



**CITIZENS ADVISORY
COMMITTEE MEETING**
December 20, 2016

**1000
Boylston Street
Parcel 15**

W WEINERVENTURES
REAL ESTATE DEVELOPMENT & INVESTMENT

ELKUS | MANFREDI
ARCHITECTS



PARCEL 8

PARCEL 9

PARCEL 10

PARCEL 11

PARCEL 12

PARCEL 13

PROJECT SITE BOUNDARY

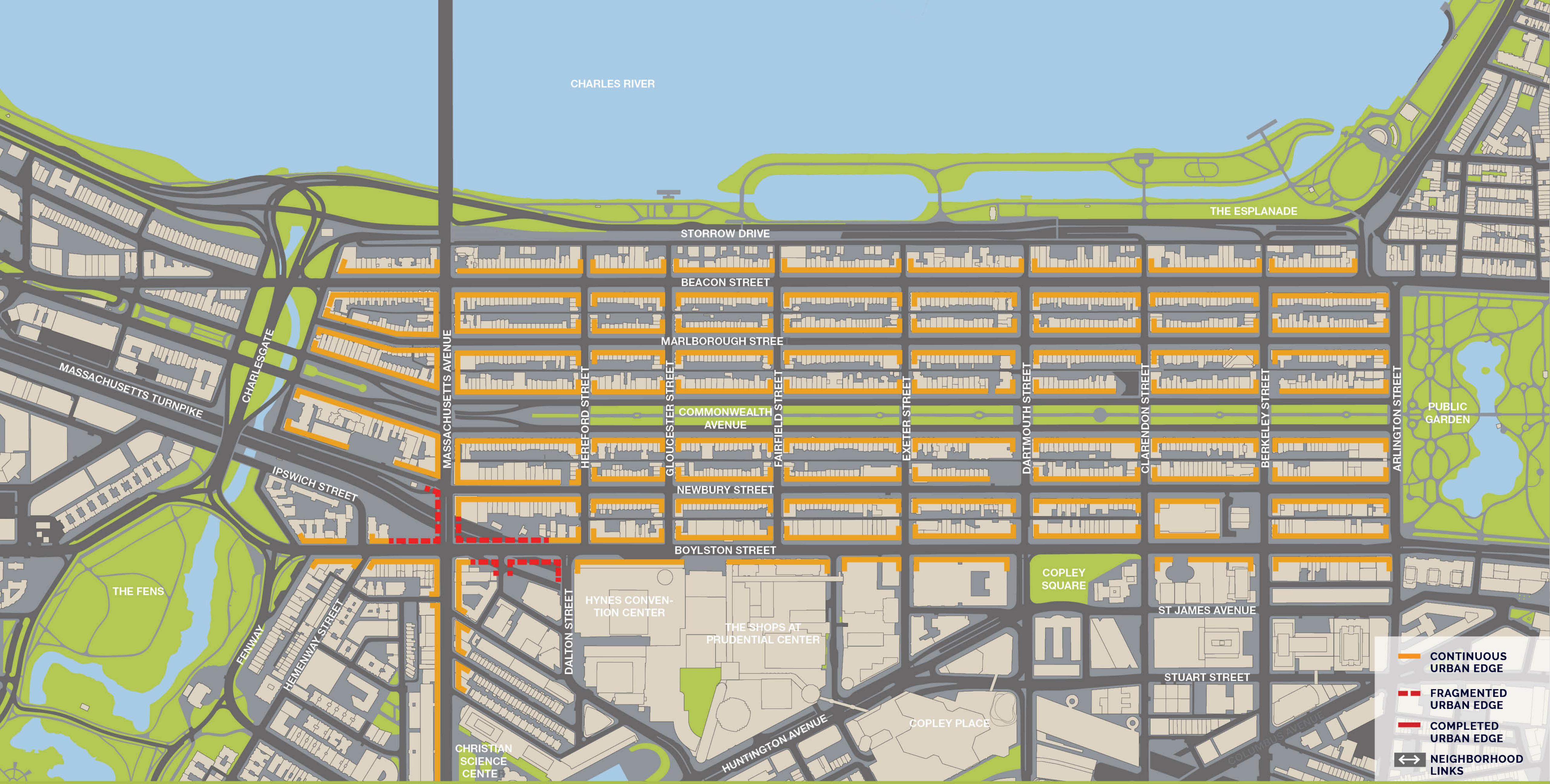
PRUDENTIAL PARCEL

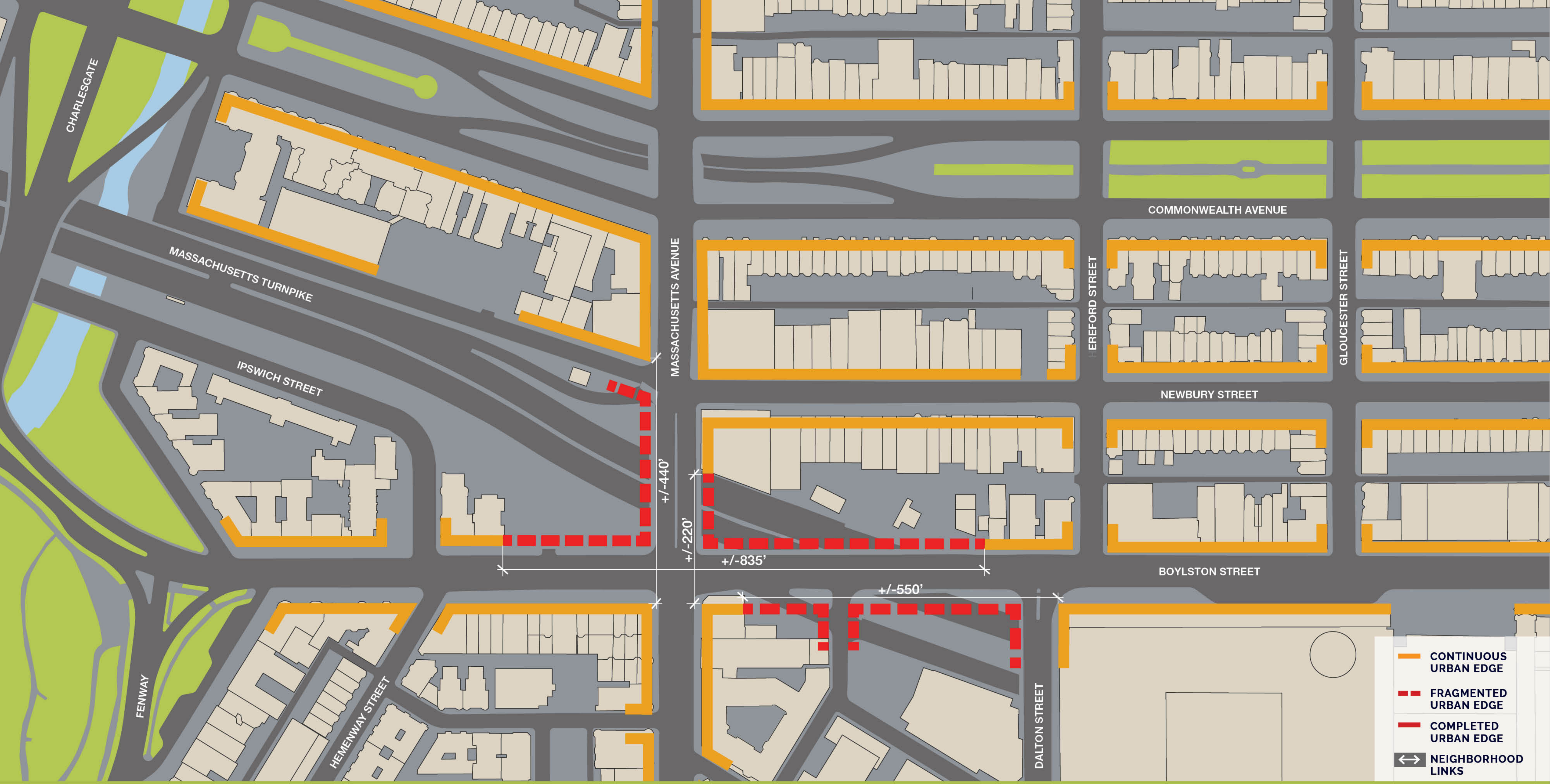
PARCEL 15

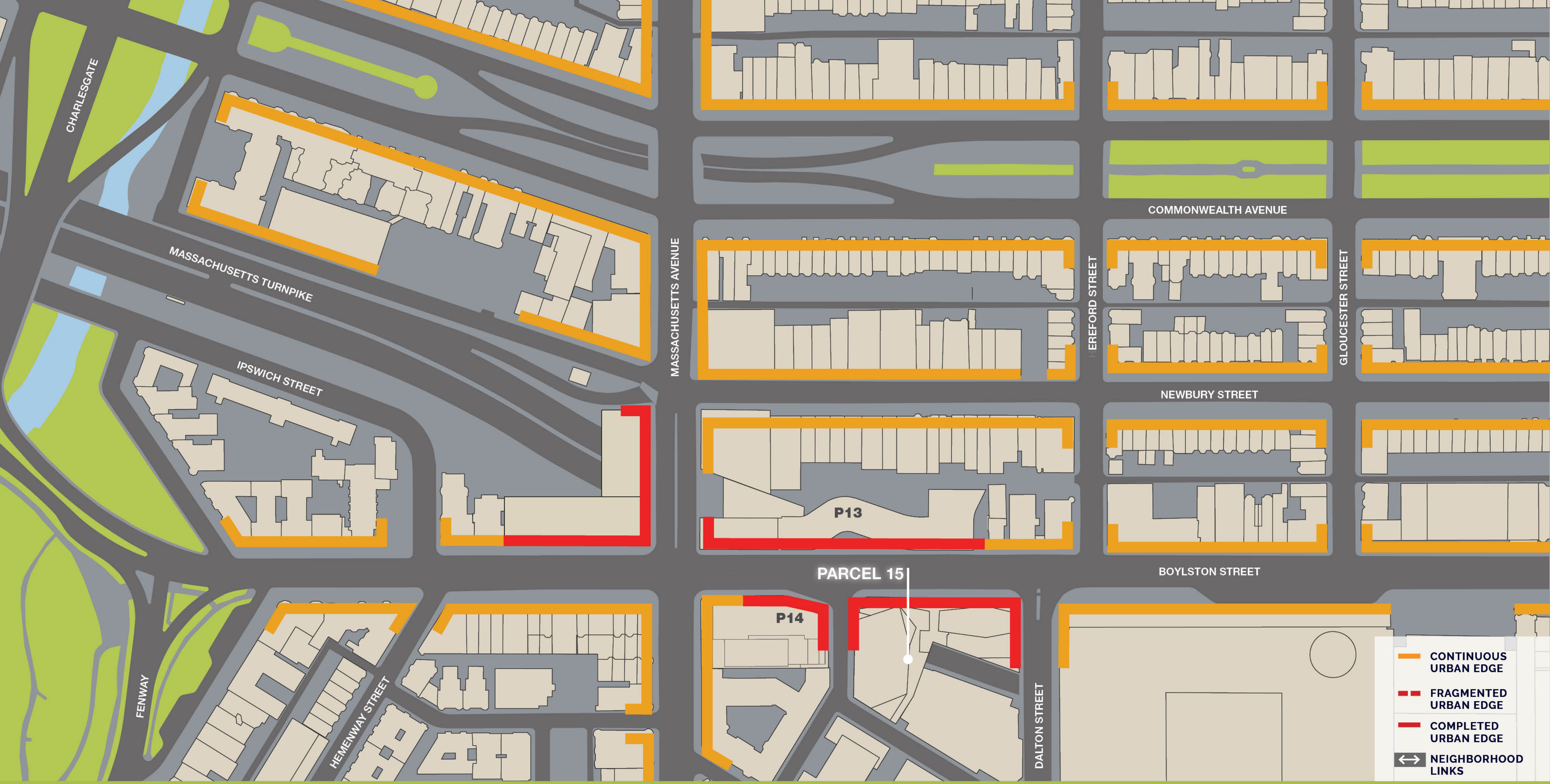
PARCEL 14





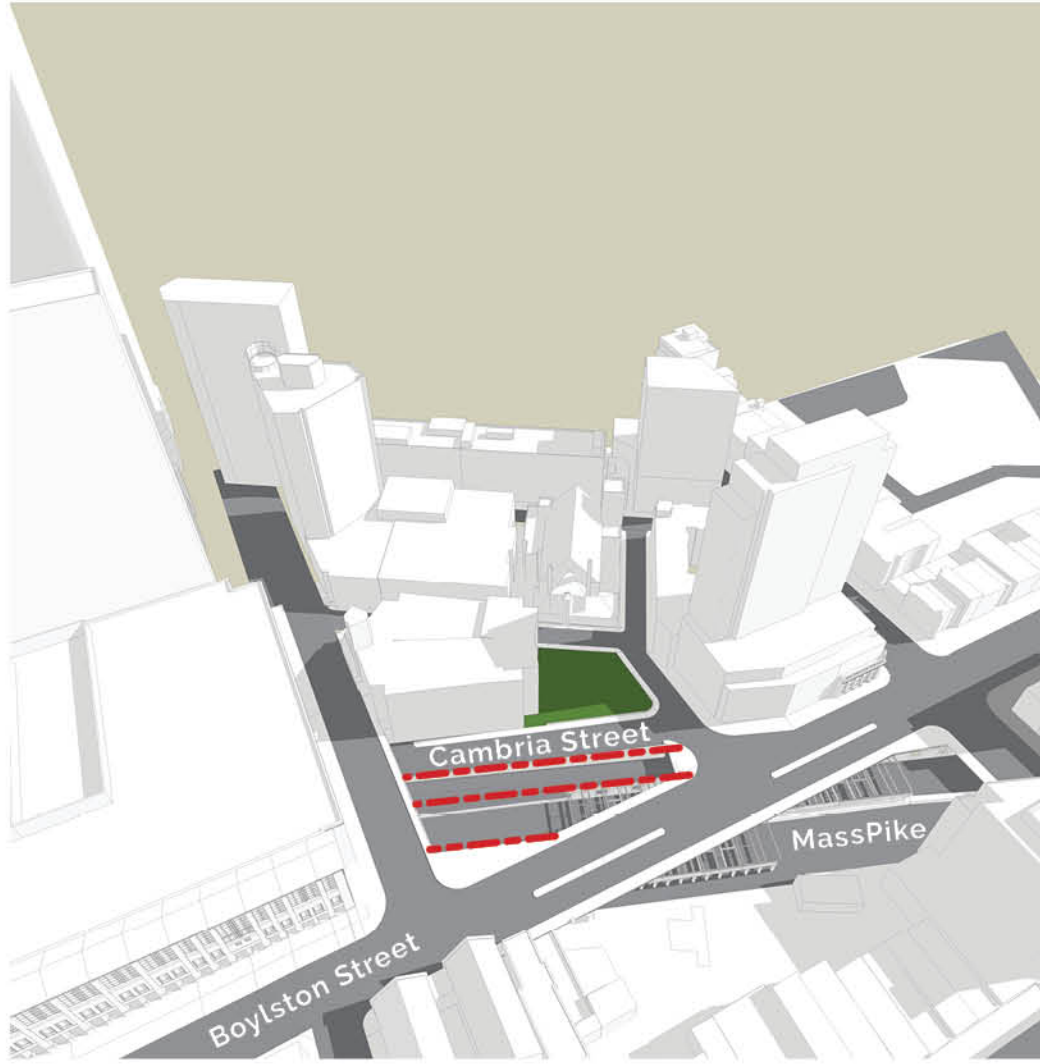




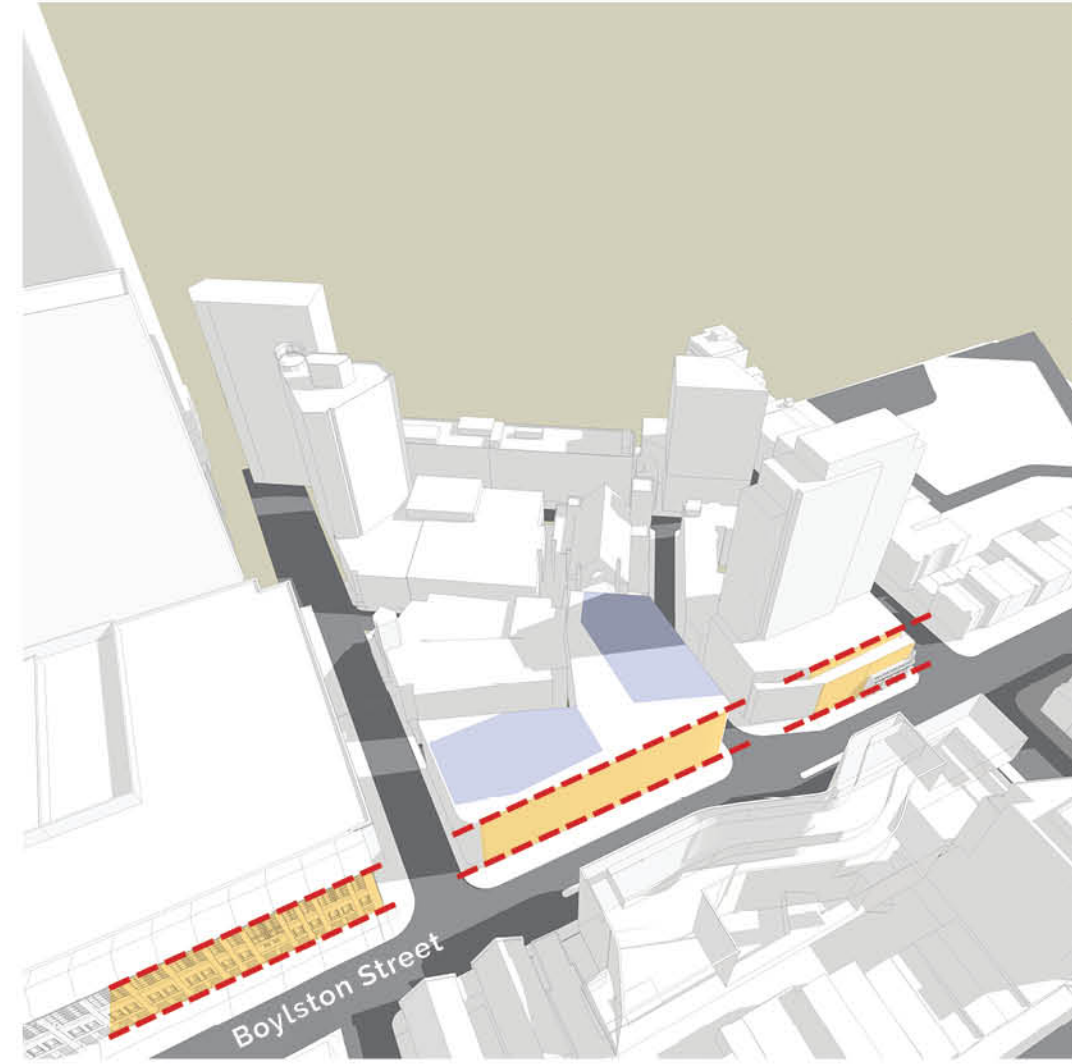




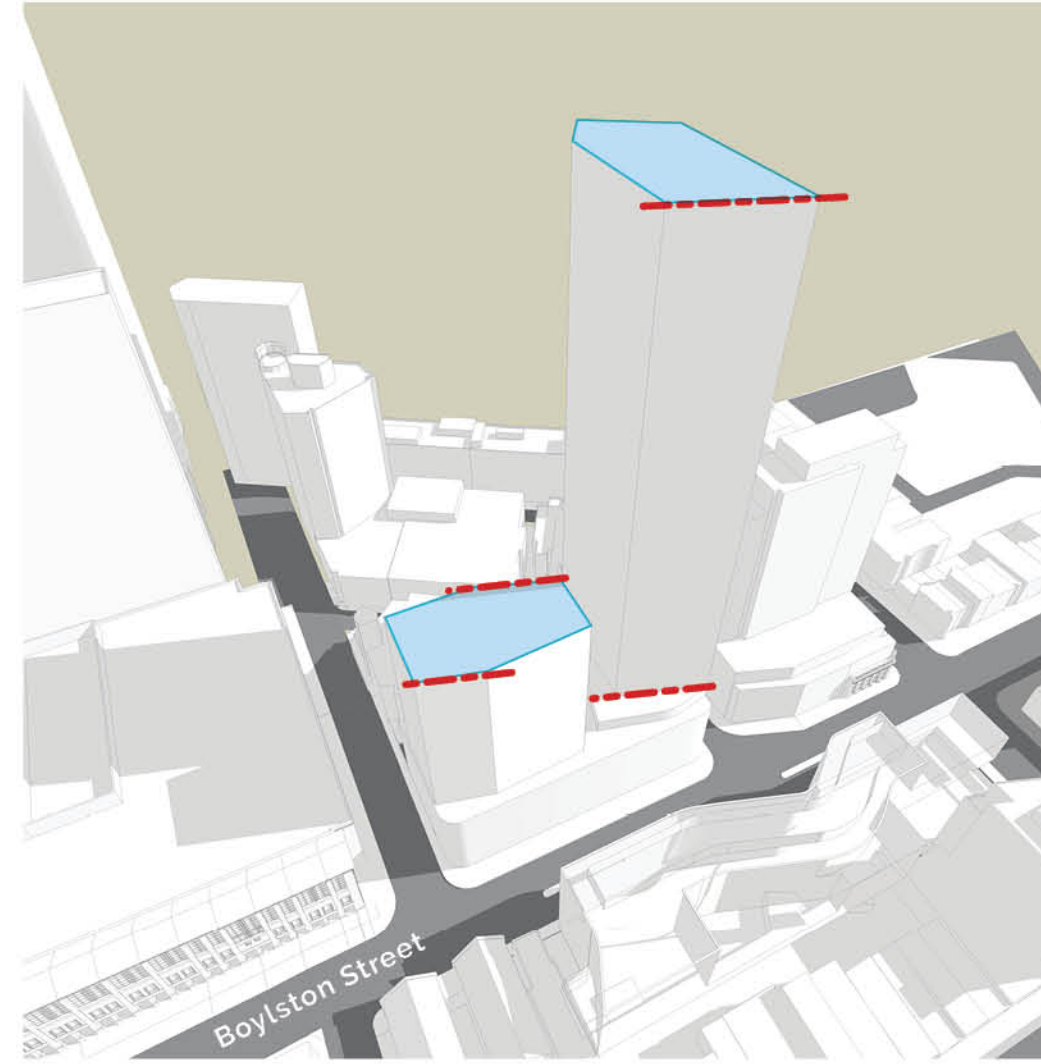




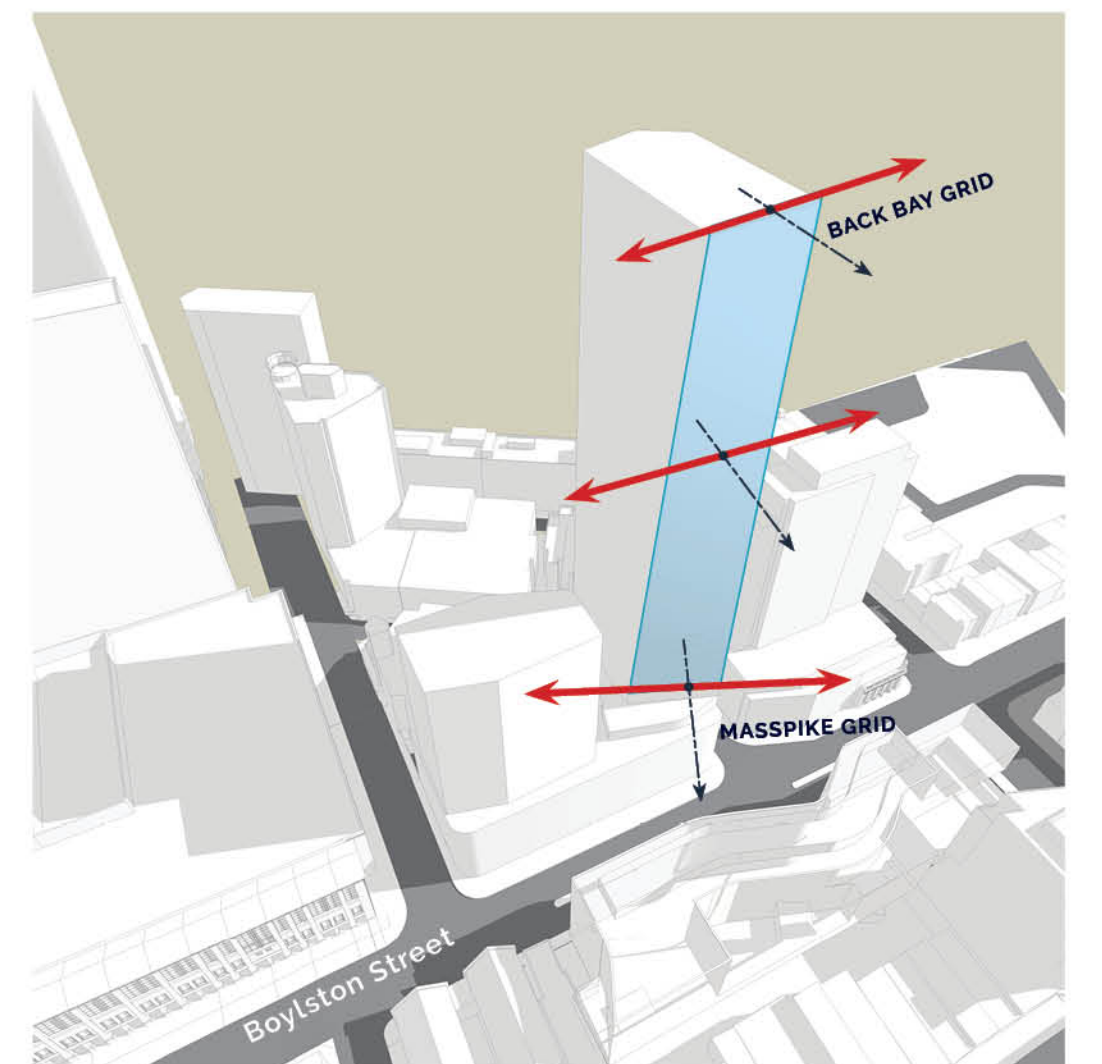
1 STRUCTURAL BEARING LINES



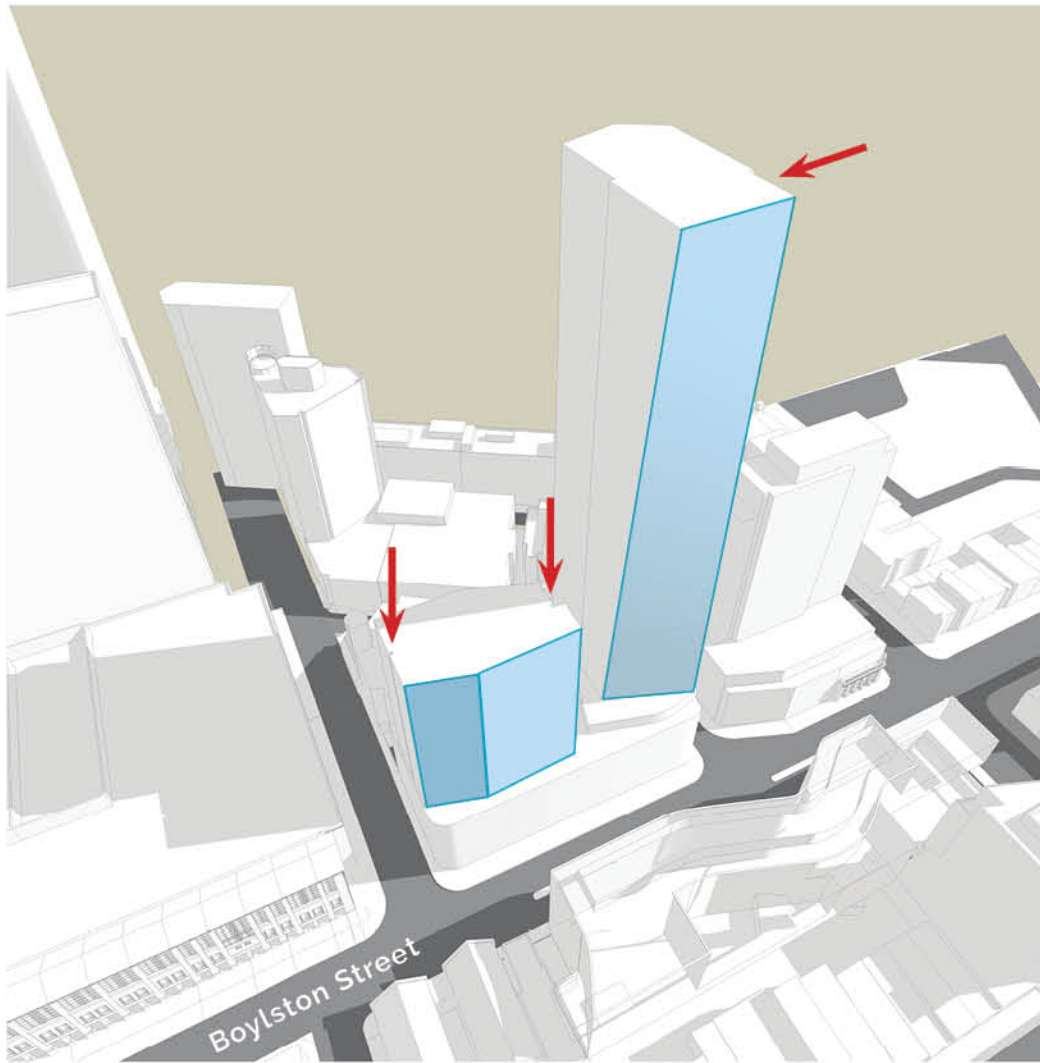
2 URBAN STREETWALL



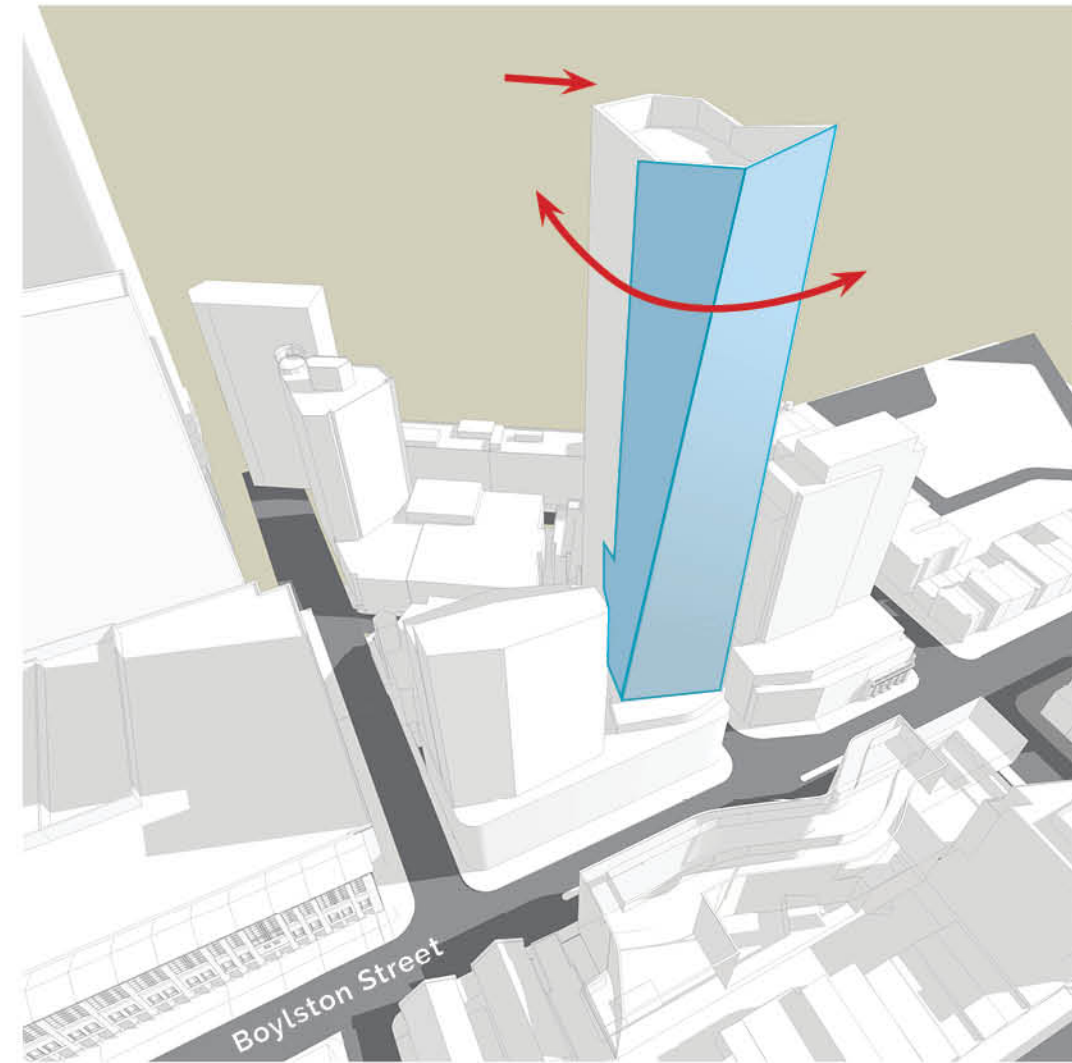
3 FOOTPRINT EXTRUSIONS



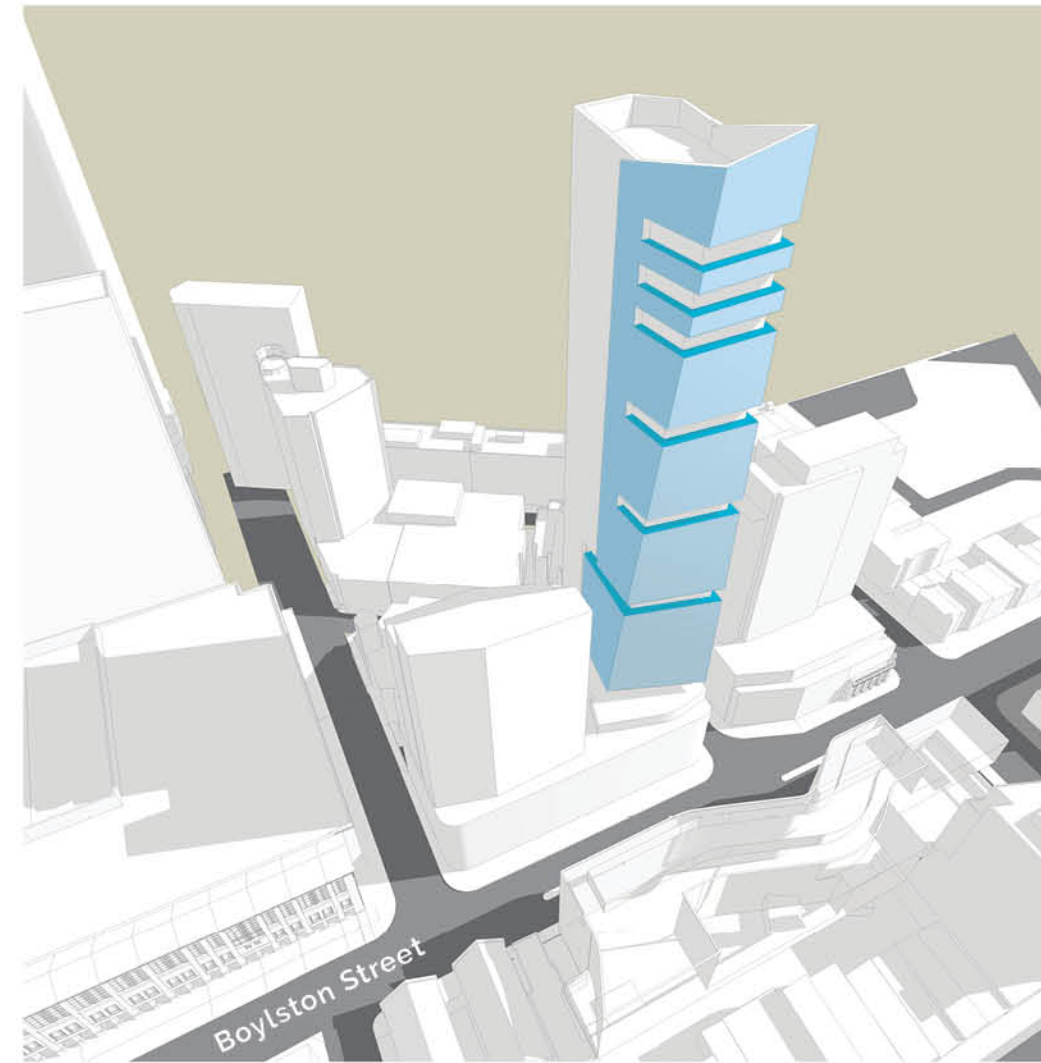
4 FACADE ROTATION



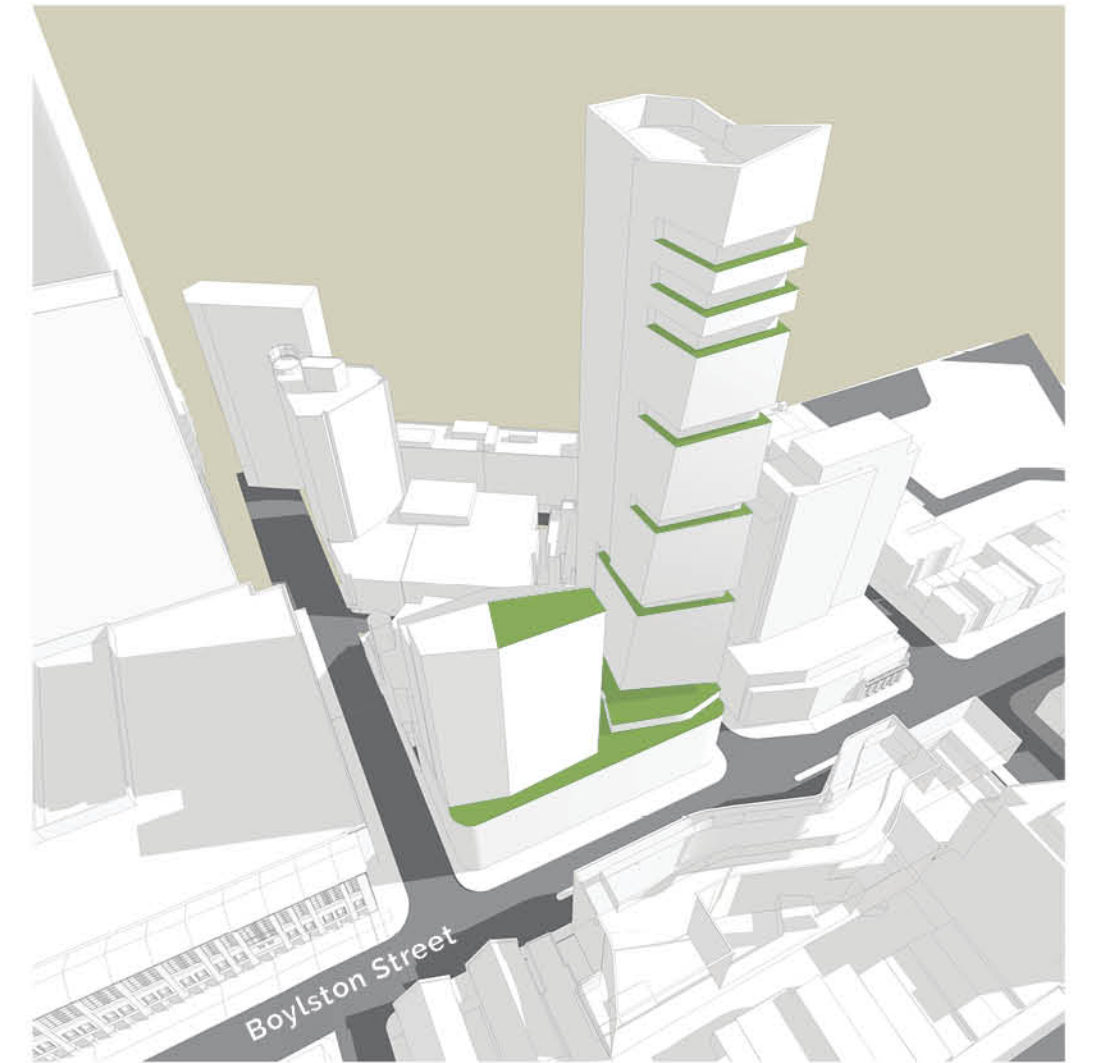
5 SHEARED EXTRUSIONS



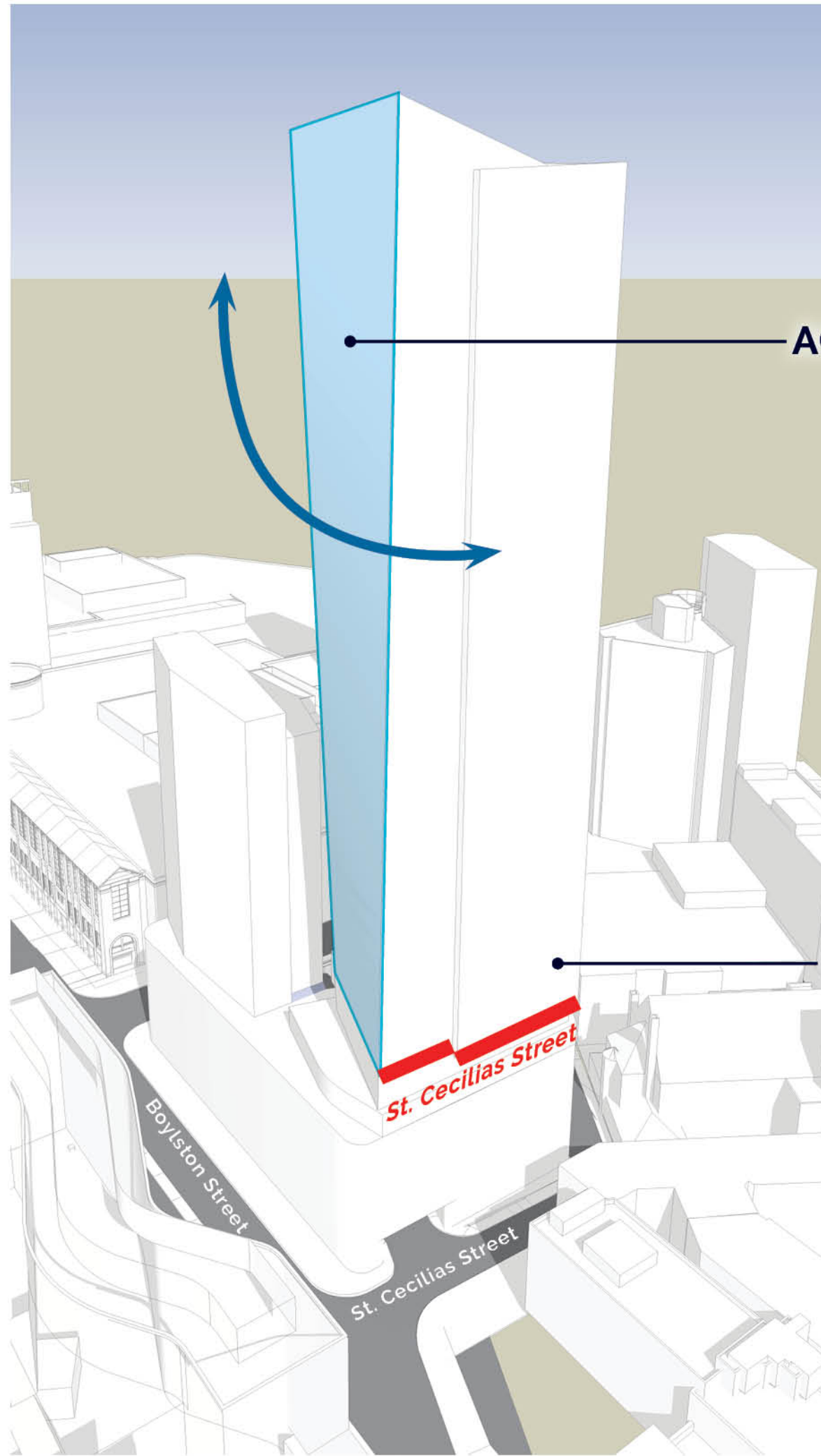
6 TWISTED FORM



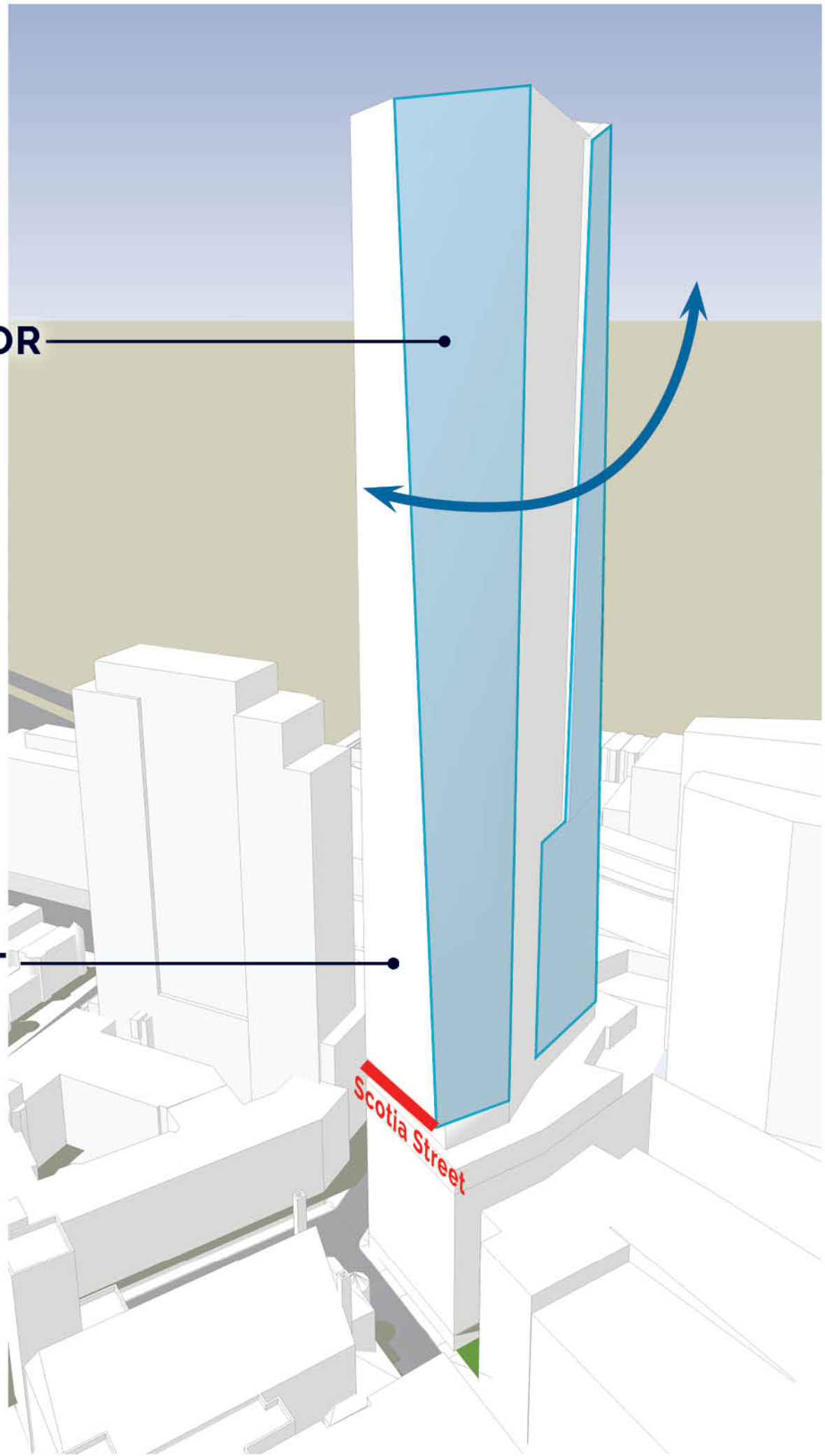
7 BALCONIES



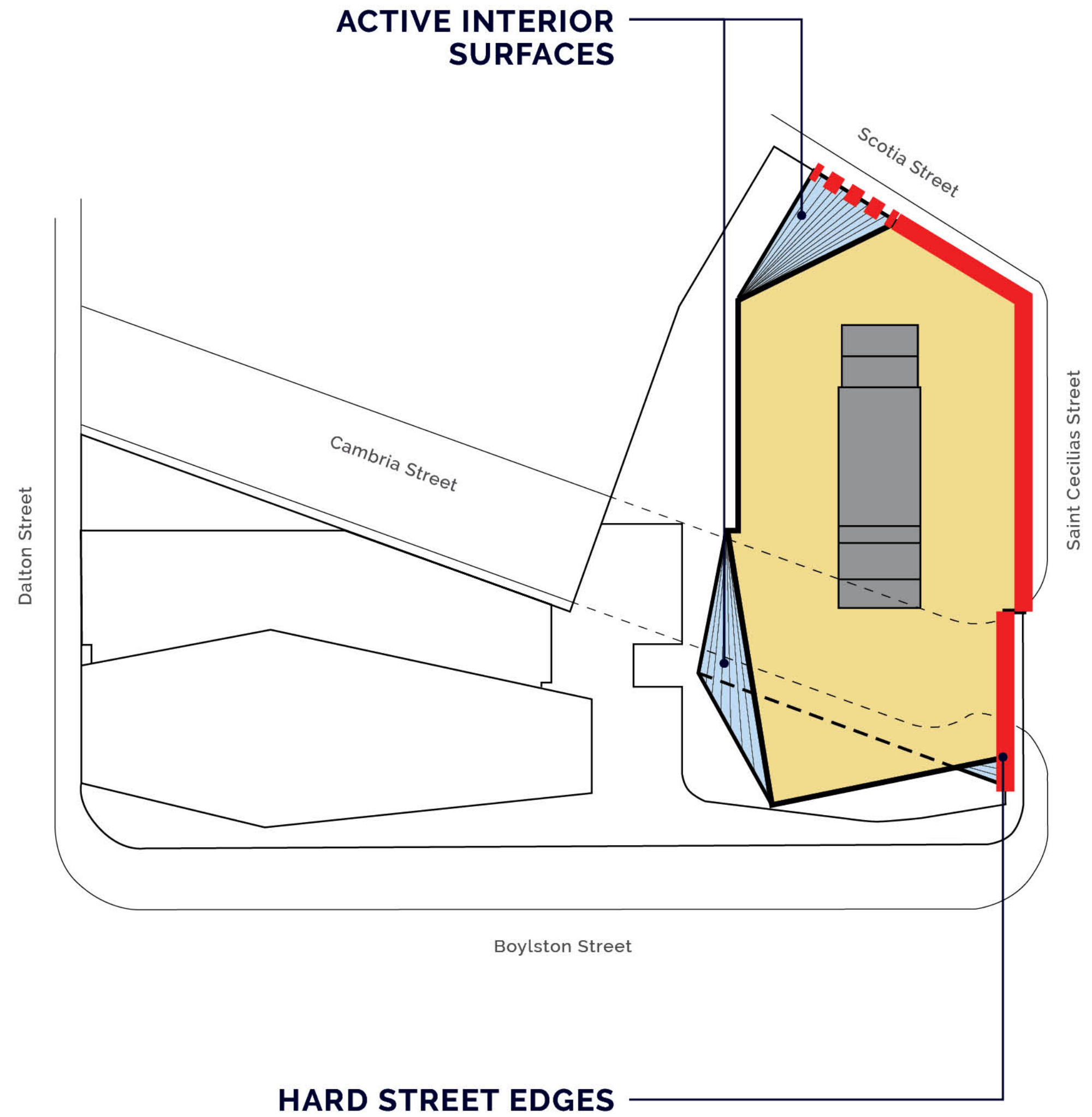
8 GREEN



VIEW FROM THE NORTHWEST

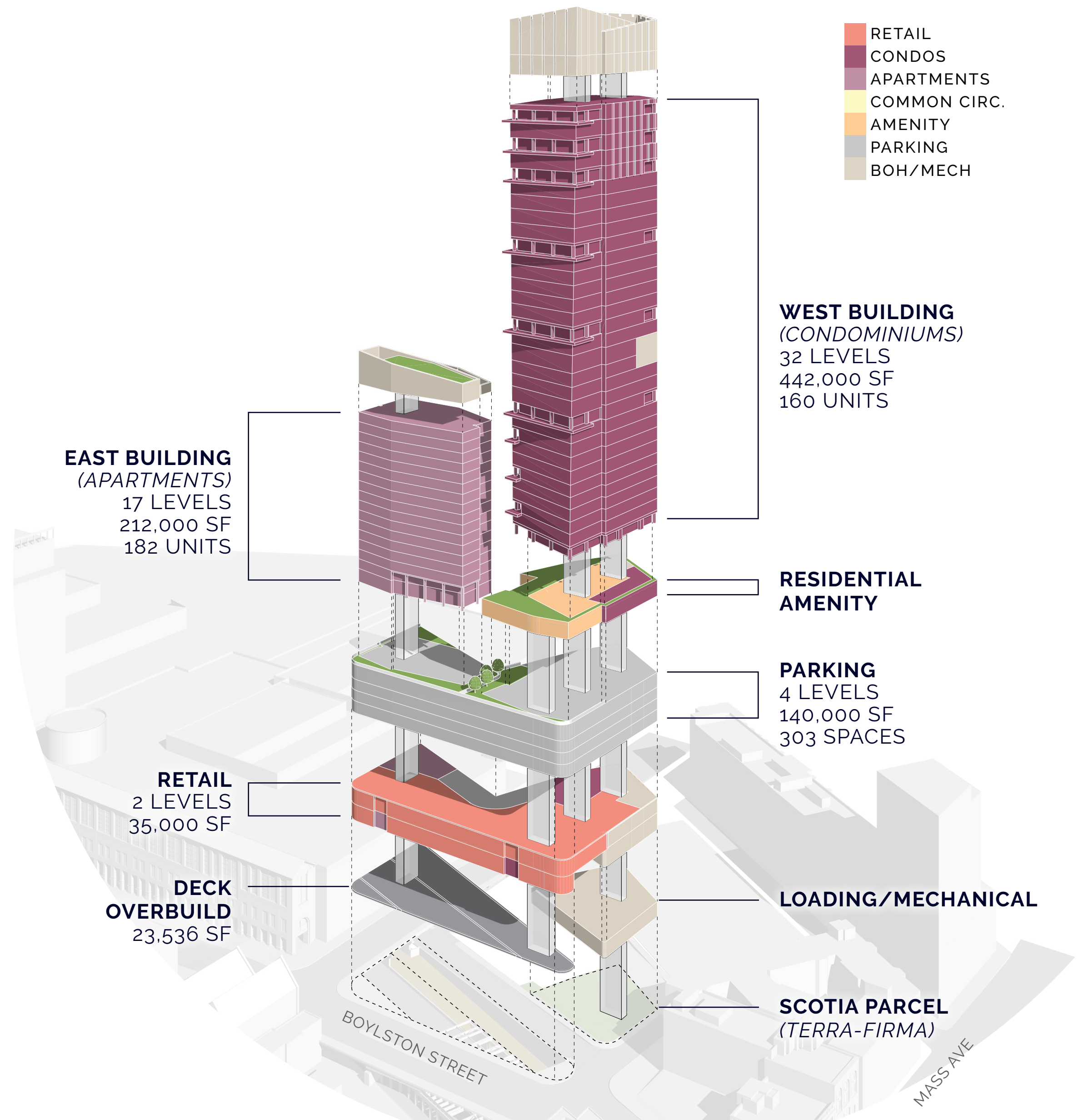


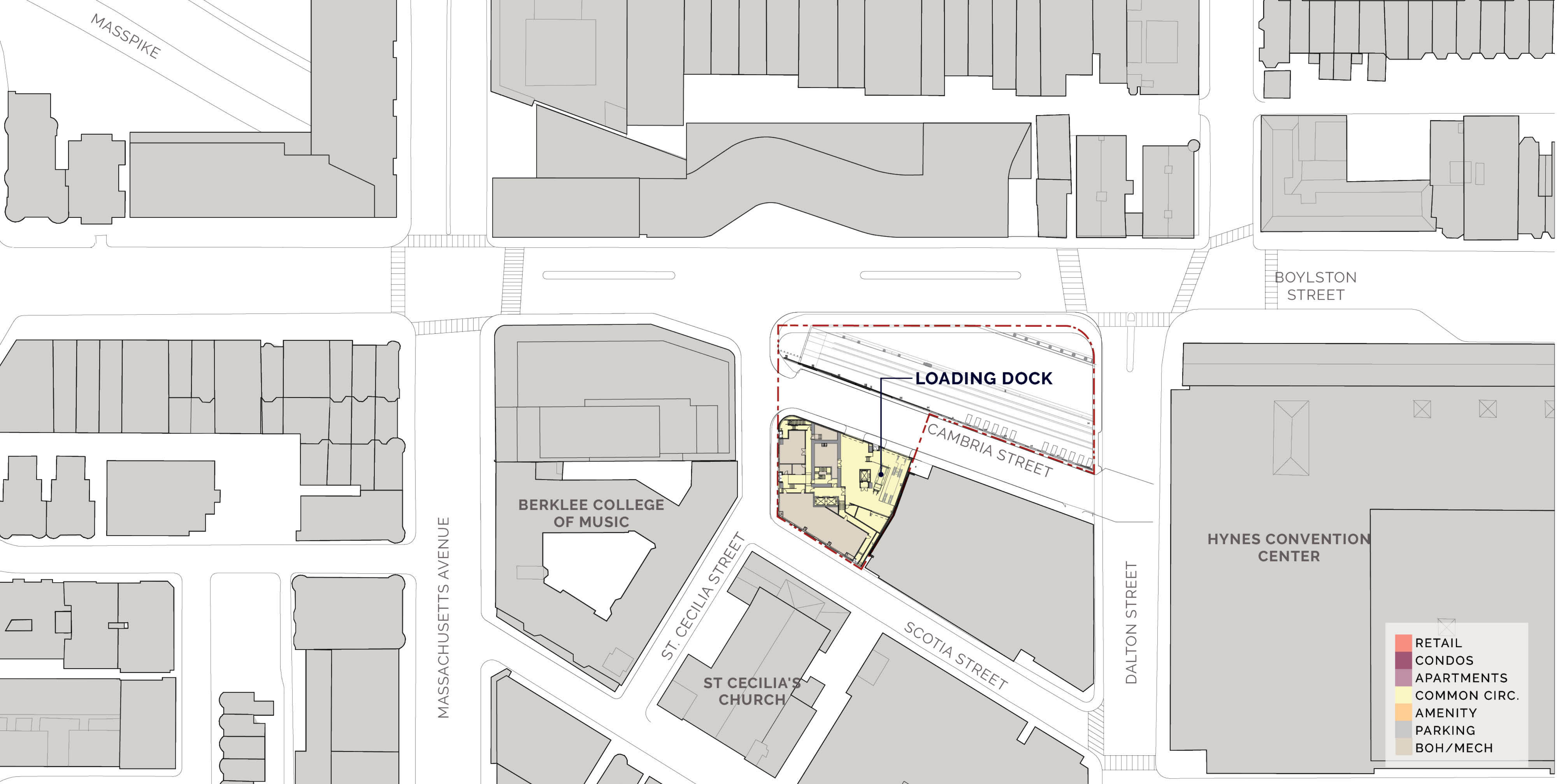
VIEW FROM THE SOUTHEAST

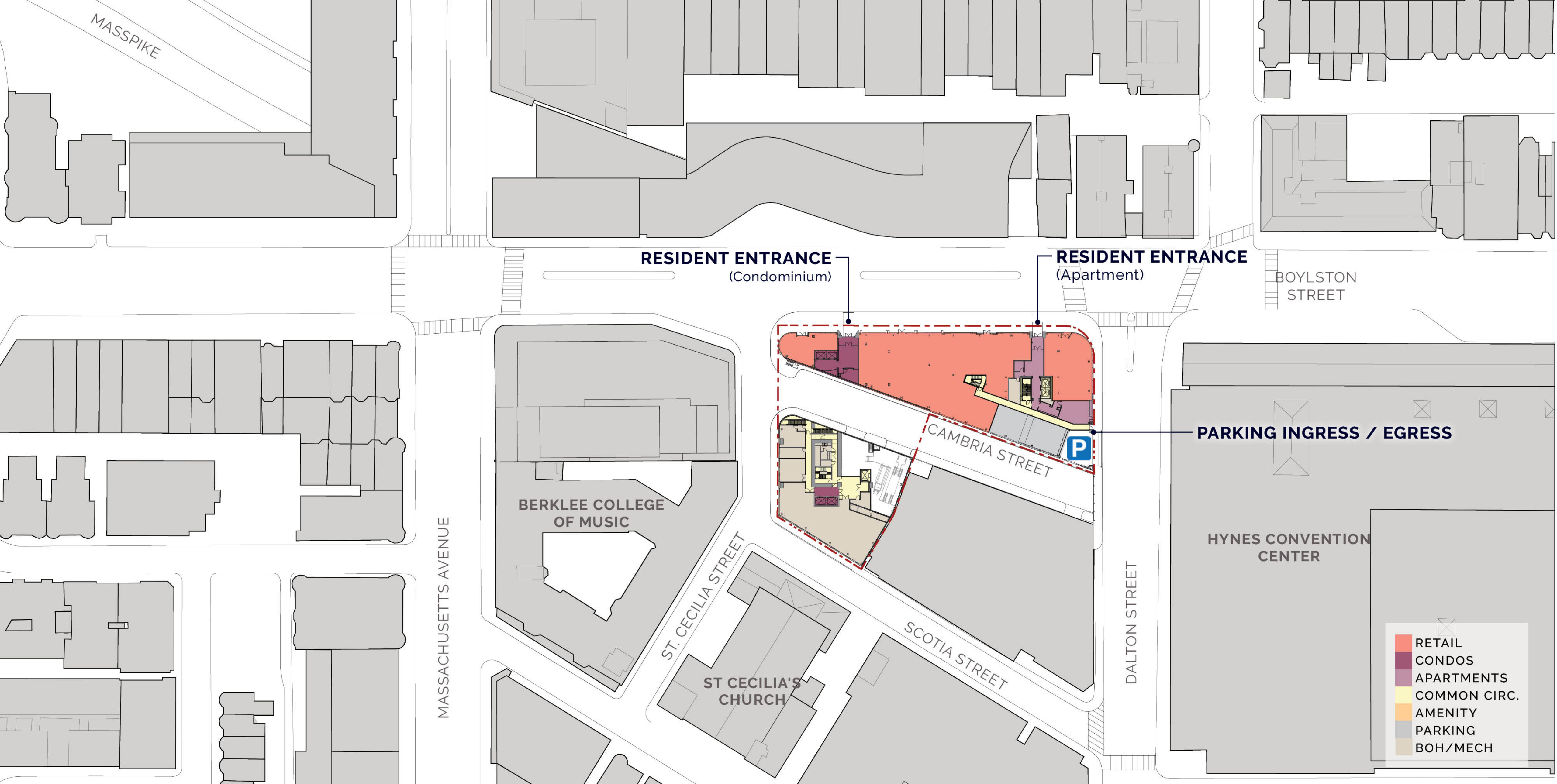


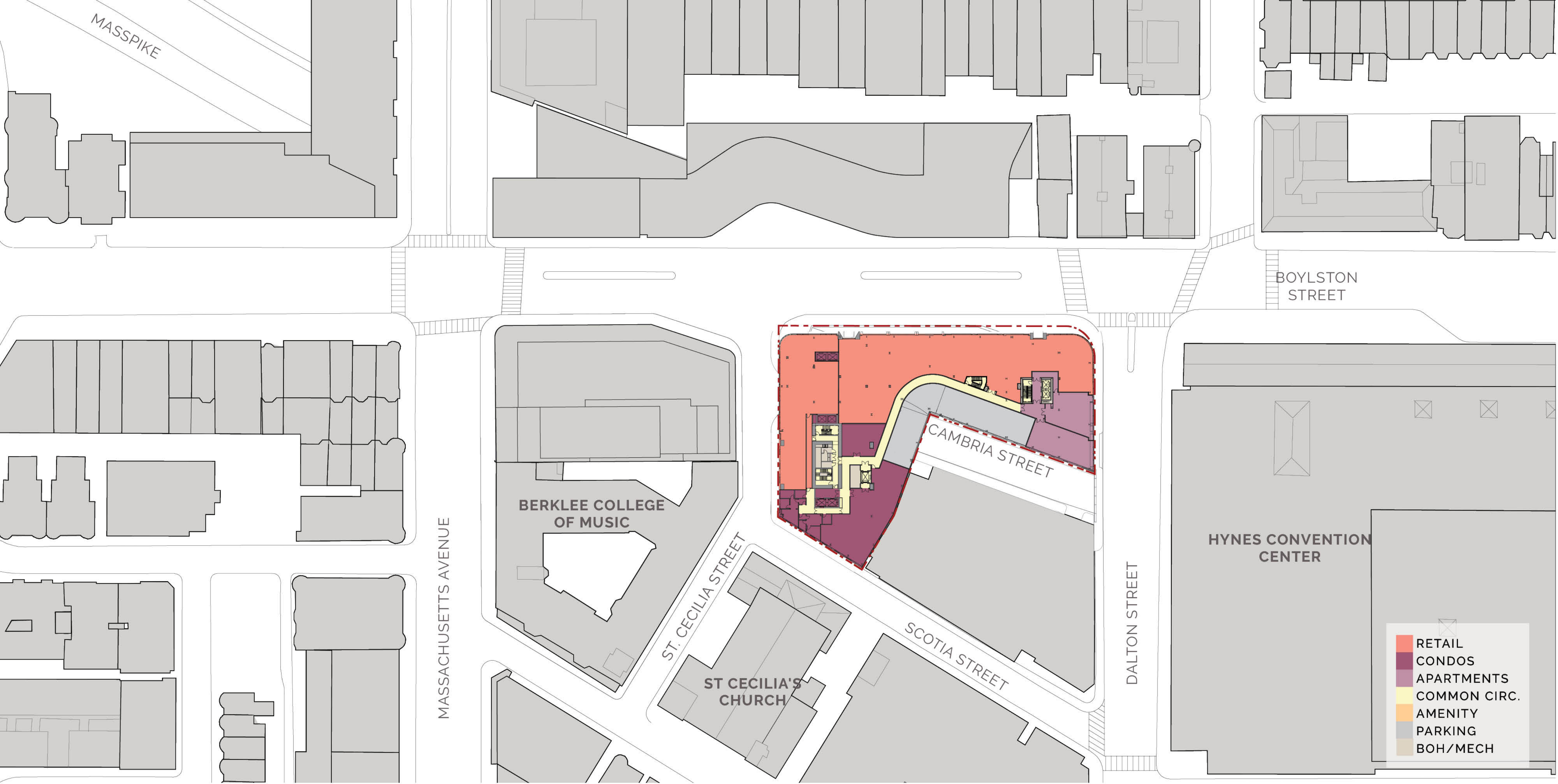
KEY STATISTICS			
	WEST BUILDING	EAST BUILDING	TOTAL
Stories	40	24	
Height top of Residential	566 FT	283 FT	
Condominium Units	160		160
Apartment Units		182	182
Parking Spaces			303

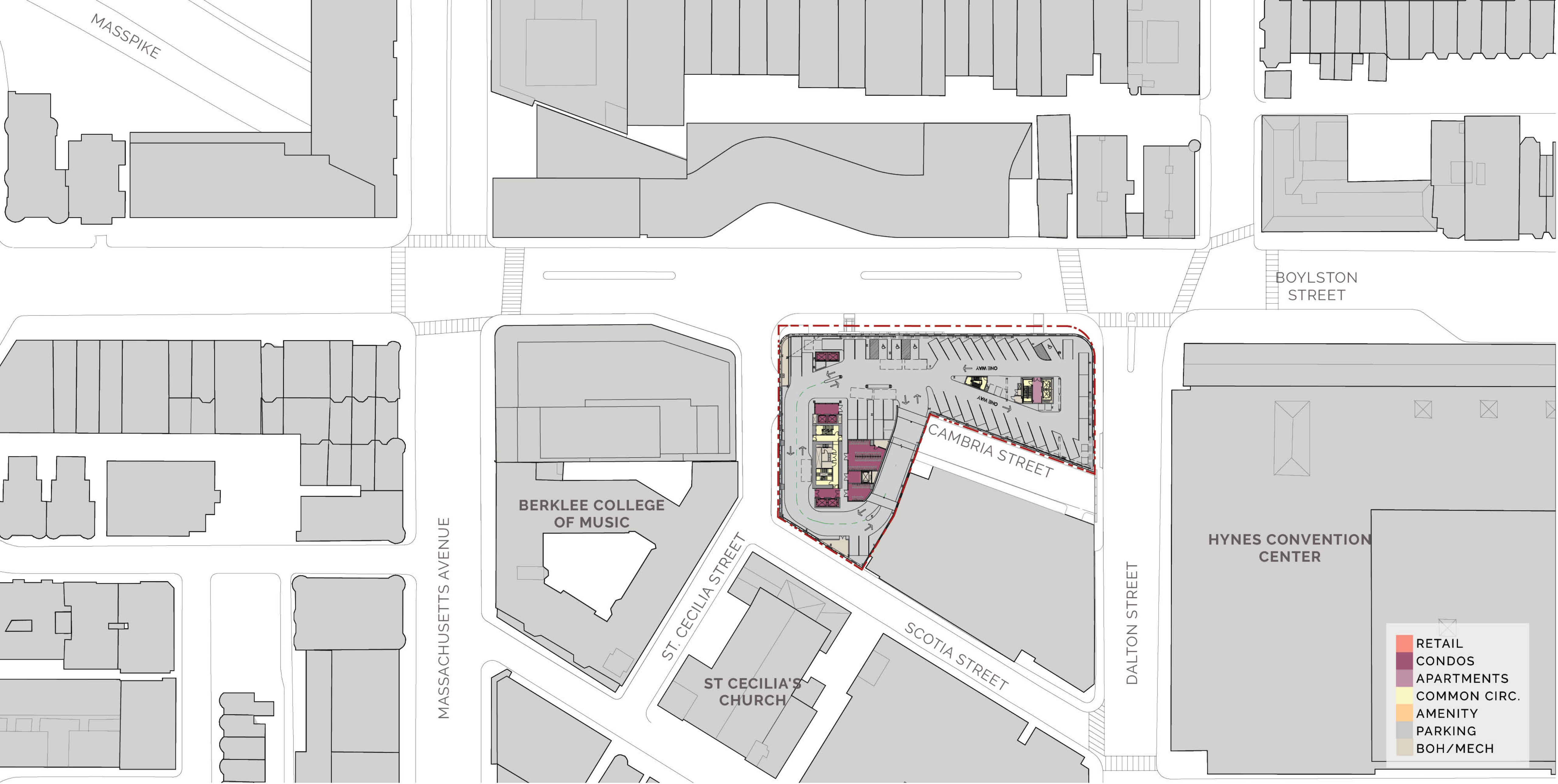
PROGRAM (SQ FT)			
	WEST BUILDING	EAST BUILDING	TOTAL
Condominium	442,000		442,000
Apartment		212,000	212,000
Retail	7,000	28,000	35,000
Parking	68,000	72,000	140,000
Total (excluding parking)	449,000	240,000	689,000
FAR (excluding parking)			16.82

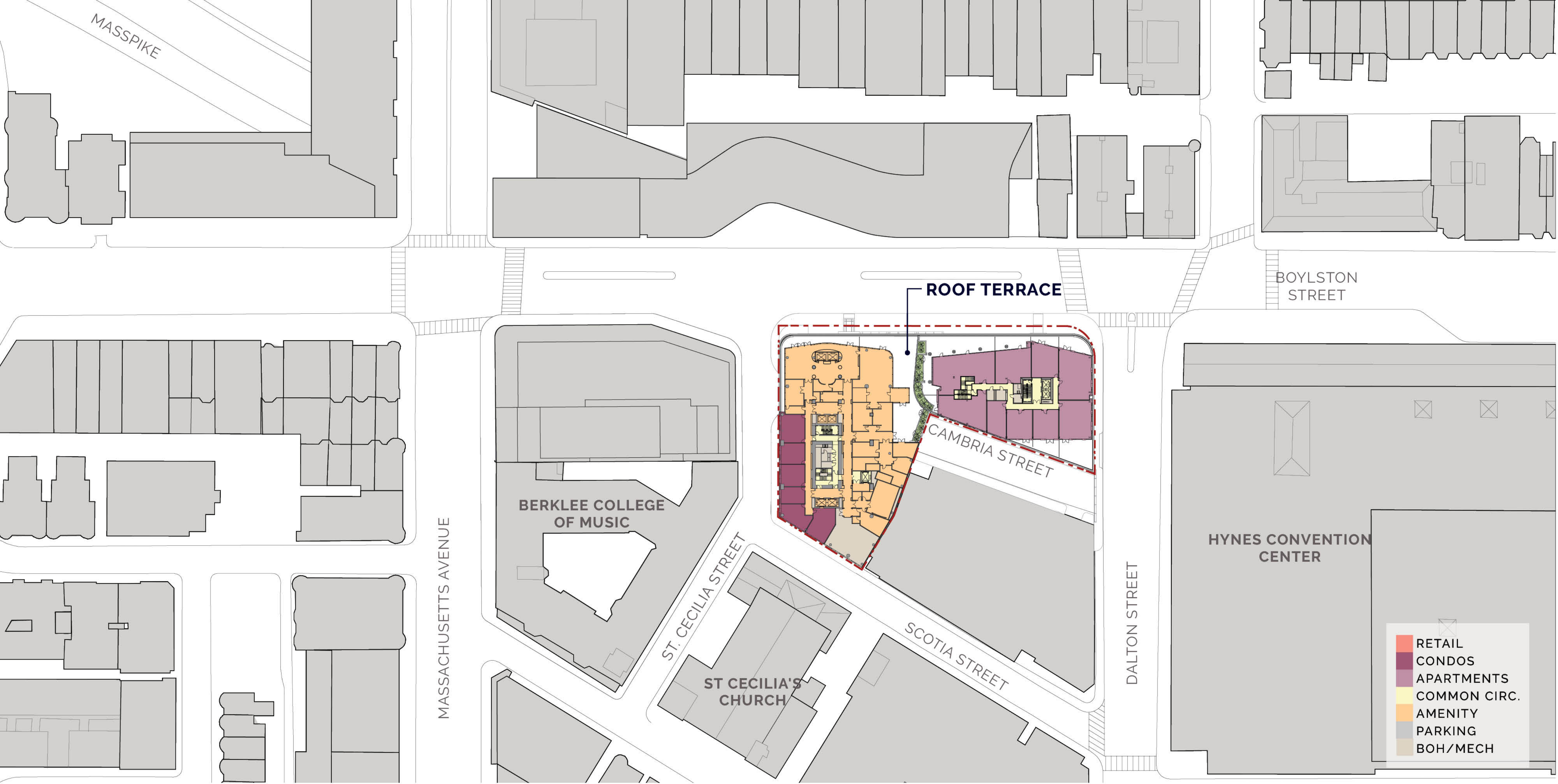


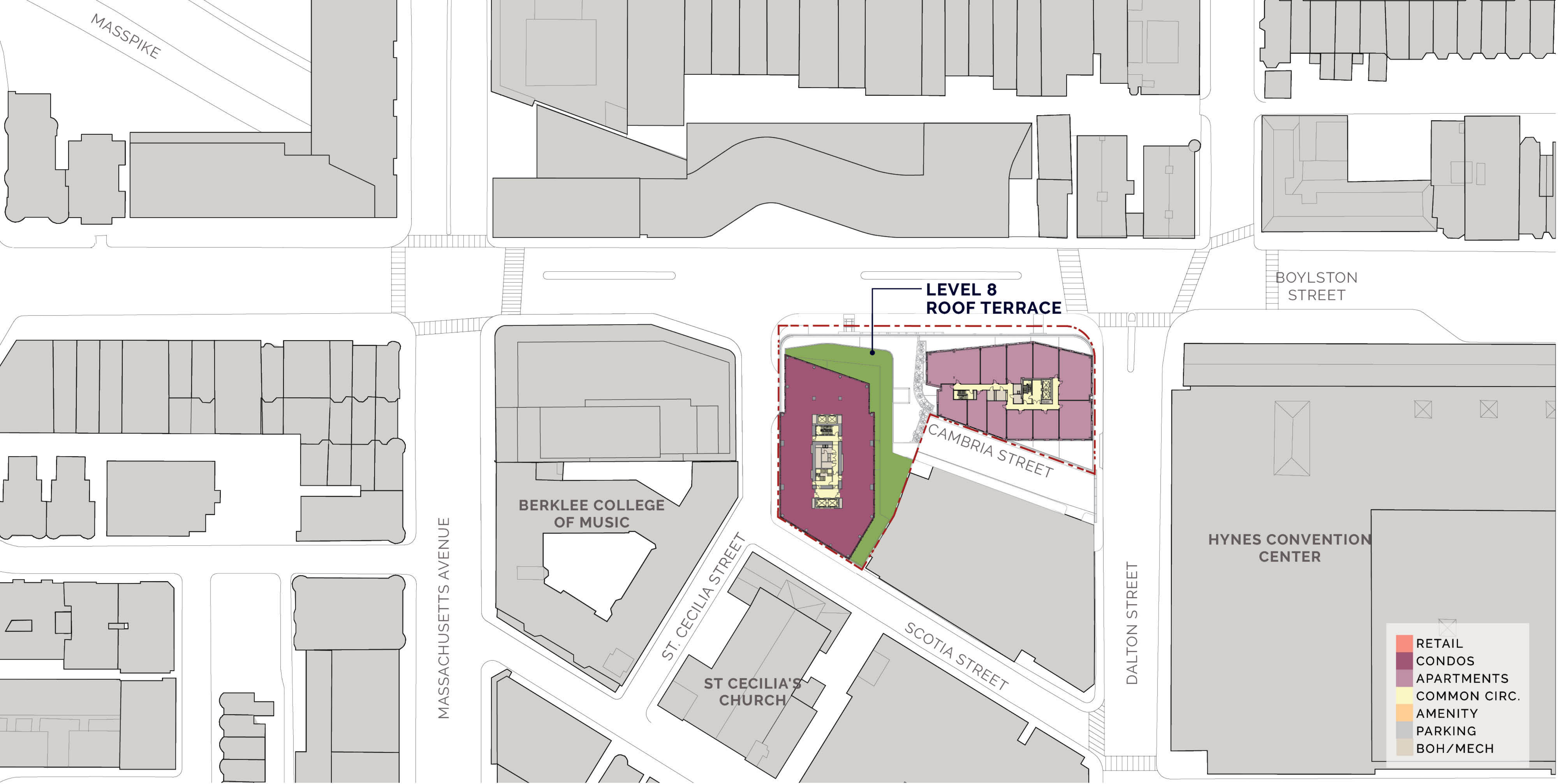


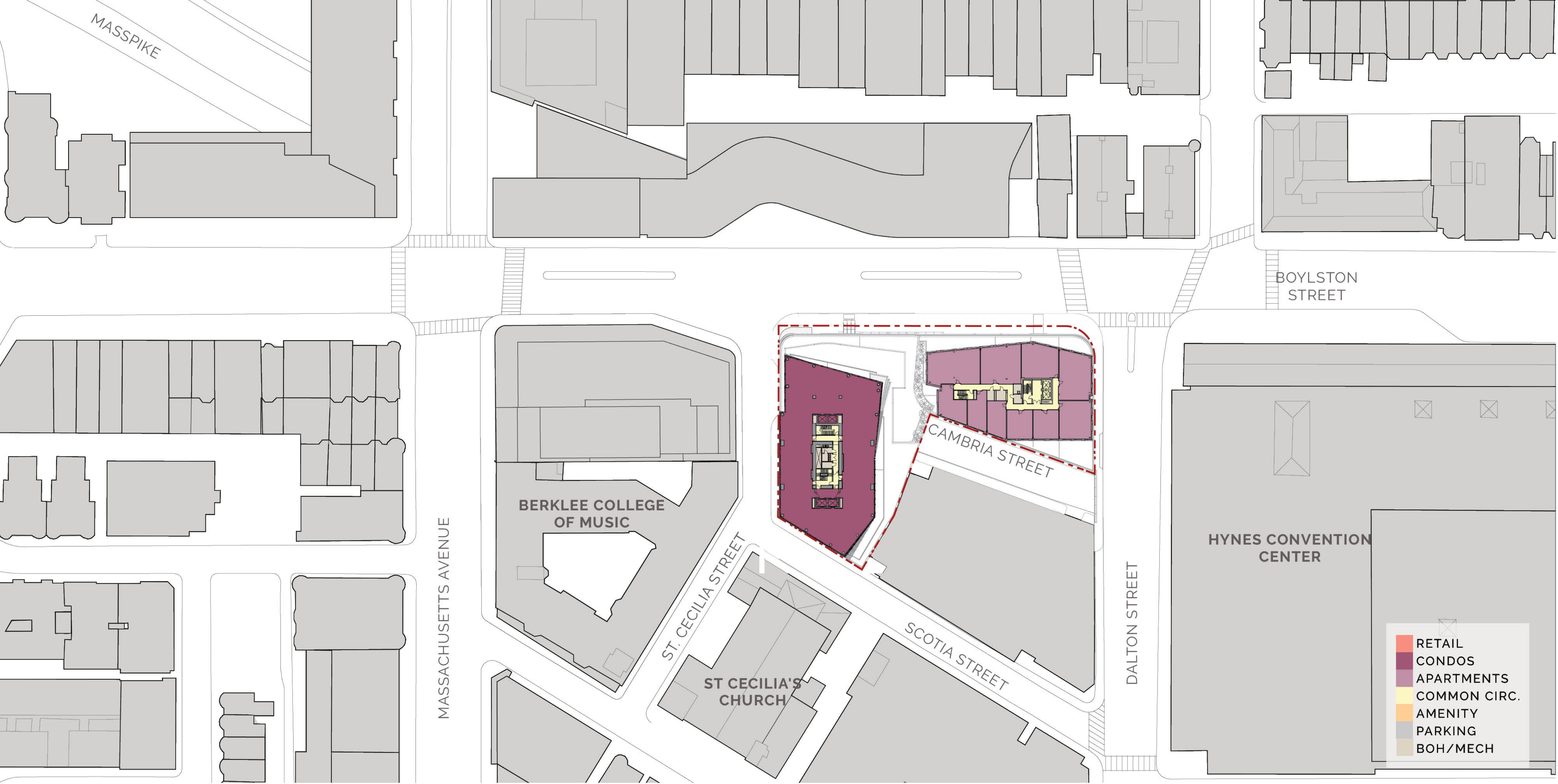


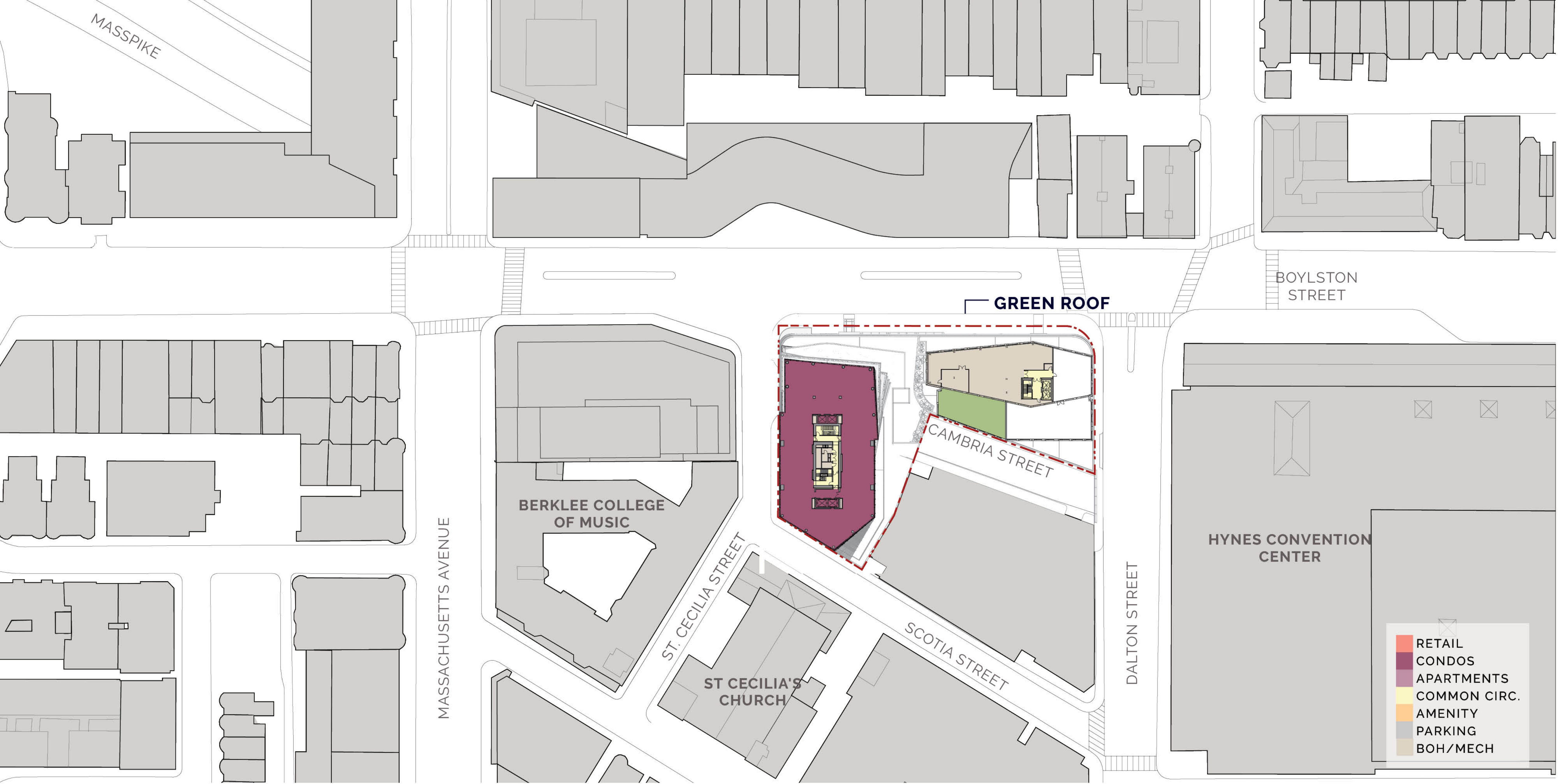


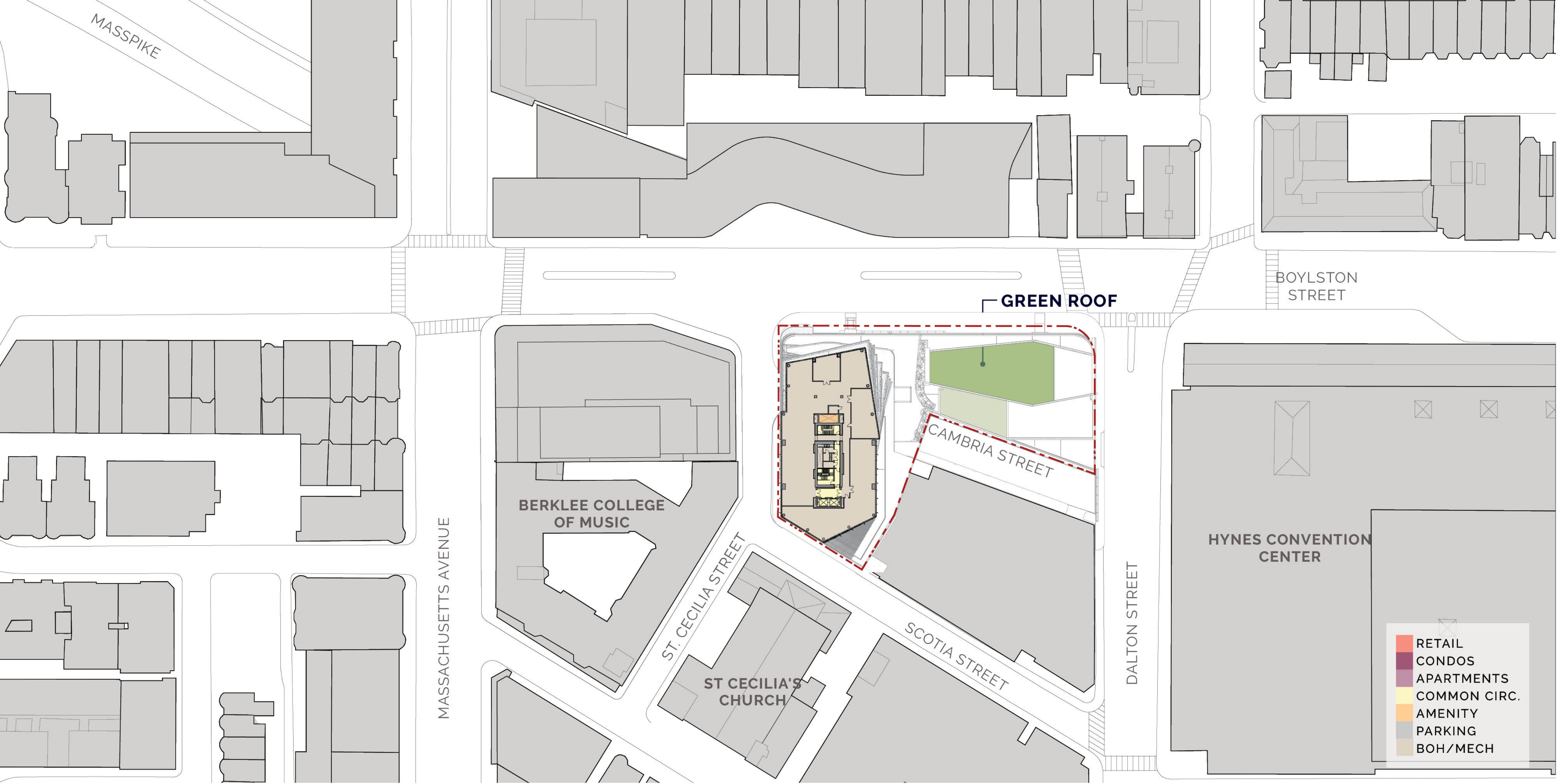














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1000 BOYLSTON STREET PROJECT
BOSTON, MASSACHUSETTS

VIEW FROM THE NORTHEAST

W WEINER VENTURES
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1000 BOYLSTON STREET PROJECT
BOSTON, MASSACHUSETTS

VIEW FROM MASSACHUSETTS AVENUE

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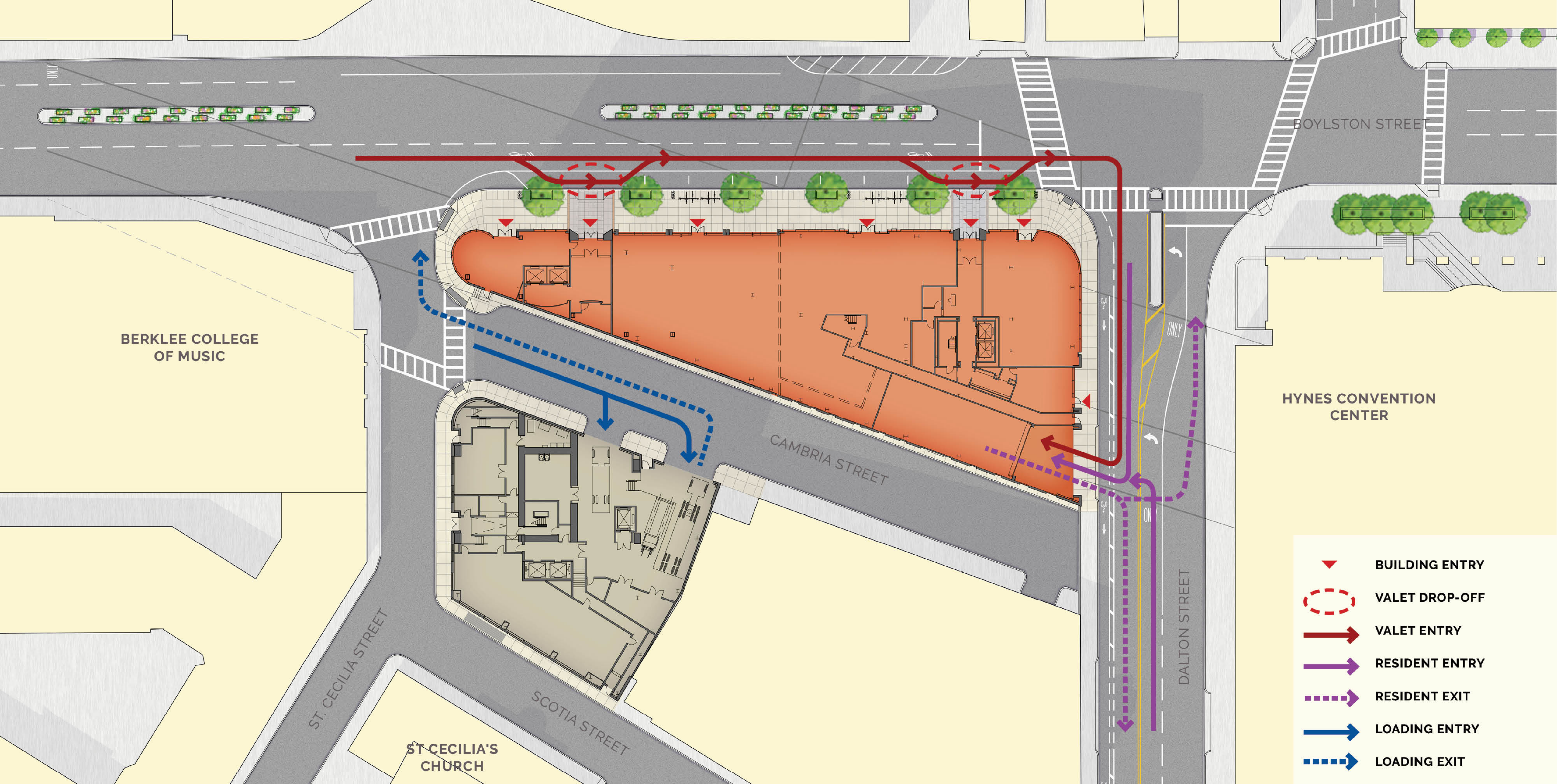
© ELKUS MANEREDI ARCHITECTS

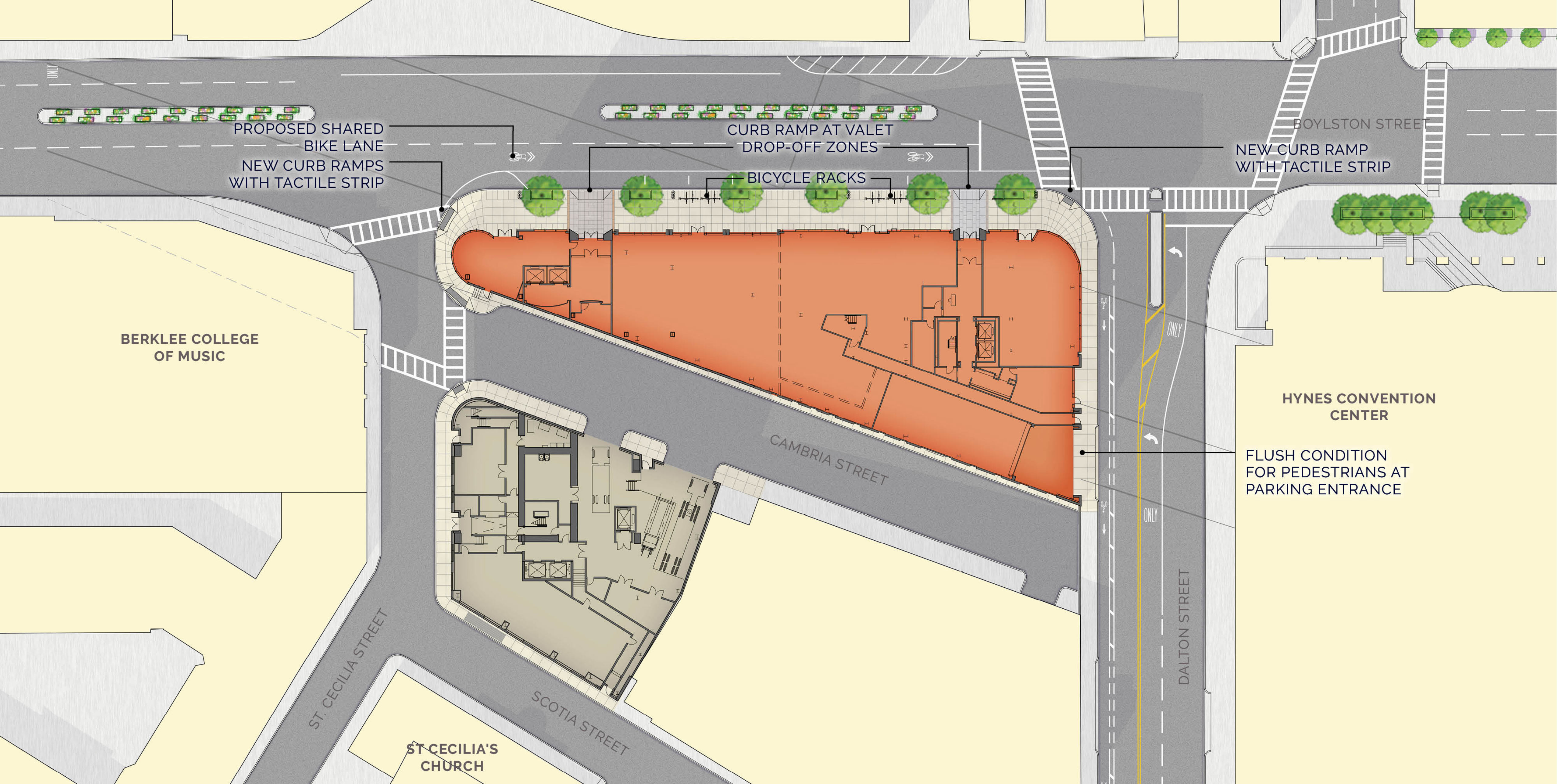
1000 BOYLSTON STREET PROJECT
BOSTON, MASSACHUSETTS

PEDESTRIAN VIEW FROM BOYLSTON

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