



<b>W</b> WEINER VENTURES REAL ESTATE DEVELOPMENT & INVESTMENT	ELKUS   MANFREDI ARCHITECTS

## PROJECT SITE

The Project Site spans the boundary between the Huntington Avenue / Prudential Center ("HAPC") District under Article 41 of the Code and the B-8-120-C zoning district of Boston Proper, and is also located in the GCOD and Restricted Parking overlay districts.

The Project will seek zoning relief through designation of the Project Site and abutting portions of streets, which will be improved as public realm improvements, as a PDA Special Purpose Overlay District.

The zoning relief will be achieved in two steps: (1) Amendment of Article 41 to allow a PDA Special Purpose Overlay District for the portion of the PDA to be located within the HAPC District, and (2) Creation of a PDA and approval of a Development Plan for the entire Project Site.

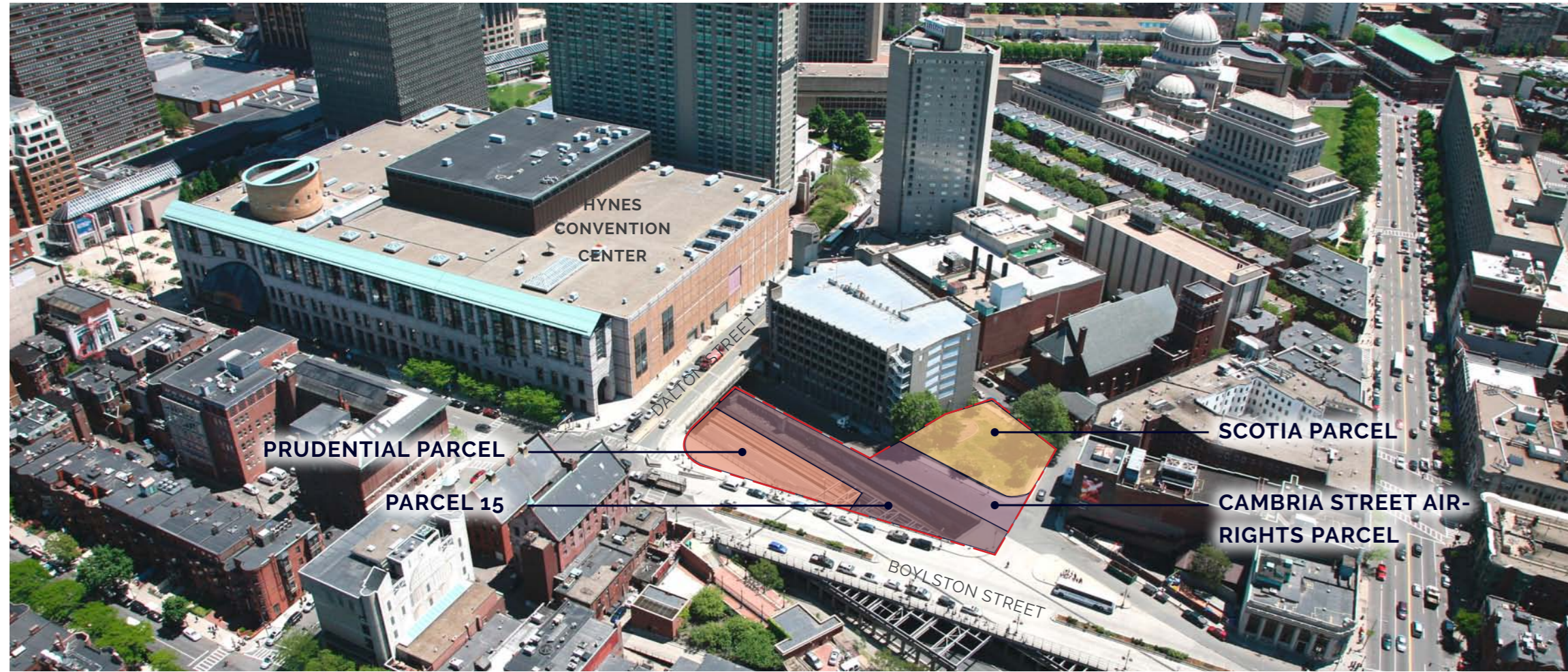
## NEIGHBORHOOD CONTEXT

The architectural character of the Back Bay is typified by three- to five-story brownstones flanking tree-lined streets. Two linear green spaces give the Back Bay further distinction: the Commonwealth Avenue Mall links the Public Garden and the Fens in Boston's Emerald Necklace, and the Esplanade edges the Charles River. There are a number of historical architectural landmarks in the neighborhood, including Trinity Church, the Boston Public Library and Old South Church, as well as modern icons of the city such as the Hancock and Prudential Towers. Copley Square provides a proper civic foreground to the Public Library, Trinity Church, and the new Hancock Tower.

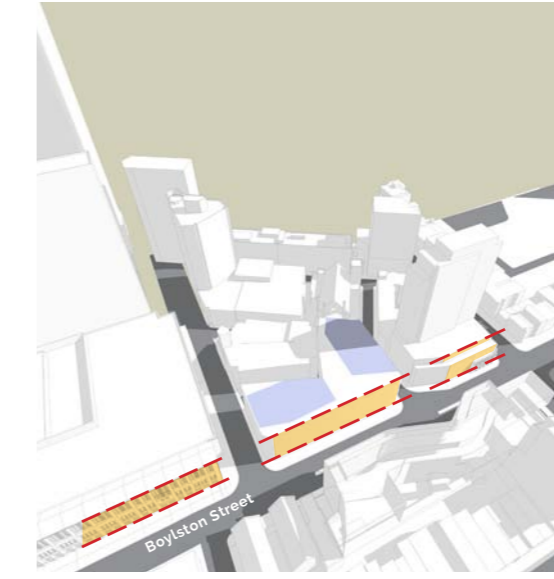
The Project has been designed to be respectful of the history and spirit of the Back Bay by:

- Designing buildings to minimize wind and shadow impacts on the surrounding neighborhood and civic and historic resources;
- Creating a vibrant street-level pedestrian experience; and
- Enhancing connectivity between the surrounding Back Bay and Fenway neighborhoods.

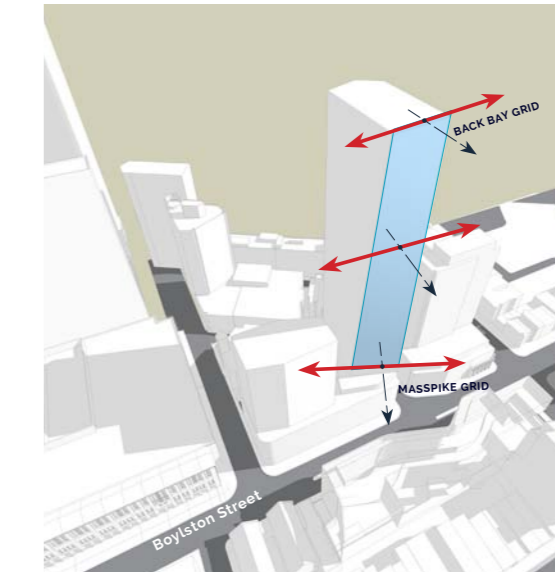
While the urban fabric of the Back Bay is generally consistent and continuous in its massing and scale north of Boylston Street, the massing along Boylston Street on the south side where the Project Site is located is taller and much more diverse. This east-west zone, along the southern edge of the Back Bay, is part of what has become known as the "High Spine". This zone is characterized by a continuous urban edge and a number of buildings over 250' in height including but not limited to the two Hancock Towers, the Prudential Tower, and 111 Huntington Avenue.



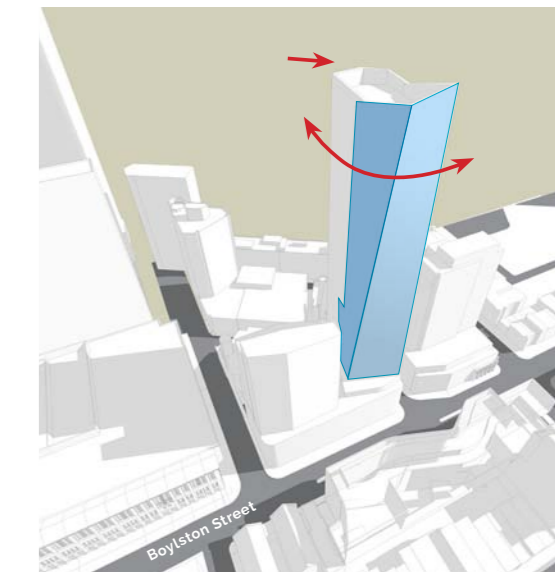
STRUCTURAL BEARING LINES



URBAN STREETWALL



FACADE ROTATION



TWISTED FORM

## PLANNING PRINCIPLES

The design of the Project embodies several key urban design principles specific to the Project Site, the Back Bay and Fenway neighborhoods, and "A Civic Vision for Turnpike Air Rights in Boston", which include:

- Repair the discontinuity in the urban street wall left behind by the Turnpike expansion to provide a cohesive link between the Back Bay and Fenway neighborhoods;
- Enliven the public realm with generous sidewalks and ground floor uses that engage pedestrians;
- Respect the scale and character of the urban street wall and the Back Bay Architectural District by placing the lower-scale elements of the Project closest to Boylston Street and setting back the taller elements of the Project, as recommended in the Civic Vision.

## DESIGN CONCEPT

The Project design consists of two residential buildings set atop the six-story Podium. The Podium provides a 99-foot tall continuous street wall on Boylston that is approximately the height of the Hynes Convention Center and is consistent with street wall datum of other buildings in the vicinity, will provide approximately 35,000 square feet of retail and restaurant space on two levels fronting Boylston Street, and approximately 303 above-grade parking spaces on four levels of parking. The Podium will span the entirety of the Project Site, but maintain sufficient clearance above Cambria Street to allow for continued passage of vehicles. Rising out of the Podium will be two (2) slender residential buildings – the West Building (sometimes referred to as the "Residences Building") and the East Building (sometimes referred to as the "Apartments Building")– together containing up to approximately 342 residential units, and each set back from the Podium's street wall on Boylston Street to respect the scale and character of the urban street wall and the Back Bay Architectural District.

The West Building is situated partially on the Scotia Parcel and partially within the Cambria Street Air Rights and Parcel 15. The West Building, rising 34 stories above the Podium, is approximately 566 feet tall, excluding mechanicals, and provides up to 160 condominium units on 32 levels.

The East Building is located on the Prudential Parcel and Parcel 15. The East Building, rising 17 stories above the Podium, is approximately 283 feet tall, excluding mechanicals, and provides up to 182 apartment units on 17 levels.



**1000 BOYLSTON STREET**  
BOSTON, MASSACHUSETTS

**MASS DOT AIR RIGHTS PARCELS**



**W** WEINER VENTURES  
REAL ESTATE DEVELOPMENT & INVESTMENT

ELKUS | MANFREDI  
ARCHITECTS



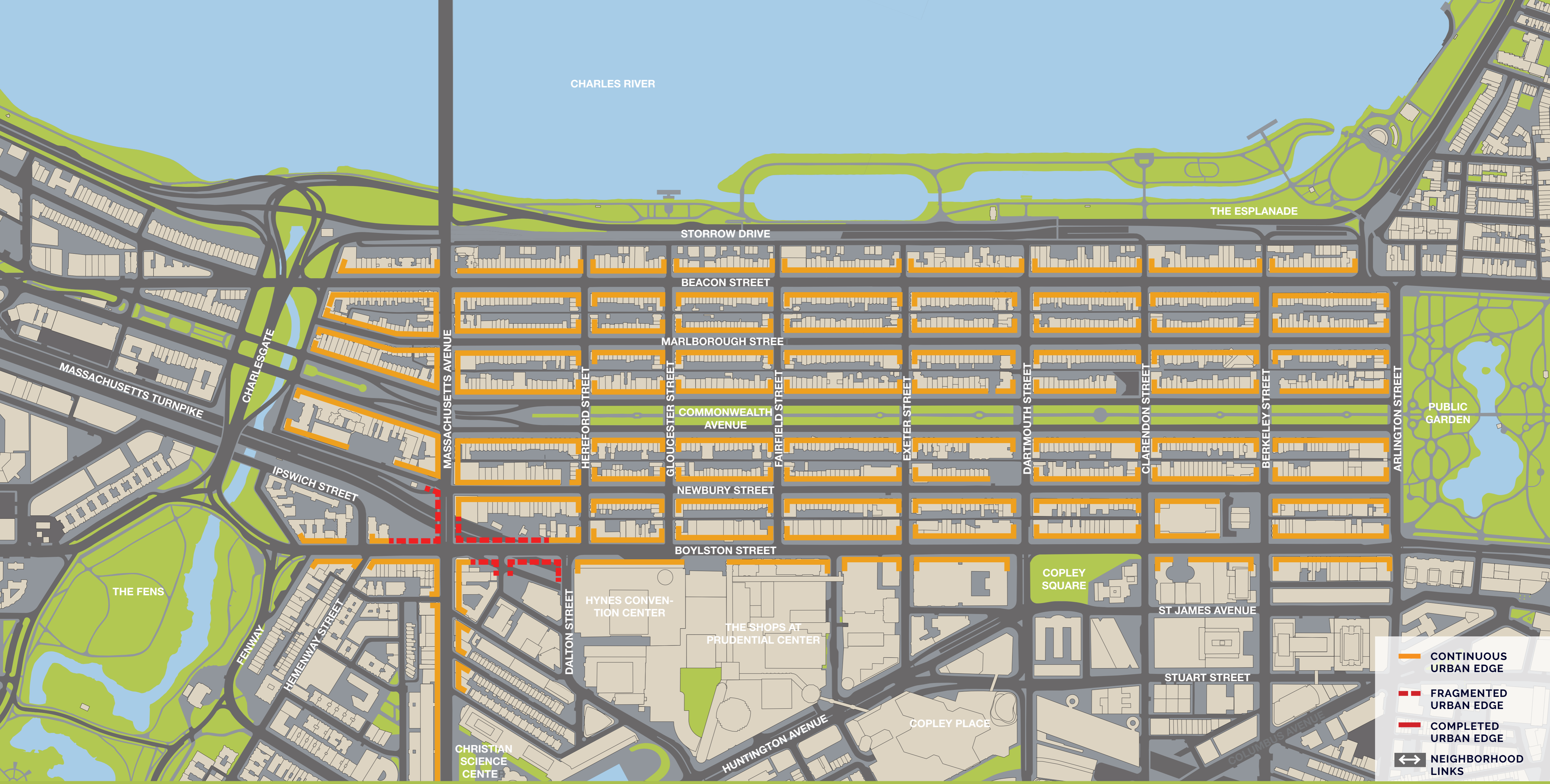
**1000 BOYLSTON STREET**  
 BOSTON, MASSACHUSETTS

**EXISTING URBAN CONTEXT**



**W** WEINER VENTURES  
 REAL ESTATE DEVELOPMENT & INVESTMENT

**ELKUS | MANFREDI**  
 ARCHITECTS



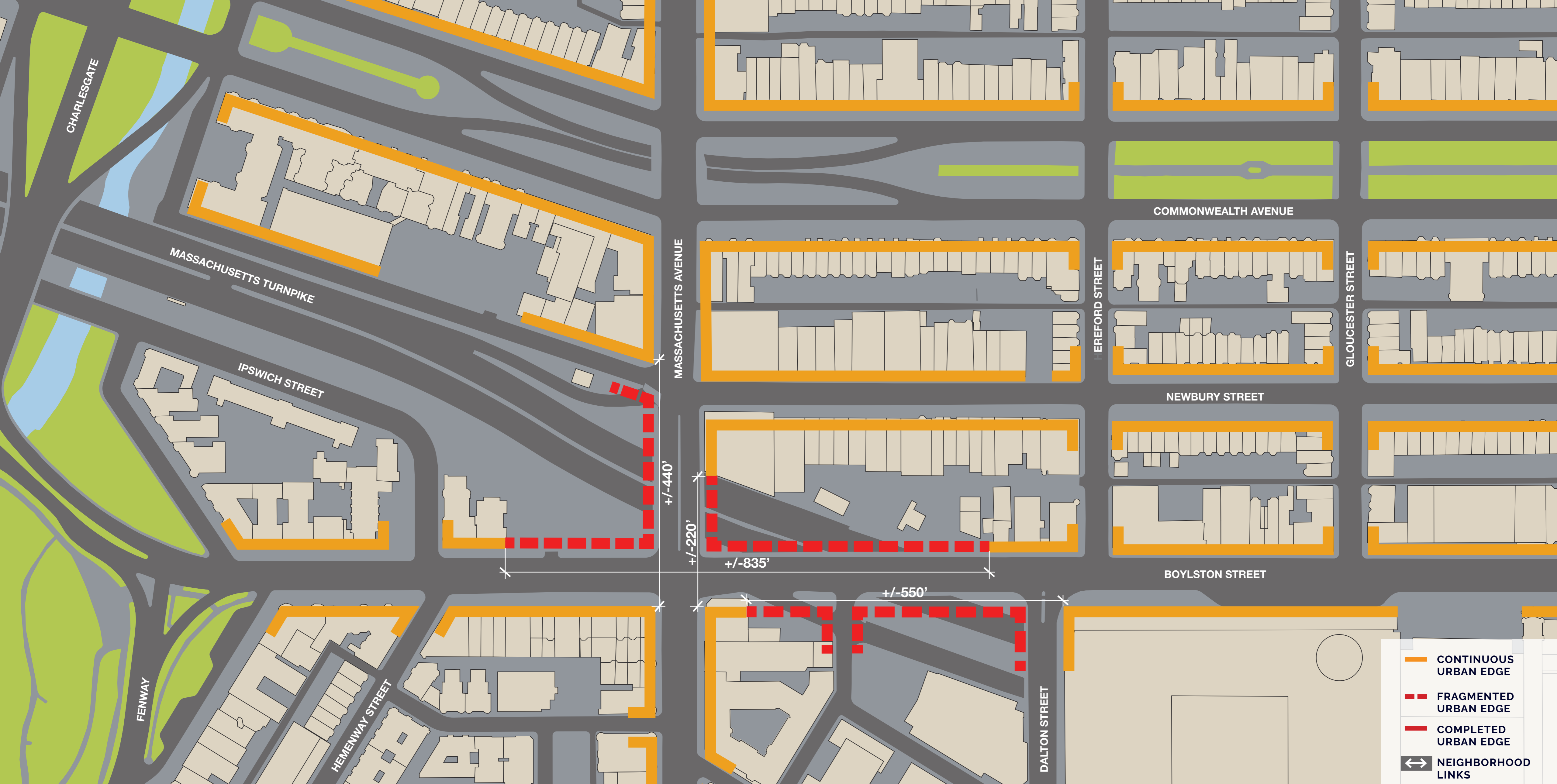
**1000 BOYLSTON STREET**  
 BOSTON, MASSACHUSETTS

**BACK BAY URBAN FABRIC**



**W** WEINER VENTURES  
 REAL ESTATE DEVELOPMENT & INVESTMENT

**ELKUS | MANFREDI**  
 ARCHITECTS



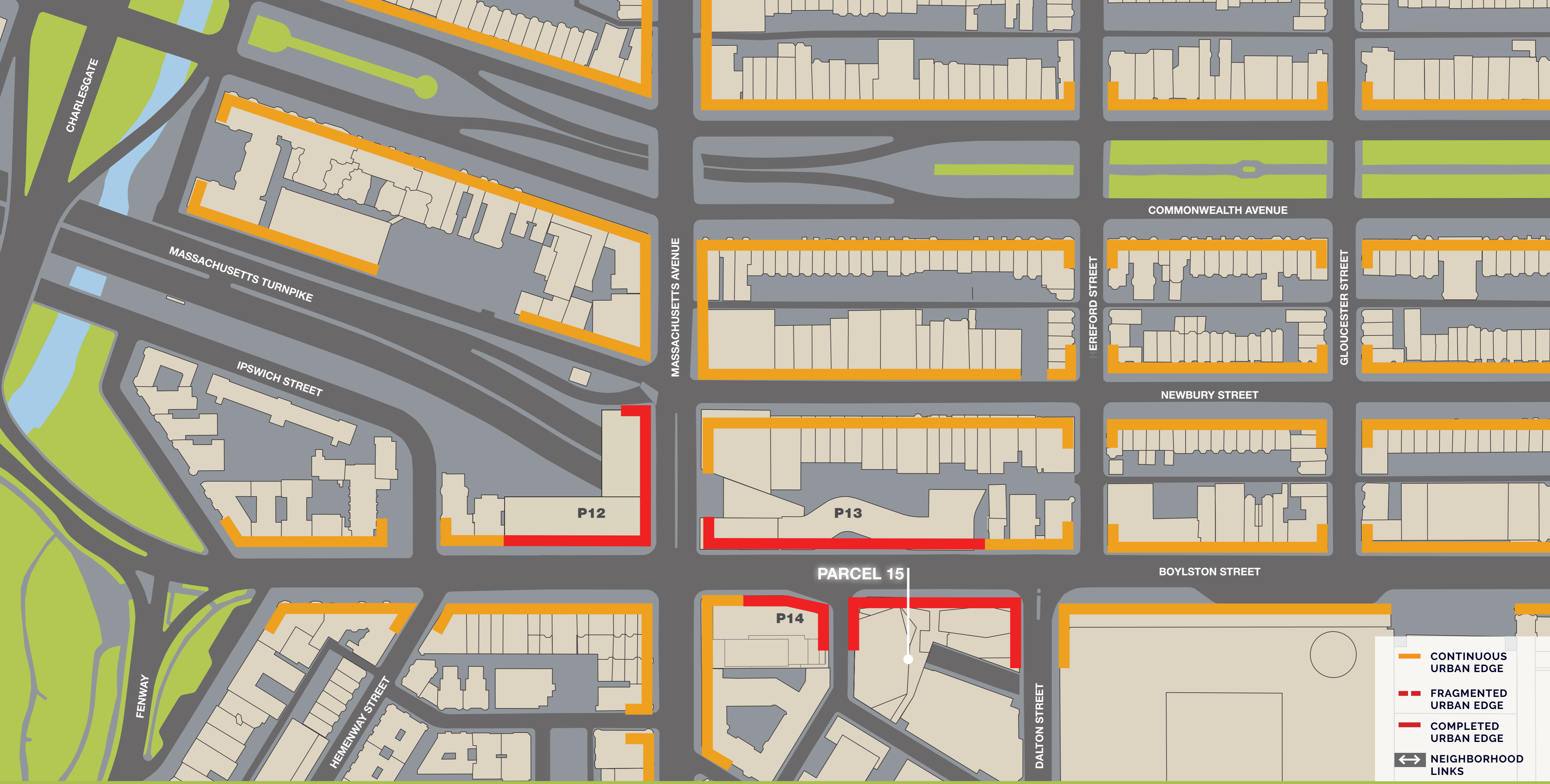
**1000 BOYLSTON STREET**  
 BOSTON, MASSACHUSETTS

**BACK BAY URBAN FABRIC**  
**FRAGMENTED BLOCKS**



**W** WEINER VENTURES  
 REAL ESTATE DEVELOPMENT & INVESTMENT

**ELKUS | MANFREDI**  
 ARCHITECTS



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

**1000 BOYLSTON STREET**  
BOSTON, MASSACHUSETTS

**BACK BAY URBAN FABRIC  
BLOCK COMPLETION**



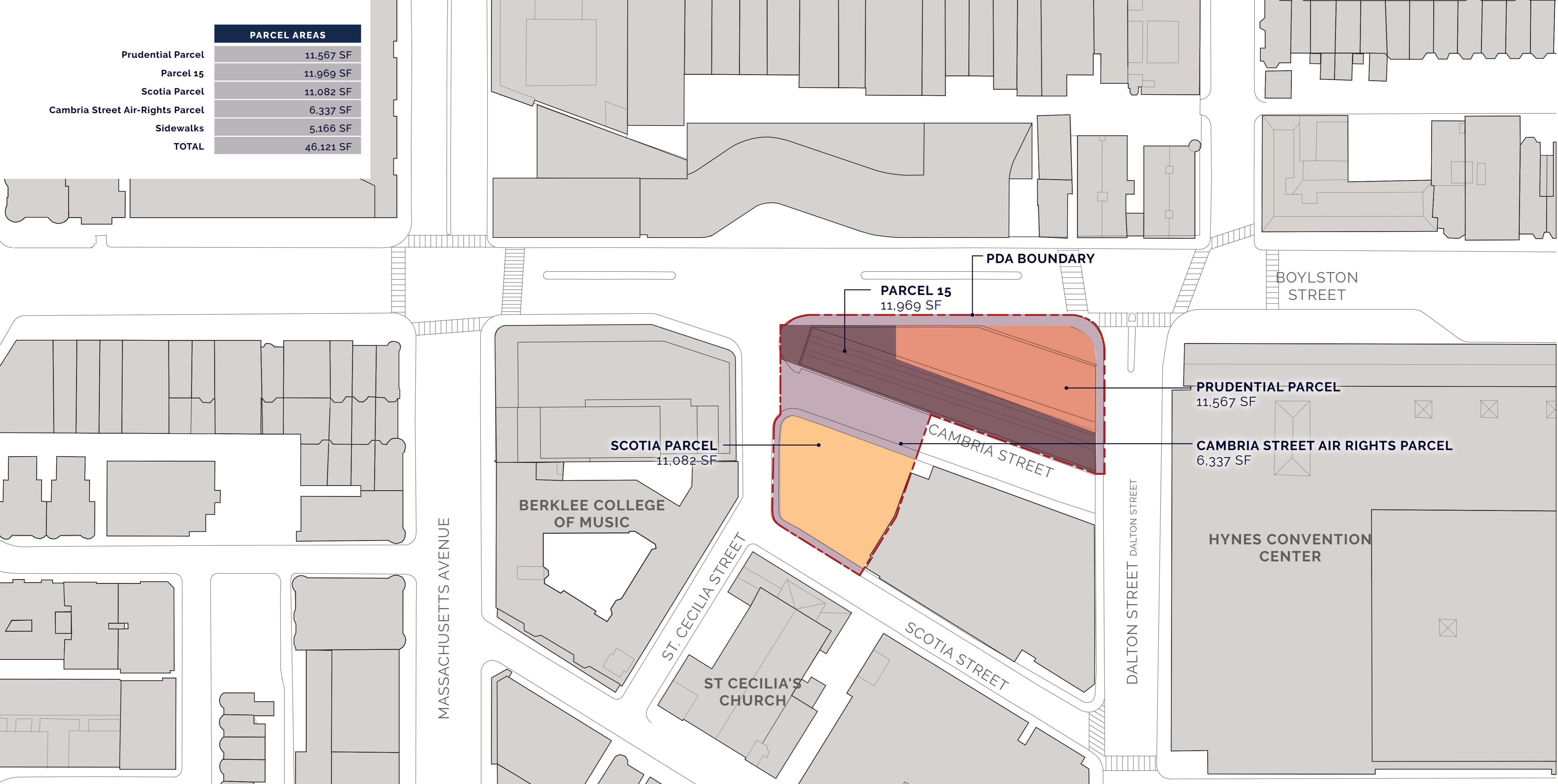
**W** WEINER VENTURES  
REAL ESTATE DEVELOPMENT & INVESTMENT

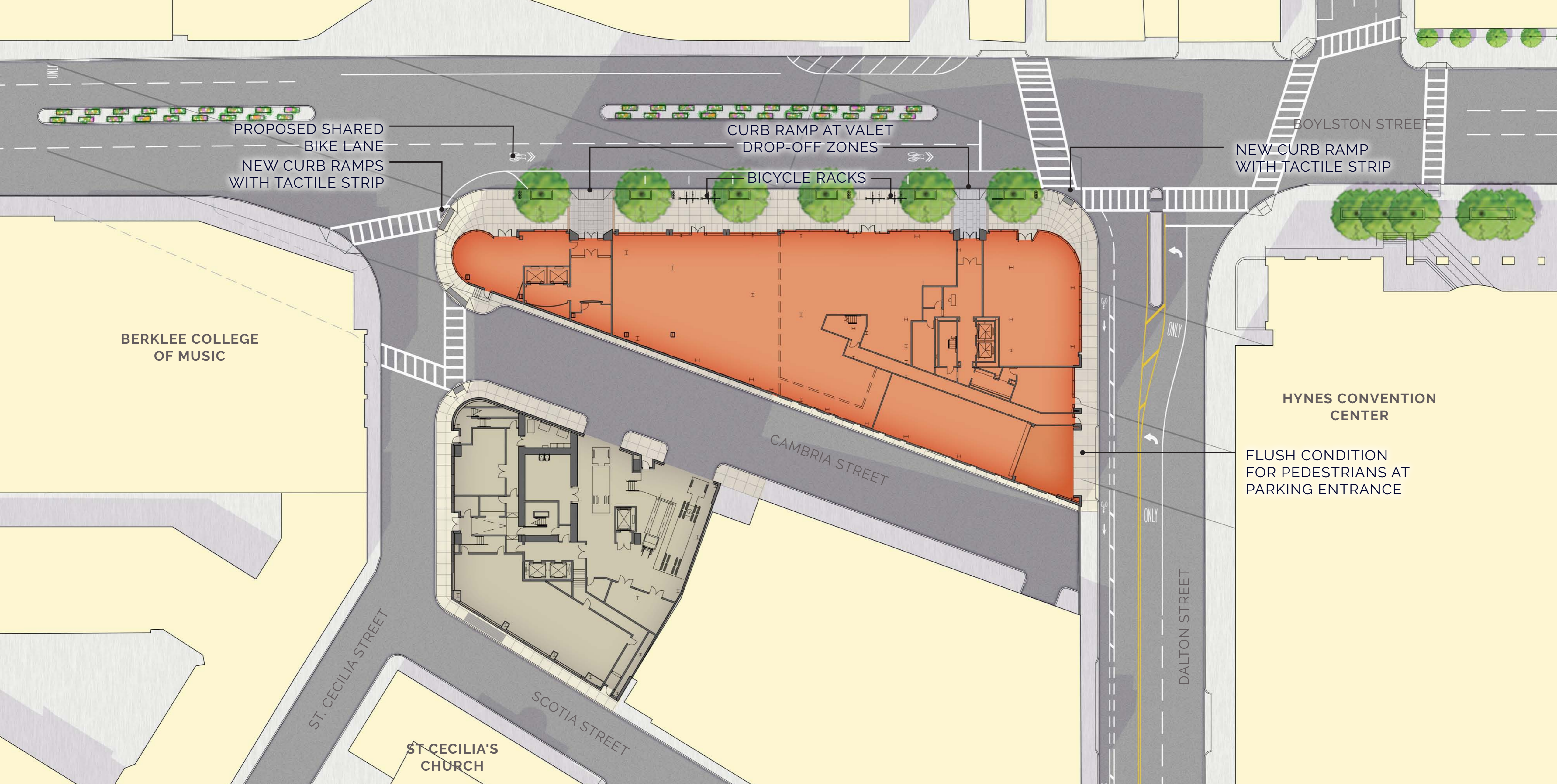
**ELKUS | MANFREDI**  
ARCHITECTS





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
<b>TOTAL</b>	<b>46,121 SF</b>





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

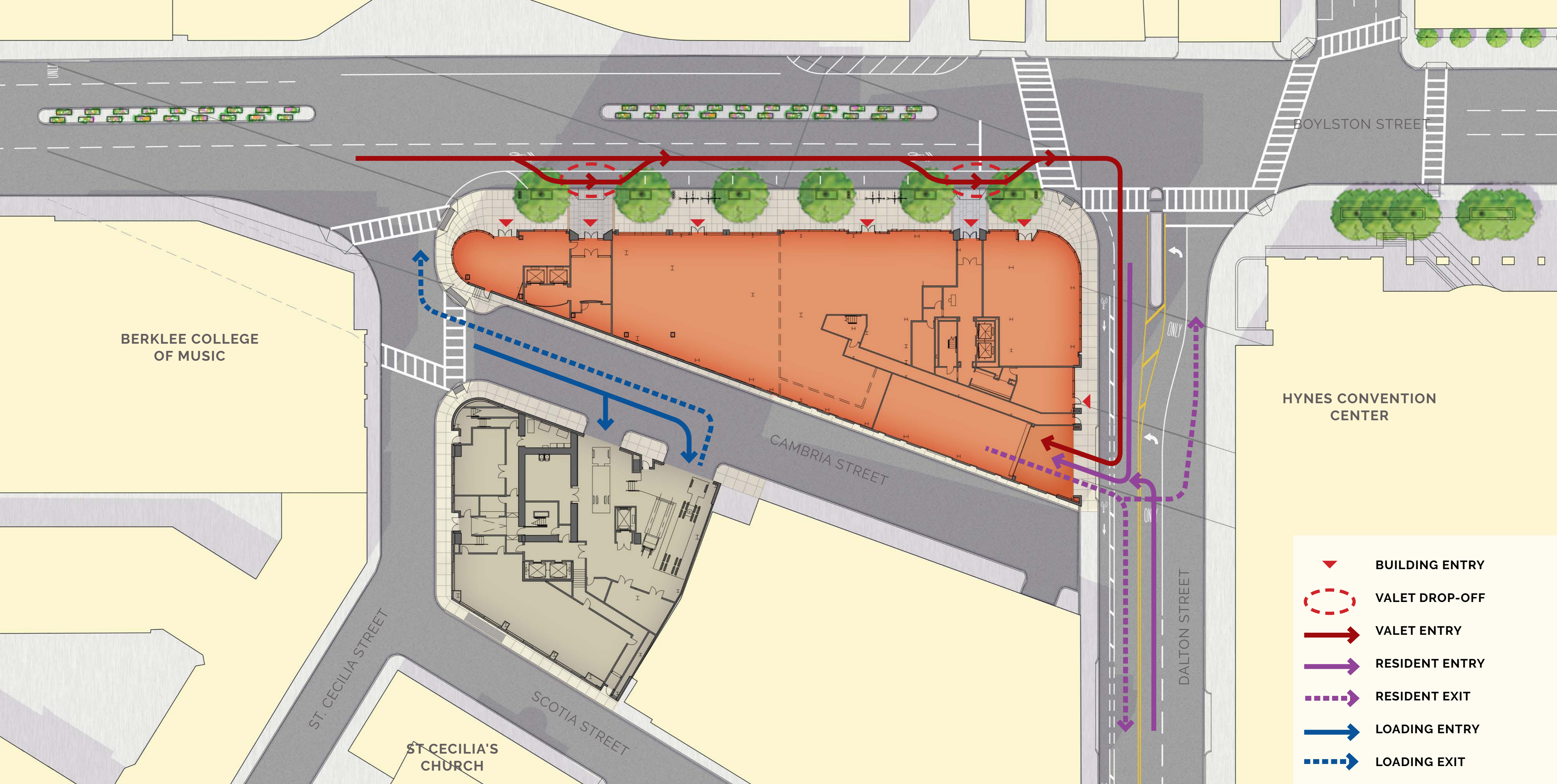
ST. CECILIA STREET

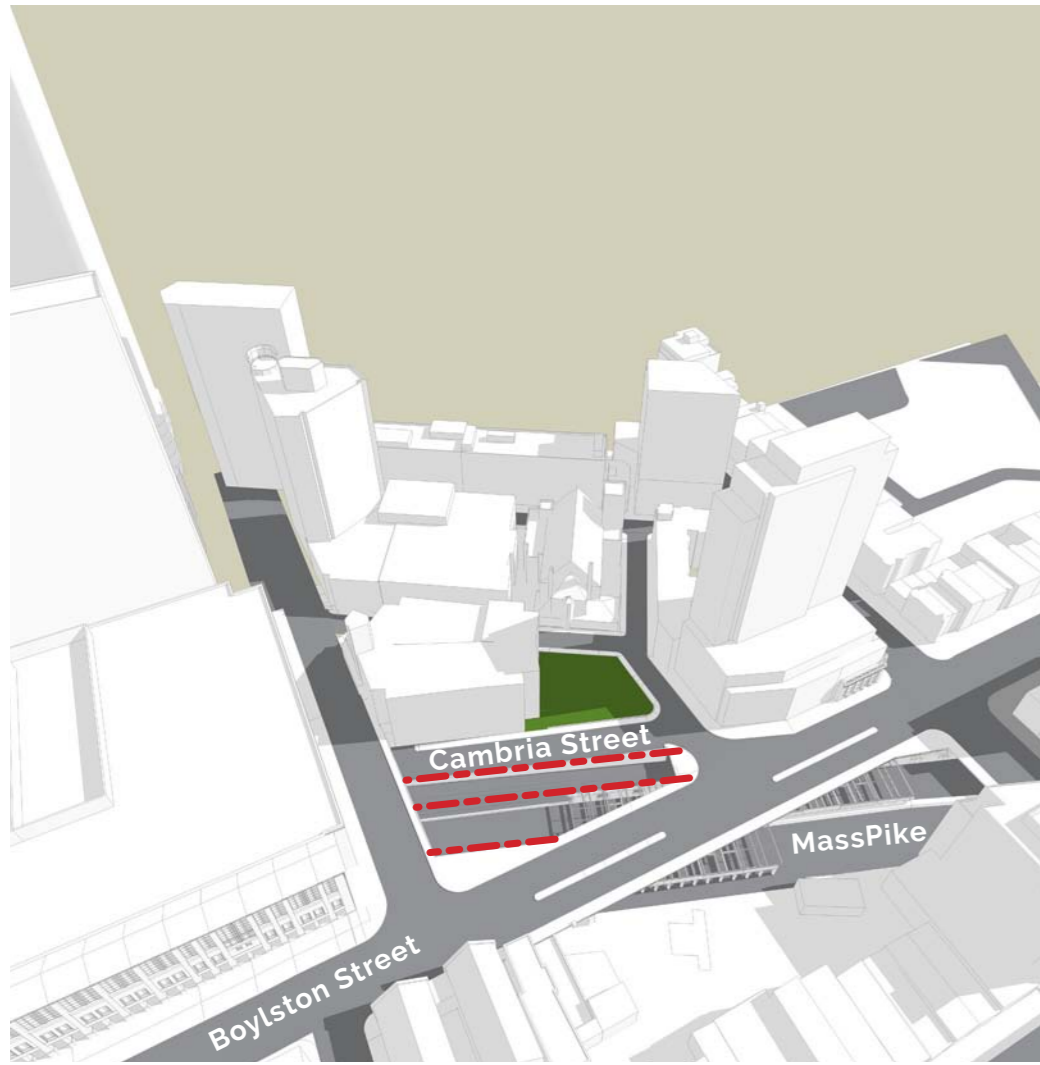
CAMBRIA STREET

DALTON STREET

ST. CECILIA'S CHURCH

SCOTIA STREET

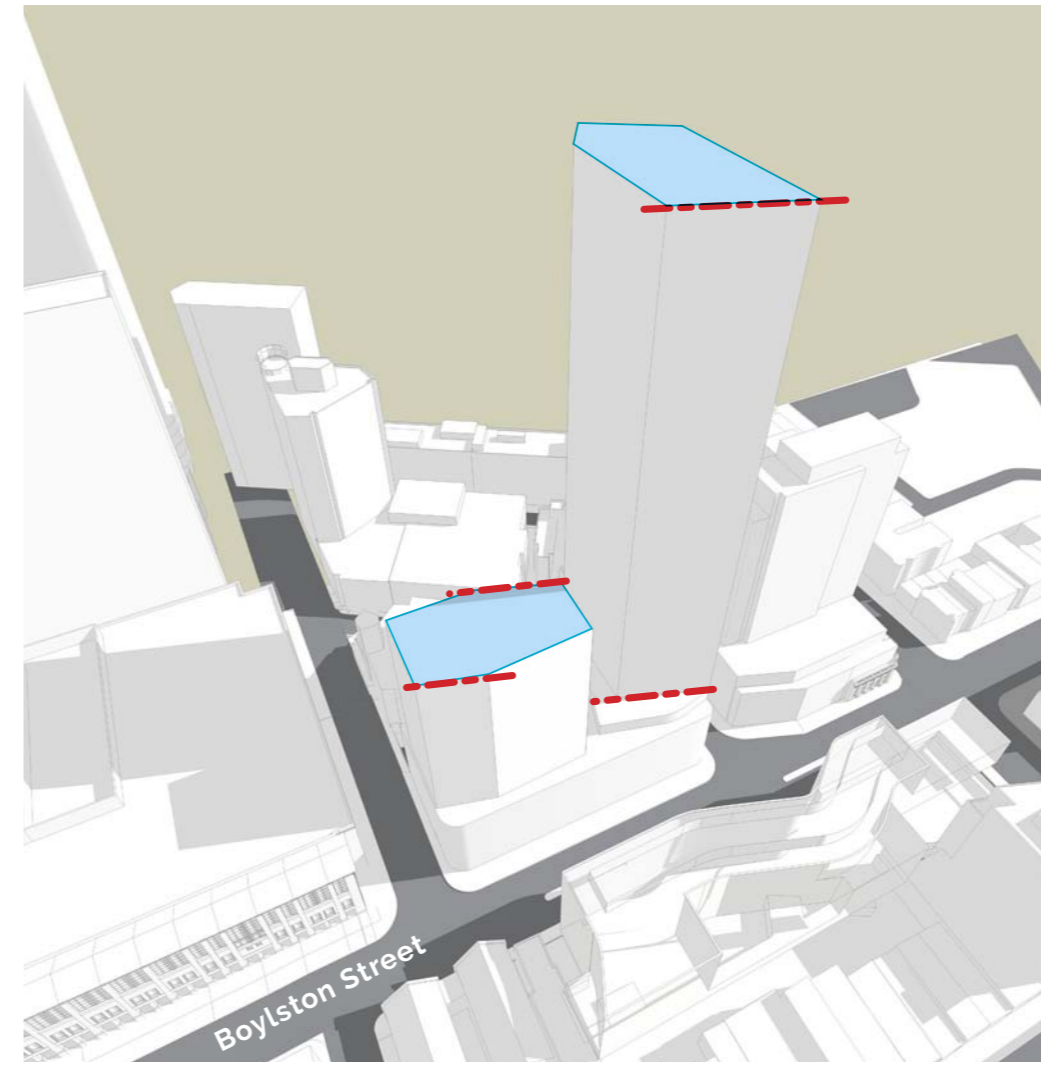




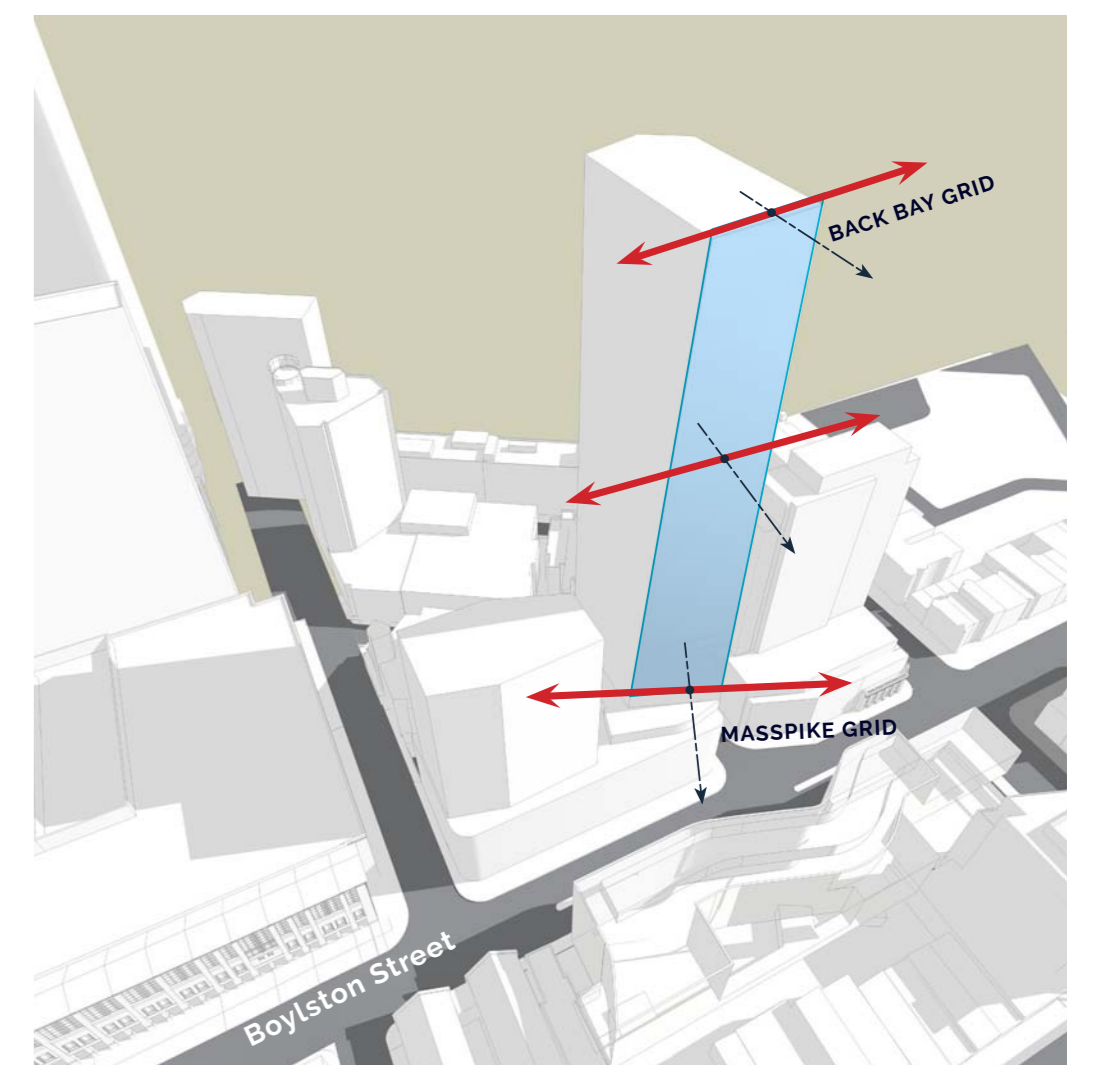
**1 STRUCTURAL BEARING LINES**



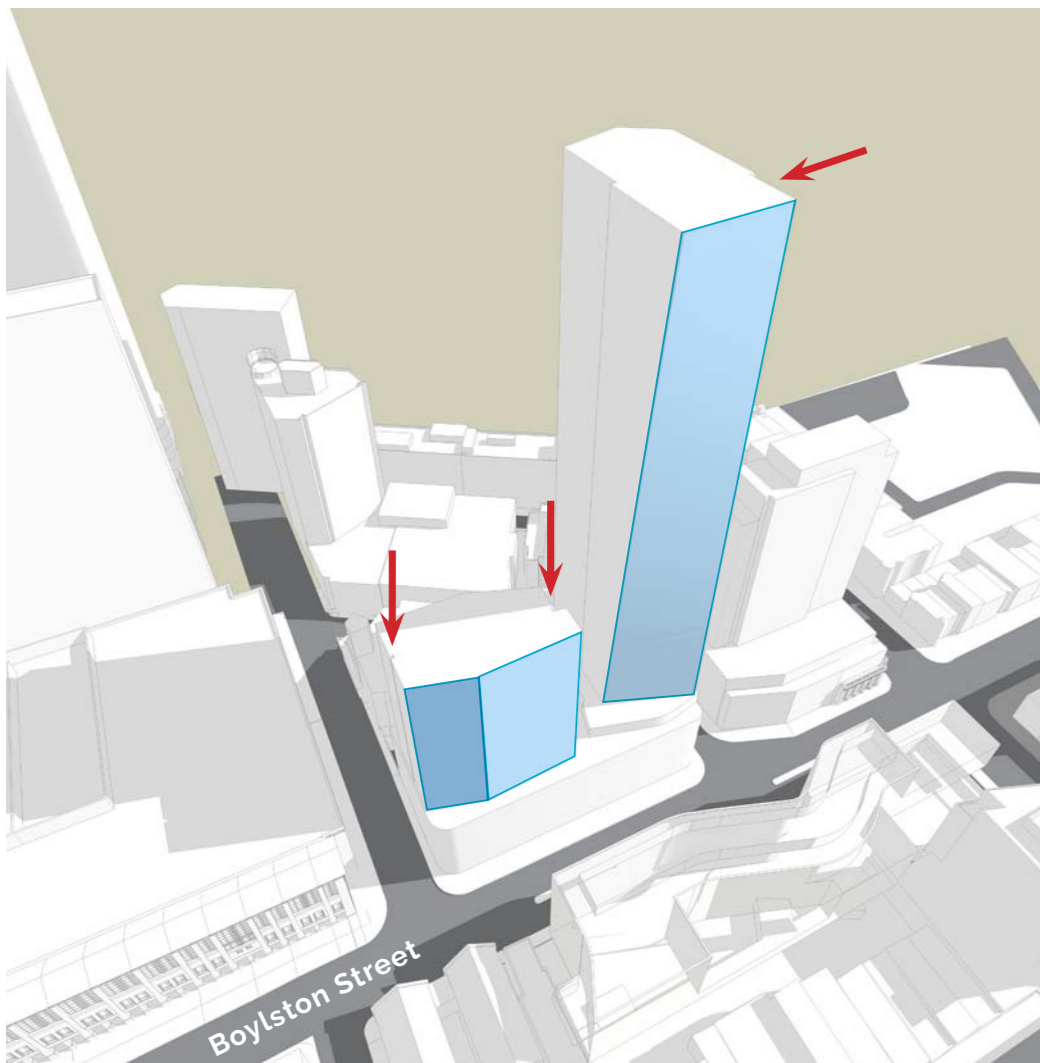
**2 URBAN STREETWALL**



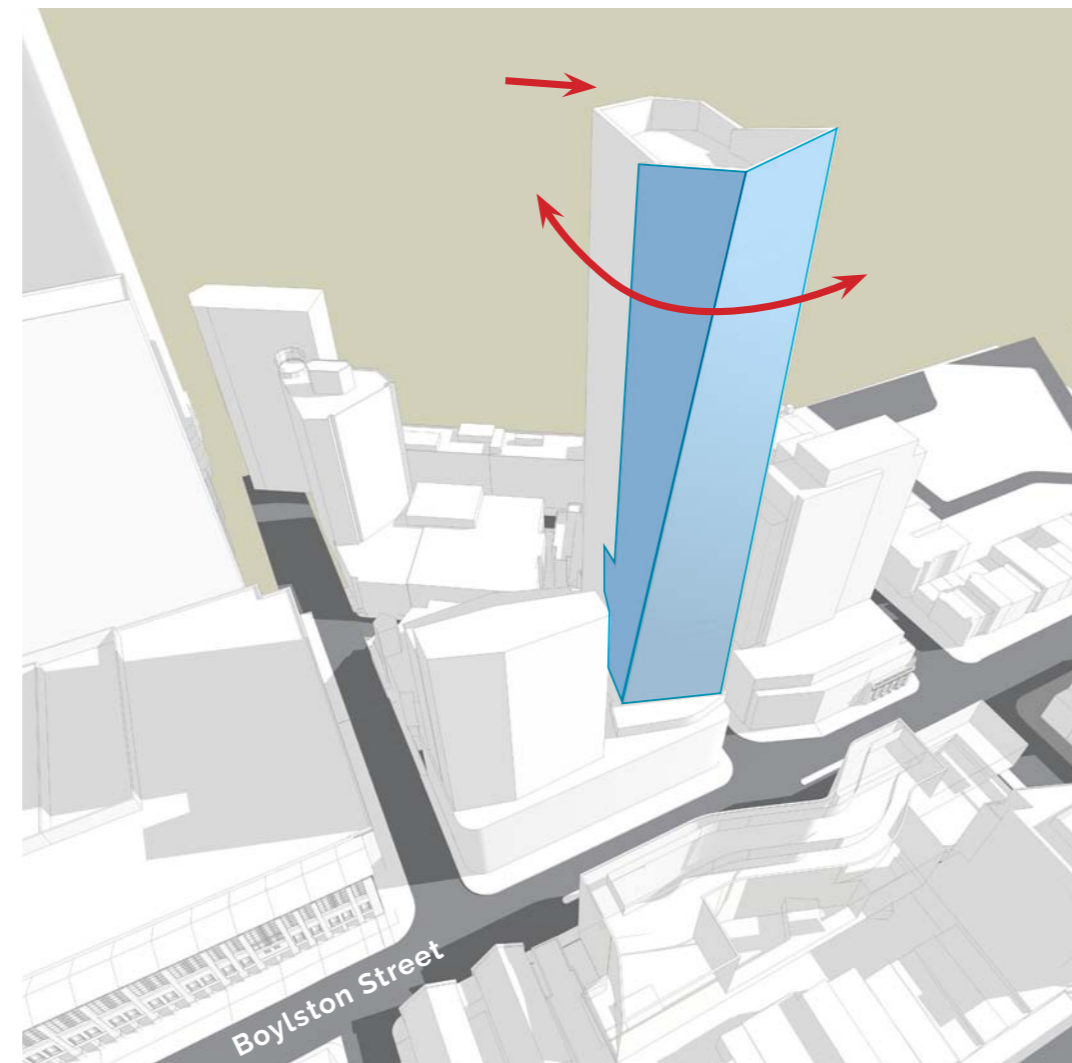
**3 FOOTPRINT EXTRUSIONS**



**4 FACADE ROTATION**



**5 SHEARED EXTRUSIONS**



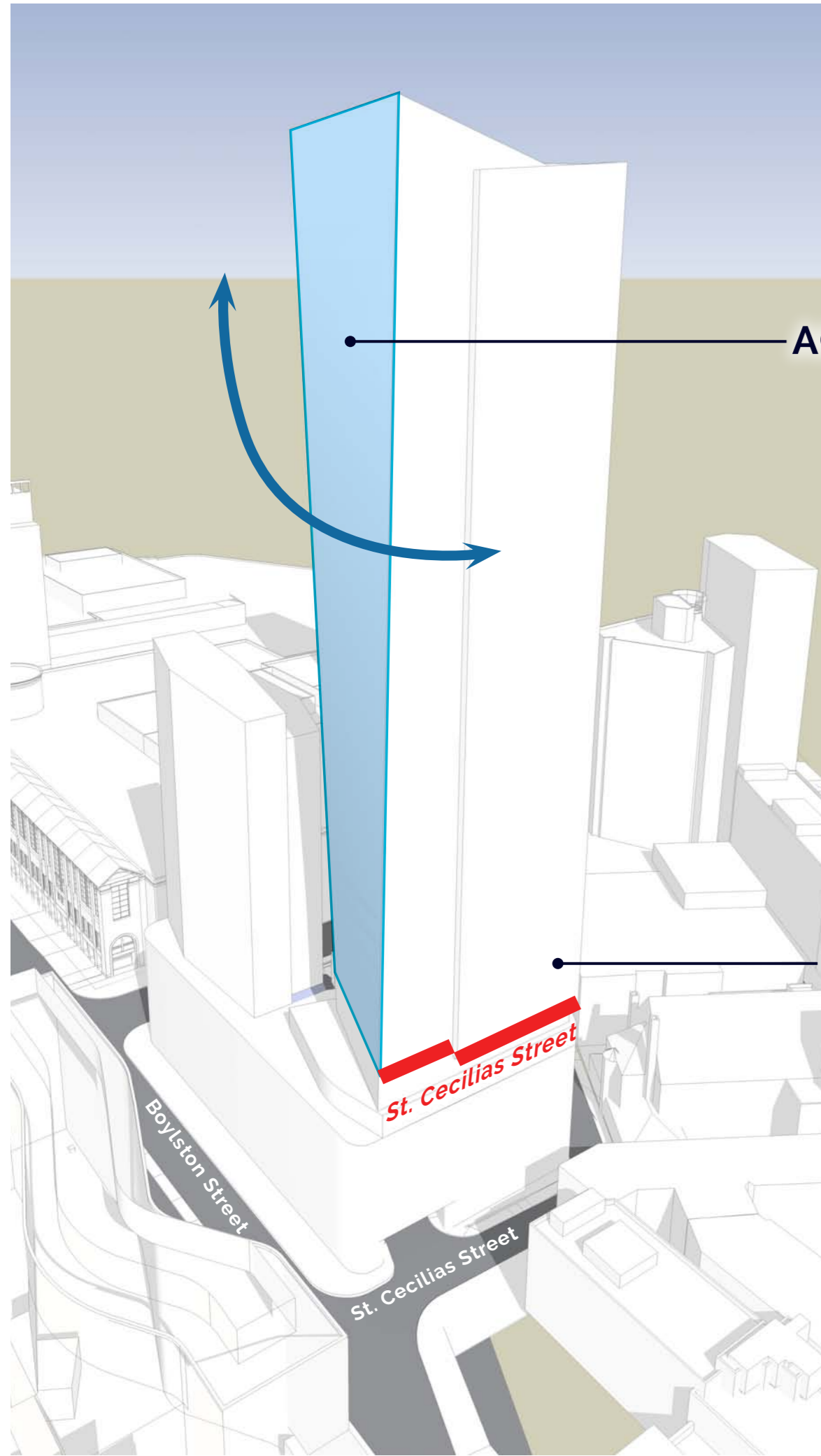
**6 TWISTED FORM**



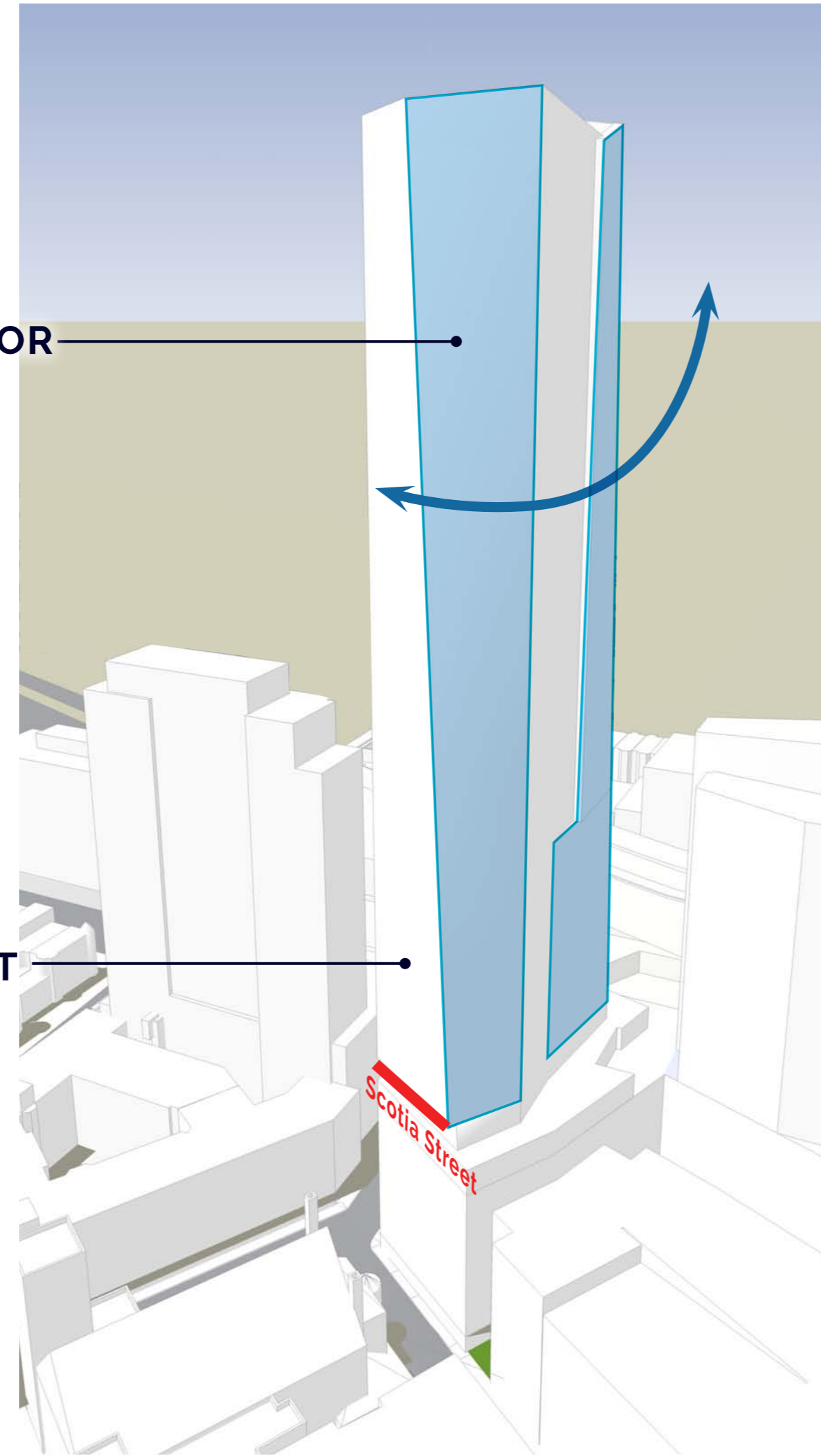
**7 BALCONIES**



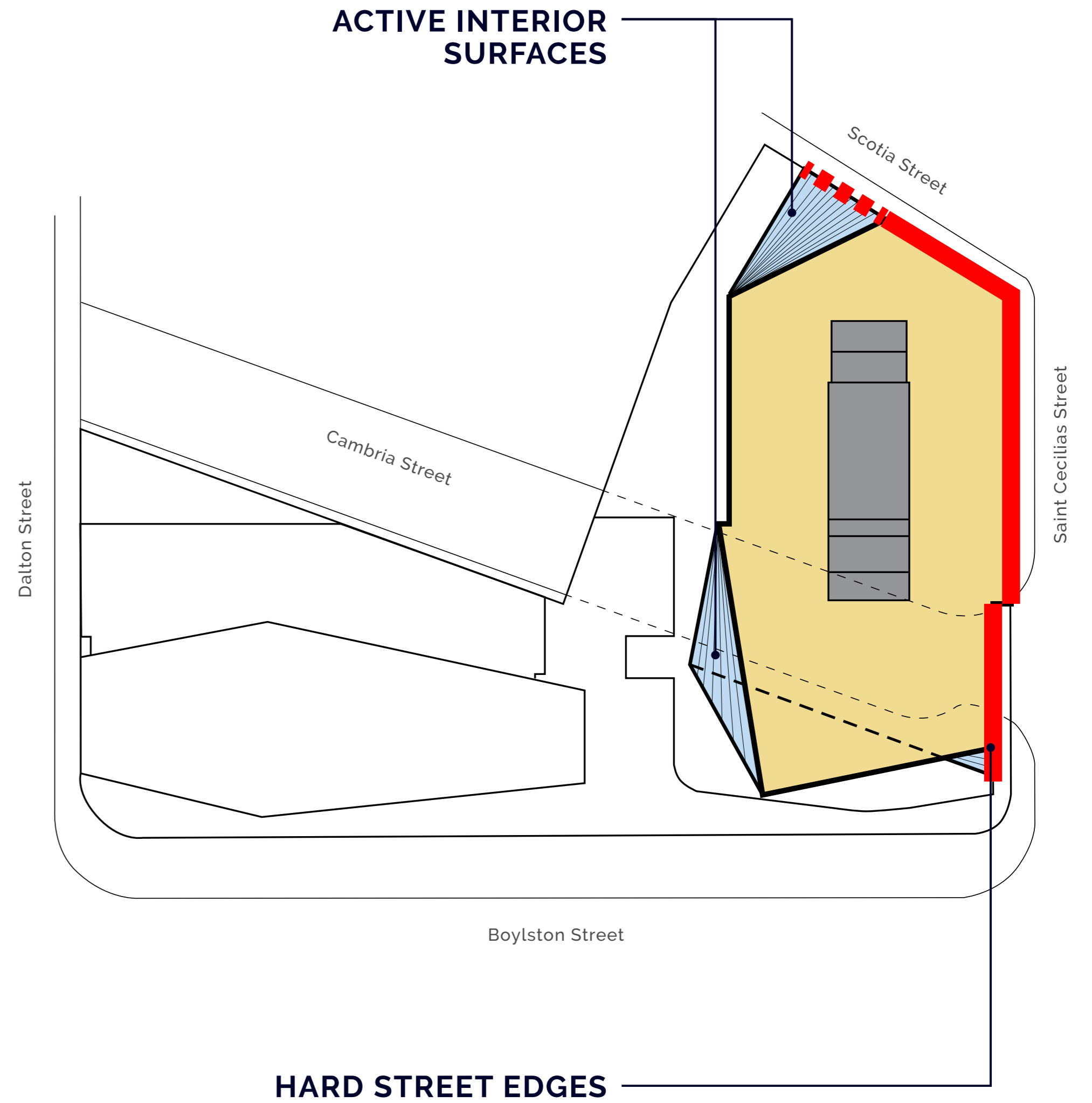
**8 GREEN**



VIEW FROM THE NORTHWEST

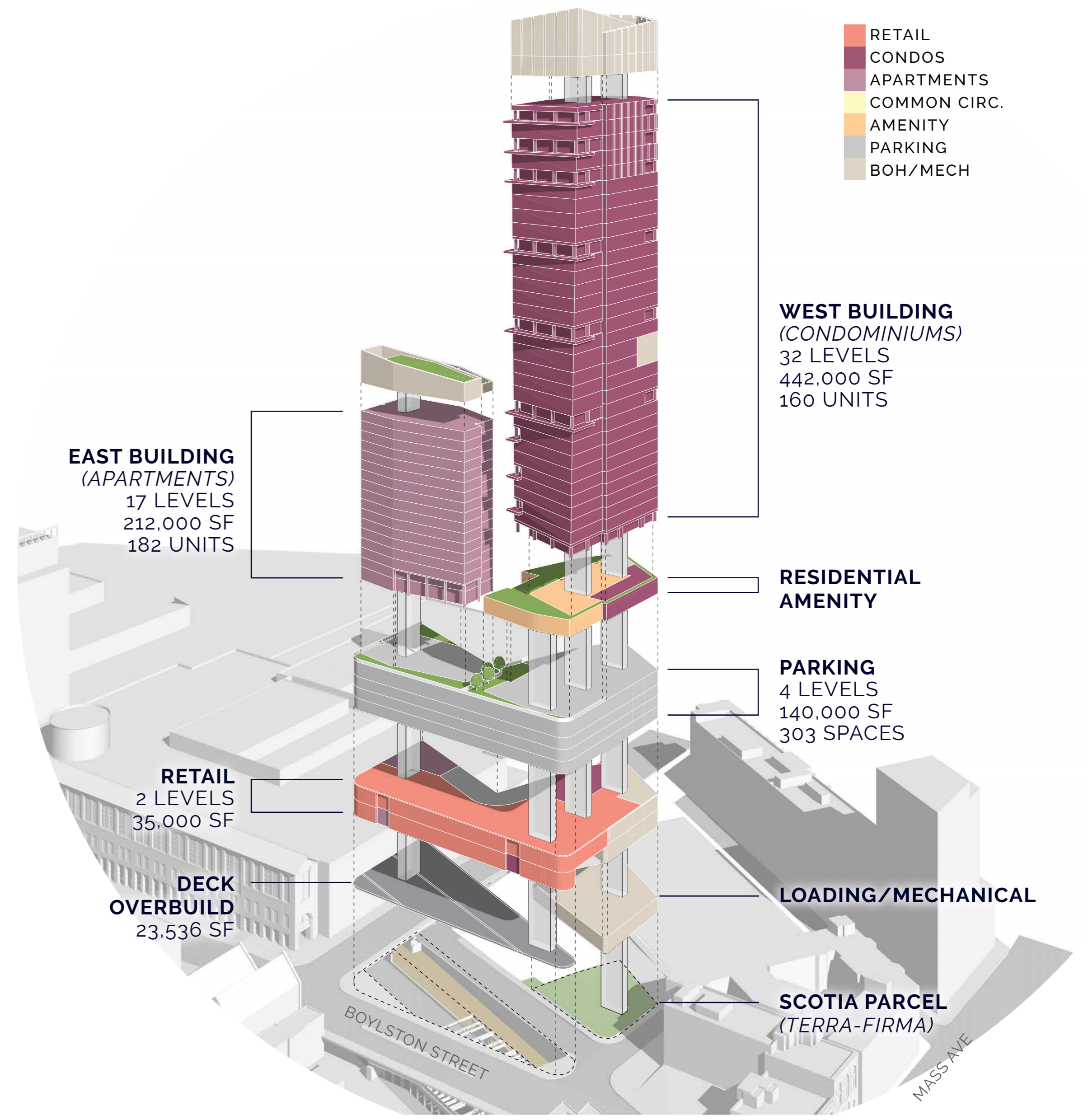


VIEW FROM THE SOUTHEAST

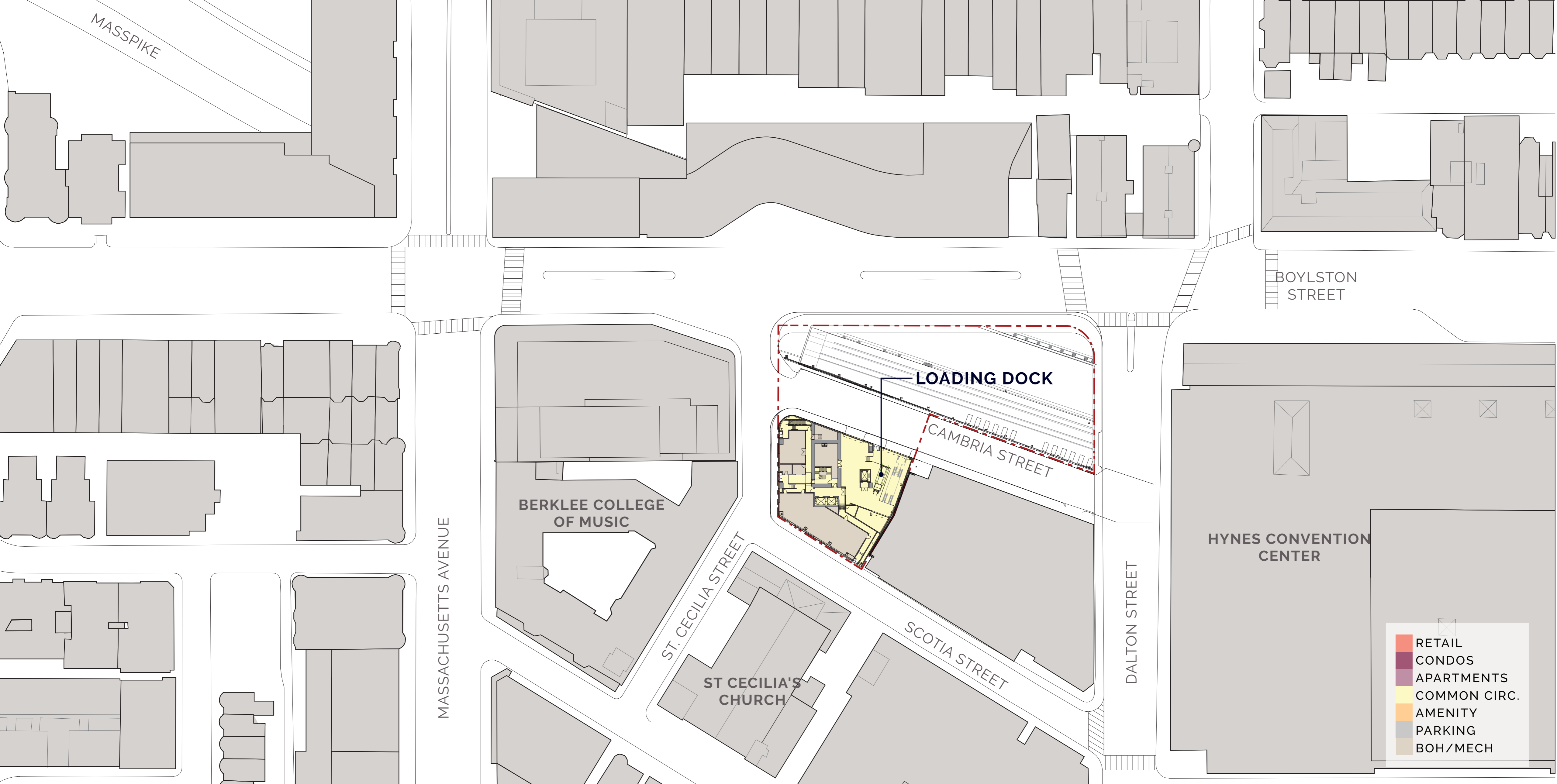


KEY STATISTICS			
	WEST BUILDING	EAST BUILDING	TOTAL
Stories	40	24	
Height top of Residential	566 FT	283 FT	
Condominium Units	160		160
Apartment Units		182	182
Parking Spaces			303

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



- RETAIL
- CONDOS
- APARTMENTS
- COMMON CIRC.
- AMENITY
- PARKING
- BOH/MECH



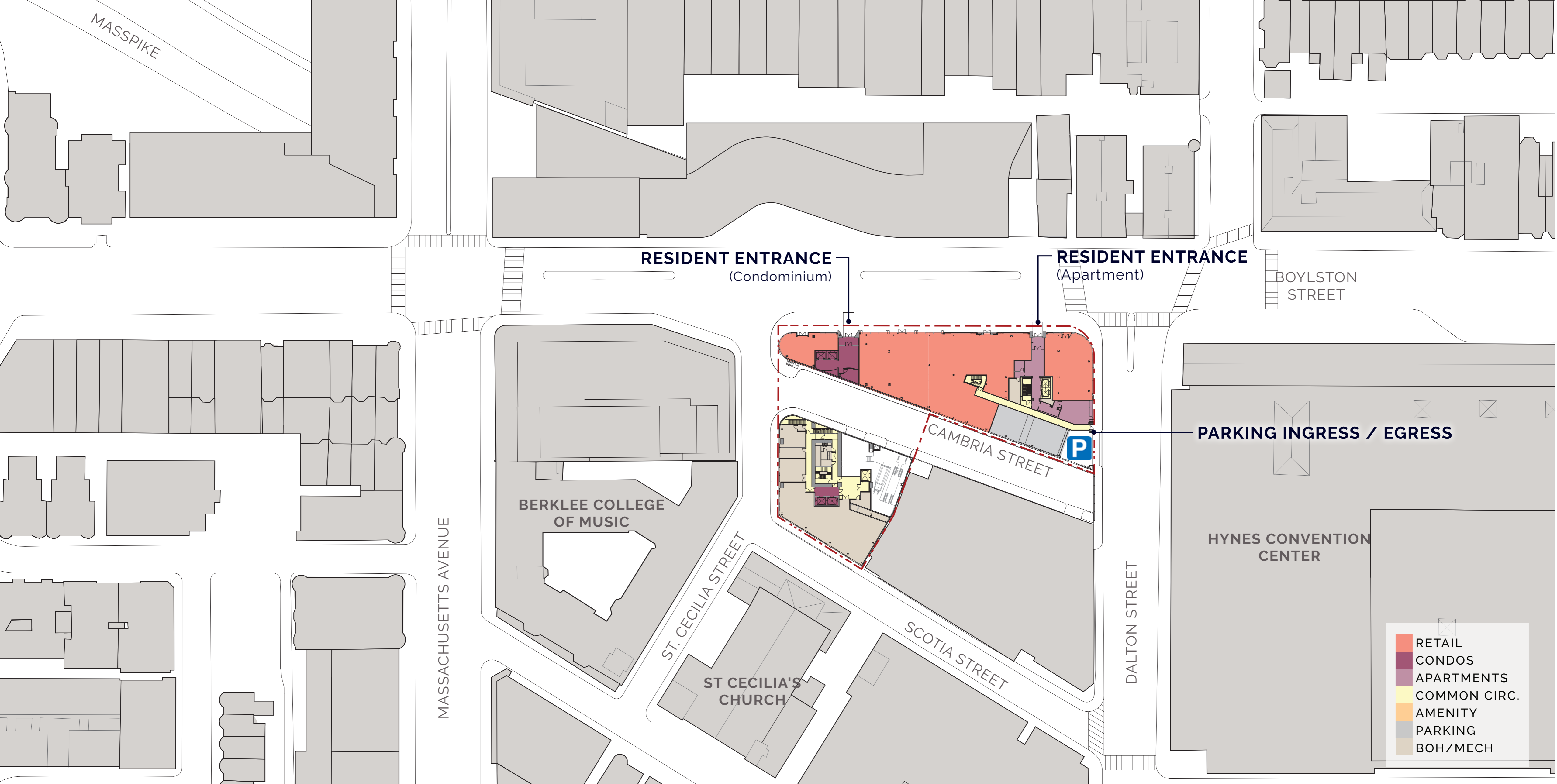
**1000 BOYLSTON STREET**  
 BOSTON, MASSACHUSETTS

**LOWER LEVEL PLAN**



**W** WEINER VENTURES  
 REAL ESTATE DEVELOPMENT & INVESTMENT

**ELKUS | MANFREDI**  
 ARCHITECTS



**1000 BOYLSTON STREET**  
BOSTON, MASSACHUSETTS

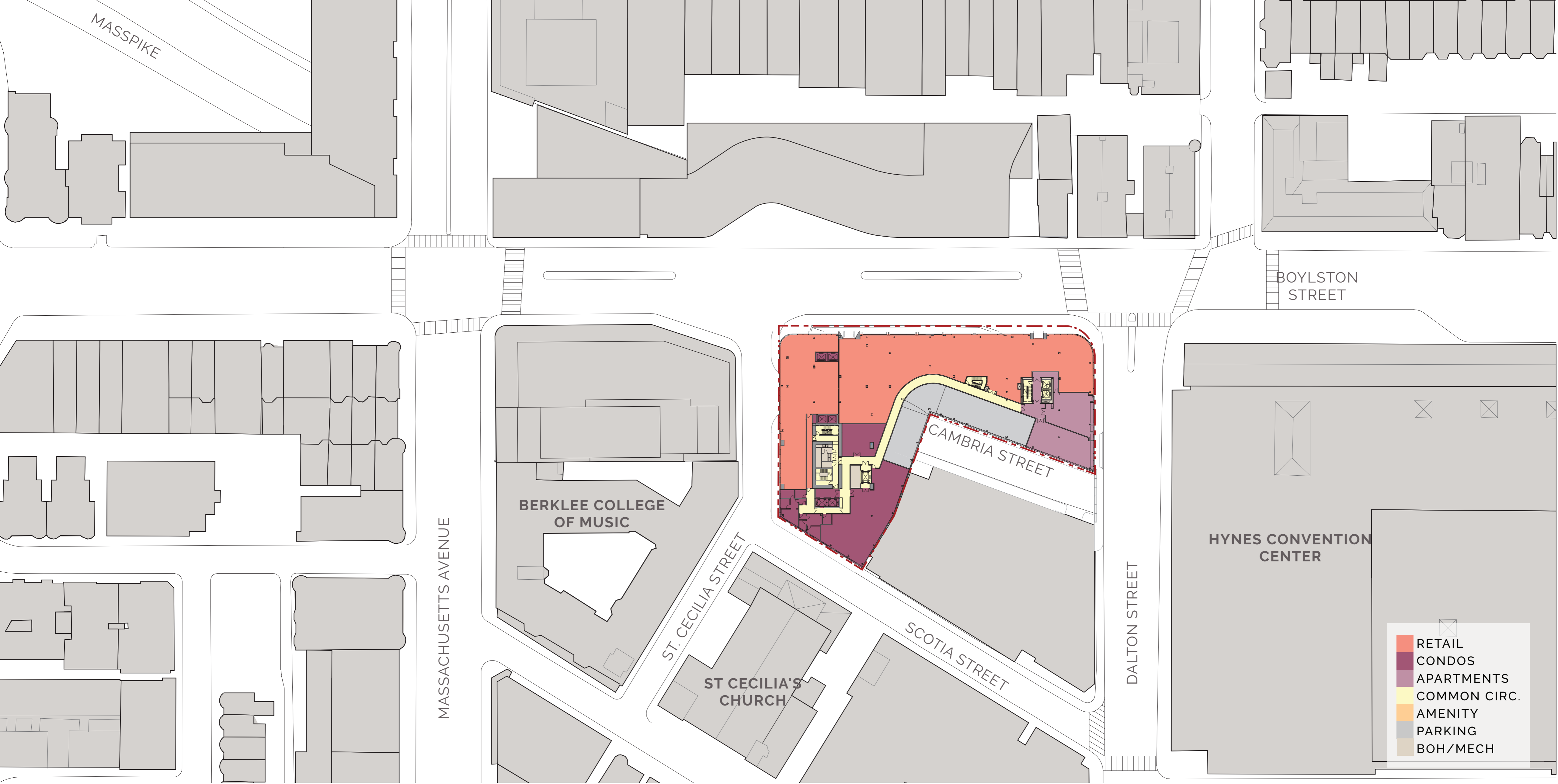
**FIRST FLOOR PLAN**



**W** WEINER VENTURES  
REAL ESTATE DEVELOPMENT & INVESTMENT

ELKUS | MANFREDI  
ARCHITECTS





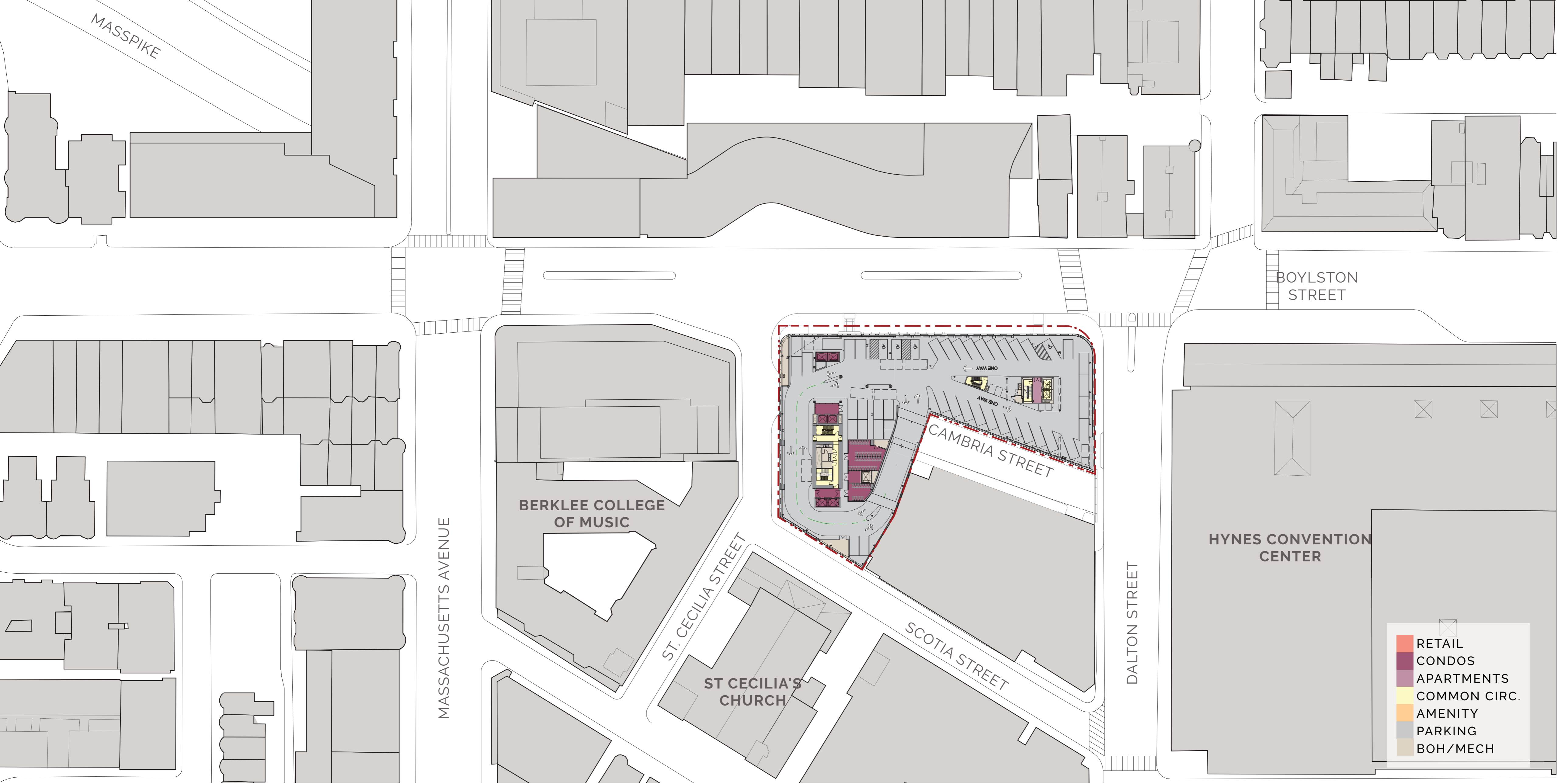
**1000 BOYLSTON STREET**  
 BOSTON, MASSACHUSETTS

**SECOND FLOOR PLAN**



**W** WEINER VENTURES  
 REAL ESTATE DEVELOPMENT & INVESTMENT

**ELKUS | MANFREDI**  
 ARCHITECTS



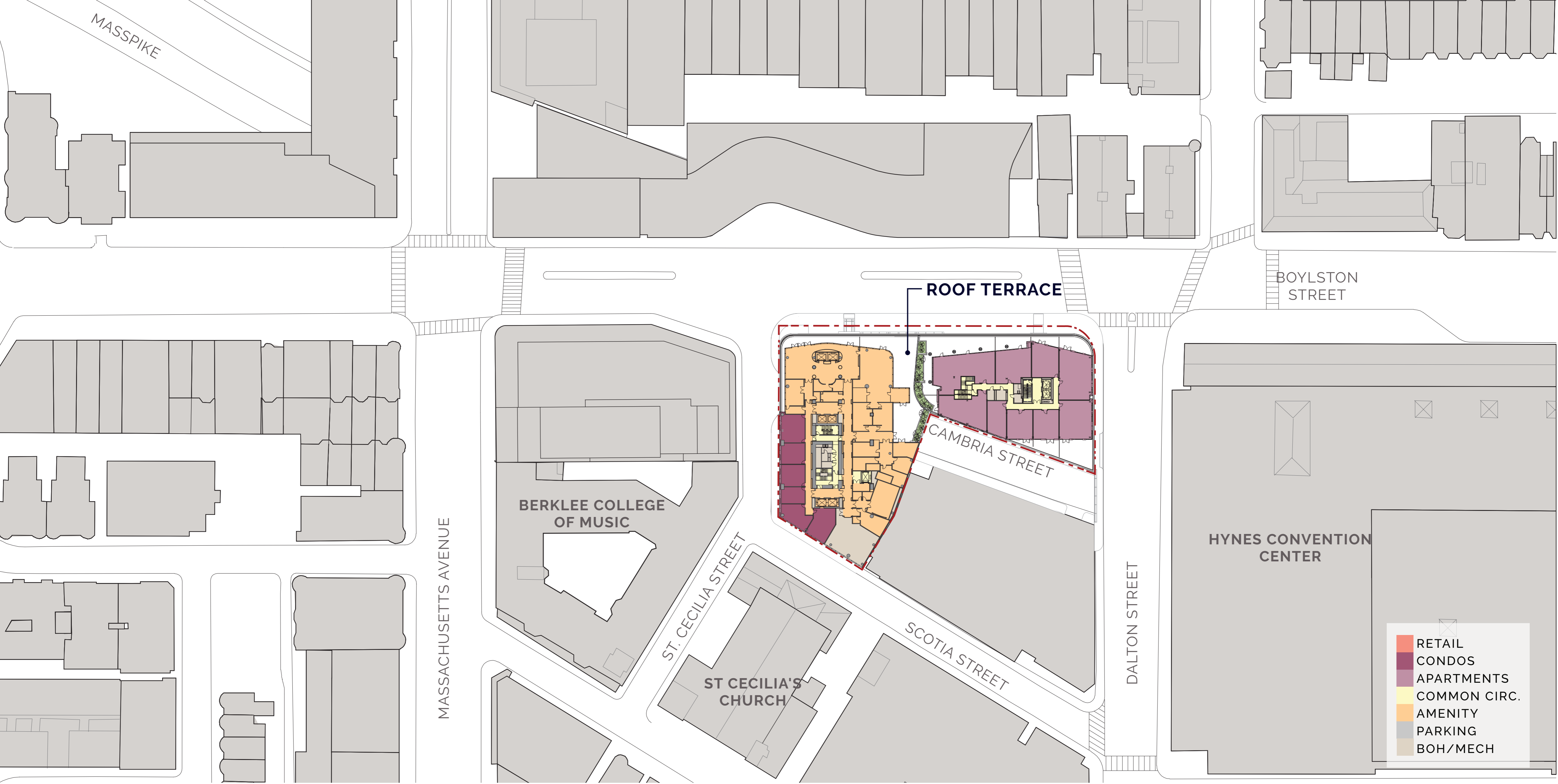
**1000 BOYLSTON STREET**  
 BOSTON, MASSACHUSETTS

**TYPICAL PARKING PLAN**



**W** WEINER VENTURES  
 REAL ESTATE DEVELOPMENT & INVESTMENT

**ELKUS | MANFREDI**  
 ARCHITECTS



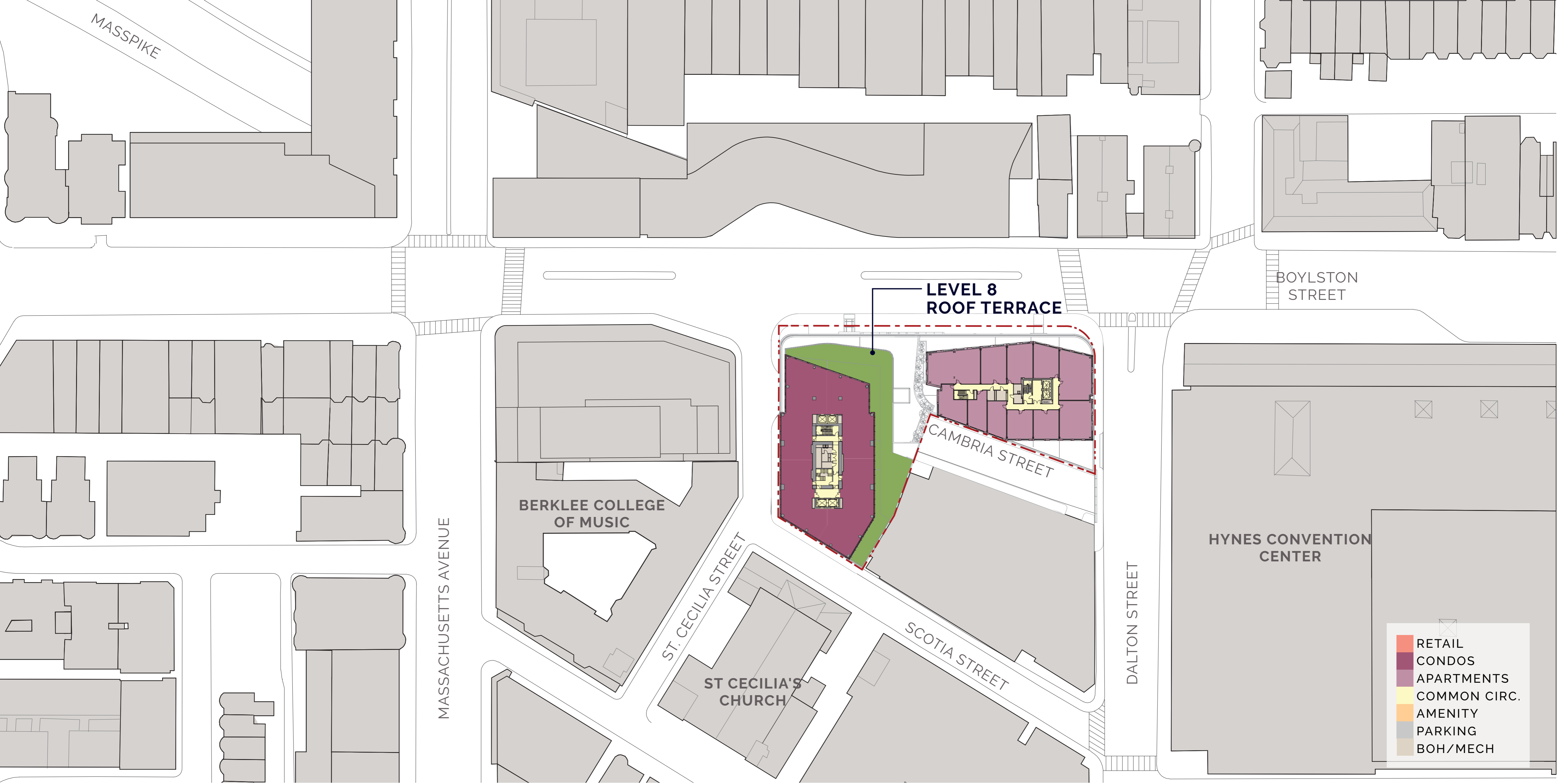
**1000 BOYLSTON STREET**  
 BOSTON, MASSACHUSETTS

**LEVEL 7 PLAN**



**W** WEINER VENTURES  
 REAL ESTATE DEVELOPMENT & INVESTMENT

**ELKUS | MANFREDI**  
 ARCHITECTS



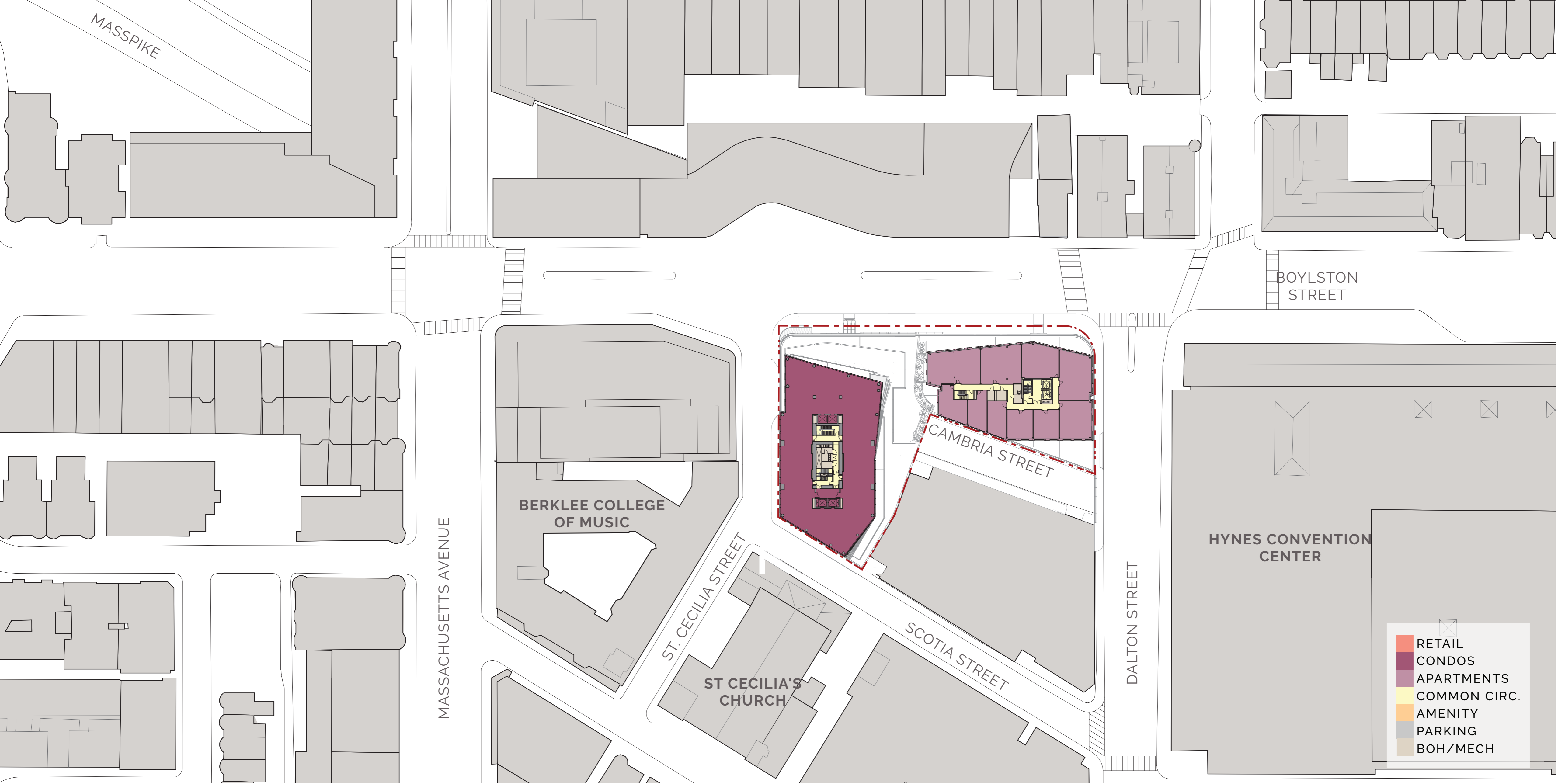
**1000 BOYLSTON STREET**  
BOSTON, MASSACHUSETTS

**TYPICAL FLOOR PLAN - FLOORS 8-14**



**W** WEINER VENTURES  
REAL ESTATE DEVELOPMENT & INVESTMENT

**ELKUS | MANFREDI**  
ARCHITECTS



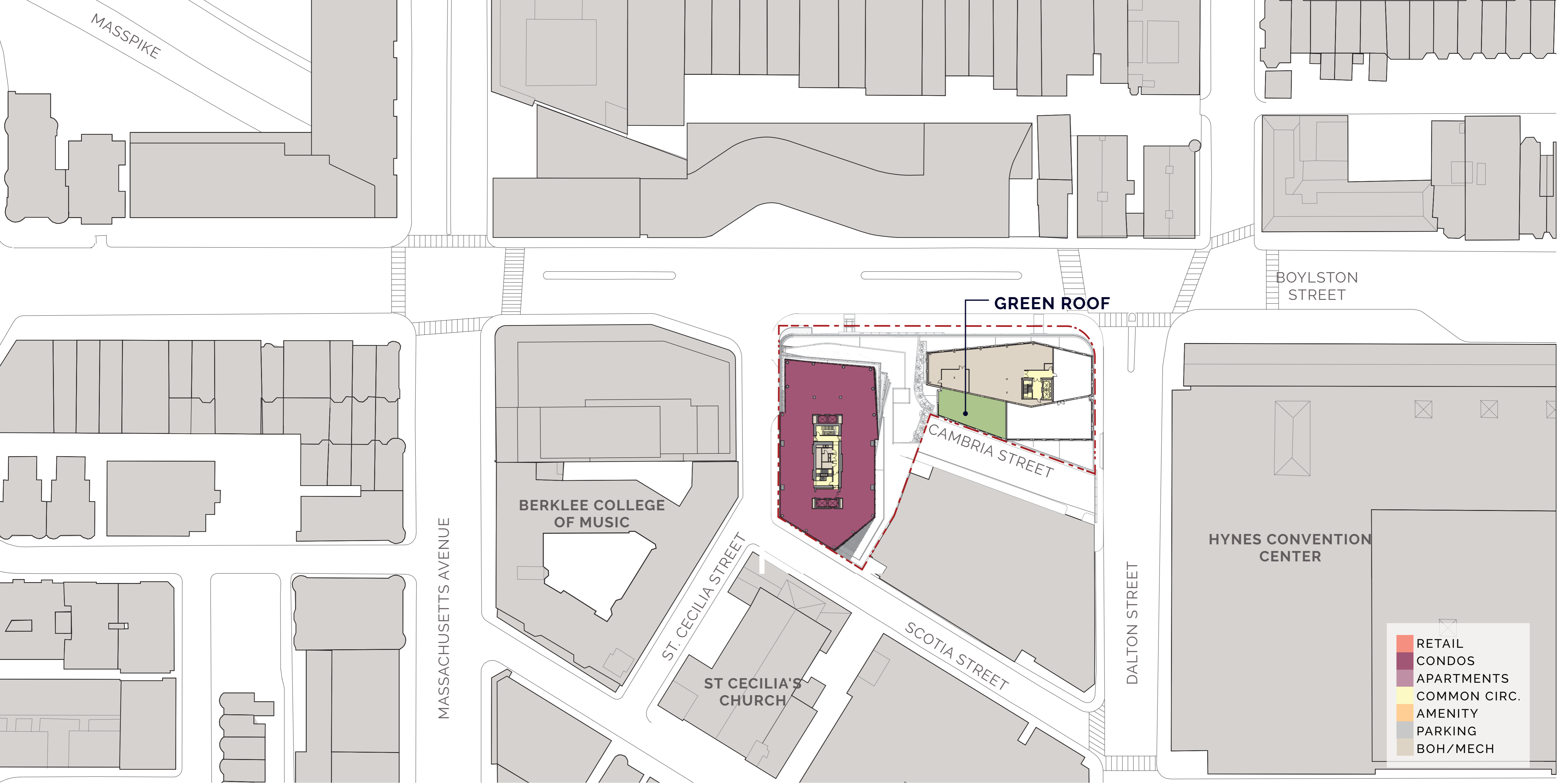
**1000 BOYLSTON STREET**  
BOSTON, MASSACHUSETTS

**TYPICAL FLOOR PLAN - FLOORS 15-24**



**W** WEINER VENTURES  
REAL ESTATE DEVELOPMENT & INVESTMENT

**ELKUS | MANFREDI**  
ARCHITECTS



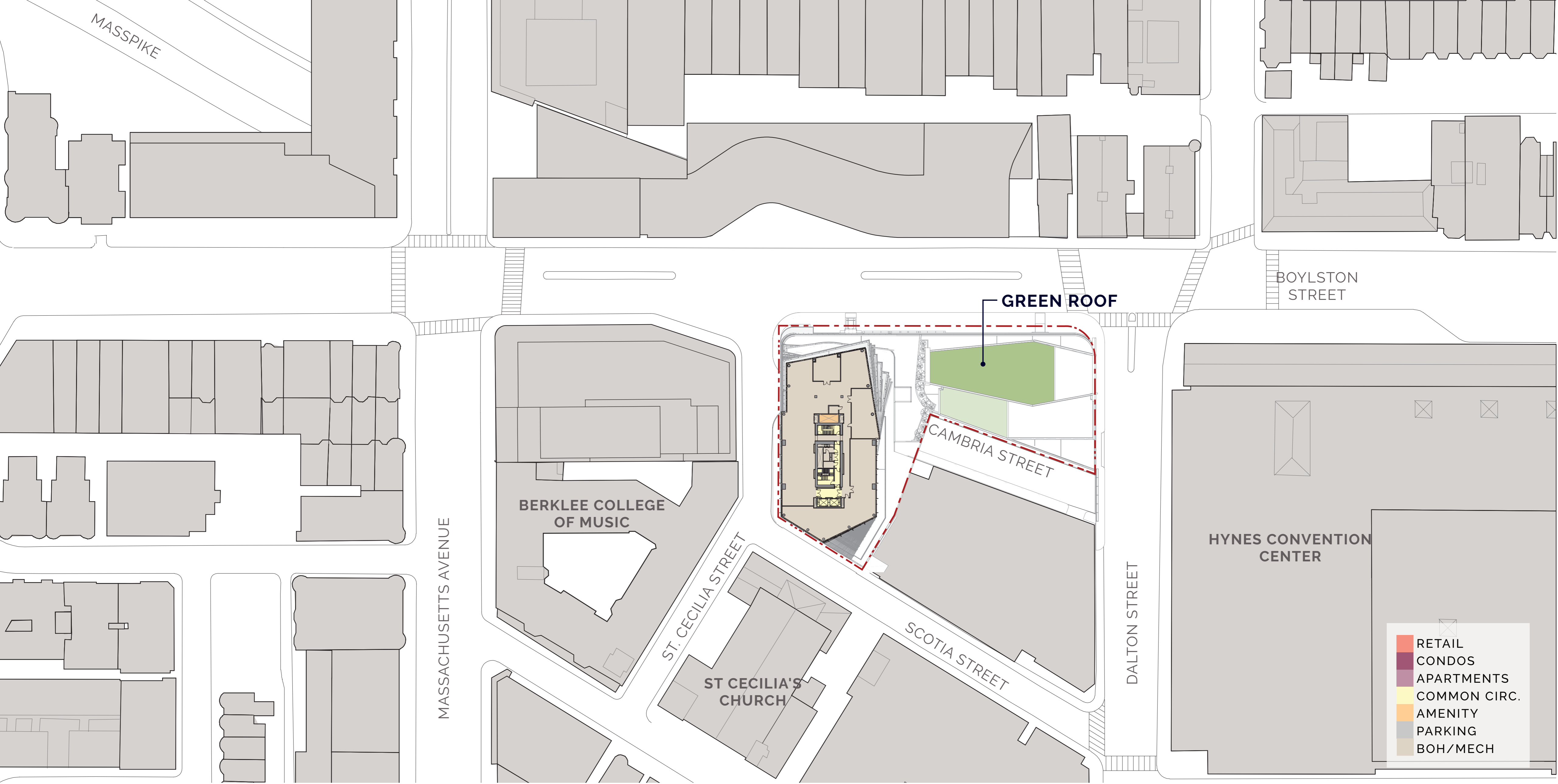
**1000 BOYLSTON STREET**  
 BOSTON, MASSACHUSETTS

**TYPICAL FLOOR PLAN - FLOORS 25-40**



**W** WEINER VENTURES  
 REAL ESTATE DEVELOPMENT & INVESTMENT

**ELKUS | MANFREDI**  
 ARCHITECTS



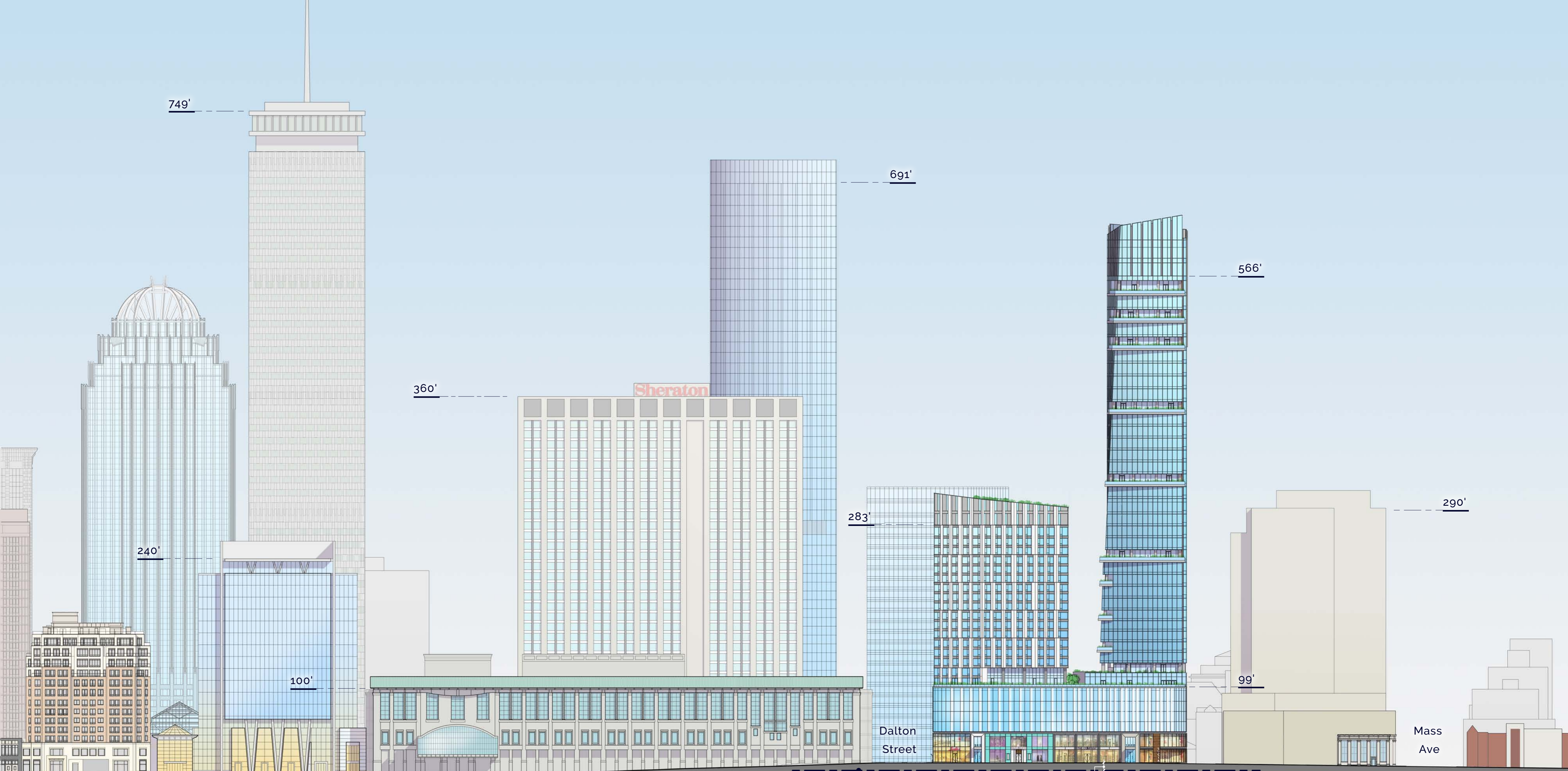
**1000 BOYLSTON STREET**  
 BOSTON, MASSACHUSETTS

**MECHANICAL PENTHOUSE PLAN**



**W** WEINER VENTURES  
 REAL ESTATE DEVELOPMENT & INVESTMENT

ELKUS | MANFREDI  
 ARCHITECTS



749'

691'

566'

360'

Sheraton

283'

240'

100'

290'

99'

AVERAGE GRADE BASELINE

Dalton Street

Mass Ave

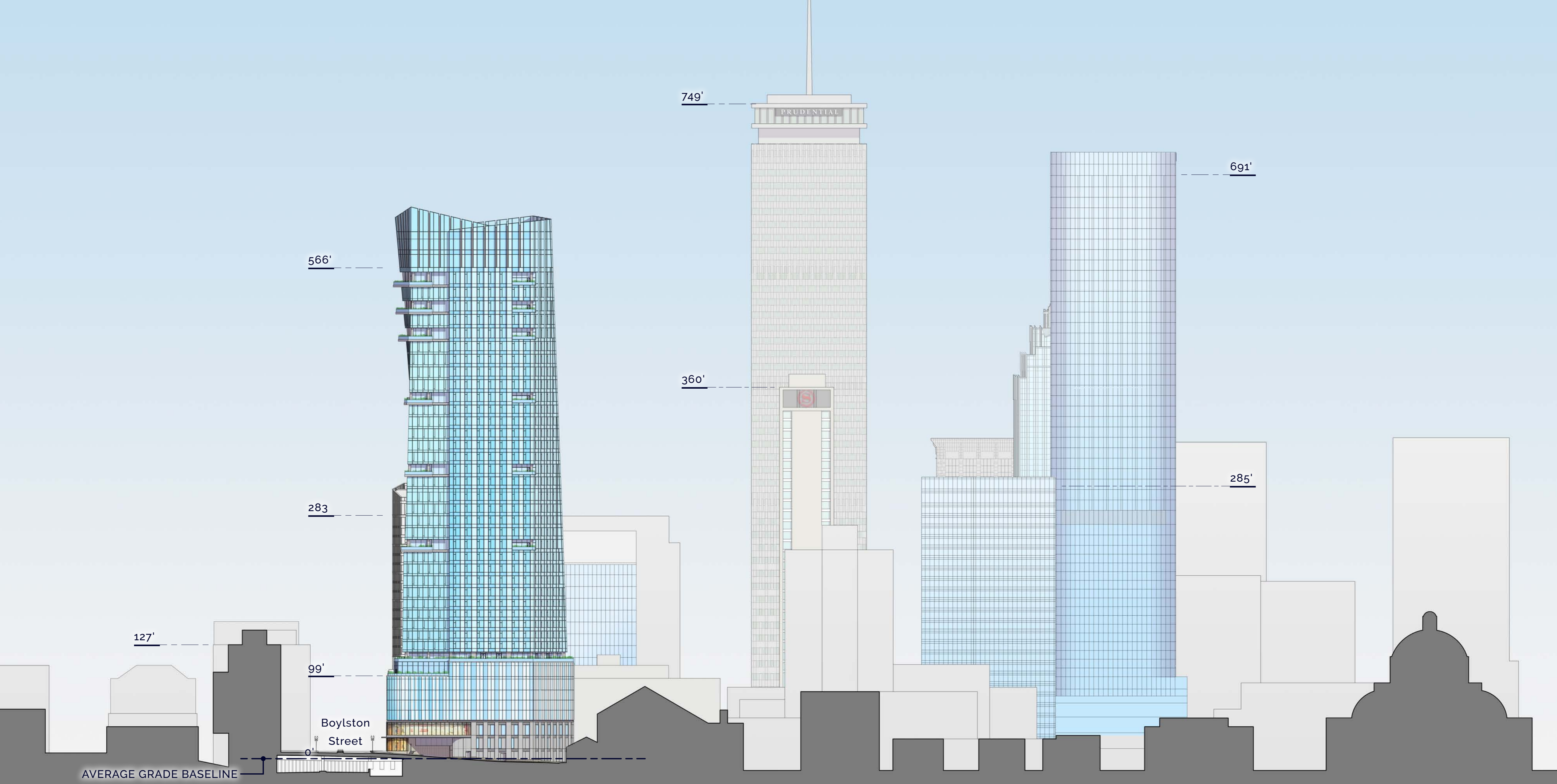
**1000 BOYLSTON STREET**  
BOSTON, MASSACHUSETTS

**NORTH ELEVATION | BOYLSTON STREET**

**W** WEINER VENTURES  
REAL ESTATE DEVELOPMENT & INVESTMENT

**ELKUS | MANFREDI**  
ARCHITECTS





**1000 BOYLSTON STREET**  
 BOSTON, MASSACHUSETTS

**WEST ELEVATION | ST. CECILIAS STREET**

**W** WEINER VENTURES  
 REAL ESTATE DEVELOPMENT & INVESTMENT

**ELKUS | MANFREDI**  
 ARCHITECTS

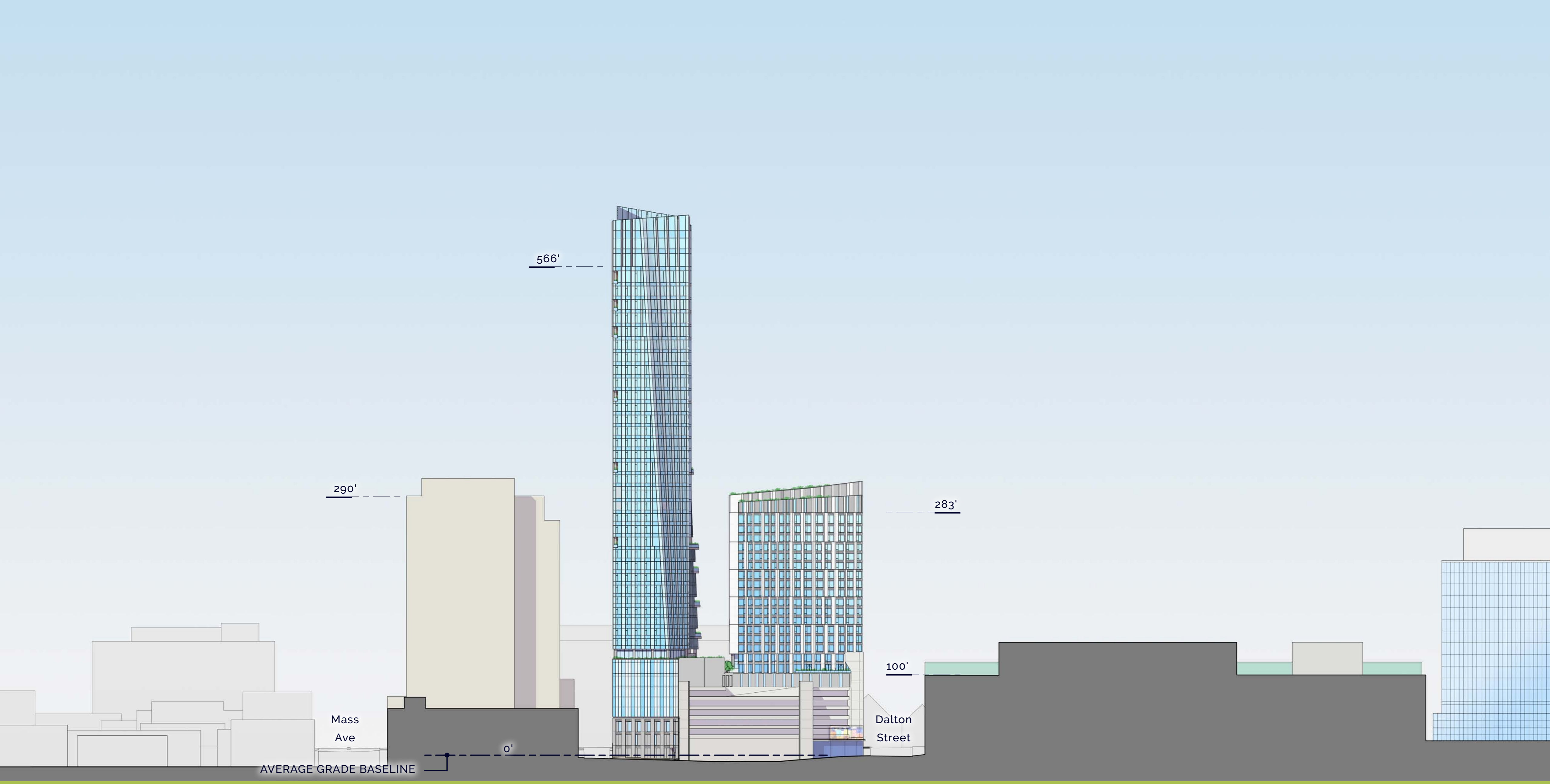


**1000 BOYLSTON STREET**  
BOSTON, MASSACHUSETTS

**EAST ELEVATION | DALTON STREET**

**W** WEINER VENTURES  
REAL ESTATE DEVELOPMENT & INVESTMENT

ELKUS | MANFREDI  
ARCHITECTS



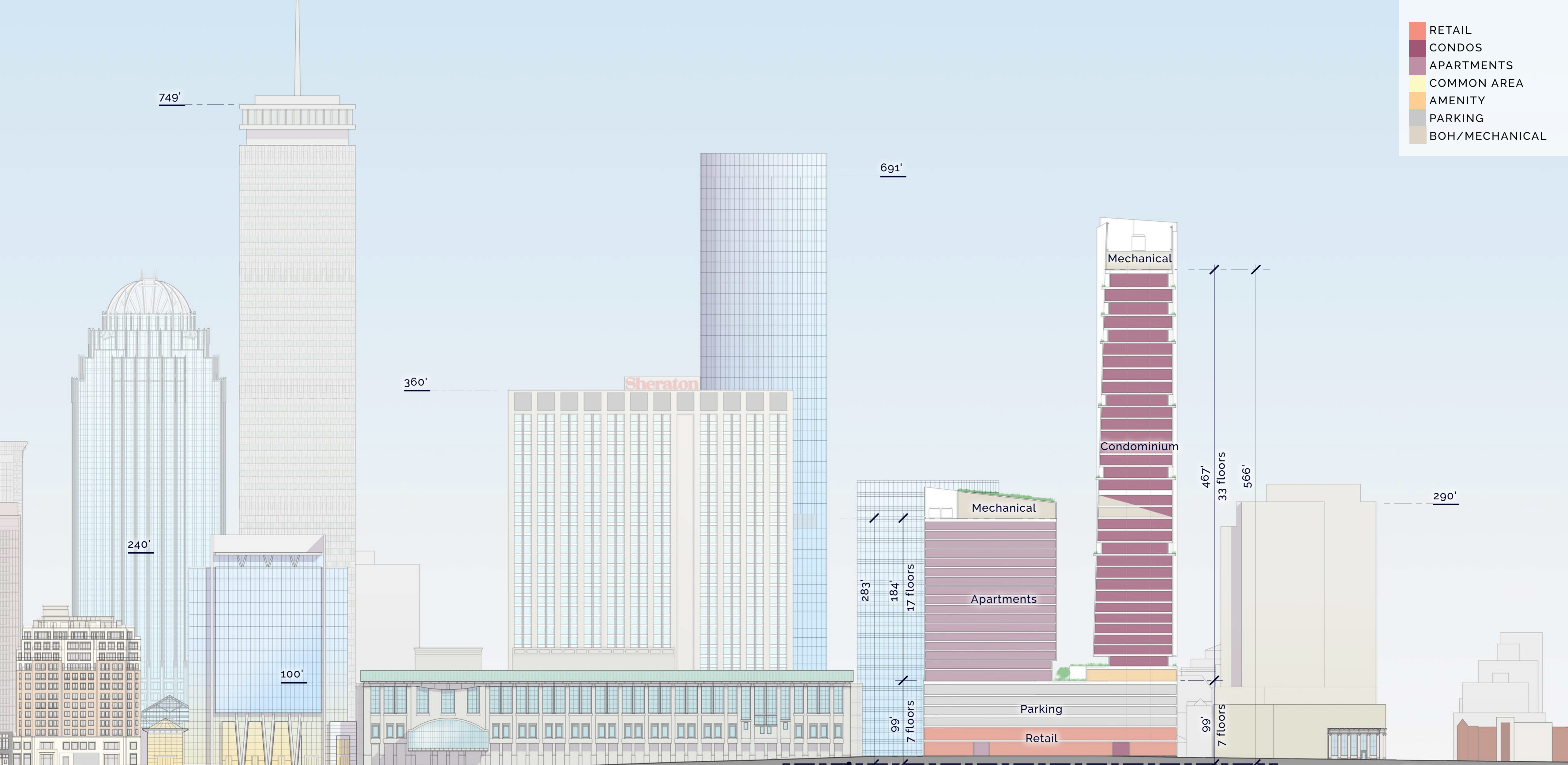
**1000 BOYLSTON STREET**  
BOSTON, MASSACHUSETTS

**SOUTH ELEVATION**

**W** WEINER VENTURES  
REAL ESTATE DEVELOPMENT & INVESTMENT

ELKUS | MANFREDI  
ARCHITECTS

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



AVERAGE GRADE BASELINE

Dalton Street

Mass Ave

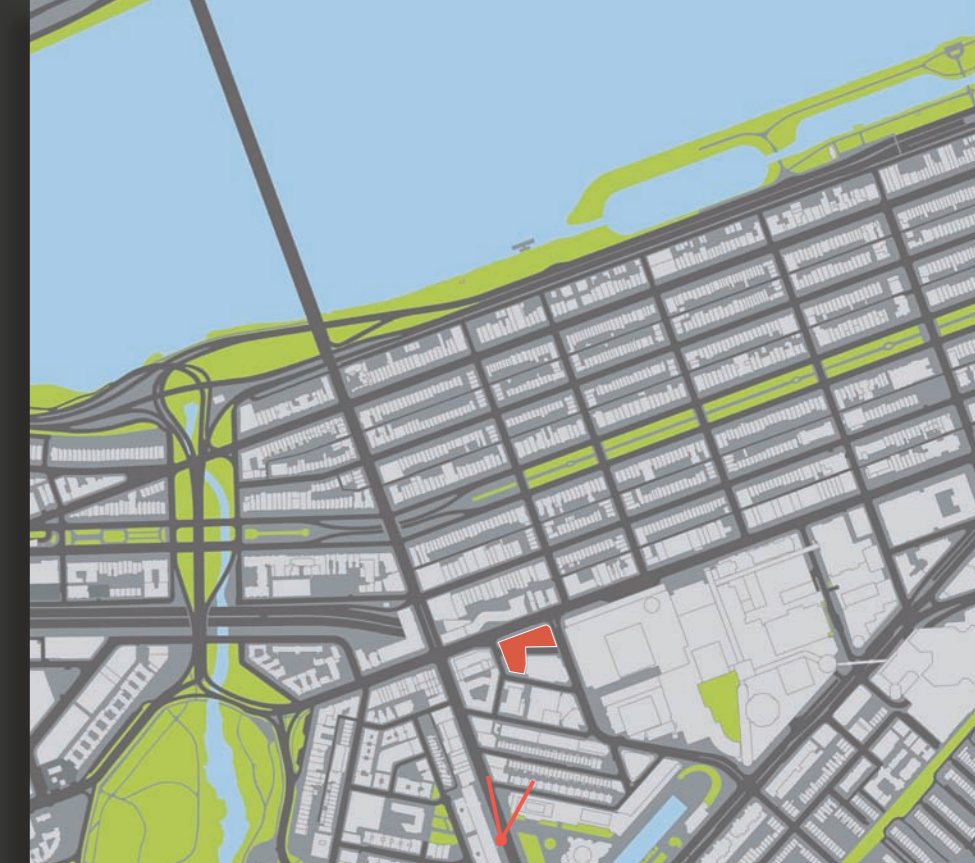


**1000 BOYLSTON STREET**  
BOSTON, MASSACHUSETTS

**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



**1000 BOYLSTON STREET**  
BOSTON, MASSACHUSETTS

**PEDESTRIAN VIEW FROM BOYLSTON**

© ELKUS MANFREDI ARCHITECTS

**W** WEINER VENTURES  
REAL ESTATE DEVELOPMENT & INVESTMENT

ELKUS | MANFREDI  
ARCHITECTS



<b>W</b> WEINER VENTURES REAL ESTATE DEVELOPMENT & INVESTMENT	ELKUS   MANFREDI ARCHITECTS