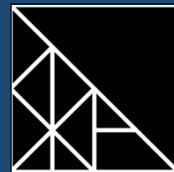


PRESENTATION TO THE
**CITIZENS ADVISORY
COMMITTEE (CAC)**
Parcels 12, 14 & 15

January 11, 2012



The Development Team: SAMUELS & ASSOCIATES • WEINER VENTURES

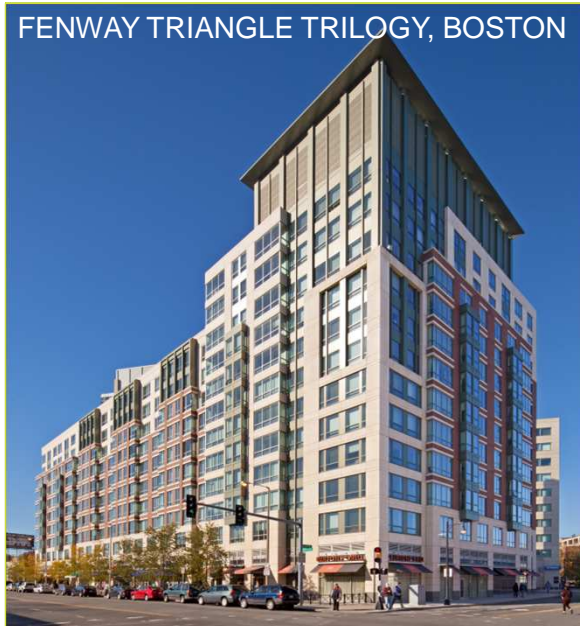
MANDARIN ORIENTAL, BOSTON



234 BERKELEY BUILDING, BOSTON



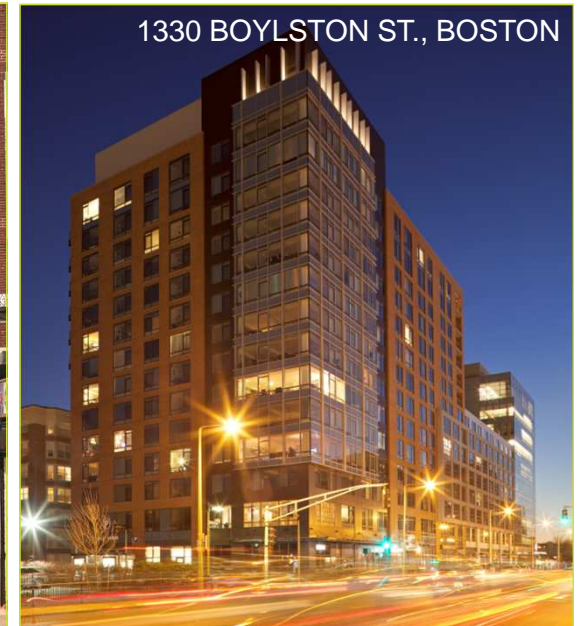
FENWAY TRIANGLE TRILOGY, BOSTON



FENWAY TRIANGLE TRILOGY, BOSTON



1330 BOYLSTON ST., BOSTON



The Samuels – Weiner Development Team

- **Elkus Manfredi** Architect 
- **Suffolk Construction** General Contractor 
- **McNamara/Salvia** Structural Engineers 
- **Cosentini Associates** MEP/Sustainability 
- **Haley and Aldrich** Geotechnical/Environmental 
- **VHB** Transportation/Civil 
- **Goulston & Storrs** Legal 

Summary of Changes from 2008 Proposal

Parcel 15 Development:

- Height: reduced from 498' to 398'
- Use: Office use deleted; replaced by Hotel (Residential & Retail remain)
- Office's 375K NSF substituted by 165K NSF of Hotel
- Overall P15 dev't square footage: reduced from 765K GSF to 470K GSF
- Increased setback from Boylston Street

Parcel 12 Development:

- Retail: increased from 24K GSF to 40K GSF
- Residential units: decreased from 98 to 75 (119K GS vs. 90K GSF)
- Parking: increased from 69 spaces to 98 spaces

DESIGN PHILOSOPHY & THE CIVIC VISION



Fresh Perspective

- Discussion with Stakeholders
- Review of Civic Vision
- Approached as a Masterplan Exercise
- Current Capital Market Metrics



Masterplan Approach



Design Philosophy: A Fresh Evolved Perspective

Our team's design philosophy and approach focused upon:

1. ***A Civic Vision for Turnpike Air Rights***: respect and recognize
2. **Back Bay and Fenway link**: physically and psychologically
3. **Boylston Street activation**: for surrounding neighborhood
4. **Transportation and access**: multiple-modal; Hynes unimpeded
5. **“Sense of place”**: comfortable pedestrian environment; general appropriateness, including height and setbacks
6. **Construction complexity**: recognize current and potential challenges
7. **Viability**: successful project completion requires realistic approach

Air Rights Parcels: Today



Terra Firma Parcel Owned by Samuels-Weiner



PARCELS 12, 14 & 15 PROJECT OVERVIEW



Air Rights Parcels: Today



Bird's Eye View: Overall Development

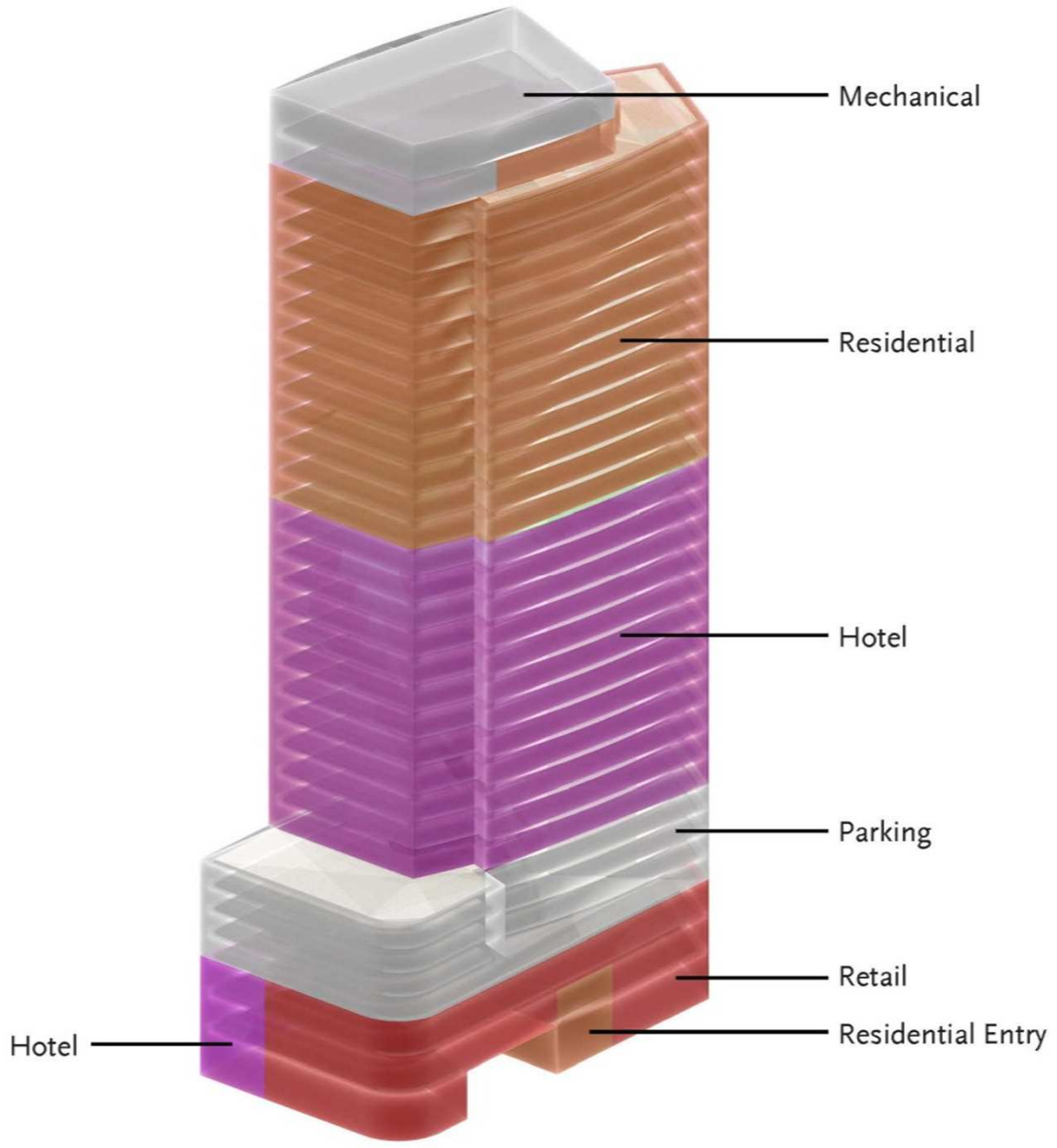


P12 and P15: Site Plans

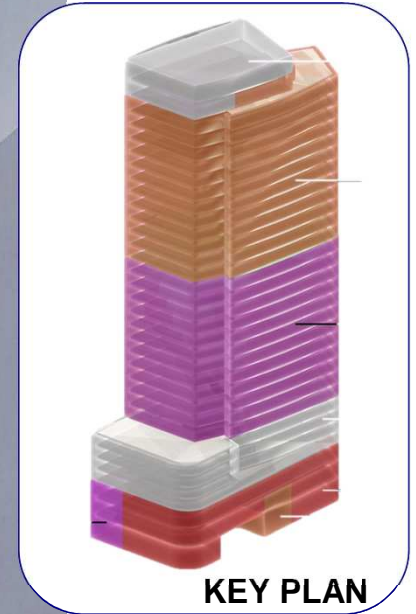


P15: Proposed Program Summary

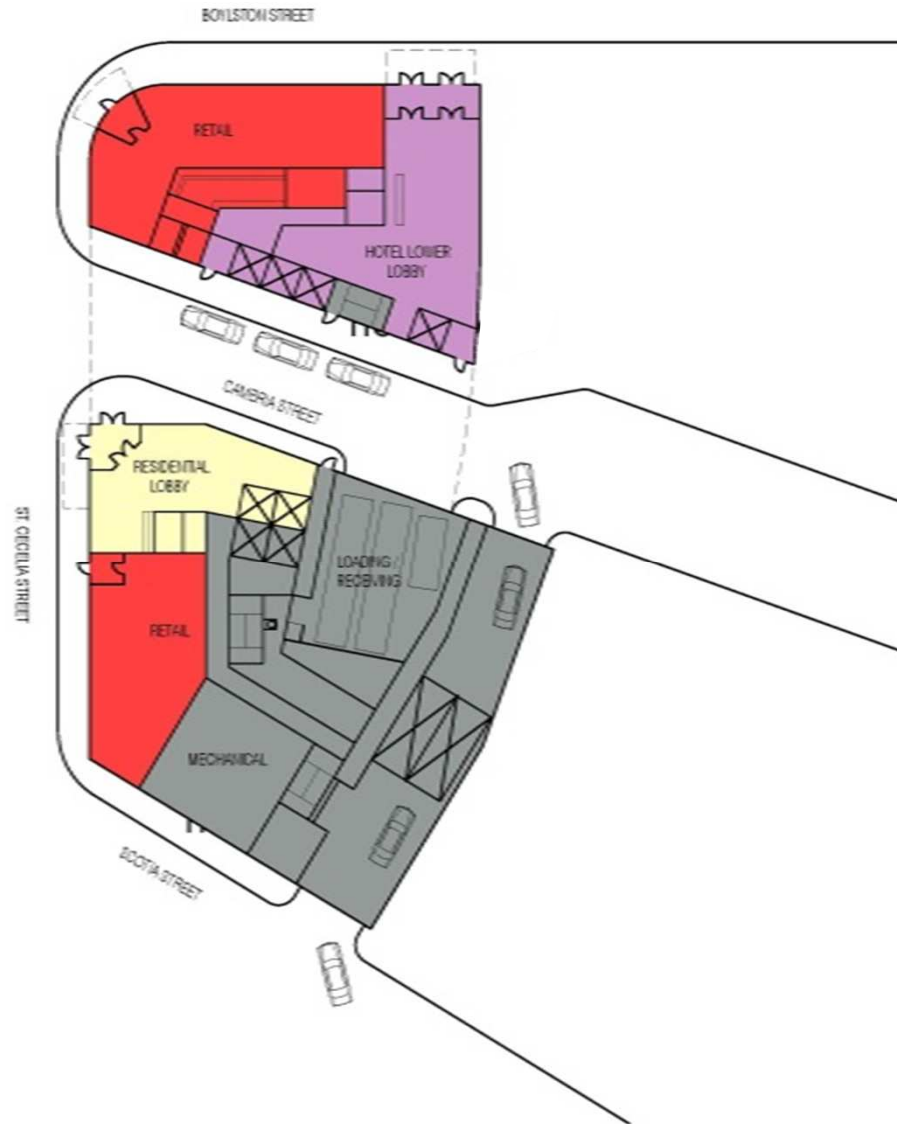
PARCEL 15		470,000SF ± Gross Development Area
Retail	5,000 SF ±	
Hotel	200,000 SF ±	220-250 keys
Residential	155,000 SF ±	125-150 units
Parking	85,000 SF ±	240 cars
Mech./Circ.	25,000 SF ±	



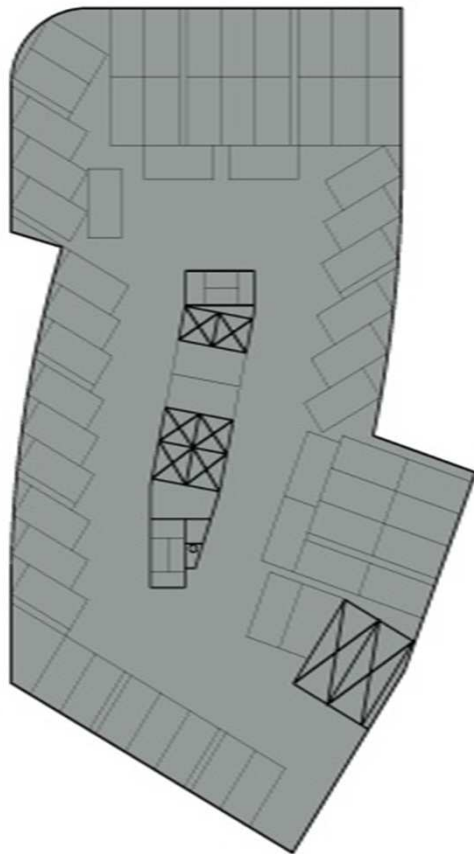
P15: Mass/Boylston Intersection – View to Southeast



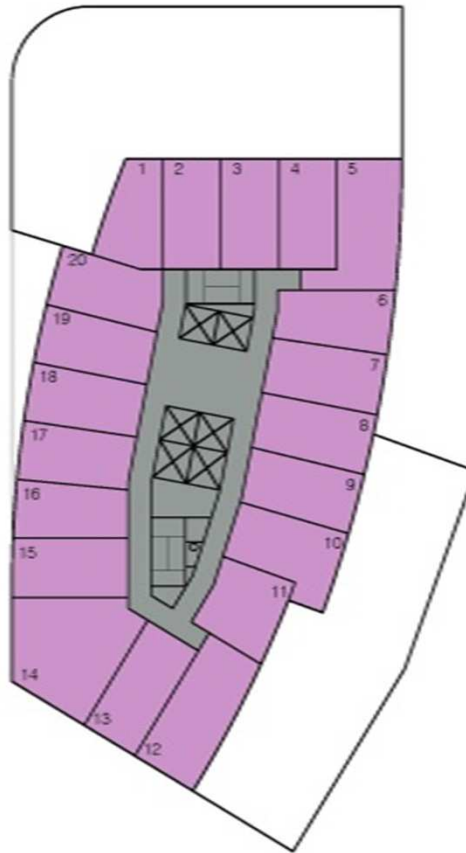
P15: Floor Plans - Ground Floor



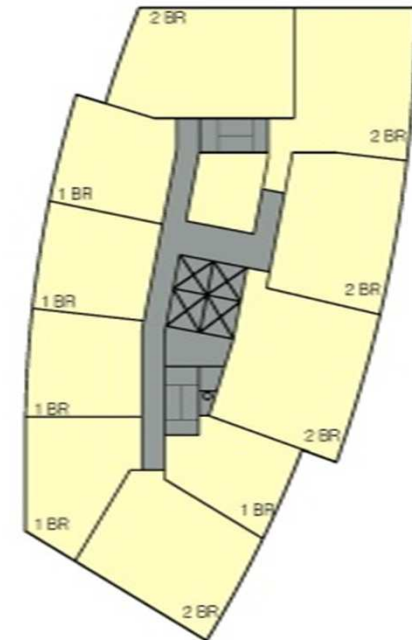
P15: Floor Plans – Residential, Hotel, Parking



TYPICAL PARKING PLAN

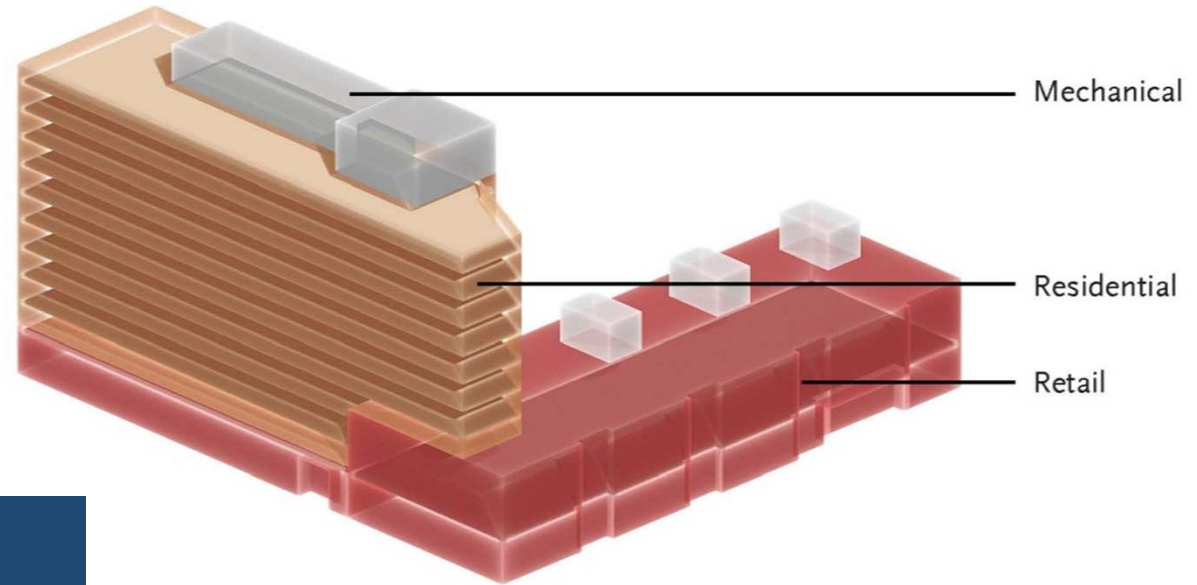


TYPICAL HOTEL PLAN



TYPICAL RESIDENTIAL PLAN

P12: Proposed Program Summary

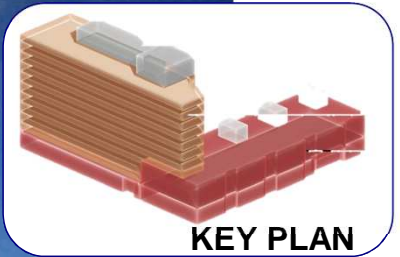


PARCEL 12

178,000SF ±
Gross Development Area

Retail	40,000 SF ±	
Residential	90,000 SF ±	75 units
Parking	34,000 SF ±	98 cars
Mech./Circ.	14,000 SF ±	

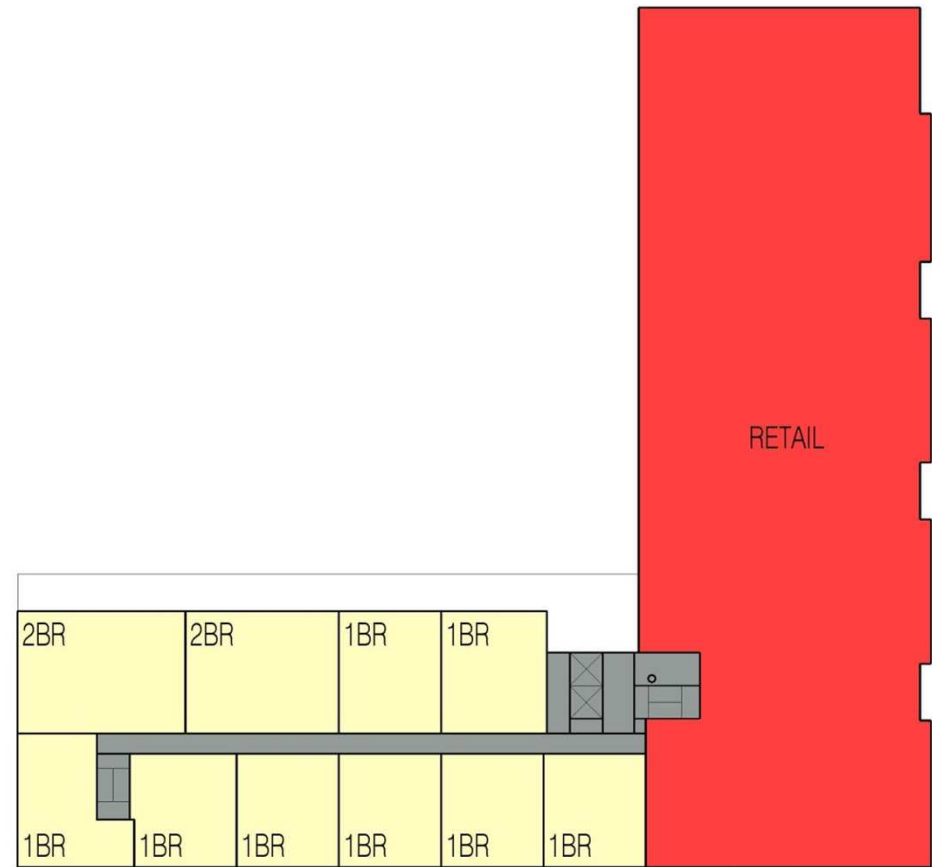
P12: Mass/Boylston Intersection – View to Northwest



P12: Floor Plans – Ground and Second Floors



GROUND FLOOR

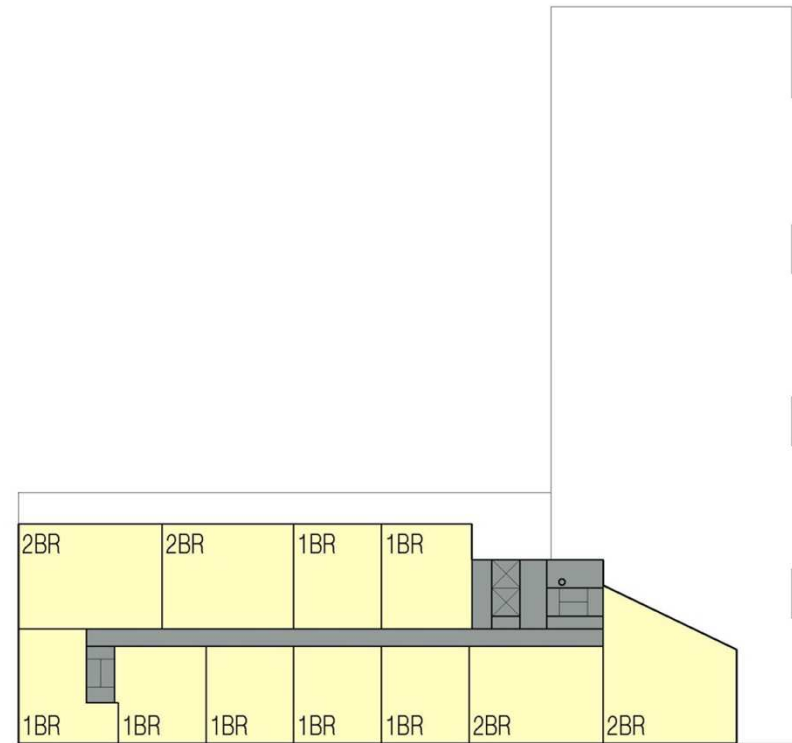


SECOND FLOOR

P12: Floor Plans – Parking and Upper Floors

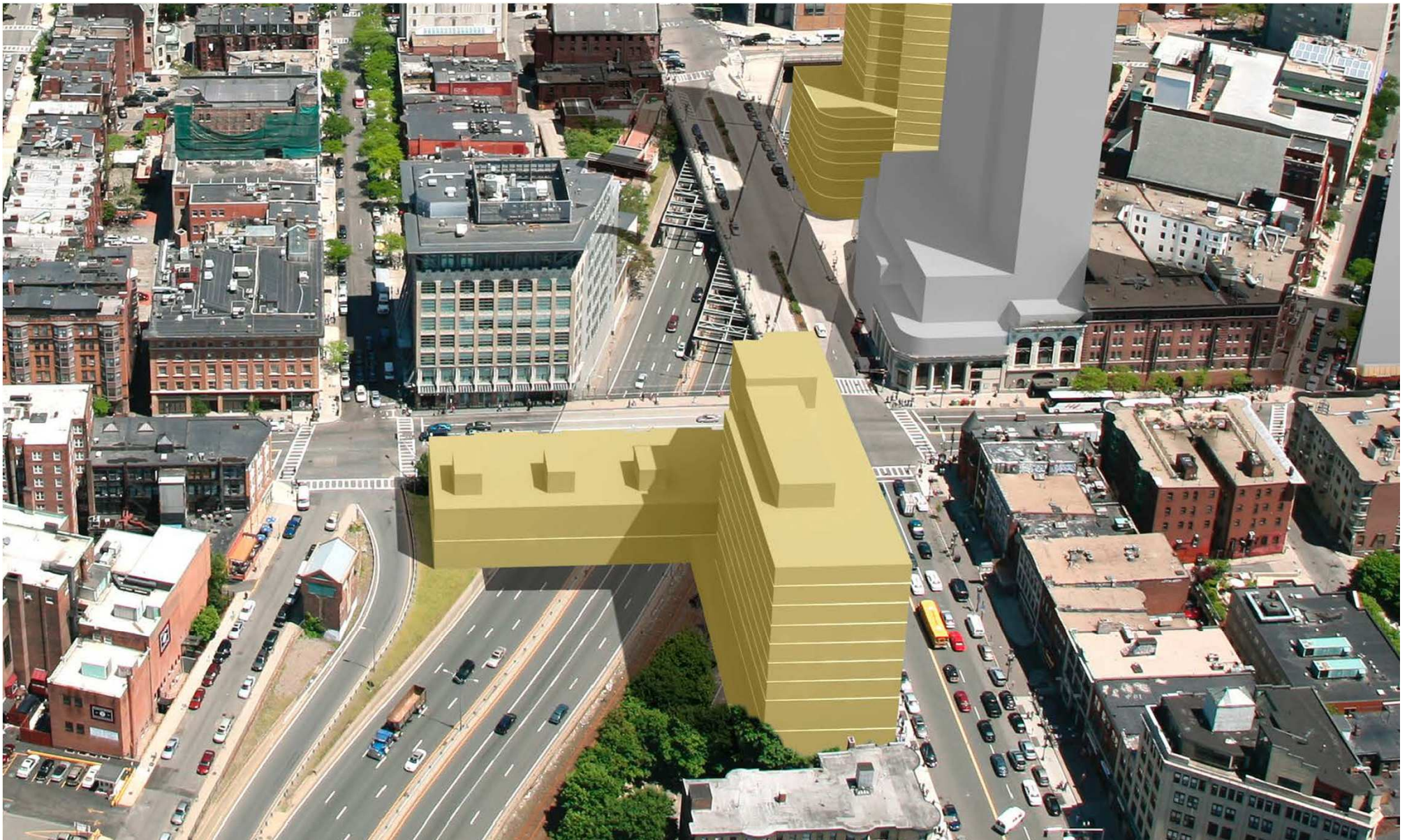


TYPICAL PARKING PLAN

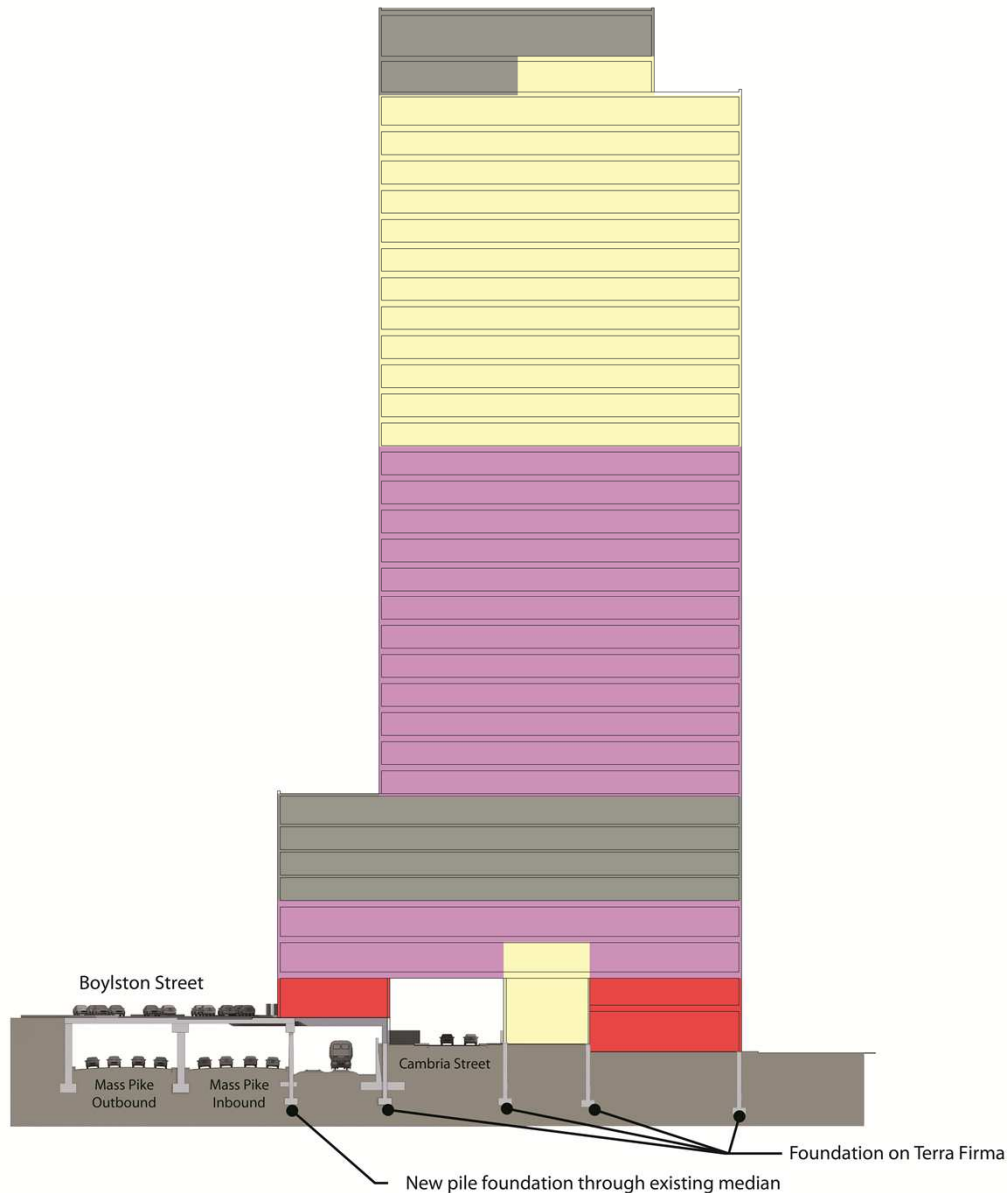


UPPER FLOOR PLAN

Bird's Eye View – Parcel 12

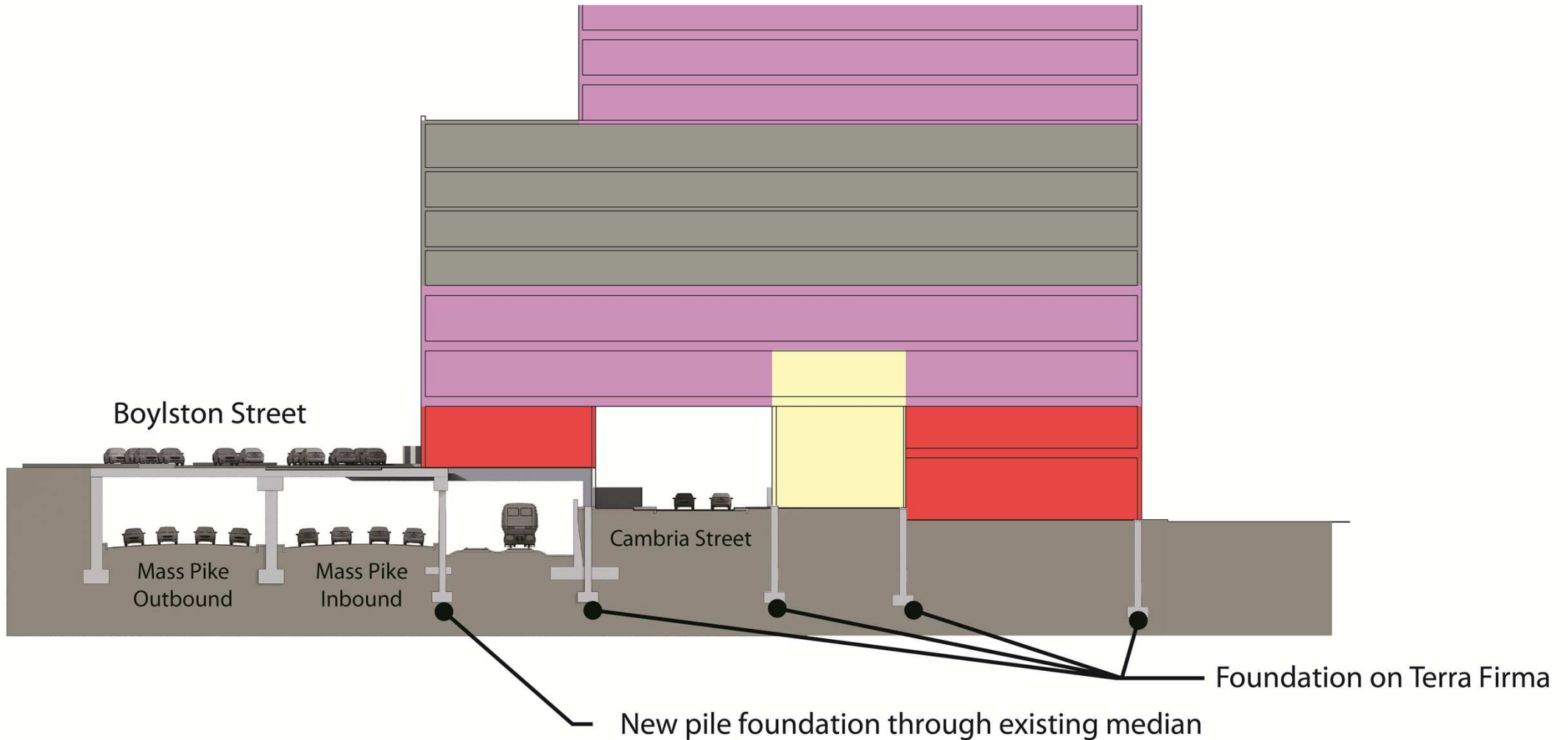


P15: Deck Foundation Section View

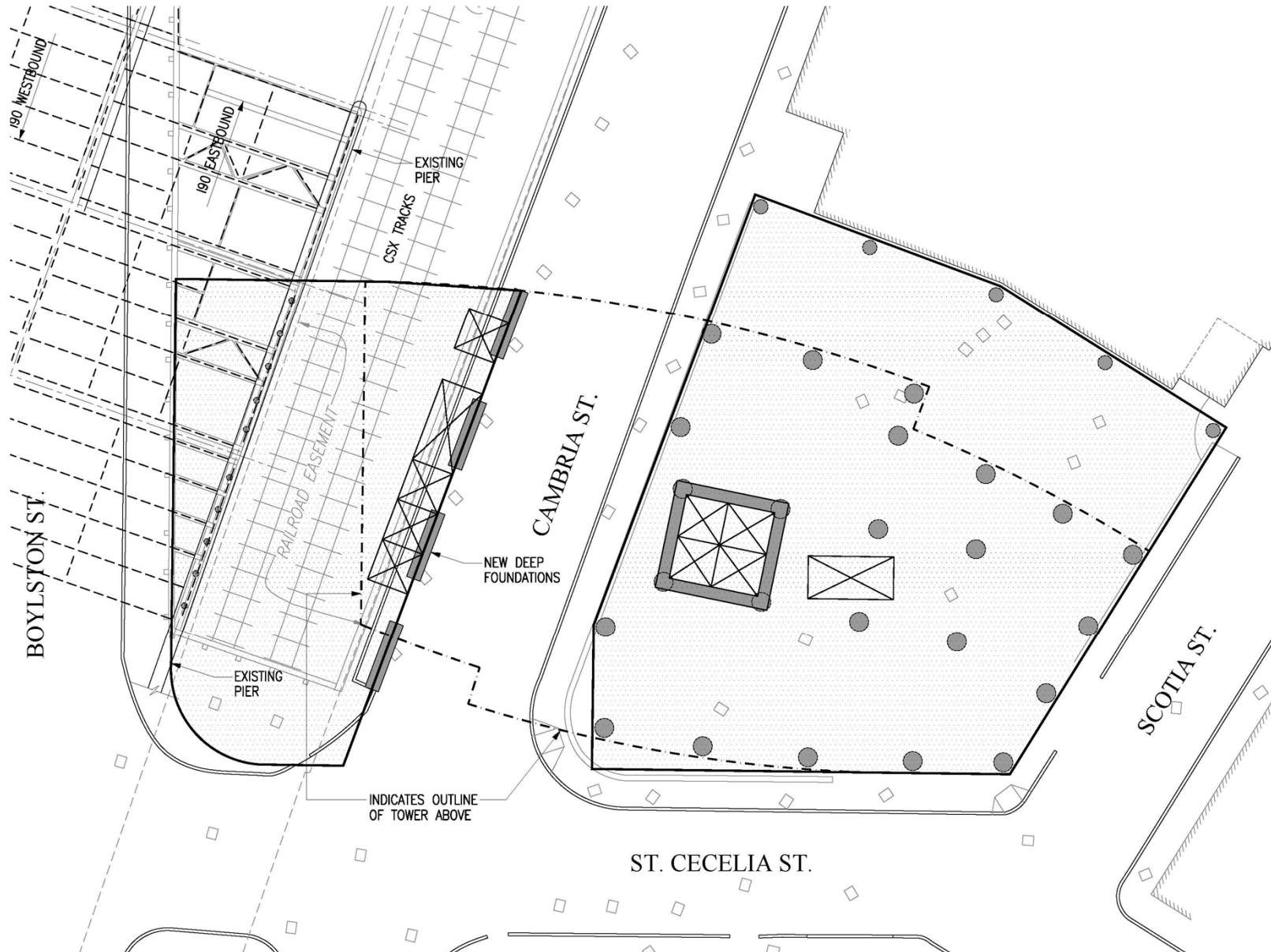


- Limited work on Turnpike right of way.
- Vast majority of load on terra firma.
- Relatively straightforward construction techniques.
- Avoids potential tunnel ventilation and other code issues.

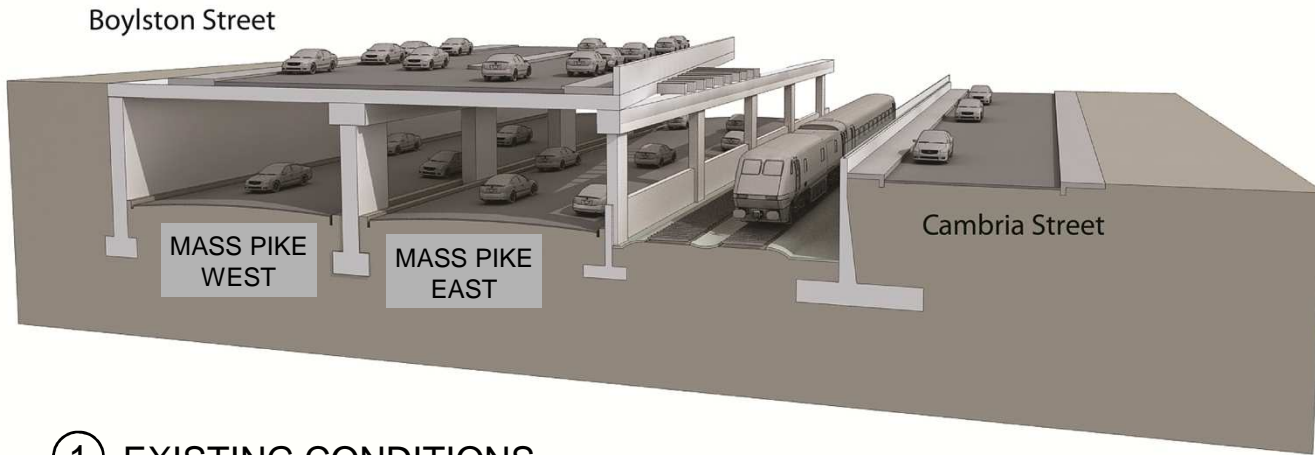
P15: Deck Foundation Section View – Enlarged View



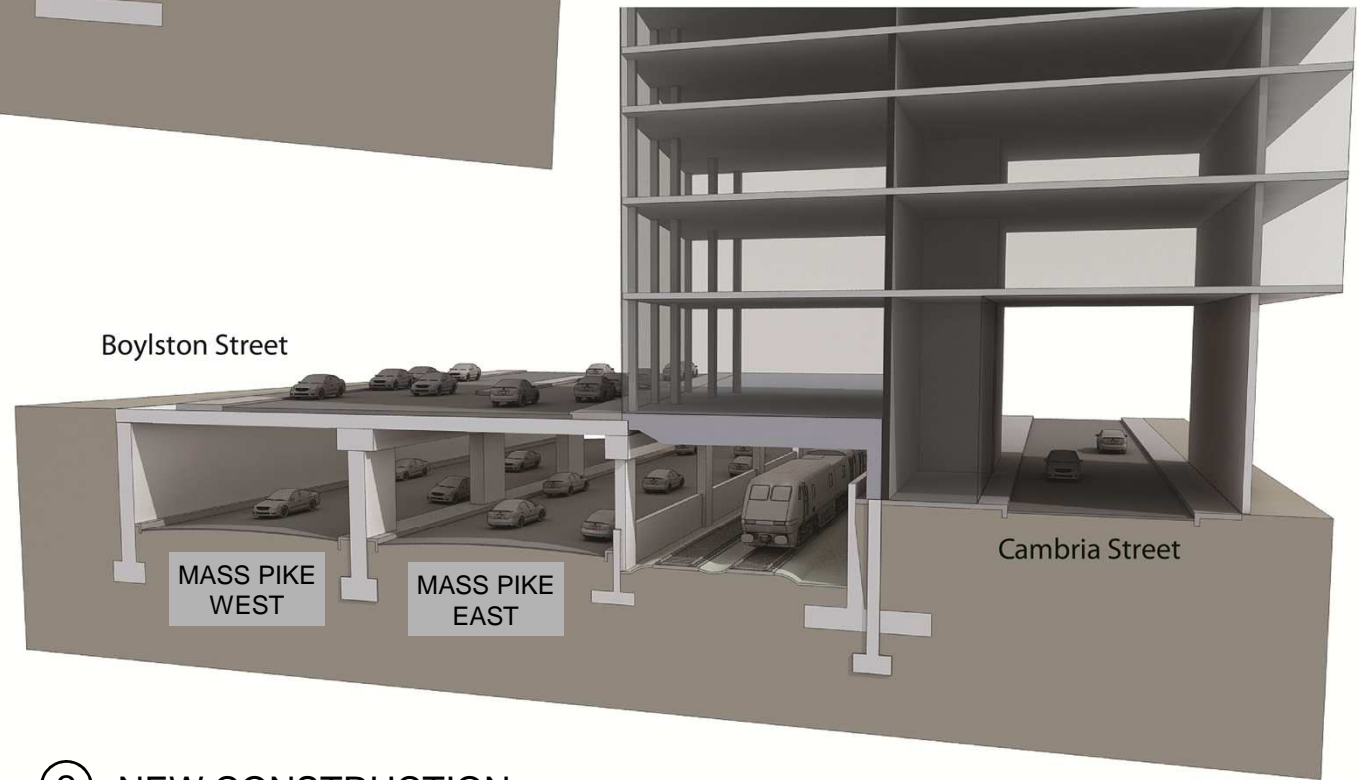
P15: Deck Foundation – Site Plan



P15: Deck / Construction Sequence

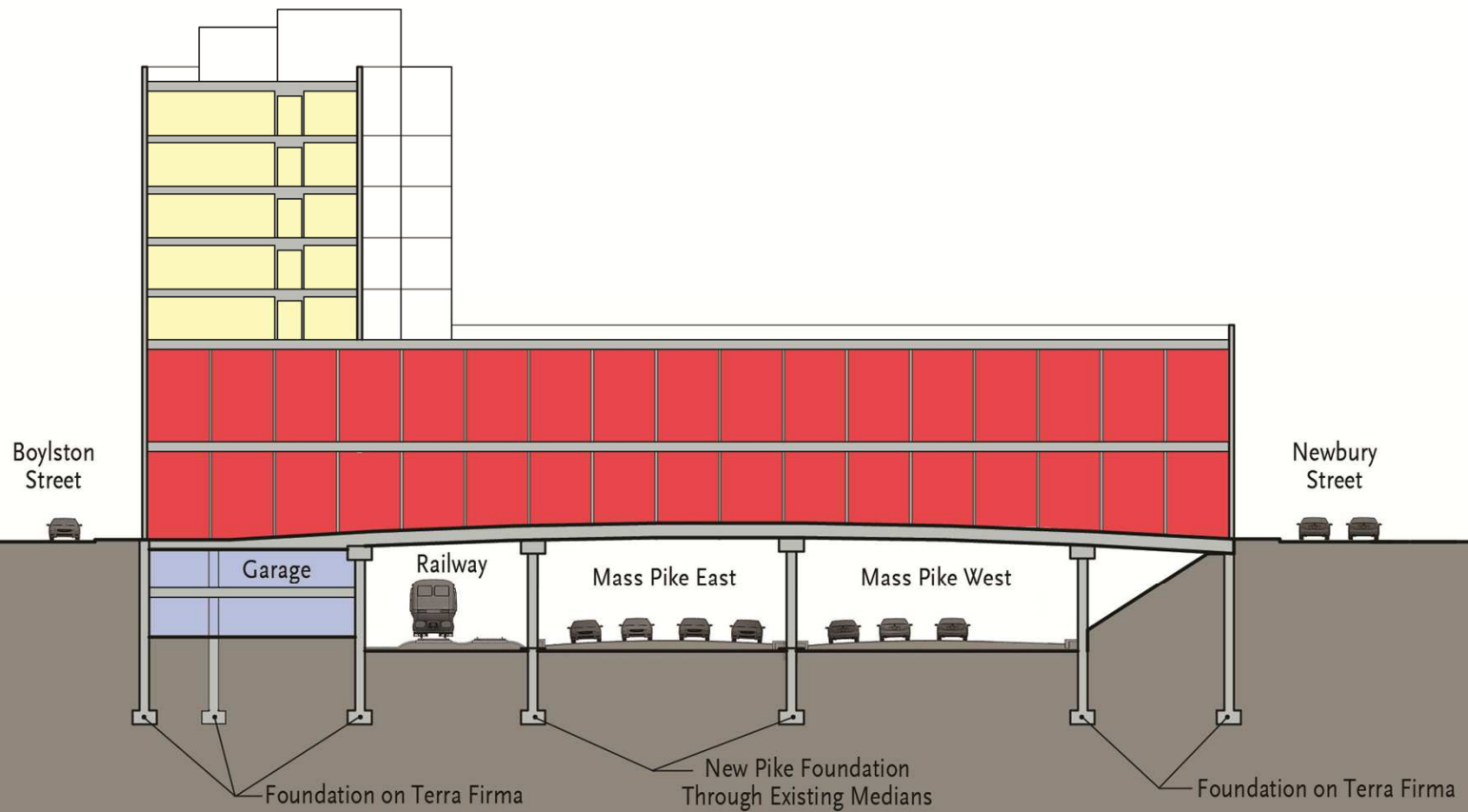


① EXISTING CONDITIONS

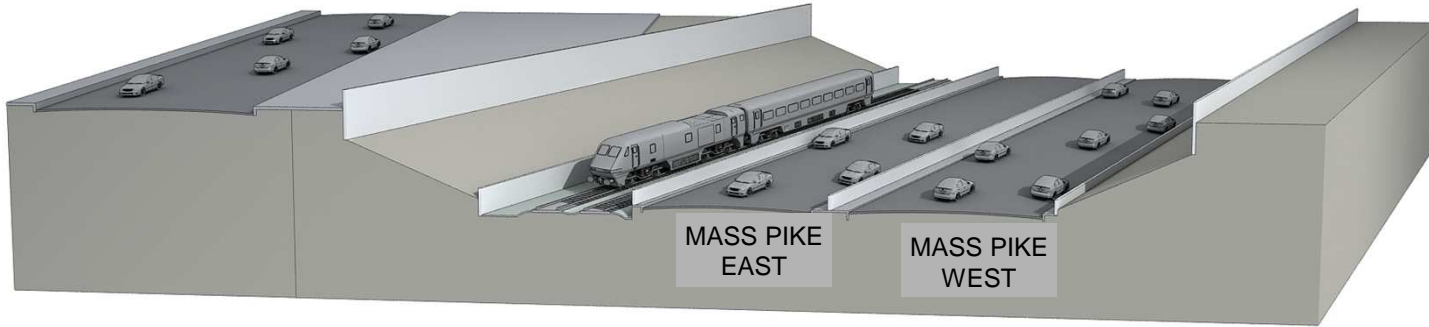


② NEW CONSTRUCTION

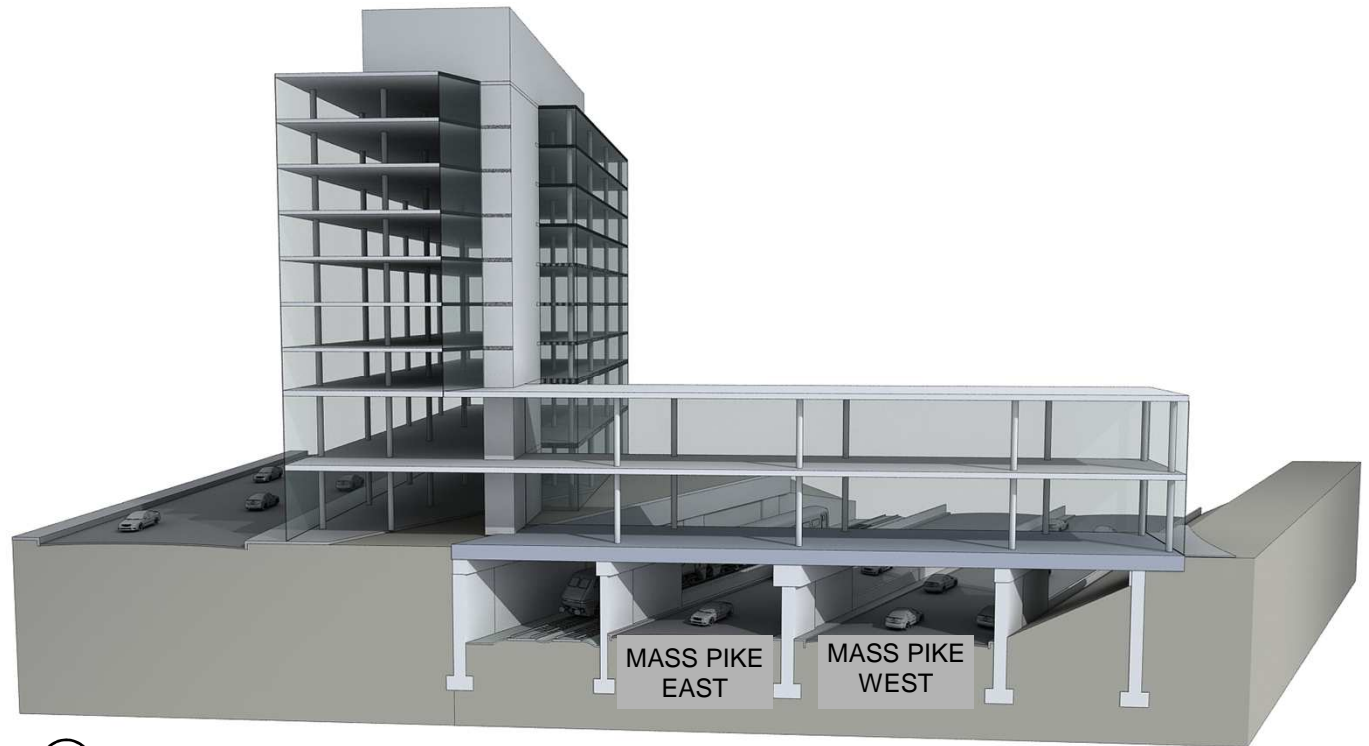
P12: Deck Foundation Section View



P12: Deck / Construction Sequence



① EXISTING CONDITIONS



② NEW CONSTRUCTION

Samuels-Weiner: Why Designate as Developer

- Community-oriented approach
- Responsive to Civic Vision priorities
- Constructability
 - We own a key terra firma parcel

Parcel 15	Only 25% of building footprint on Turnpike Air Rights
Parcel 12	Residential: 100% of building footprint on terra firma
	Retail: 100% of building footprint on new deck
	Overall P12 project: 45% of building footprint on Turnpike Air Rights

- Economically-viable projects as proposed
- Uses attractive to essential capital / financing sources
- Optimal massing and orientation
- Comprehensive approach to multiple air-rights parcels

THE END

