

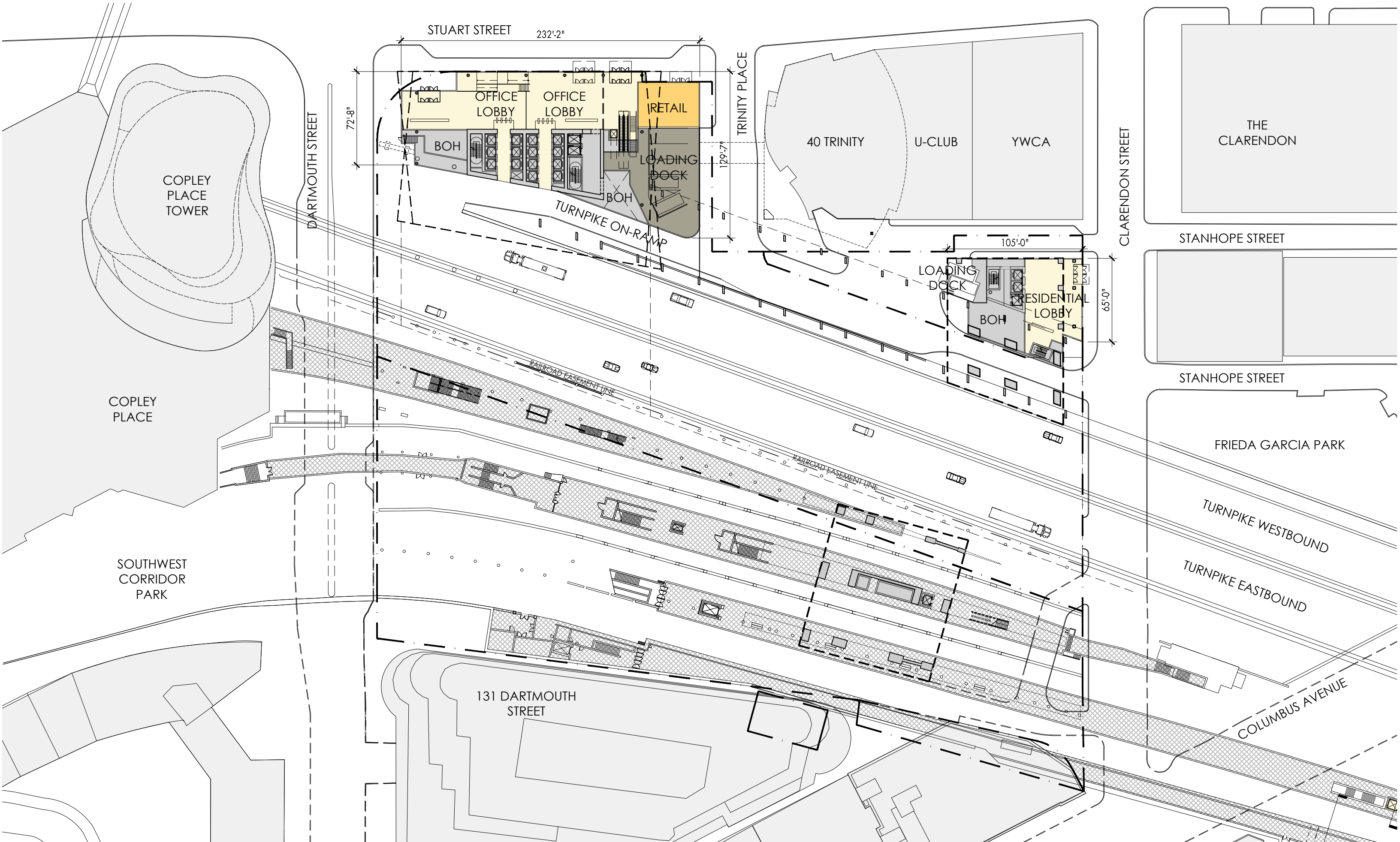
APPENDIX



An architectural rendering of a modern urban development. The central focus is a large, multi-story building with a glass facade and a stepped, cantilevered top. Below this building is a transit station with a prominent arched entrance labeled 'BACK BAY STATION'. To the right of the station is a lower-level commercial building with a sign that reads 'SHOPS AT BACK BAY'. The foreground shows a busy public square with many people walking, some sitting at outdoor cafe tables with yellow umbrellas, and a few cars on the street. The sky is a clear, light blue. The overall style is a high-quality architectural visualization.

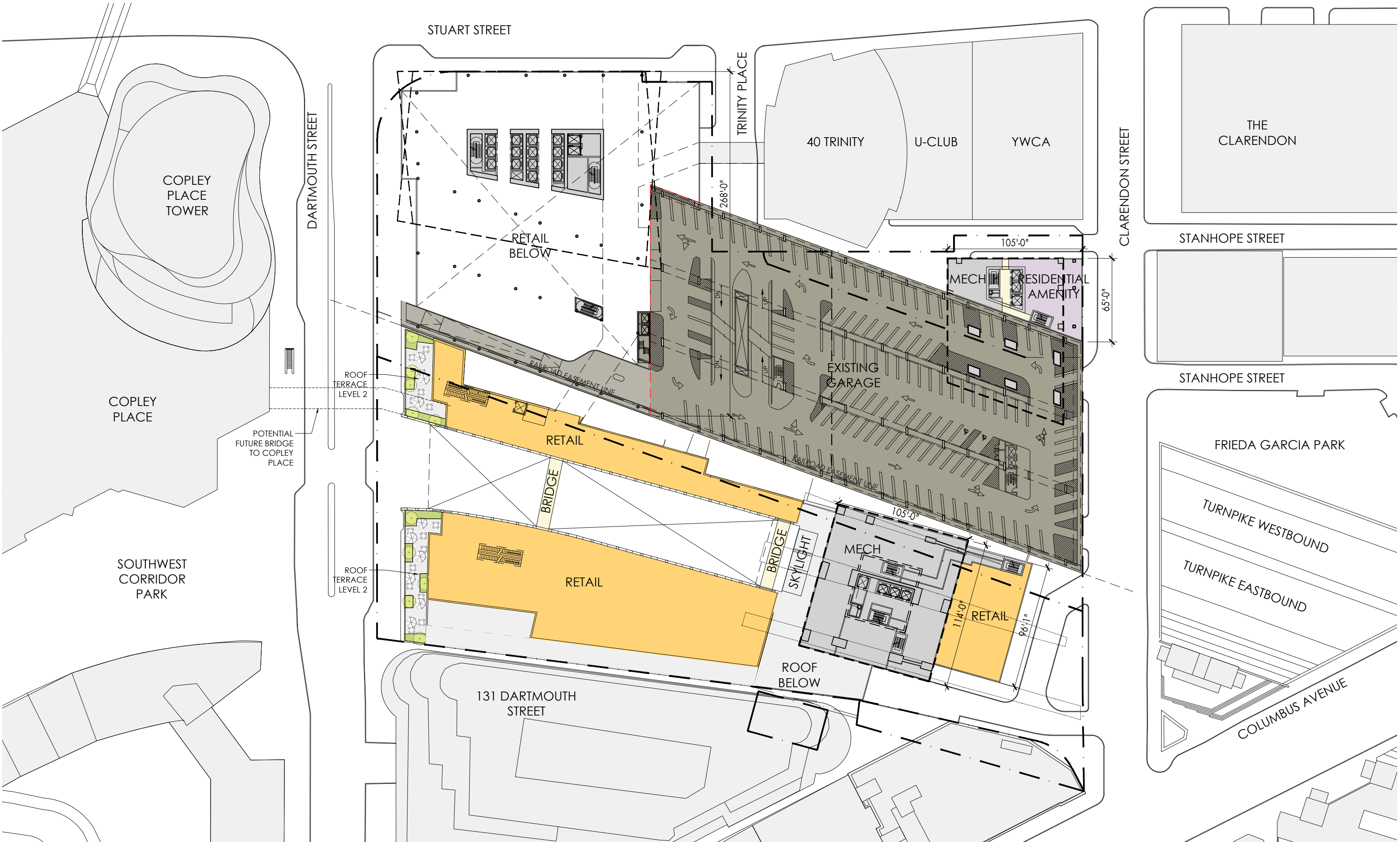
BASE SCHEME PLANS, SECTIONS

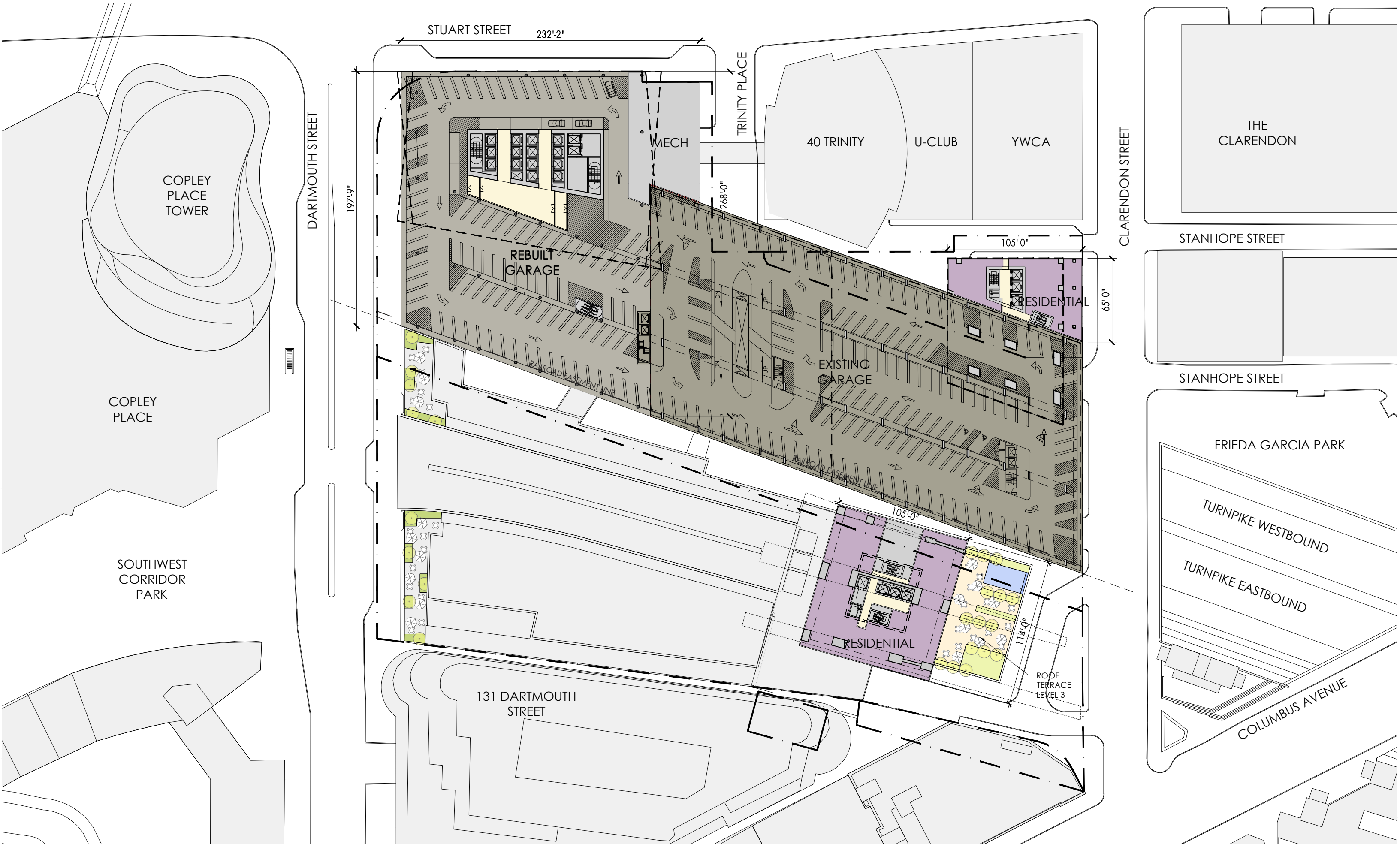




BASE SCHEME STUART STREET / TURNPIKE / PLATFORM LEVEL







BASE SCHEME +55', +65' LEVEL



BASE SCHEME +105' LEVEL



BASE SCHEME TYPICAL PODIUM LEVEL



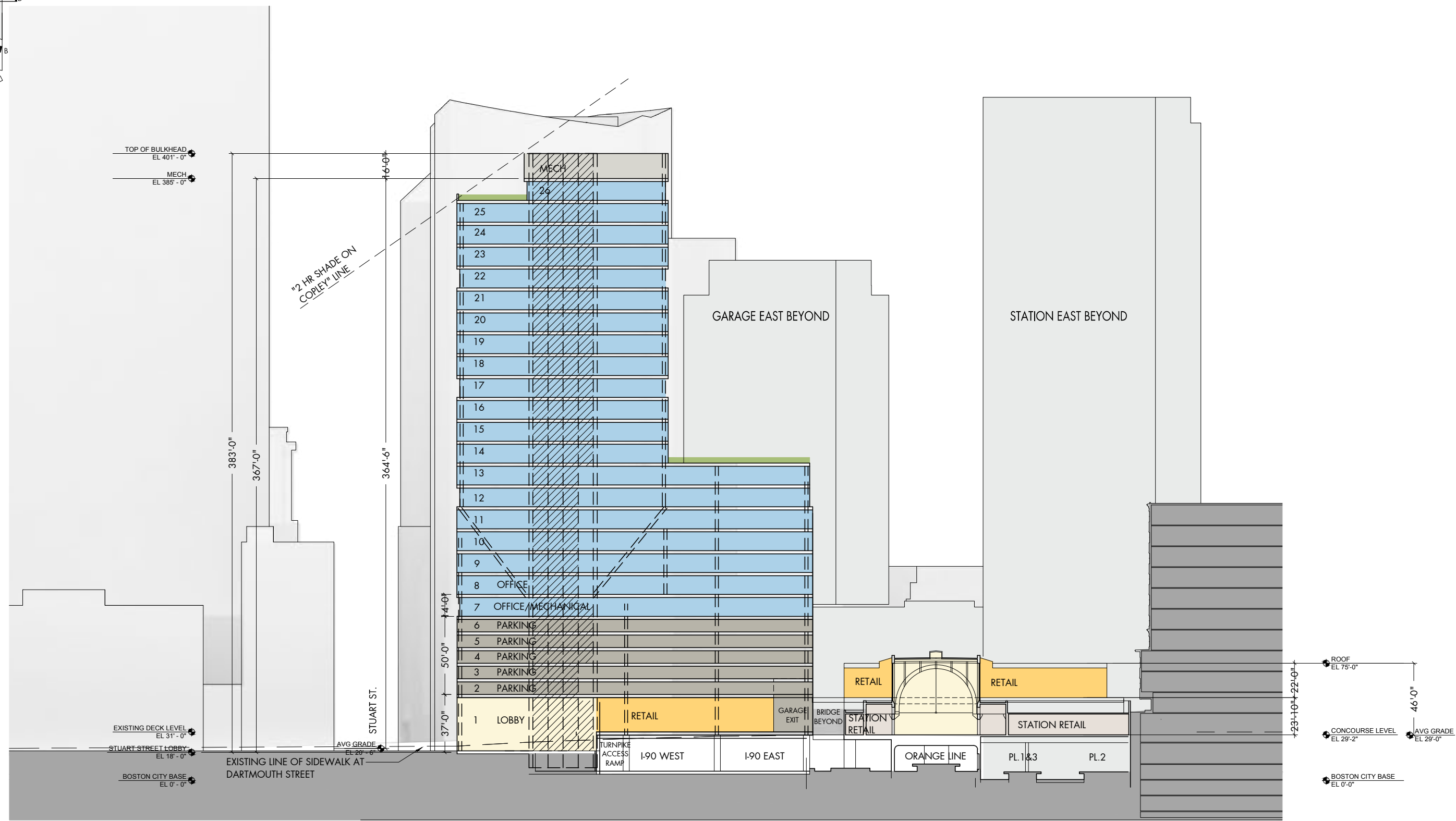
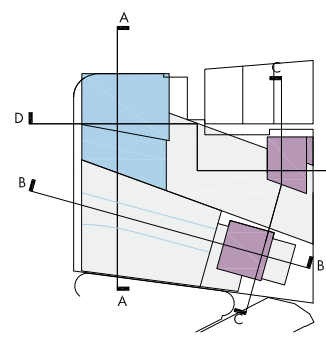
BASE SCHEME TYPICAL LEVEL



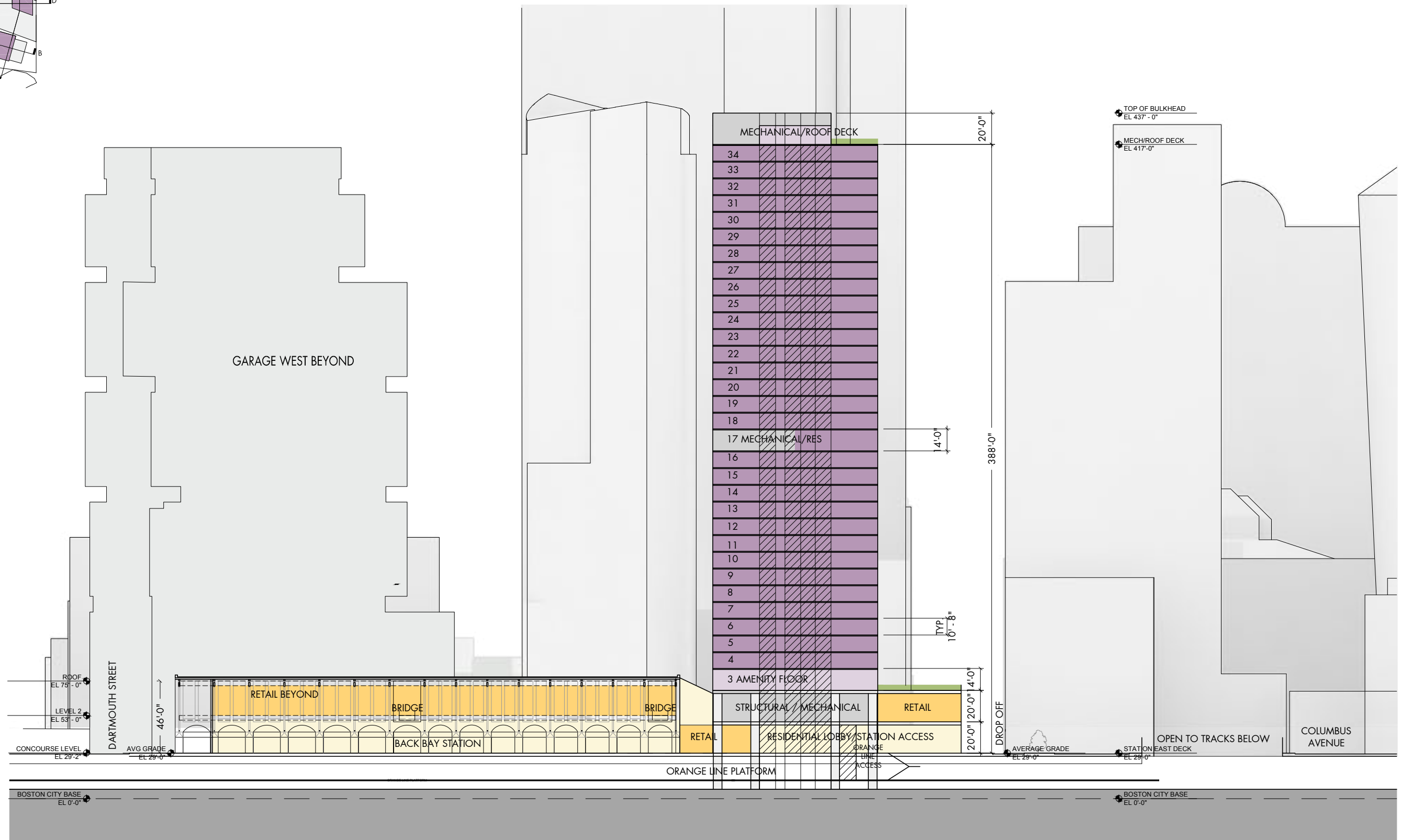
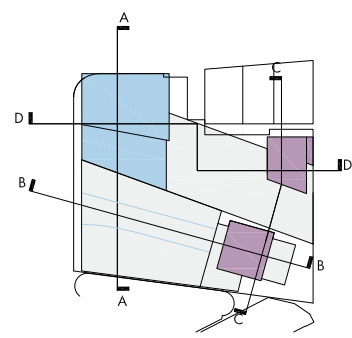
BASE SCHEME TYPICAL LEVEL AT TOP OF BUILDING

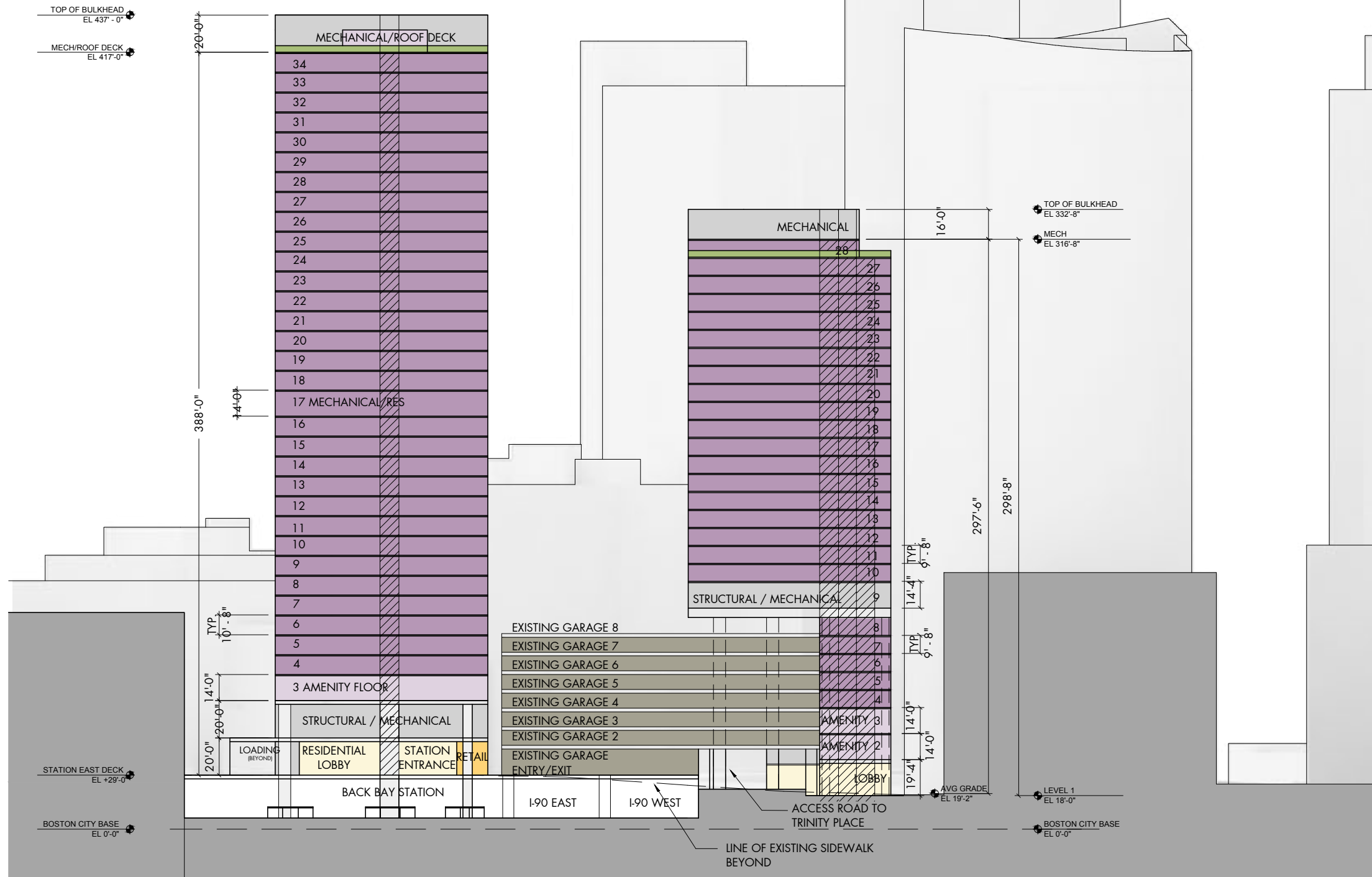
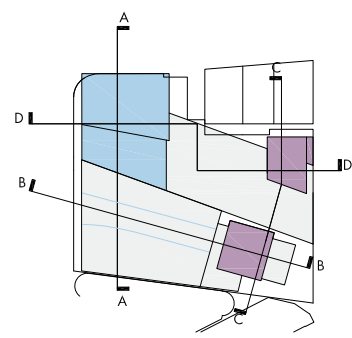


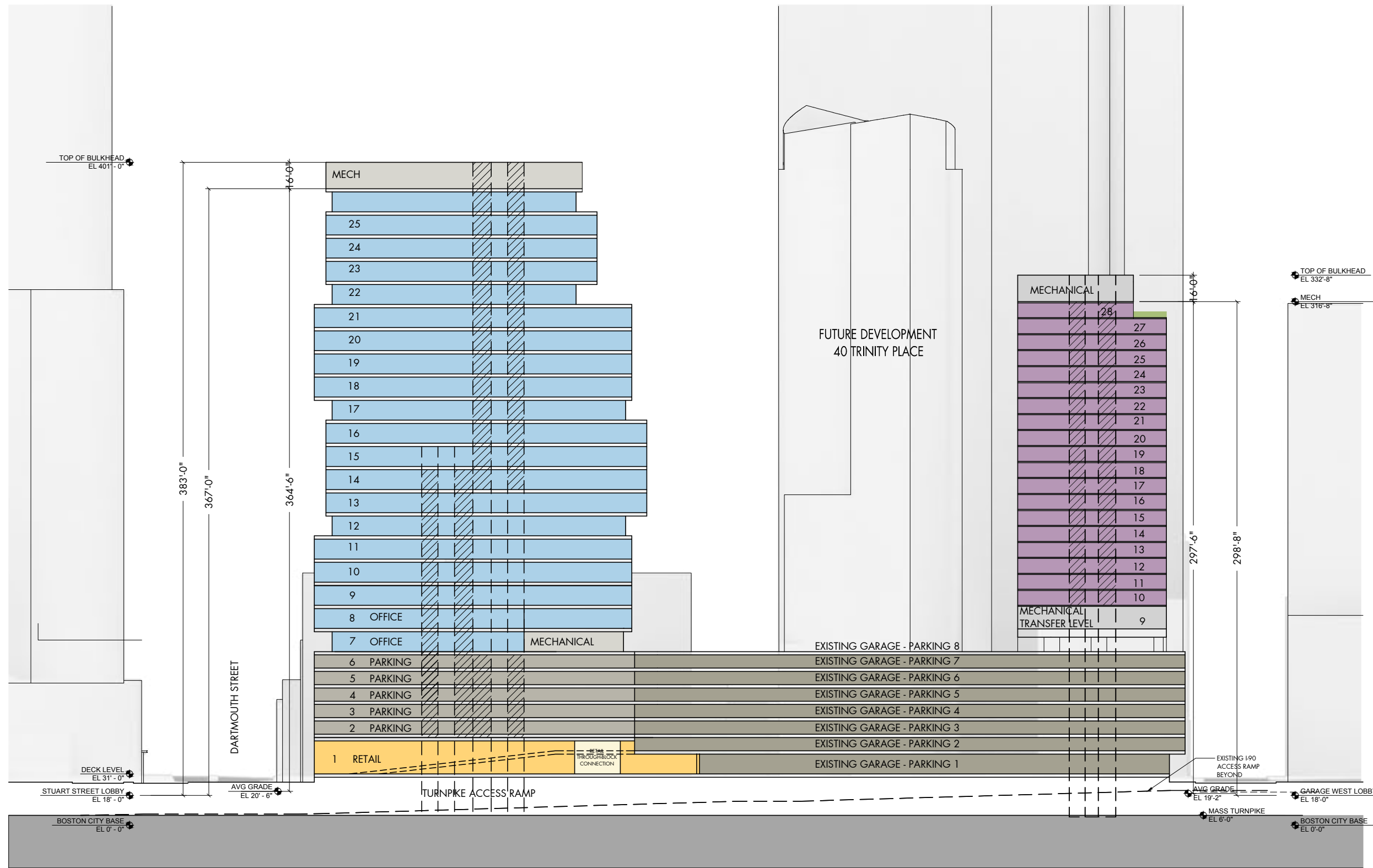
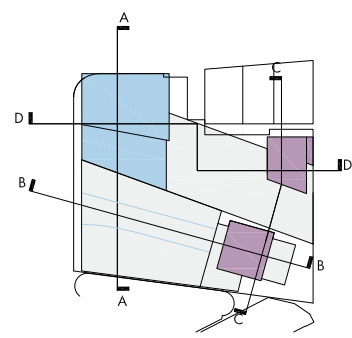
BASE SCHEME ROOF PLAN



BASE SCHEME - SECTION A-A









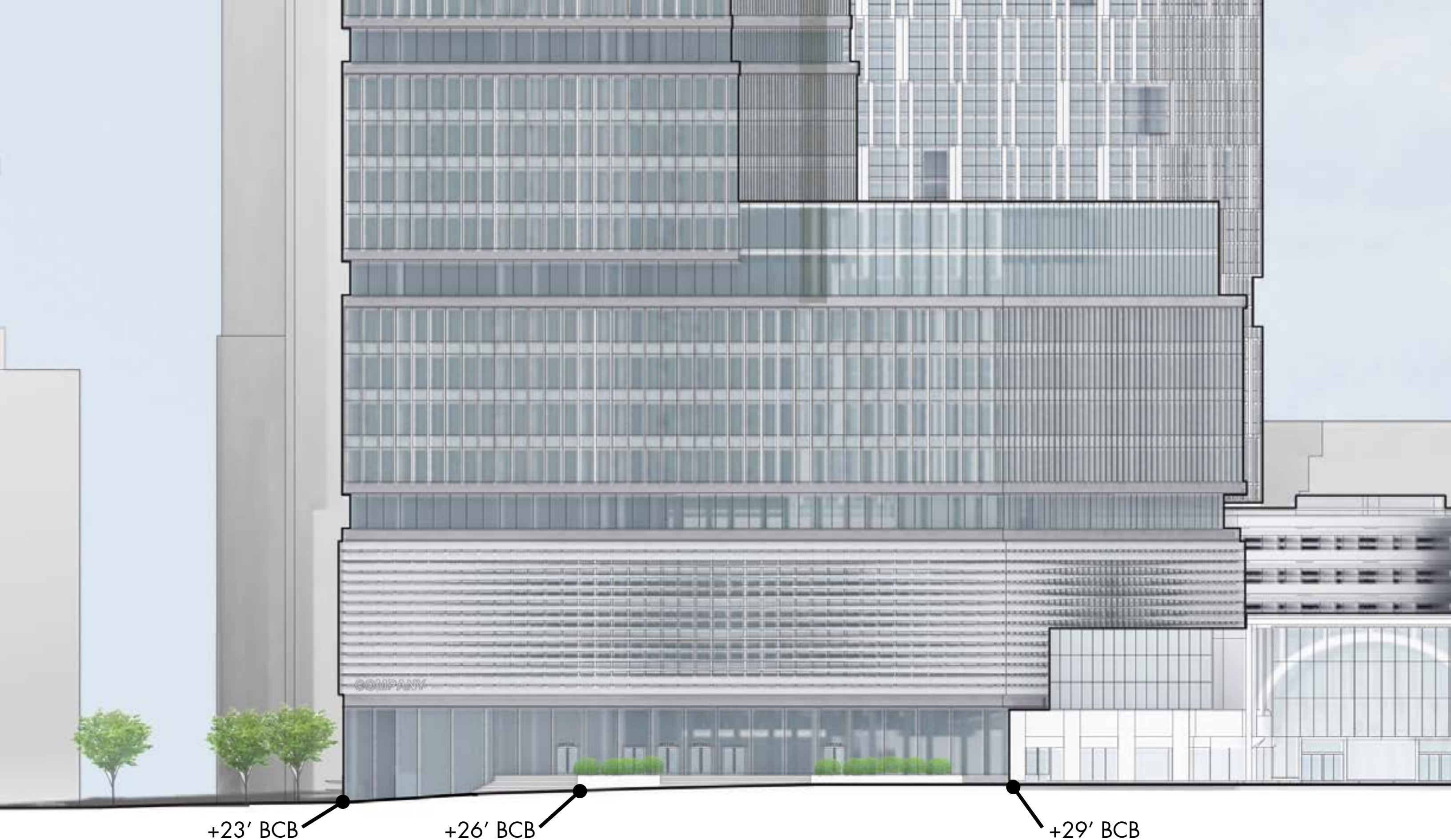
COPLEY SQUARE ST JAMES AVE

STUART STREET

GARAGE WEST

STATION WEST

BASE SCHEME DARTMOUTH STREET ELEVATION



+23' BCB

+26' BCB

+29' BCB



CLARENDON STREET

TRINITY PLACE

GARAGE WEST

DARTMOUTH STREET

BASE SCHEME STUART STREET ELEVATION



+17' BCB

+23' BCB

BASE SCHEME STUART STREET ELEVATION - ENLARGED



STATION EAST

GARAGE EAST

STUART STREET

TRINITY CHURCH

BASE SCHEME CLARENDON STREET ELEVATION



+29' BCB

+18' BCB


BASE SCHEME CLARENDON STREET ELEVATION - ENLARGED

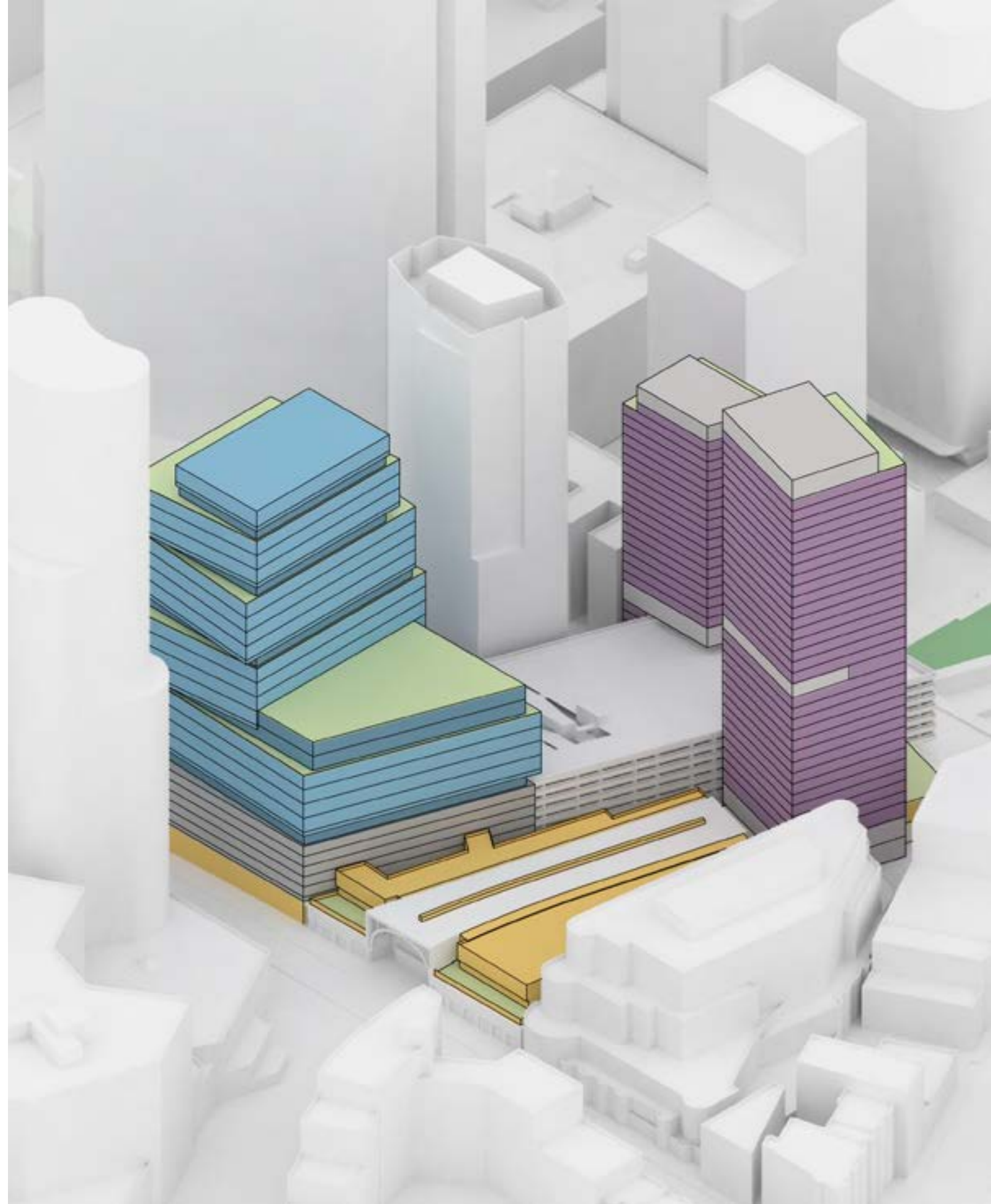
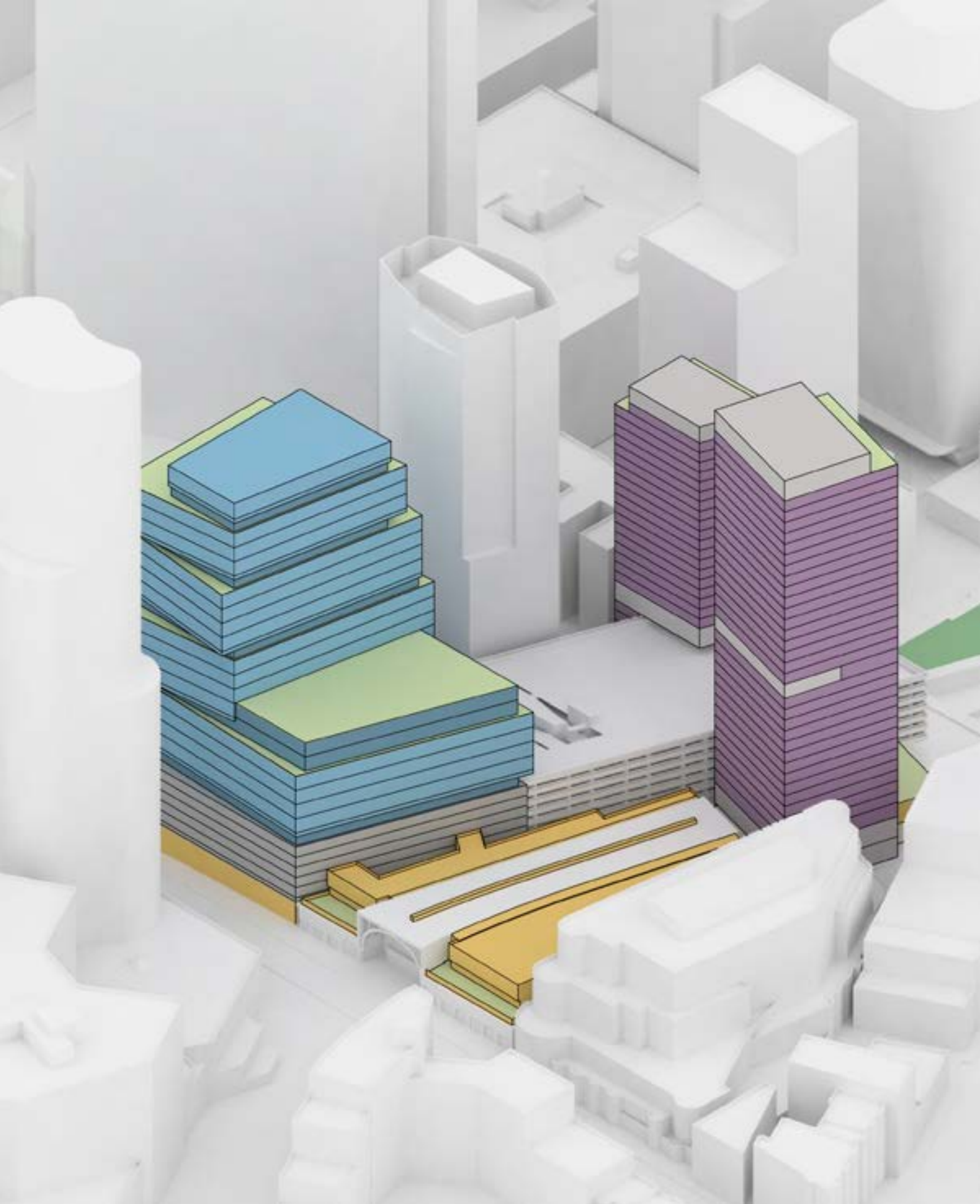
GARAGE WEST ALTERNATE SCHEME



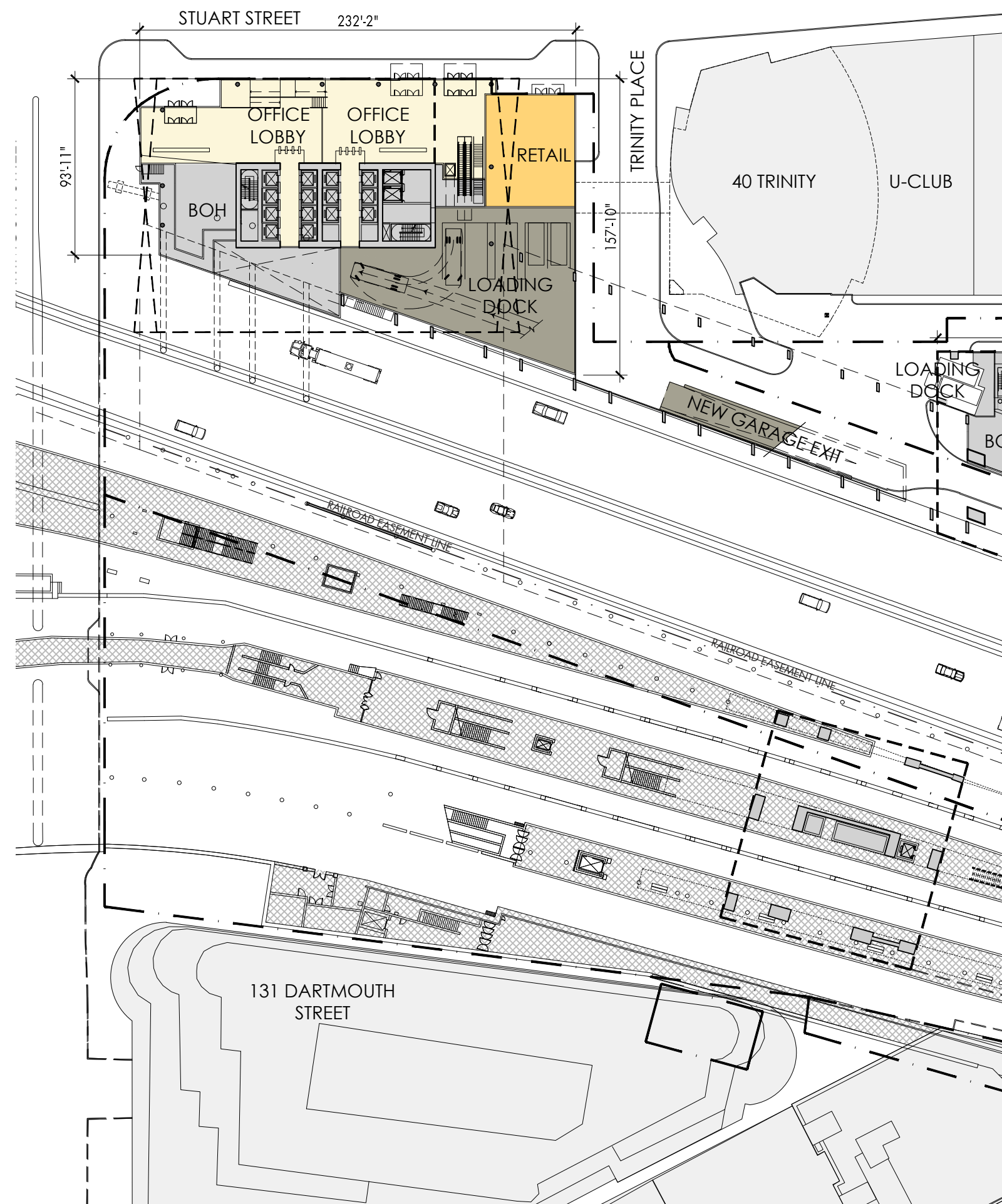
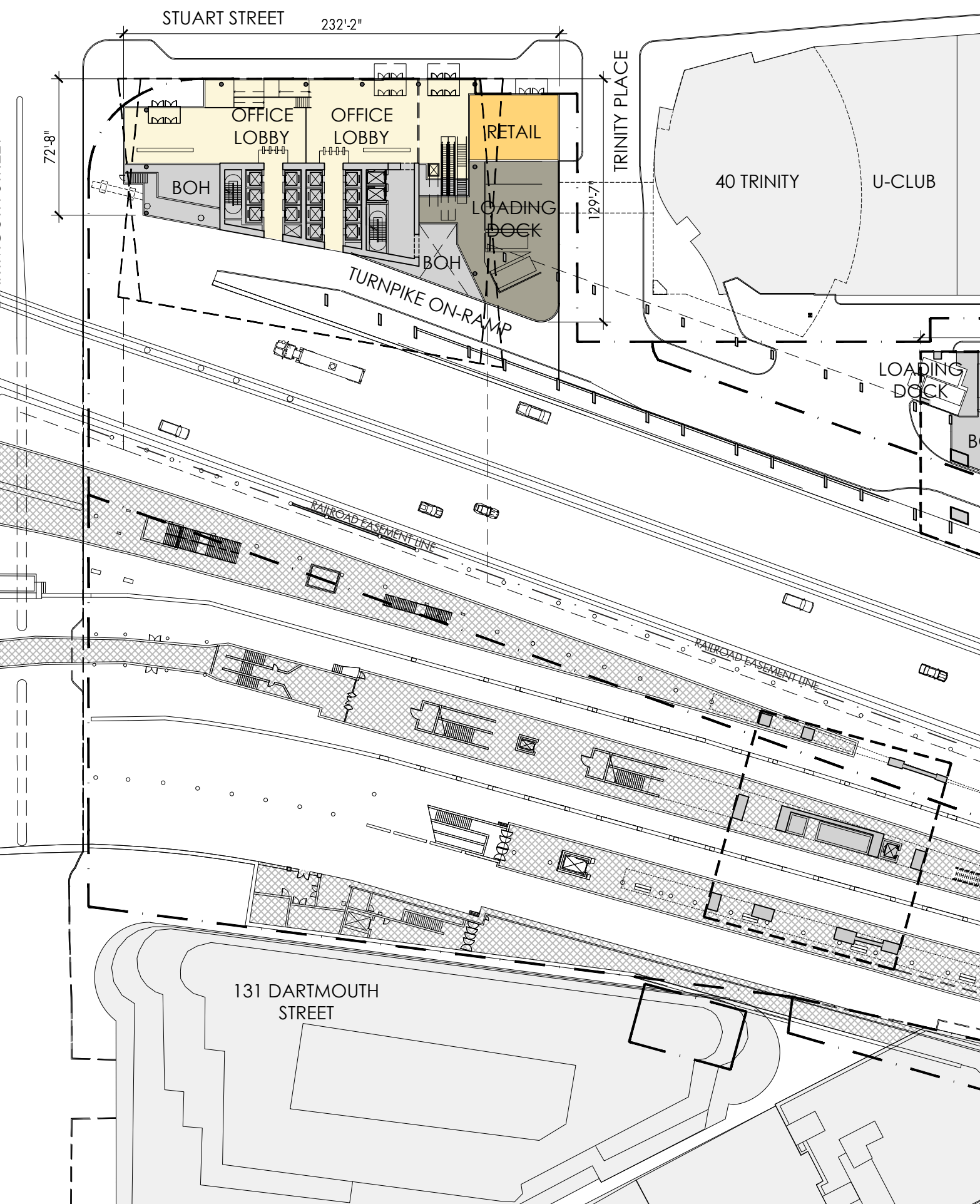


GARAGE WEST - BASE AND ALTERNATE SCHEME

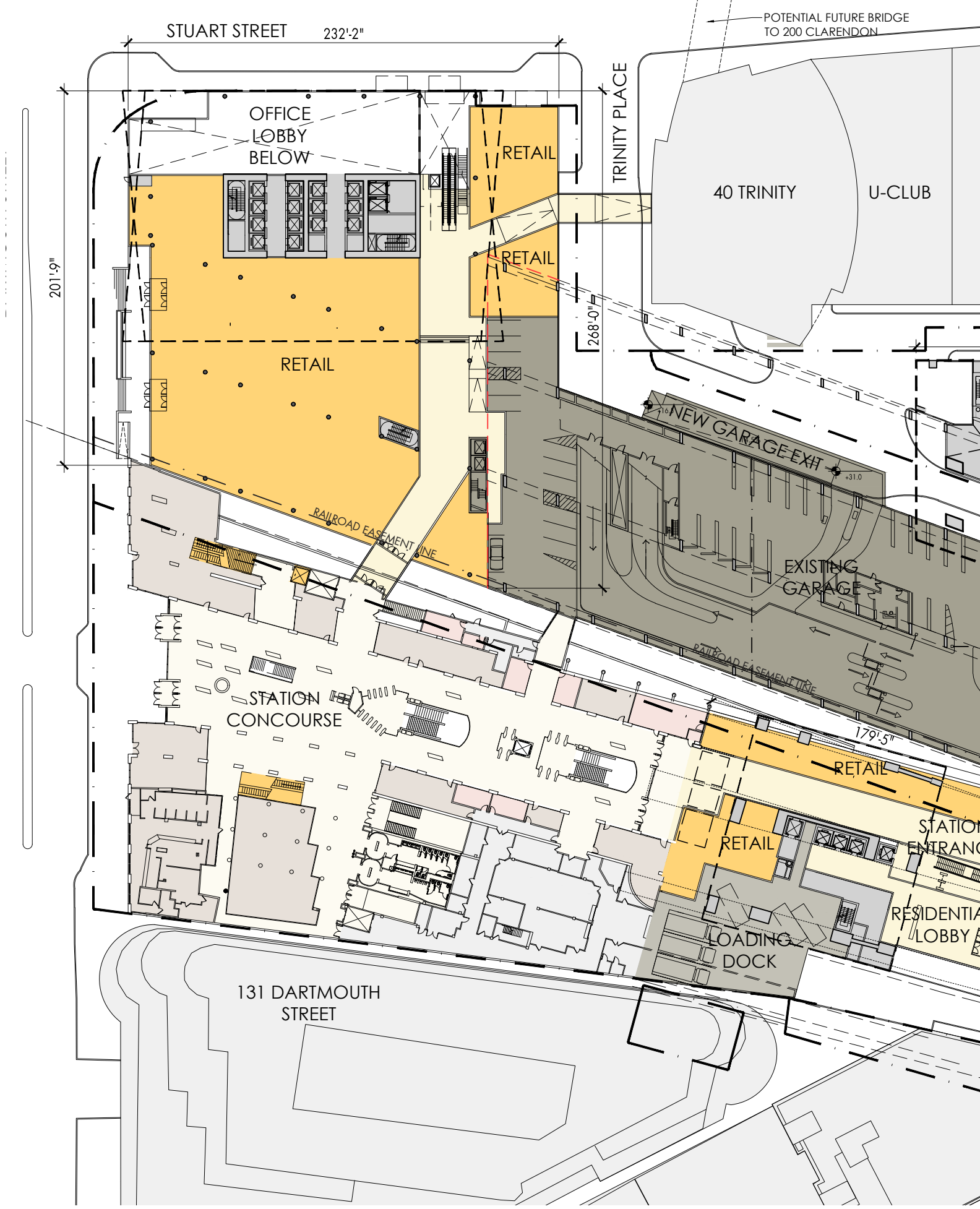
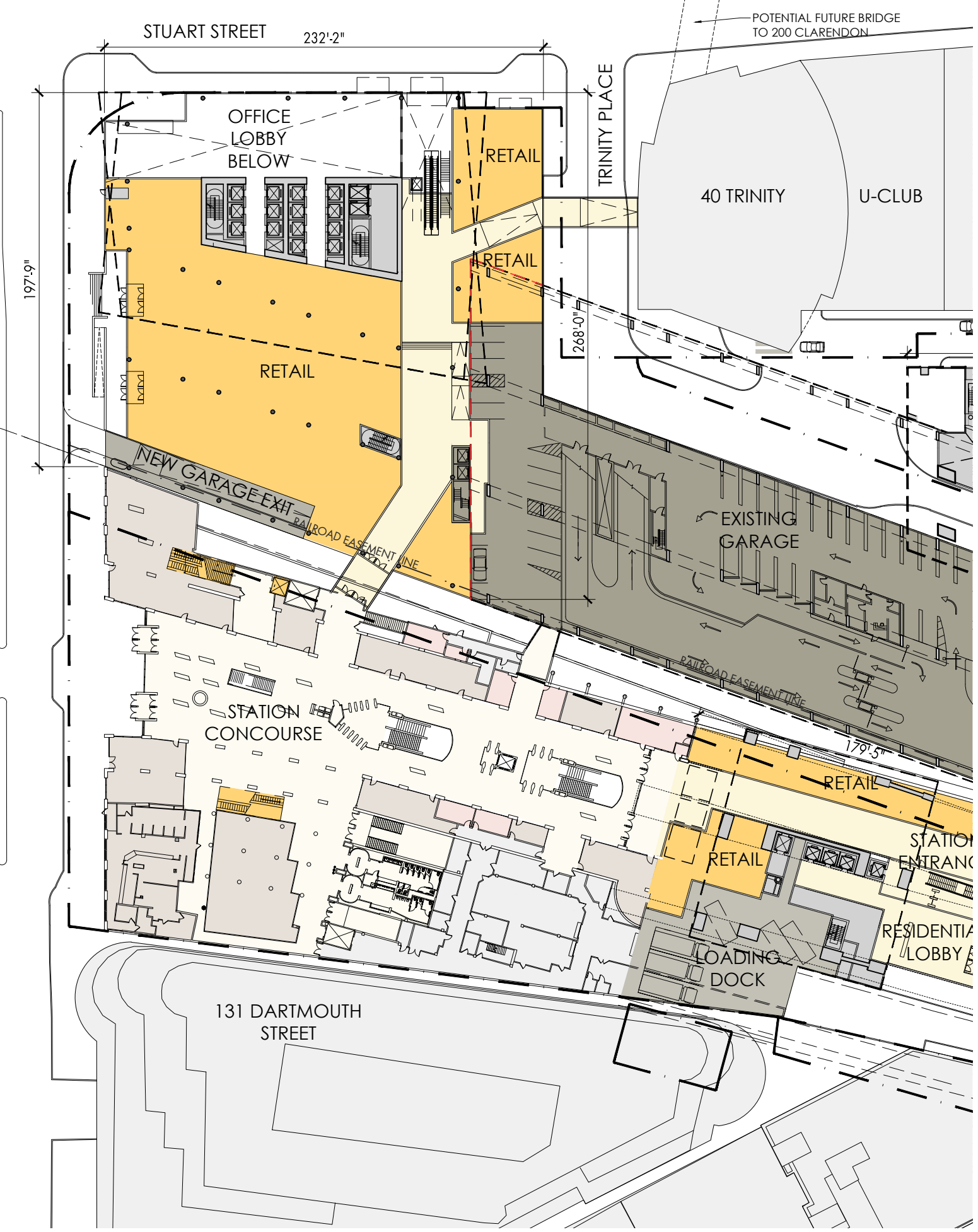
 Boston Properties 18 MAY 2016



GARAGE WEST - AXON VIEWING TO THE NORTHEAST - BASE SCHEME AND ALTERNATE SCHEME



GARAGE WEST - BASE AND ALTERNATE SCHEME - STUART STREET



GARAGE WEST - BASE AND ALTERNATE SCHEME - DECK LEVEL



GARAGE WEST - BASE AND ALTERNATE SCHEME - TYPICAL HIGHRISE

An architectural rendering of a modern urban development project. The scene features several tall, multi-story buildings with glass and metal facades. In the foreground, a large, open public space is filled with people, some sitting at outdoor tables under umbrellas, suggesting a vibrant community hub. The sky is a clear, light blue. The overall atmosphere is bright and modern.

BACK BAY / SOUTH END STATION RENOVATION PROJECT

1899



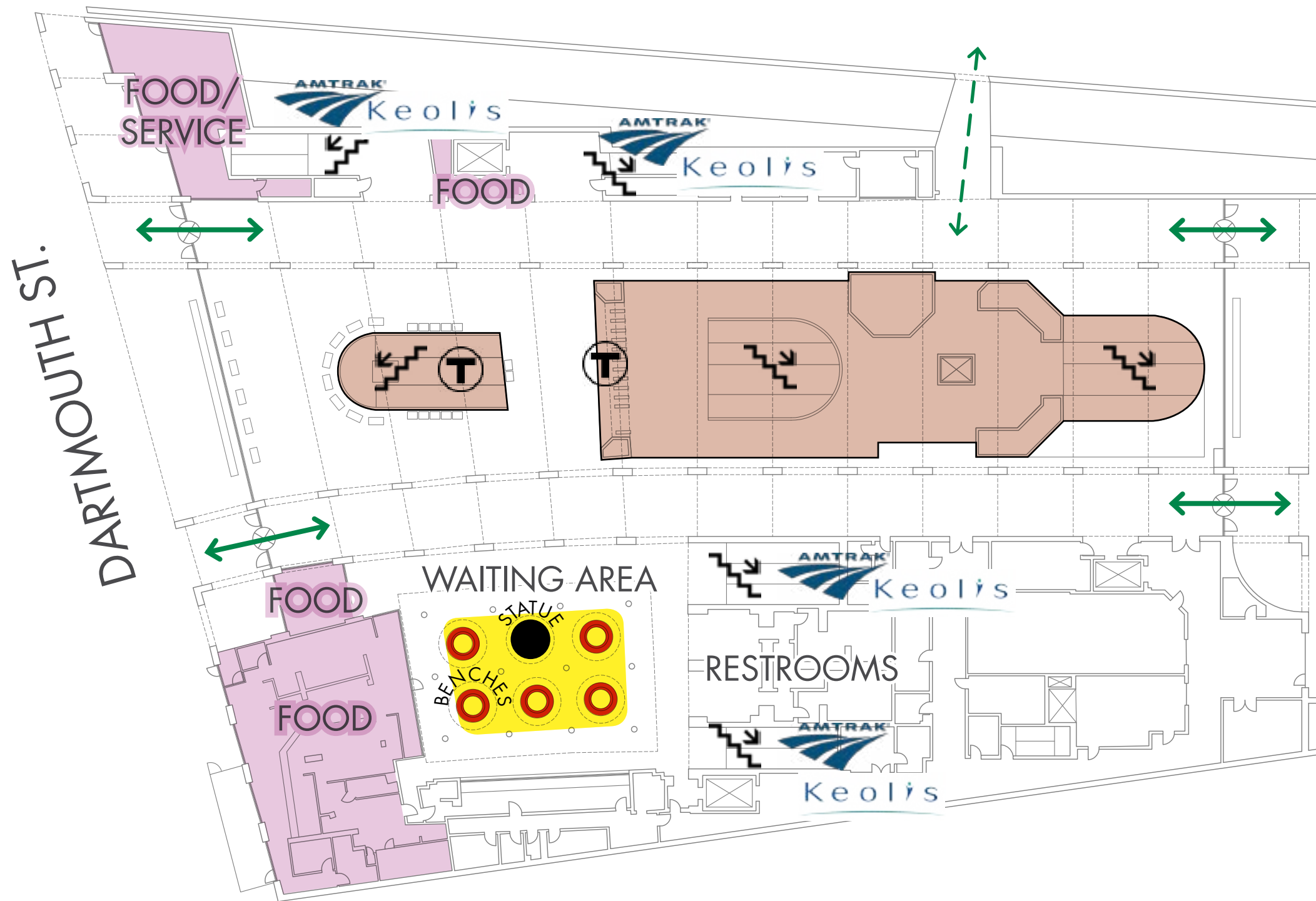
1987



1928







BACK BAY STATION NOW

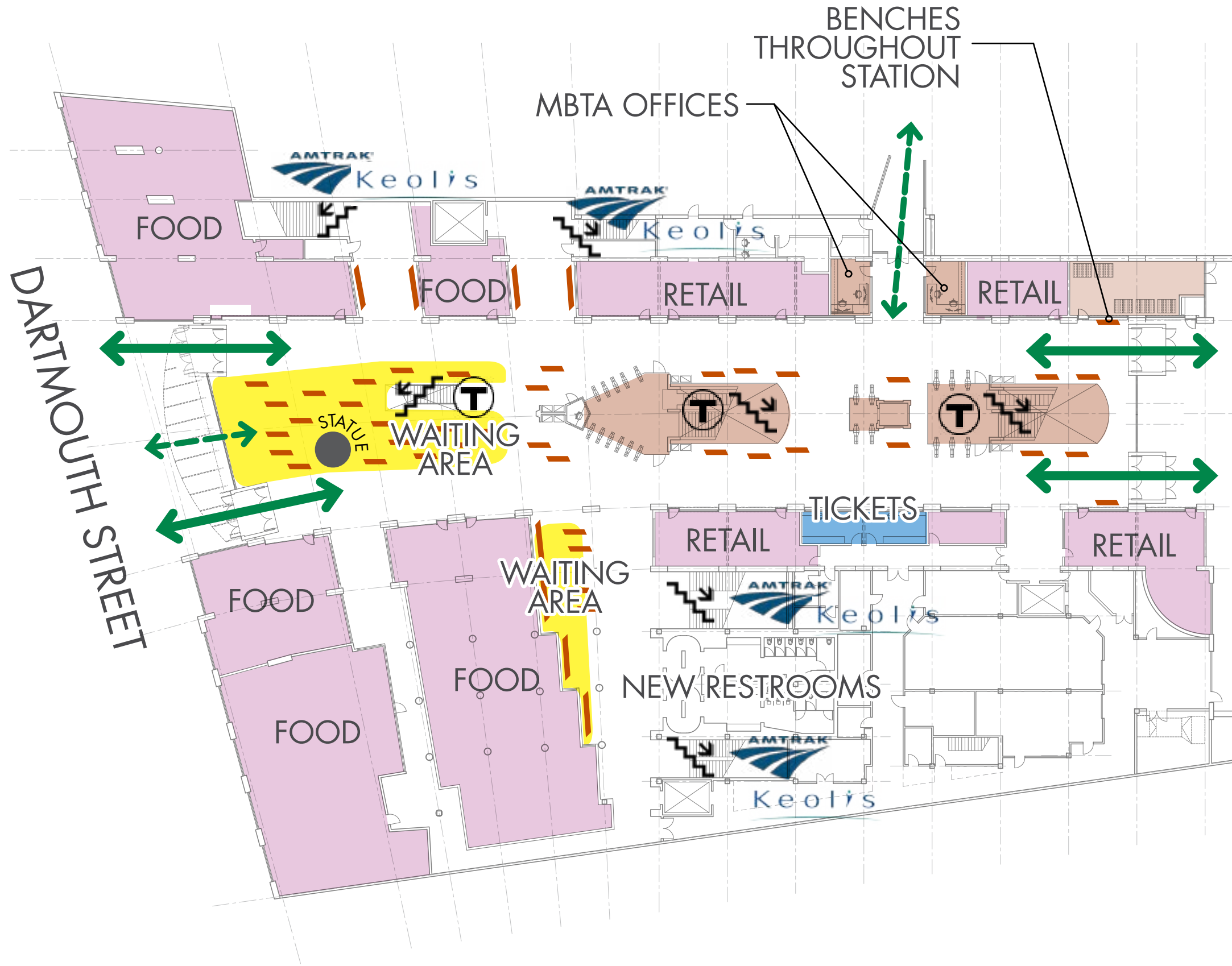
ENTRY AND CIRCULATION THROUGH LOW, DARK ARCADES

OVERSIZED ORANGE LINE AREA LIMITS CIRCULATION THROUGH STATION

ISOLATED AND CRAMPED WAITING AREAS

POOR VENTILATION

REBIRTH OF A MAJOR CIVIC SPACE



BACK BAY STATION FUTURE

NEW ENTRIES INTO CENTRAL HALL
IMPROVE CIRCULATION, EGRESS, AND TAKE
ADVANTAGE OF GREAT CIVIC SPACE

INCREASED AND BETTER DISTRIBUTED ORANGE
LINE FARE GATES IMPROVE TRACK ACCESS

IMPROVED WAITING AREAS AND
DISTRIBUTED BENCHES

AMTRAK AND KEOLIS TICKETING CENTRALLY
LOCATED TO BE MORE VISIBLE

IMPROVED MBTA FUNCTIONS AND OFFICES

NEW EXPANDED AND DISTRIBUTED RETAIL
TO ACTIVATE CENTRAL HALL AND IMPROVE
STREETScape ENVIRONMENT

NEW PUBLIC ART STRATEGY

- EXTERIOR CONCRETE HAS BEEN CLEANED
- EXTERIOR ARCHES TO BE RESTORED SHORTLY



EXISTING STATION ENTRY (WEST)

- MORE WELCOMING DARTMOUTH STREET ENTRANCE
- IMPROVED STREETScape AND PEDESTRIAN ENVIRONMENT
- ENTRIES RELOCATED TO CENTER



PROPOSED STATION ENTRY (WEST)

- ARRIVAL FROM DARTMOUTH STREET IS VISUALLY CUT OFF FROM TRAINS AND ORANGE LINE
- POOR WAYFINDING AND LIGHTING





- NEW FLOOR FINISHES AND LIGHTING
- EASIER WAYFINDING
- IMPROVED CUSTOMER COMFORT IN CENTRALLY LOCATED WAITING AREA
- IMPROVED RETAIL AMENITIES

- VISUALLY CLUTTERED
- DIFFICULT WAYFINDING
- DETERIORATED GLASS BLOCK






- APPROPRIATELY SIZED FARE ENCLOSURE
- VISIBLE NOTIFICATION BOARDS AND CLEAR WAYFINDING
- INSULATED GLASS REPLACING GLASS BLOCK



• RESTROOMS IN DIRE NEED OF RENOVATION

EXISTING CONDITIONS

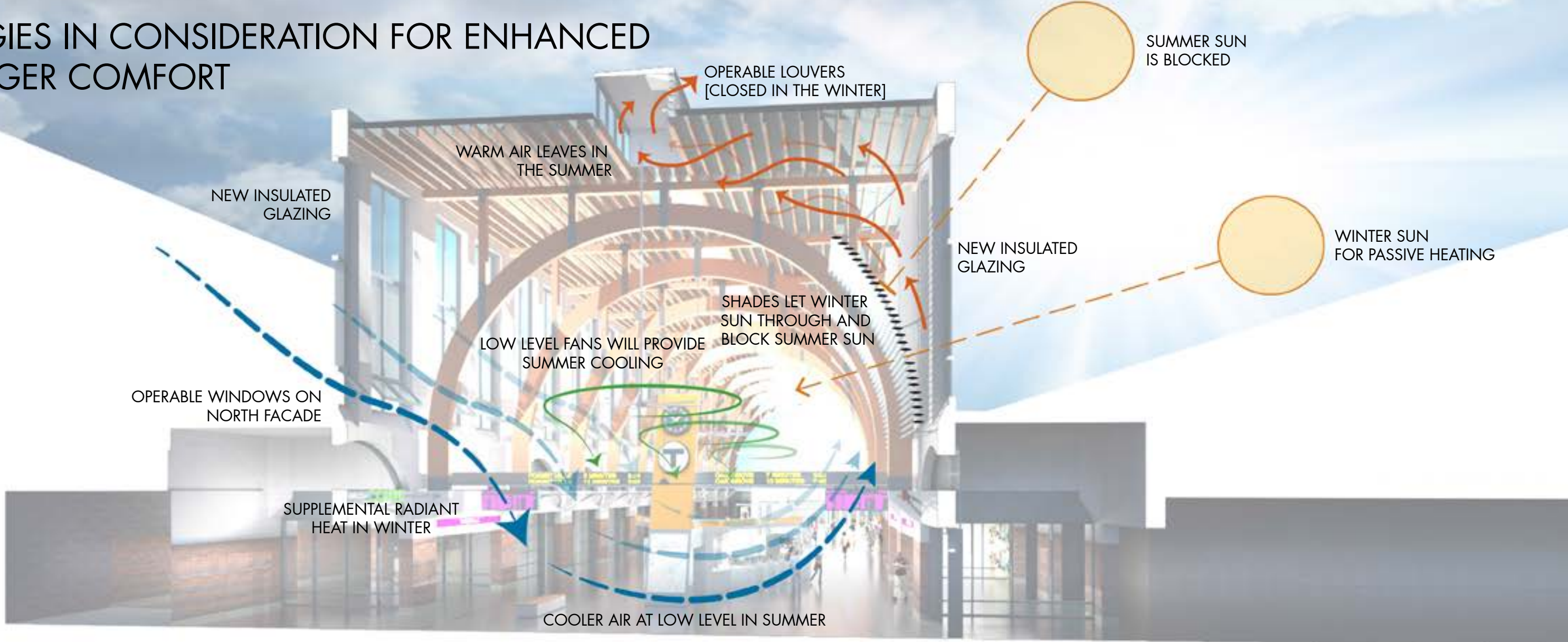
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• NEW BRIGHT AND SECURE RESTROOMS

PROPOSED RESTROOMS

STRATEGIES IN CONSIDERATION FOR ENHANCED PASSENGER COMFORT



MBTA VENTILATION PROJECT IN PLANNING STAGE