



**CITIZENS ADVISORY
COMMITTEE MEETING**
February 14, 2017

1000
**Boylston Street
Parcel 15**

W WEINERVENTURES
REAL ESTATE DEVELOPMENT & INVESTMENT

ELKUS | MANFREDI
ARCHITECTS



PARCEL 8

PARCEL 9

PARCEL 10

PARCEL 11

PARCEL 12

PARCEL 13

PROJECT SITE BOUNDARY

PRUDENTIAL PARCEL

PARCEL 15

PARCEL 14

1000 BOYLSTON STREET
BOSTON, MASSACHUSETTS

MASS DOT AIR RIGHTS PARCELS



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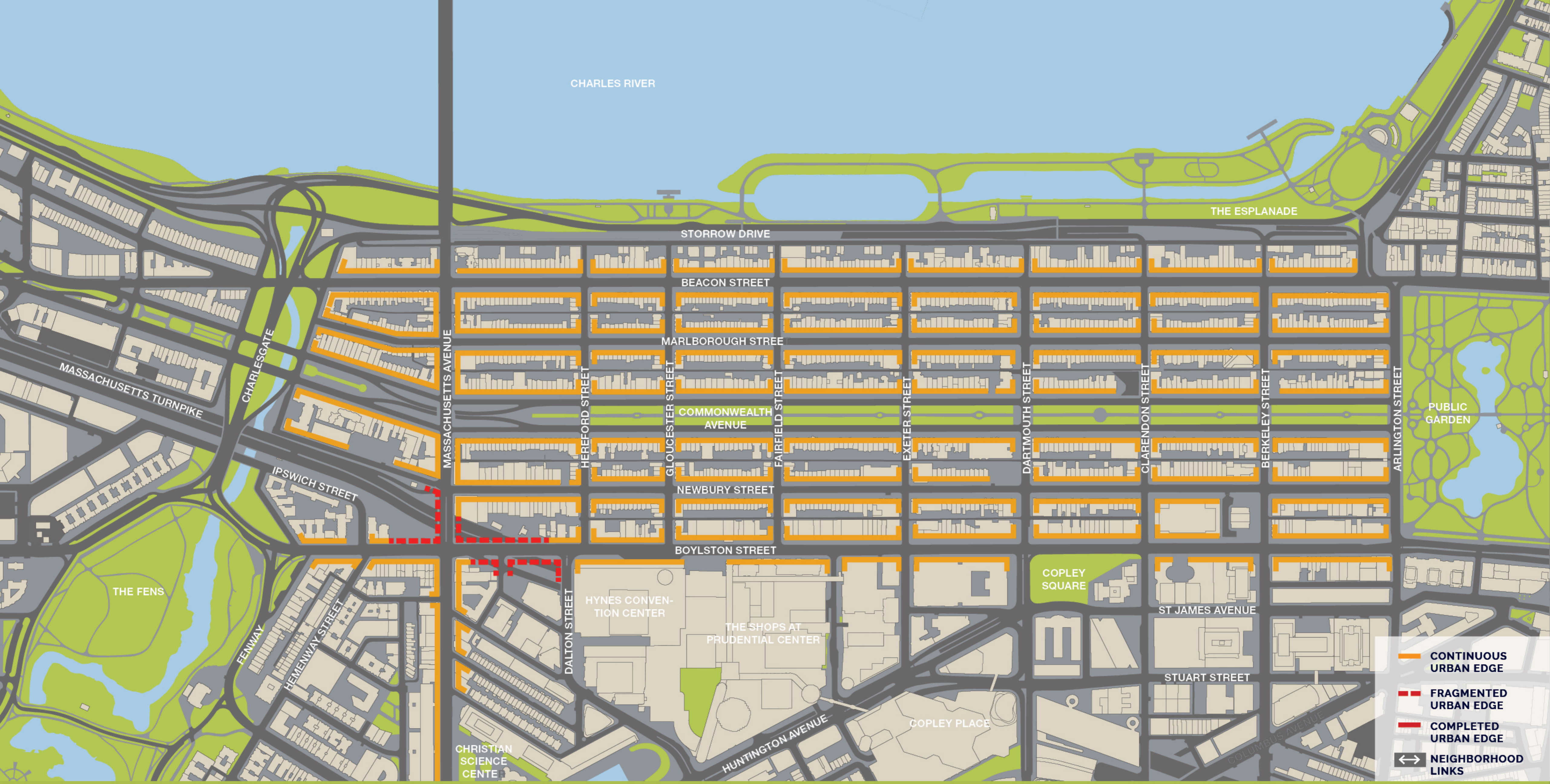
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BOSTON, MASSACHUSETTS

EXISTING URBAN CONTEXT



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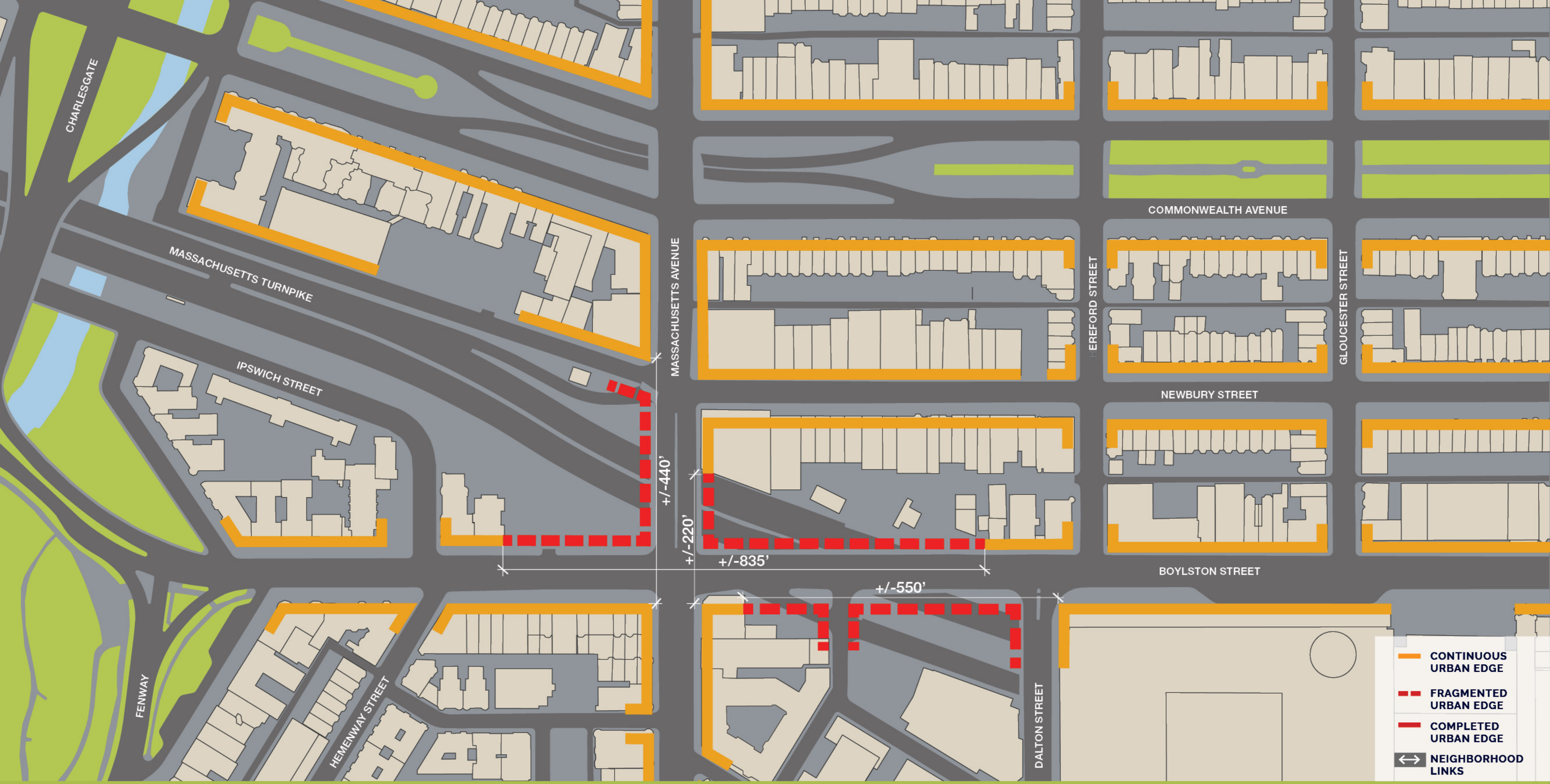
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BACK BAY URBAN FABRIC



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

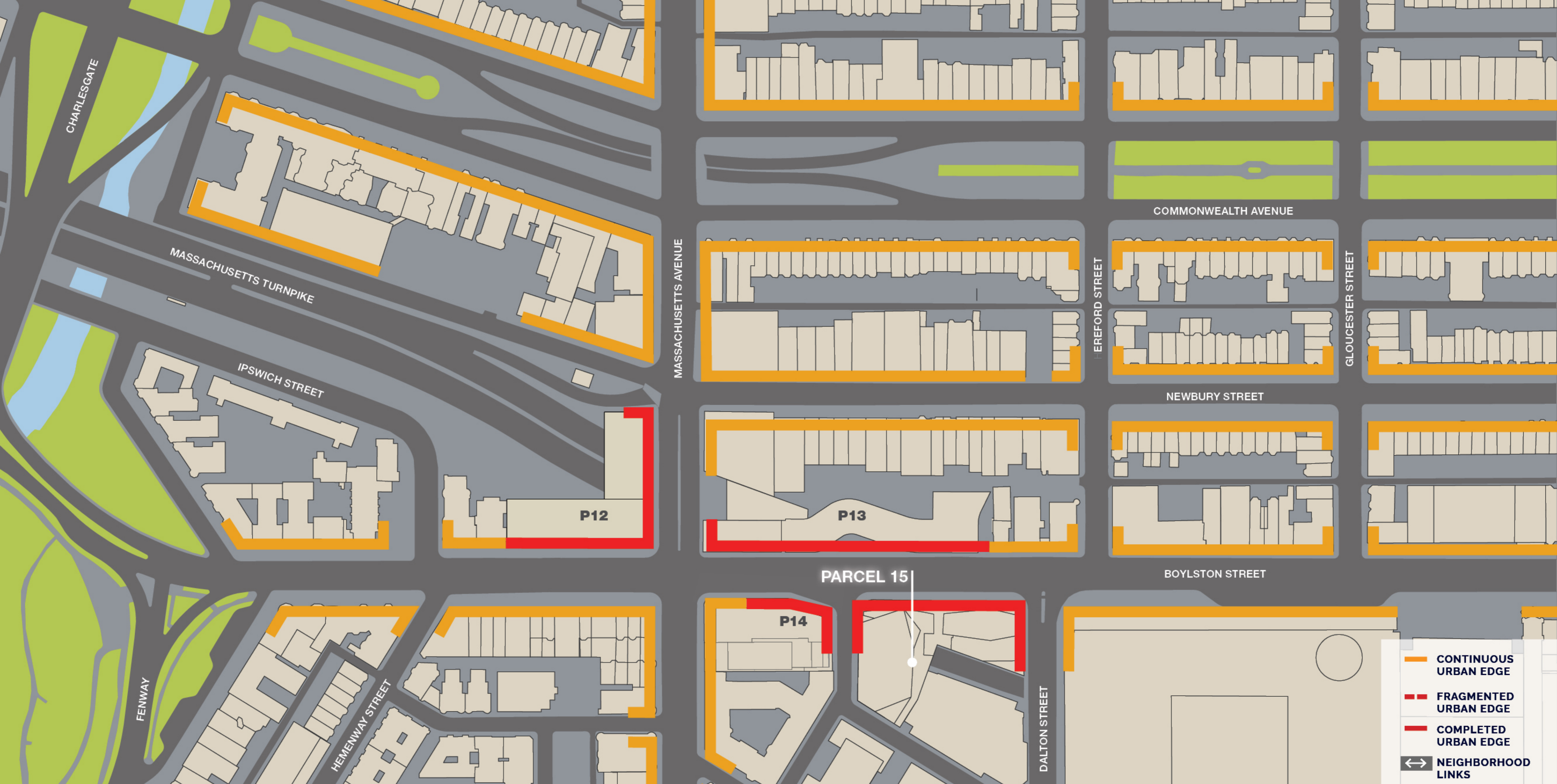
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**BACK BAY URBAN FABRIC
FRAGMENTED BLOCKS**



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**BACK BAY URBAN FABRIC
 BLOCK COMPLETION**



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NEIGHBORHOOD CONTEXT PLAN

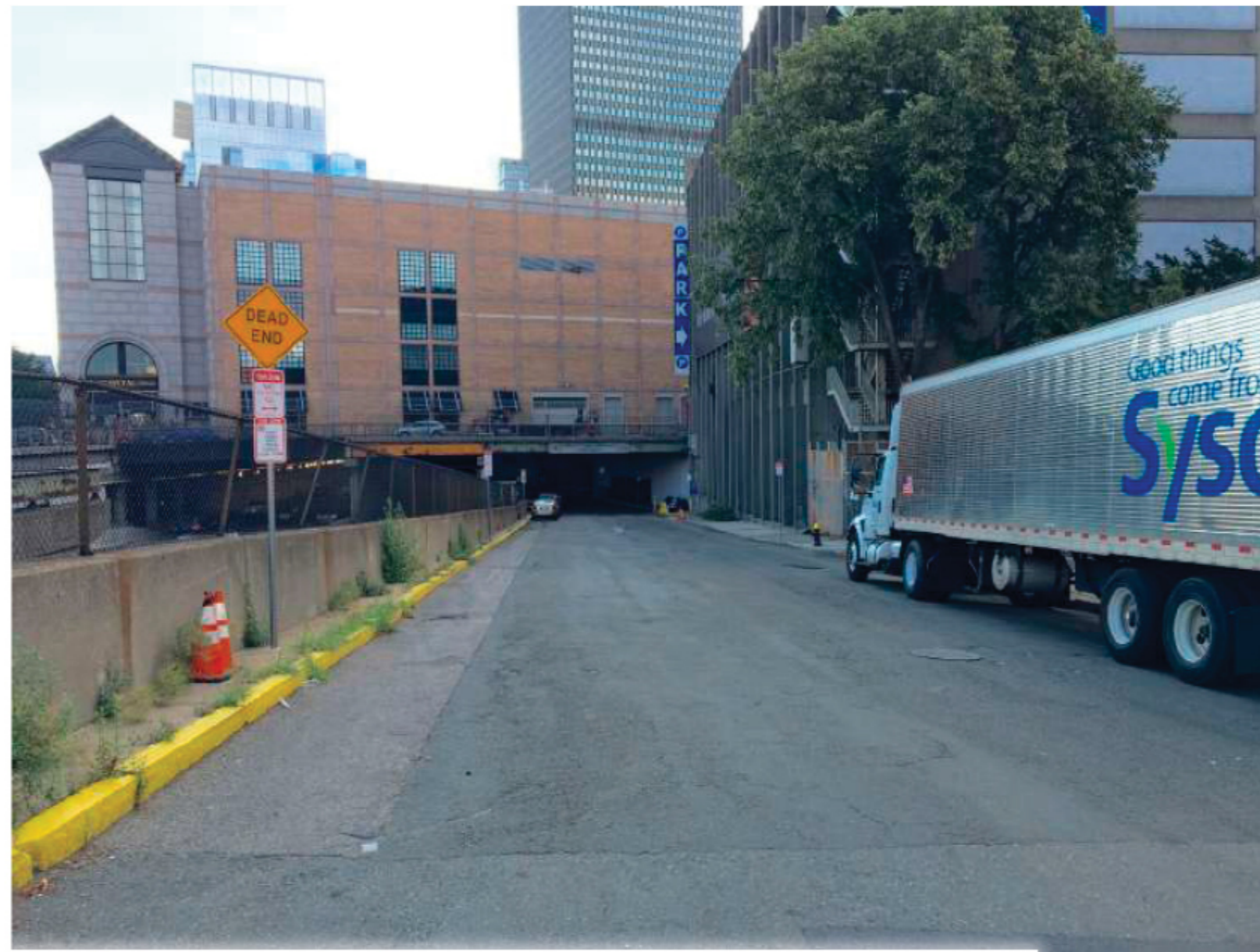


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Boylston Street looking southeast



Cambria Street looking east



Corner of Dalton & Boylston Streets looking west



corner of St Cecilia & Boylston Streets looking south



Dalton Street looking west



St. Cecilia Street looking east



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SITE CONTEXT AERIAL

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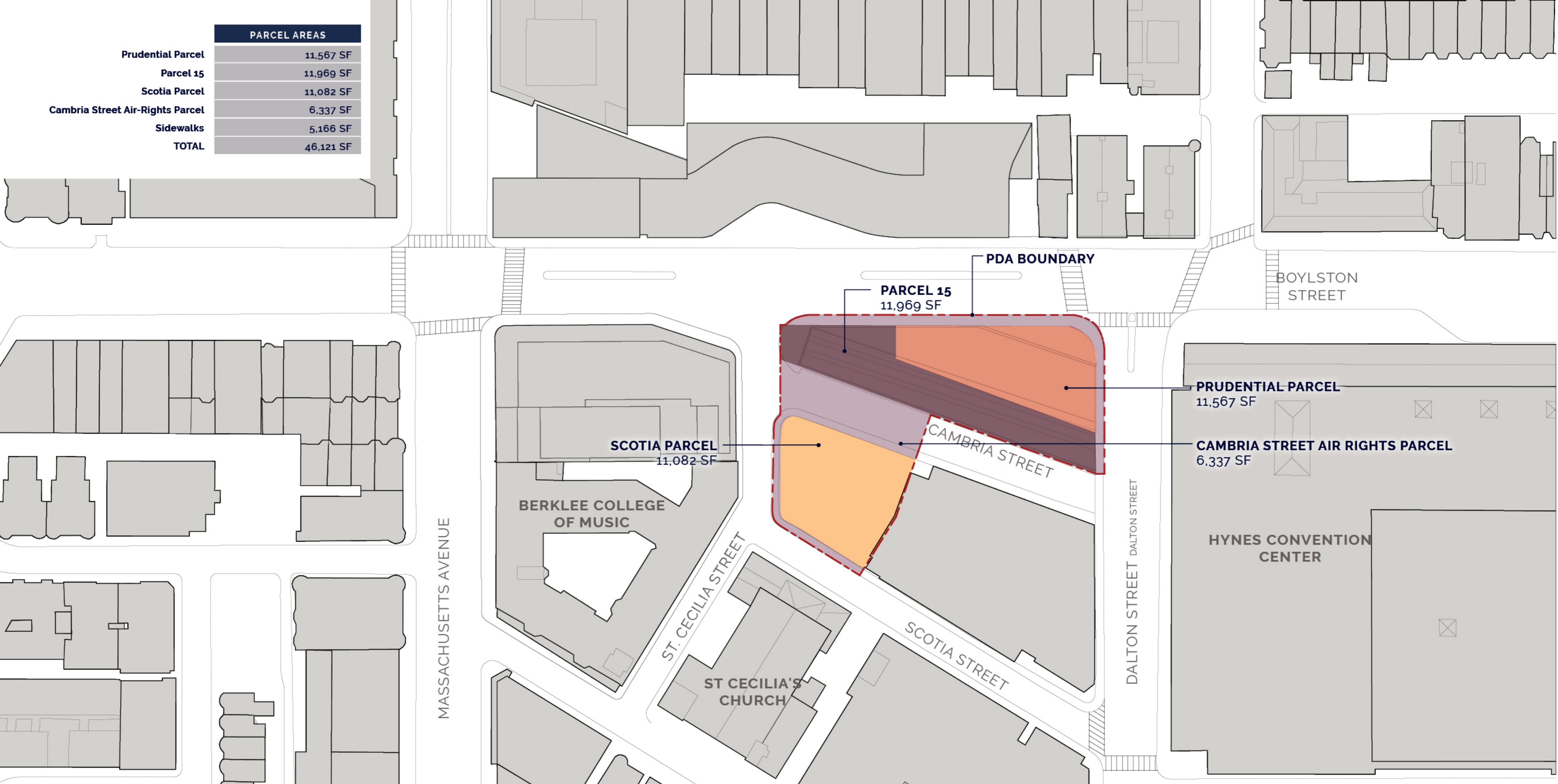
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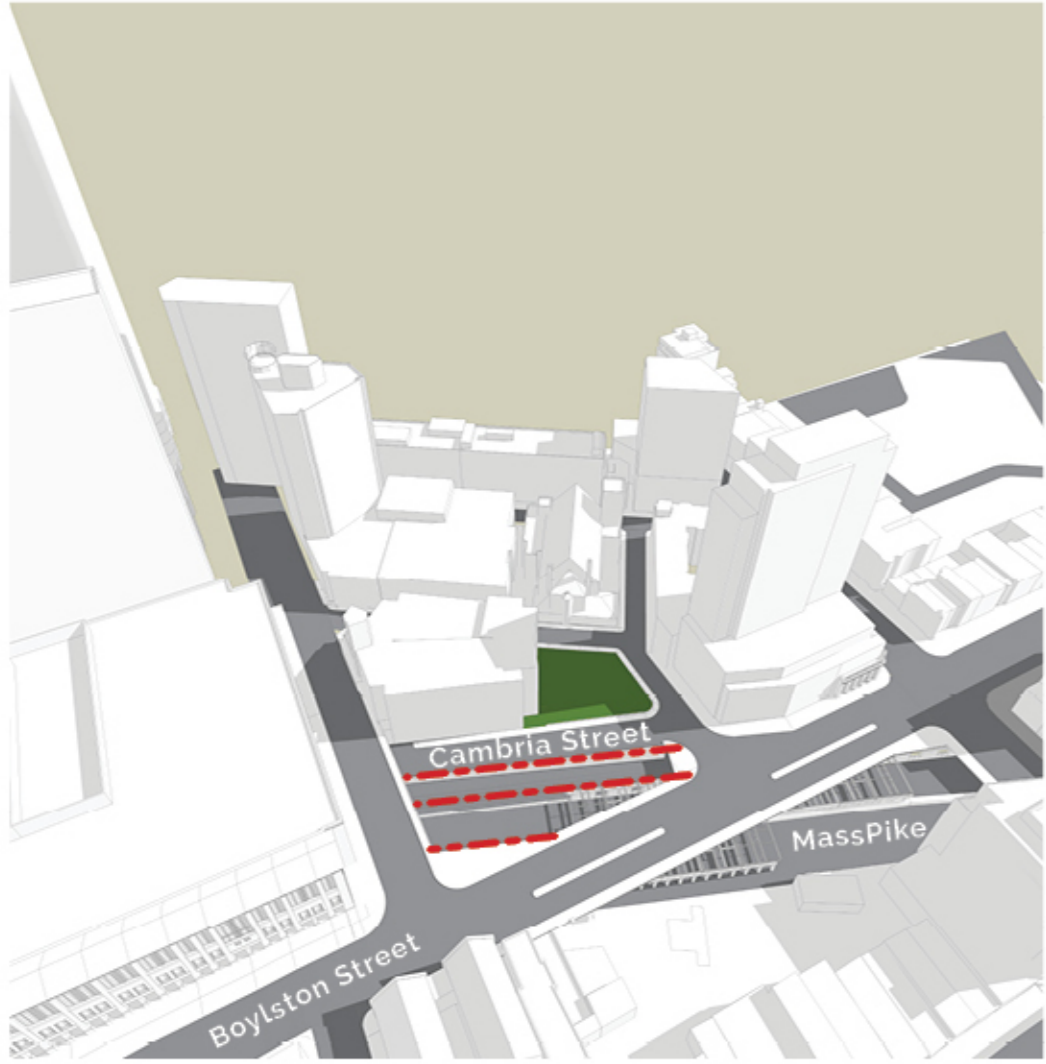
SITE CONTEXT AERIAL

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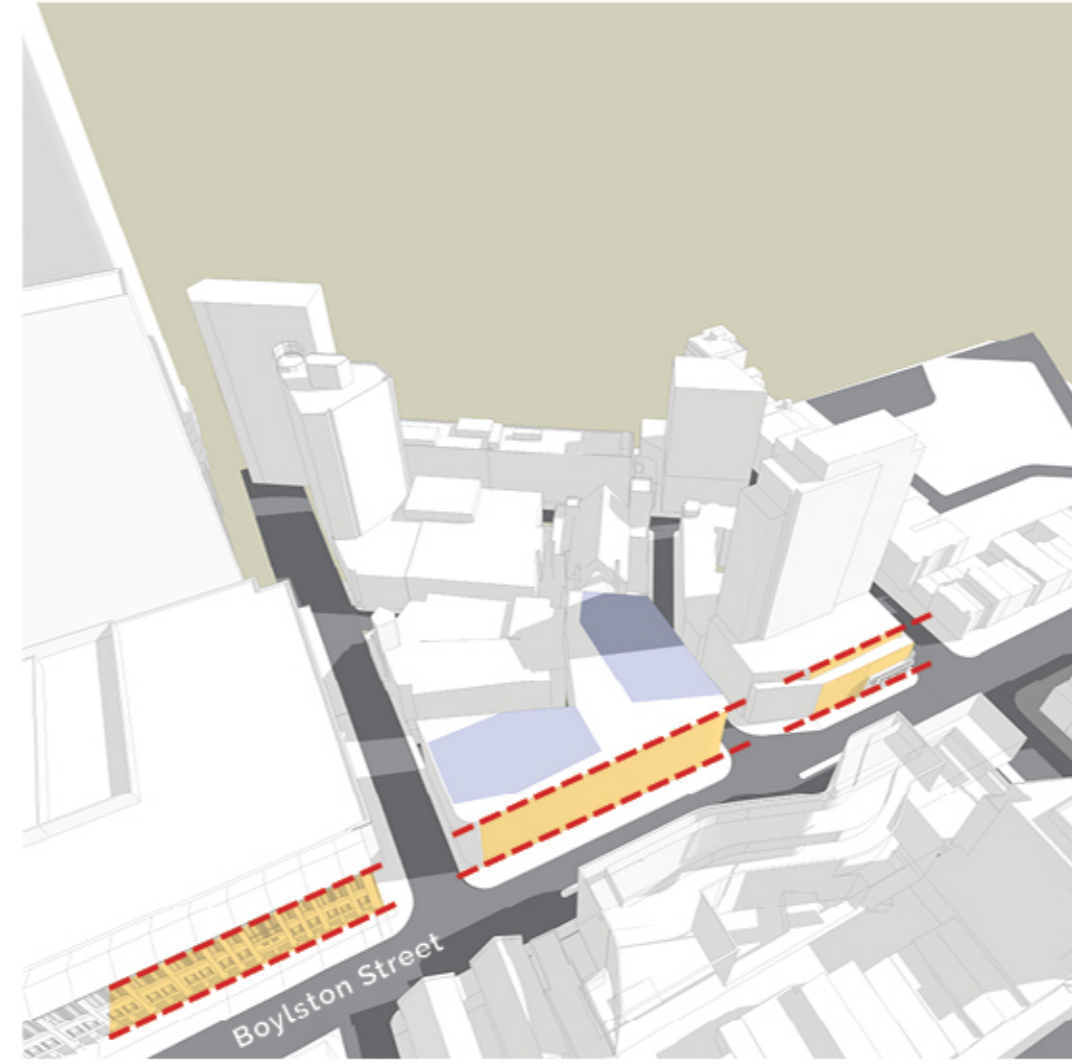
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PARCEL AREAS	
Prudential Parcel	11,567 SF
Parcel 15	11,969 SF
Scotia Parcel	11,082 SF
Cambria Street Air-Rights Parcel	6,337 SF
Sidewalks	5,166 SF
TOTAL	46,121 SF

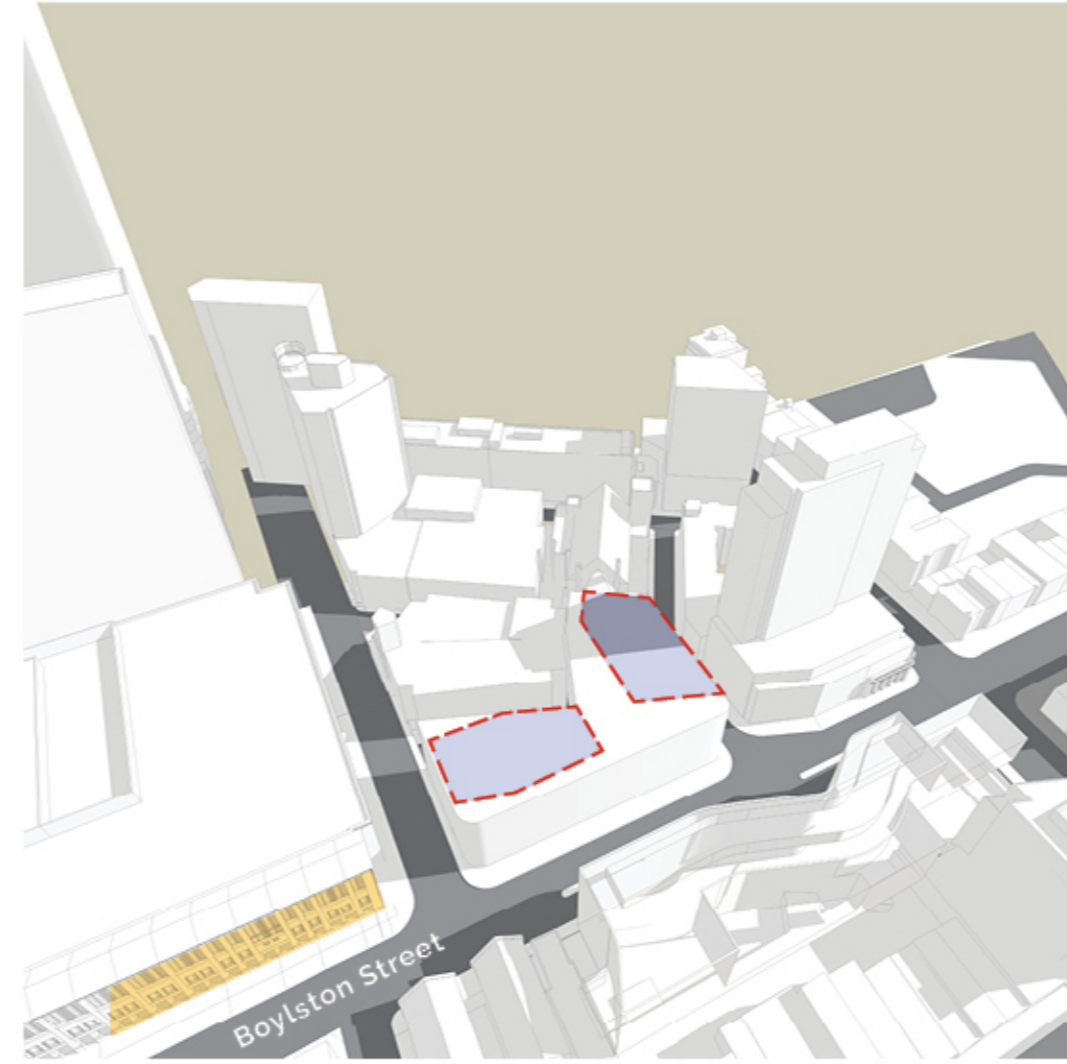




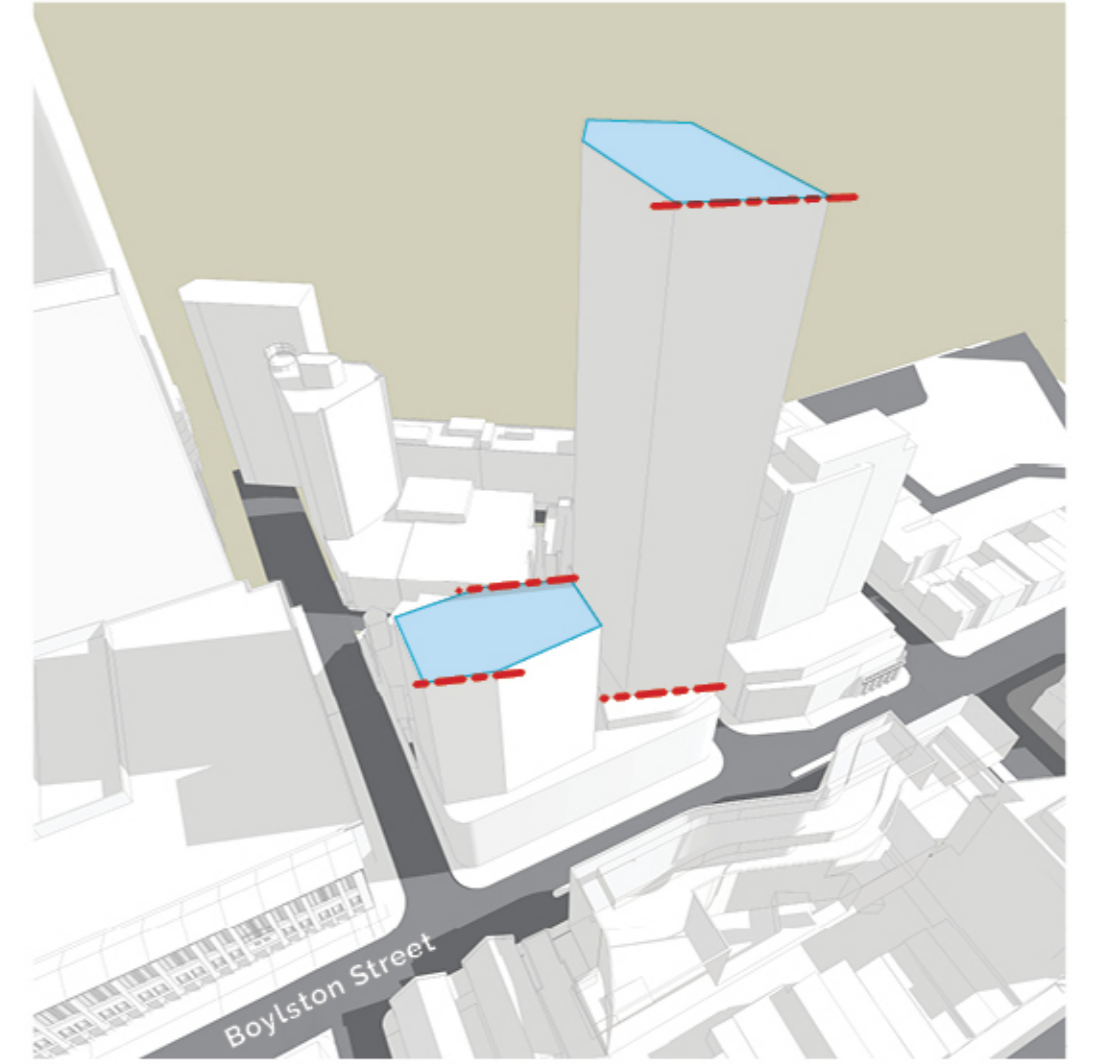
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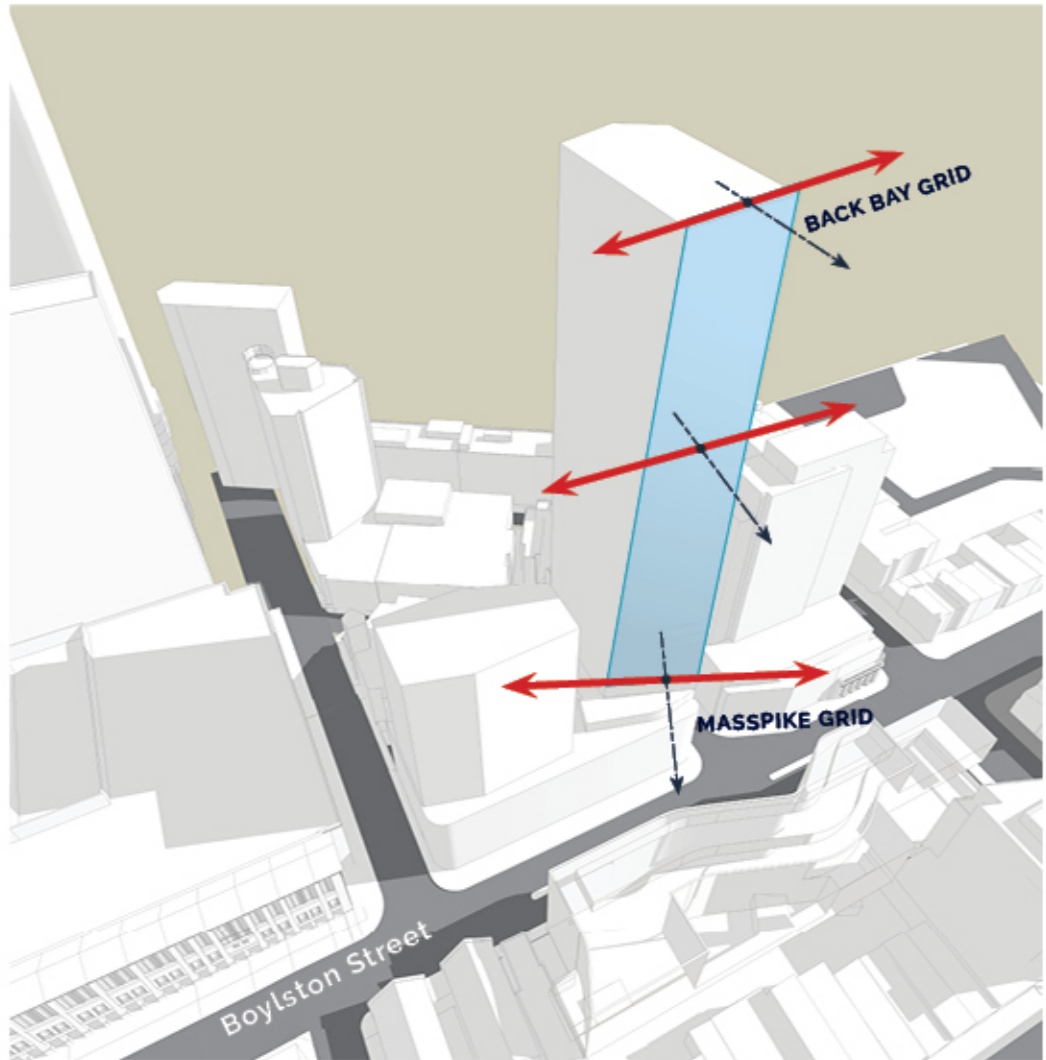
2 URBAN STREET WALL



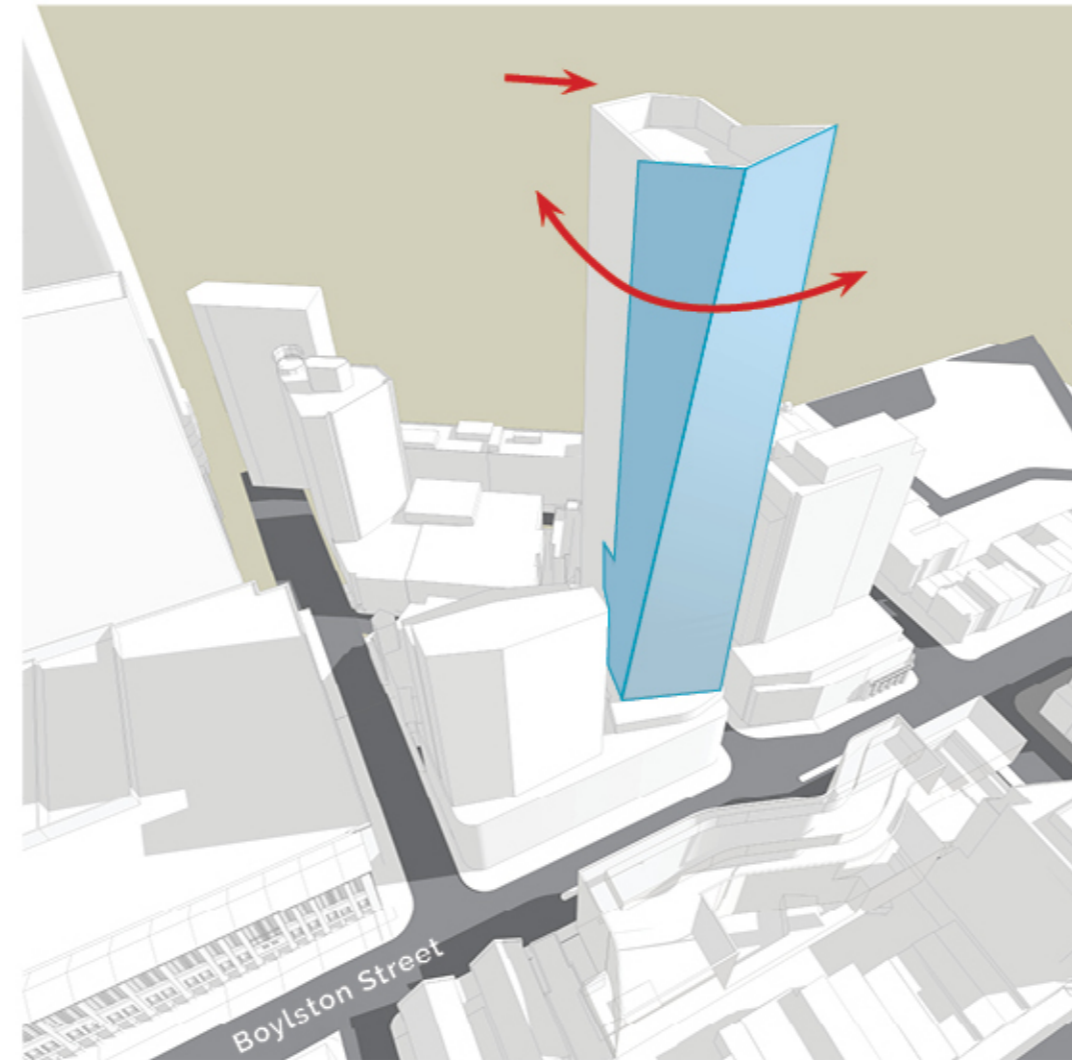
3 FOOTPRINTS



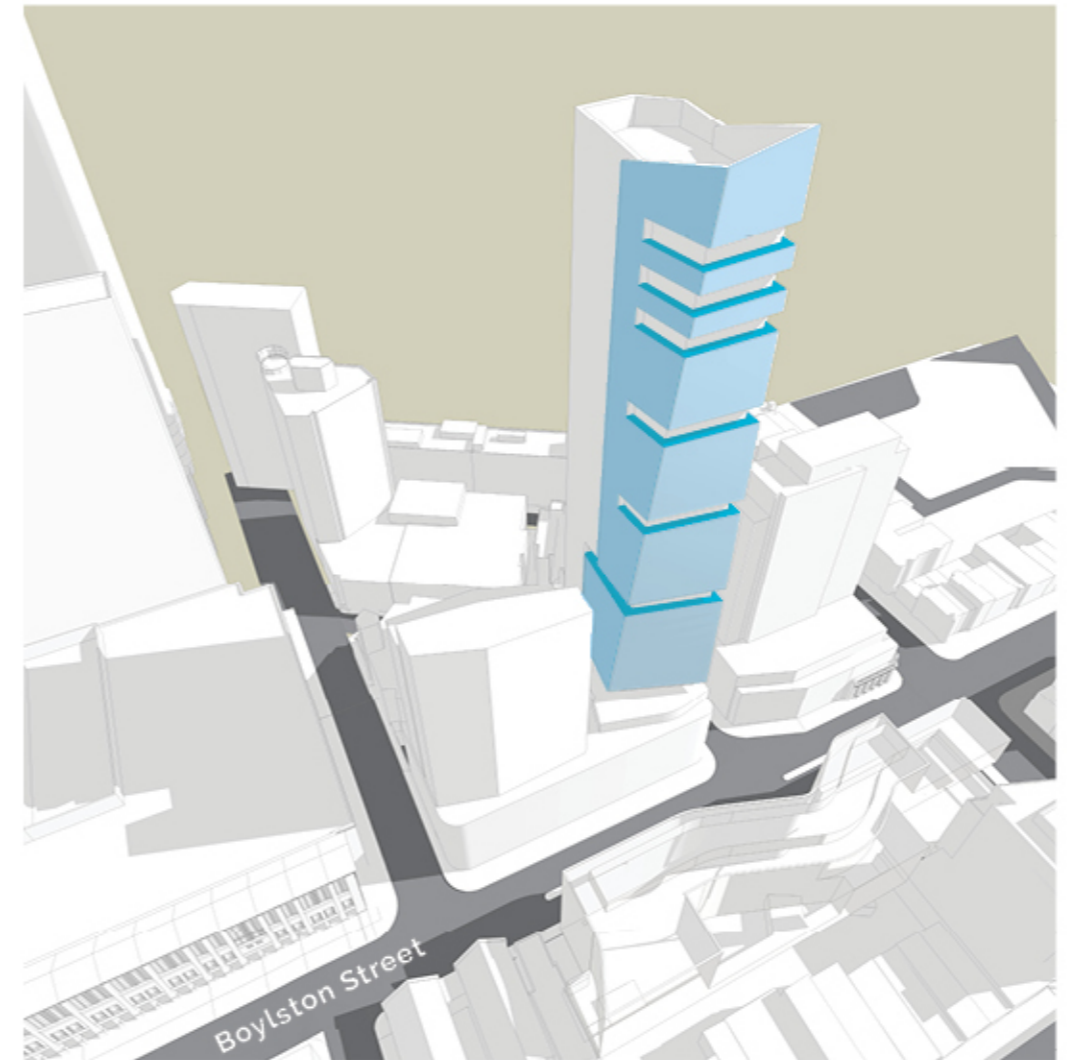
4 EXTRUDED FORMS



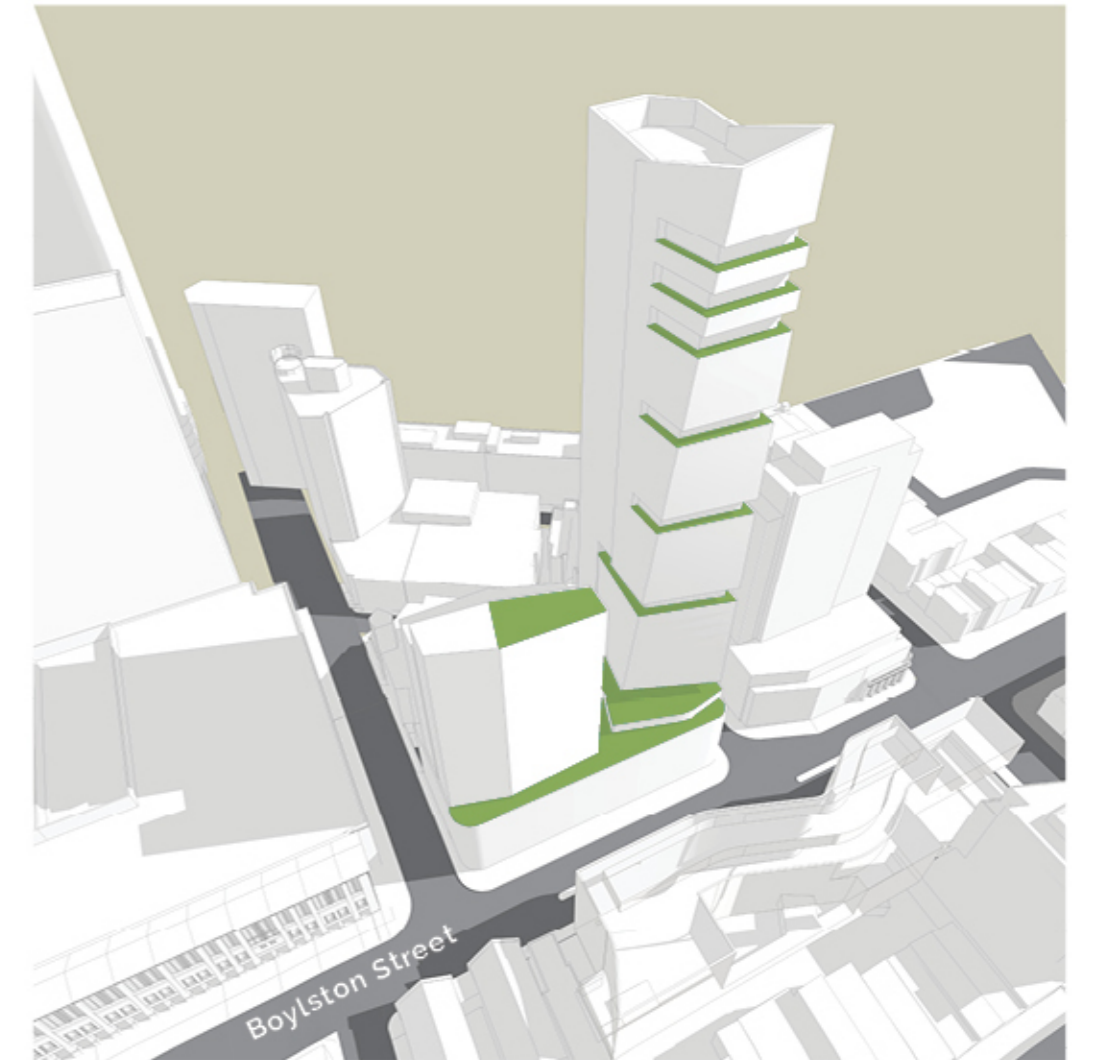
5 FACADE ROTATION



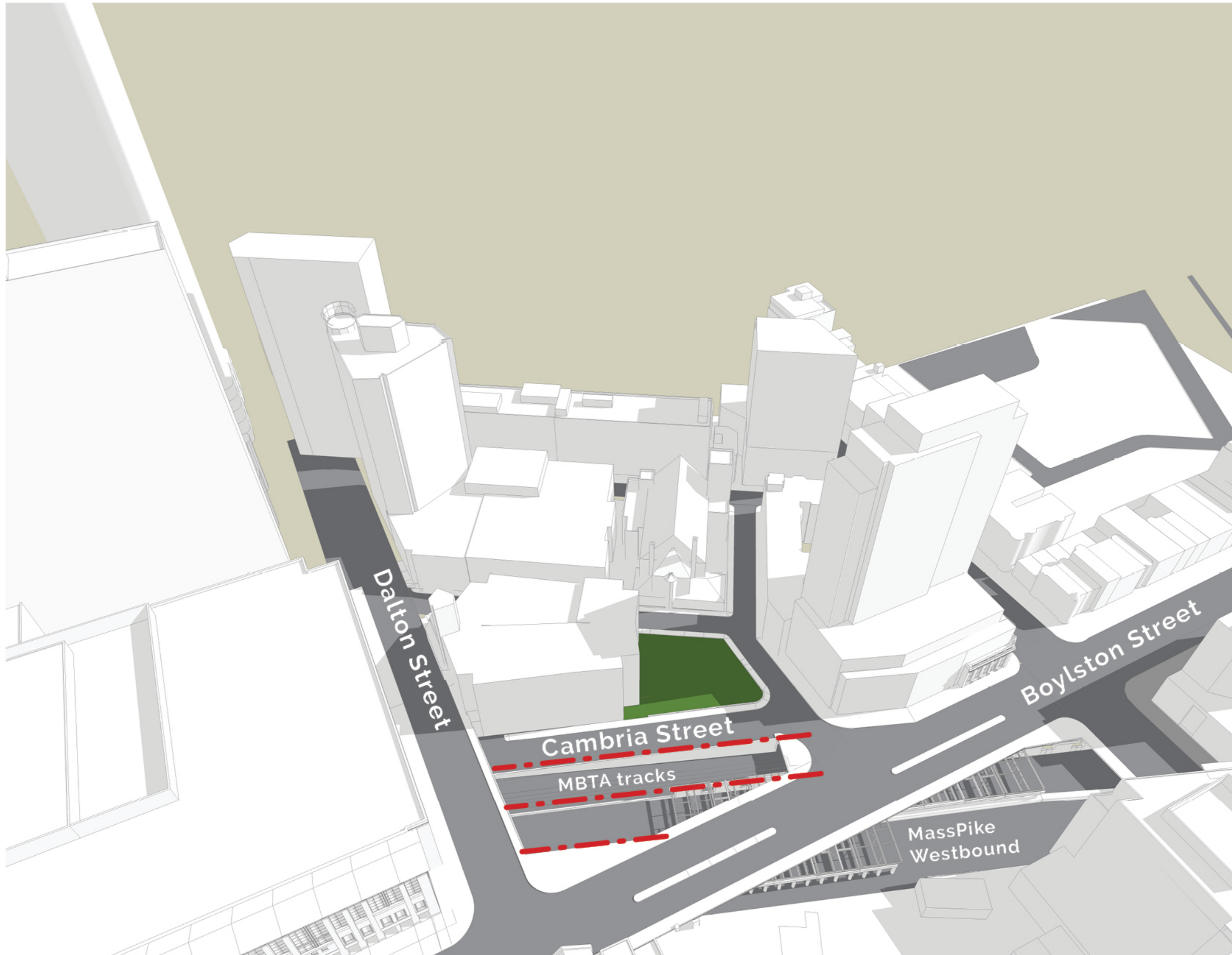
6 TWISTED FORM

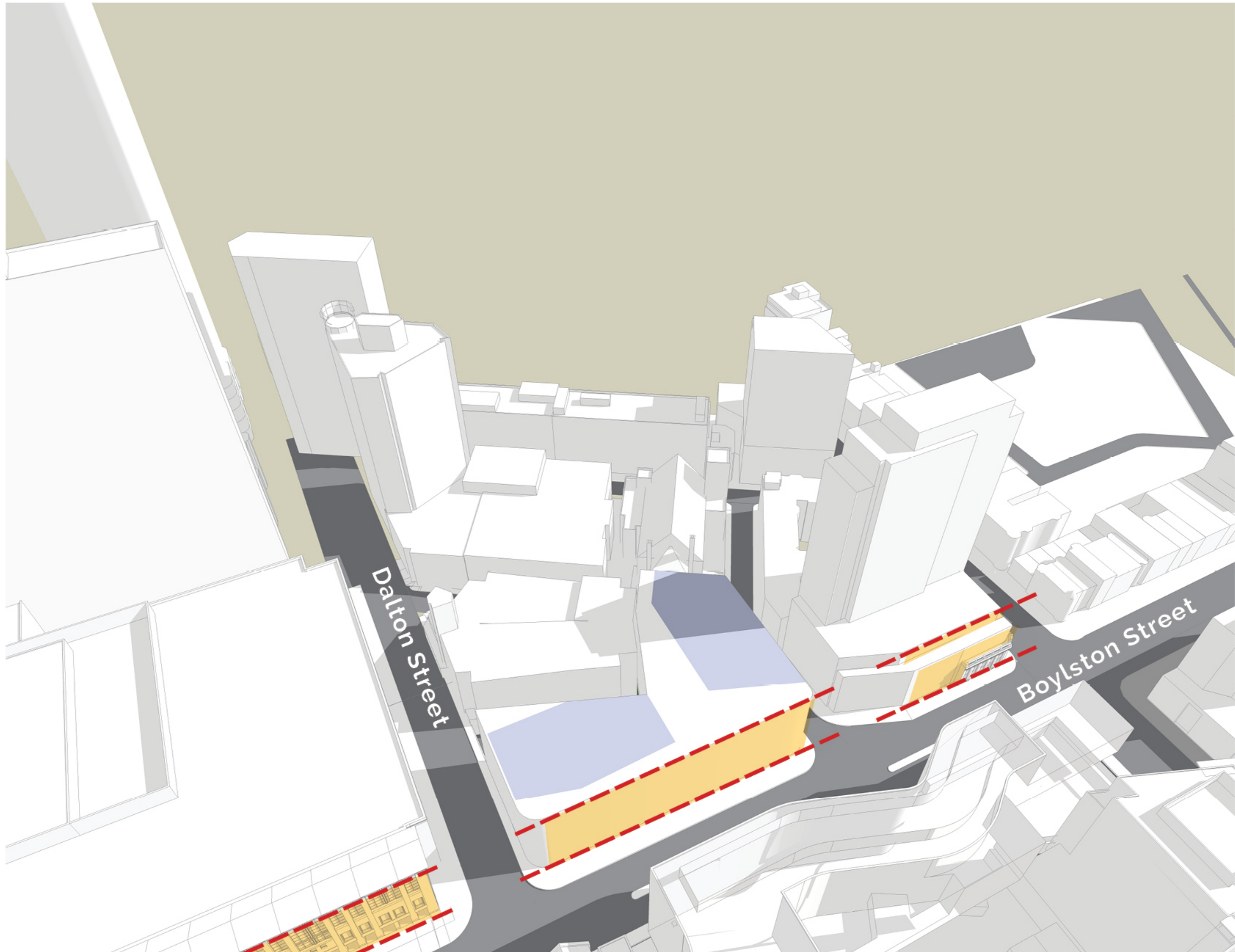


7 BALCONIES



8 GREEN



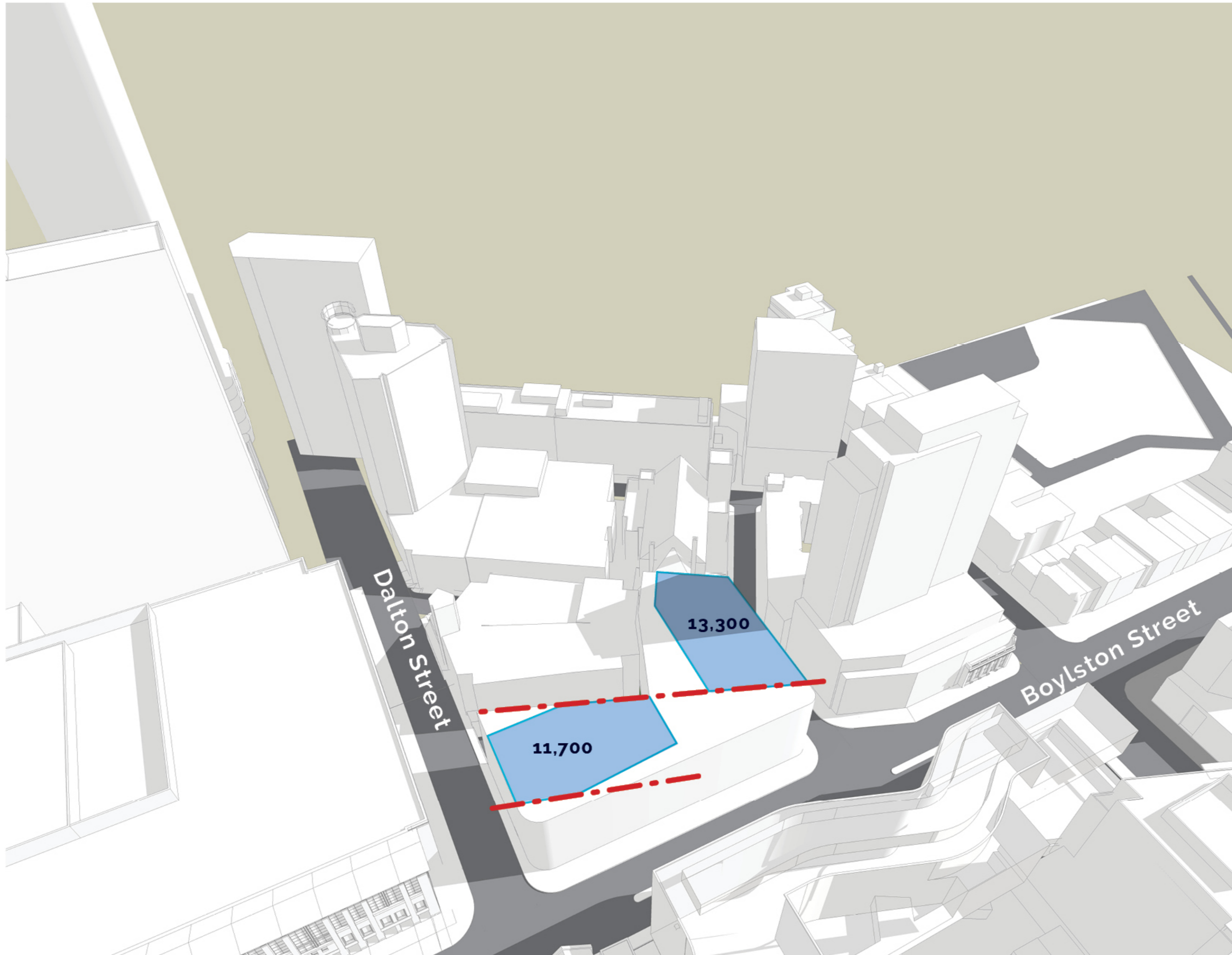


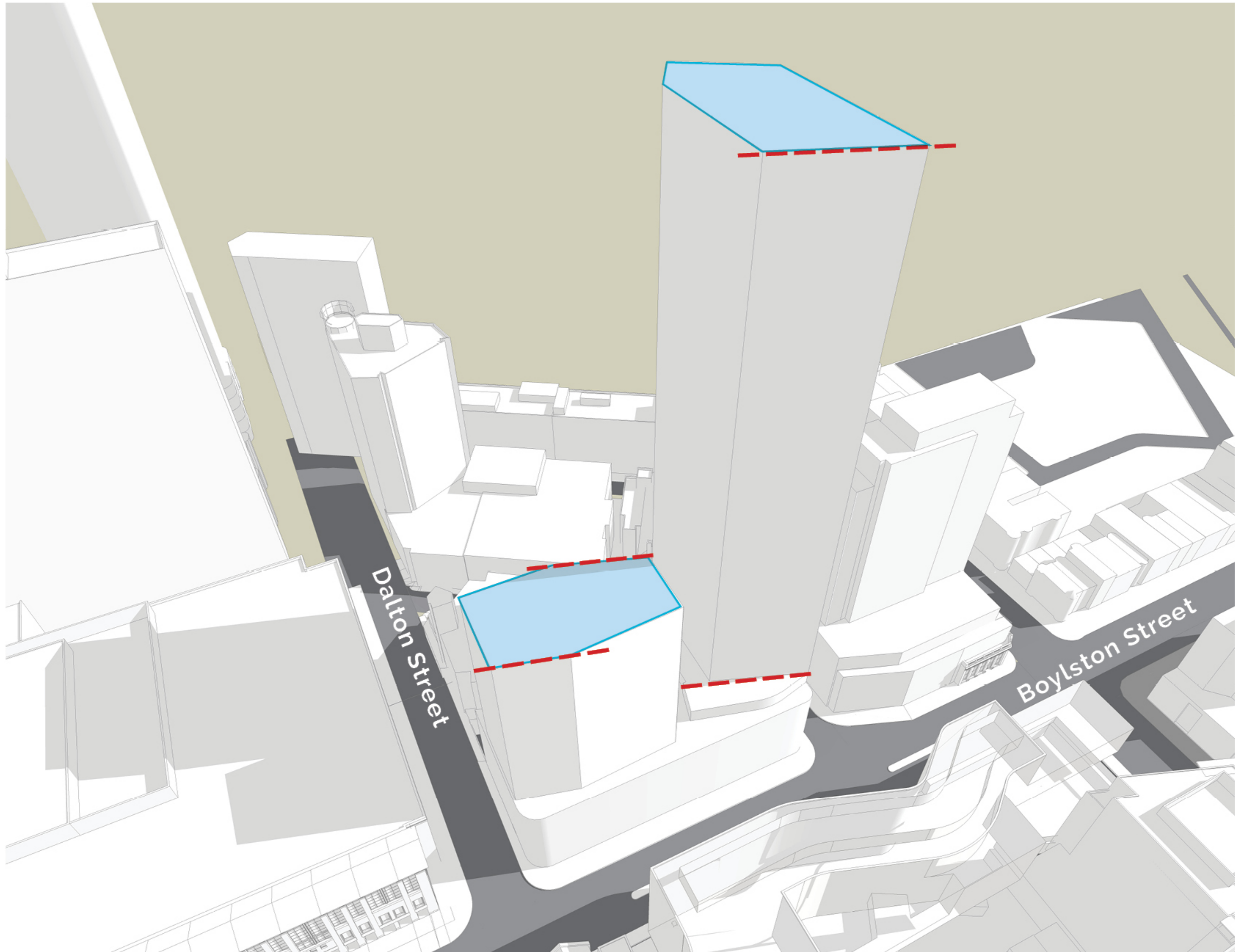
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URBAN STREET WALL

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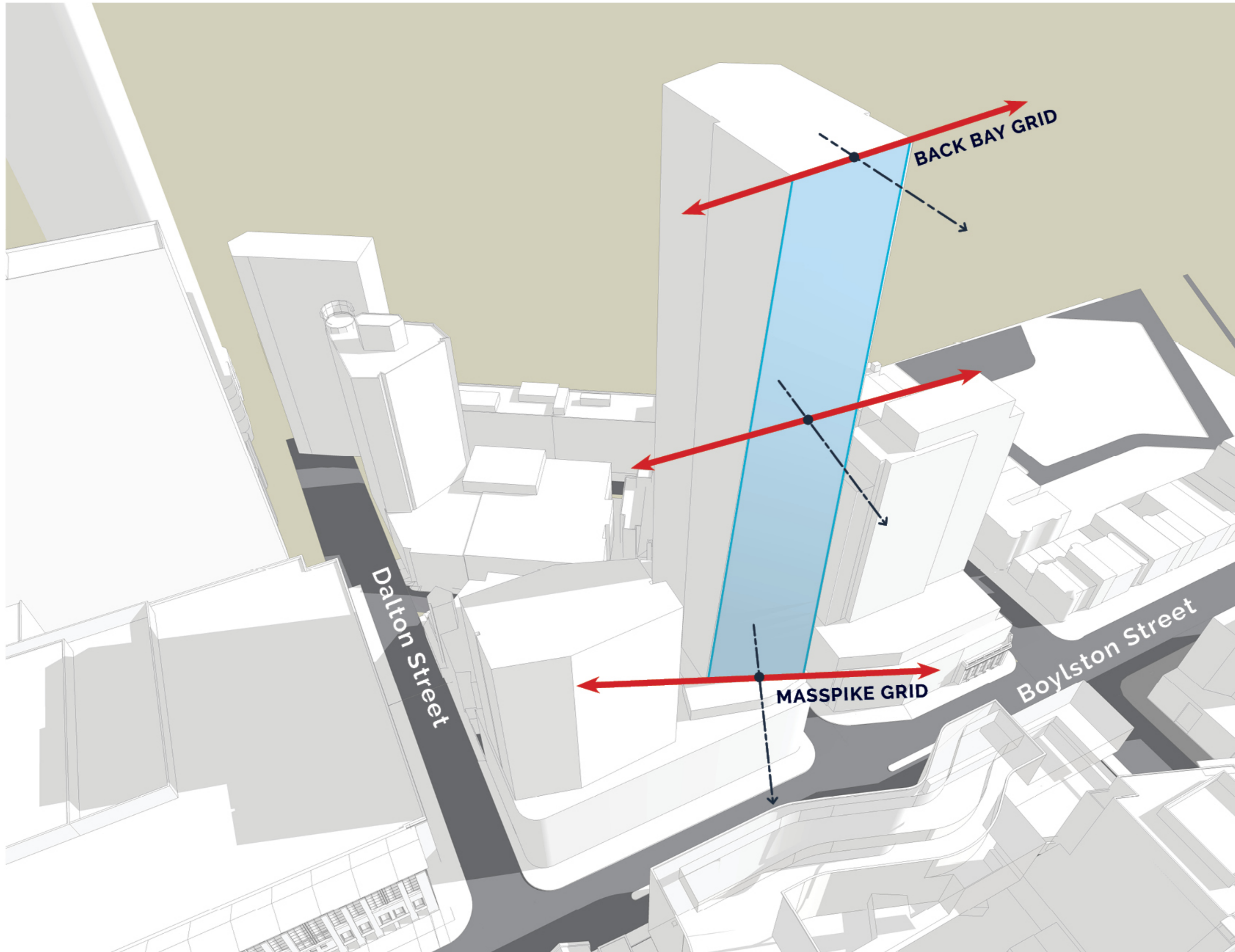


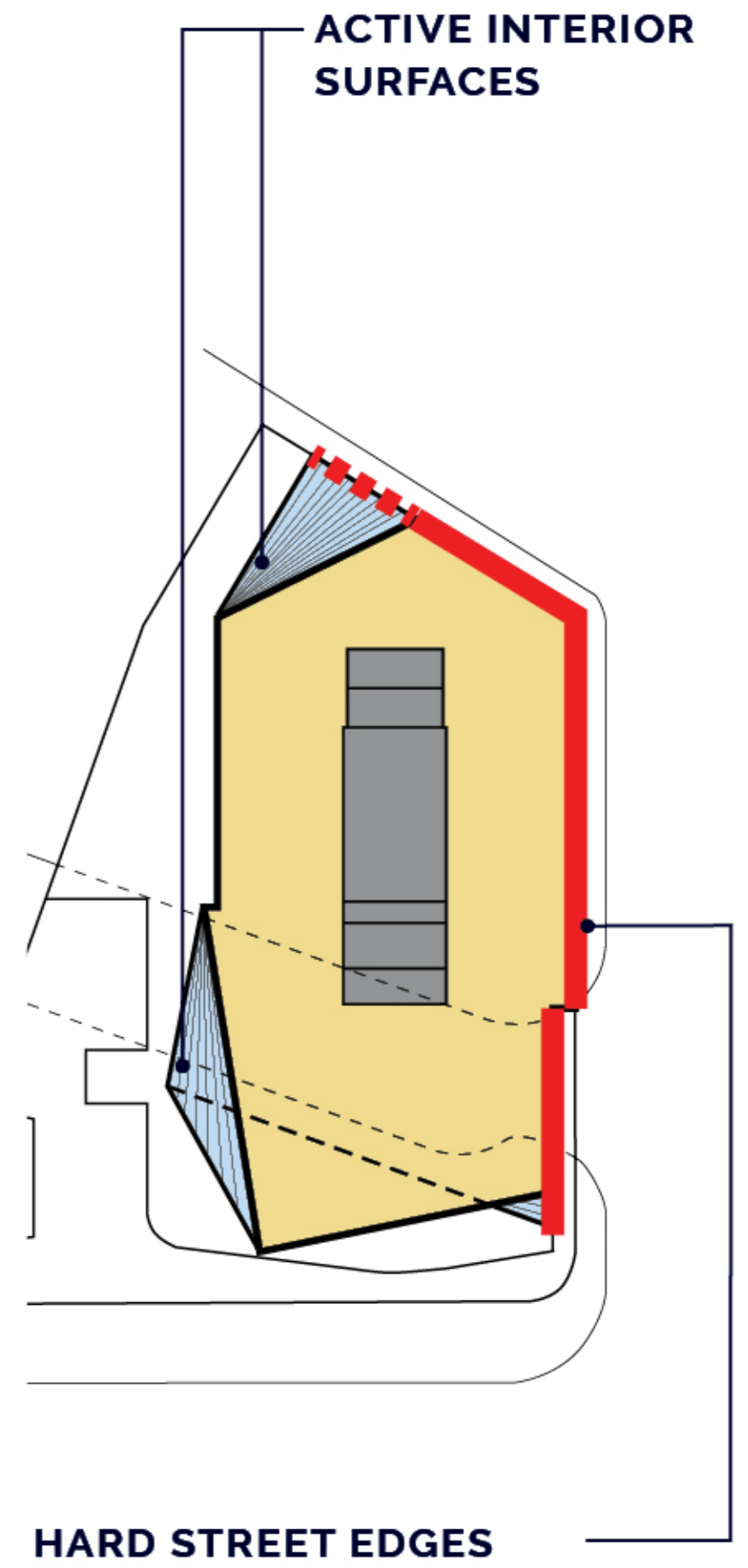
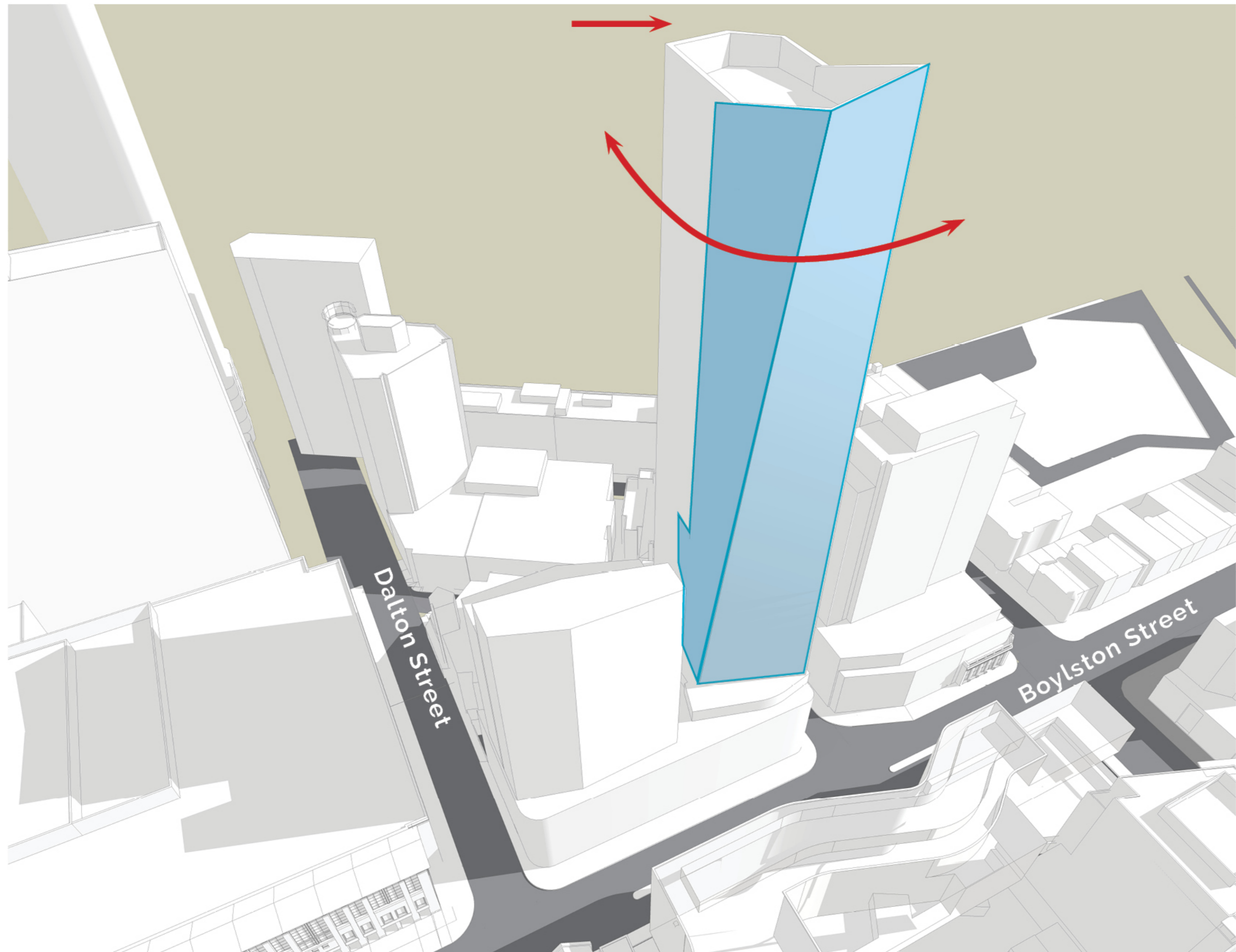
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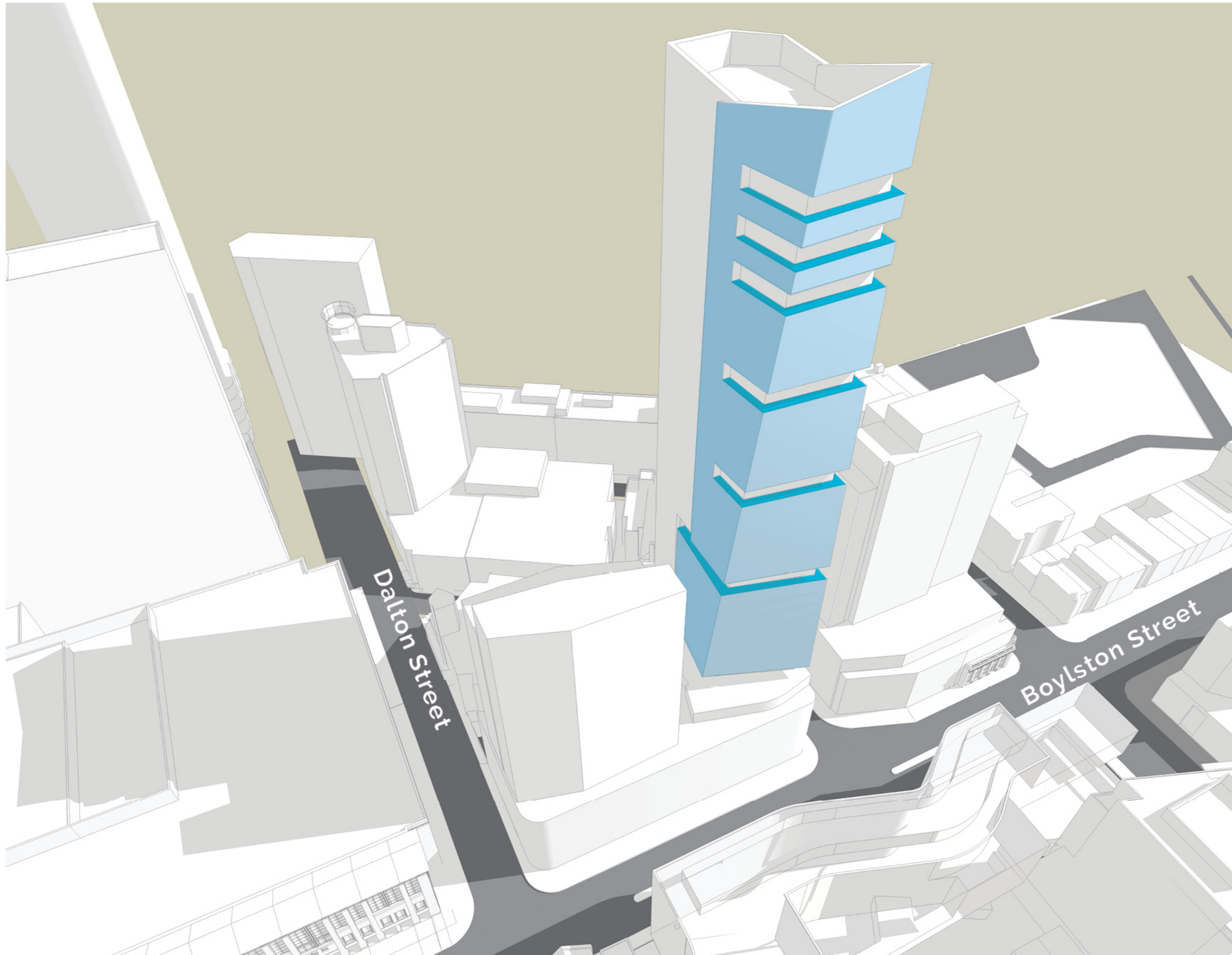
FOOTPRINT EXTRUSIONS

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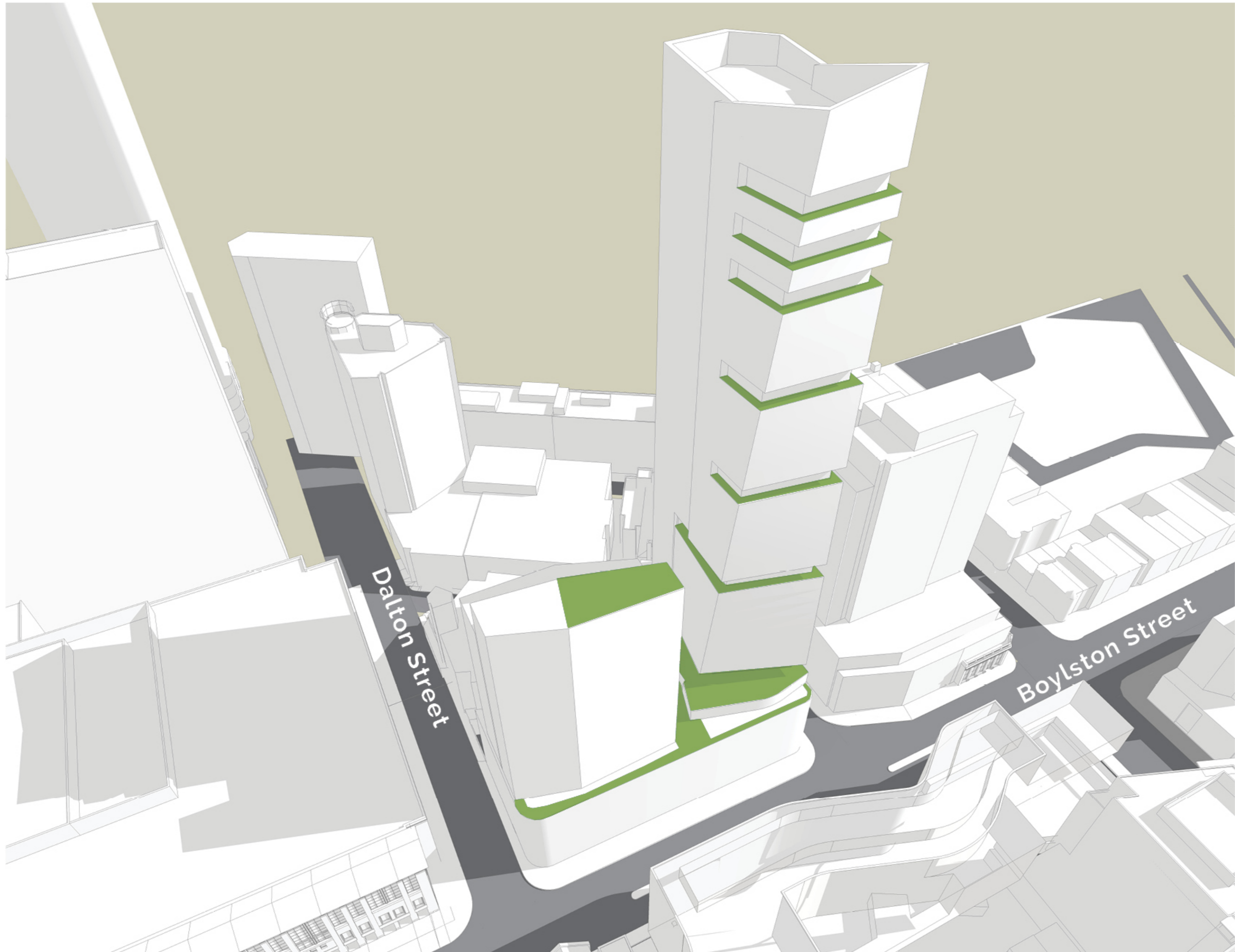


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BALCONIES

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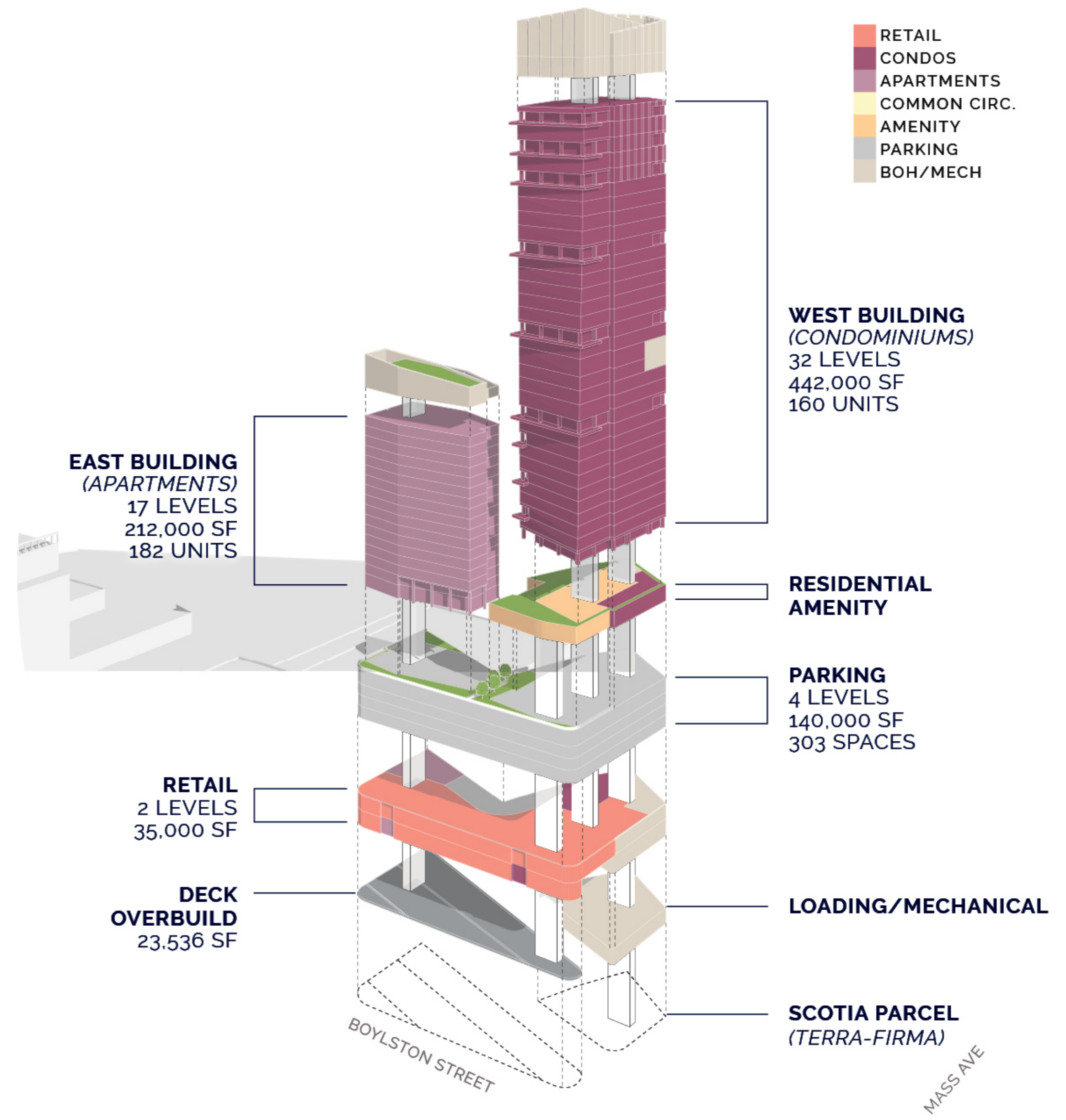
GREEN

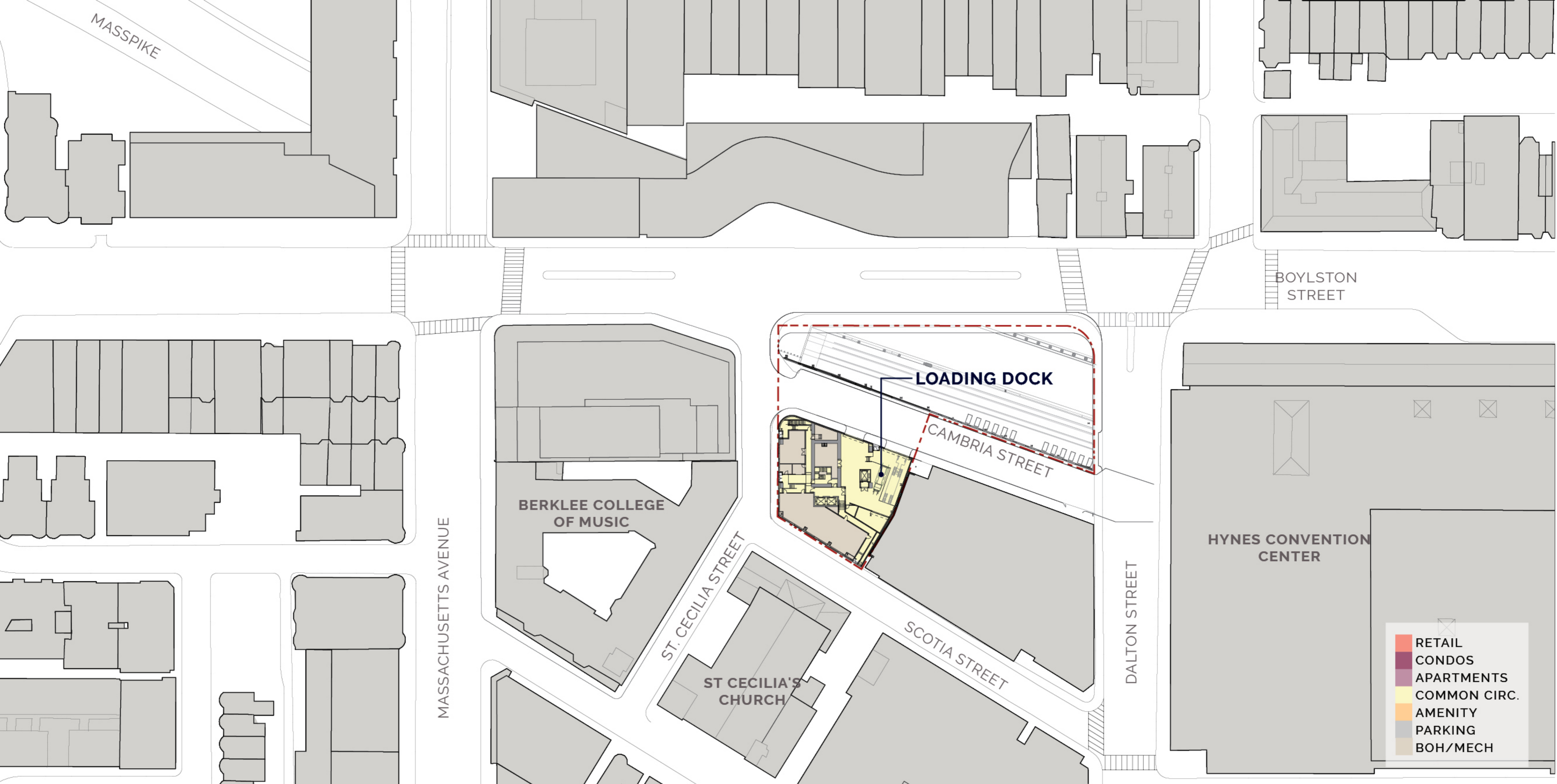
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KEY STATISTICS			
	WEST BUILDING	EAST BUILDING	TOTAL
Stories	40	24	
Height top of Residential	566 FT	283 FT	
Condominium Units	160		160
Apartment Units		182	182
Parking Spaces			303

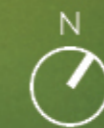
PROGRAM (SQ FT)			
	WEST BUILDING	EAST BUILDING	TOTAL
Condominium	442,000		442,000
Apartment		212,000	212,000
Retail	7,000	28,000	35,000
Parking	68,000	72,000	140,000
Total	449,000	240,000	689,000





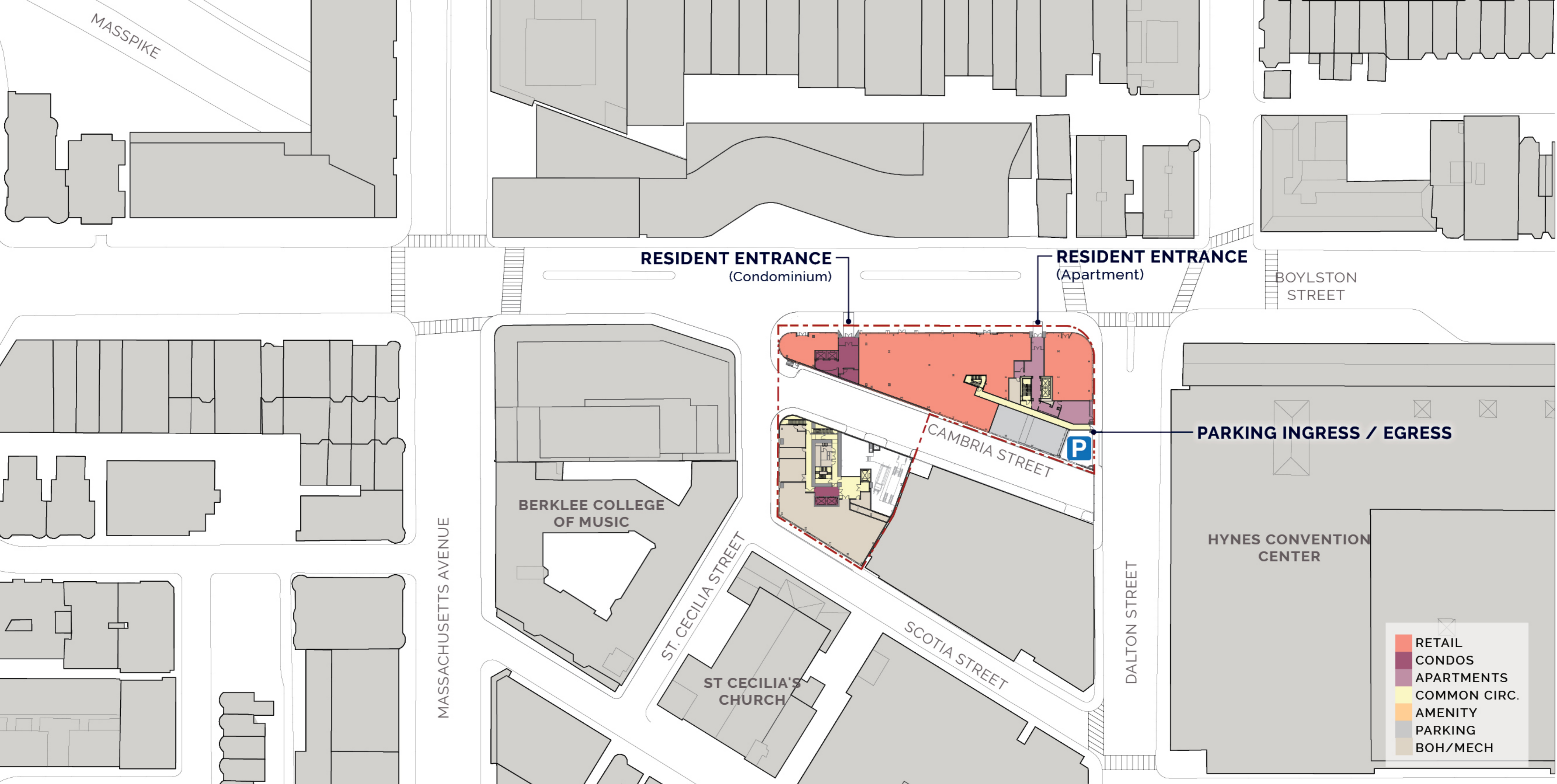
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LOWER LEVEL PLAN



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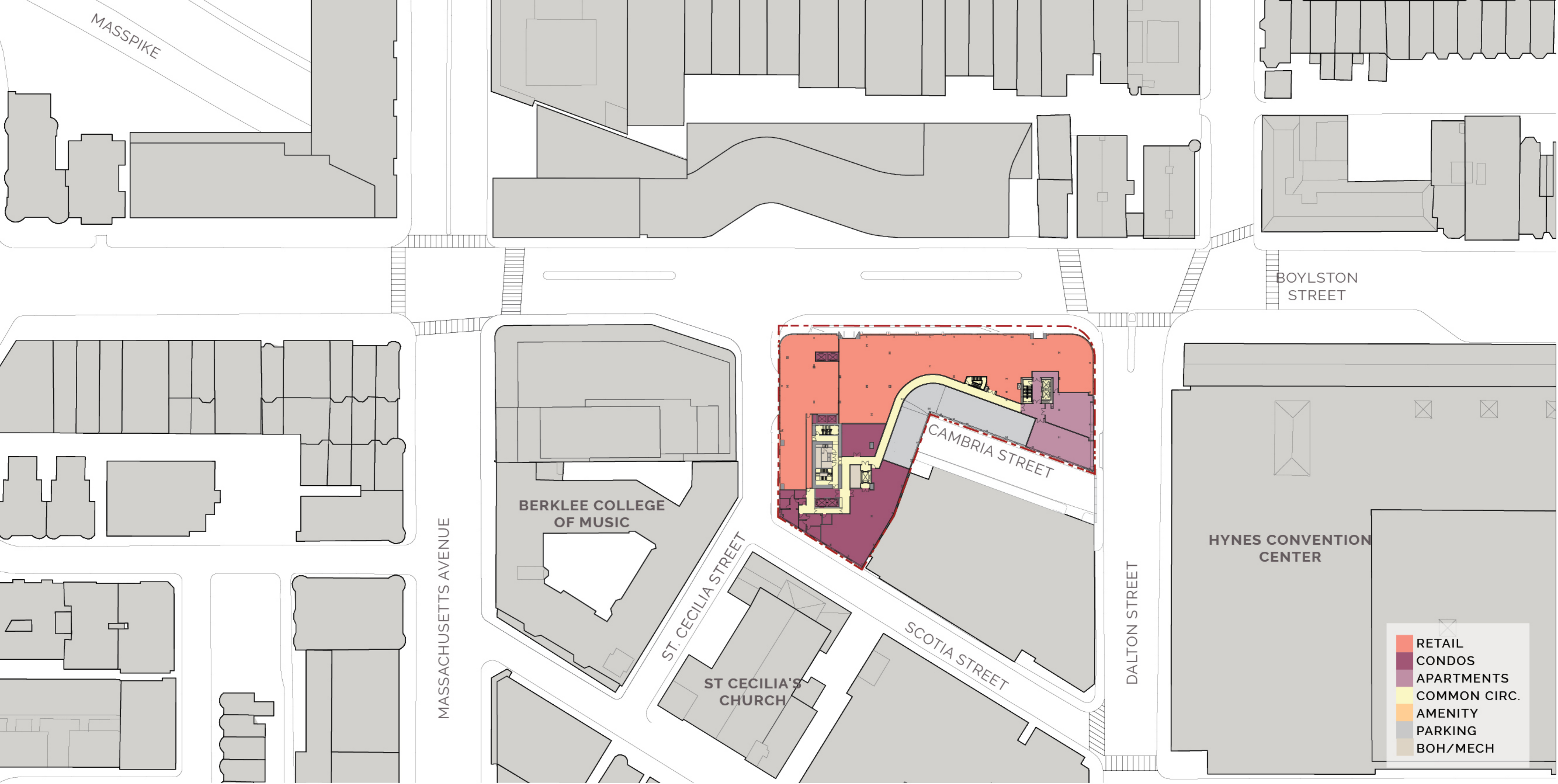
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FIRST FLOOR PLAN



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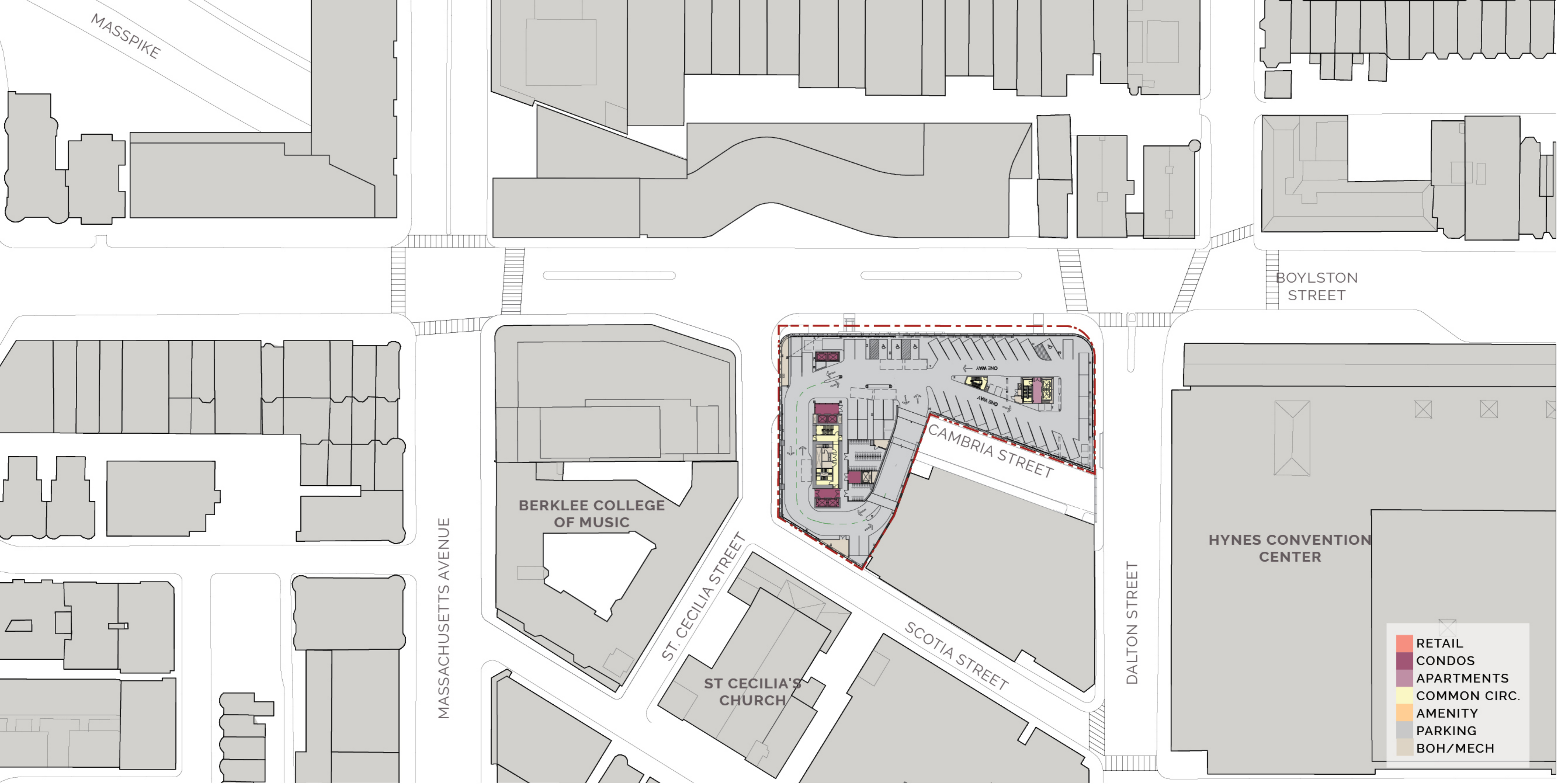
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SECOND FLOOR PLAN



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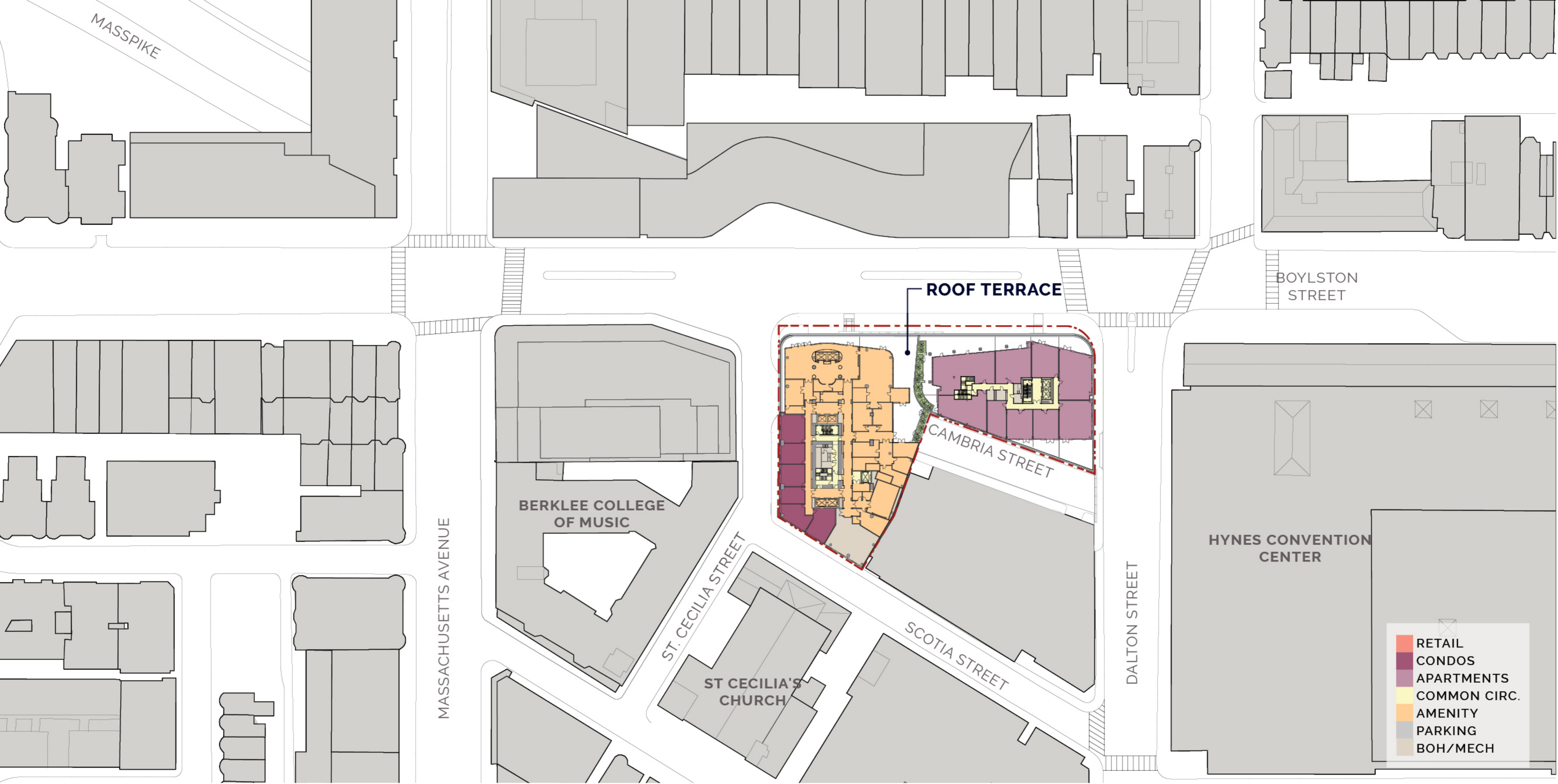
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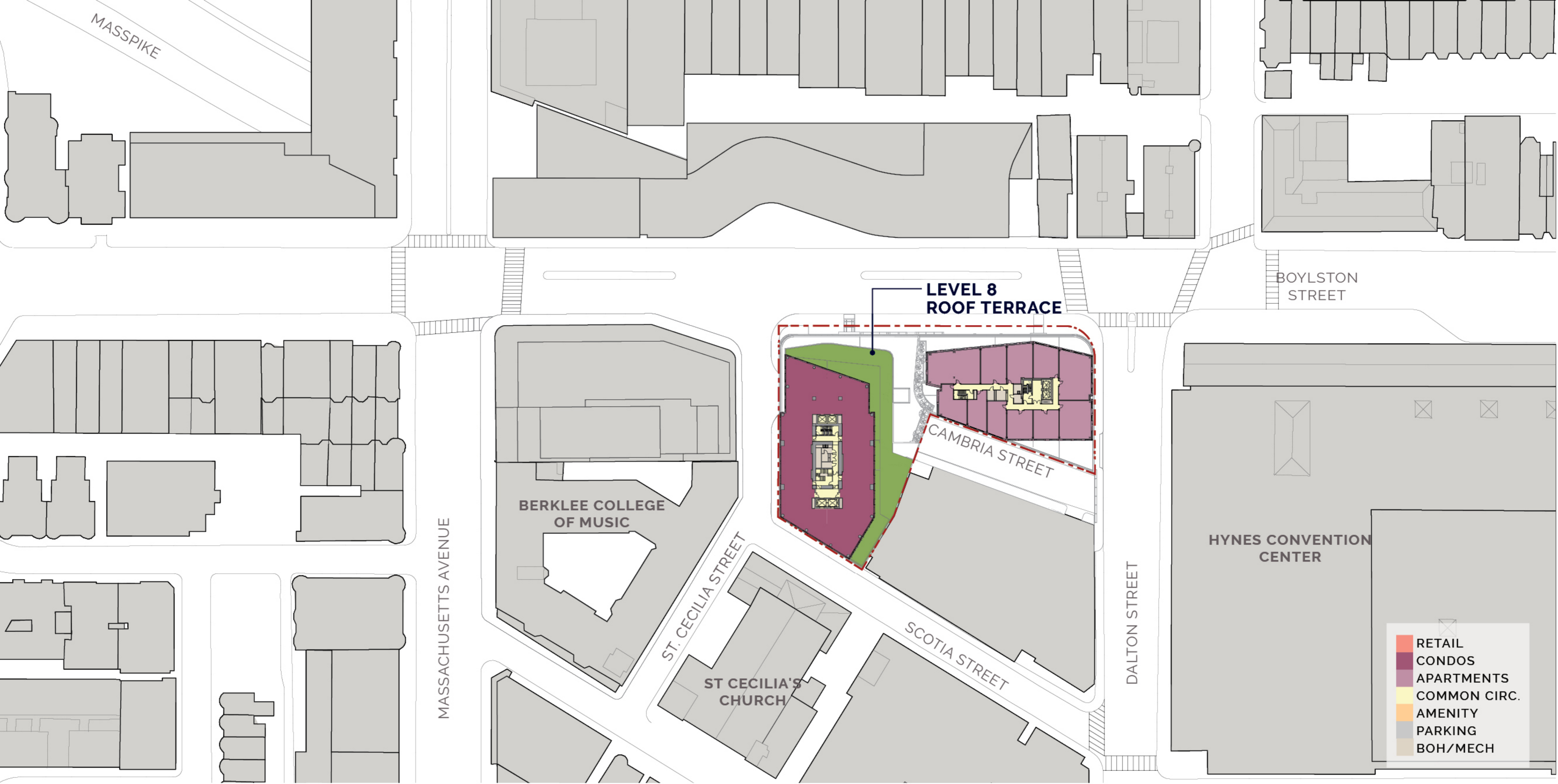
TYPICAL PARKING PLAN



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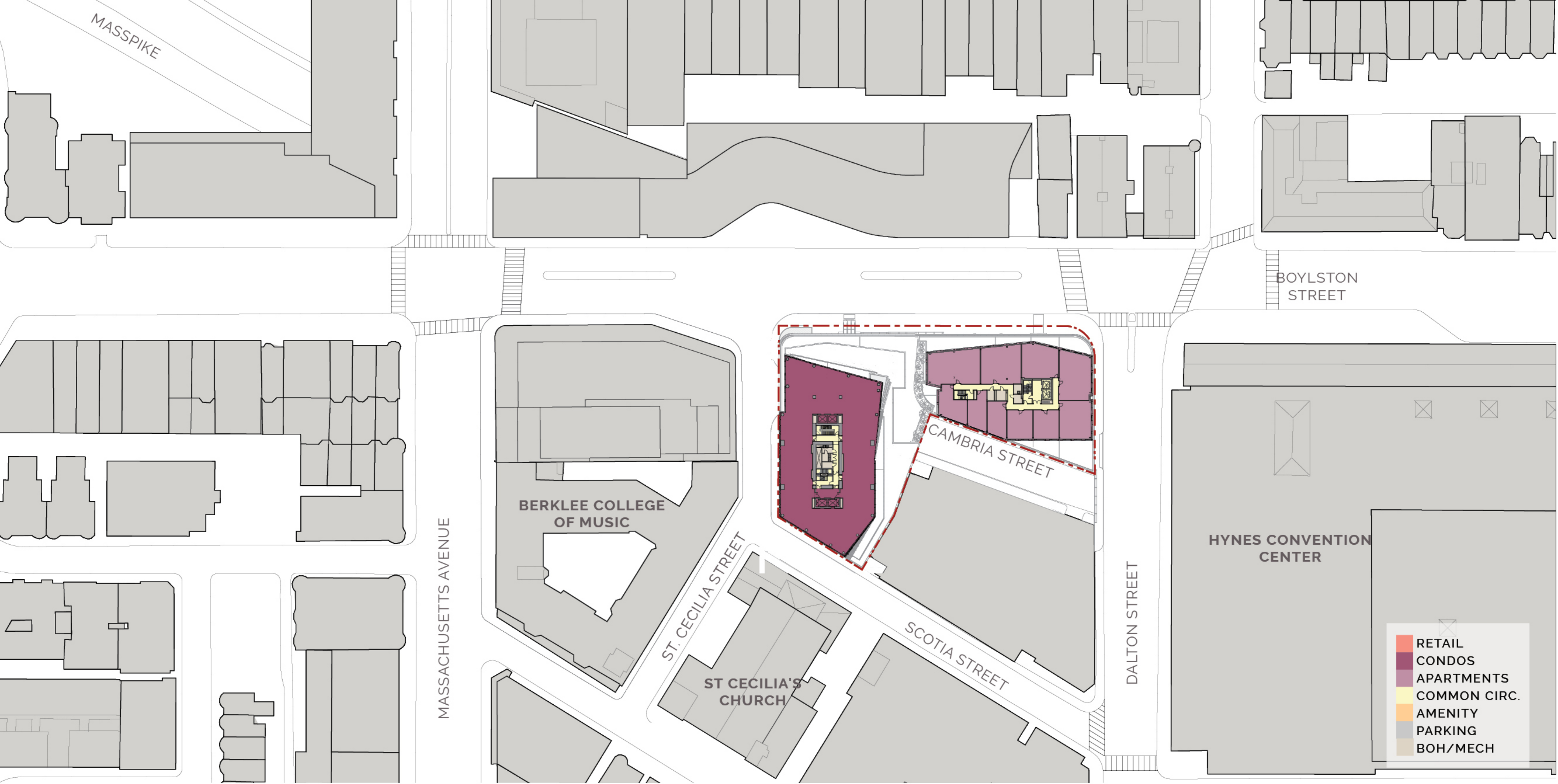
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TYPICAL FLOOR PLAN - FLOORS 8-14



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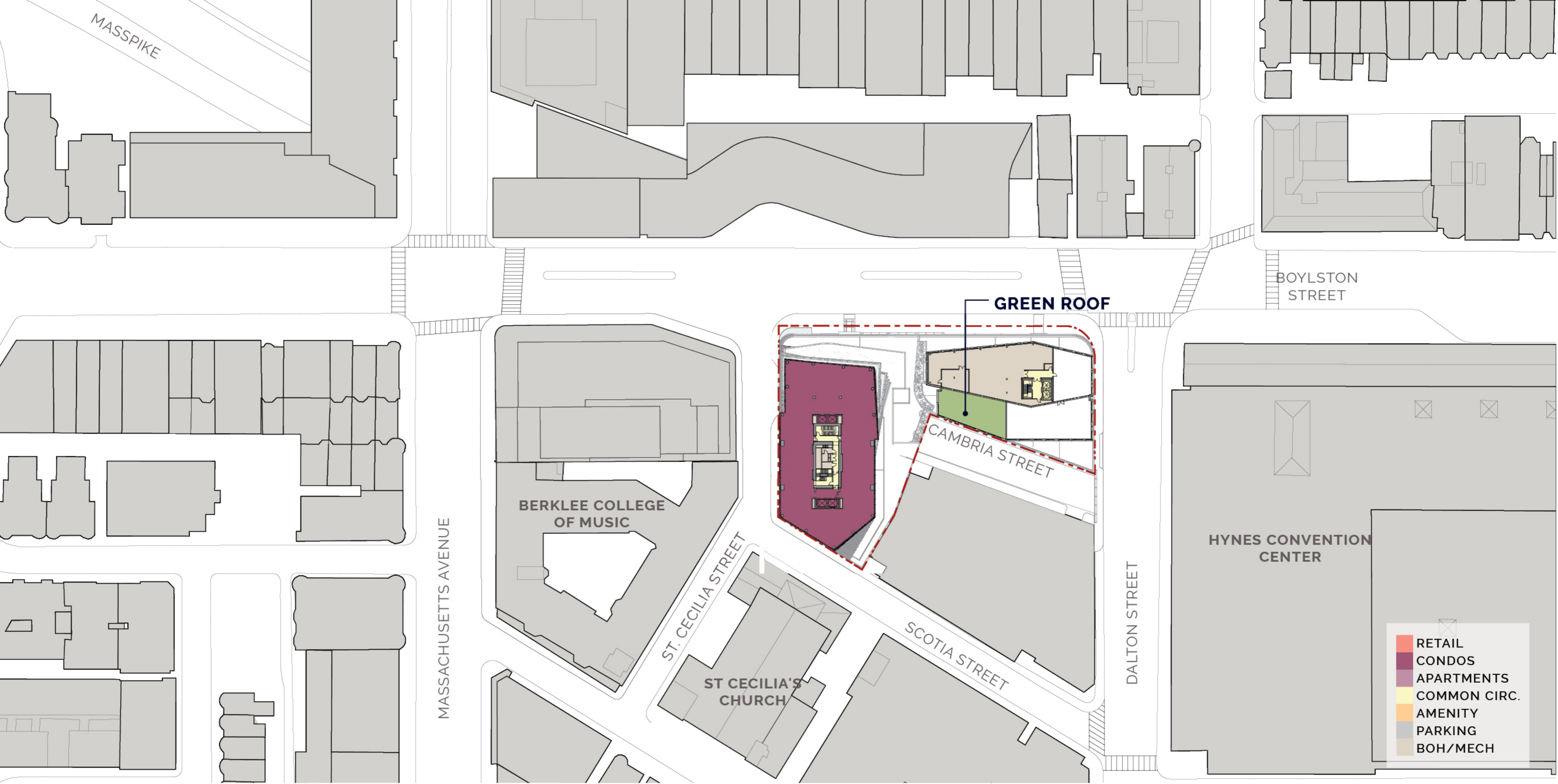
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TYPICAL FLOOR PLAN - FLOORS 15-24



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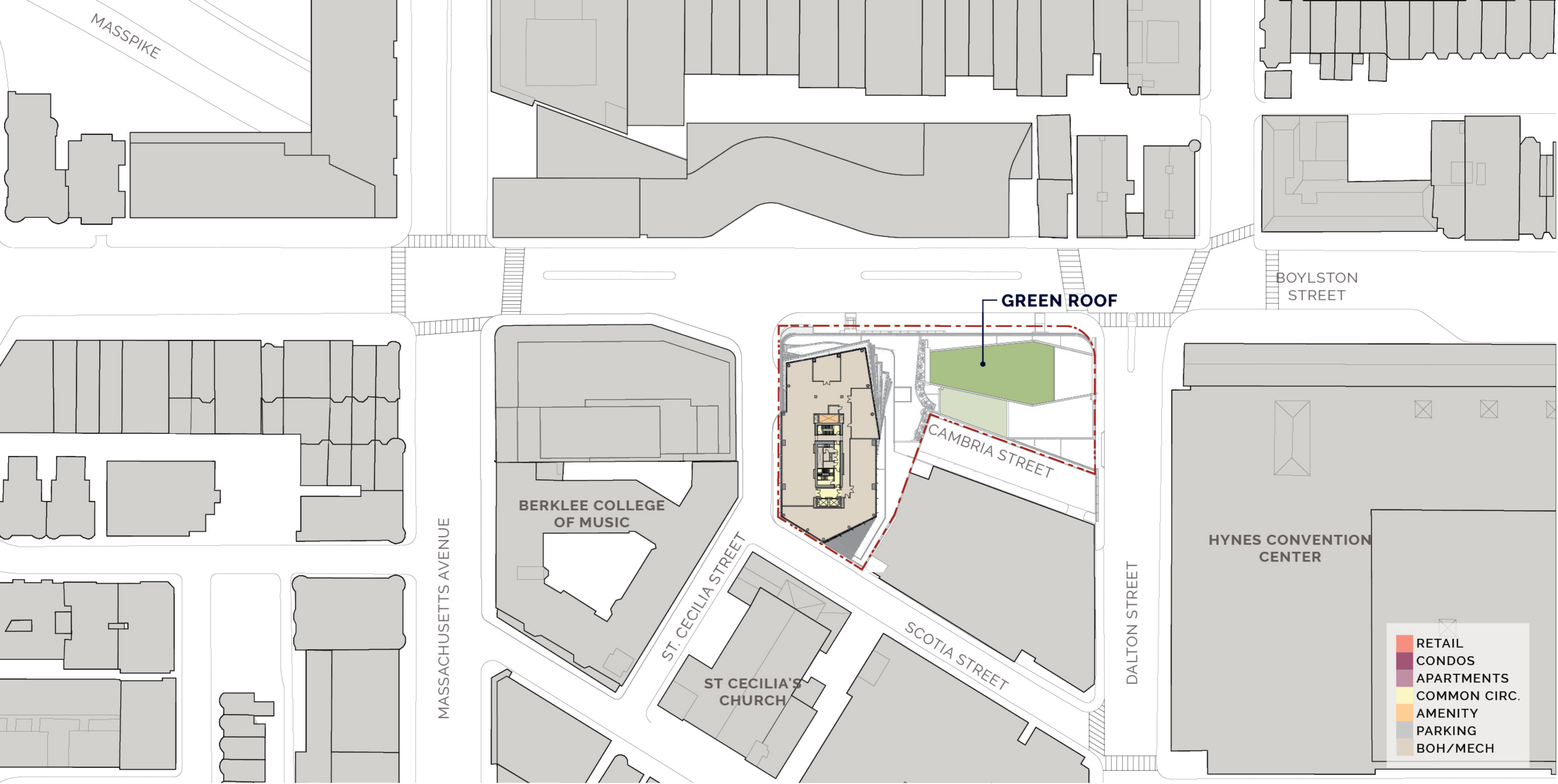
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TYPICAL FLOOR PLAN - FLOORS 25-40



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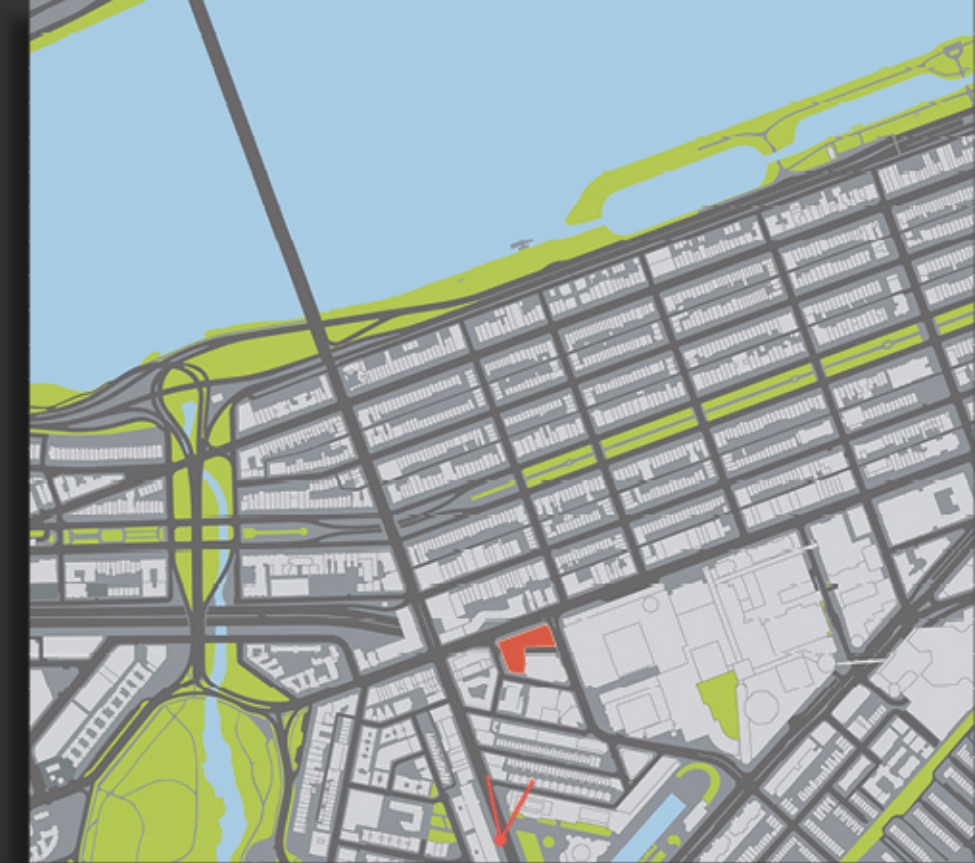
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VIEW FROM THE NORTHEAST

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VIEW FROM MASSACHUSETTS AVENUE

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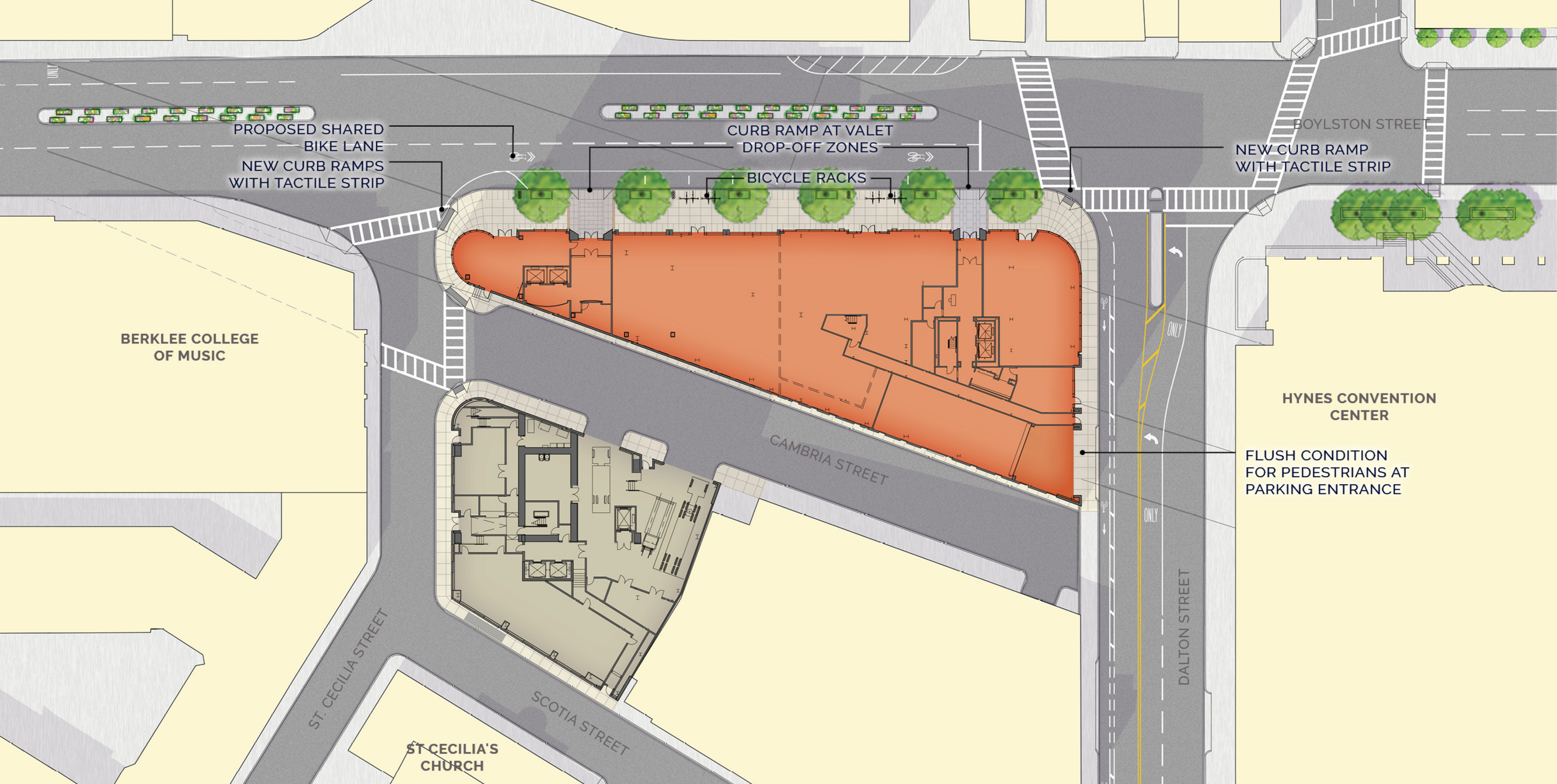
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1000 BOYLSTON STREET PROJECT
BOSTON, MASSACHUSETTS

PEDESTRIAN VIEW FROM BOYLSTON
FIGURE 2.9C

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PROPOSED SHARED BIKE LANE
NEW CURB RAMPS WITH TACTILE STRIP

CURB RAMP AT VALET DROP-OFF ZONES

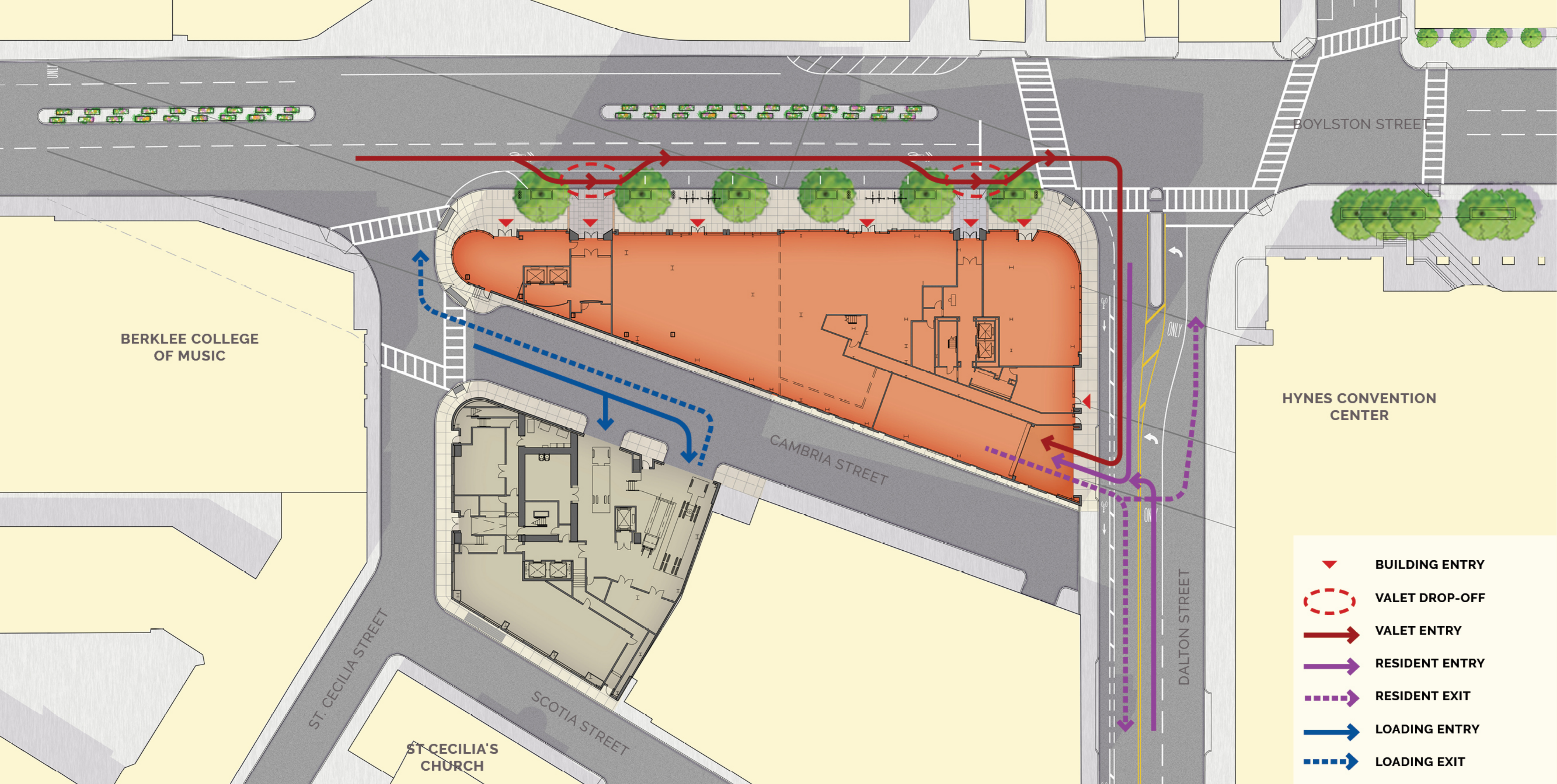
BICYCLE RACKS








NEW CURB RAMP WITH TACTILE STRIP

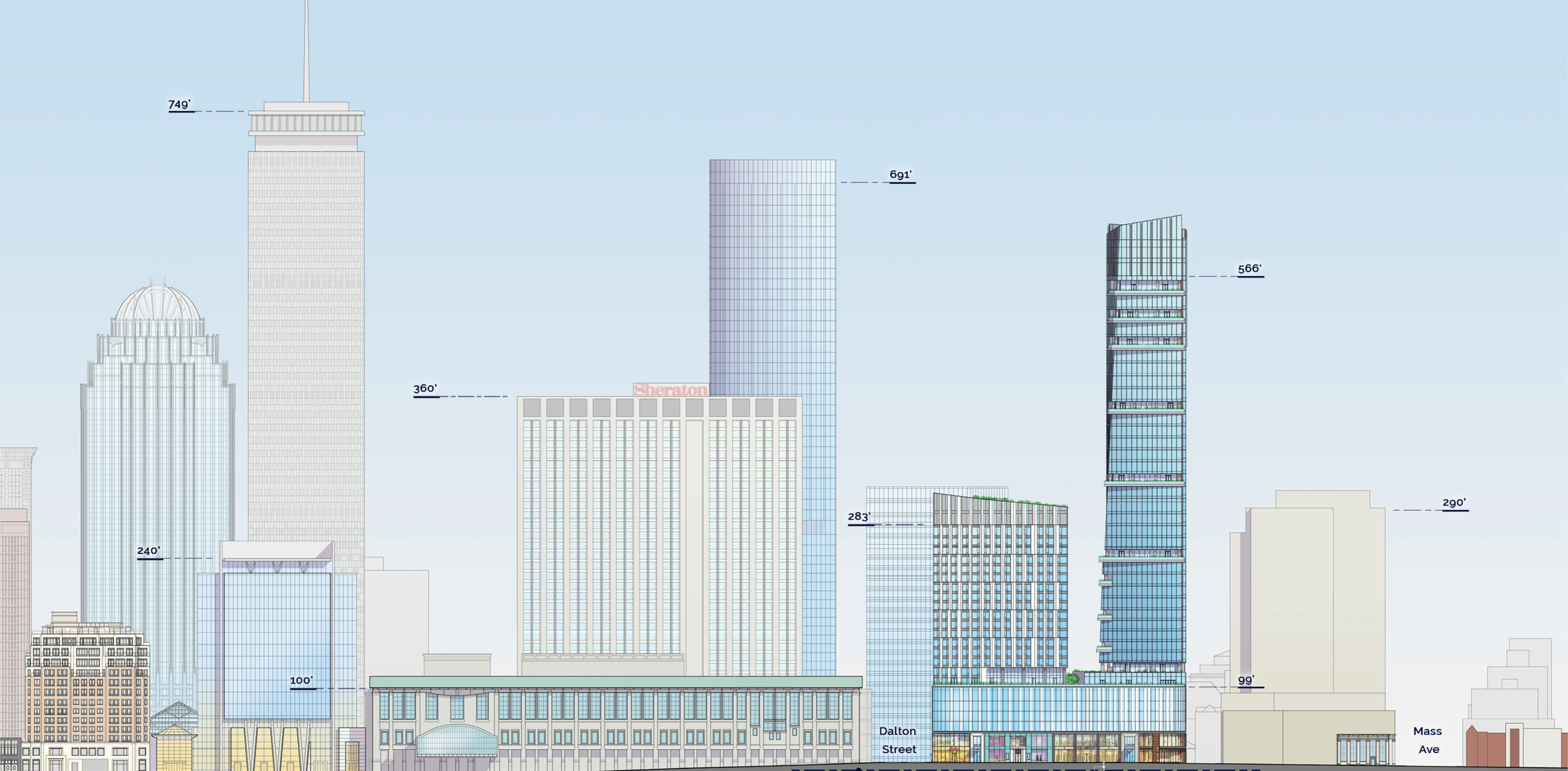
BERKLEE COLLEGE OF MUSIC

HYNES CONVENTION CENTER

FLUSH CONDITION FOR PEDESTRIANS AT PARKING ENTRANCE



-  BUILDING ENTRY
-  VALET DROP-OFF
-  VALET ENTRY
-  RESIDENT ENTRY
-  RESIDENT EXIT
-  LOADING ENTRY
-  LOADING EXIT



749'

691'

566'

360'

Sheraton

283'

290'

240'

100'

99'

AVERAGE GRADE BASELINE

Dalton Street

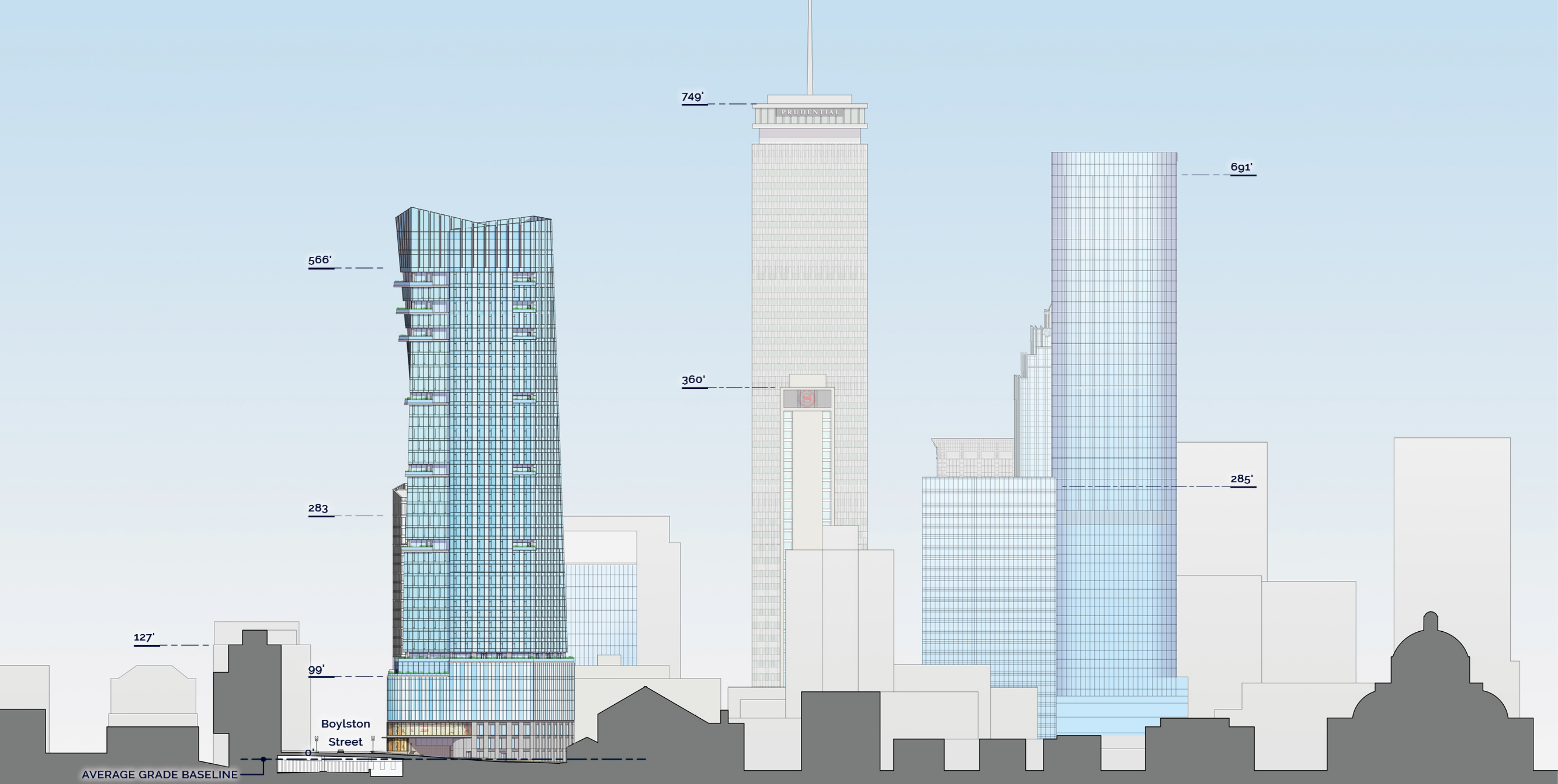
Mass Ave

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NORTH ELEVATION | BOYLSTON STREET

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WEST ELEVATION | ST. CECILIAS STREET

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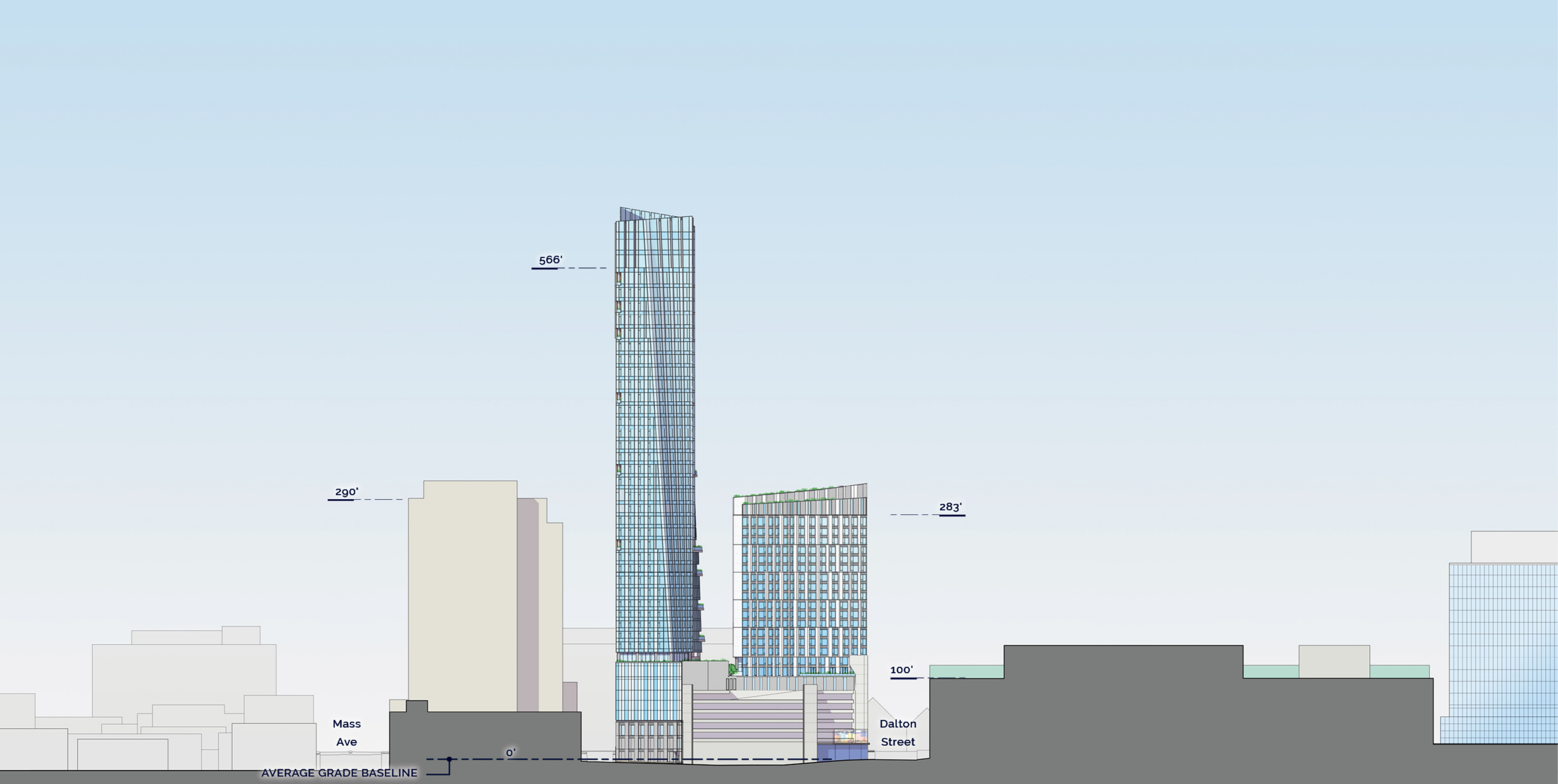


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EAST ELEVATION | DALTON STREET

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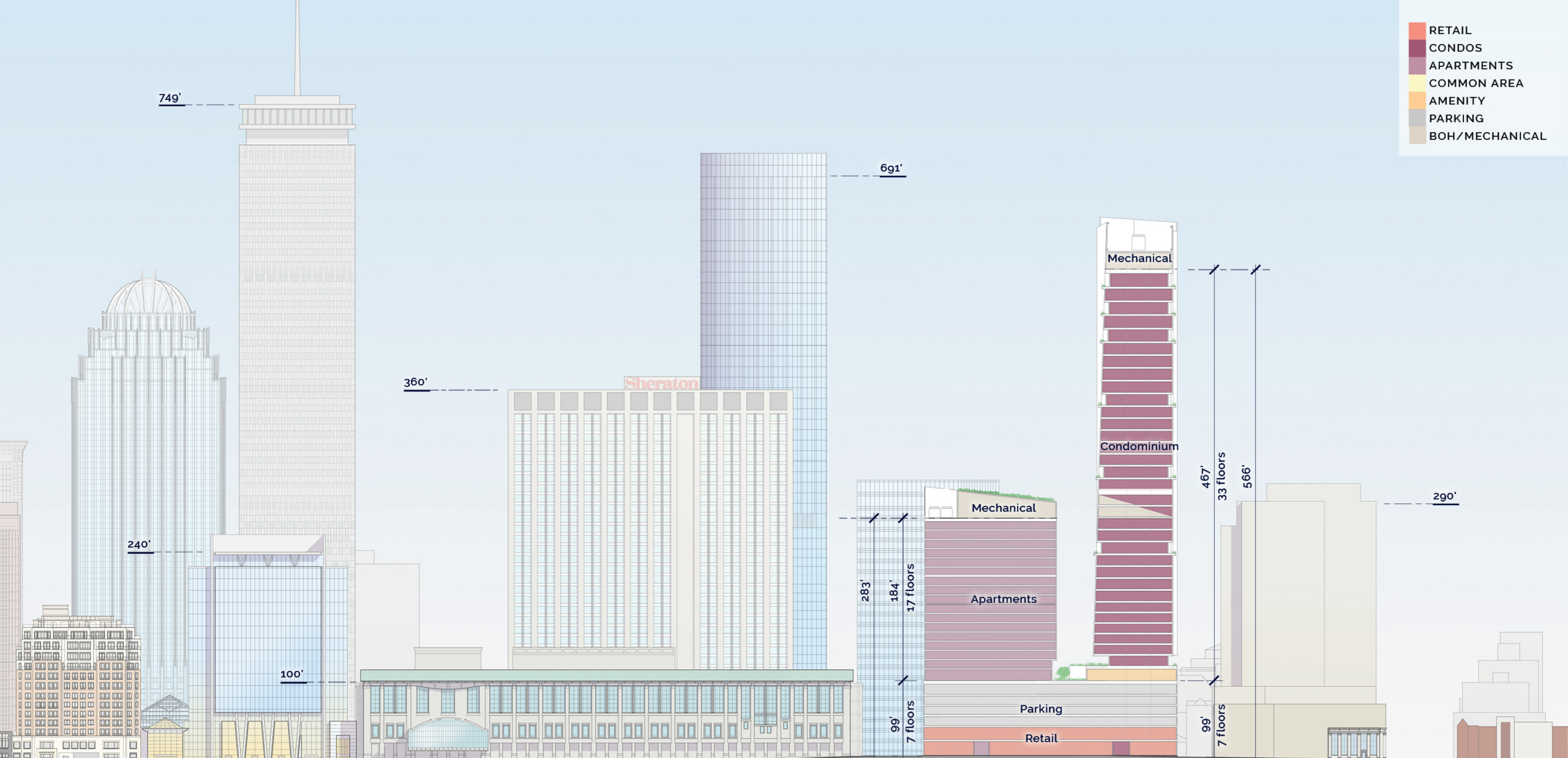
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SOUTH ELEVATION

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- RETAIL
- CONDOS
- APARTMENTS
- COMMON AREA
- AMENITY
- PARKING
- BOH/MECHANICAL



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BUILDING SECTION 1

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**CITIZENS ADVISORY
COMMITTEE MEETING**
February 14, 2017

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Parcel 15

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