



## CAC MEETING

*October 11, 2017*

# 1000 Boylston Street

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

ELKUS | MANFREDI  
ARCHITECTS

## **Background and History**

### **2013 Proponent designated as Developer of MassDOT Parcel 15**

- Included Scotia Street parcel owned by Developer
- Single building included hotel and residential uses
- Covered 20% of opening to Turnpike below
- Proponent encouraged by CAC and BRA to investigate securing control of Prudential Parcel and covering entire opening to Turnpike

### **January 2017 | ENF/PNF filed**

- Included P15, Scotia Parcel, Pru Parcel, and Cambria Street Air Rights
- 2 buildings over shared podium: rental building on Pru Parcel, condos in original building
- Covered entire 22k sf opening to Turnpike below

### **September 2017 | DEIR/DPIR filed**

- Filed with modified program as Preferred Alternative

## Comments made to ENF/PNF Alternative

### Positive:

- Knits together Fenway and Back Bay neighborhoods
- Decks over entire Turnpike opening
- Vast improvement to streetscape including retail/restaurant uses
- Strong urban design and architecture

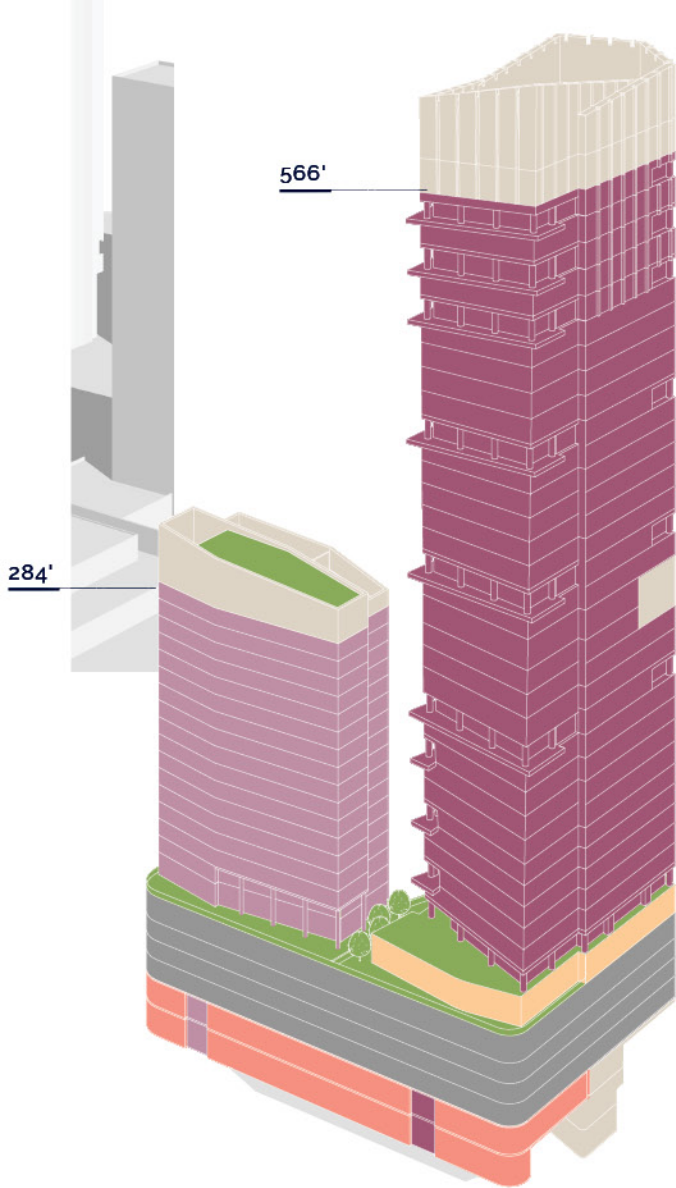
### Some Concerns

- Density of 2 buildings
- Massing / Height at the corner of Boylston Street and Dalton Street
- The increase in height of the west building from the 2013 designation
- Architectural diversity: rental vs. condo vs. shared podium components

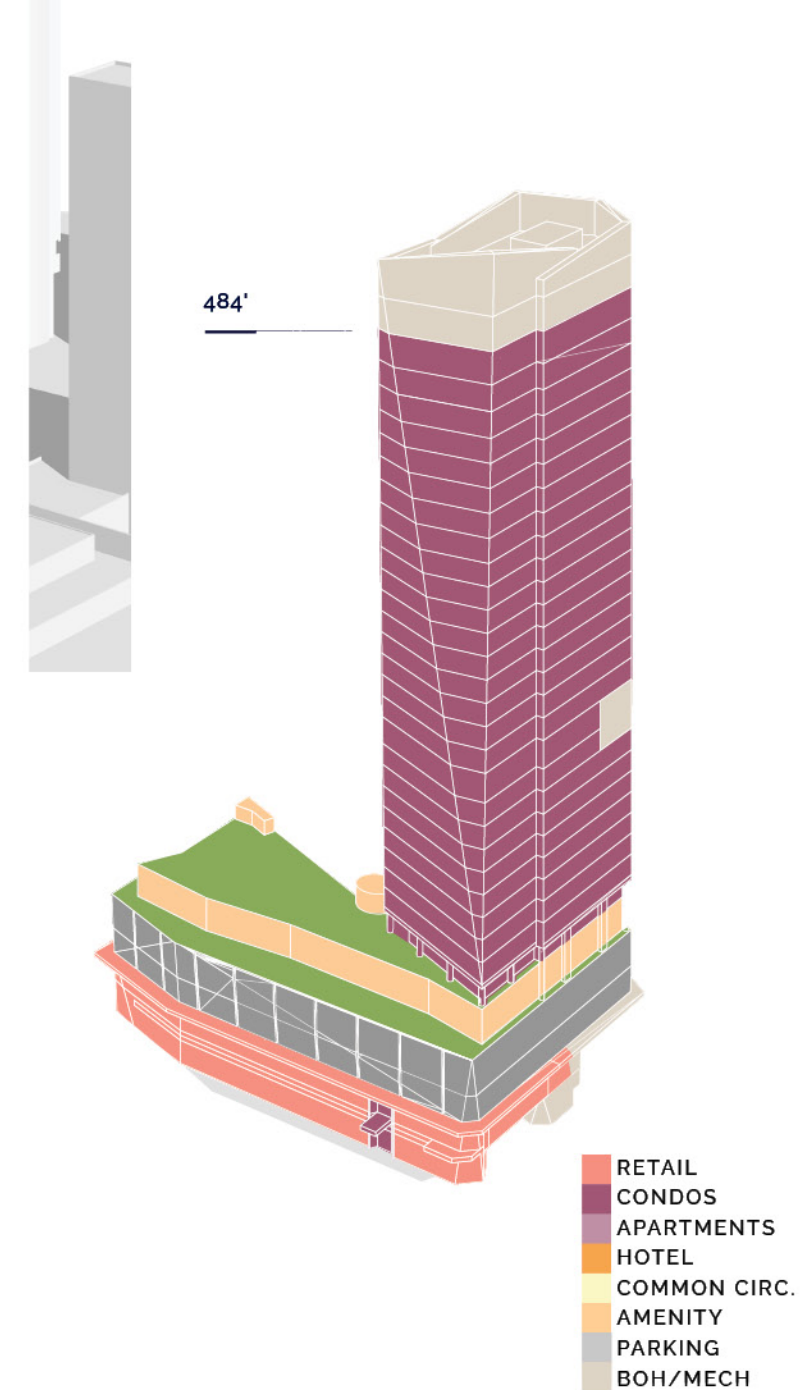
## **Modifications to PNF Project**

- > Reduced program density**
  - Eliminated rental building ( 182 units)
  - Reduction in condominium units from 160 to 108 (52 units)
- > Reduced parking capacity**
  - Reduction of 128 spaces from 303 spaces to 175 spaces
  - Parking levels designed to be converted to alternate future use
- > Reduced building height and massing**
  - Reduced parking from 4 levels to 2 levels
  - Reduced height of condominium by 5 levels (82 foot height reduction)
- > Enhanced the Public Realm**
  - Increase retail space by 10,500 SF (new total 45,500 SF)
  - Relocated parking garage access to Scotia Street
  - In fill entire breach from Dalton Street to St. Cecilia Street

## PNF FILING



## DPIR FILING



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

### KEY STATISTICS

	PNF FILING	DPIR FILING	DIFFERENCE
Stories	40	33	-7
Height top of Residential	566 / 284 FT	484 FT	-82
Condominium Units	160	108	- 52
Apartment Units	182	0	- 182
Parking Spaces	303	175	-128
Adjusted Vehicle Trips (mode split)	1,008 adt	896 adt	-112

### PROGRAM (SQ FT)

	PNF FILING	DPIR FILING	DIFFERENCE
Condominium units + amenity	442,000	394,000	-48,000
Apartment units + amenity	212,000	-	-212,000
Retail	31,000	45,500	+14,500
Parking	140,000	70,800	-69,200
Total (excluding parking)	685,000	439,500	245,500
FAR (excluding parking)	16.7	10.7	-6

*1000*

**Boylston Street**

**Existing Conditions**



HYNES CONVENTION  
CENTER

DALTON STREET

BOYLSTON STREET

I-90 WESTBOUND

**1000 BOYLSTON STREET**  
BOSTON, MASSACHUSETTS

**EXISTING CONDITIONS AERIAL**

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HYNES CONVENTION CENTER

DALTON STREET

PRUDENTIAL PARCEL

SCOTIA PARCEL

CAMBRIA STREET AIR-RIGHTS PARCEL  
PARCEL 15

BOYLSTON STREET

I-90 WESTBOUND

1000 BOYLSTON STREET  
BOSTON, MASSACHUSETTS

DEVELOPMENT PARCELS

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**1000 BOYLSTON STREET**  
BOSTON, MASSACHUSETTS

**EXISTING VIEW FROM BOYLSTON STREET**

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REAL ESTATE DEVELOPMENT & INVESTMENT

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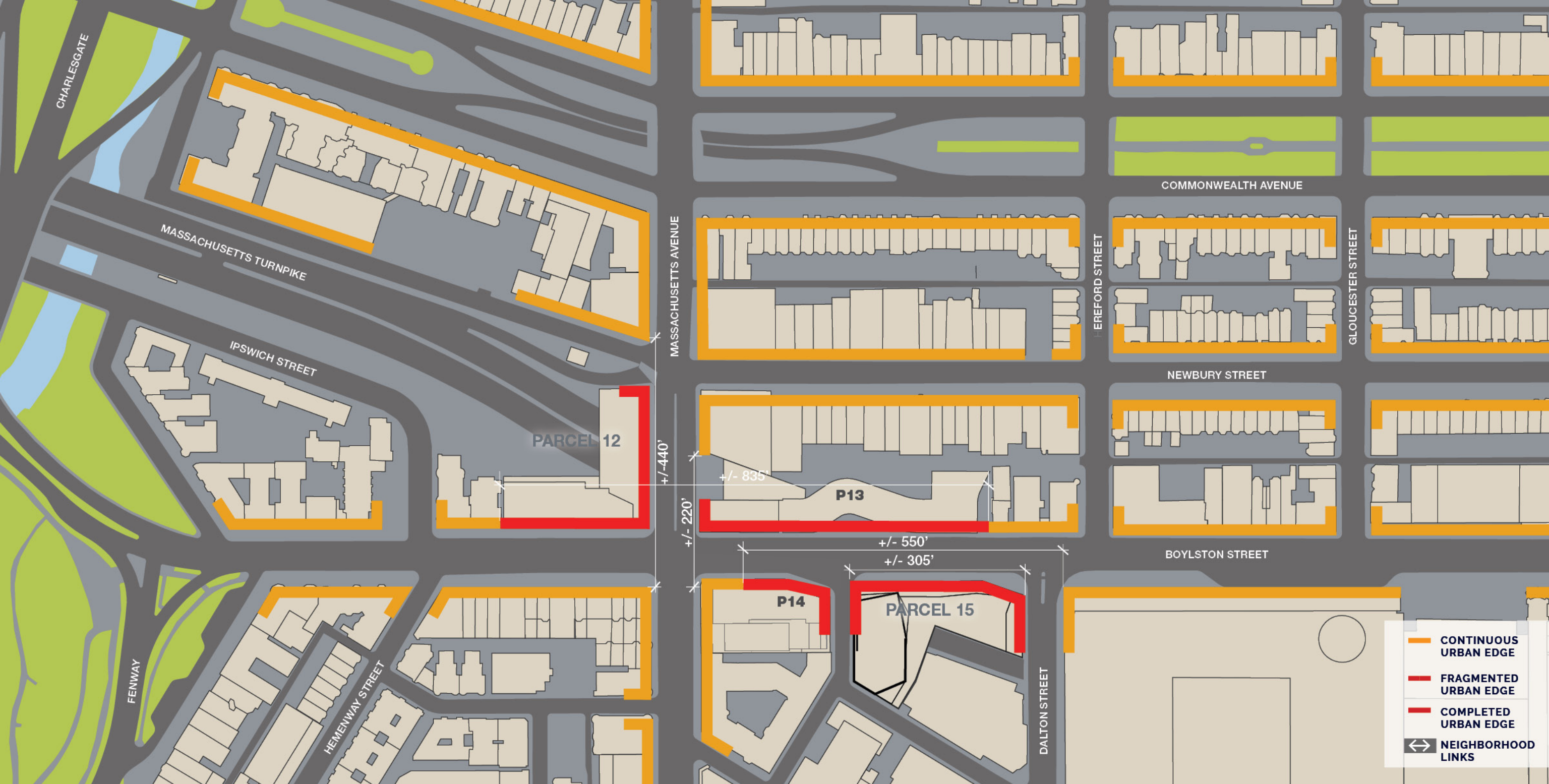


**1000 BOYLSTON STREET**  
BOSTON, MASSACHUSETTS

**EXISTING VIEW FROM DALTON STREET**

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**1000 BOYLSTON STREET**  
 BOSTON, MASSACHUSETTS

**BACK BAY BLOCK COMPLETION**



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**Boylston Street**

**Architectural Design & Program**



CHARLES RIVER

STORROW DRIVE

BEACON STREET

MARLBOROUGH ST

COMMONWEALTH AVENUE

NEWBURY STREET

BOYLSTON STREET

MASSACHUSETTS AVENUE

HEREFORD ST

GLOUCESTER ST

FAIRFIELD ST

EXETER ST

DARTMOUTH ST

CLARENDON ST

BERKELEY ST

ARLINGTON ST

CHARLES ST

COMMONWEALTH MALL

PUBLIC GARDEN

MASSACHUSETTS TURNPIKE

BACK BAY FENS

DALTON ST

MANDARIN ORIENTAL

BOSTON PUBLIC LIBRARY

COPLEY SQUARE

HYNES CONVENTION CENTER

THE SHOPS AT PRUDENTIAL CENTER

ONE DALTON

CHRISTIAN SCIENCE CENTER

HUNTINGTON AVENUE

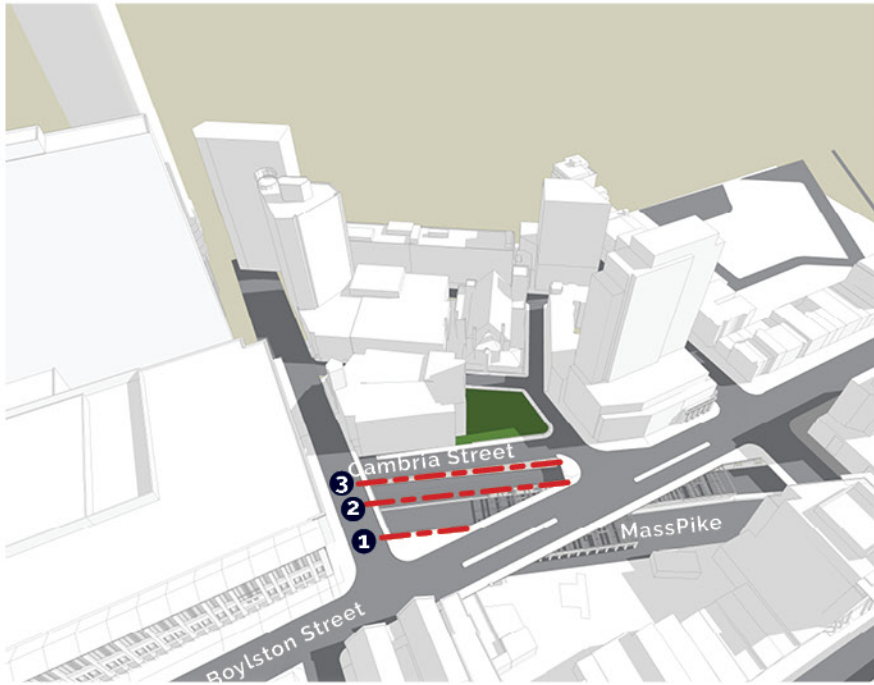
1000 BOYLSTON STREET  
BOSTON, MASSACHUSETTS

CONTEXT PLAN



WEINER VENTURES  
REAL ESTATE DEVELOPMENT & INVESTMENT

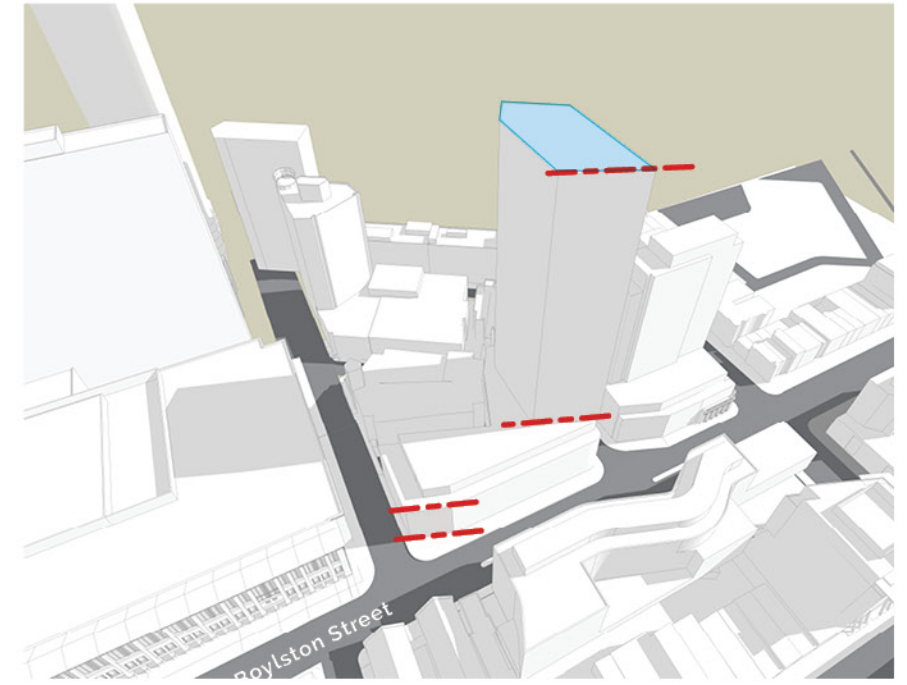
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ARCHITECTS



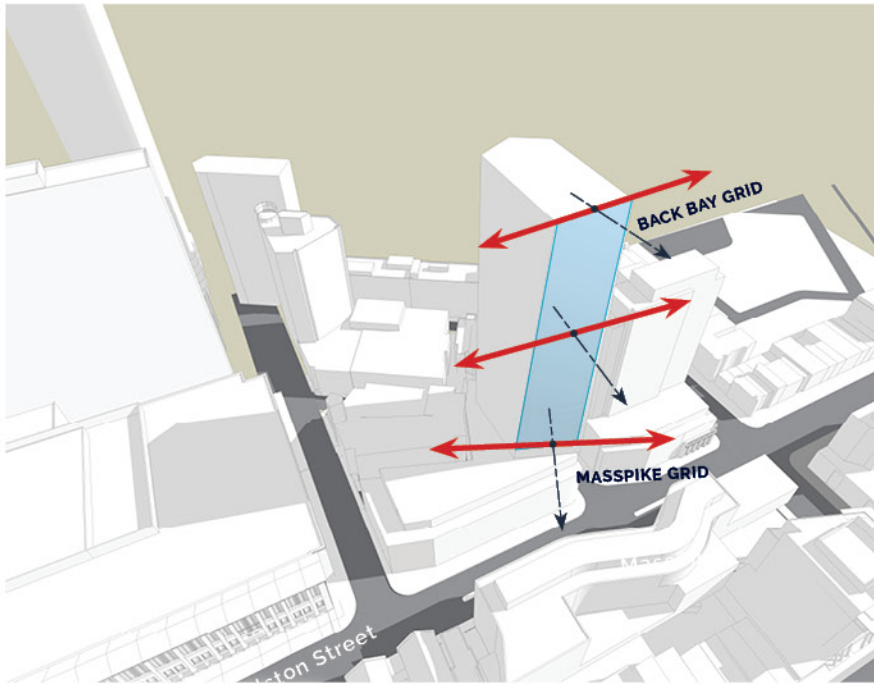
**1 STRUCTURAL BEARING LINES**



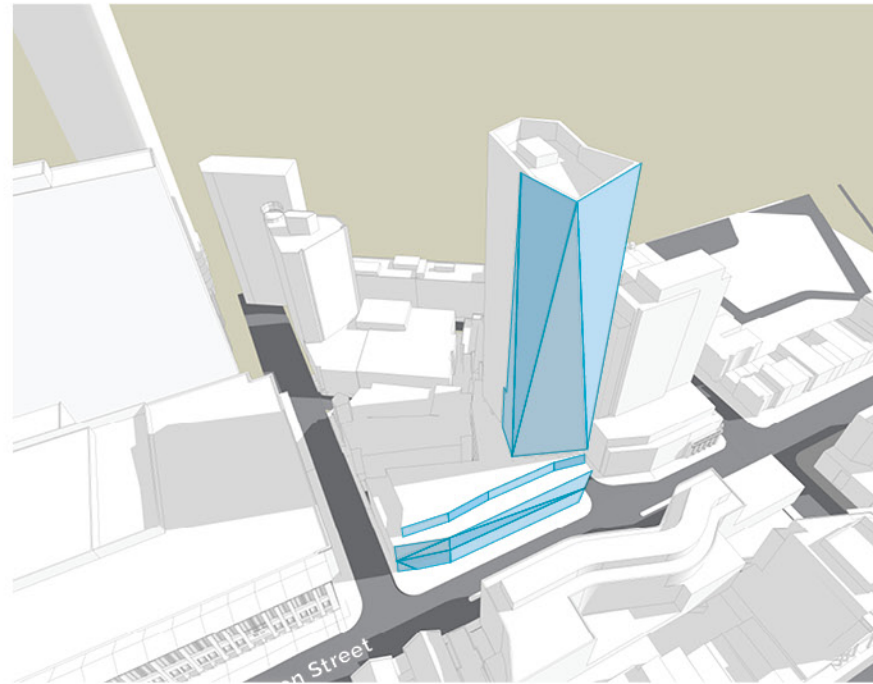
**2 URBAN STREET WALL**



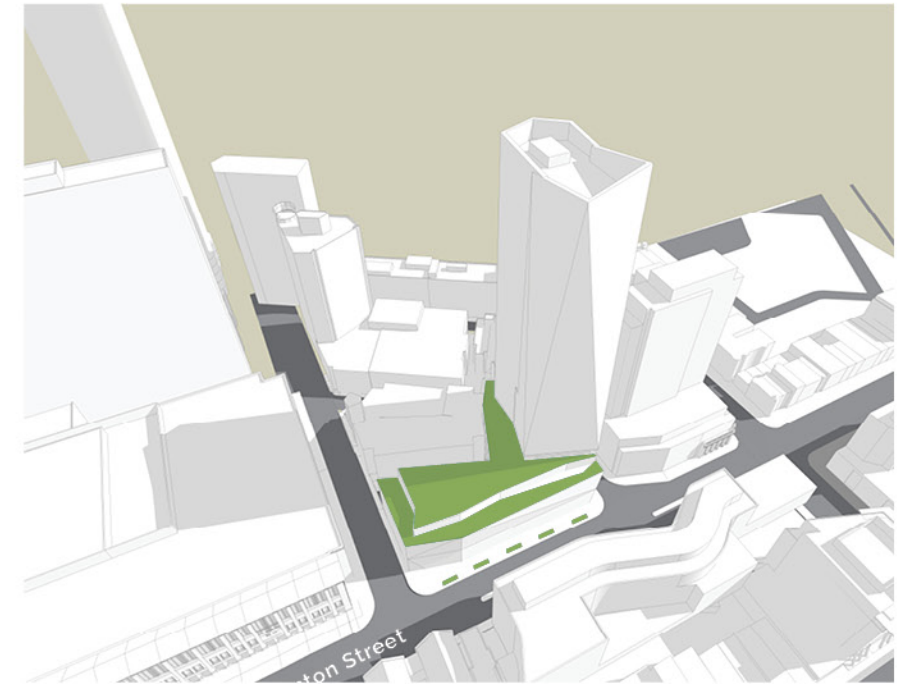
**3 FOOTPRINT EXTRUSIONS**



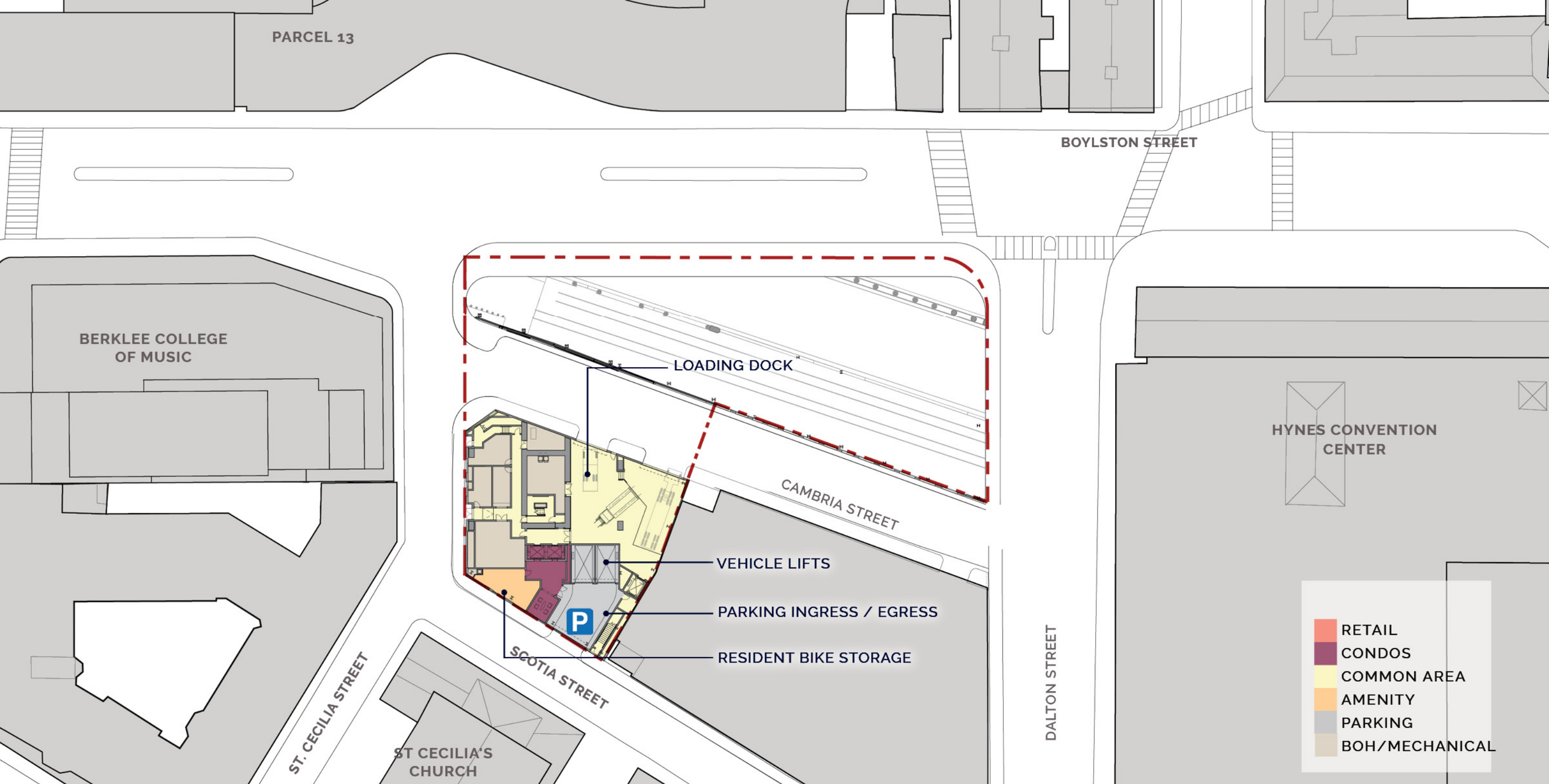
**4 FACADE ROTATION**



**5 SCULPTED FORM**



**6 GREEN**



PARCEL 13

BOYLSTON STREET

BERKLEE COLLEGE OF MUSIC

LOADING DOCK

HYNES CONVENTION CENTER

CAMBRIA STREET

VEHICLE LIFTS

PARKING INGRESS / EGRESS

RESIDENT BIKE STORAGE

P

DALTON STREET

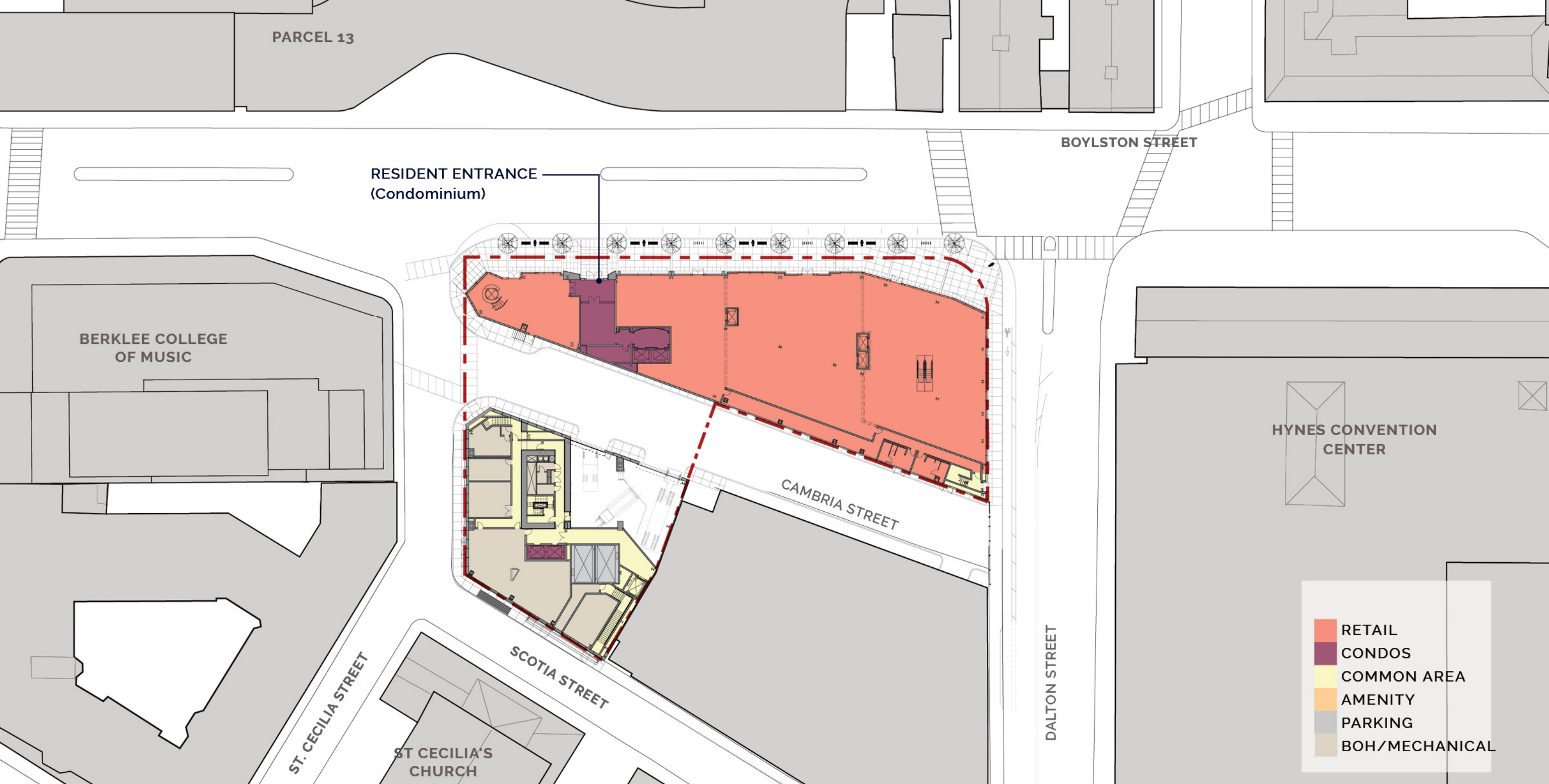
ST. CECILIA STREET

ST CECILIA'S CHURCH

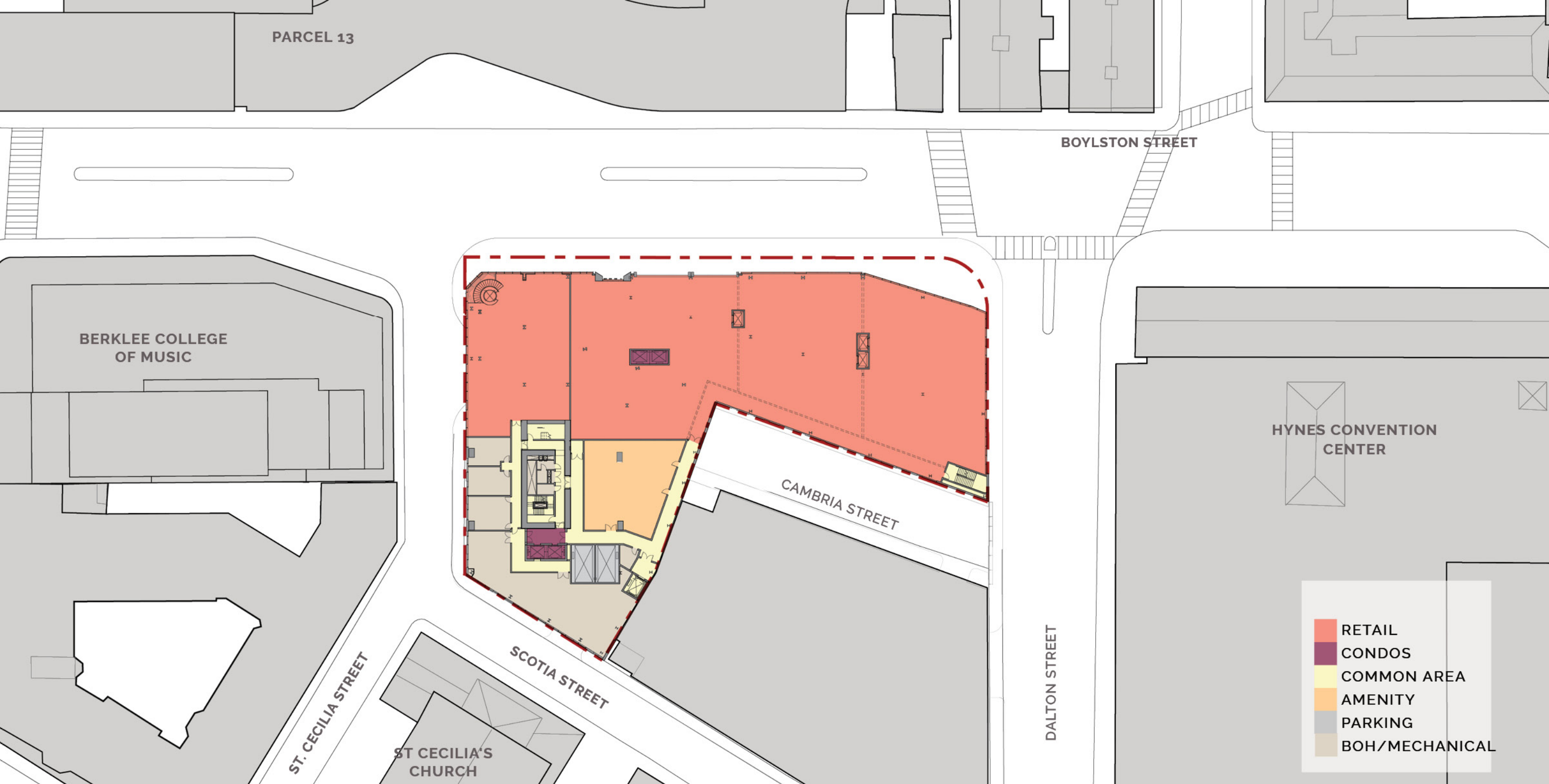
SCOTIA STREET

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









PARCEL 13

BOYLSTON STREET

BERKLEE COLLEGE  
OF MUSIC

HYNES CONVENTION  
CENTER

CAMBRIA STREET

DALTON STREET

ST. CECILIA STREET

SCOTIA STREET

ST CECILIA'S  
CHURCH

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





PARCEL 13

BOYLSTON STREET

MANAGED PARKING  
AREA WITH STACKERS  
AND TANDEM SPACES

BERKLEE COLLEGE  
OF MUSIC

HYNES CONVENTION  
CENTER

CAMBRIA STREET

RESIDENT BIKE STORAGE

VEHICLE LIFTS

DALTON STREET

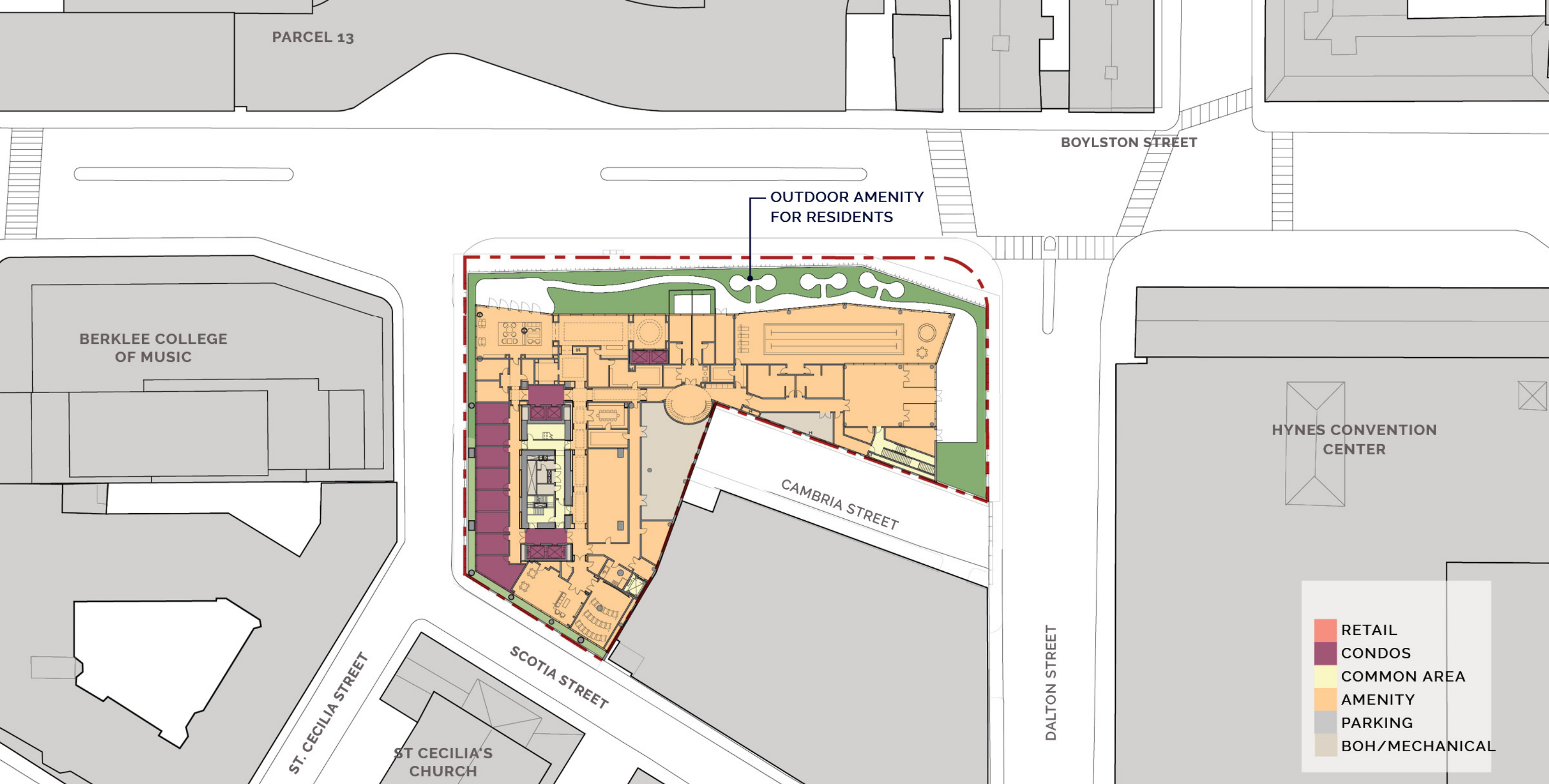
ST. CECILIA STREET

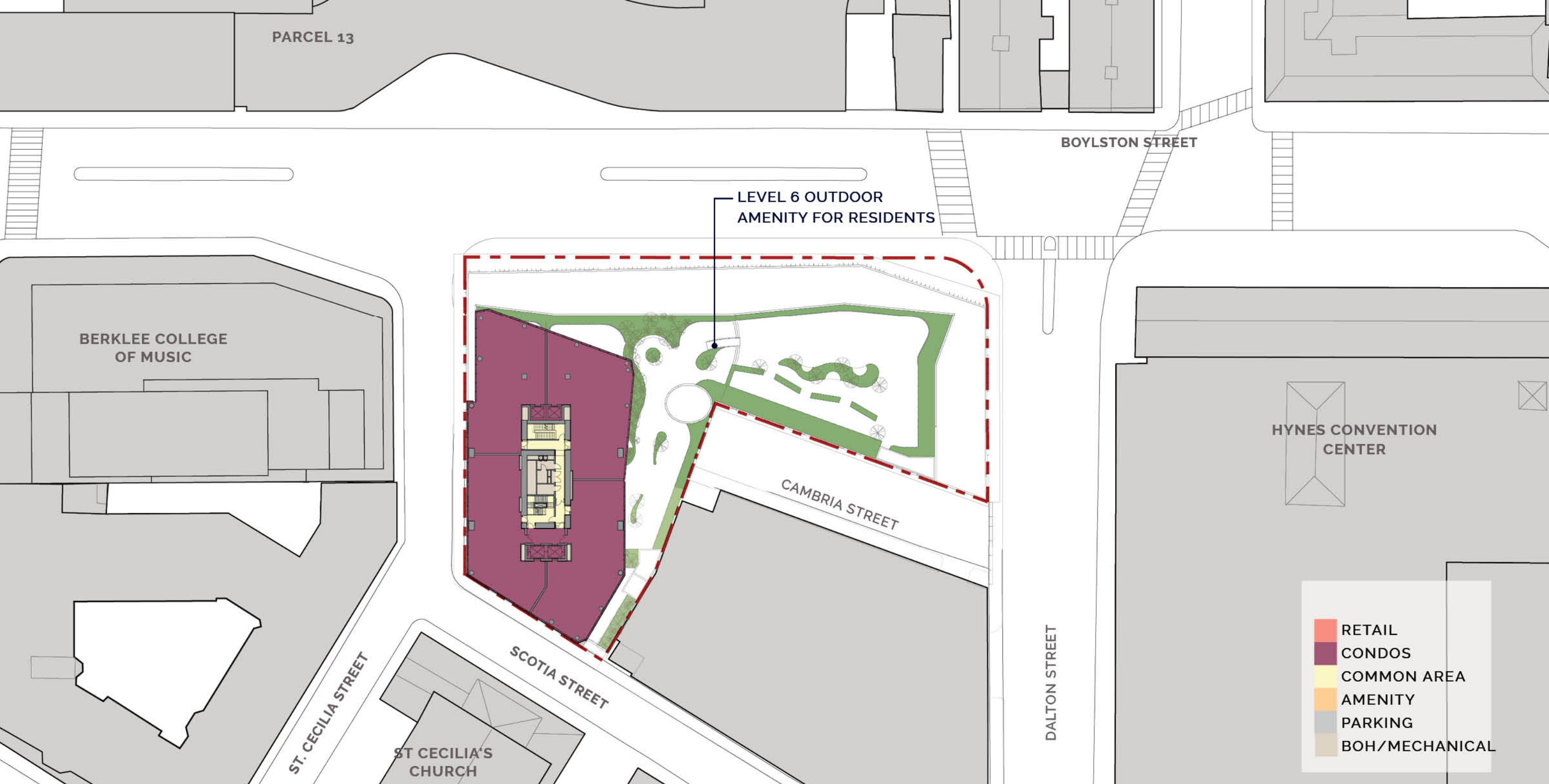
SCOTIA STREET

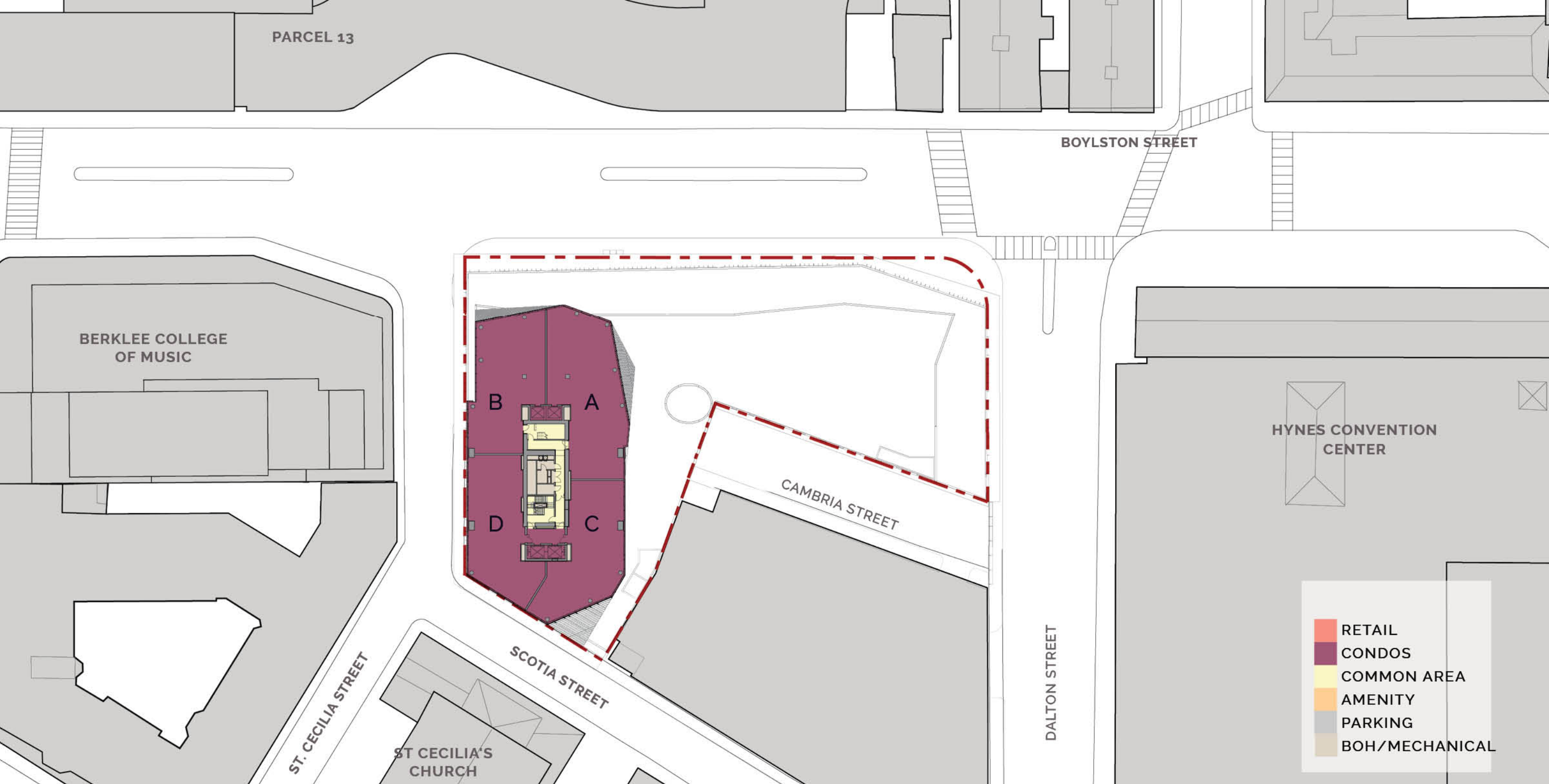
ST CECILIA'S  
CHURCH

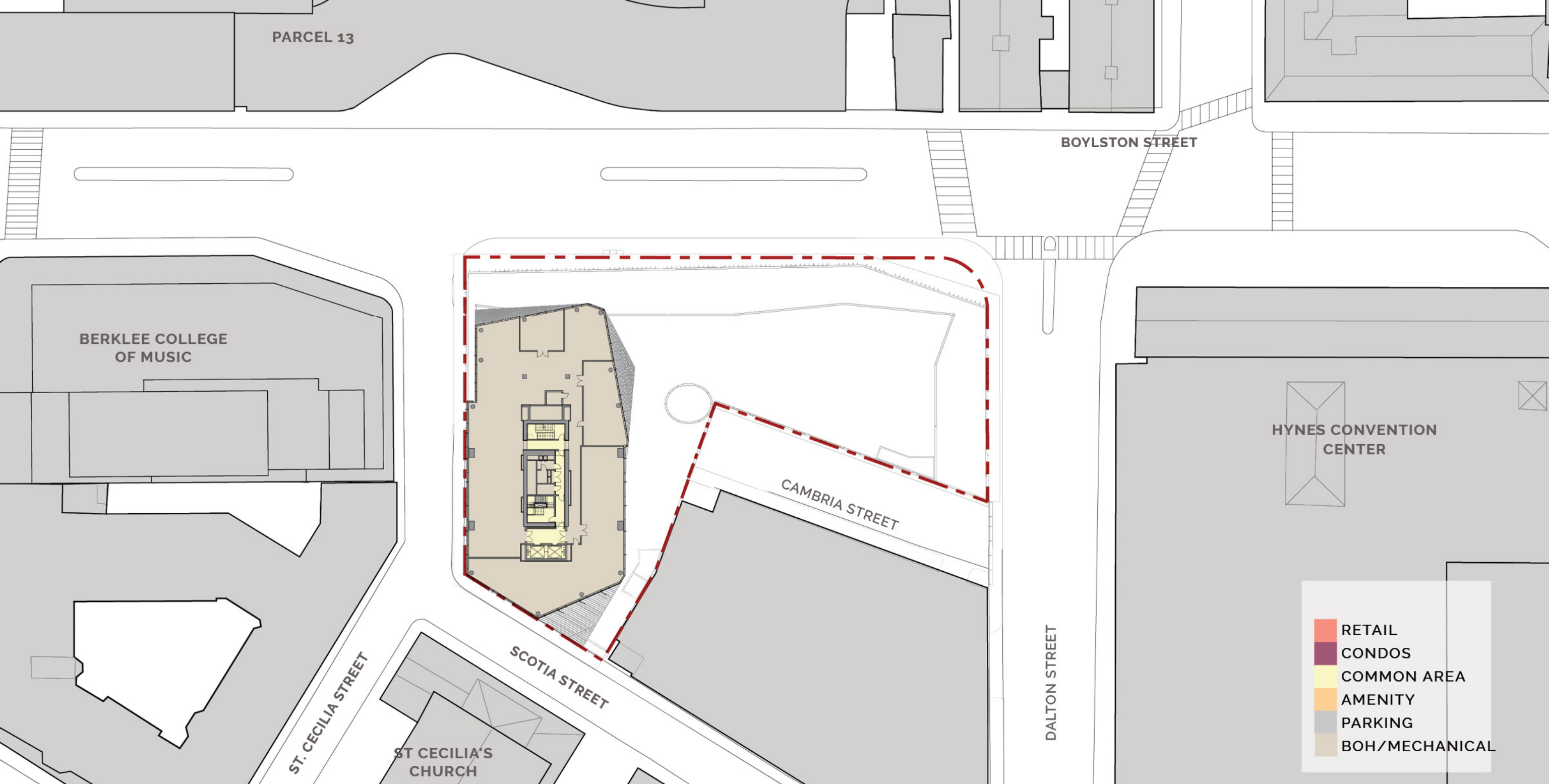
- RETAIL
- CONDOS
- COMMON AREA
- AMENITY
- PARKING
- BOH/MECHANICAL

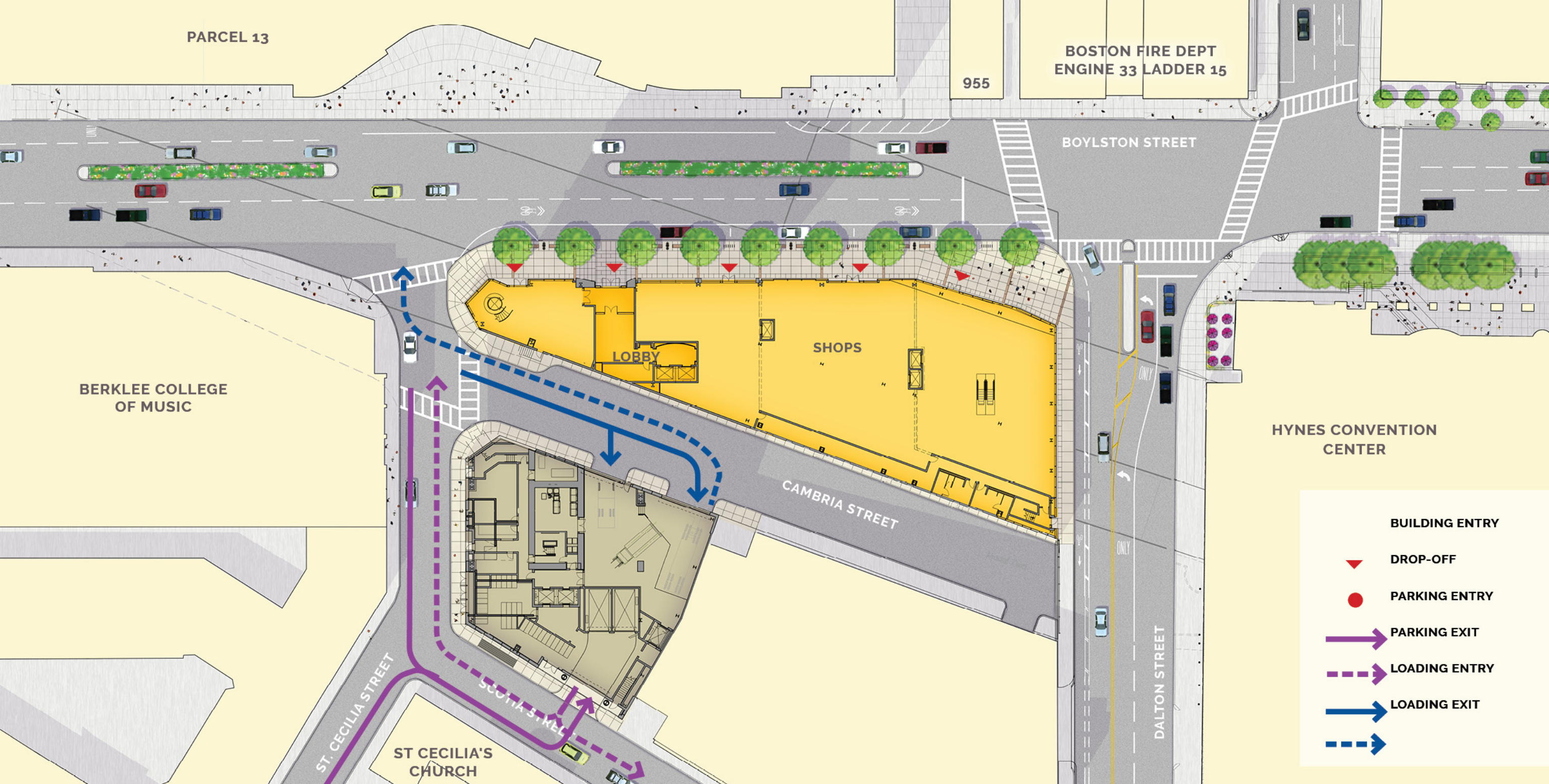


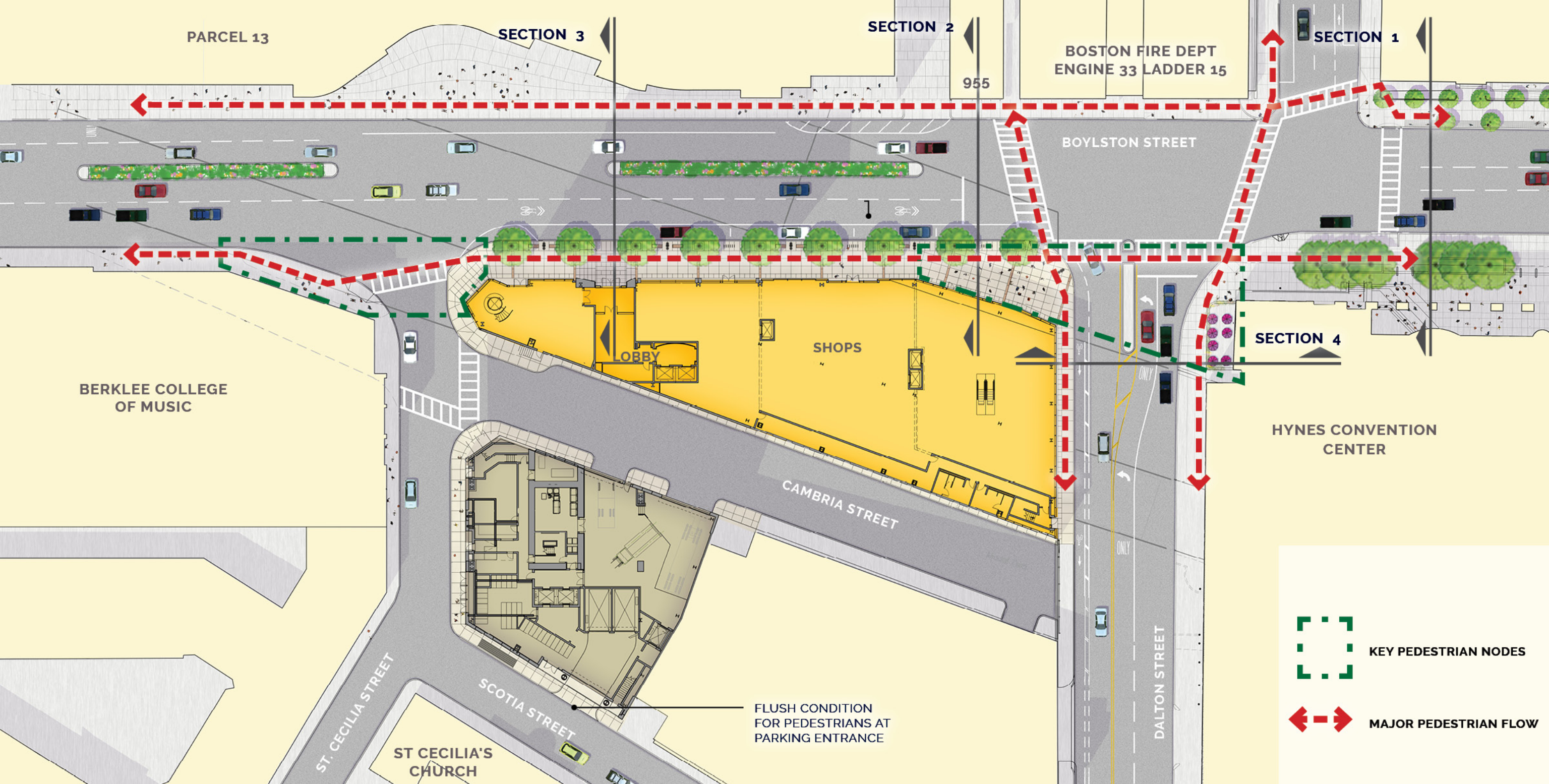




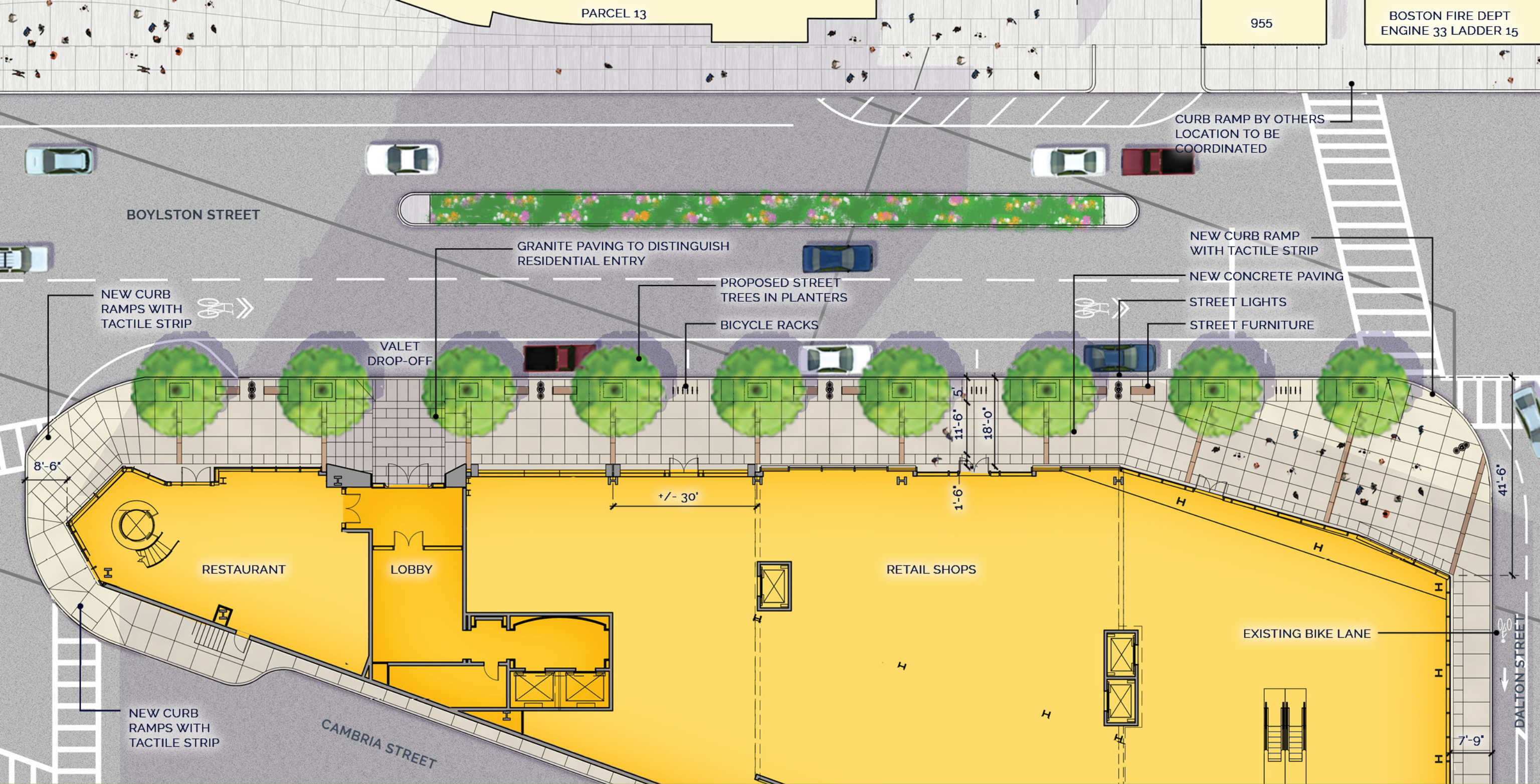






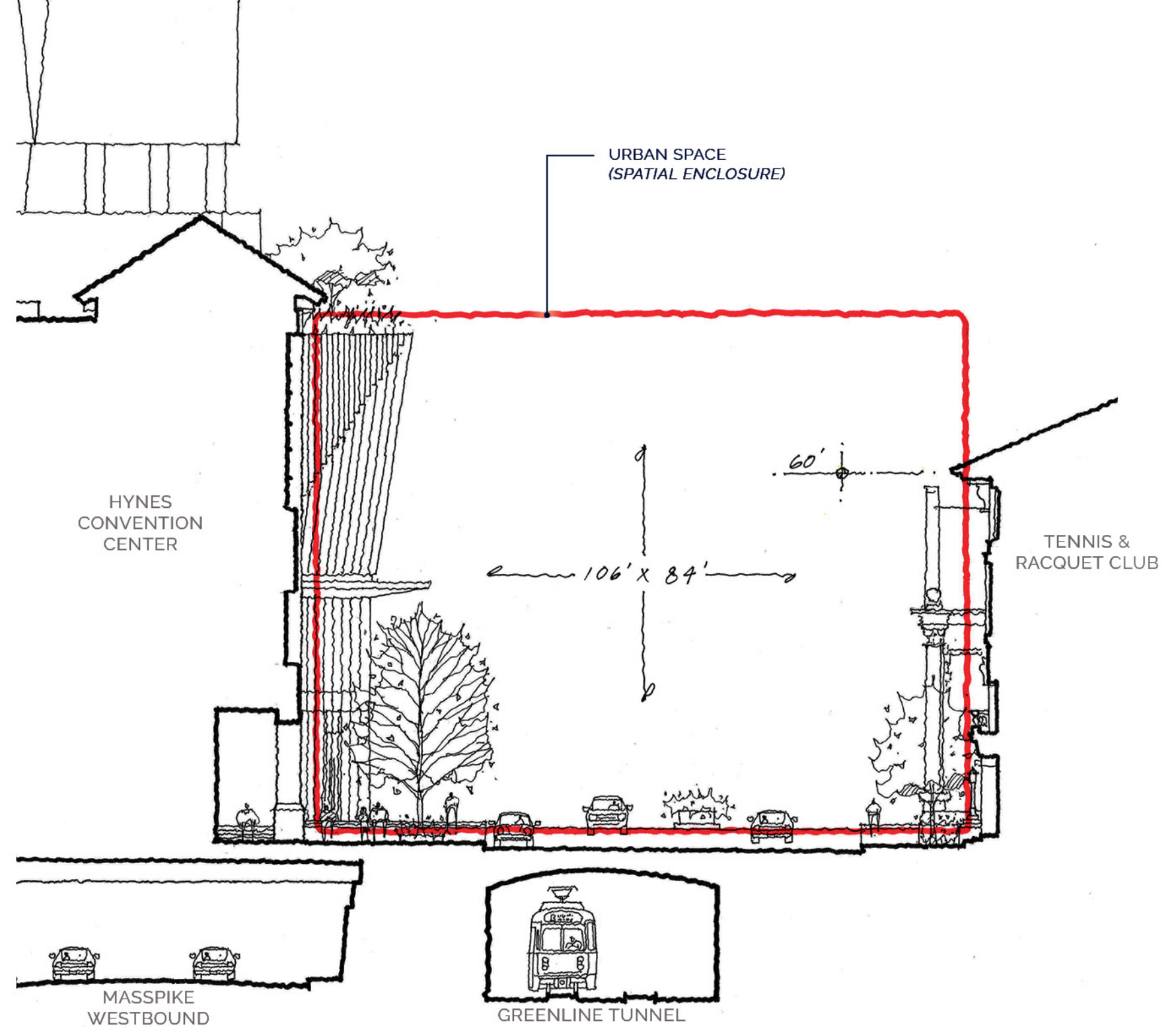






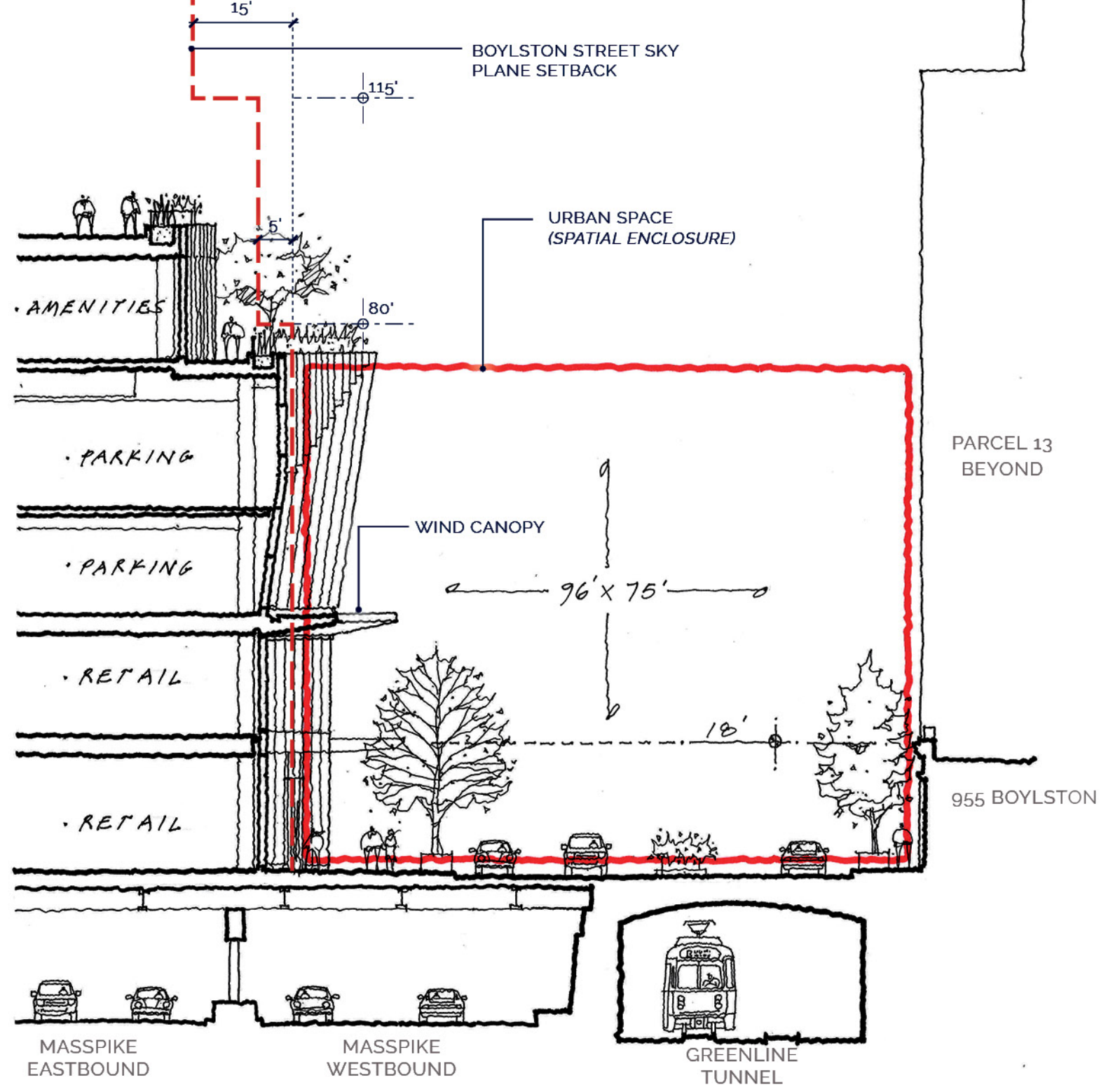
## INFLUENCE OF ADJACENT PUBLIC REALM

- SCALE AND HORIZONTAL DATUM LINES OF THE HYNES CONVENTION CENTER ARE RECOGNIZED IN THE DESIGN OF THE PODIUM
- ANGLED EAST FLANK OF PODIUM TRANSITIONS TO THE HYNES STREET WALL SETBACK
- SETBACK OF GREEN TERRACES OF PODIUM ALIGN WITH HYNES GABLE
- ANGLED RETAIL STOREFRONTS ACKNOWLEDGE PEDESTRIAN FLOW



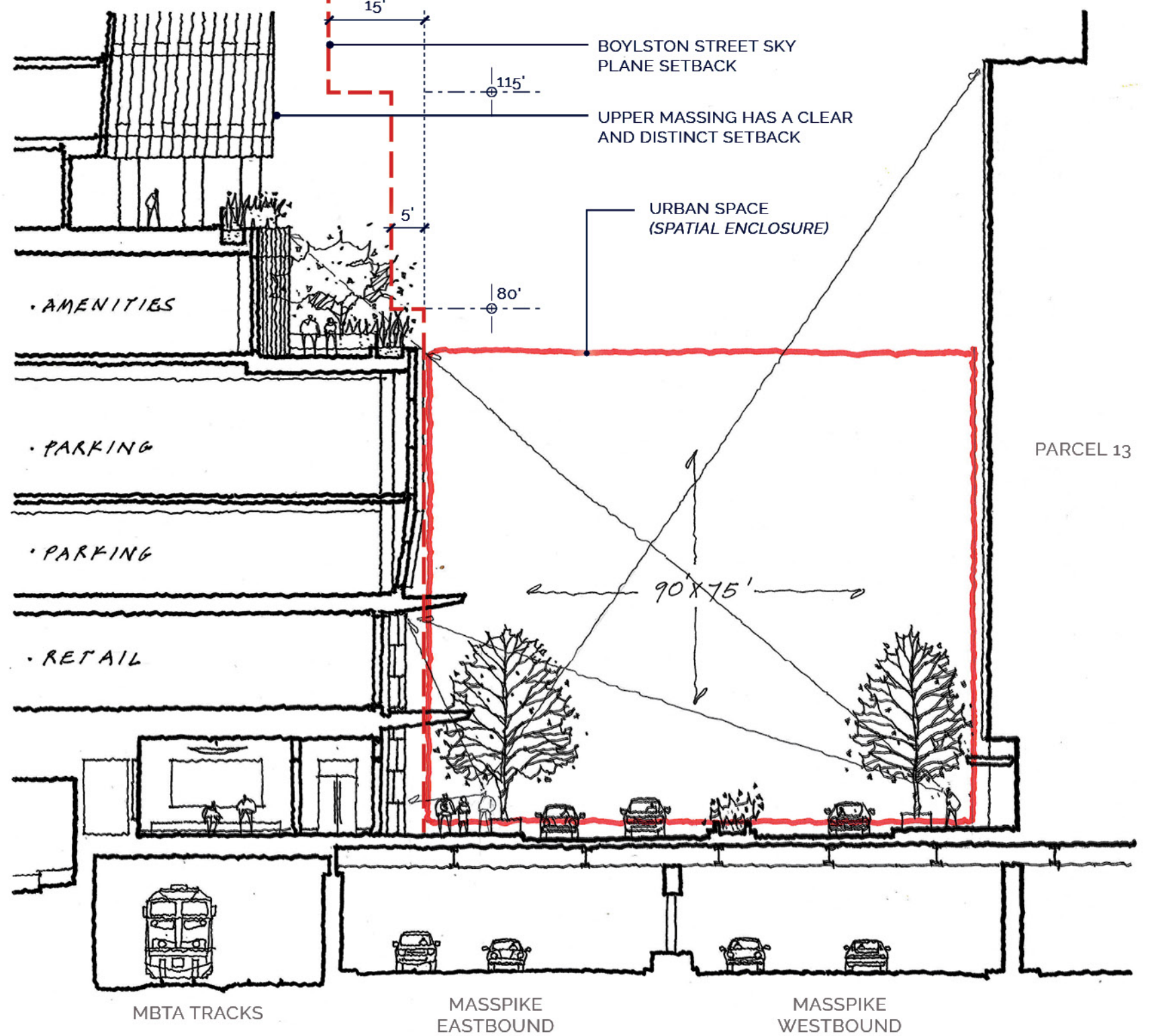
## EAST PODIUM PUBLIC REALM

- PODIUM CREATES A CONTINUOUS STREET WALL FROM DALTON STREET TO ST CECILIA'S STREET, INFILLING THE ENTIRE GAP
- SCALE OF STREET WALL IS APPROPRIATE FOR BOYLSTON STREET AND COMPLIES WITH SKY PLANE SETBACK
- 2 LEVELS OF RETAIL ENHANCE STREET LIFE AND ENGAGE PEDESTRIANS
- SIDEWALK ZONE ADJACENT TO DALTON STREET WIDENS TO ACKNOWLEDGE HIGHER PEDESTRIAN FLOW
- STREETScape DESIGN INCORPORATES POTTED TREES, BIKE RACKS, AND FURNITURE
- SITE LINES TO PARKING REDUCED BY WIND CANOPY AND FACADE TREATMENT



## WEST PODIUM PUBLIC REALM

- PODIUM CREATES A CONTINUOUS STREET WALL FROM DALTON STREET TO ST CECILIA'S STREET, INFILLING THE ENTIRE GAP
- SCALE OF STREET WALL IS APPROPRIATE FOR BOYLSTON STREET AND COMPLIES WITH SKY PLANE SETBACK
- 2 LEVELS OF RETAIL ENHANCE STREET LIFE AND ENGAGE PEDESTRIANS
- STREETScape DESIGN INCORPORATES POTTED TREES, BIKE RACKS, AND FURNITURE
- RESIDENTIAL ENTRY CANOPY ADDS SCALE AND DETAIL
- SITE LINES TO PARKING REDUCED BY WIND CANOPY, VERTICAL FINS AND FRITTED GLASS



## EAST PODIUM PUBLIC REALM

- PODIUM CREATES A CONTINUOUS STREET WALL ALONG DALTON STREET, INFILLING THE ENTIRE GAP FROM CAMBRIA STREET TO BOYLSTON STREET
- SCALE OF STREET WALL IS APPROPRIATE FOR DALTON STREET AND COMPLIES WITH SKY PLANE SETBACK
- 2 LEVELS OF RETAIL ENHANCE STREET LIFE AND ENGAGE PEDESTRIANS
- SIDEWALK ZONE AT INTERSECTION OF DALTON STREET AND BOYLSTON STREET WIDENS TO ACKNOWLEDGE HIGHER PEDESTRIAN FLOW
- SITE LINES TO PARKING REDUCED BY WIND CANOPY, VERTICAL FINNS AND FRITTED GLASS

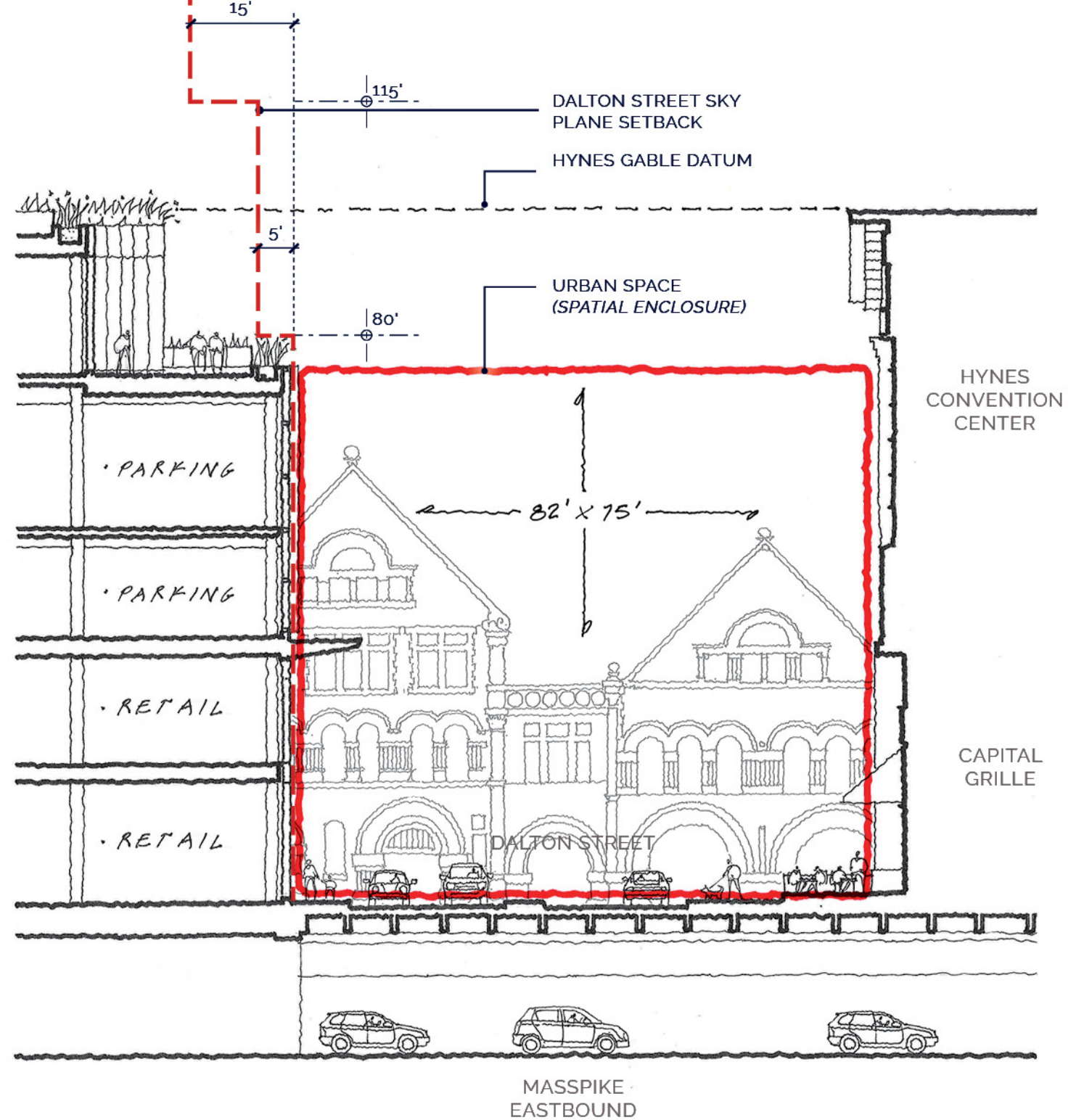


FRITTED GLASS



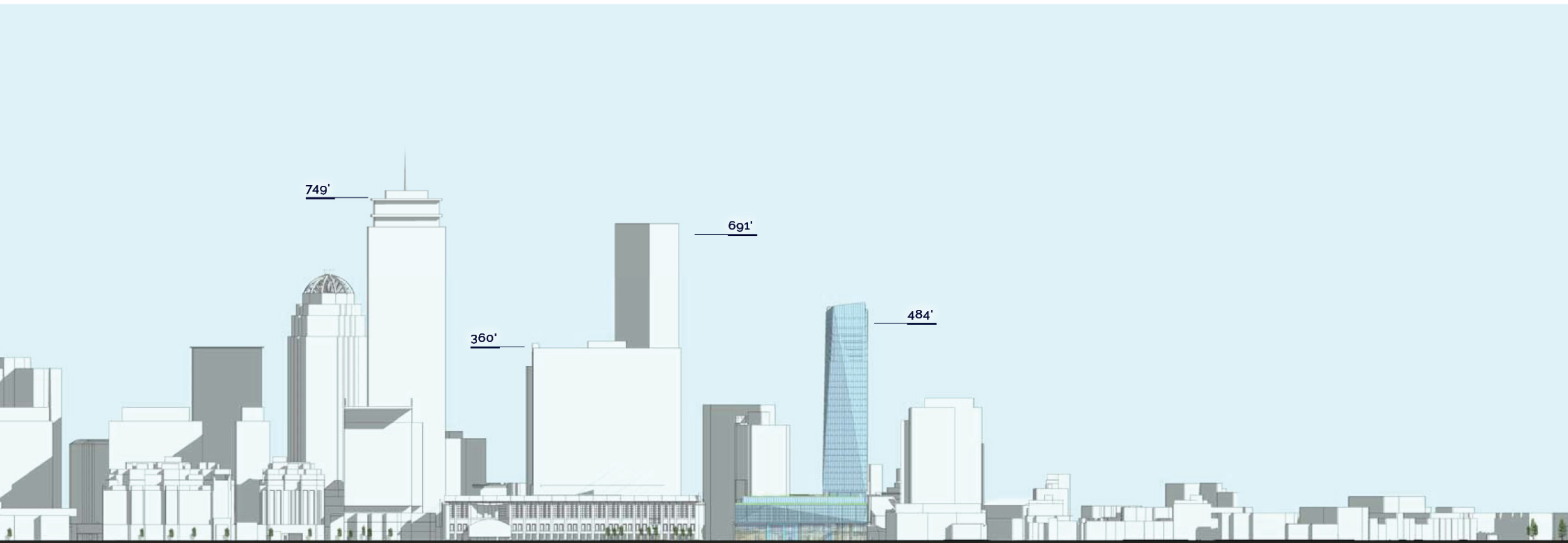
VERTICAL FINNS

### PARKING FACADE PRECEDENT IMAGERY



MASSPIKE EASTBOUND





749'

691'

360'

484'

Ring  
Road

Dalton  
Street

Mass.  
Ave.

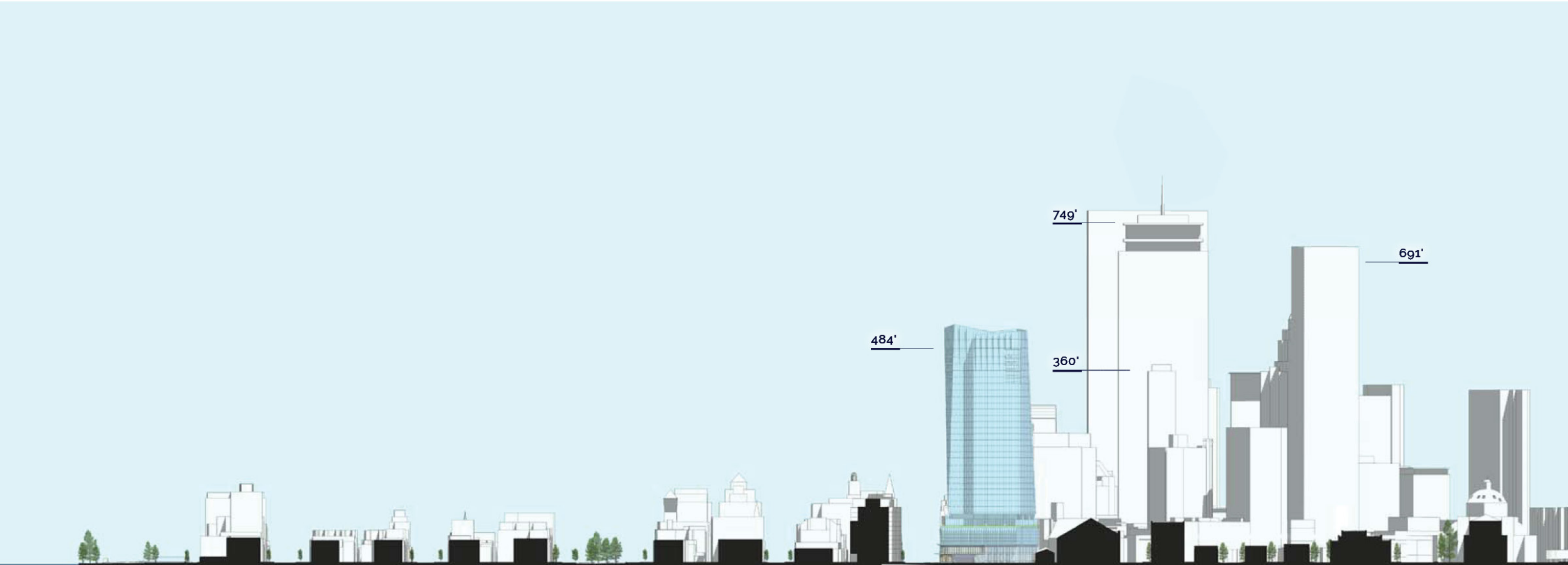
Back Bay  
Fens

**1000 BOYLSTON STREET**  
BOSTON, MASSACHUSETTS

**EAST-WEST NEIGHBORHOOD SECTION**

**W** WEINER VENTURES  
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Charles River  
Esplanade

Commonwealth  
Mall

Christian Science  
Plaza

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**NORTH-SOUTH NEIGHBORHOOD SECTION**

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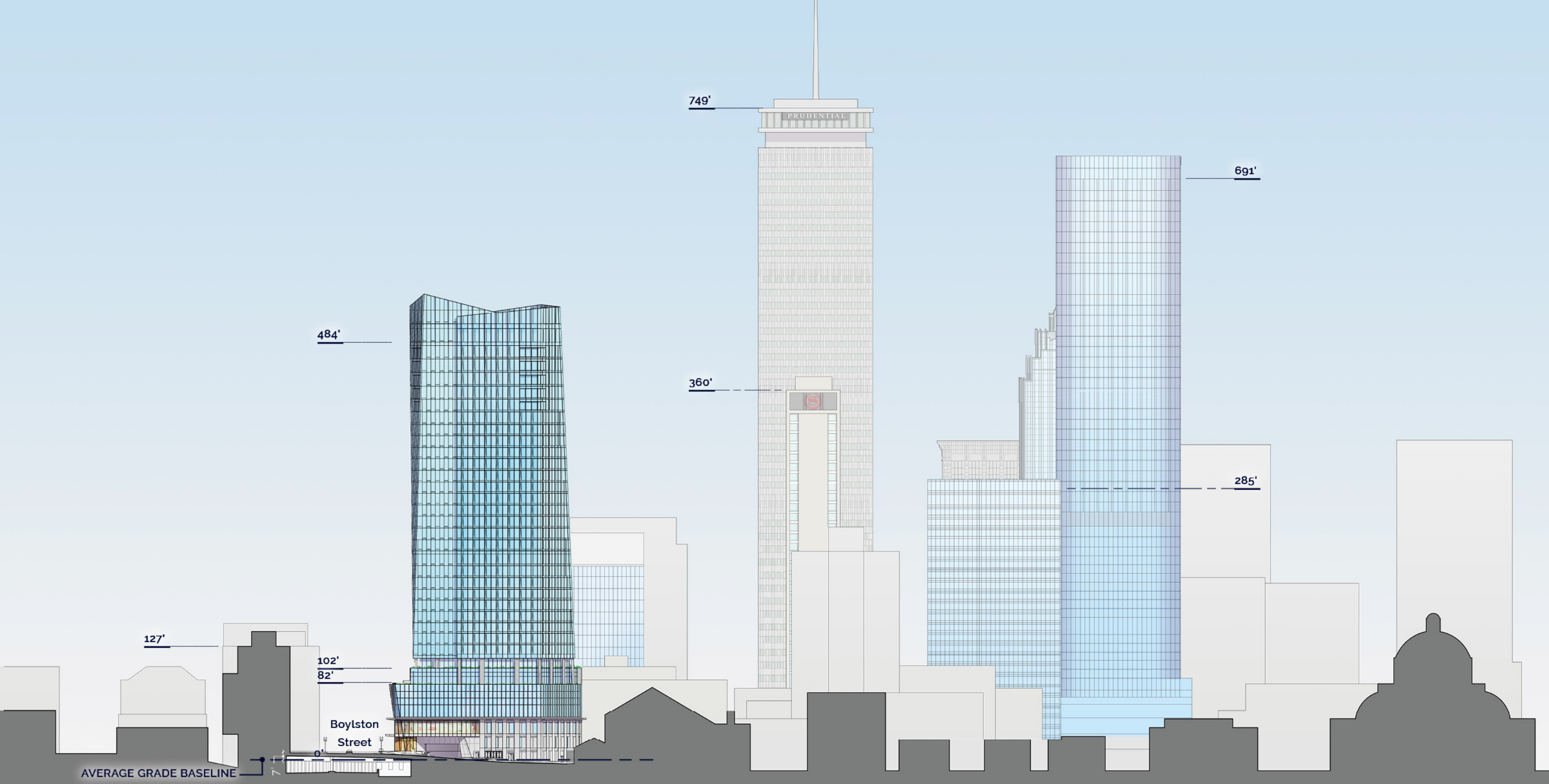
**NORTH ELEVATION | BOYLSTON STREET**



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 BOSTON, MASSACHUSETTS

**WEST ELEVATION | ST CECILIA'S STREET**



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285'

484'

102'

82'

Scotia Street

Boylston Street

AVERAGE GRADE BASELINE

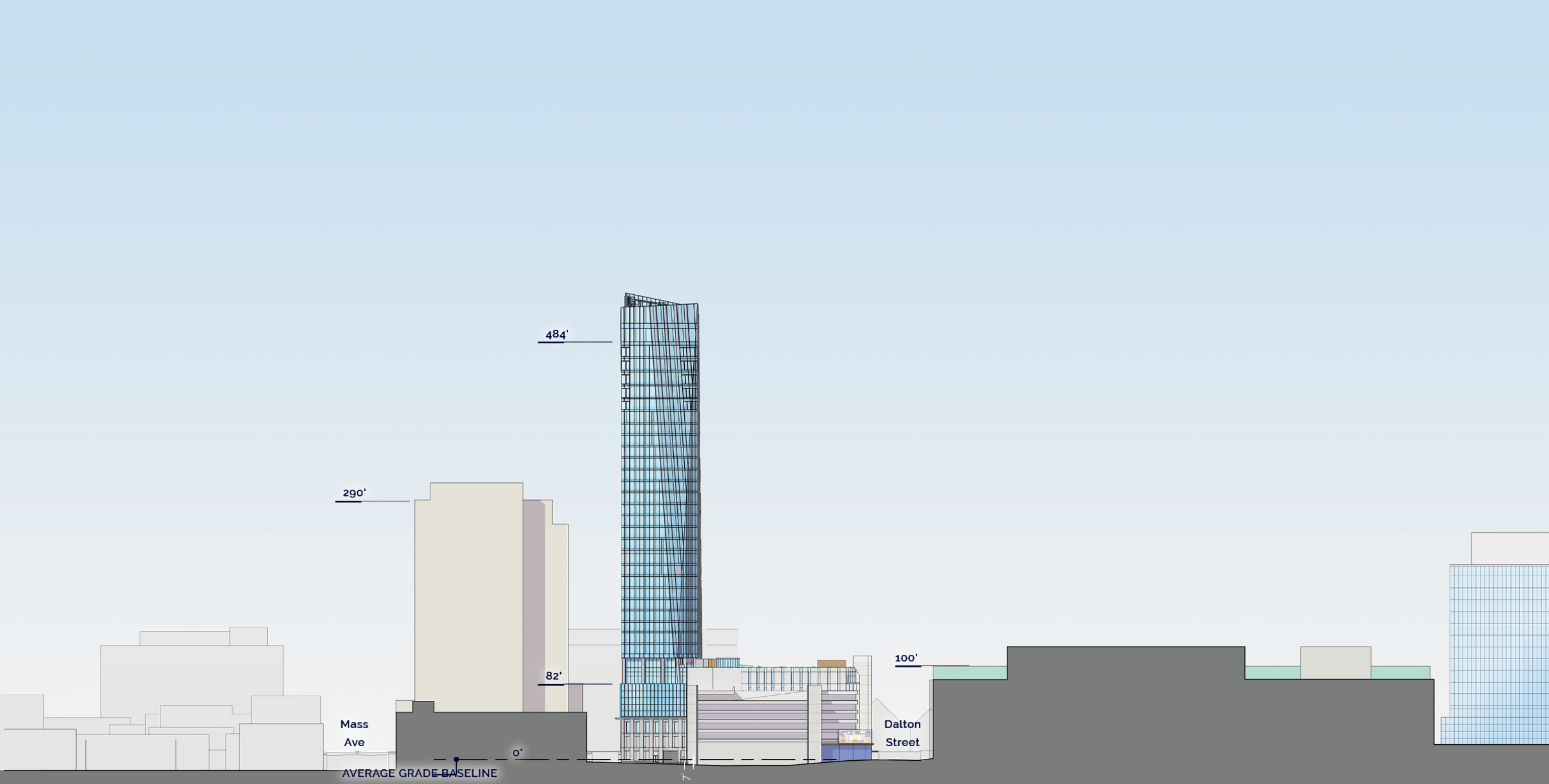


**1000 BOYLSTON STREET**  
BOSTON, MASSACHUSETTS

**EAST ELEVATION | DALTON STREET**

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REAL ESTATE DEVELOPMENT & INVESTMENT

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484'

290'

82'

100'

Mass Ave

Dalton Street

0'

AVERAGE GRADE BASELINE

**1000 BOYLSTON STREET**  
BOSTON, MASSACHUSETTS

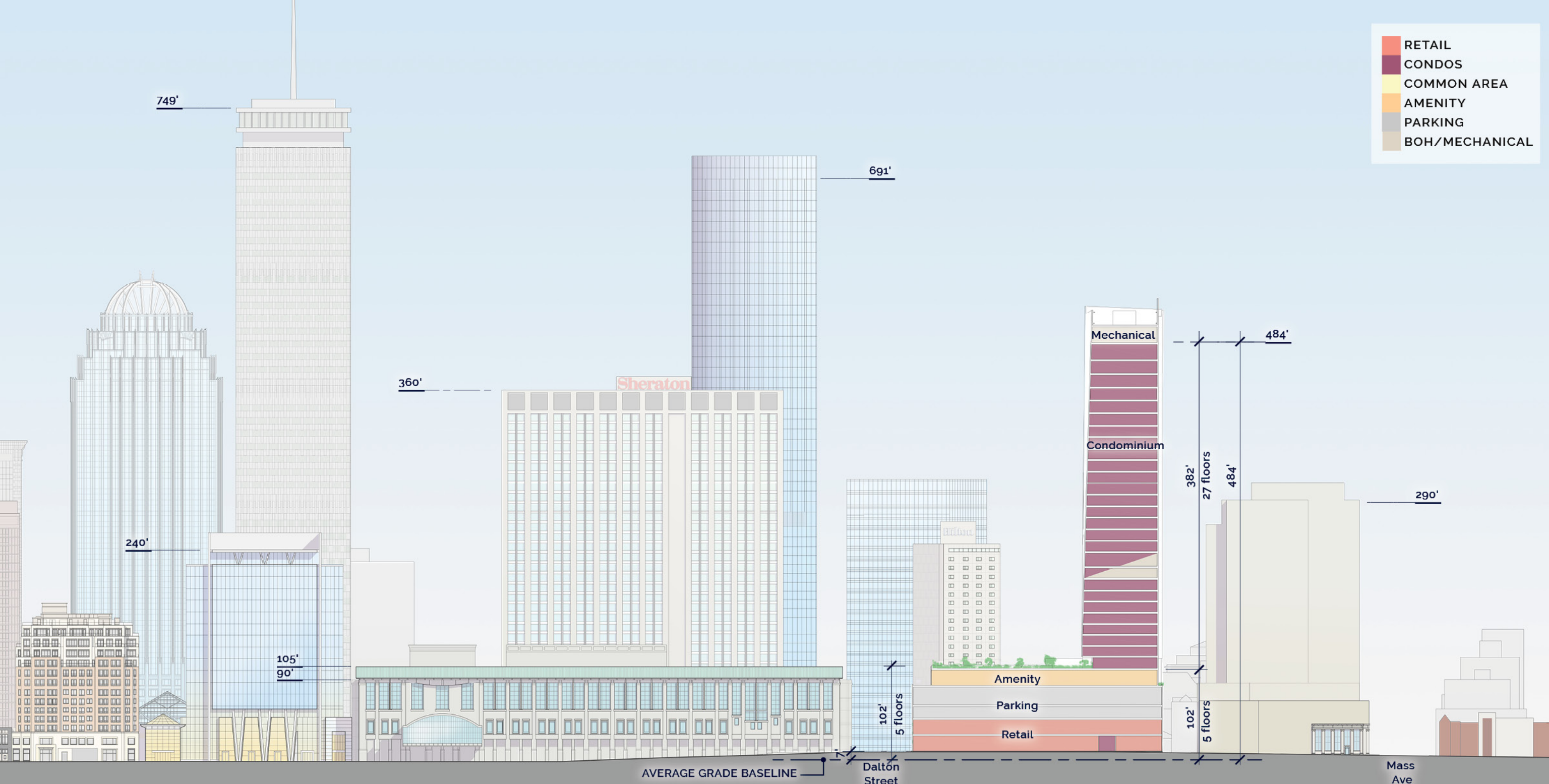
**SOUTH ELEVATION | SCOTIA STREET**



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



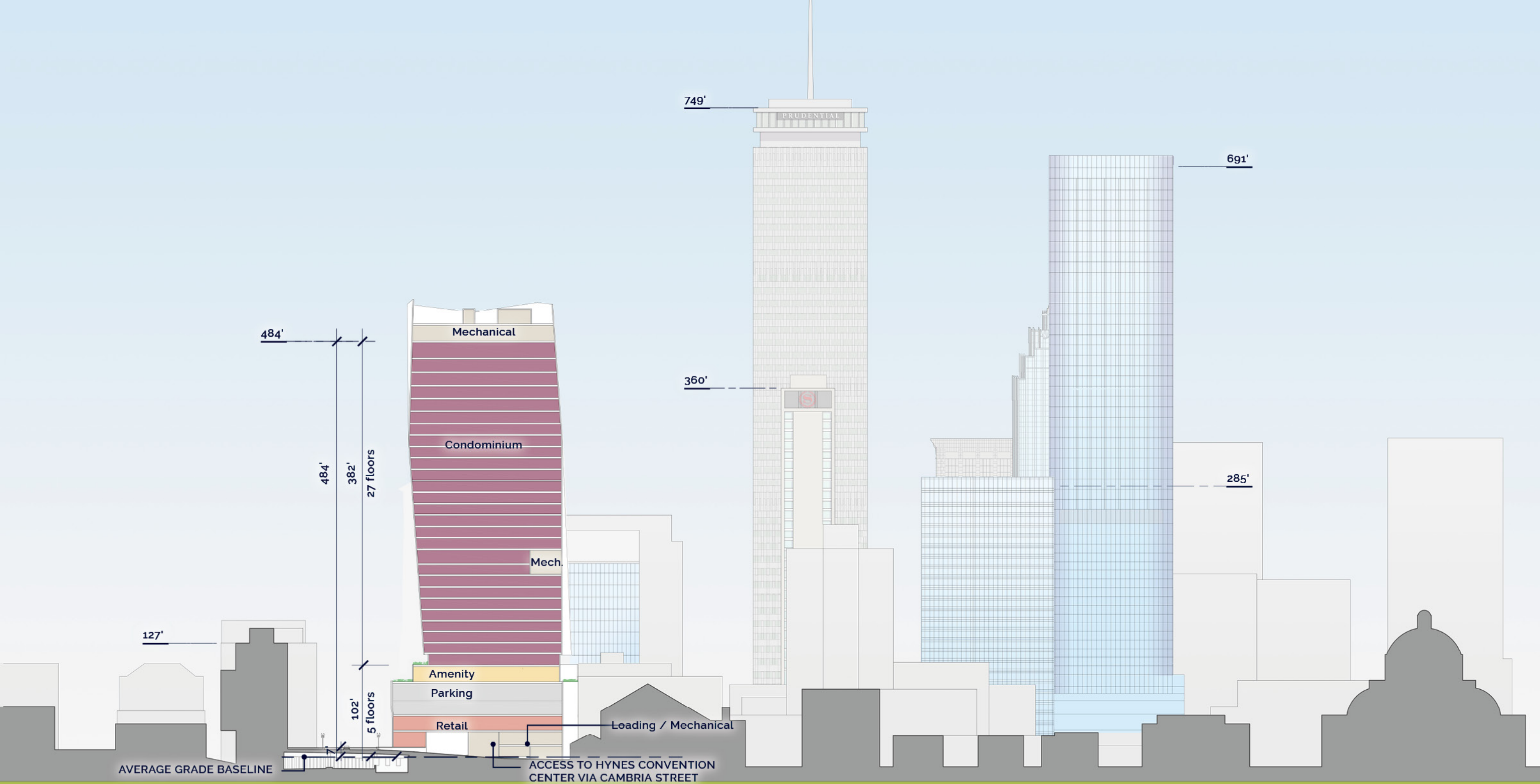
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 BOSTON, MASSACHUSETTS

**BUILDING SECTION 1**



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**BUILDING SECTION 2**



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*1000*

**Boylston Street**

**Project Views**

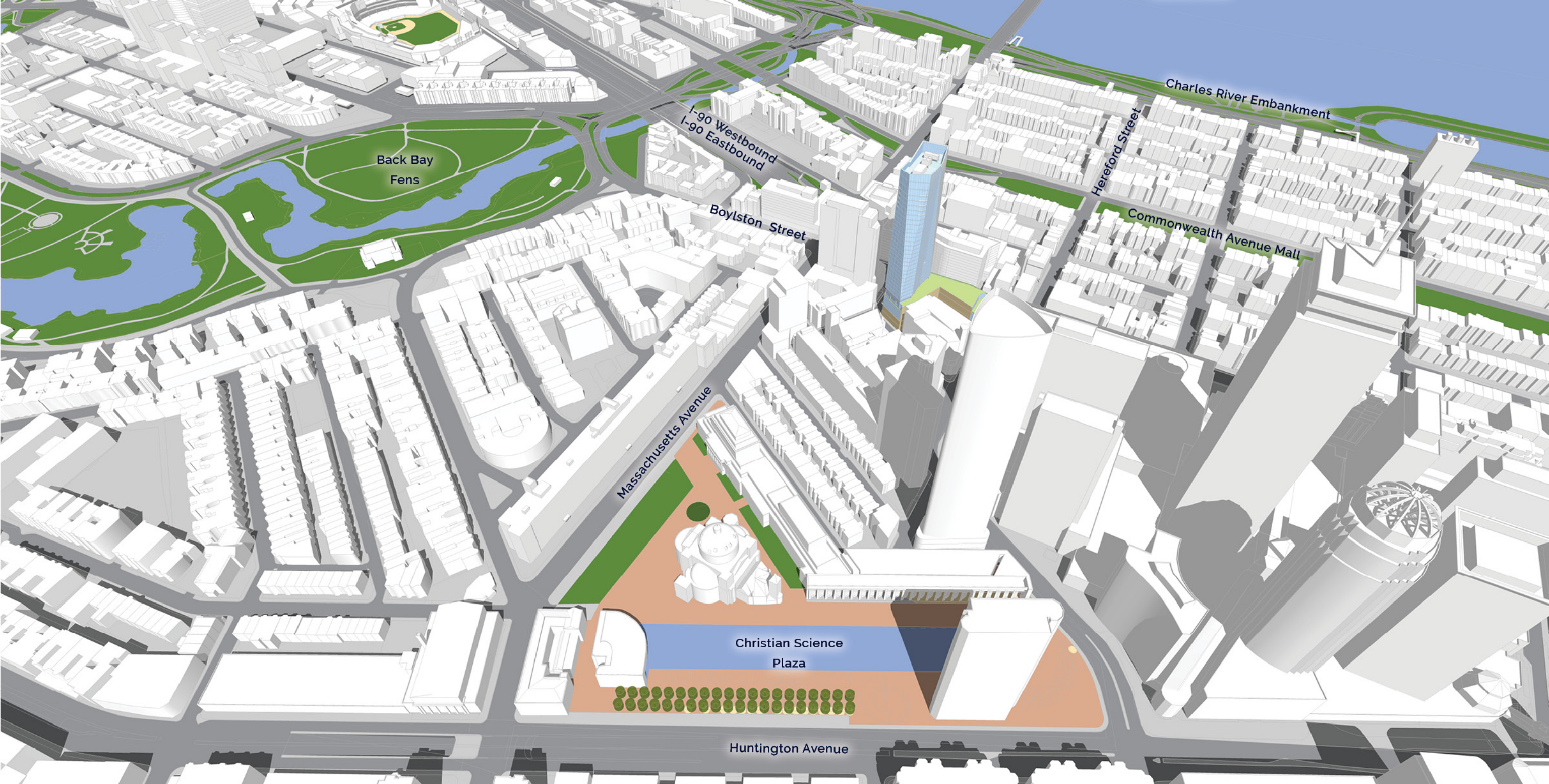


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BOSTON, MASSACHUSETTS

**3D MODEL VIEW FROM NORTHWEST**

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**3D MODEL VIEW FROM SOUTHEAST**

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**3D MODEL VIEW FROM EAST**

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**AERIAL VIEW FROM THE NORTHEAST**

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**AERIAL VIEW FROM THE SOUTHWEST**

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**1000 BOYLSTON STREET**  
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**VIEW FROM BOYLSTON STREET**  
**LOOKING SOUTHEAST**

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**1000 BOYLSTON STREET**  
BOSTON, MASSACHUSETTS

**VIEW FROM BOYLSTON STREET**  
**LOOKING SOUTHWEST**

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**VIEW FROM MASS AVE**

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BOSTON, MASSACHUSETTS

**VIEW FROM THE MASS AVE BRIDGE**

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BOSTON, MASSACHUSETTS

**VIEW FROM CAMBRIDGE**

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**VIEW FROM THE LONGFELLOW BRIDGE**

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**VIEW FROM THE BOSTON COMMON**

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**VIEW FROM THE PUBLIC GARDEN**

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BOSTON, MASSACHUSETTS

**VIEW FROM COPLEY SQUARE**

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**VIEW FROM COMMONWEALTH AVENUE /  
BERKELEY STREET**

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**1000 BOYLSTON STREET**  
BOSTON, MASSACHUSETTS

**VIEW FROM COMMONWEALTH AVENUE /  
DARTMOUTH STREET**

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REAL ESTATE DEVELOPMENT & INVESTMENT

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**VIEW FROM THE SOUTH END /  
ROTCH PLAYGROUND**

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**1000 BOYLSTON STREET**  
BOSTON, MASSACHUSETTS

**VIEW FROM MASSACHUSETTS AVE /  
TREMONT STREET**

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**VIEW FROM THE CHRISTIAN SCIENCE CENTER**

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**VIEW FROM CLEMENTE FIELD**

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**VIEW FROM CHARLESGATE WEST**

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**VIEW FROM THE MASSPIKE**

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**VIEW FROM KENMORE SQUARE**

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**VIEW FROM COMMONWEALTH AVENUE /  
CHARLESGATE EAST**

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**VIEW FROM COMMONWEALTH AVENUE /  
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**VIEW FROM BOYLSTON STREET**  
**LOOKING SOUTHEAST**

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*1000*

**Boylston Street**

**Proposed Zoning Amendments**

# Zoning Amendment Process

## Two-Step Process

- First Step:**
- Rezone B-8-120C portion into HAPC District
  - Create PDA-V within which PDA may be permitted
- Second Step:**
- Create PDA and approve Development Plan after completion of Article 80 Large Project Review

# Zoning Amendment Process

## BPDA Recommendation to BZC

- BPDA Board Meeting, at which BPDA votes whether to recommend zoning amendment to BZC.
- BPDA forwards proposed recommendations to BZC.

## BZC Hearing and Vote

- Publish notice of BZC hearing *[at least 20 days prior to hearing]*
- BZC hearing *(open to public comment)* and vote
- BZC forwards Zoning Amendment to Mayor

## Mayoral Signature

- Amendment becomes effective upon approval of Mayor or upon 16th day after presentation to Mayor

## Appeal Period

- Appeal period expires 30 days after effective date of amendment

## Two- Step Zoning Amendment Schedule

### Step 1: Designation of Area within which PDA may be permitted:

- BPDA Recommendation: —————→ *October 12, 2017*
- Boston Zoning Commission: —————→ *November 8, 2017*  
hearing and vote

### Step 2: Approval of PDA and Development Plan for Project:

- BPDA Recommendation: —————→ *Unscheduled* \*
- Boston Zoning Commission: —————→ *Unscheduled*  
hearing and vote

*\* requires separate 45 day review period from filing of proposed Development Plan and Fact Sheet*

Zoning Districts City of Boston  
**Map 1D**  
**Huntington Avenue/Prudential Center District**  
 (Supplemental to "Map 1, Boston Proper")

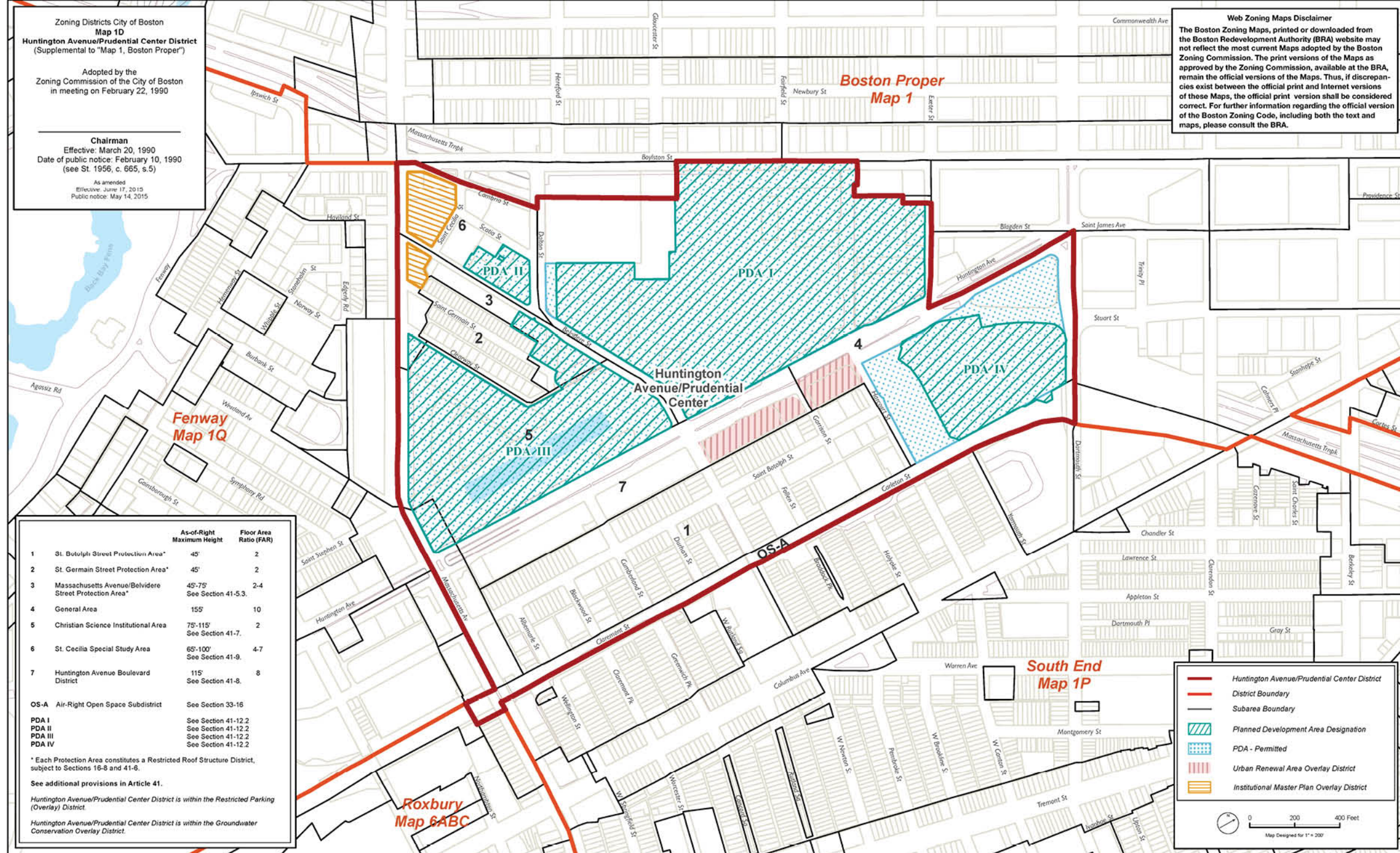
Adopted by the Zoning Commission of the City of Boston in meeting on February 22, 1990

**Chairman**  
 Effective: March 20, 1990  
 Date of public notice: February 10, 1990 (see St. 1956, c. 665, s.5)

As amended  
 Effective: June 17, 2015  
 Public notice: May 14, 2015

**Web Zoning Maps Disclaimer**

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	As-of-Right Maximum Height	Floor Area Ratio (FAR)
1 St. Botolph Street Protection Area*	45'	2
2 St. Germain Street Protection Area*	45'	2
3 Massachusetts Avenue/Belvidere Street Protection Area*	45'-75'	2-4
4 General Area	155'	10
5 Christian Science Institutional Area	75'-115'	2
6 St. Cecilia Special Study Area	65'-100'	4-7
7 Huntington Avenue Boulevard District	115'	8
OS-A Air-Right Open Space Subdistrict	See Section 33-16	
PDA I	See Section 41-12.2	
PDA II	See Section 41-12.2	
PDA III	See Section 41-12.2	
PDA IV	See Section 41-12.2	

\* Each Protection Area constitutes a Restricted Roof Structure District, subject to Sections 16-8 and 41-6.

See additional provisions in Article 41.

Huntington Avenue/Prudential Center District is within the Restricted Parking (Overlay) District.

Huntington Avenue/Prudential Center District is within the Groundwater Conservation Overlay District.

**Legend**

- Huntington Avenue/Prudential Center District
- District Boundary
- Subarea Boundary
- Planned Development Area Designation
- PDA - Permitted
- Urban Renewal Area Overlay District
- Institutional Master Plan Overlay District

Scale: 0 200 400 Feet  
 Map Designed for 1" = 200'

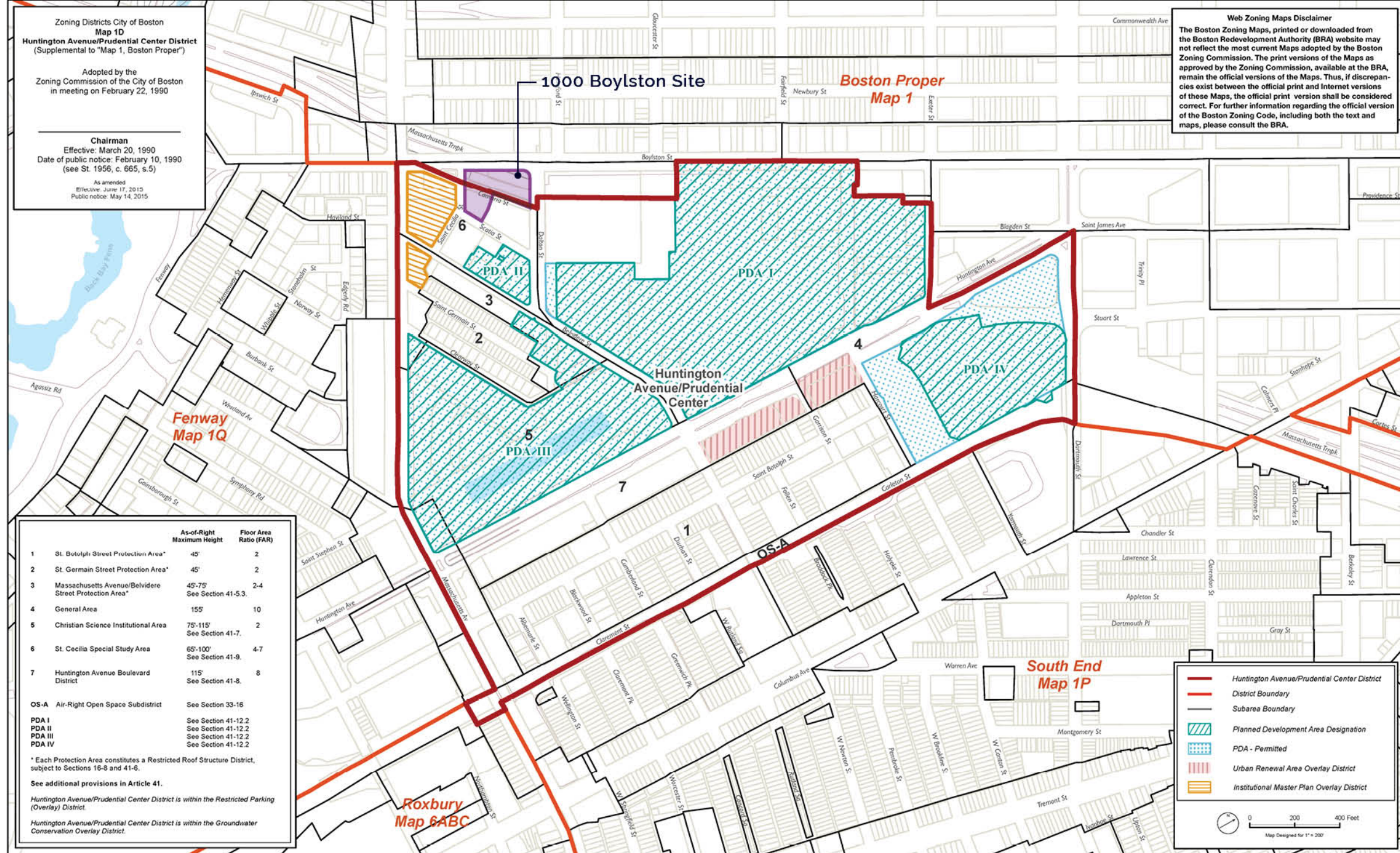
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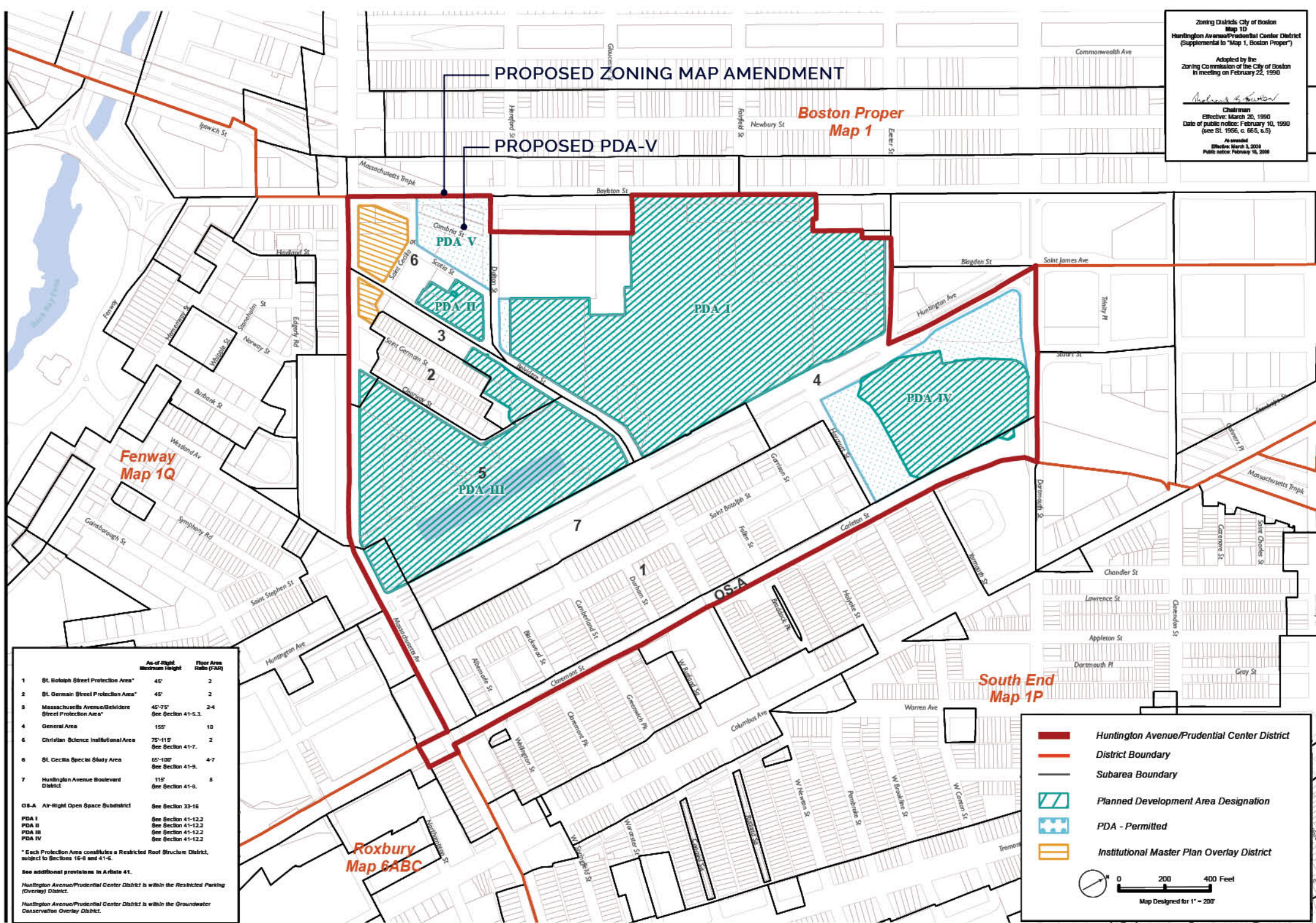
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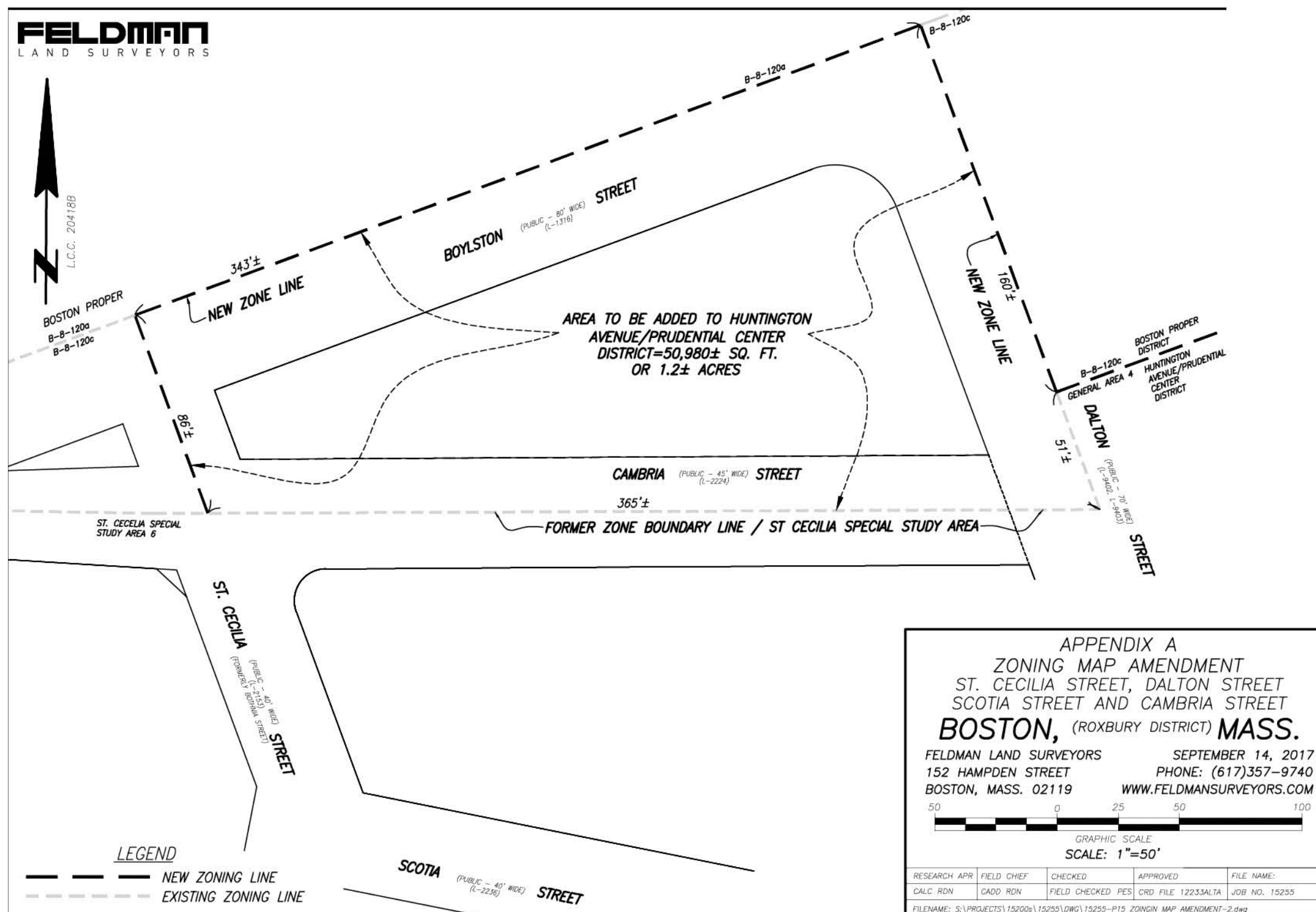
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(Supplemental to "Map 1, Boston Proper")

Adopted by the  
Zoning Commission of the City of Boston  
in meeting on February 22, 1990

*Richard A. Gordon*  
Chairman  
Effective: March 20, 1990  
Date of public notice: February 10, 1990  
(see St. 1996, c. 665, § 5)

Amended  
Effective: March 3, 2008  
Public notice: February 18, 2008







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**LOOKING SOUTHEAST**

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# CAC MEETING

*October 11, 2017*

## *1000* **Boylston Street**

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