



**CITIZENS ADVISORY
COMMITTEE MEETING**
December 20, 2016

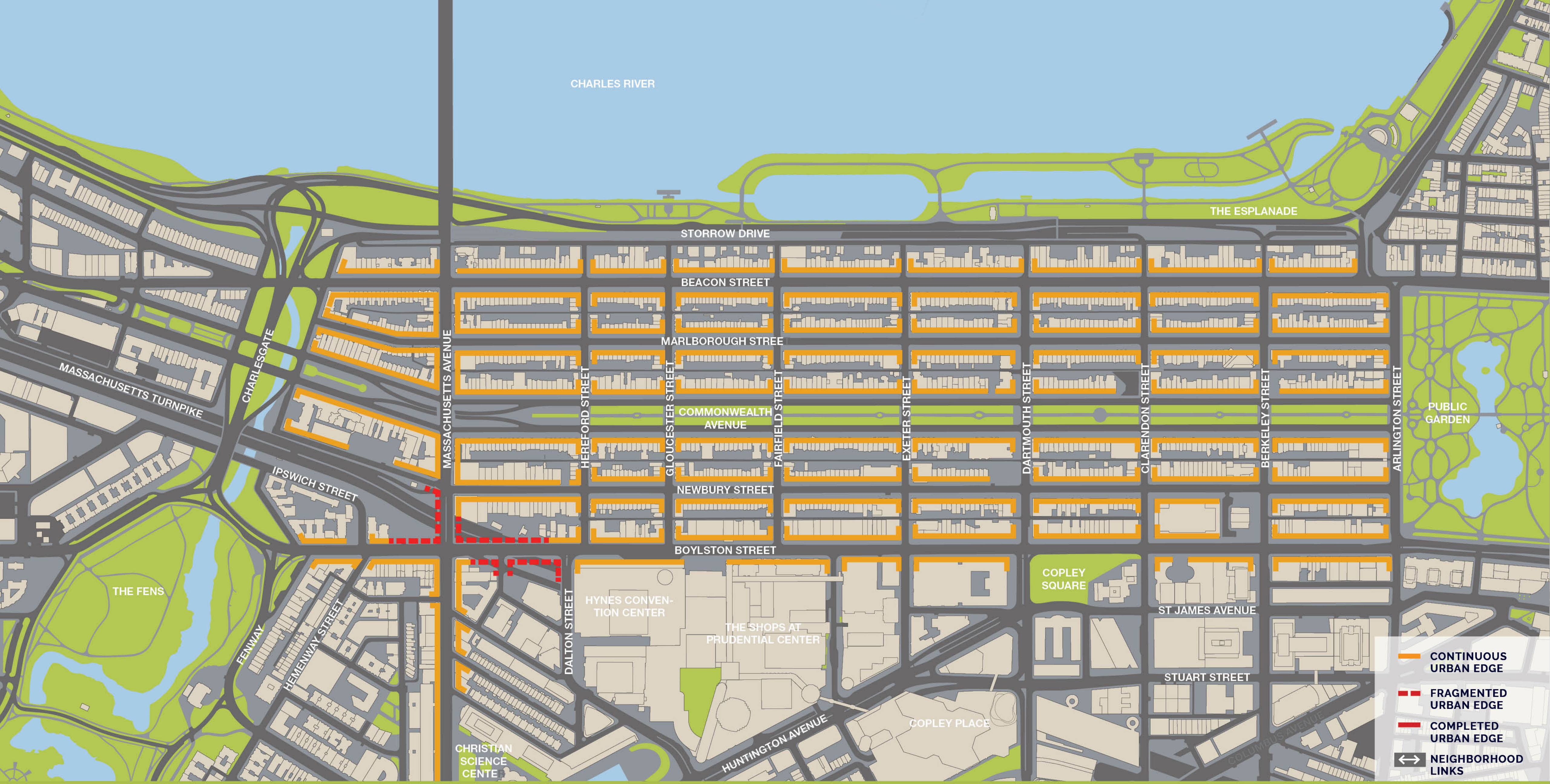
**1000
Boylston Street
Parcel 15**

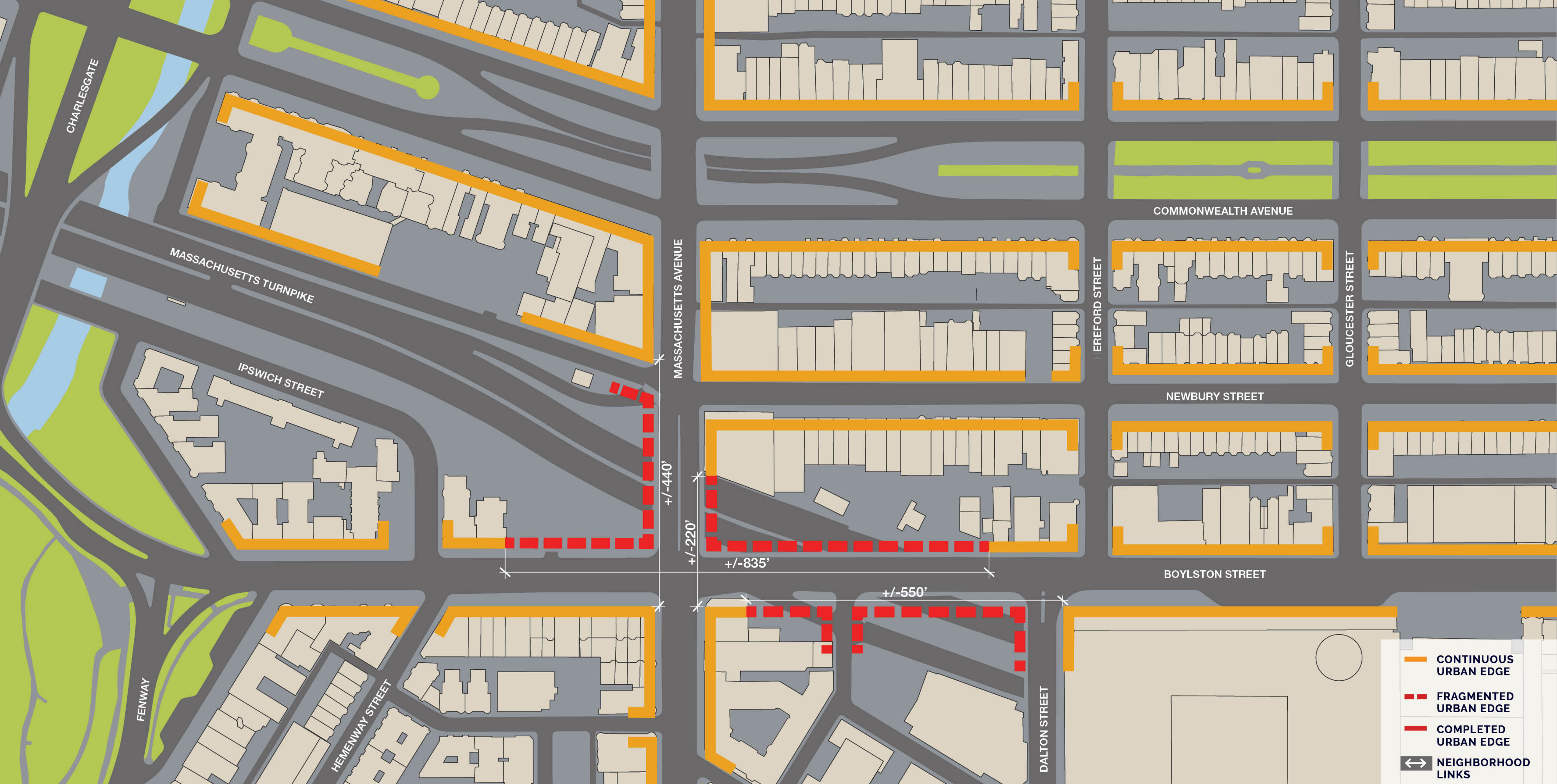
W WEINER VENTURES
REAL ESTATE DEVELOPMENT & INVESTMENT

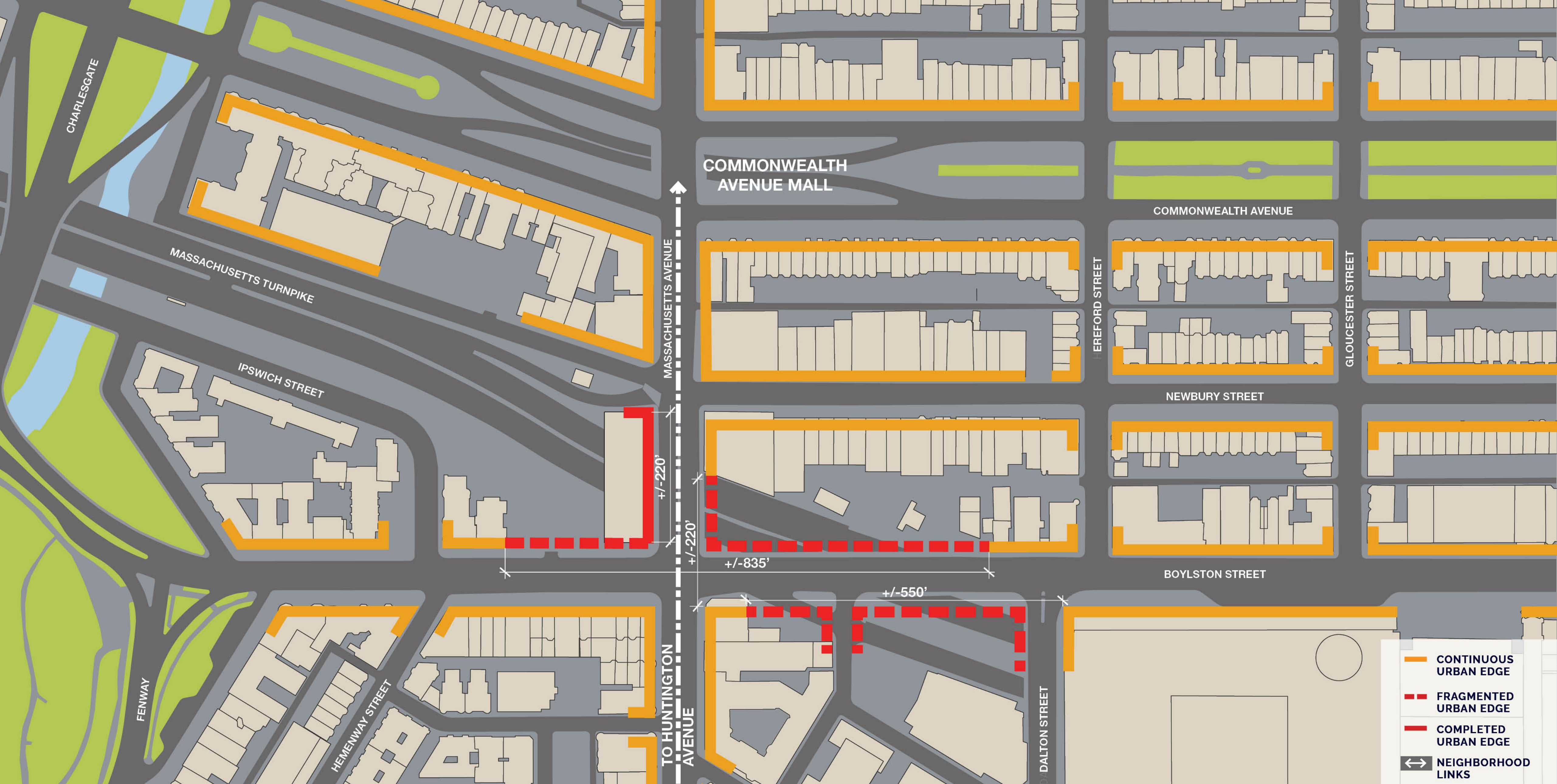
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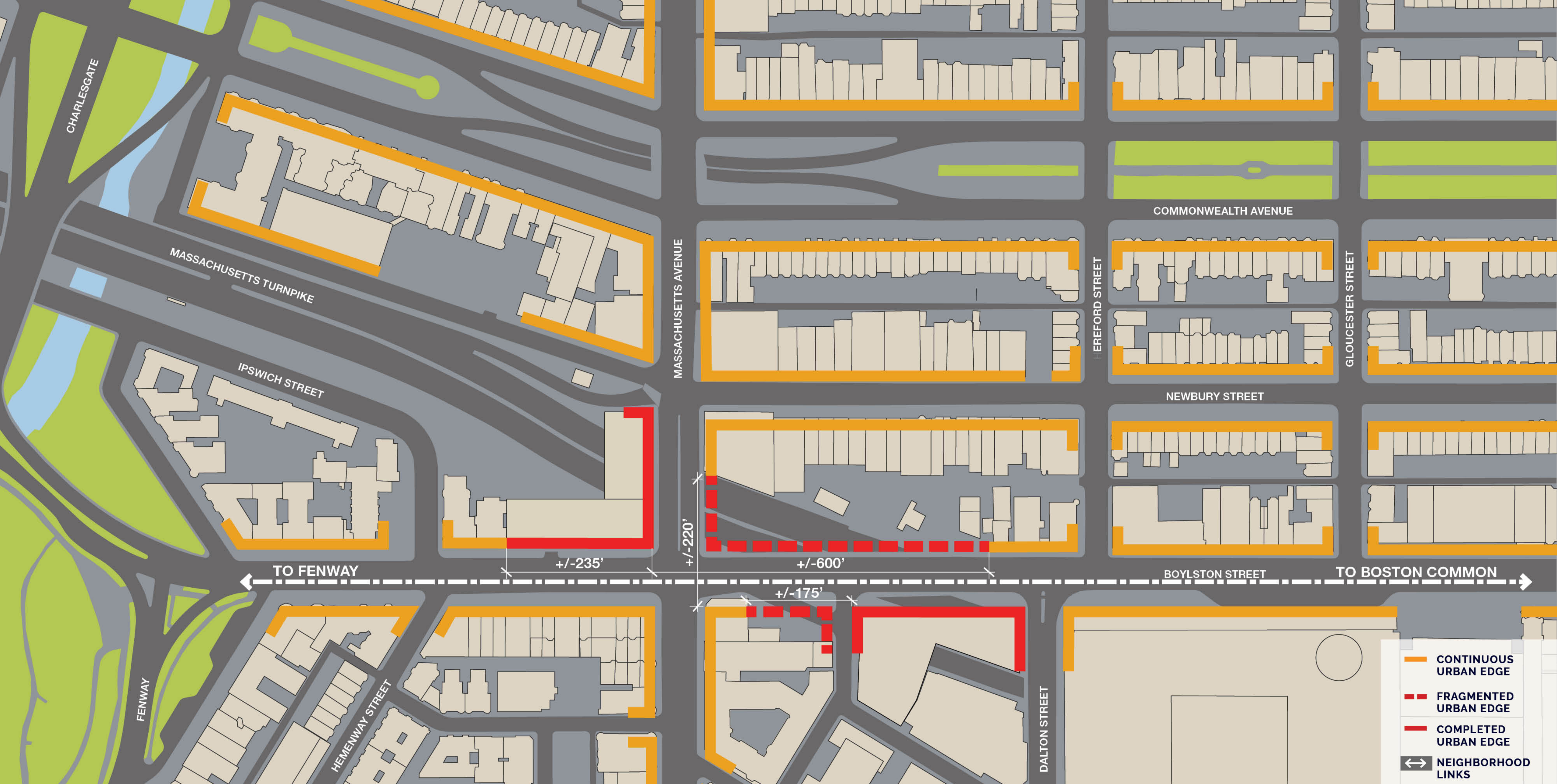


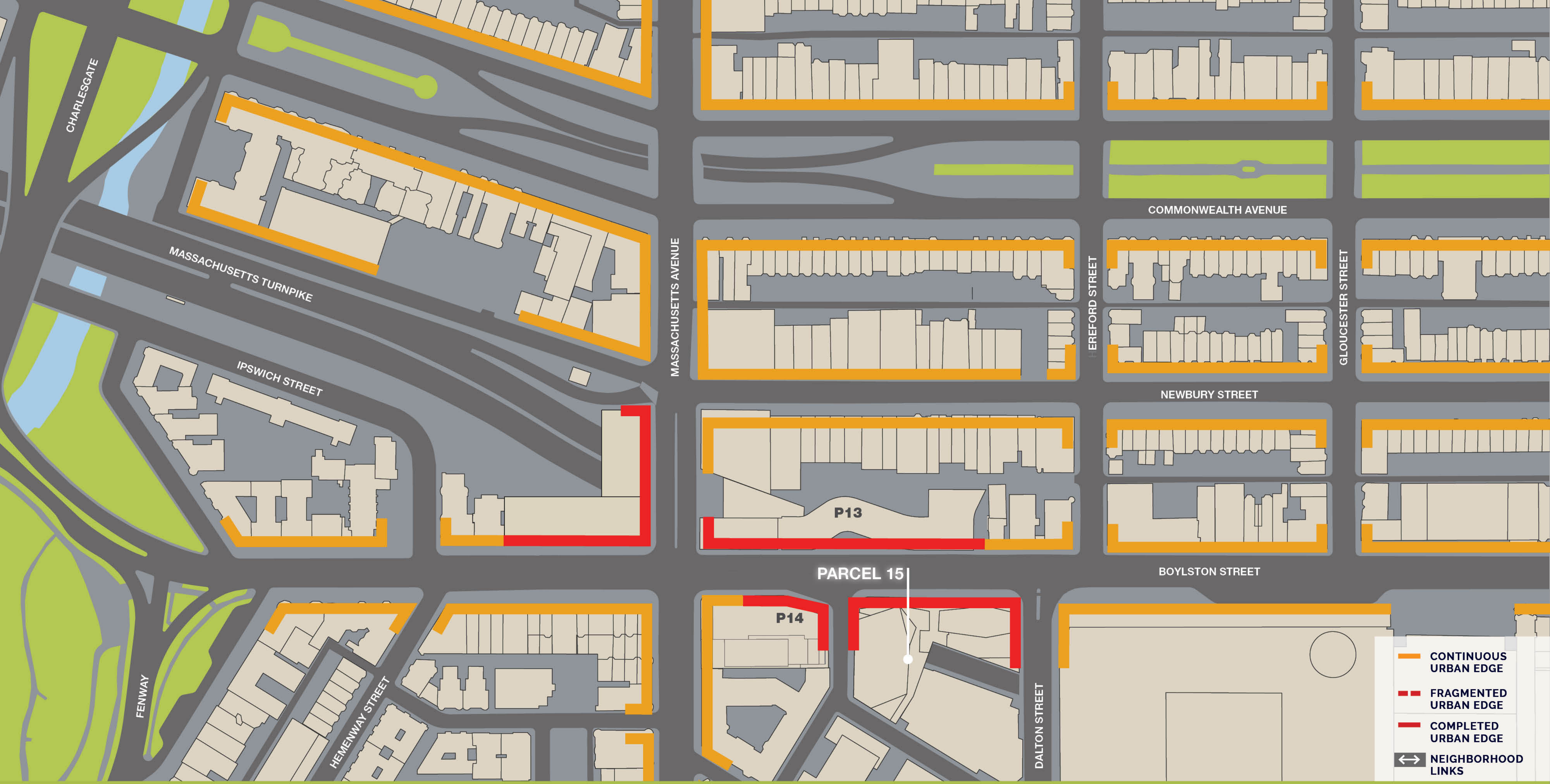






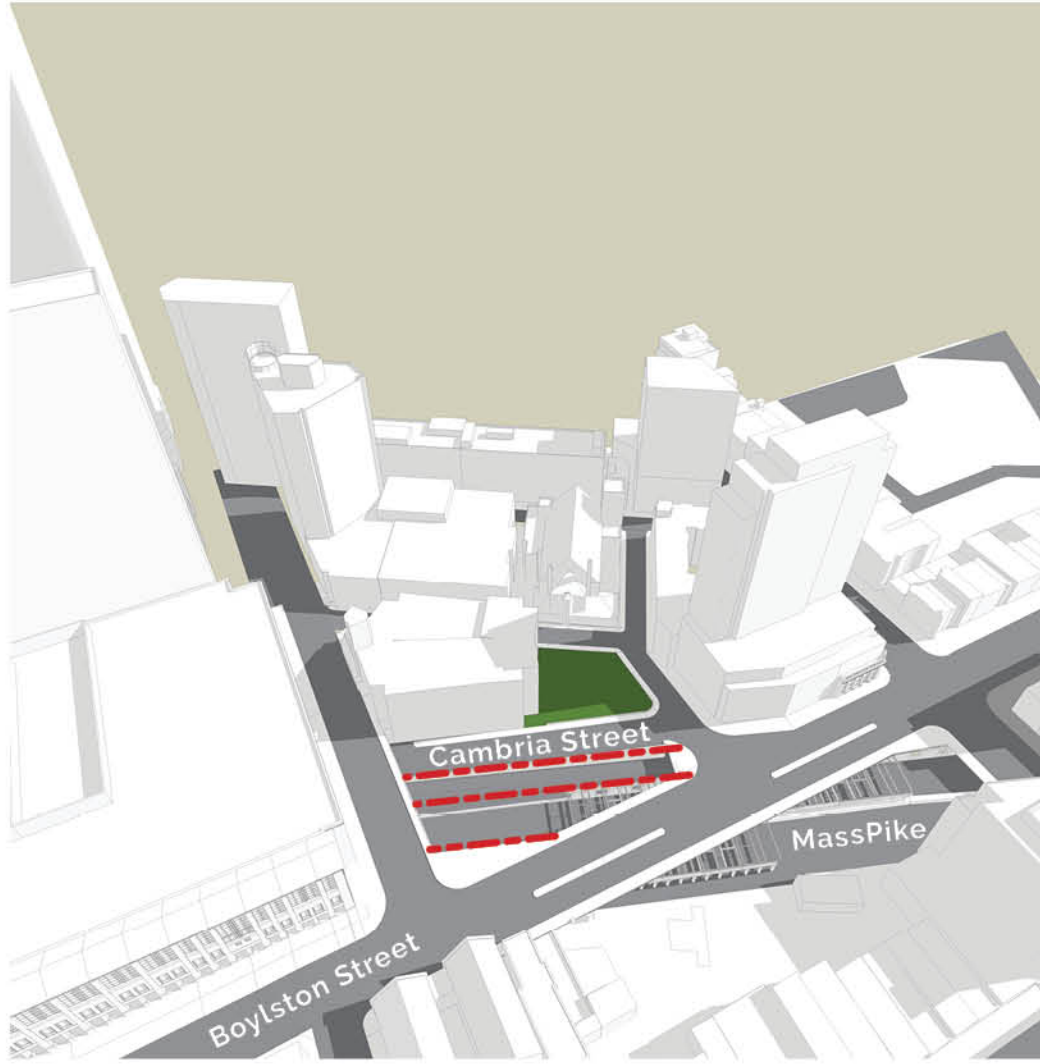
- CONTINUOUS URBAN EDGE
- - - FRAGMENTED URBAN EDGE
- COMPLETED URBAN EDGE
- ↔ NEIGHBORHOOD LINKS



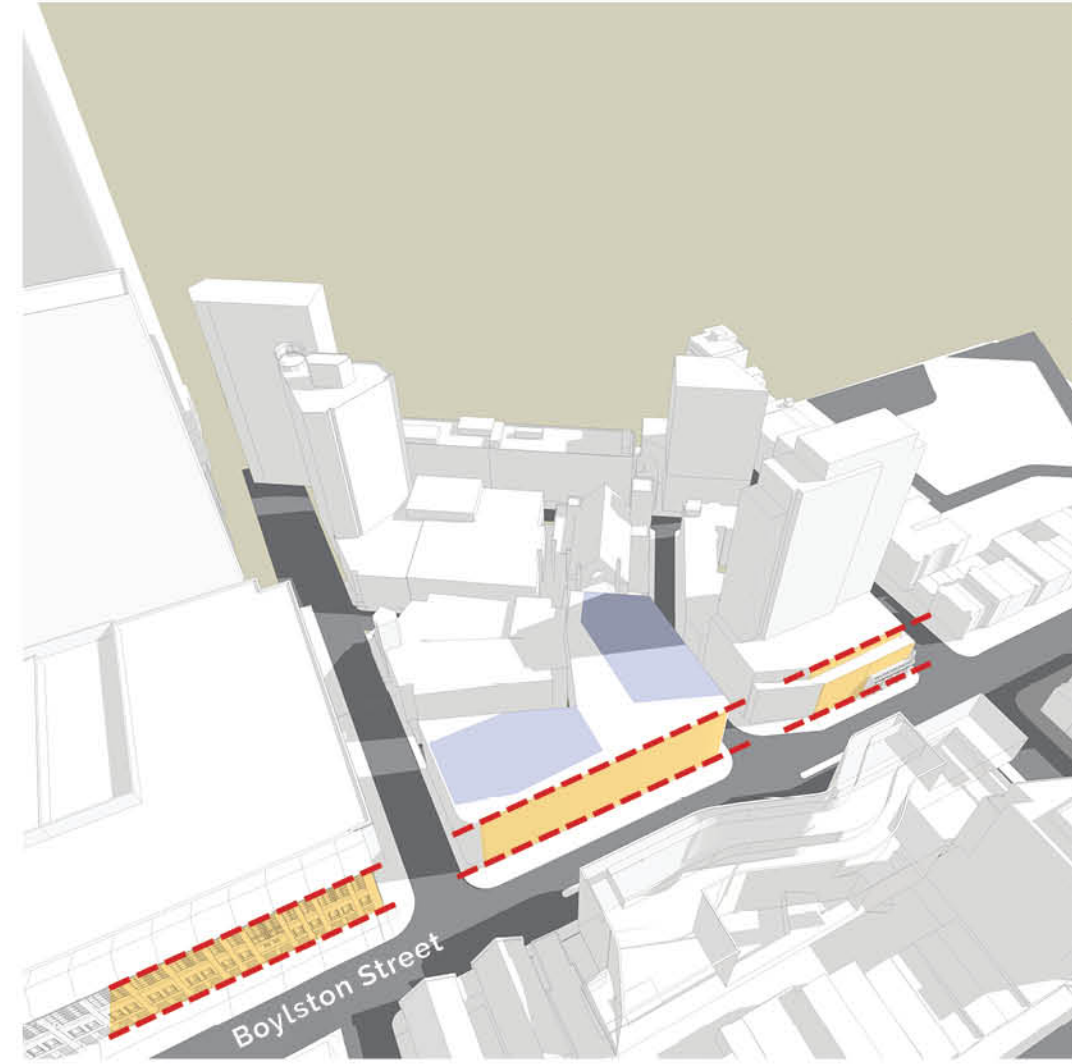




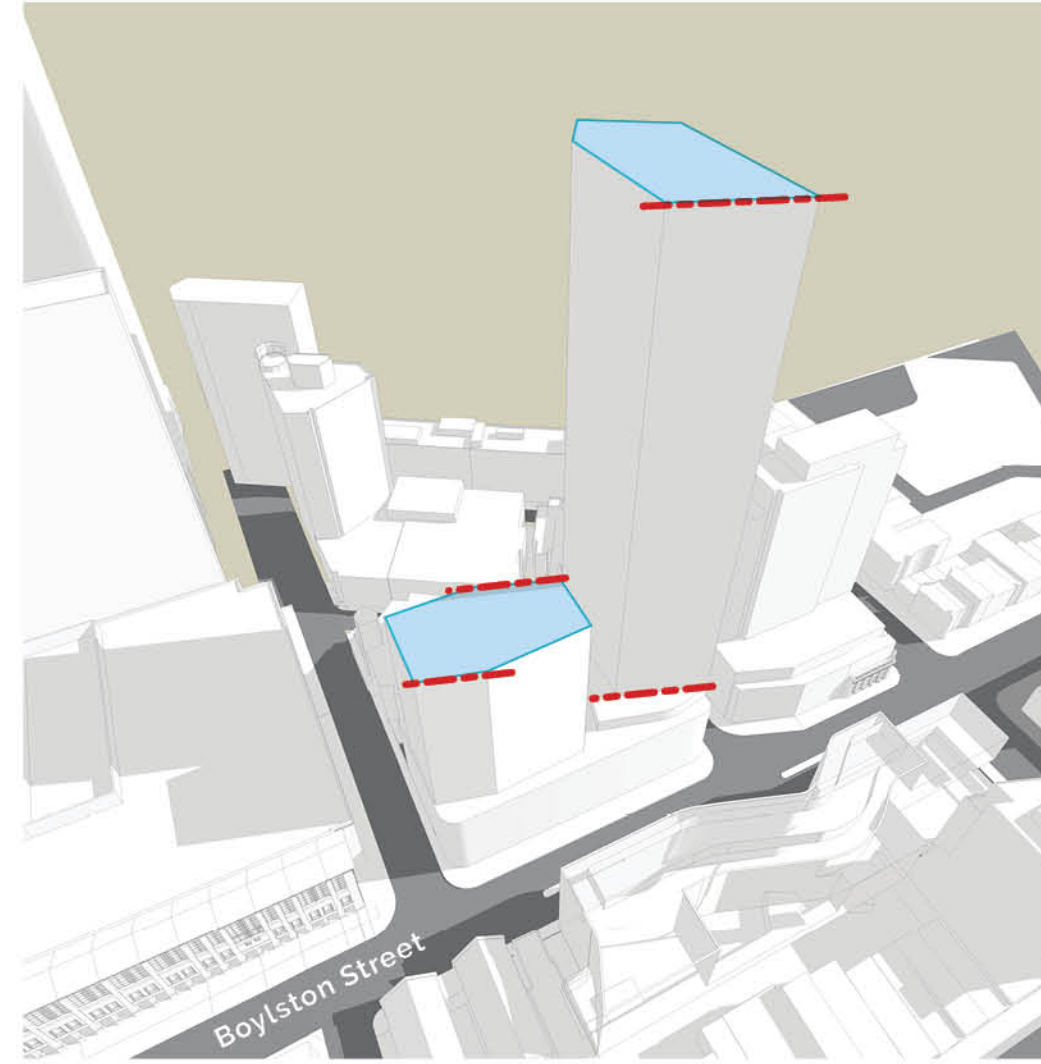




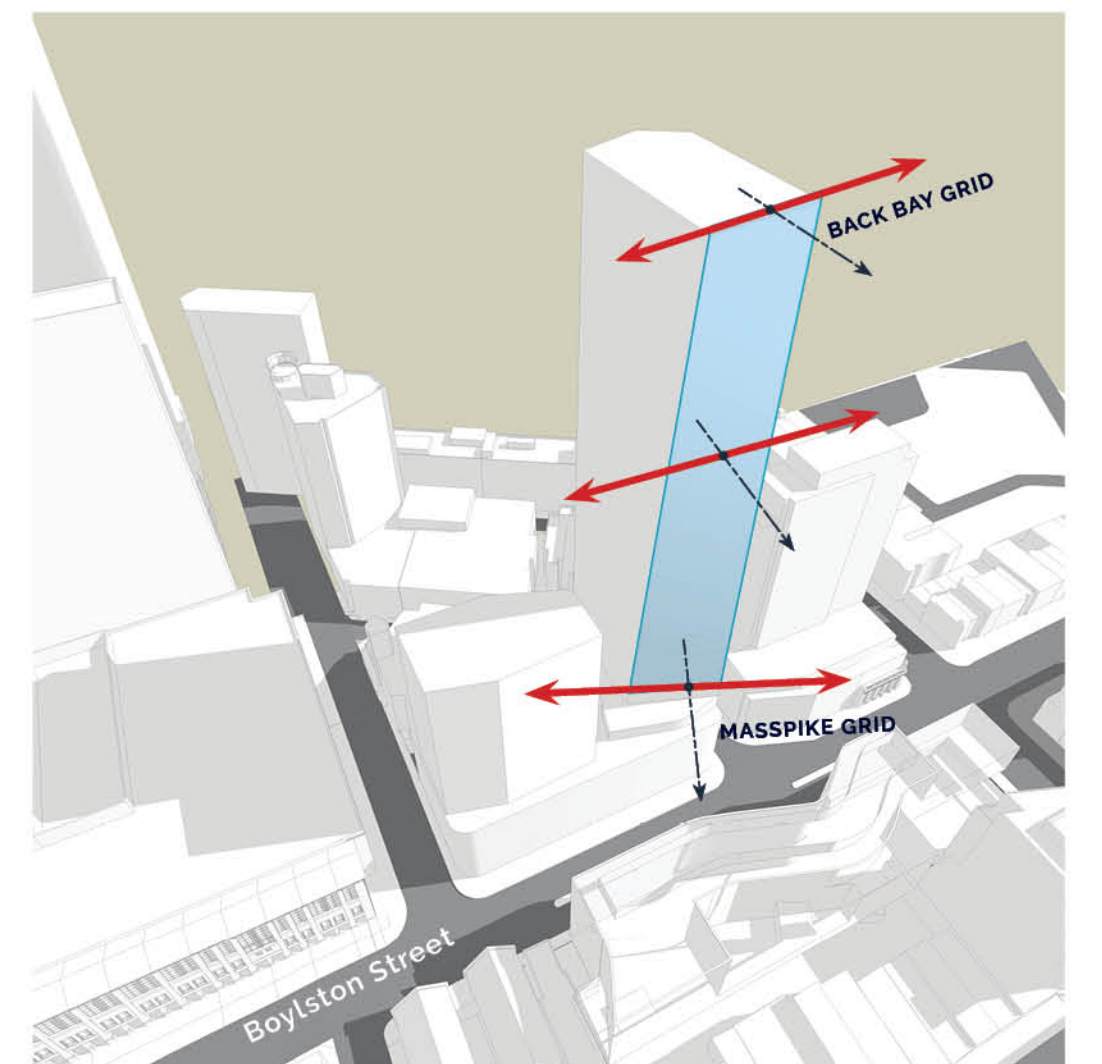
1 STRUCTURAL BEARING LINES



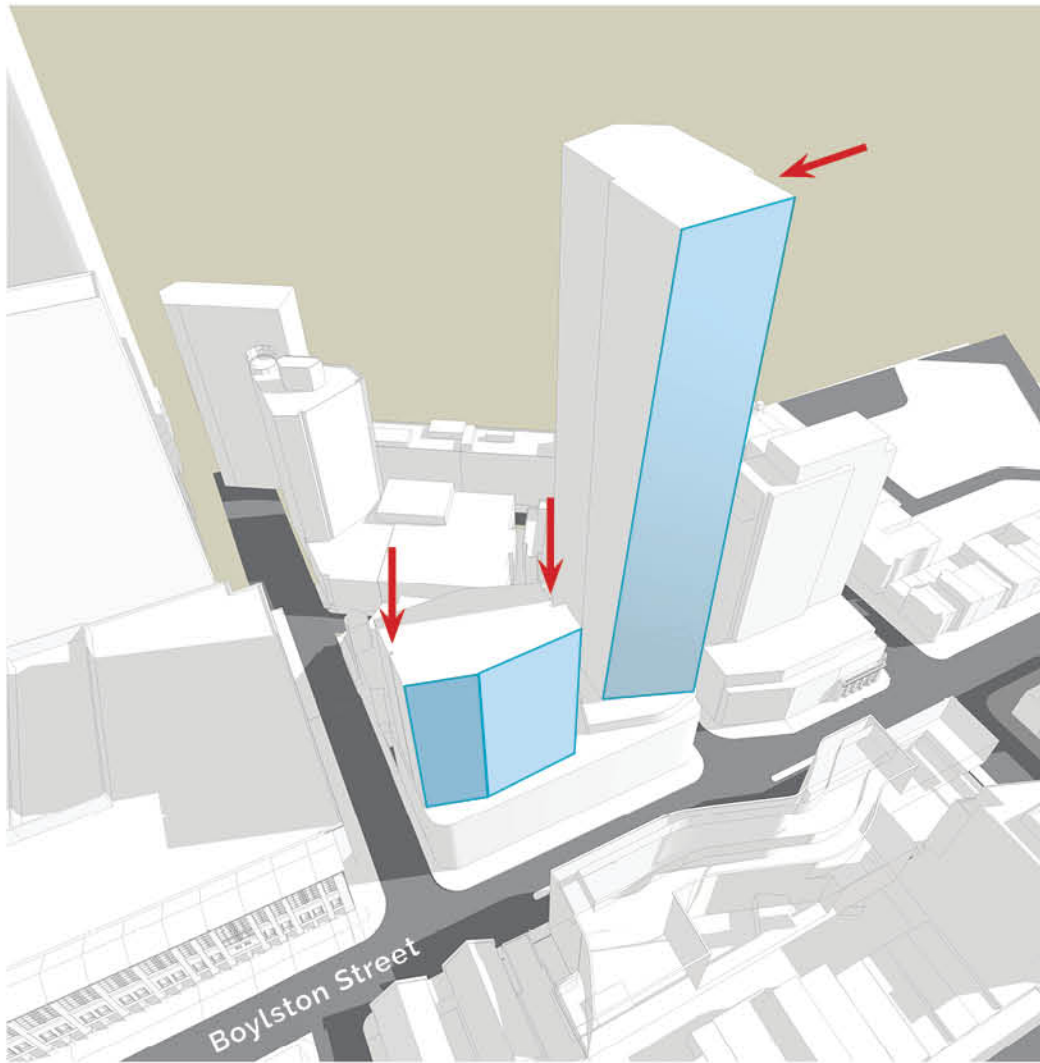
2 URBAN STREETWALL



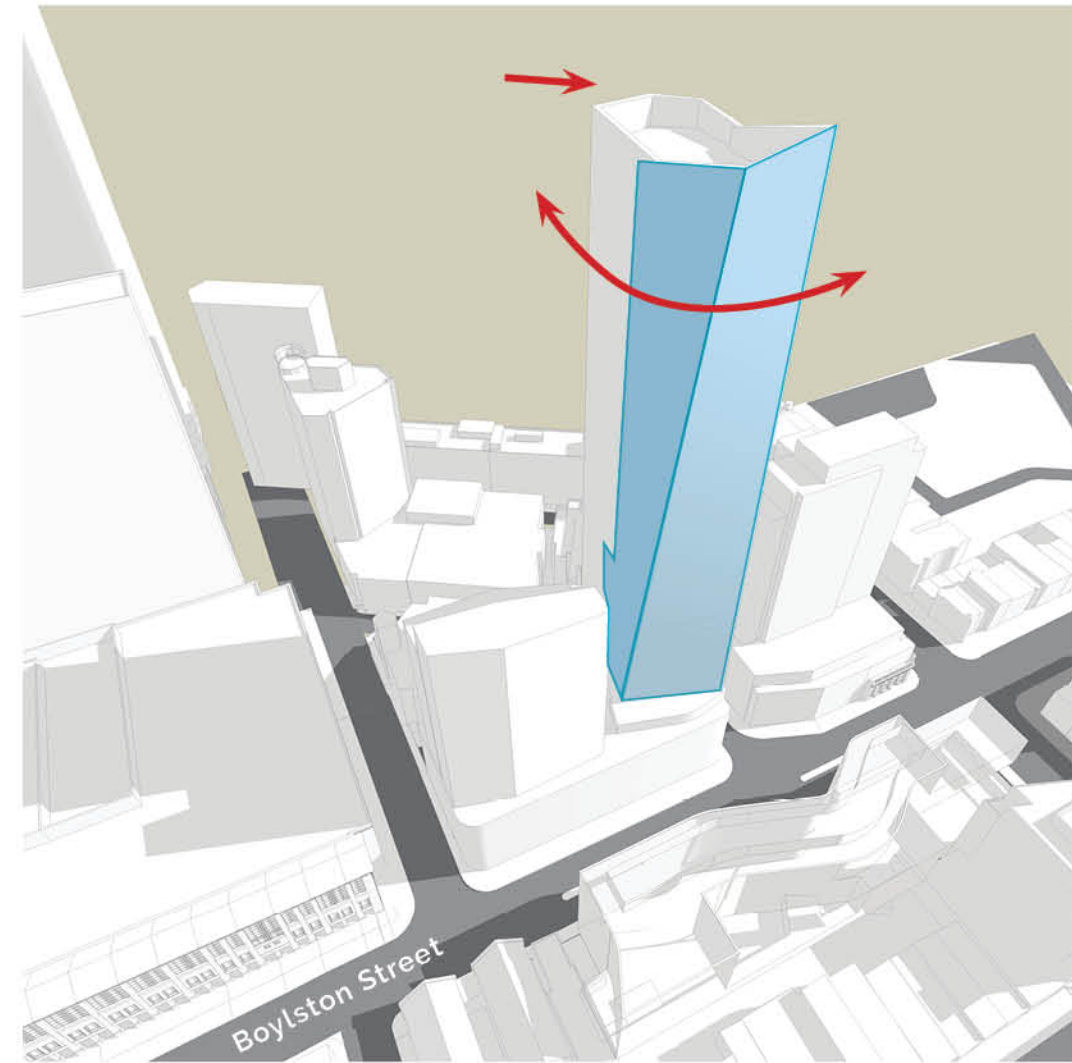
3 FOOTPRINT EXTRUSIONS



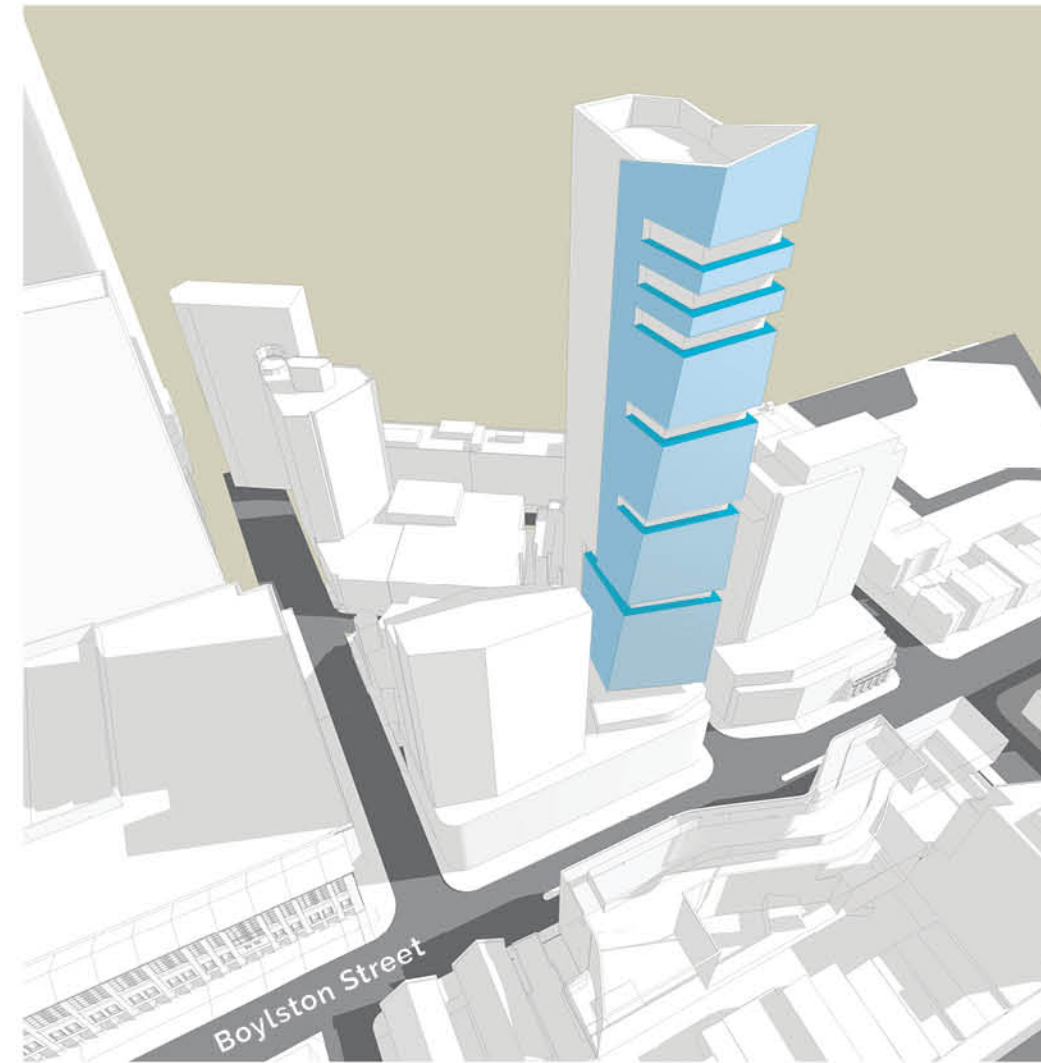
4 FACADE ROTATION



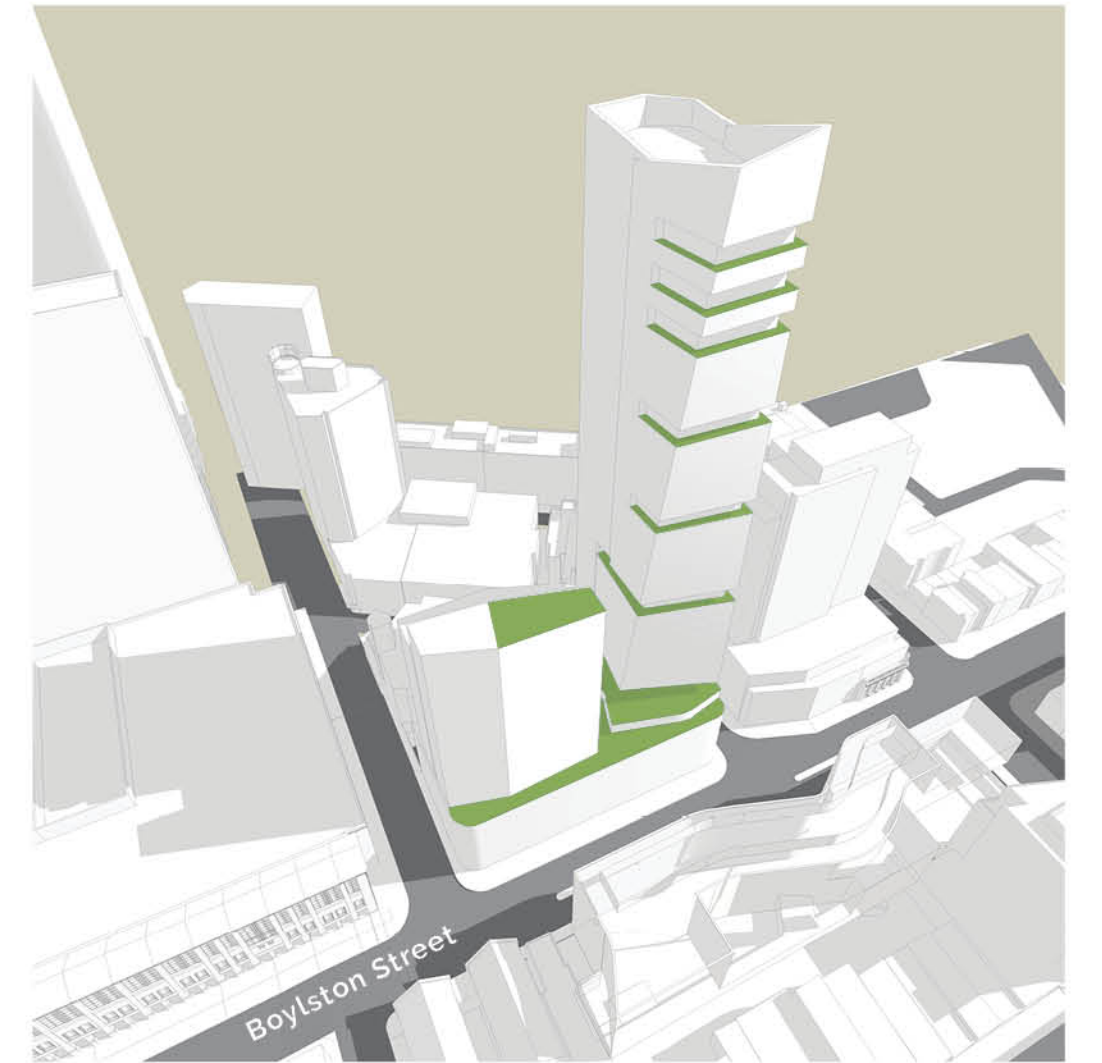
5 SHEARED EXTRUSIONS



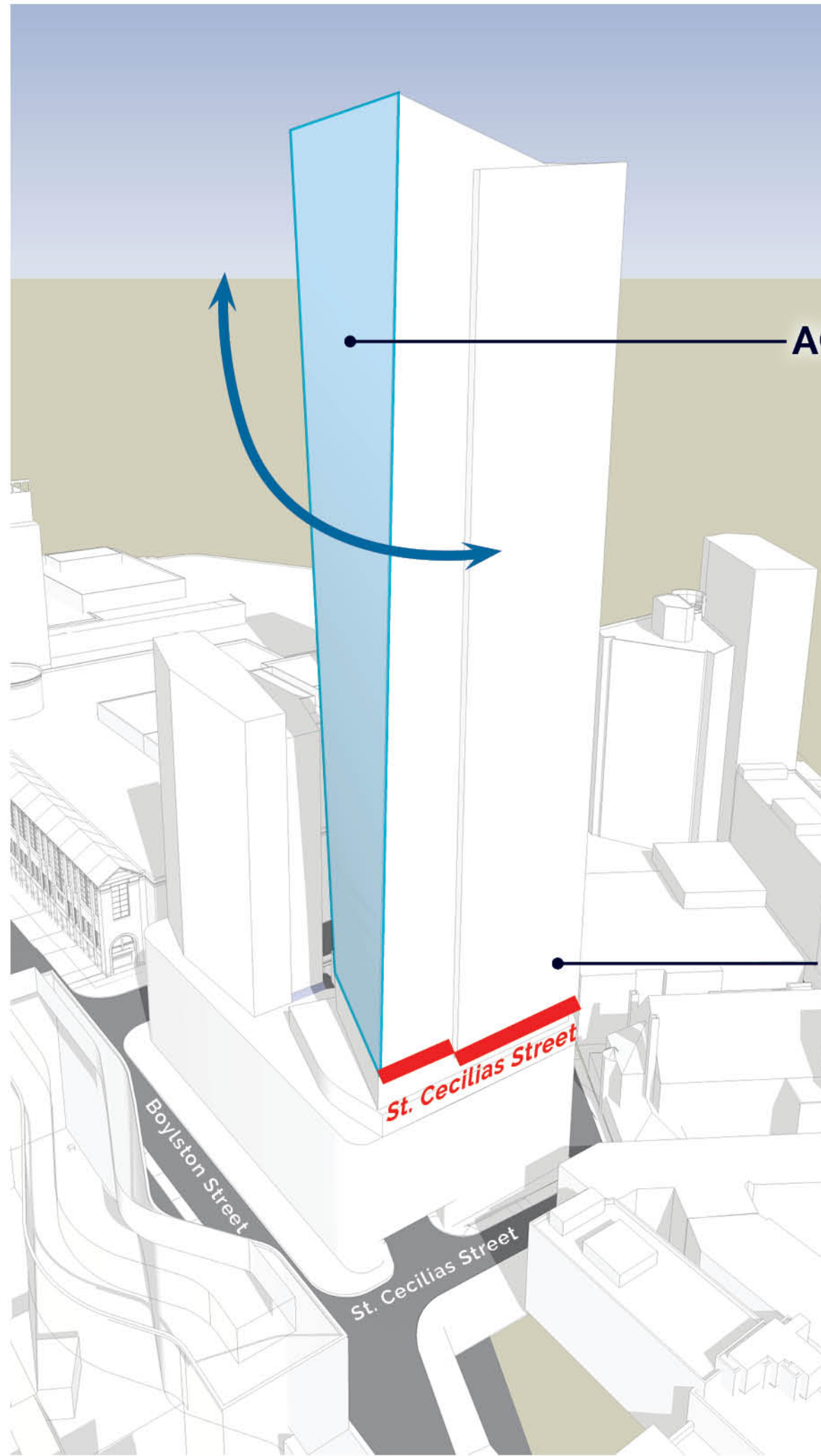
6 TWISTED FORM



7 BALCONIES



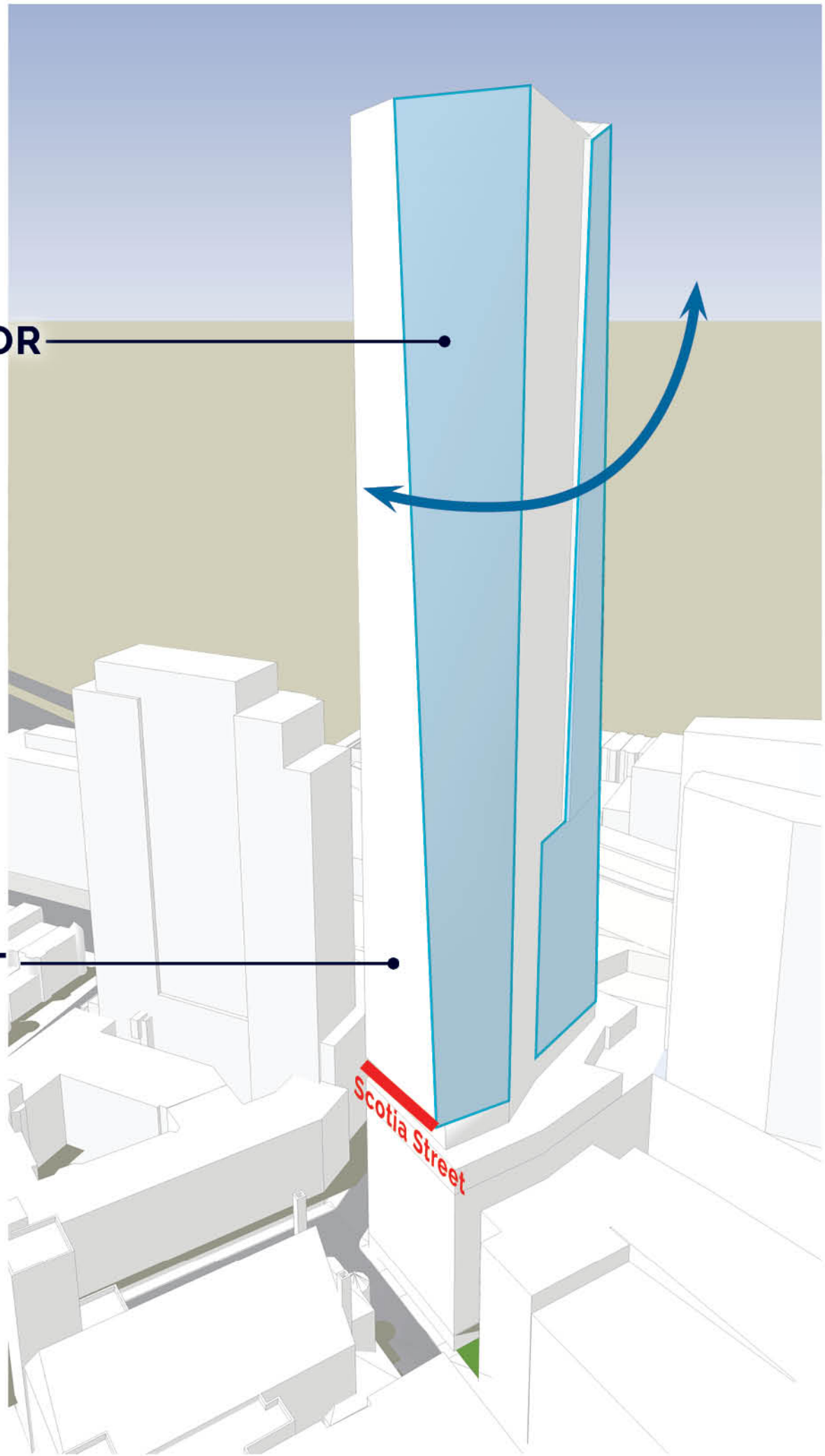
8 GREEN



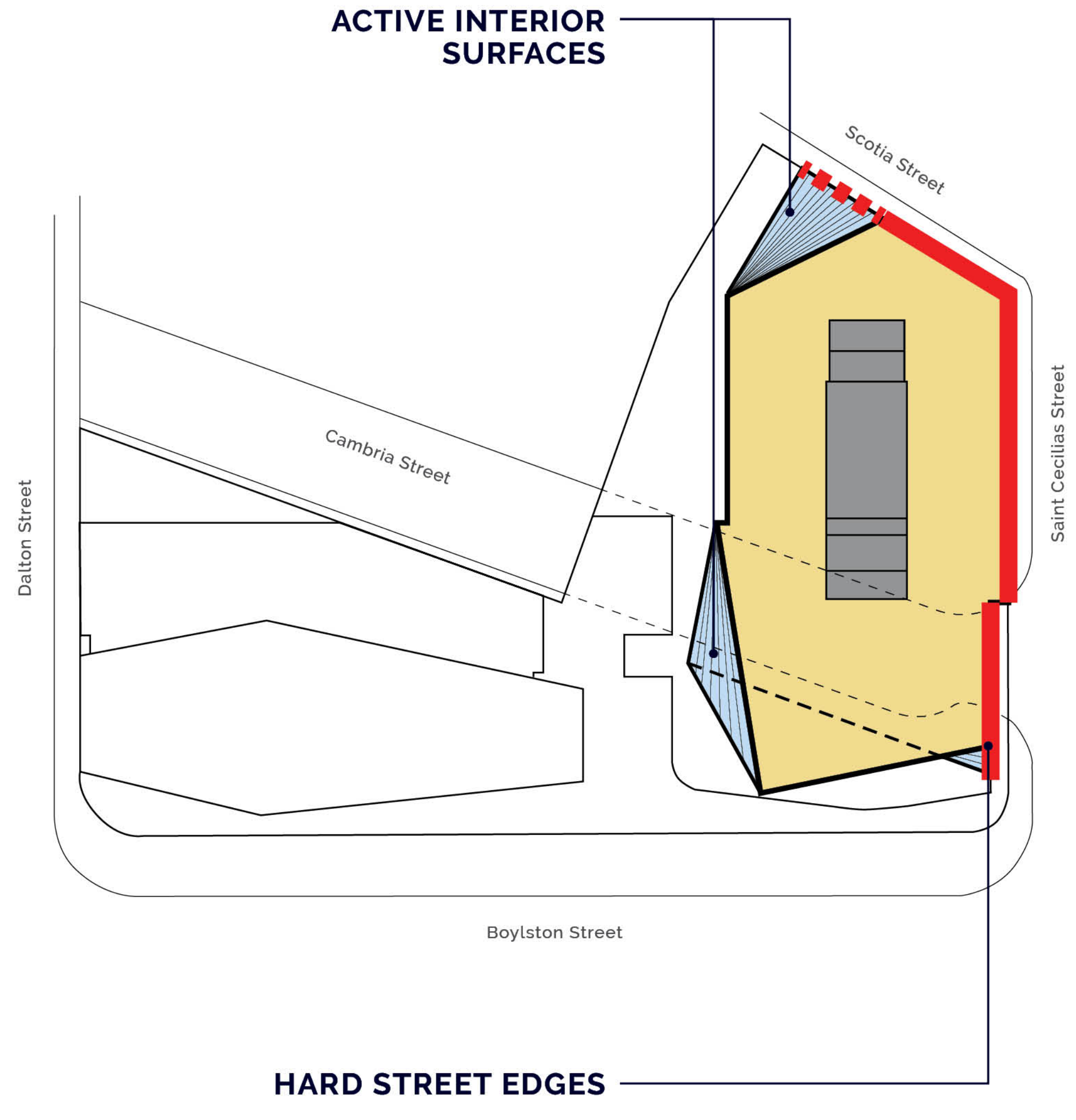
VIEW FROM THE NORTHWEST

ACTIVE INTERIOR EDGES

HARD STREET EDGES



VIEW FROM THE SOUTHEAST

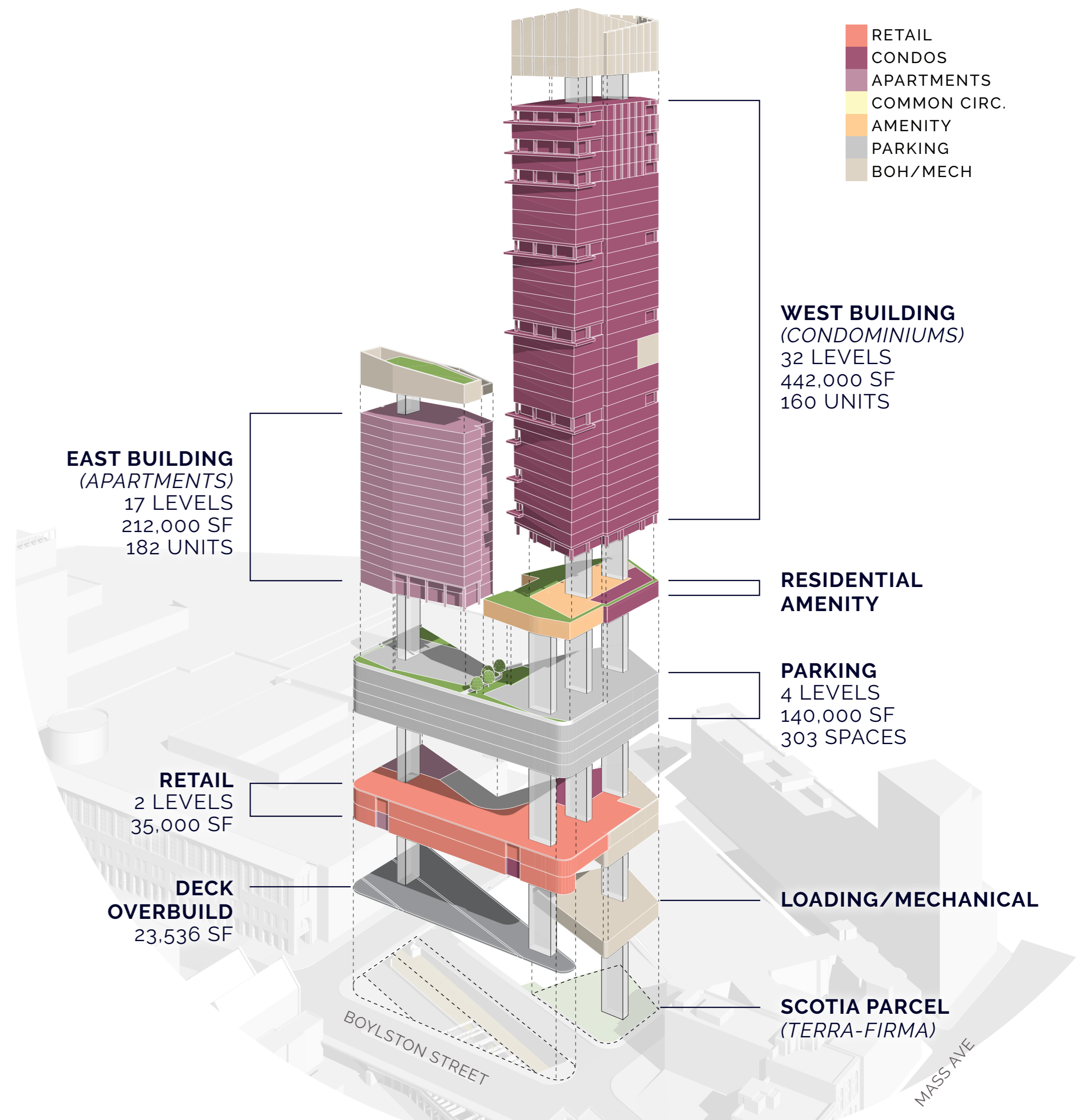


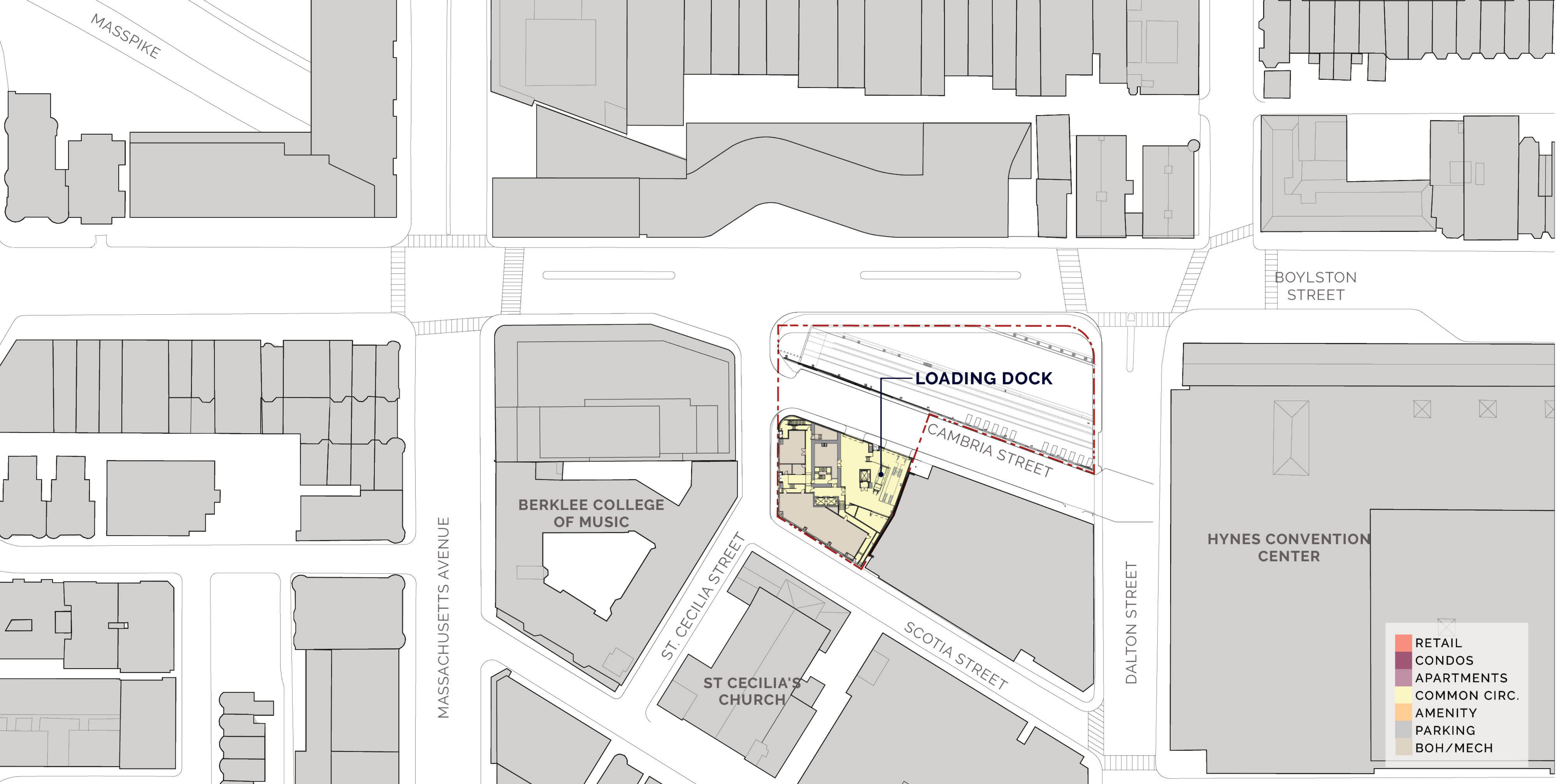
ACTIVE INTERIOR SURFACES

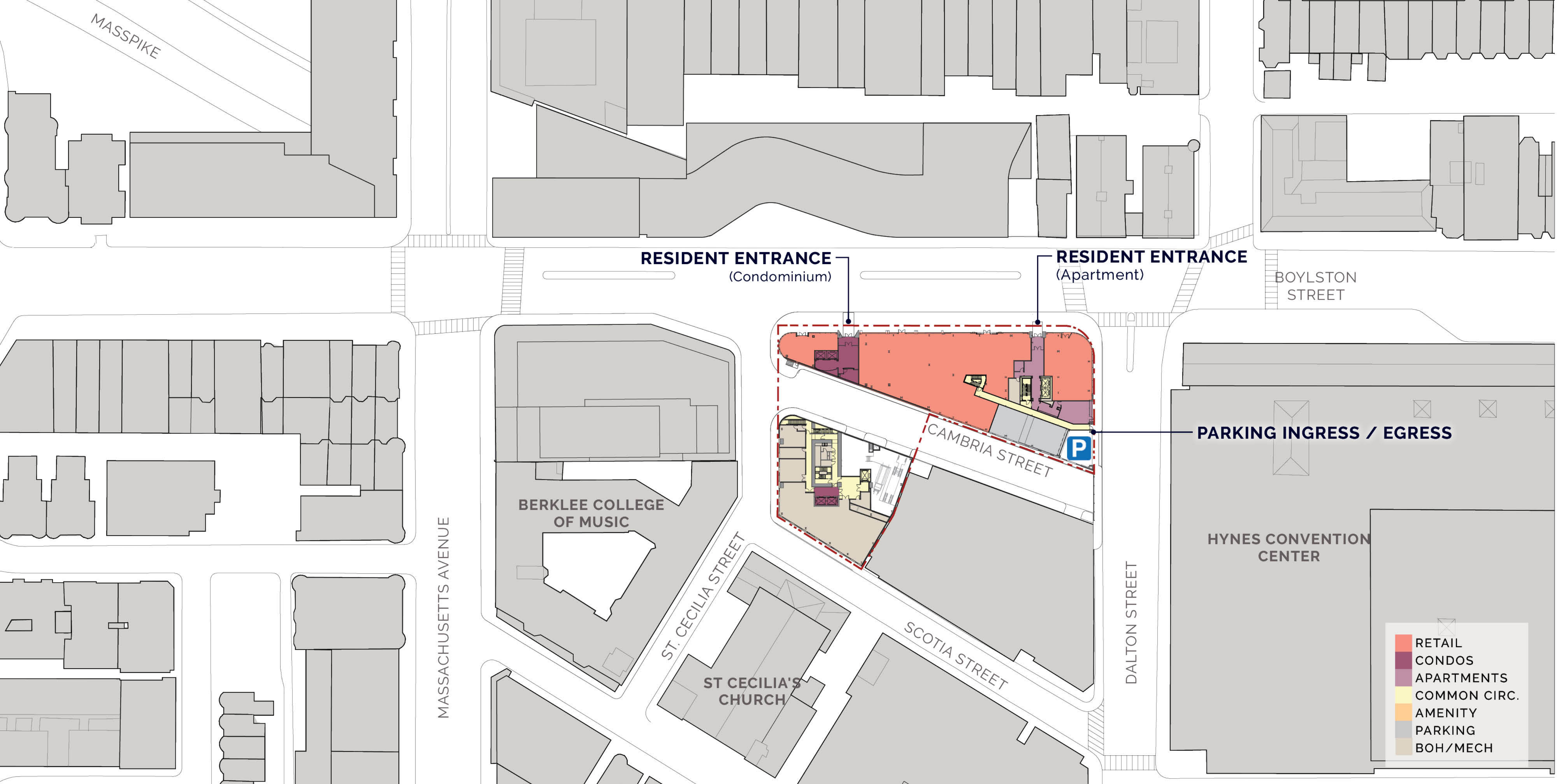
HARD STREET EDGES

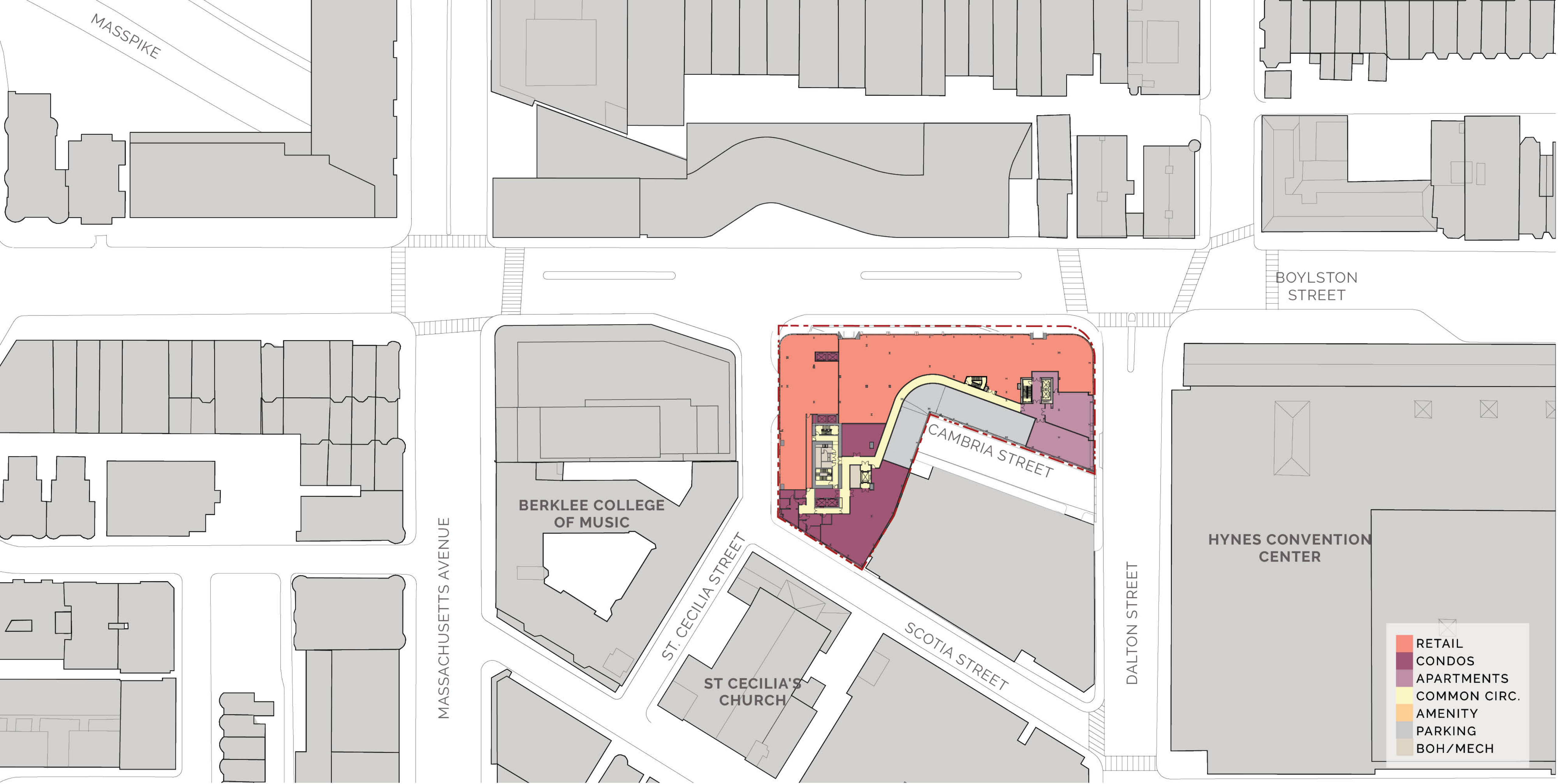
KEY STATISTICS			
	WEST BUILDING	EAST BUILDING	TOTAL
Stories	40	24	
Height top of Residential	566 FT	283 FT	
Condominium Units	160		160
Apartment Units		182	182
Parking Spaces			303

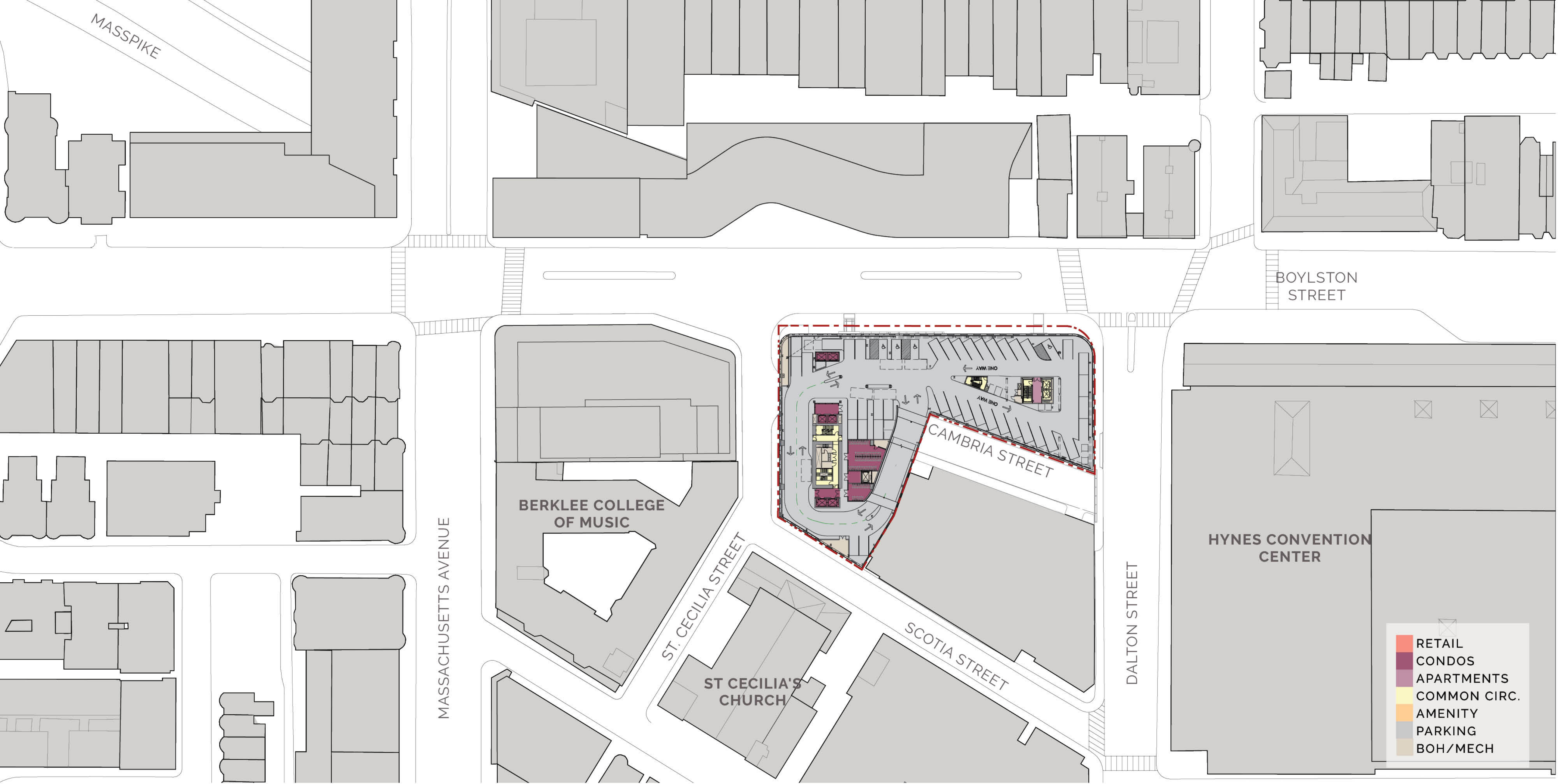
PROGRAM (SQ FT)			
	WEST BUILDING	EAST BUILDING	TOTAL
Condominium	442,000		442,000
Apartment		212,000	212,000
Retail	7,000	28,000	35,000
Parking	68,000	72,000	140,000
Total (excluding parking)	449,000	240,000	689,000
FAR (excluding parking)			16.82

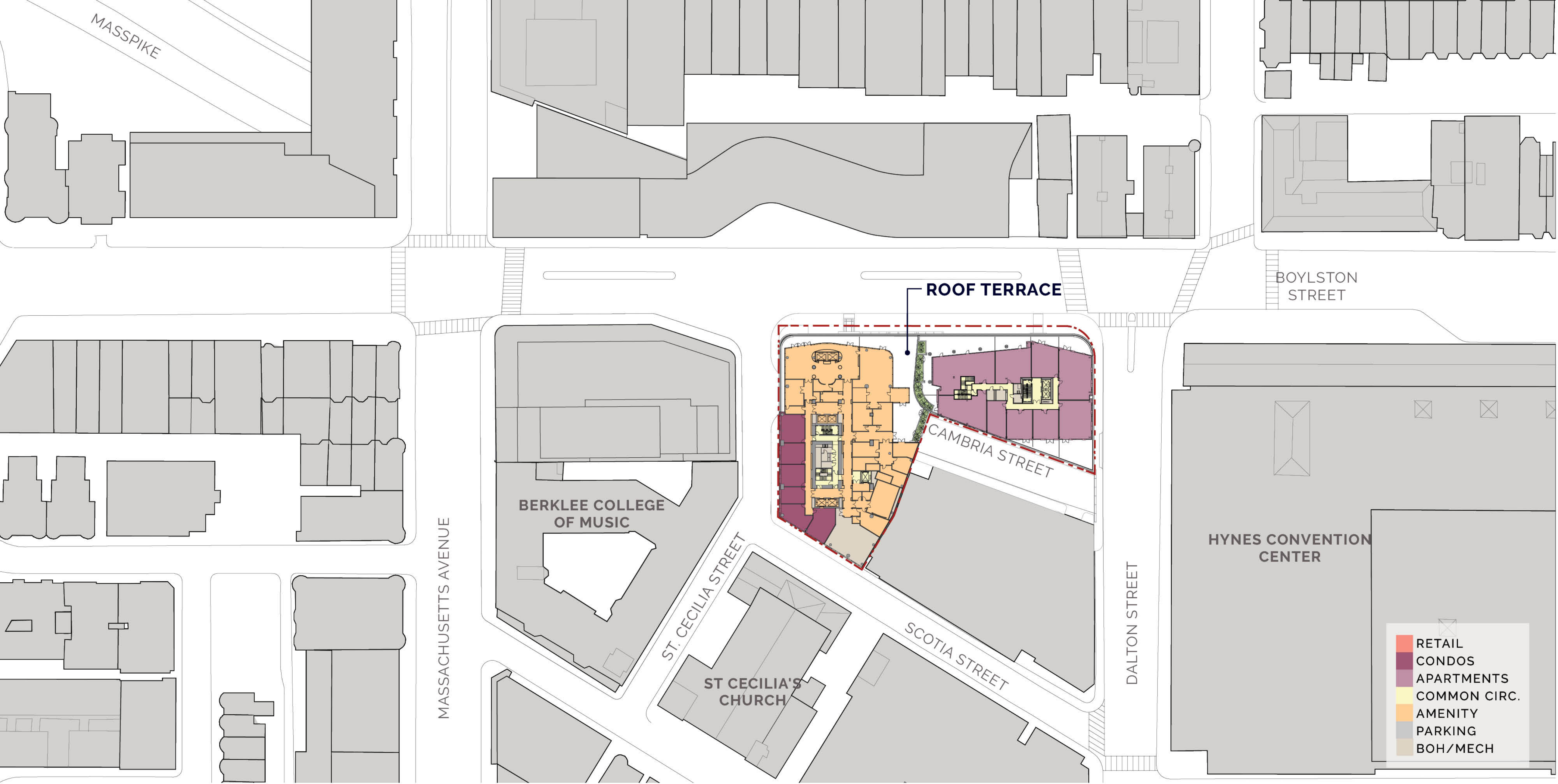


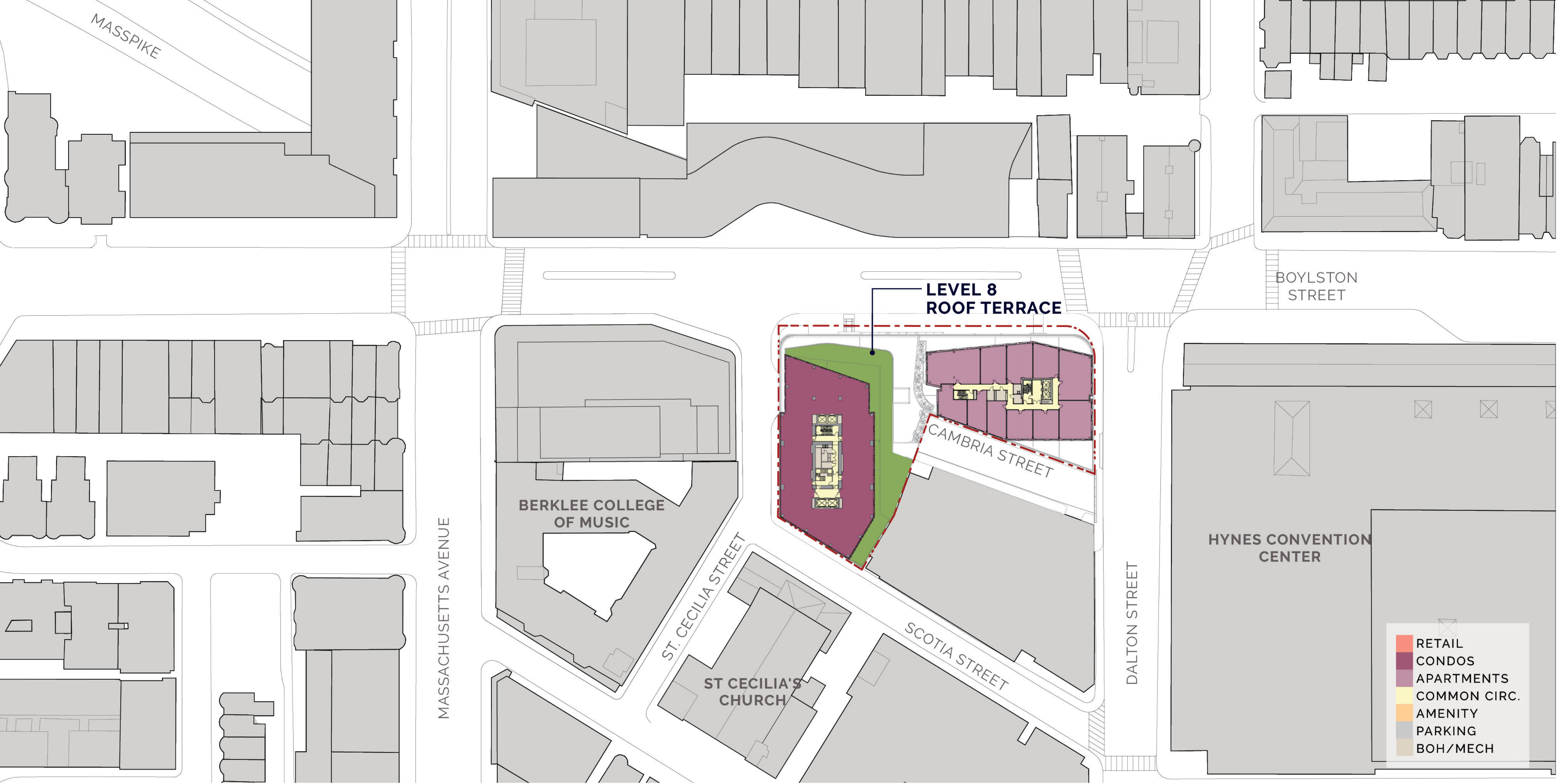


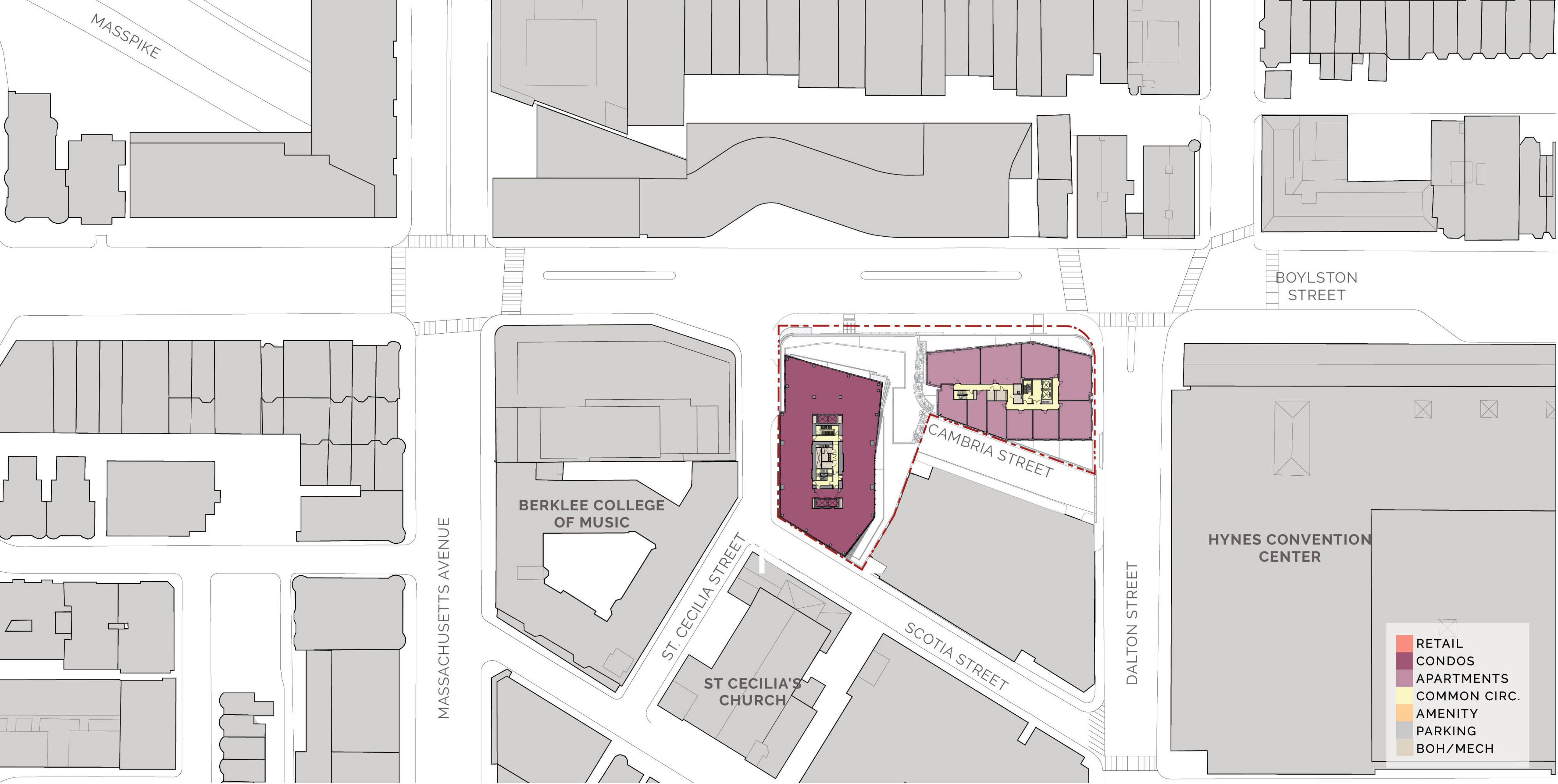


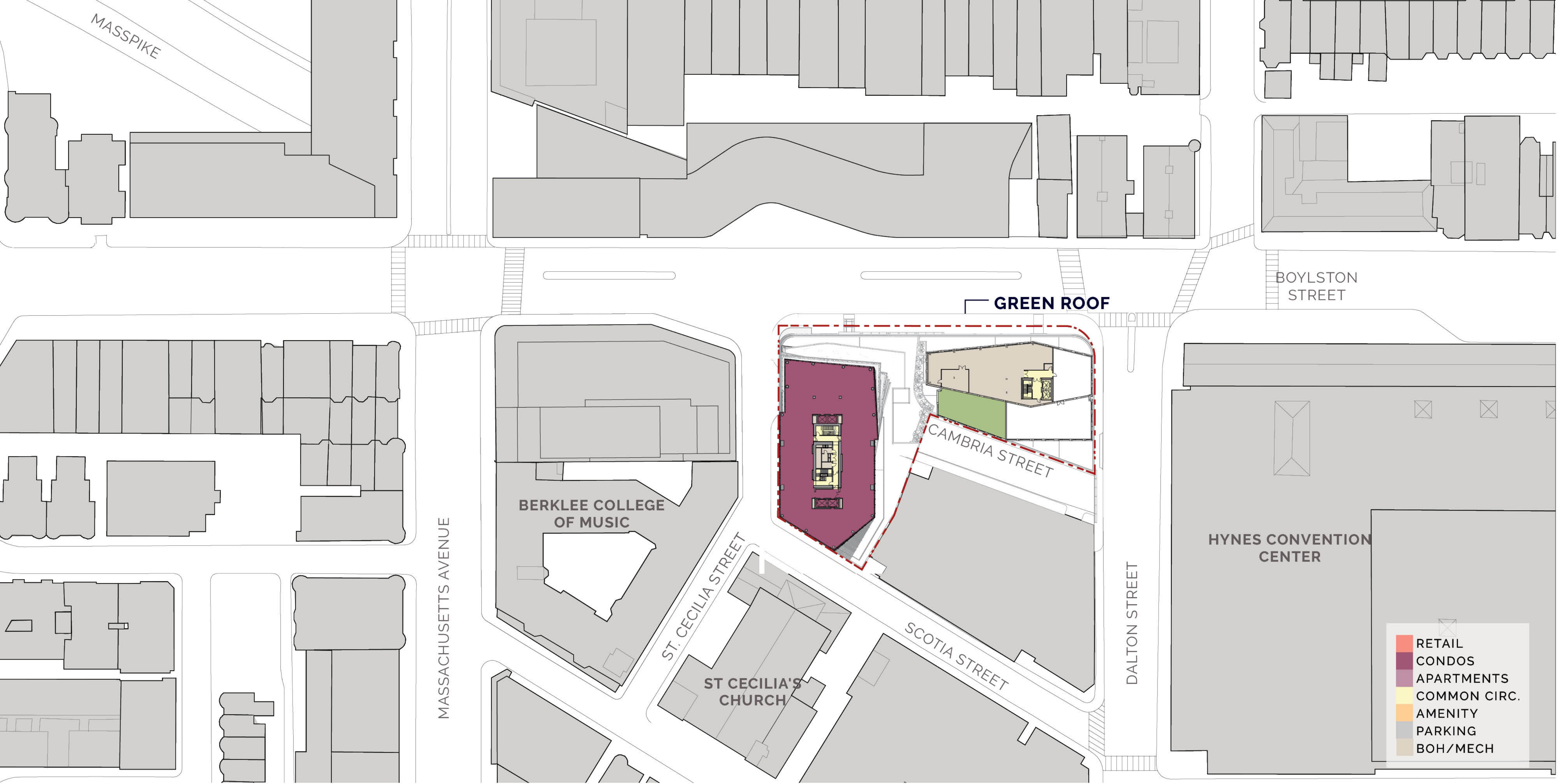


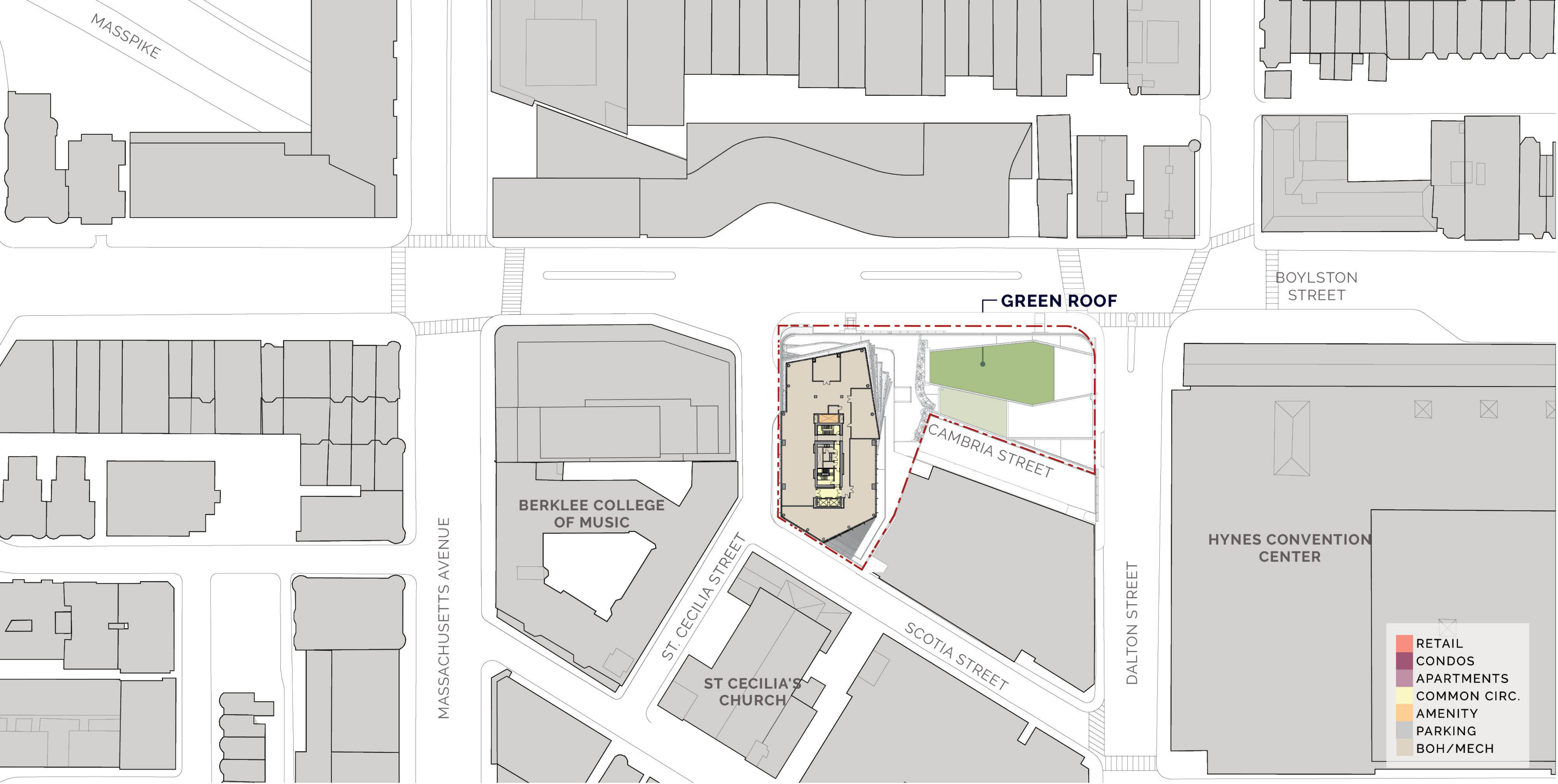














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1000 BOYLSTON STREET PROJECT
BOSTON, MASSACHUSETTS

VIEW FROM THE NORTHEAST

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VIEW FROM MASSACHUSETTS AVENUE

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PEDESTRIAN VIEW FROM BOYLSTON

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