



CITIZENS ADVISORY COMMITTEE MEETING

March 07, 2017

1000
Boylston Street

W WEINERVENTURES
REAL ESTATE DEVELOPMENT & INVESTMENT

ELKUS | MANFREDI
ARCHITECTS



1000 BOYLSTON STREET
BOSTON, MASSACHUSETTS

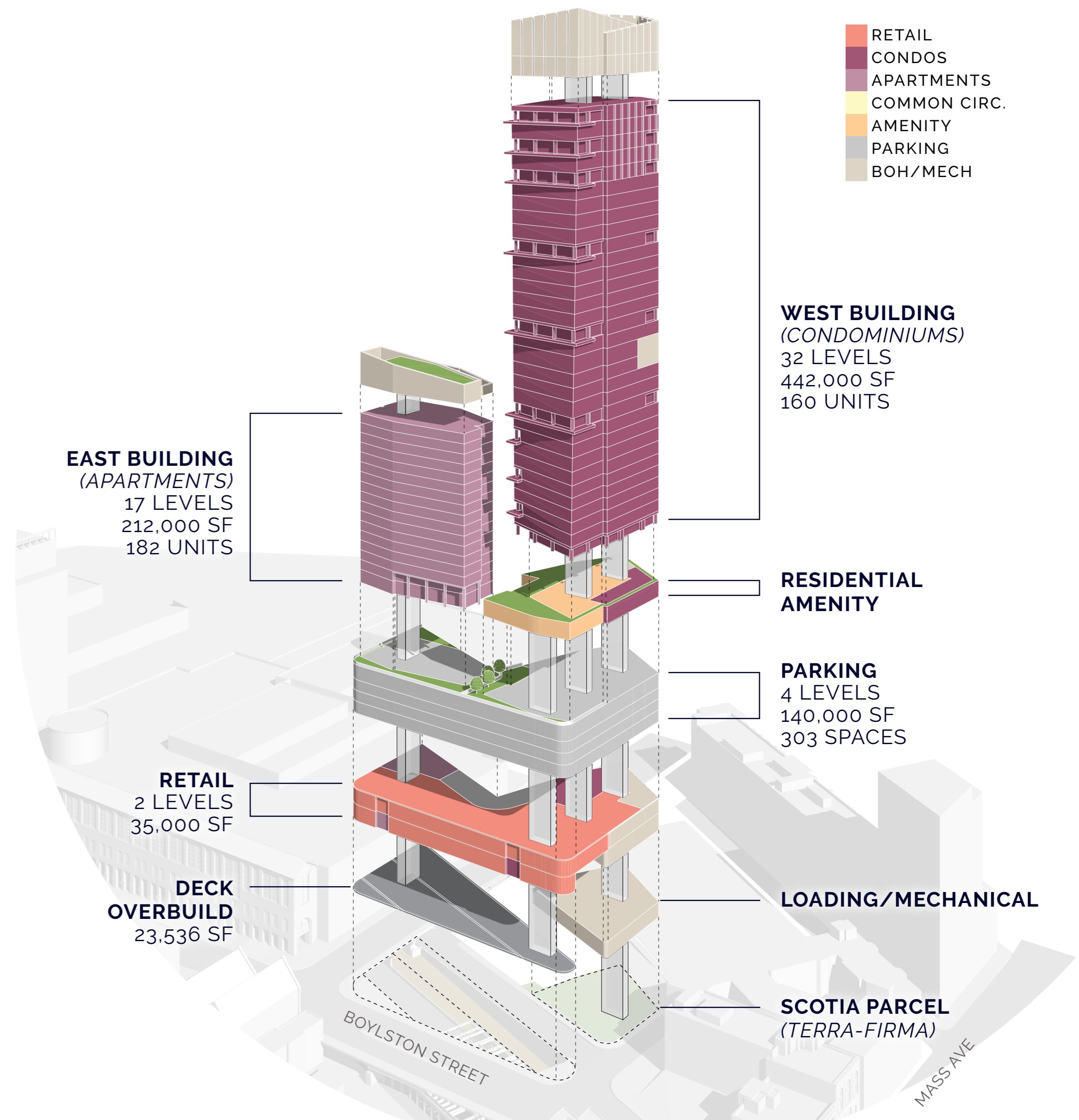
SITE CONTEXT AERIAL

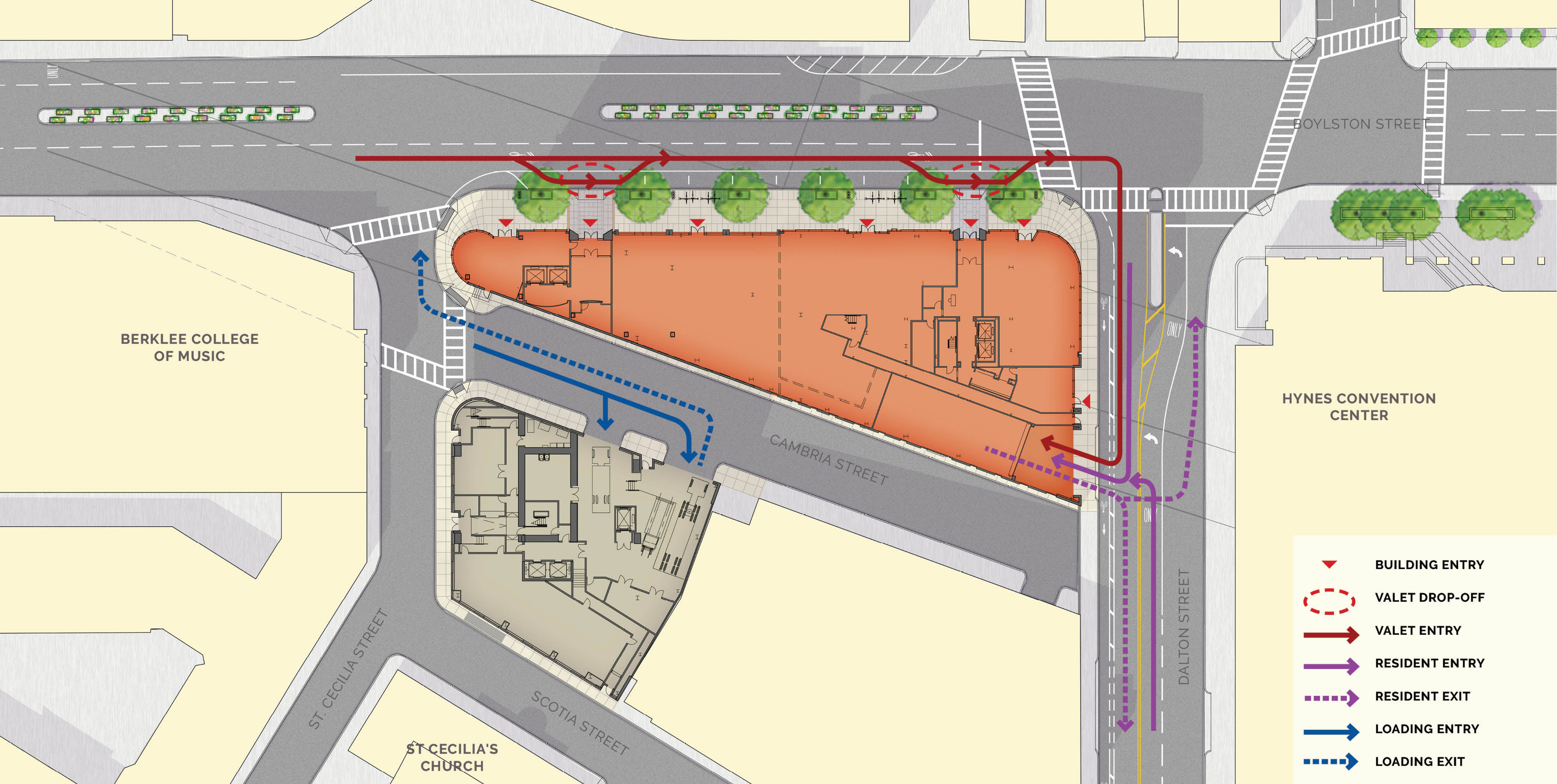
W WEINERVENTURES
REAL ESTATE DEVELOPMENT & INVESTMENT

ELKUS | MANFREDI
ARCHITECTS

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







© ELKUS MANFREDI ARCHITECTS

1000 BOYLSTON STREET
BOSTON, MASSACHUSETTS

VIEW FROM THE NORTHEAST

W WEINER VENTURES
REAL ESTATE DEVELOPMENT & INVESTMENT

ELKUS | MANFREDI
ARCHITECTS



© ELKUS MANFREDI ARCHITECTS

1000 BOYLSTON STREET
BOSTON, MASSACHUSETTS

VIEW FROM MASSACHUSETTS AVENUE

W WEINER VENTURES
REAL ESTATE DEVELOPMENT & INVESTMENT

ELKUS | MANFREDI
ARCHITECTS



© ELKUS MANEREDI ARCHITECTS

1000 BOYLSTON STREET
BOSTON, MASSACHUSETTS

PEDESTRIAN VIEW FROM BOYLSTON

W WEINER VENTURES
REAL ESTATE DEVELOPMENT & INVESTMENT

ELKUS | MANFREDI
ARCHITECTS



1000 BOYLSTON STREET
BOSTON, MASSACHUSETTS

VIEW FROM BOYLSTON & CLARENDON STREET
(COPLEY PLAZA)

W WEINERVENTURES
REAL ESTATE DEVELOPMENT & INVESTMENT

ELKUS | MANFREDI
ARCHITECTS



1000 BOYLSTON STREET
BOSTON, MASSACHUSETTS

**VIEW FROM COMMONWEALTH AVENUE AND
FAIRFIELD STREET**

W WEINERVENTURES
REAL ESTATE DEVELOPMENT & INVESTMENT

ELKUS | MANFREDI
ARCHITECTS



1000 BOYLSTON STREET
BOSTON, MASSACHUSETTS

VIEW FROM MASSACHUSETTS AVENUE BRIDGE

W WEINER VENTURES
REAL ESTATE DEVELOPMENT & INVESTMENT

ELKUS | MANFREDI
ARCHITECTS



1000 BOYLSTON STREET
BOSTON, MASSACHUSETTS

VIEW FROM COMMONWEALTH AVENUE
(KENMORE SQUARE)

W WEINERVENTURES
REAL ESTATE DEVELOPMENT & INVESTMENT

ELKUS | MANFREDI
ARCHITECTS



1000 BOYLSTON STREET
BOSTON, MASSACHUSETTS

**VIEW FROM CLEMENTE FIELD
(THE FENS)**

W WEINER VENTURES
REAL ESTATE DEVELOPMENT & INVESTMENT

ELKUS | MANFREDI
ARCHITECTS

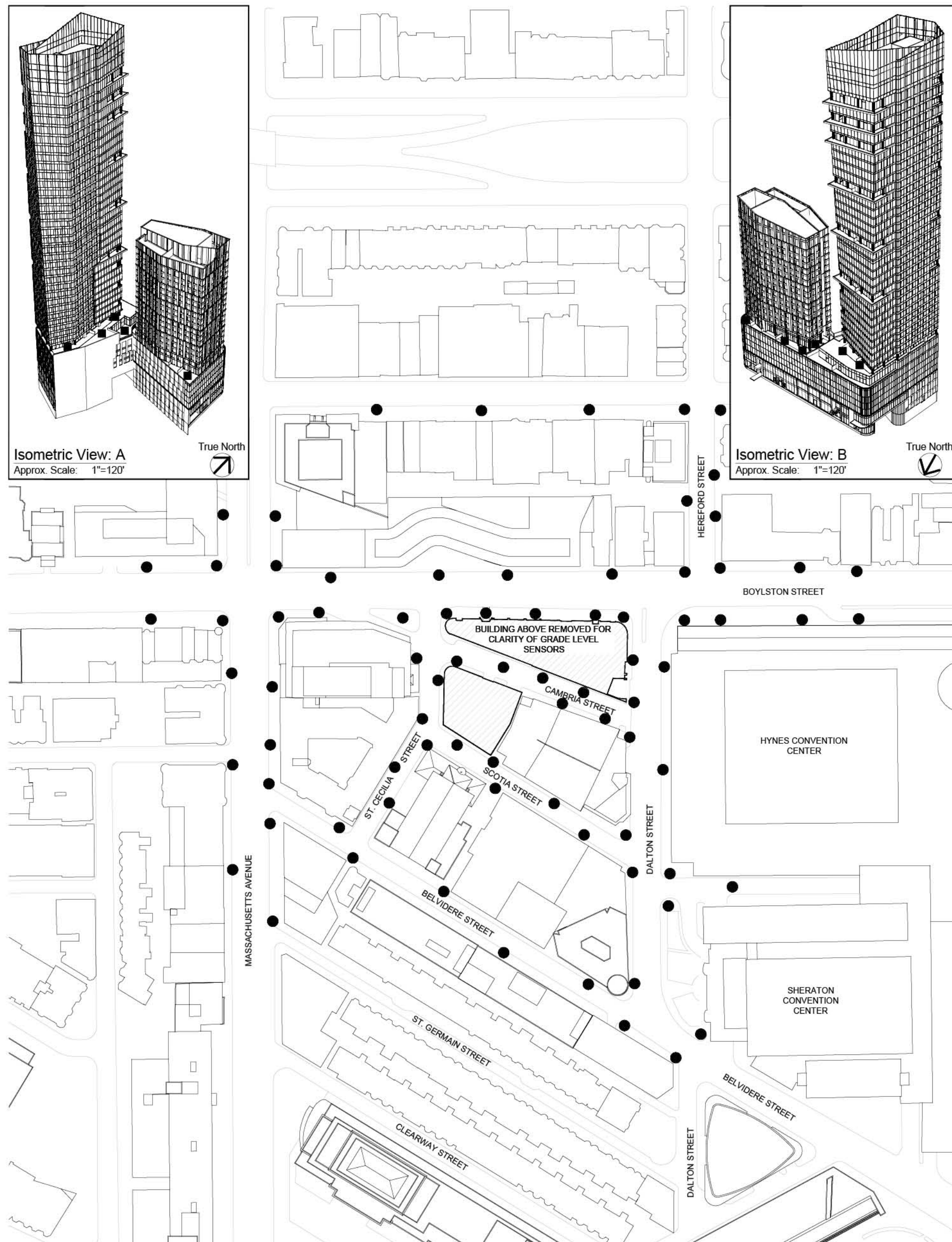


1000 BOYLSTON STREET
BOSTON, MASSACHUSETTS

VIEW FROM HUNTINGTON AVENUE
(CHRISTIAN SCIENCE CENTER)

W WEINER VENTURES
REAL ESTATE DEVELOPMENT & INVESTMENT

ELKUS | MANFREDI
ARCHITECTS



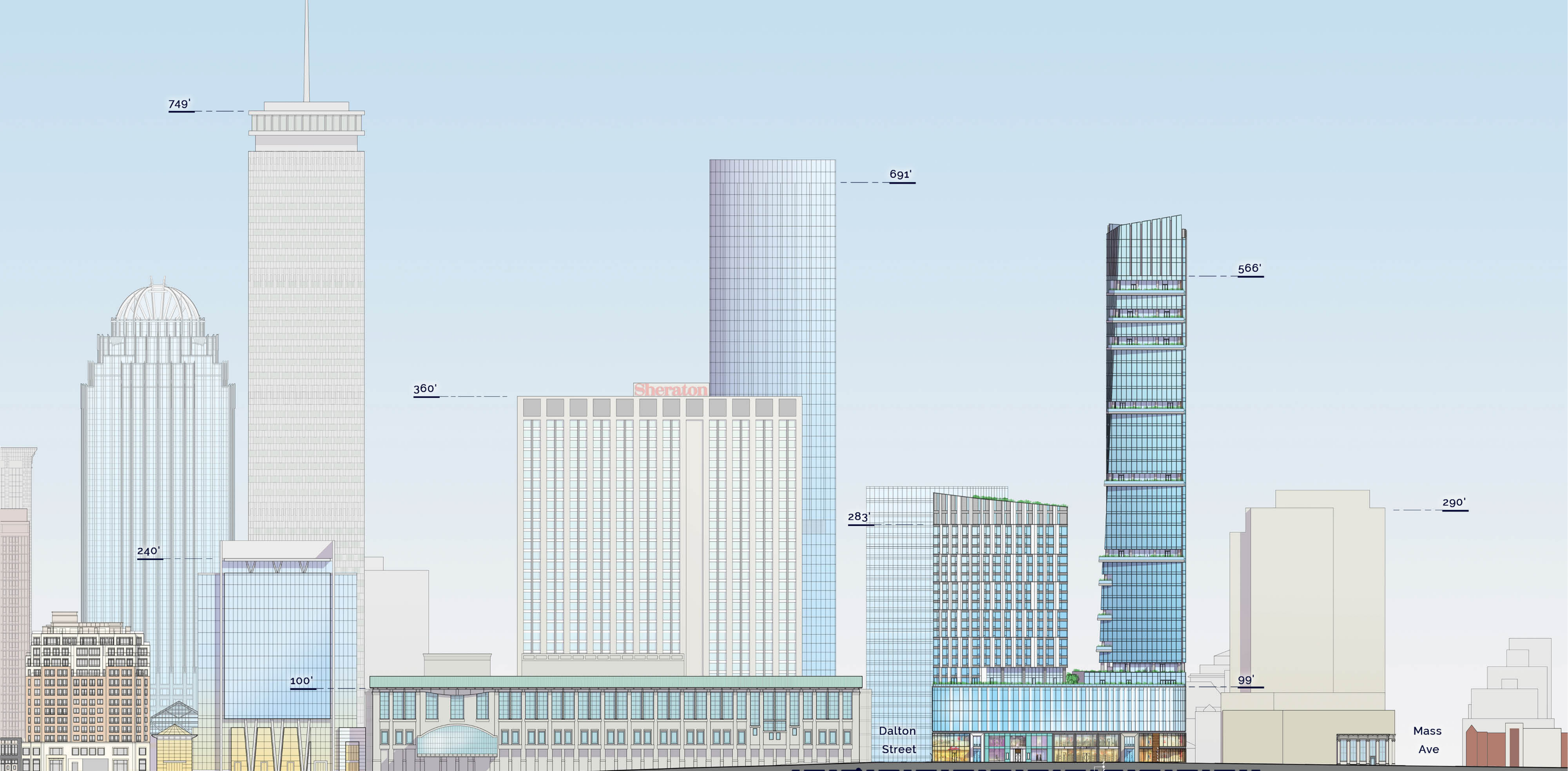
- GRADE LEVEL SENSOR
- ROOF LEVEL SENSOR

1000 BOYLSTON STREET
 BOSTON, MASSACHUSETTS

WIND SENSOR LOCATION PLAN

W WEINER VENTURES
 REAL ESTATE DEVELOPMENT & INVESTMENT

ELKUS | MANFREDI
 ARCHITECTS



749'

691'

566'

360'

Sheraton

283'

290'

240'

100'

99'

Dalton Street

Mass Ave

AVERAGE GRADE BASELINE

1000 BOYLSTON STREET
BOSTON, MASSACHUSETTS

NORTH ELEVATION | BOYLSTON STREET

WEINER VENTURES
REAL ESTATE DEVELOPMENT & INVESTMENT

ELKUS | MANFREDI
ARCHITECTS



1000 BOYLSTON STREET
BOSTON, MASSACHUSETTS

BOYLSTON STREET LOOKING SOUTHEAST

W WEINER VENTURES
REAL ESTATE DEVELOPMENT & INVESTMENT

ELKUS | MANFREDI
ARCHITECTS



1000 BOYLSTON STREET
BOSTON, MASSACHUSETTS

CAMBRIA STREET LOOKING EAST

W WEINER VENTURES
REAL ESTATE DEVELOPMENT & INVESTMENT

ELKUS | MANFREDI
ARCHITECTS

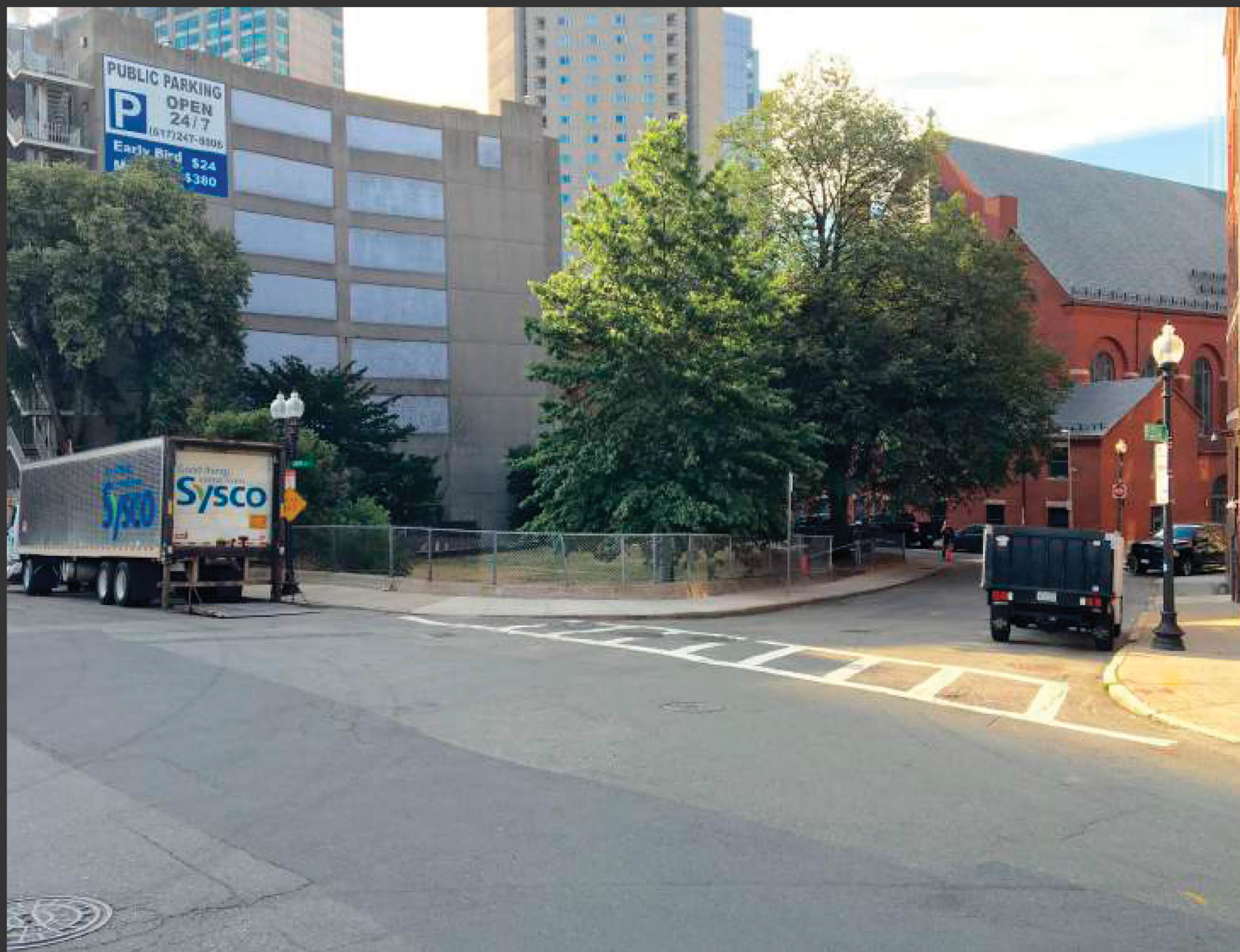


1000 BOYLSTON STREET
BOSTON, MASSACHUSETTS

CORNER OF HEREFORD & BOYLSTON STREET
LOOKING SOUTH

W WEINER VENTURES
REAL ESTATE DEVELOPMENT & INVESTMENT

ELKUS | MANFREDI
ARCHITECTS



1000 BOYLSTON STREET
BOSTON, MASSACHUSETTS

CORNER OF ST. CECILIA & BOYLSTON STREET
LOOKING SOUTH

W WEINER VENTURES
REAL ESTATE DEVELOPMENT & INVESTMENT

ELKUS | MANFREDI
ARCHITECTS



1000 BOYLSTON STREET
BOSTON, MASSACHUSETTS

DALTON STREET LOOKING WEST

W WEINER VENTURES
REAL ESTATE DEVELOPMENT & INVESTMENT

ELKUS | MANFREDI
ARCHITECTS



1000 BOYLSTON STREET
BOSTON, MASSACHUSETTS

ST. CECILIA STREET LOOKING EAST

W WEINER VENTURES
REAL ESTATE DEVELOPMENT & INVESTMENT

ELKUS | MANFREDI
ARCHITECTS