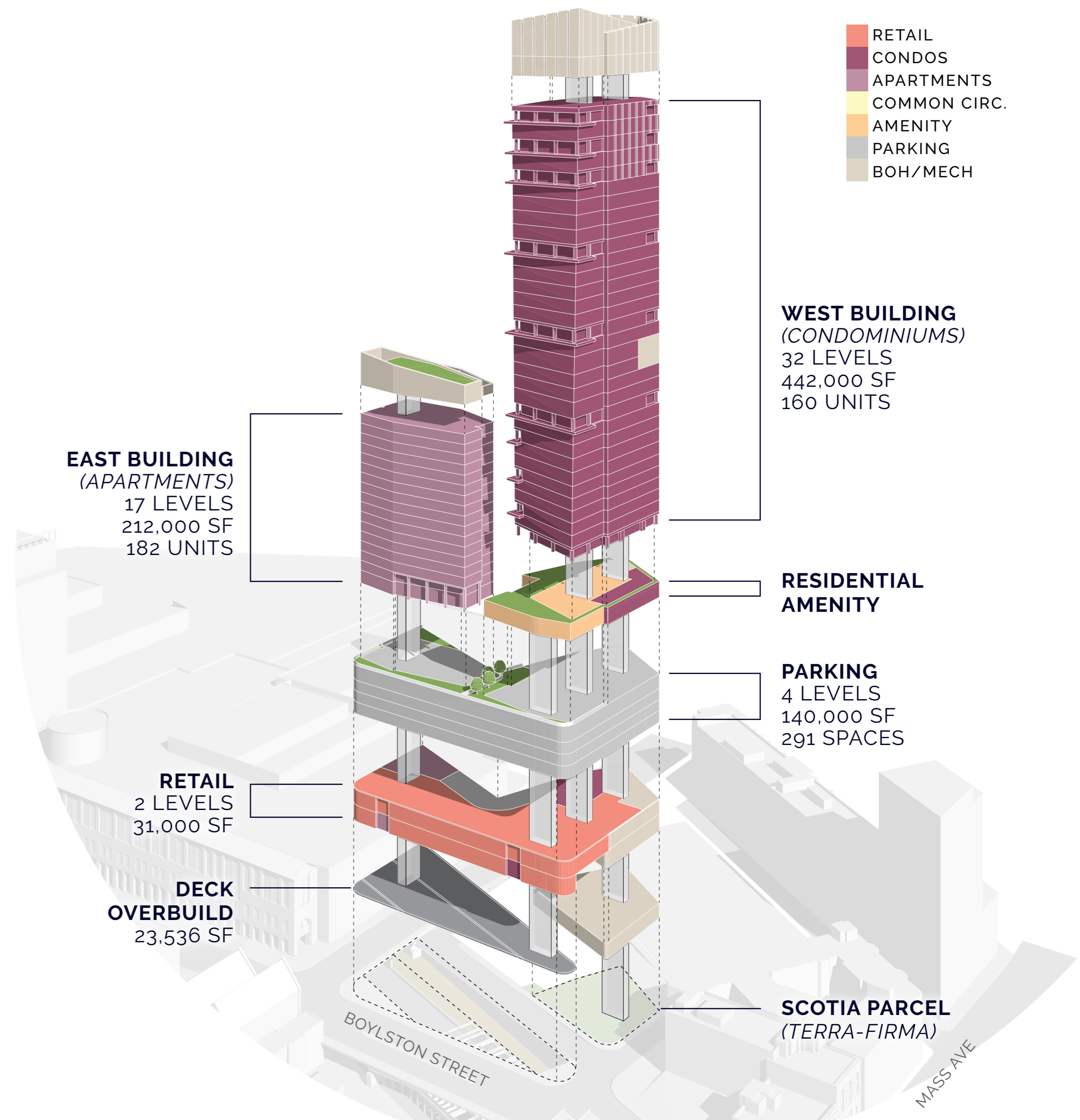
7 BALCONIES

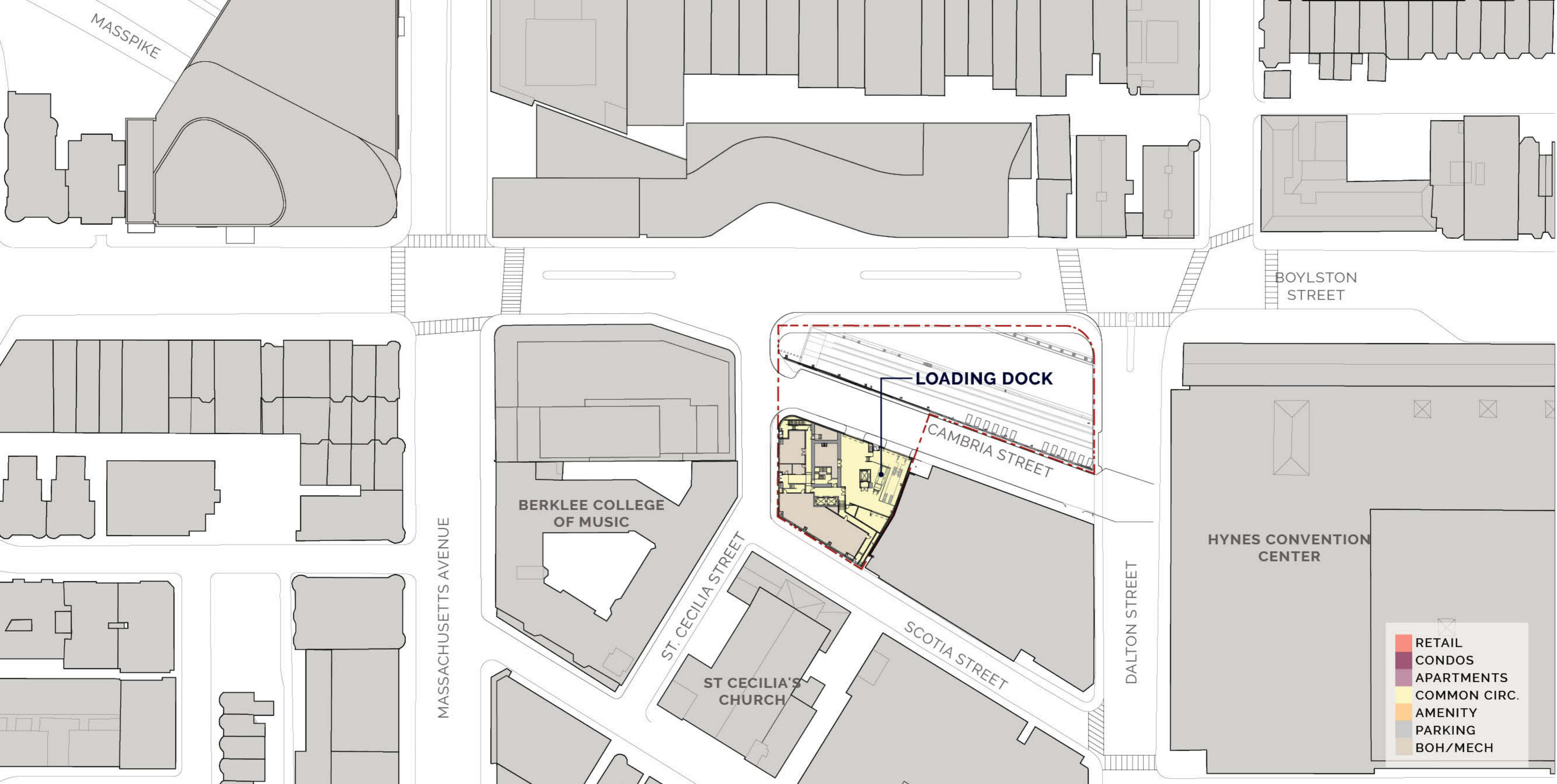


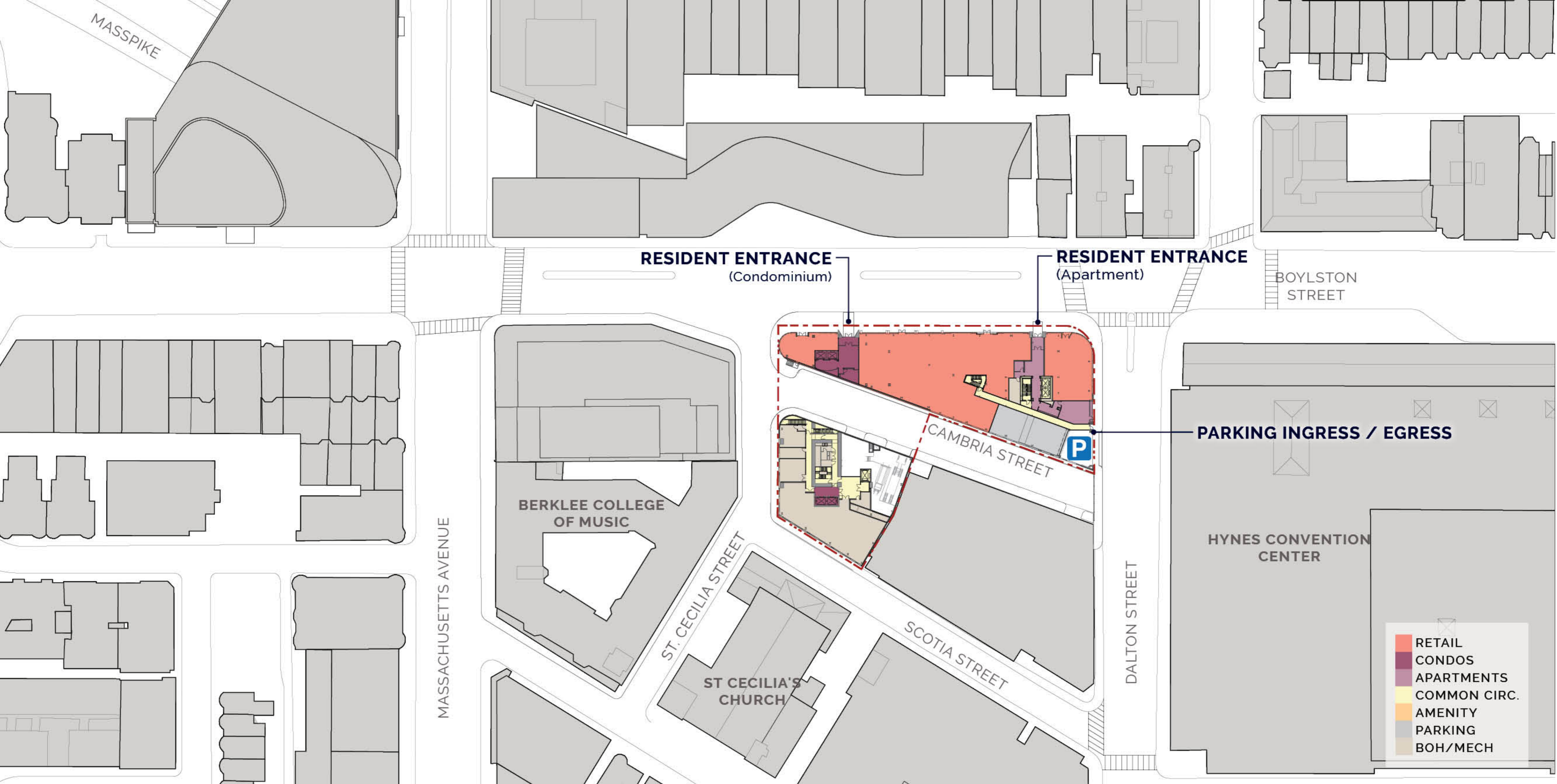
8 GREEN

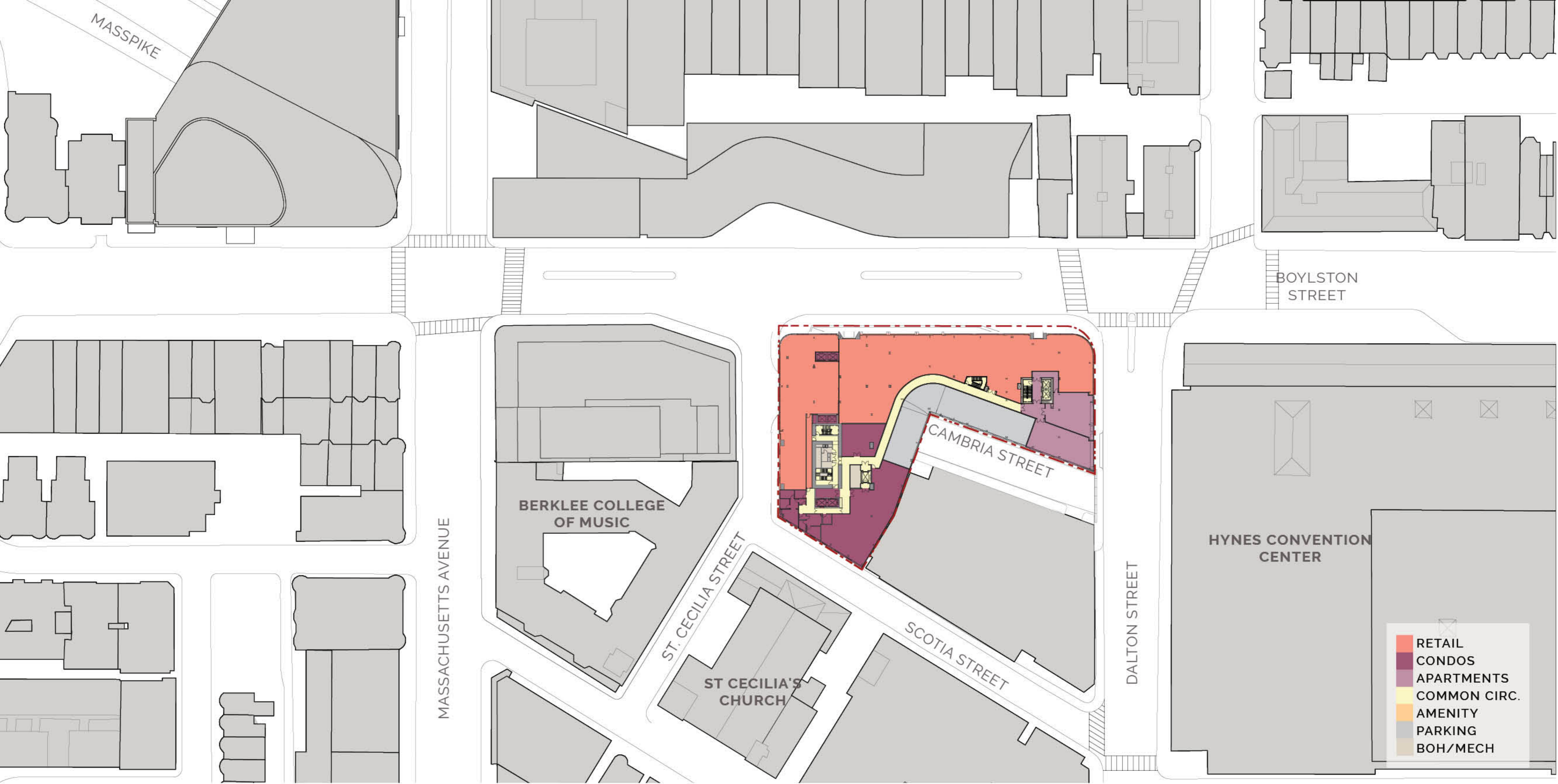
KEY STATISTICS			
	WEST BUILDING	EAST BUILDING	TOTAL
Stories	40	24	
Height top of Residential	559 FT	276 FT	
Condominium Units	160		160
Apartment Units		182	182
Parking Spaces	206	97	303

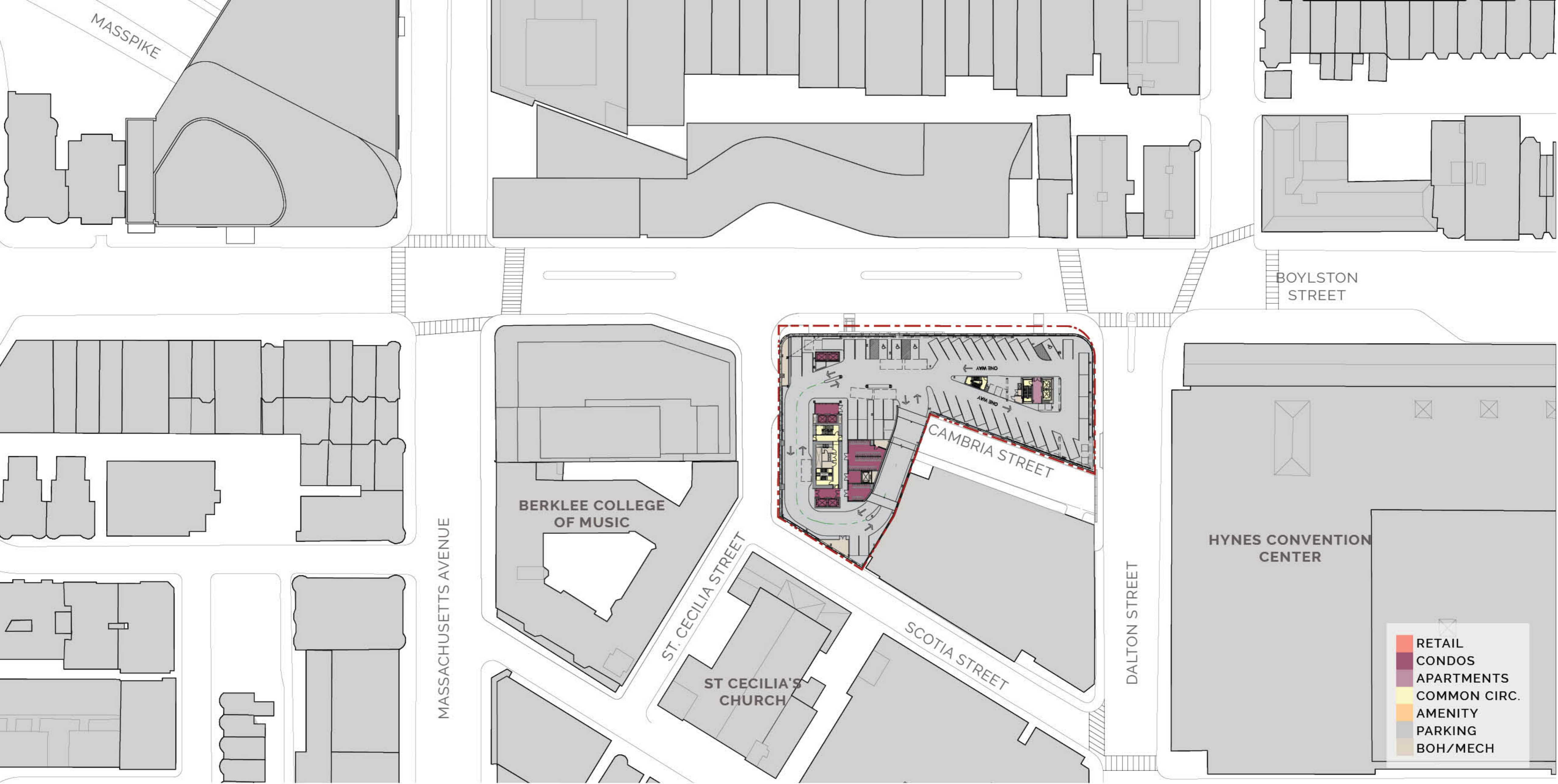
PROGRAM (SQ FT)			
	WEST BUILDING	EAST BUILDING	TOTAL
Condominium	442,000		442,000
Apartment		212,000	212,000
Retail	7,000	24,000	31,000
Parking	68,000	72,000	140,000
Mechanical	46,000	15,200	61,200
Subtotal	563,000	323,200	886,200
Assumed Exclusions	(-46,000)	(-15,200)	(-61,200)
Total (excluding parking)	449,000	236,000	685,000
FAR (excluding parking)			16.73

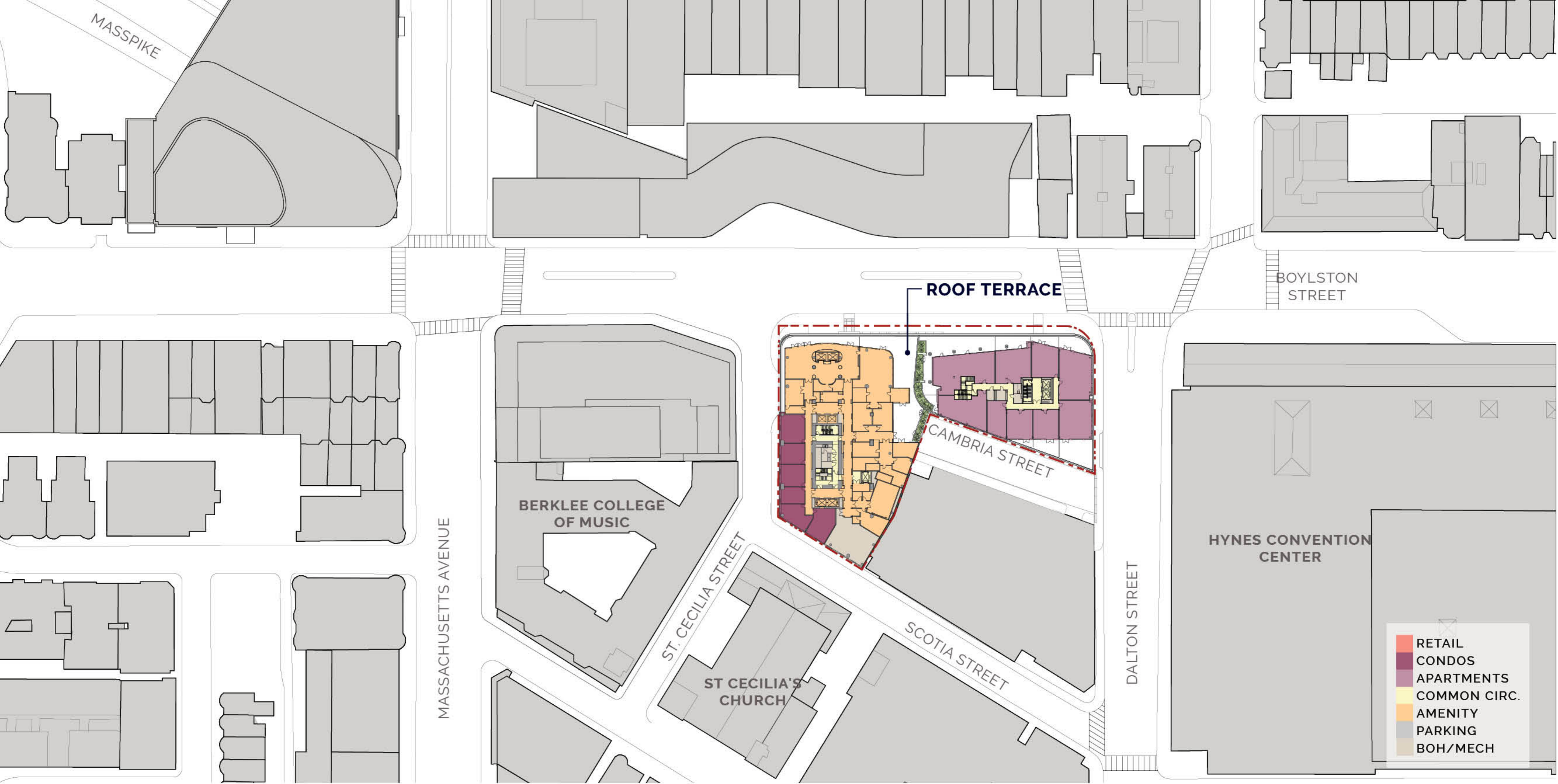


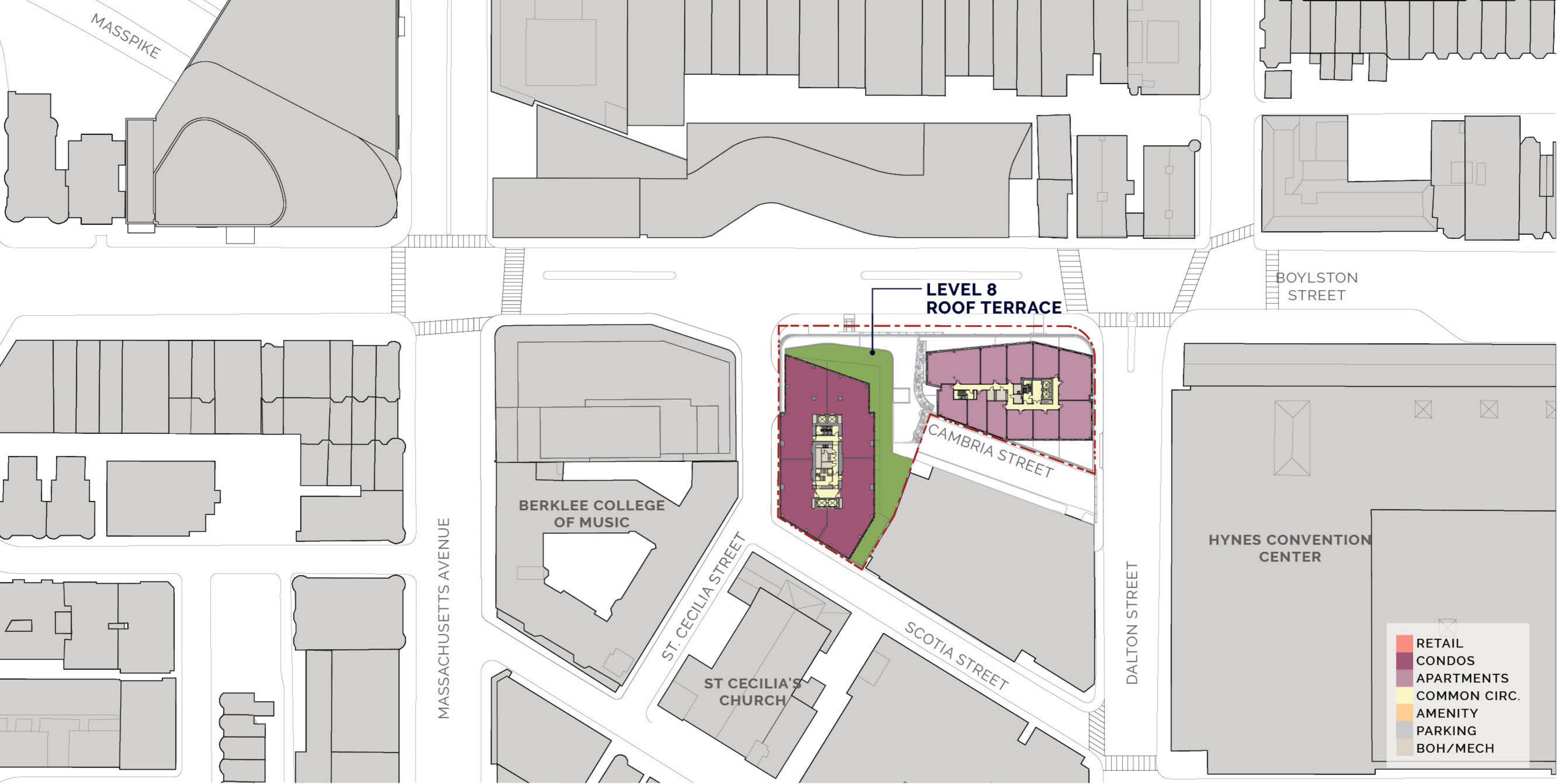


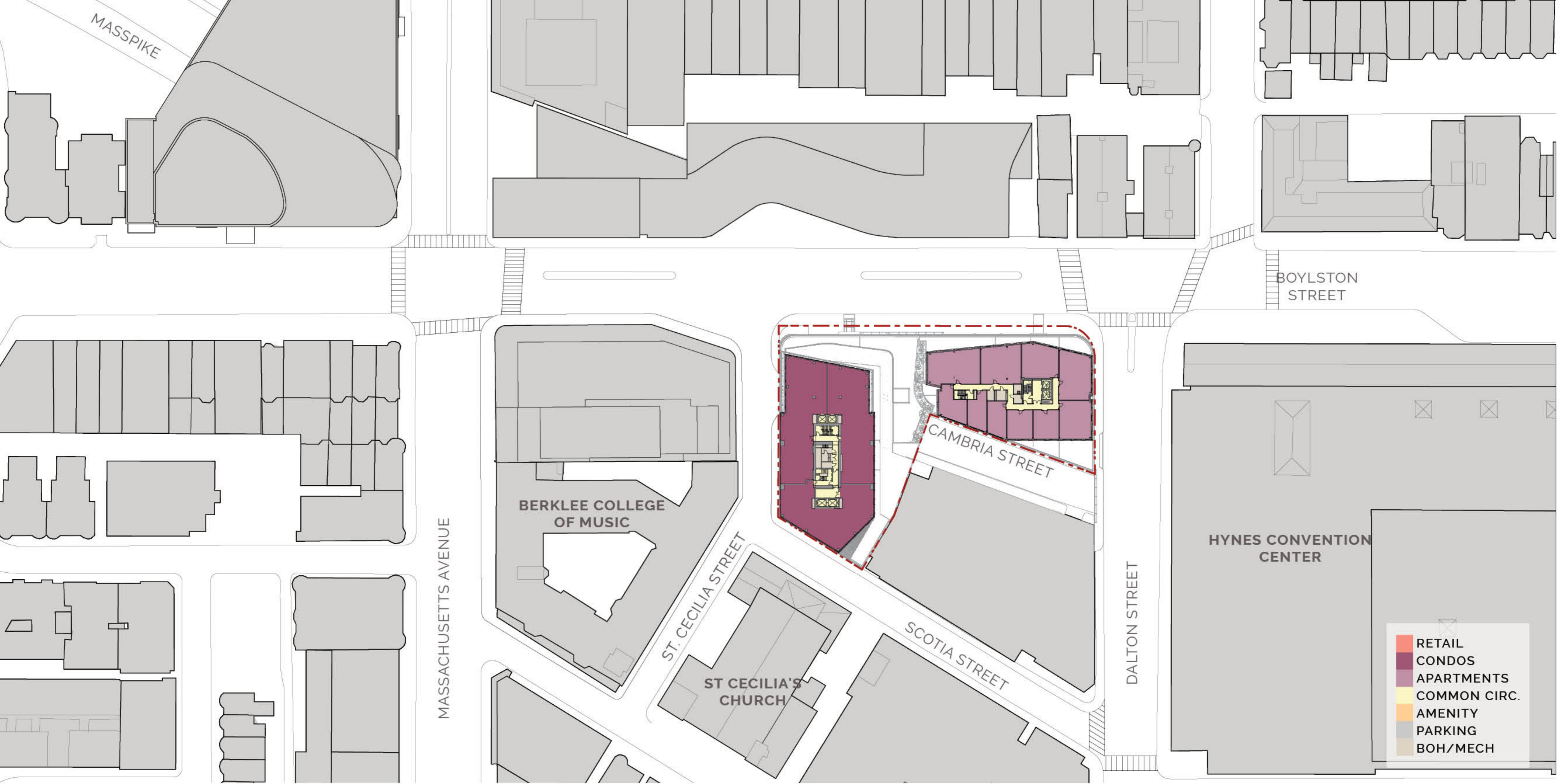


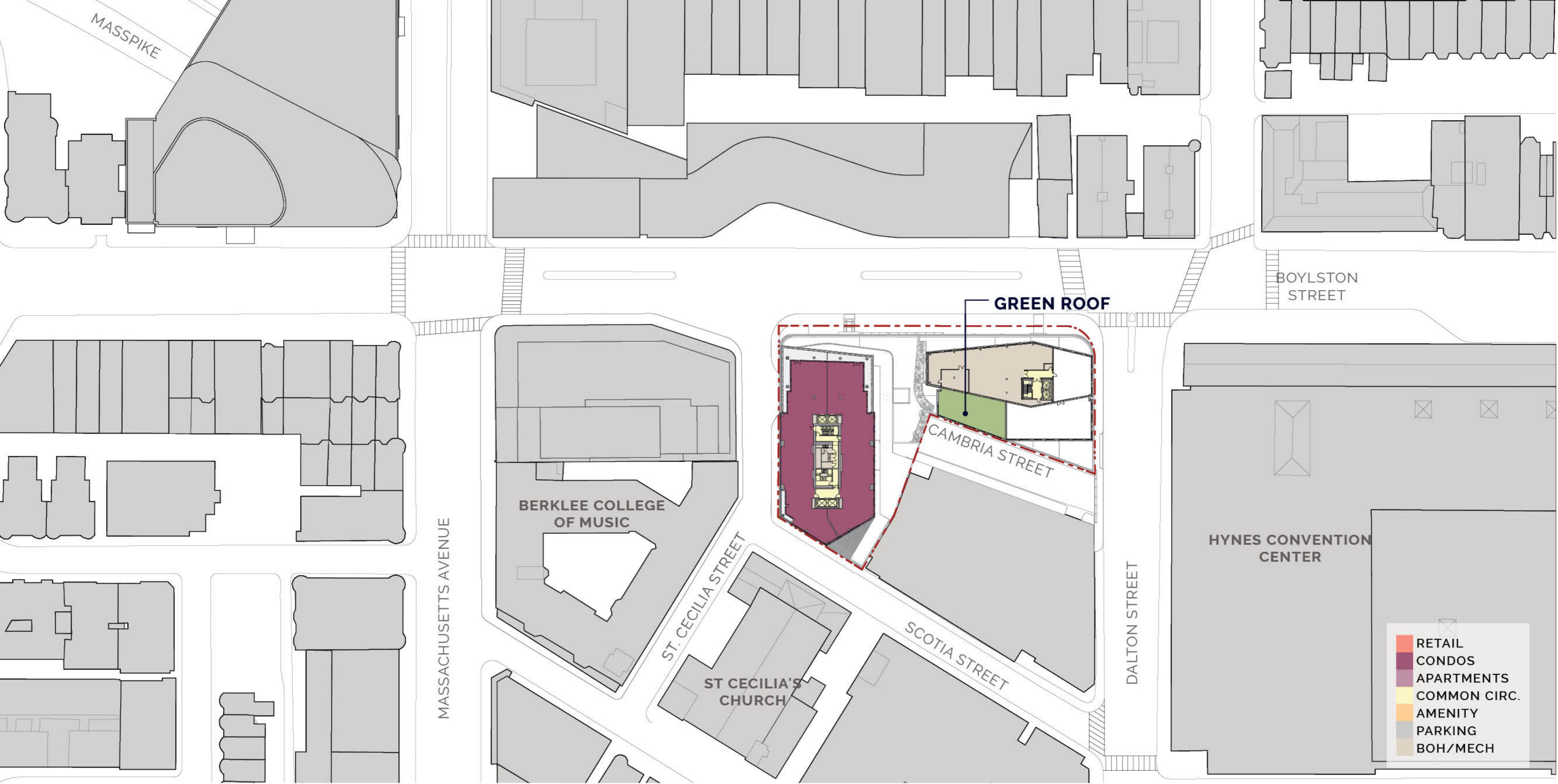


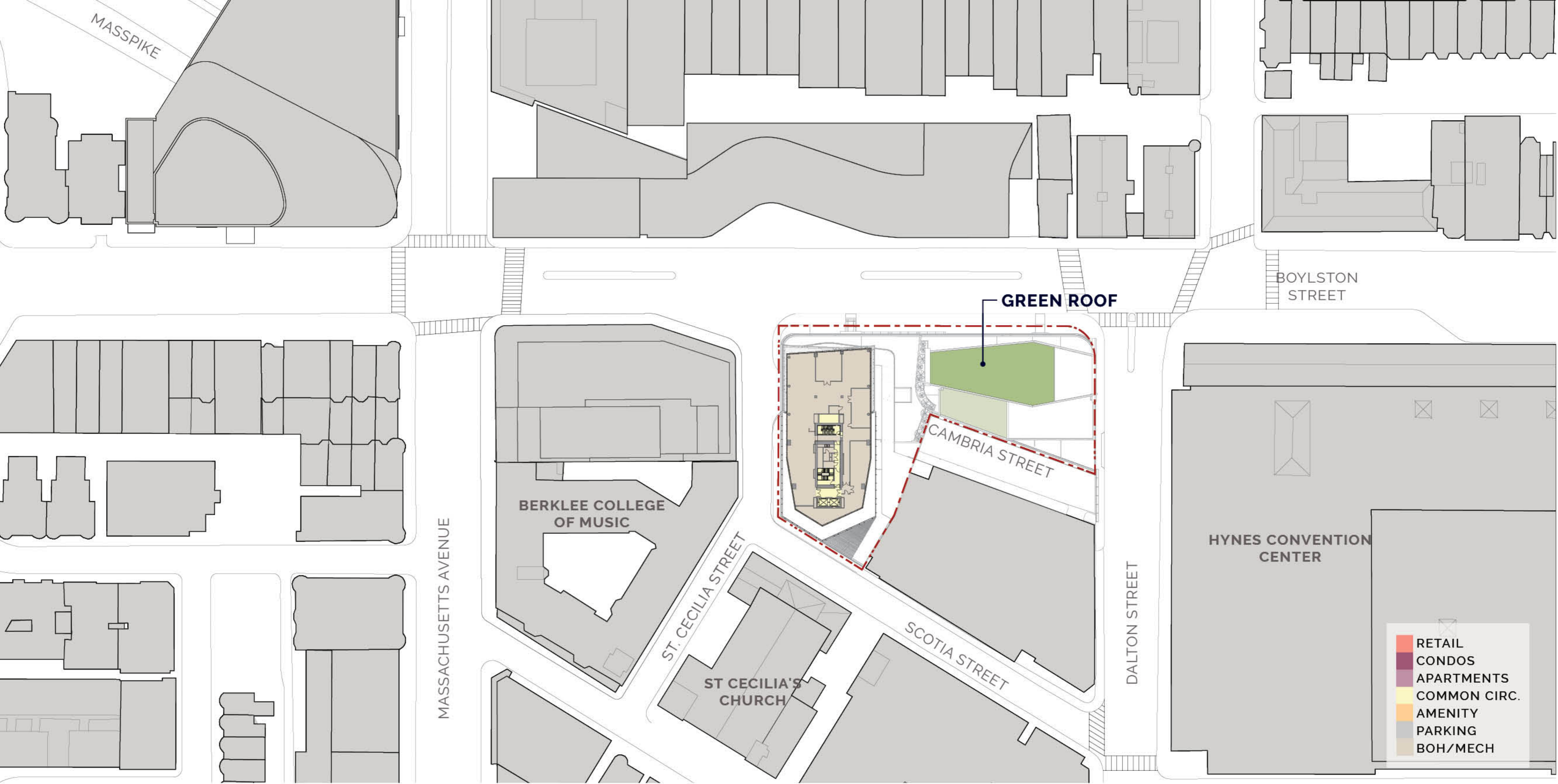














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1000 BOYLSTON STREET PROJECT
BOSTON, MASSACHUSETTS

VIEW FROM THE NORTHEAST

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VIEW FROM MASSACHUSETTS AVENUE

W WEINER VENTURES
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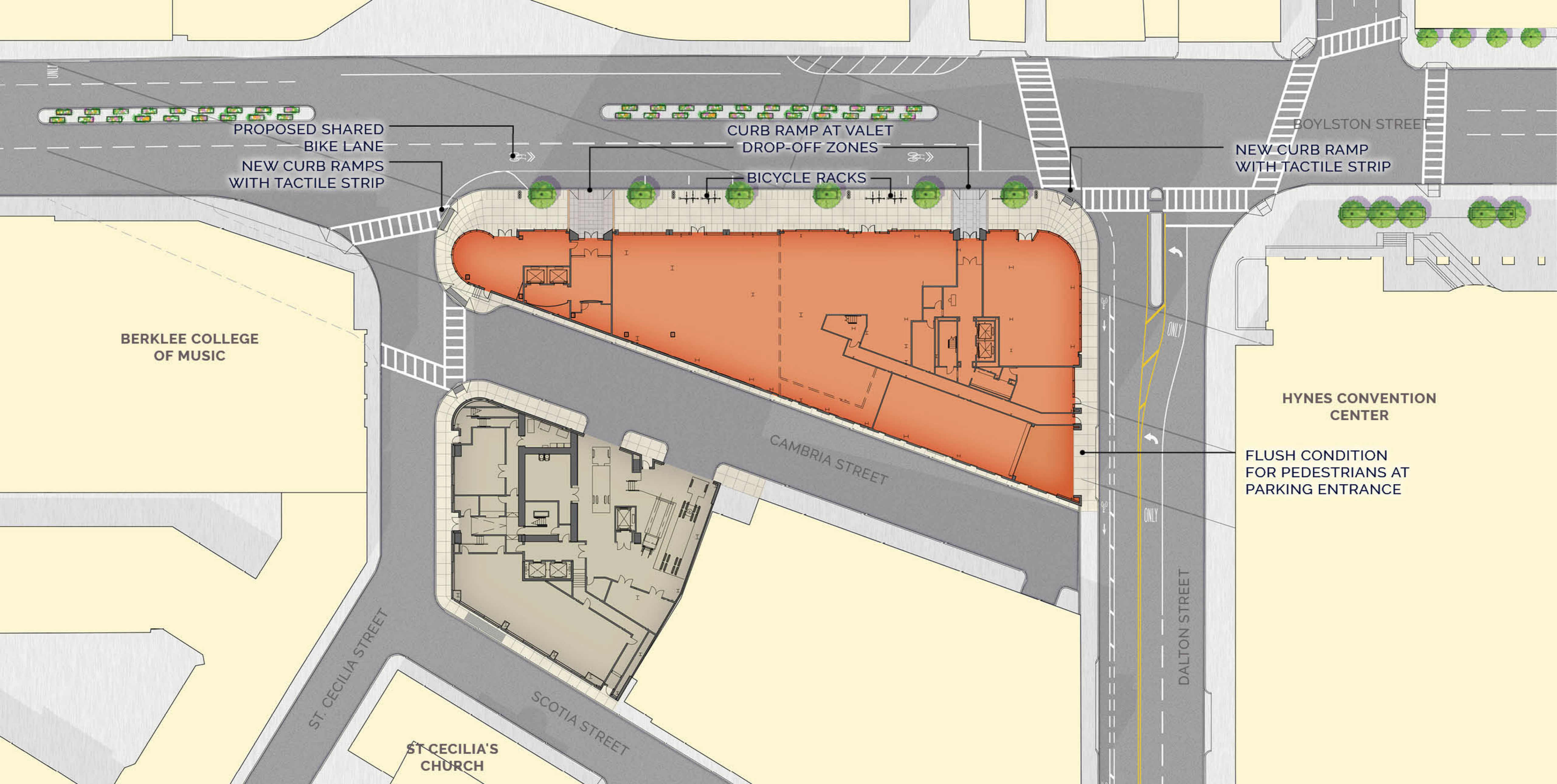
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PEDESTRIAN VIEW FROM BOYLSTON

W WEINER VENTURES
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PARCEL 12

Boston, Massachusetts

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BOSTON, MASSACHUSETTS

SITE AERIAL

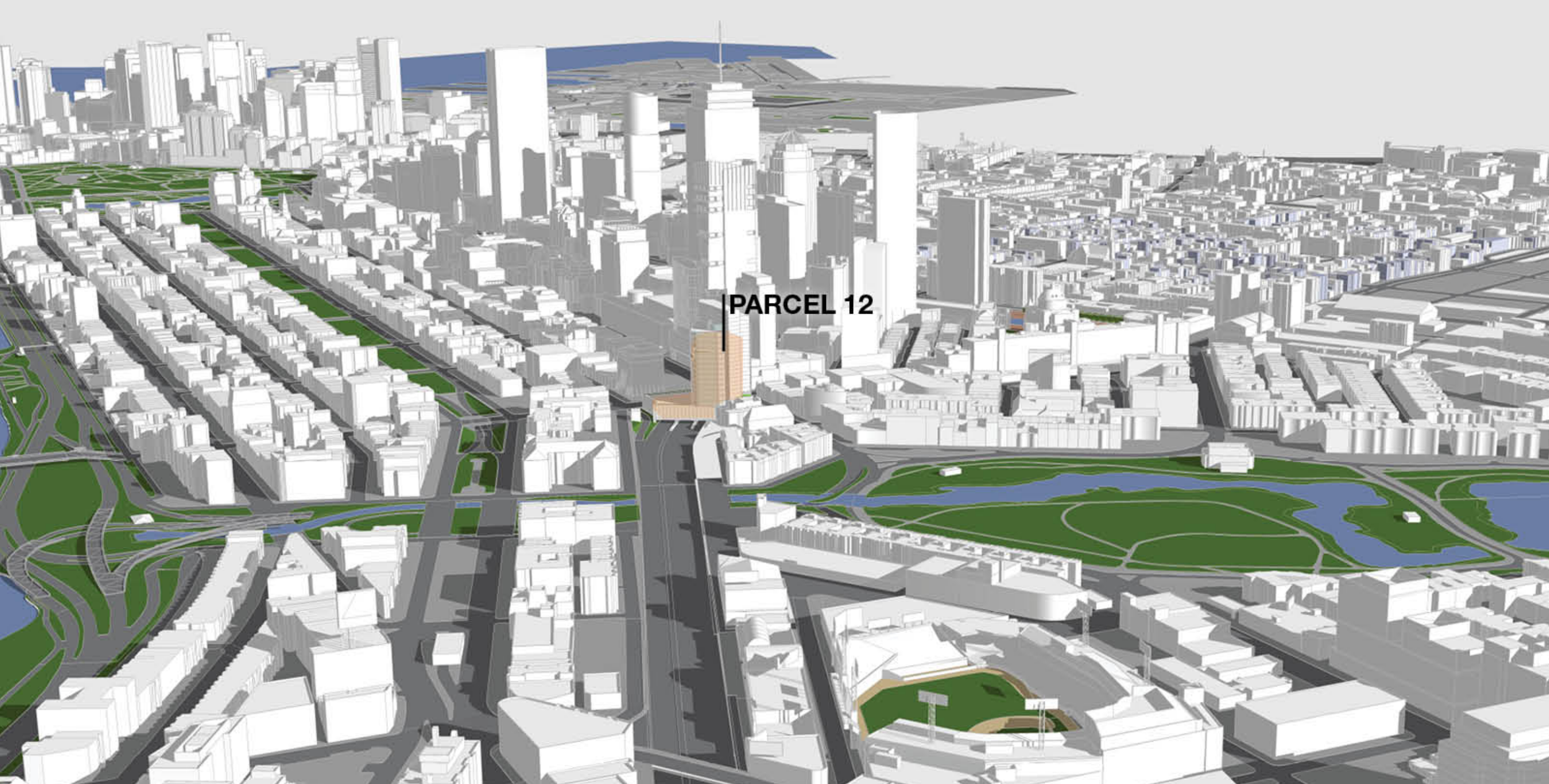
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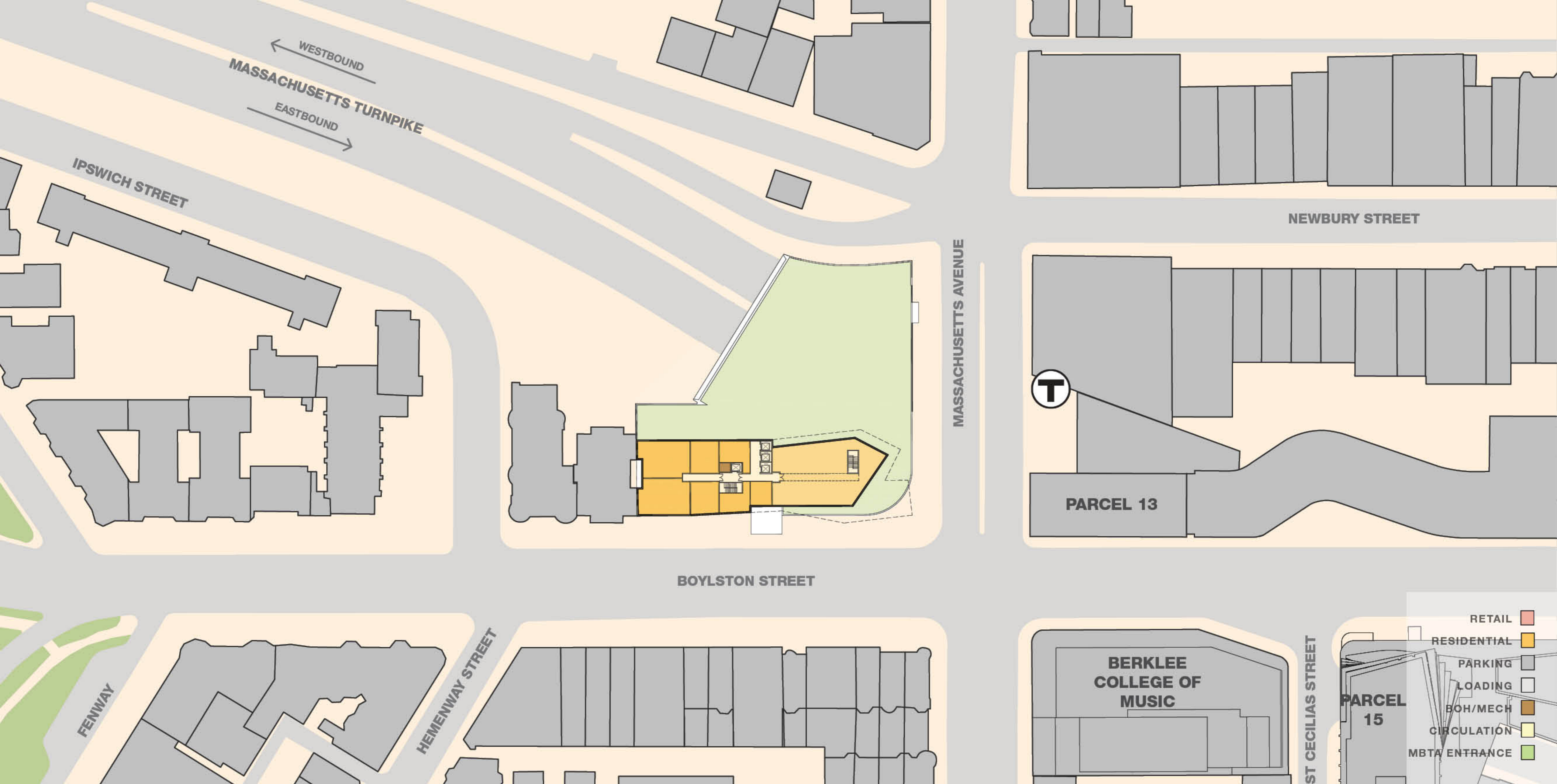




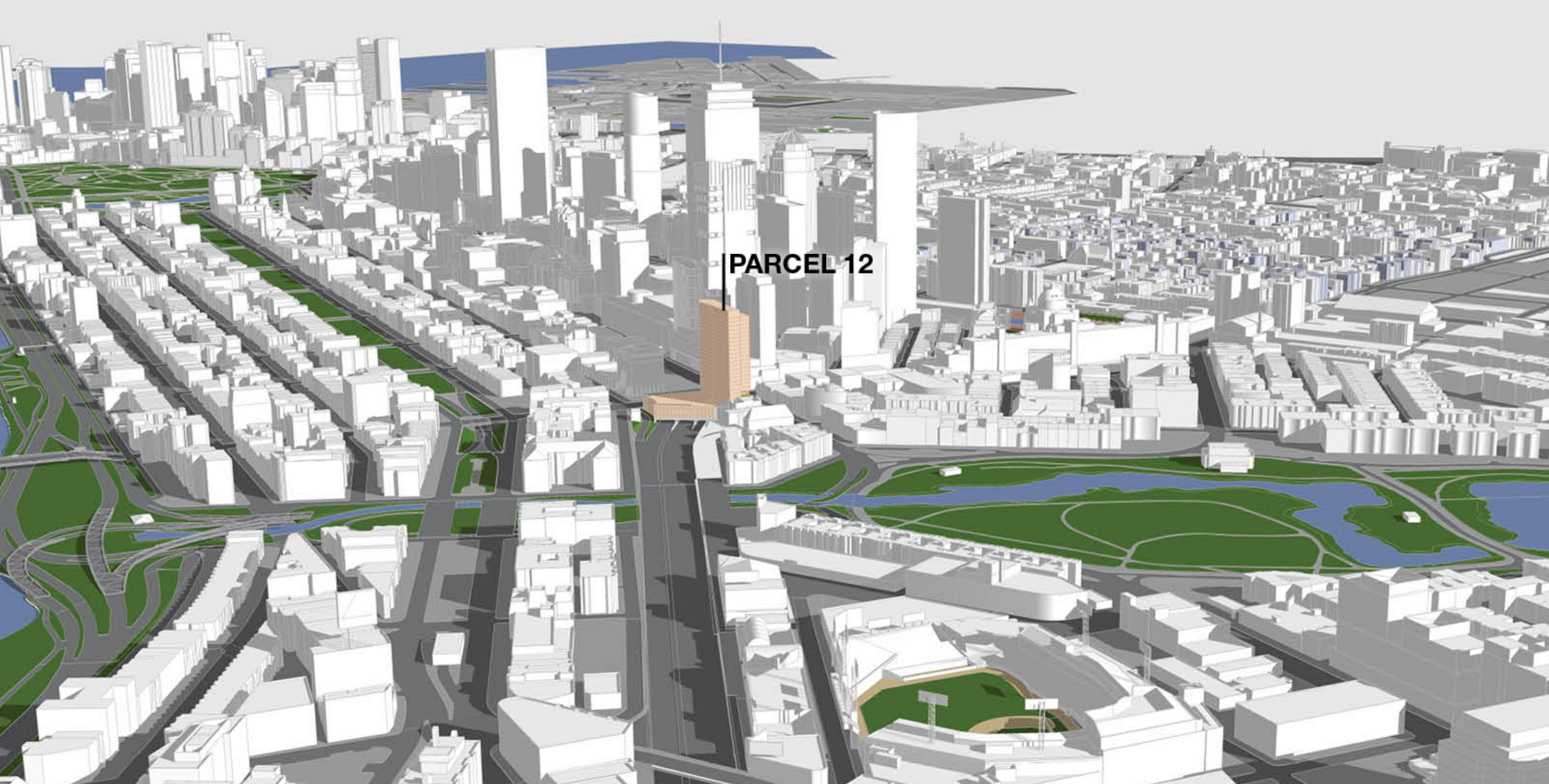
PARCEL 12



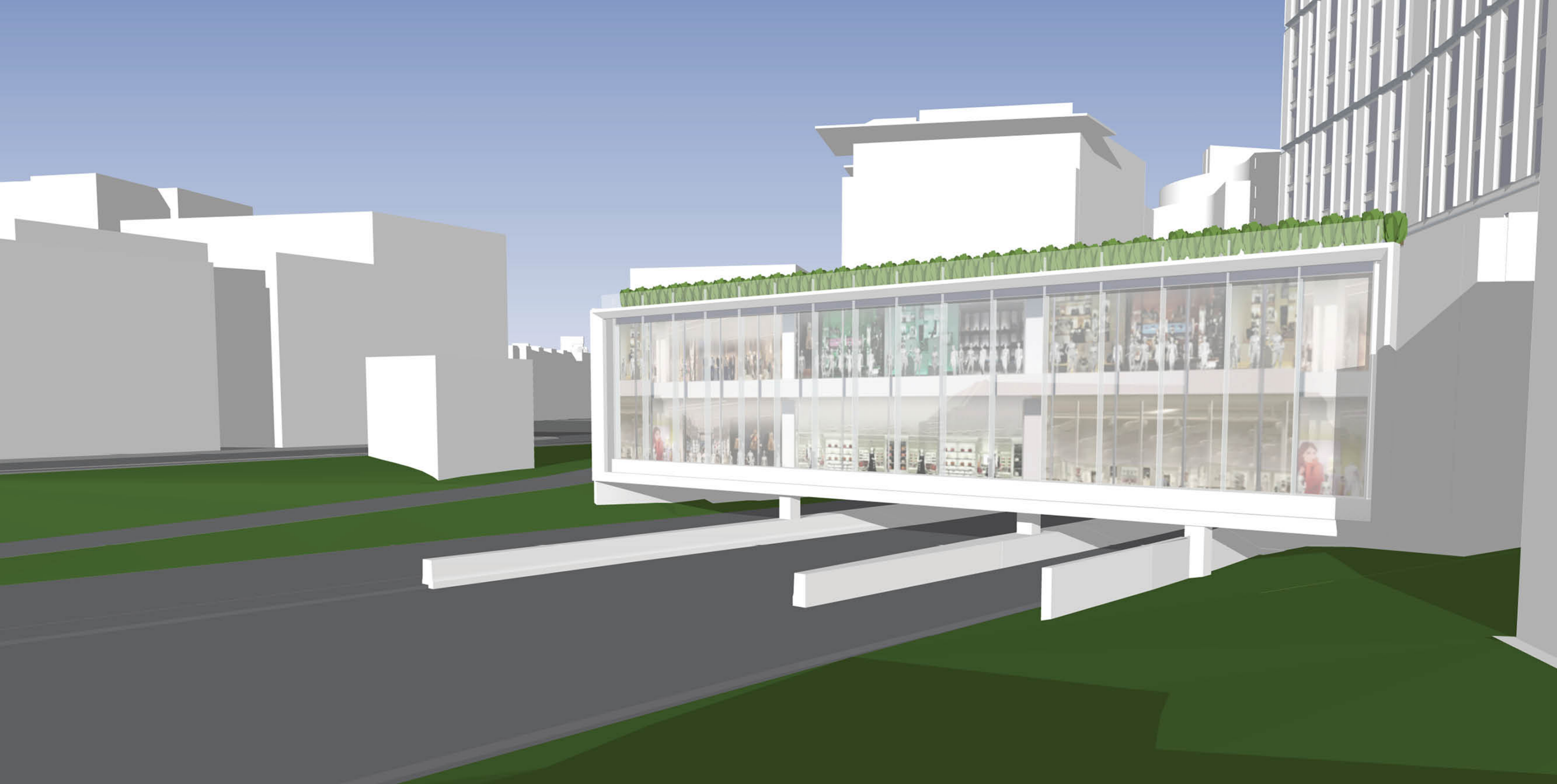








PARCEL 12





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VIEW FROM BOYLSTON STREET

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