



PARCEL 12

Boston, Massachusetts

CAC MEETING

APRIL 4, 2018

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ARCHITECTS

Samuels &
Associates



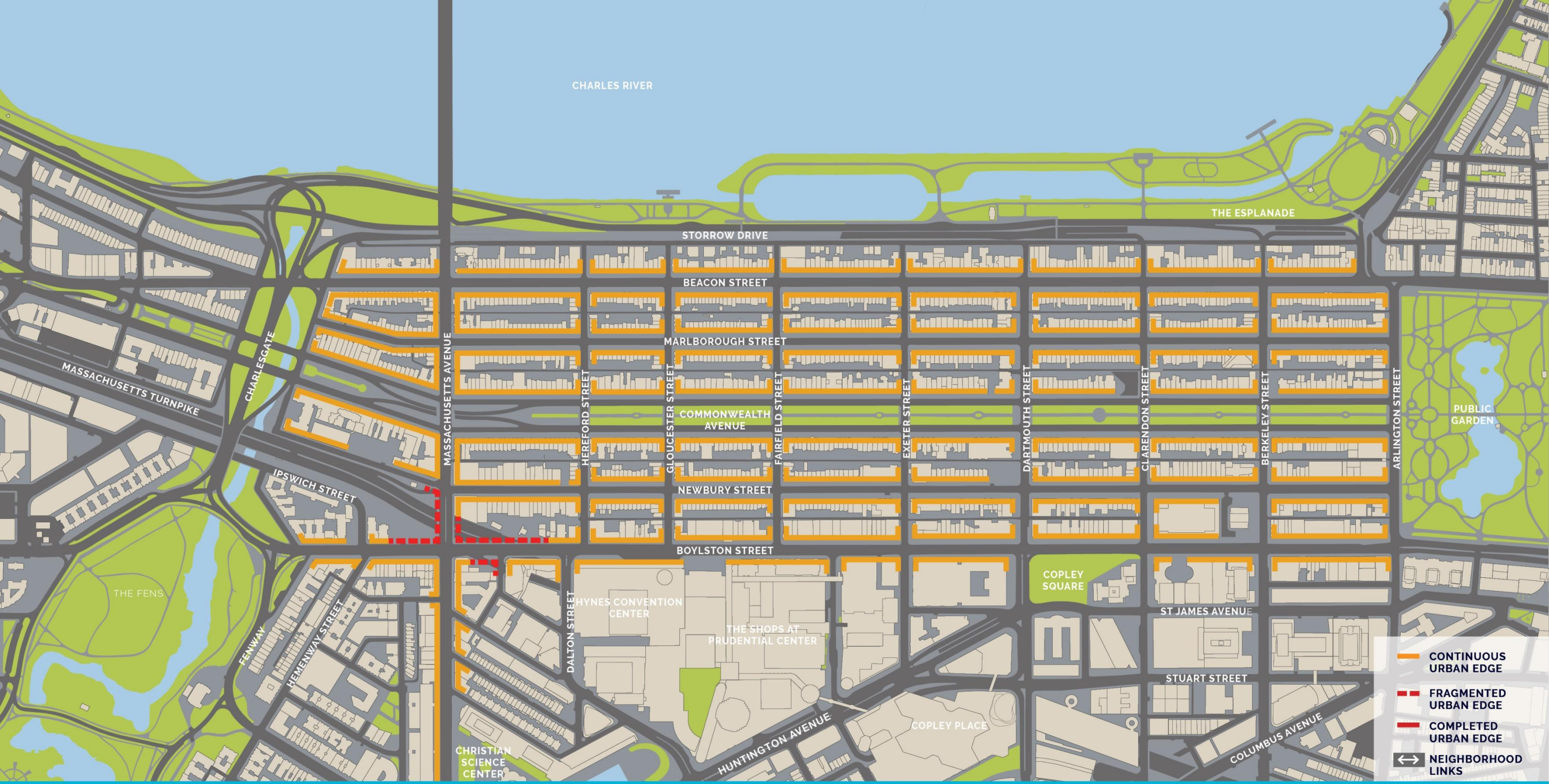


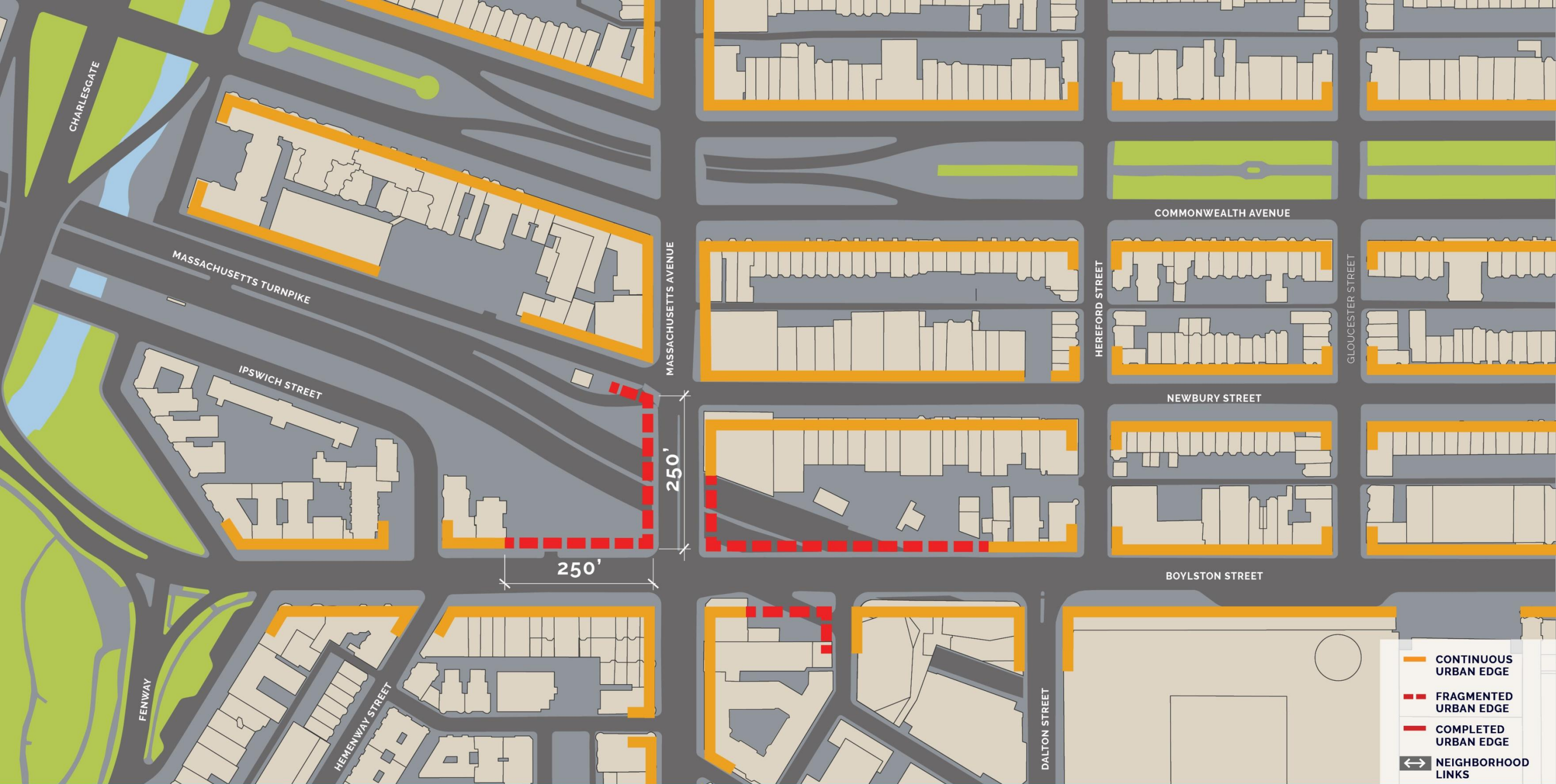
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BOSTON, MASSACHUSETTS

SITE AERIAL

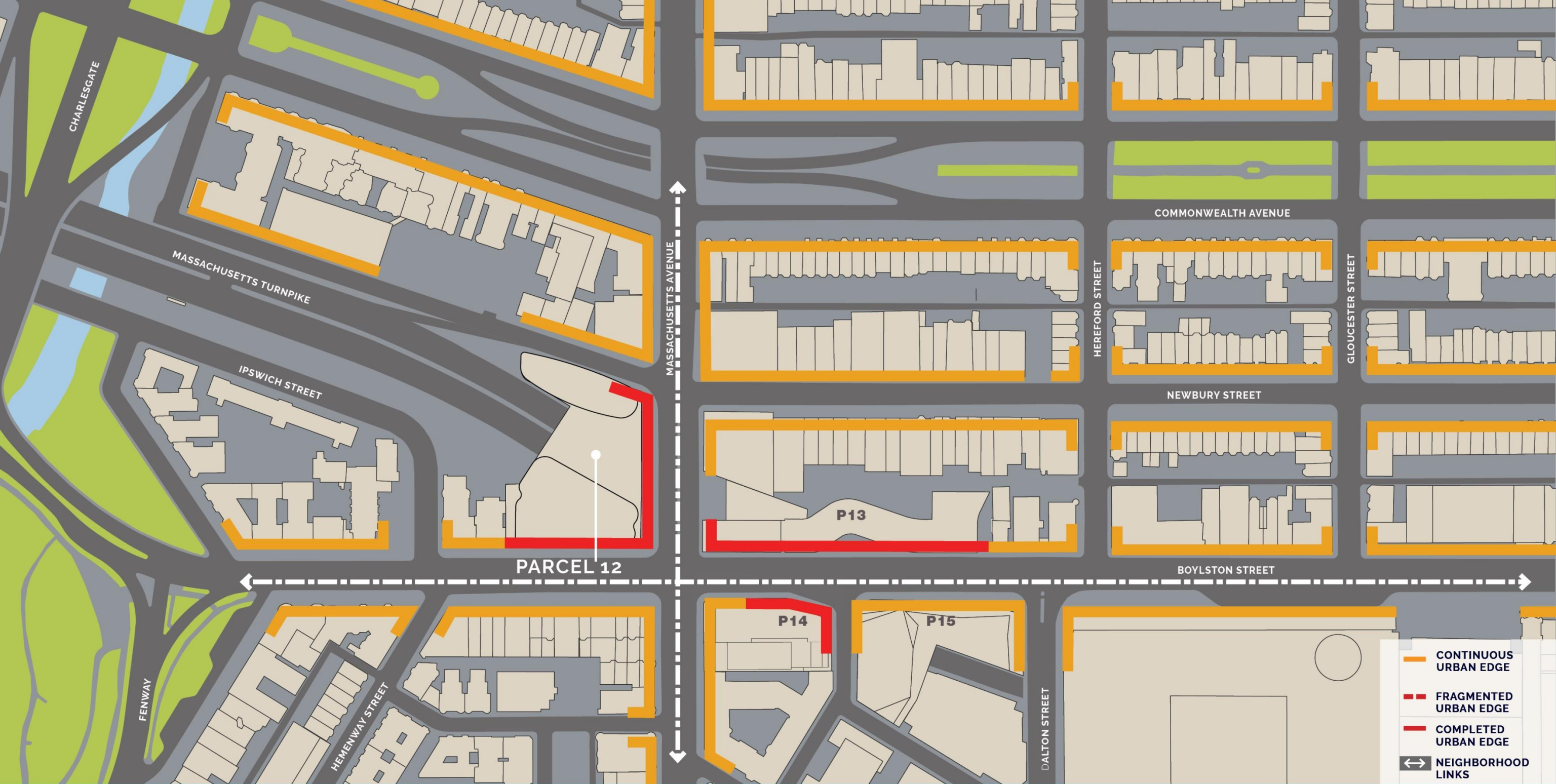
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- CONTINUOUS URBAN EDGE
- - - FRAGMENTED URBAN EDGE
- COMPLETED URBAN EDGE
- ↔ NEIGHBORHOOD LINKS



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**BACK BAY URBAN FABRIC
 BLOCK COMPLETION**



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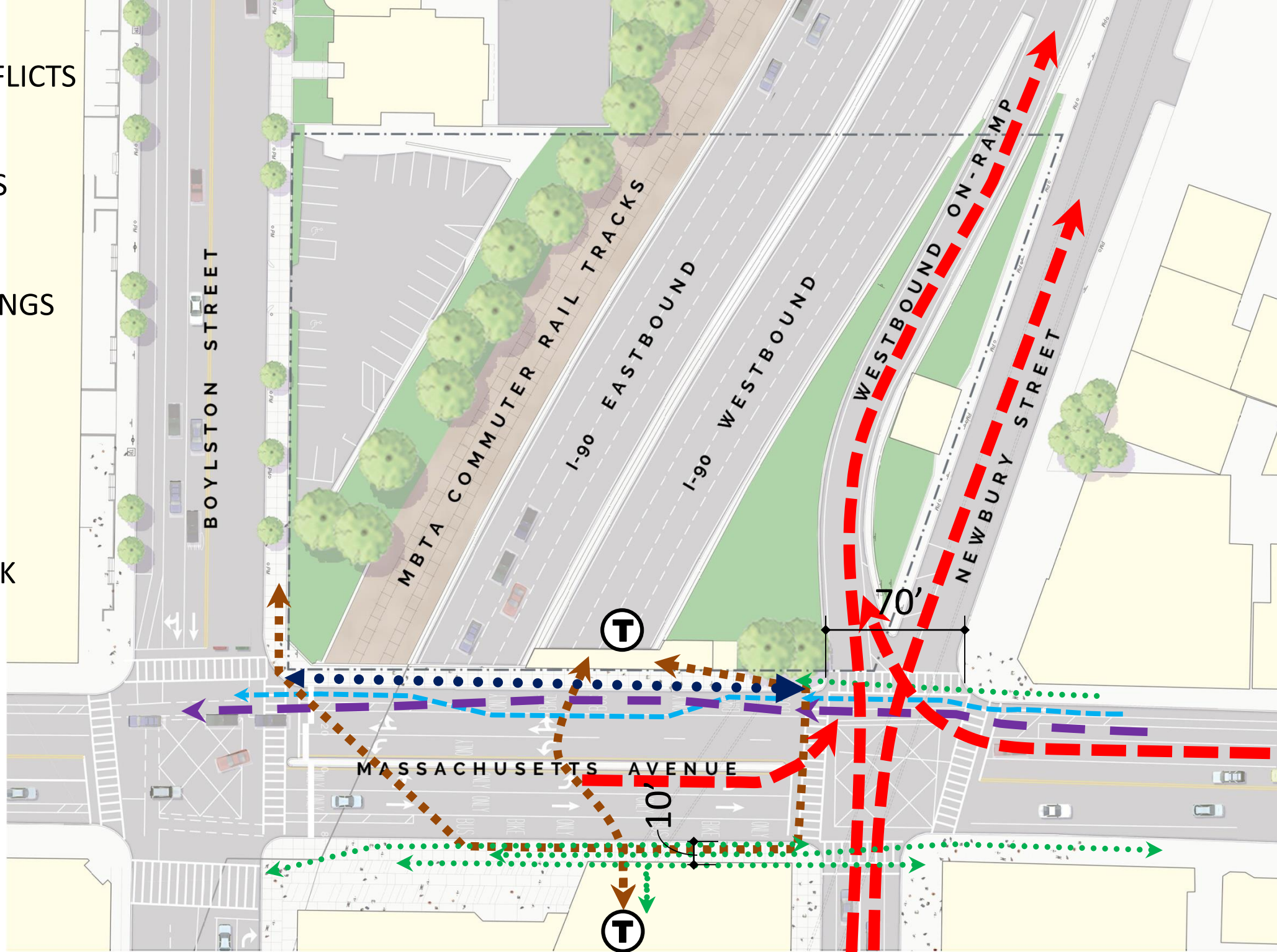
INTERSECTION CONFLICTS

BUS/BIKE CONFLICTS

PEDESTRIAN CROSSINGS

LIMITED EAST SIDEWALK CAPACITY

FEW WEST SIDEWALK AMENITIES



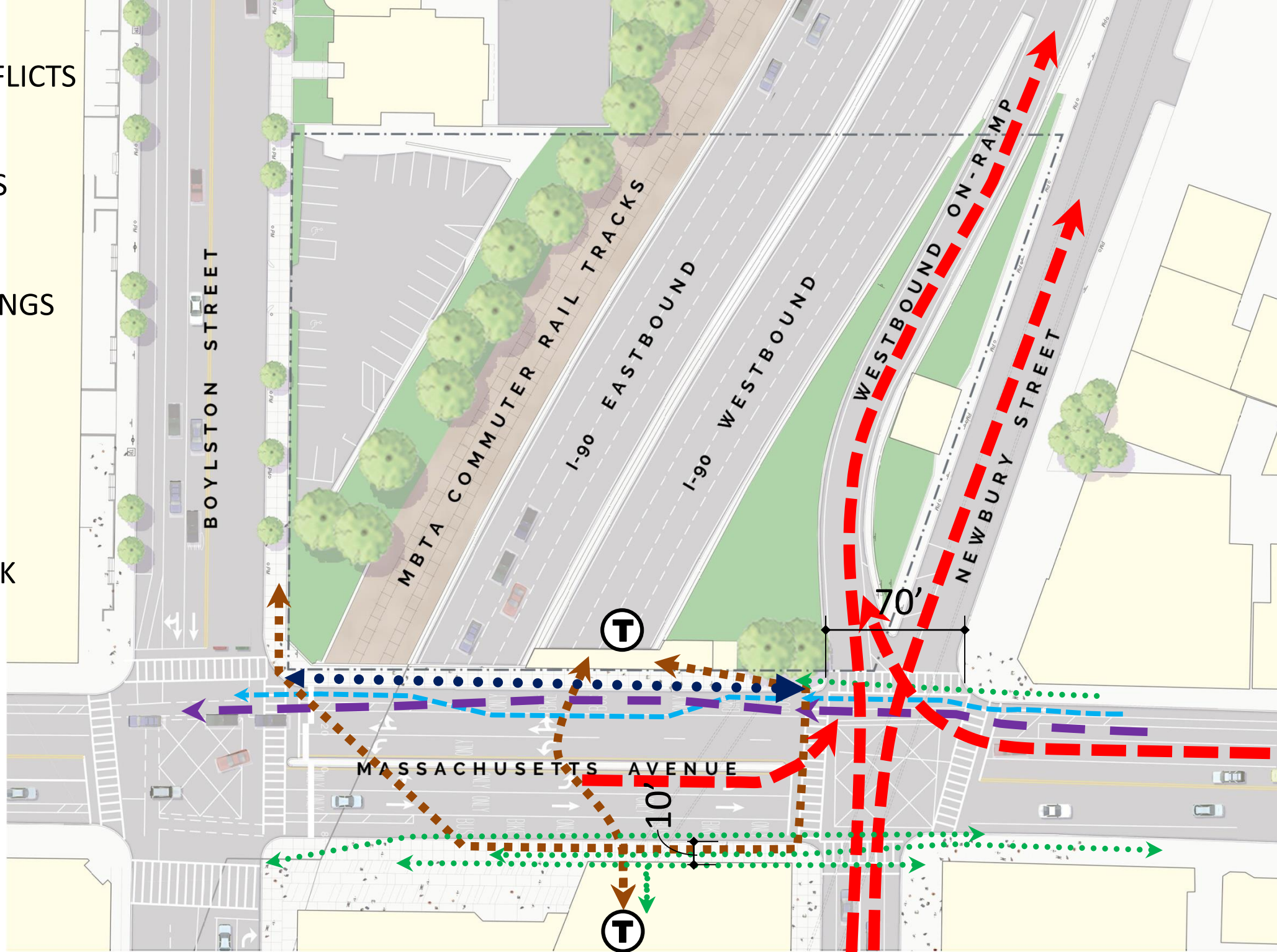
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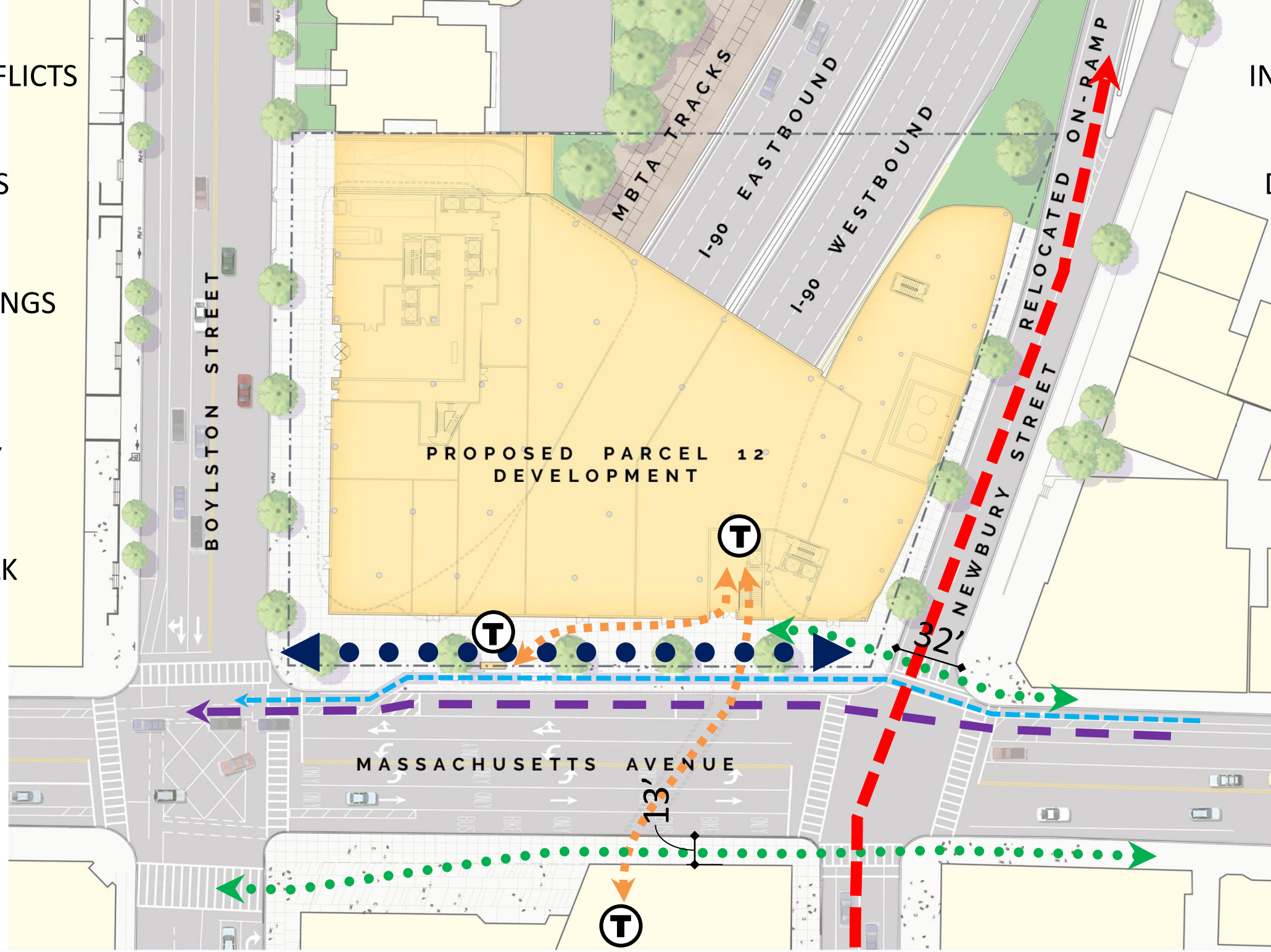
INTERSECTION CLARITY

DEDICATED BIKE LANE

MBTA CONNECTIVITY

INCREASED SIDEWALK CAPACITY

ENHANCED WEST SIDEWALK AMENTIES

















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VIEW FROM BOYLSTON STREET - PROPOSED

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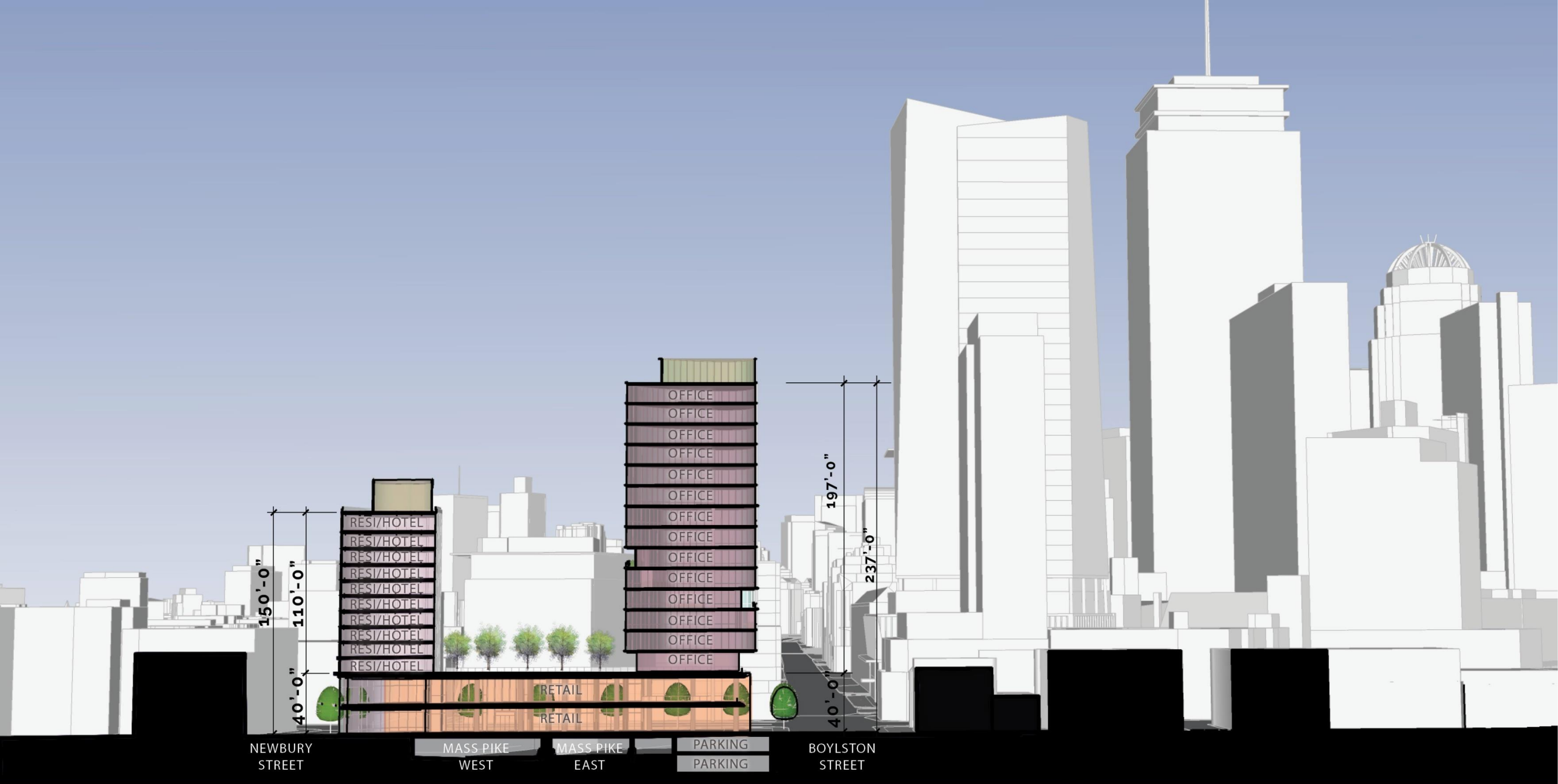


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VIEW FROM NEWBURY STREET - PROPOSED

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