



COMMUNITY MEETING

February 28, 2017

1000
Boylston Street
Parcel 15

W WEINERVENTURES
REAL ESTATE DEVELOPMENT & INVESTMENT

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ARCHITECTS



1000 BOYLSTON STREET
BOSTON, MASSACHUSETTS

MASS DOT AIR RIGHTS PARCELS



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SITE CONTEXT AERIAL

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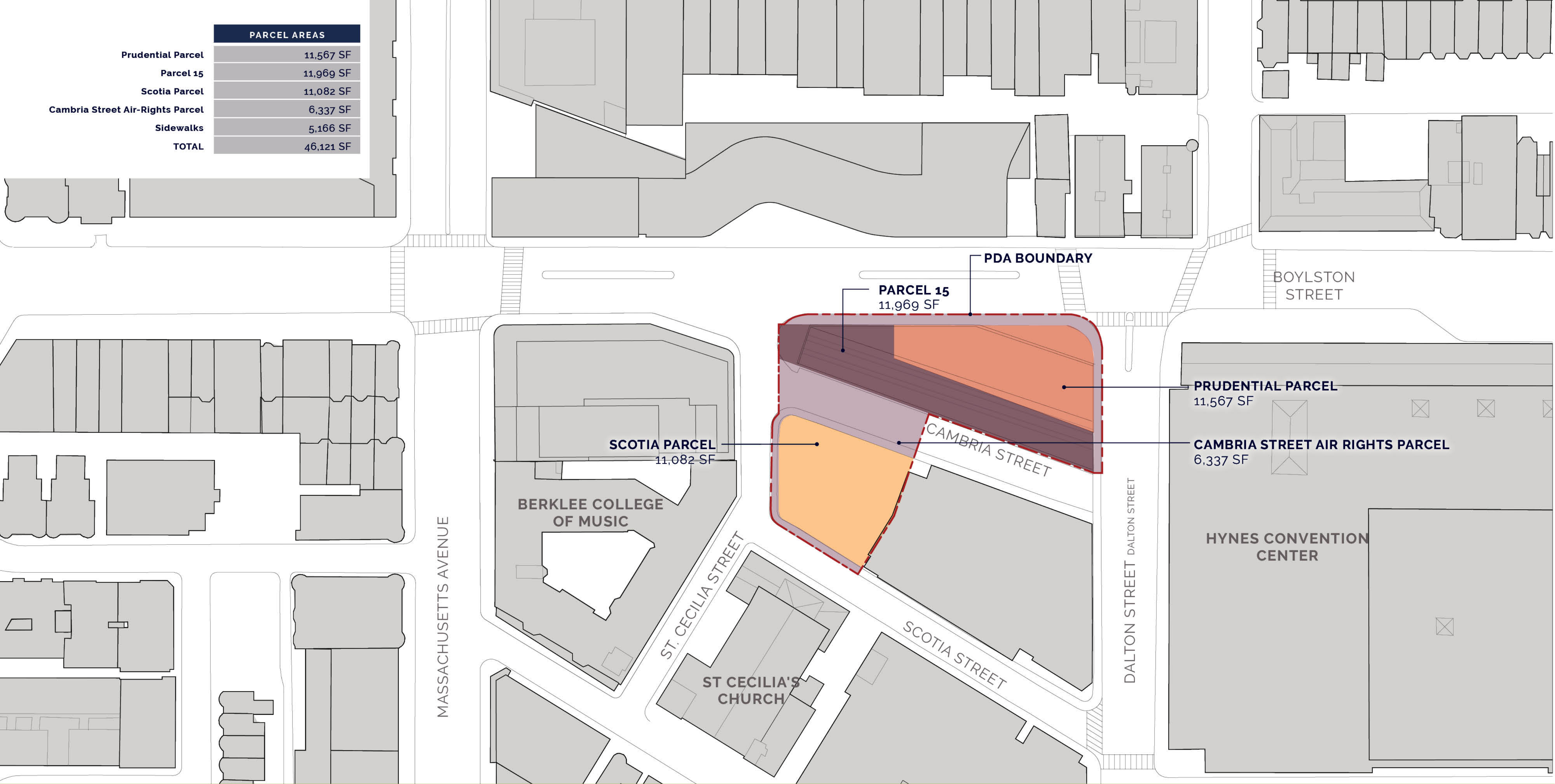
1000 BOYLSTON STREET
BOSTON, MASSACHUSETTS

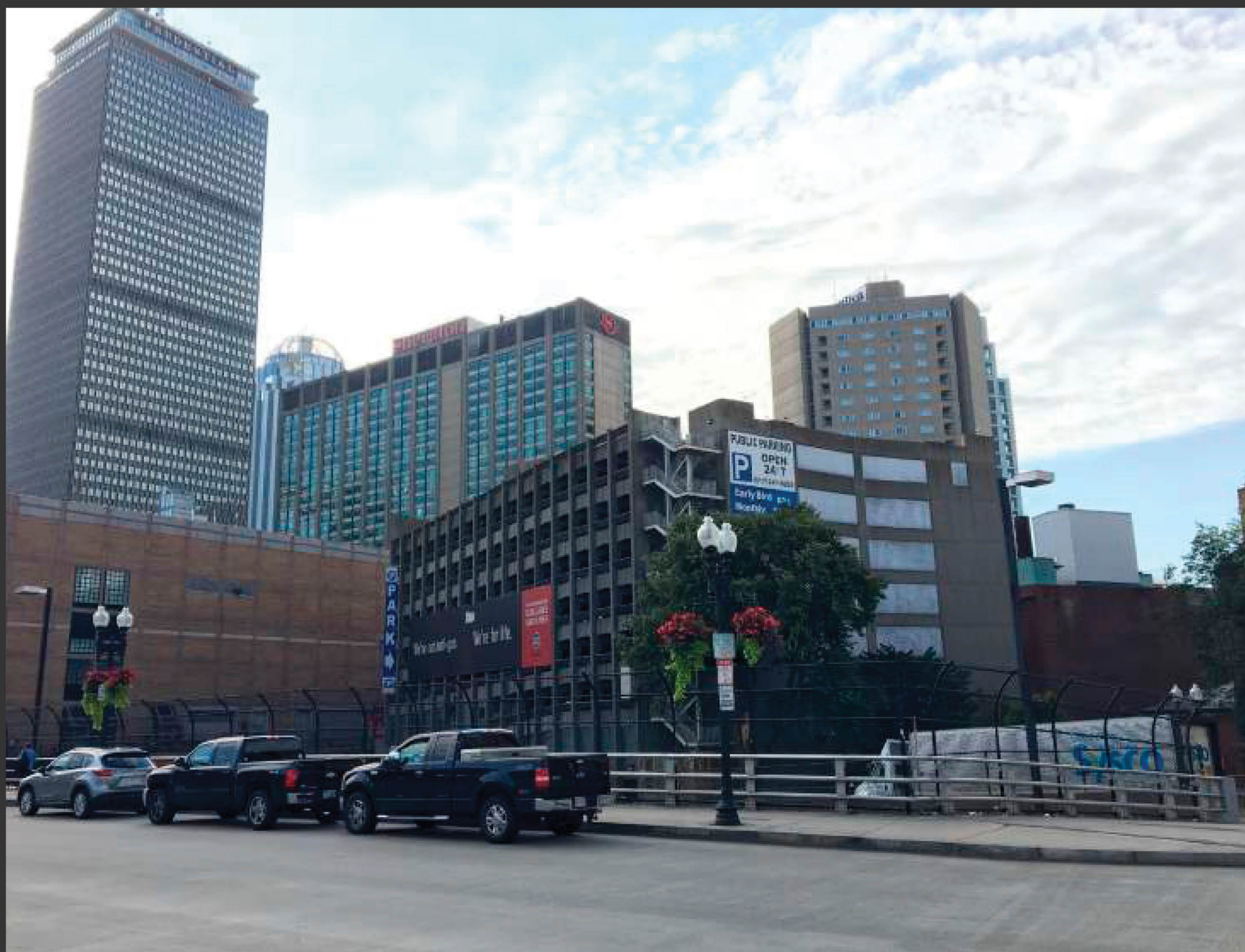
SITE CONTEXT AERIAL

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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
TOTAL	46,121 SF



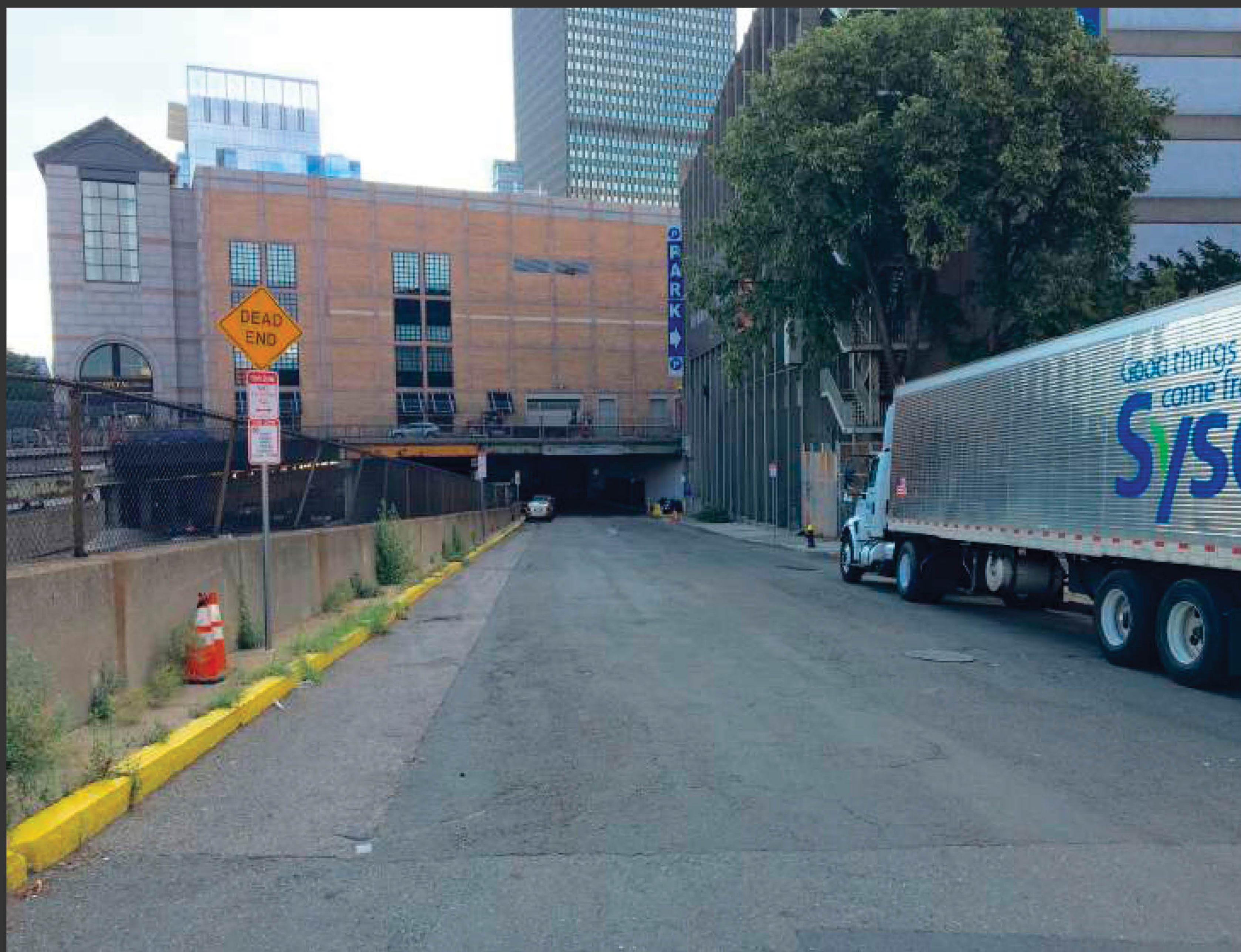


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BOYLSTON STREET LOOKING SOUTHEAST

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CAMBRIA STREET LOOKING EAST

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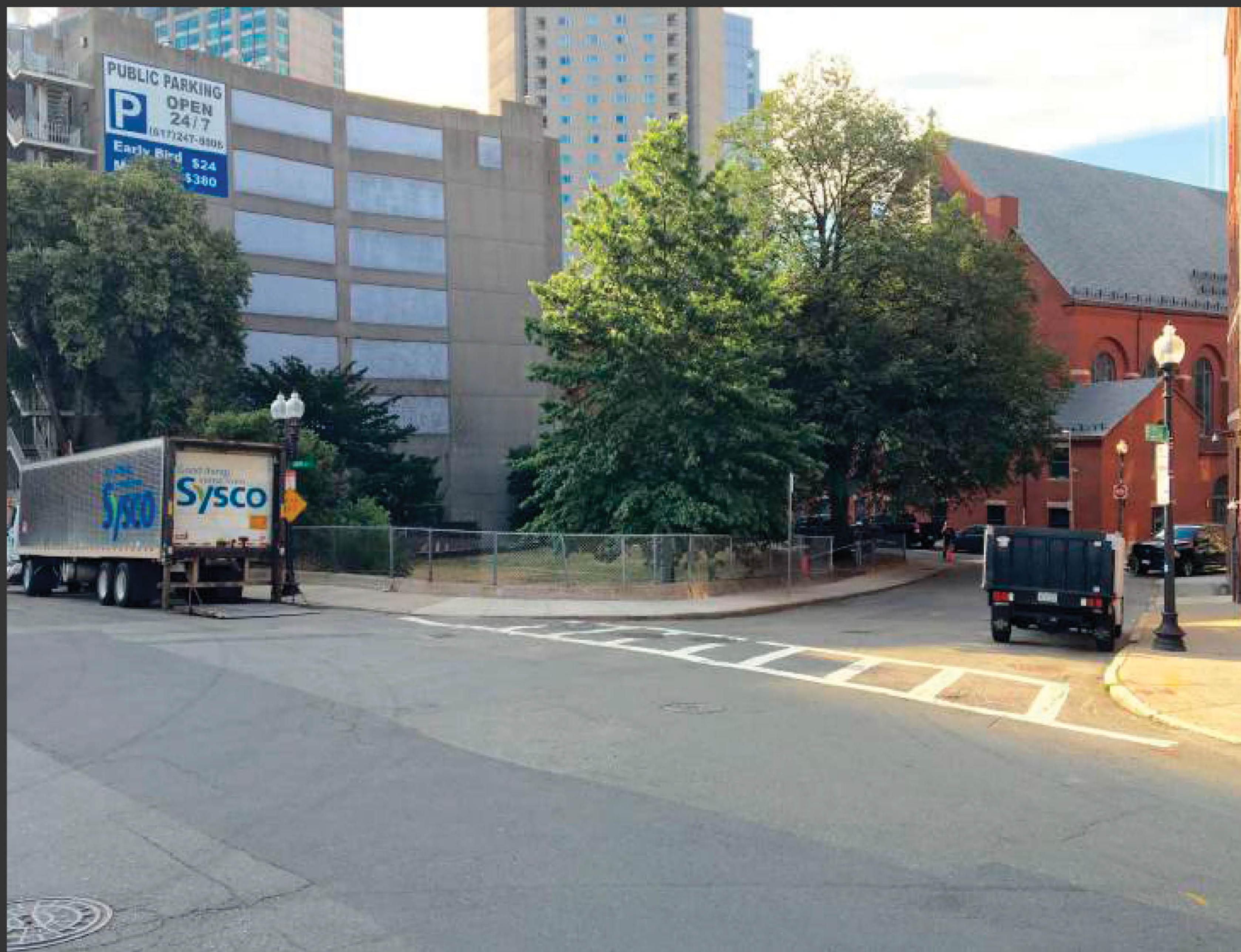


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BOSTON, MASSACHUSETTS

CORNER OF HEREFORD & BOYLSTON STREET
LOOKING SOUTH

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CORNER OF ST. CECILIA & BOYLSTON STREET
LOOKING SOUTH

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DALTON STREET LOOKING WEST

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ST. CECILIA STRET LOOKING EAST

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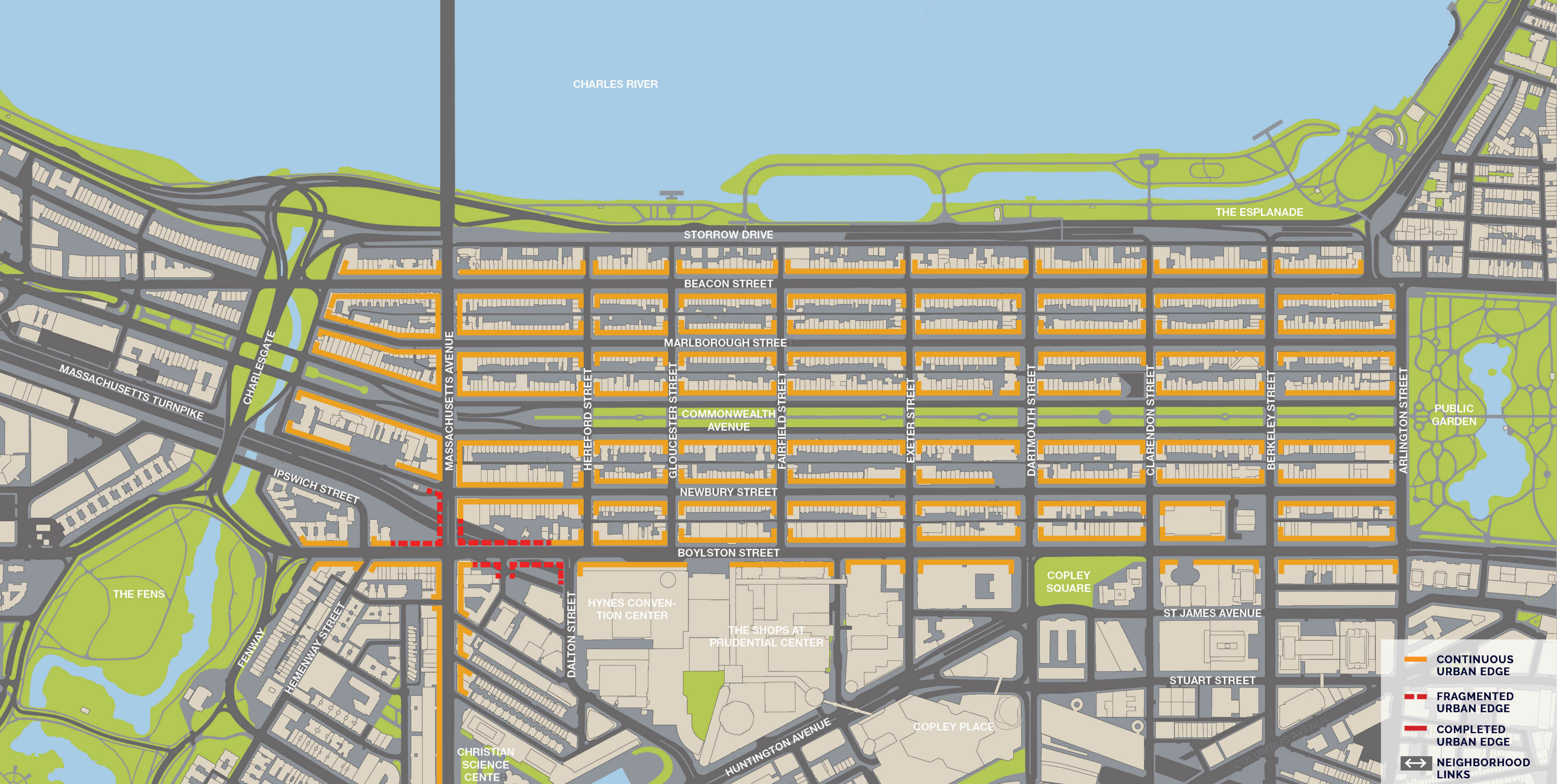
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EXISTING URBAN CONTEXT



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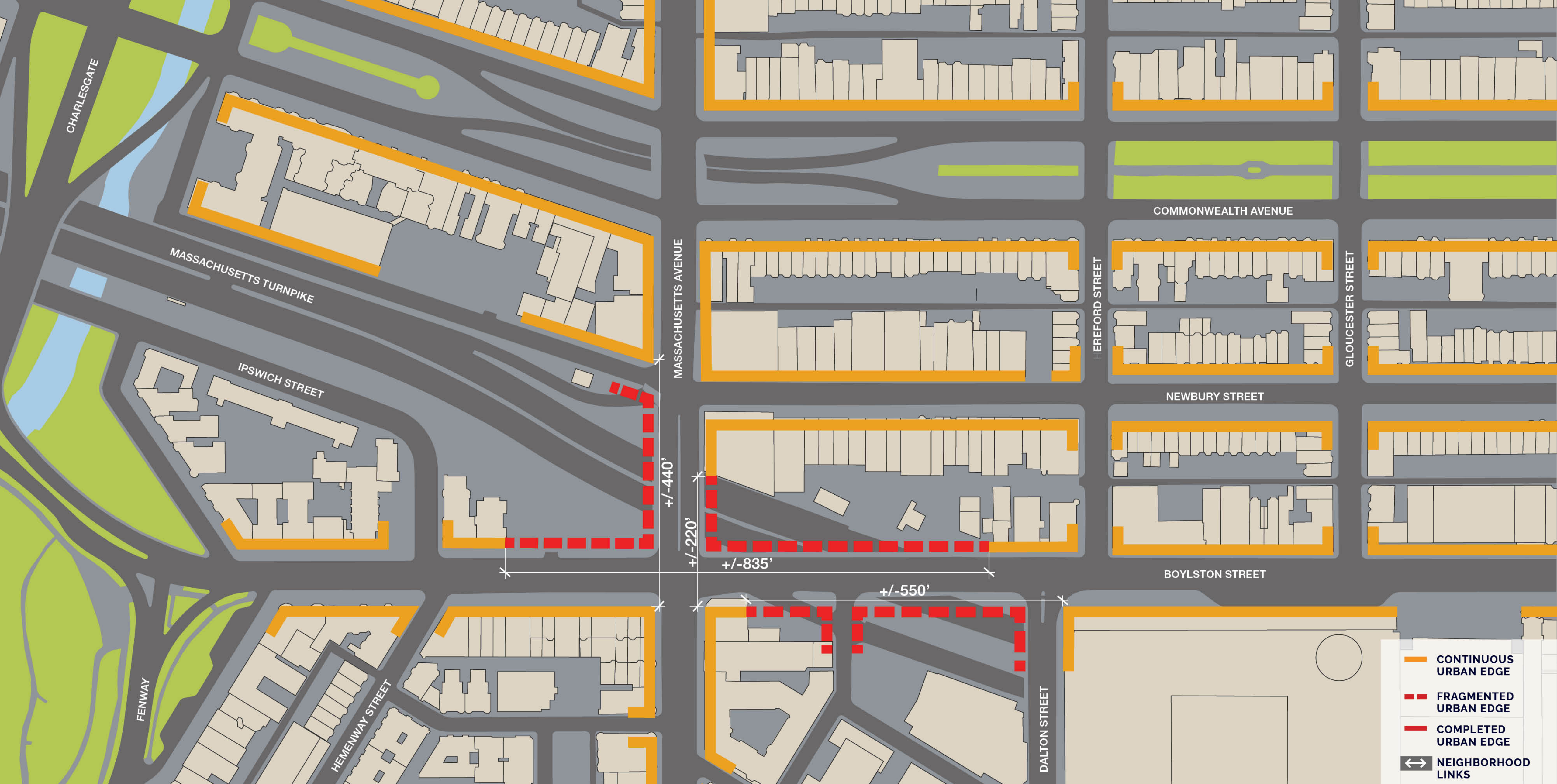
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BACK BAY URBAN FABRIC



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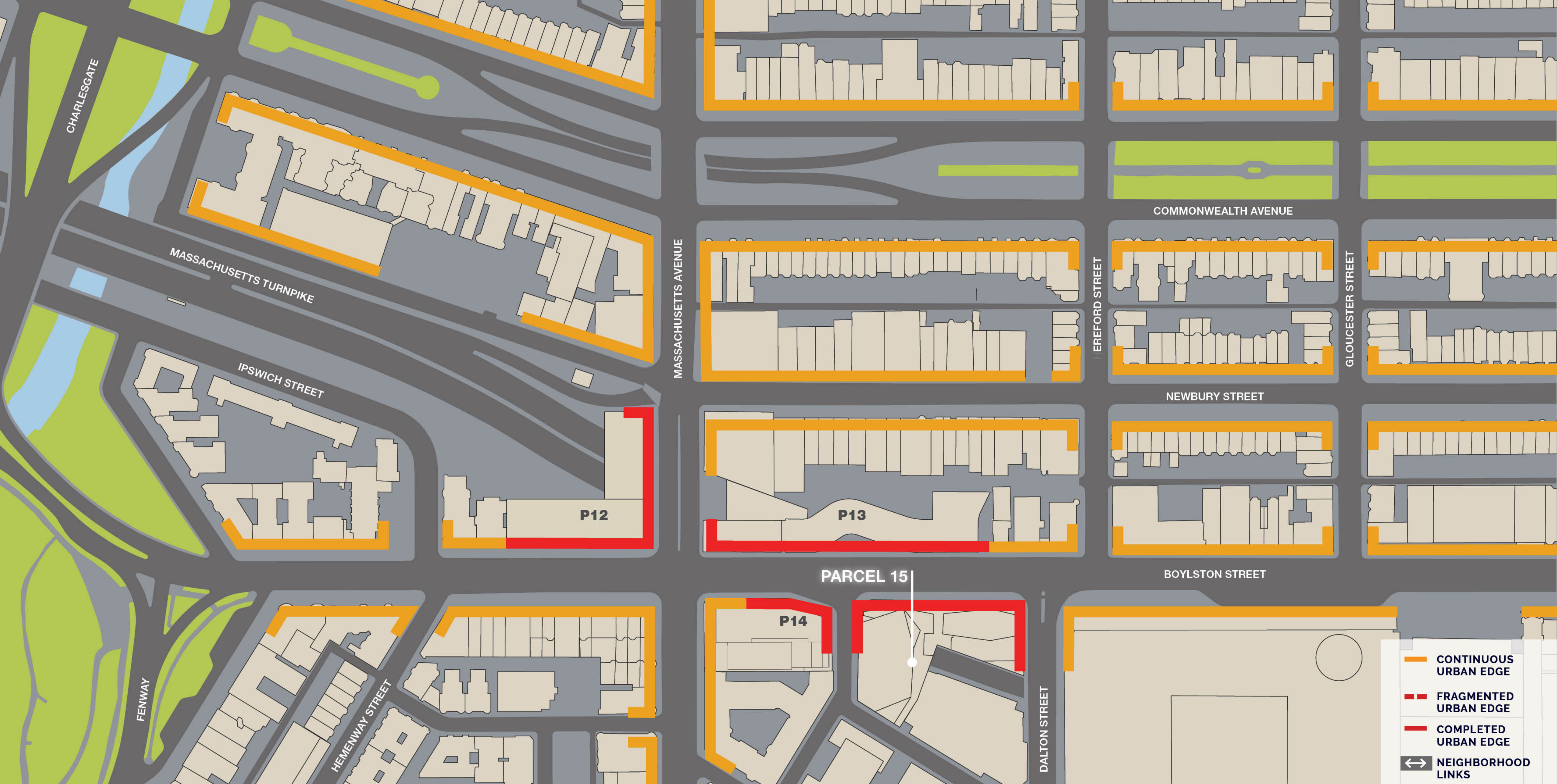
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BACK BAY URBAN FABRIC
FRAGMENTED BLOCKS



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BACK BAY URBAN FABRIC BLOCK COMPLETION

0 50 100 200



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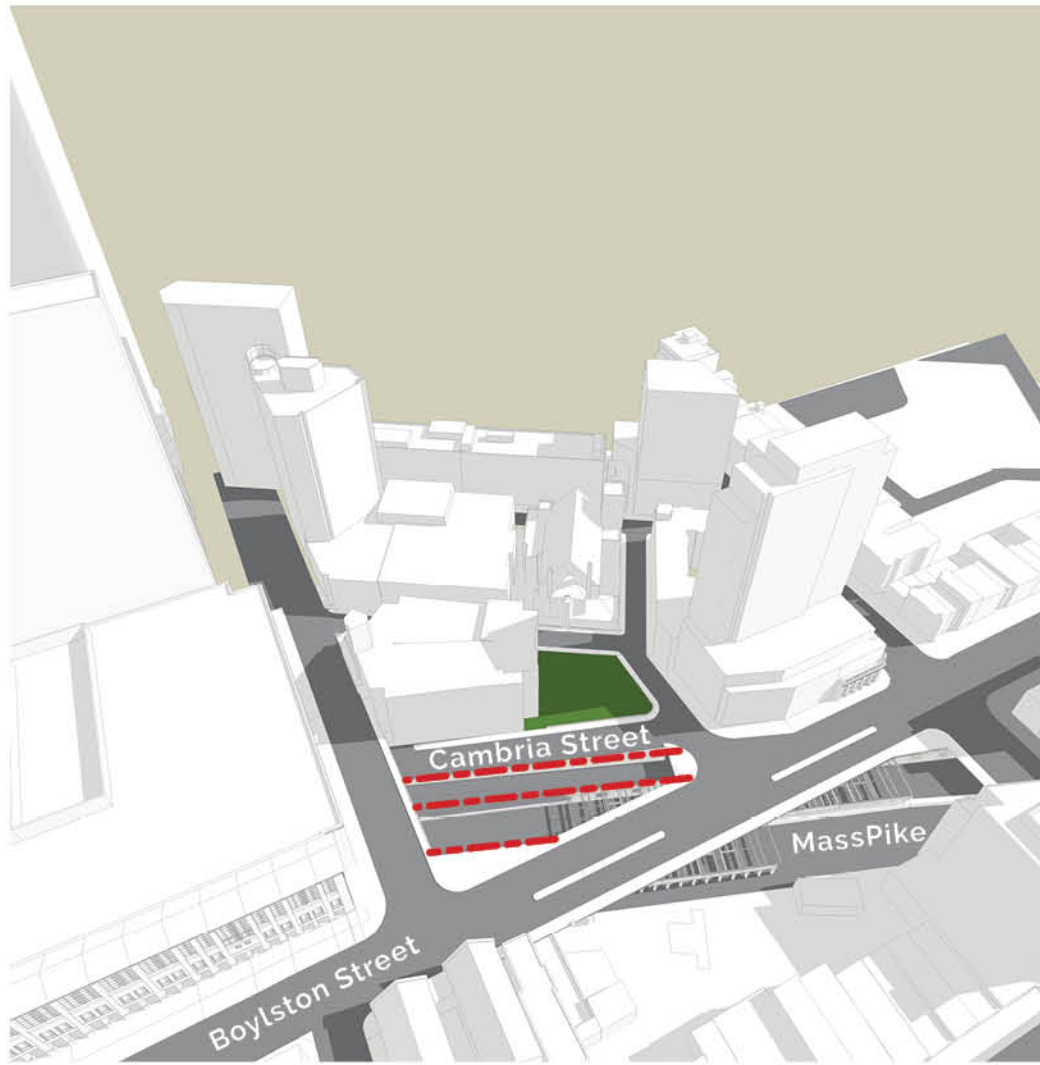
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NEIGHBORHOOD CONTEXT PLAN

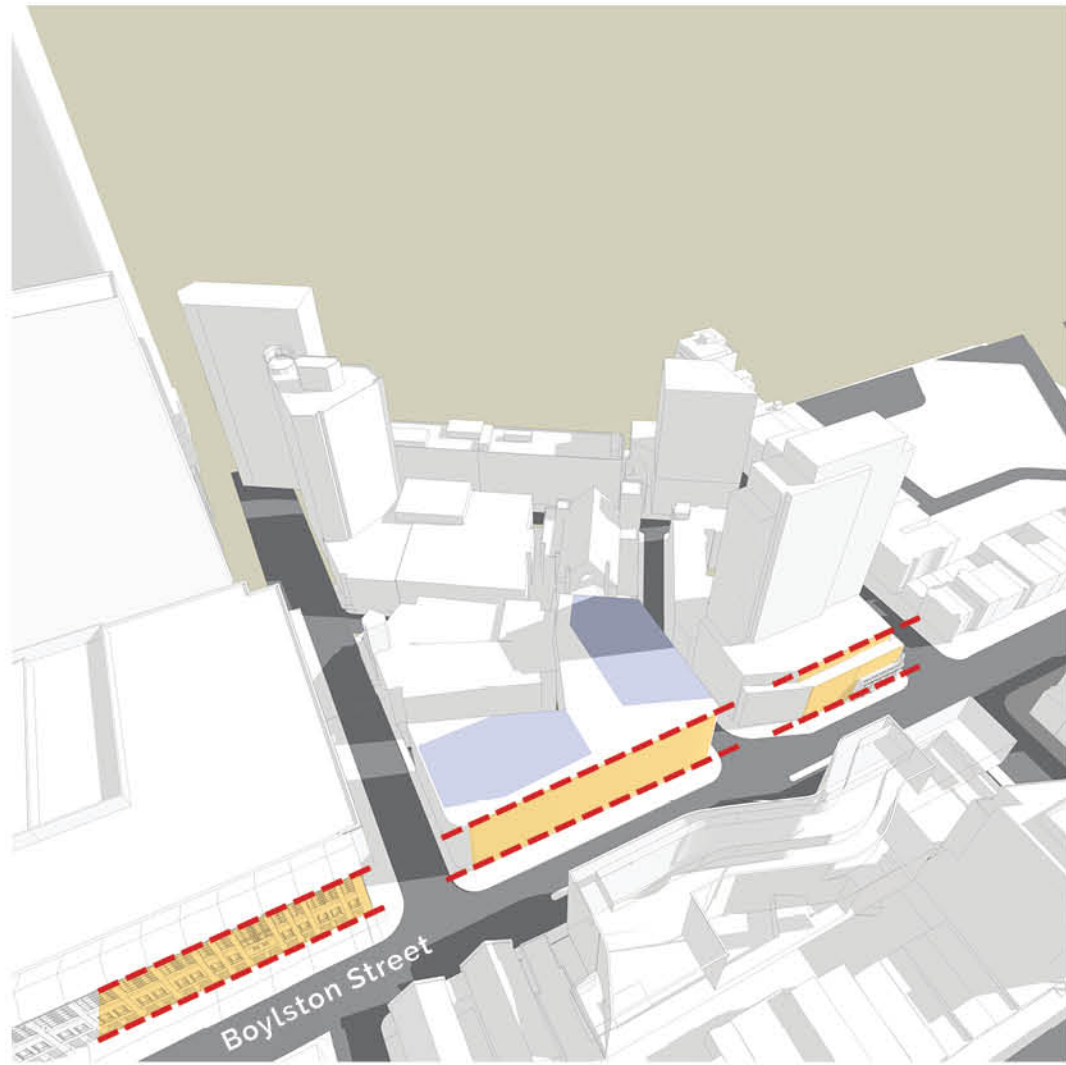


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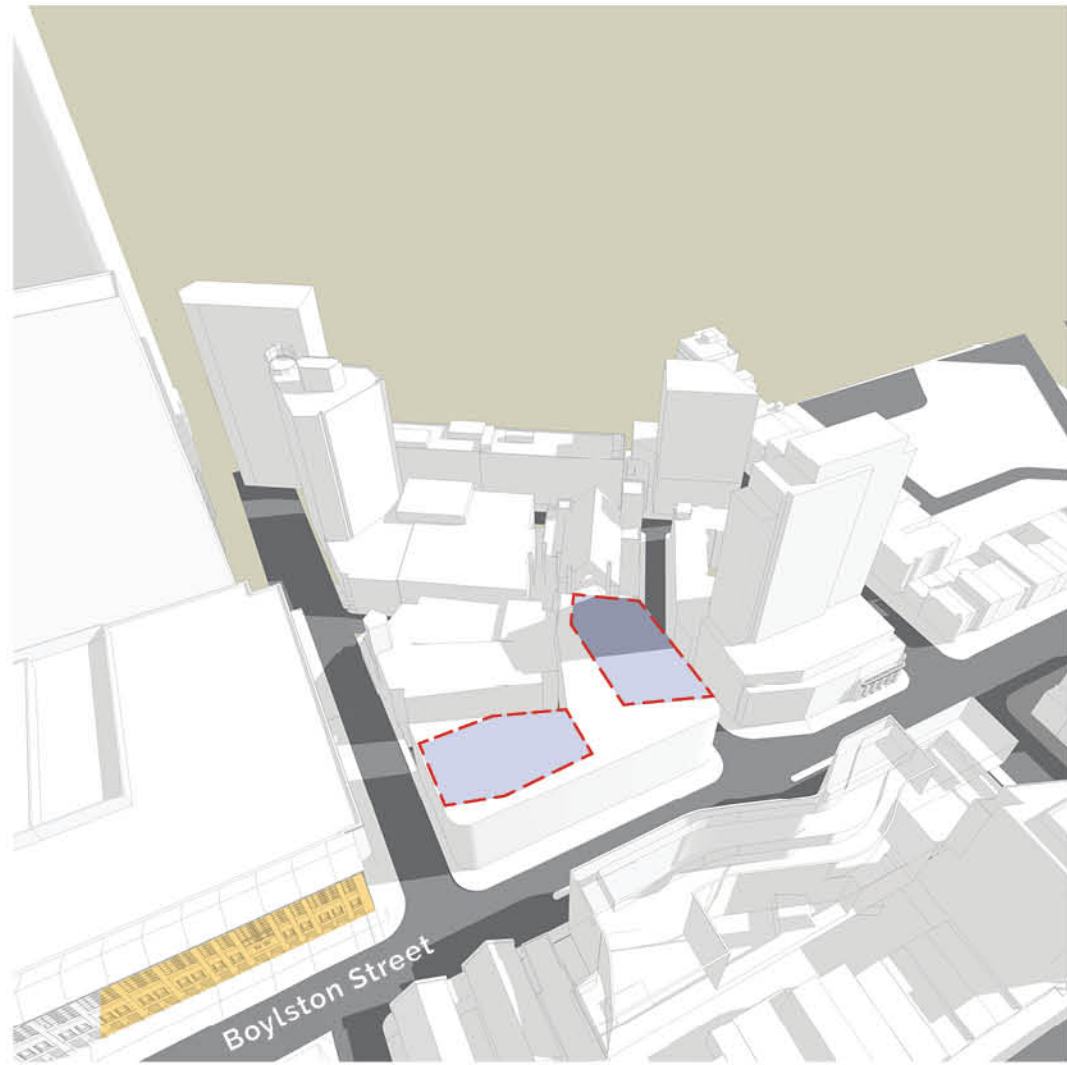
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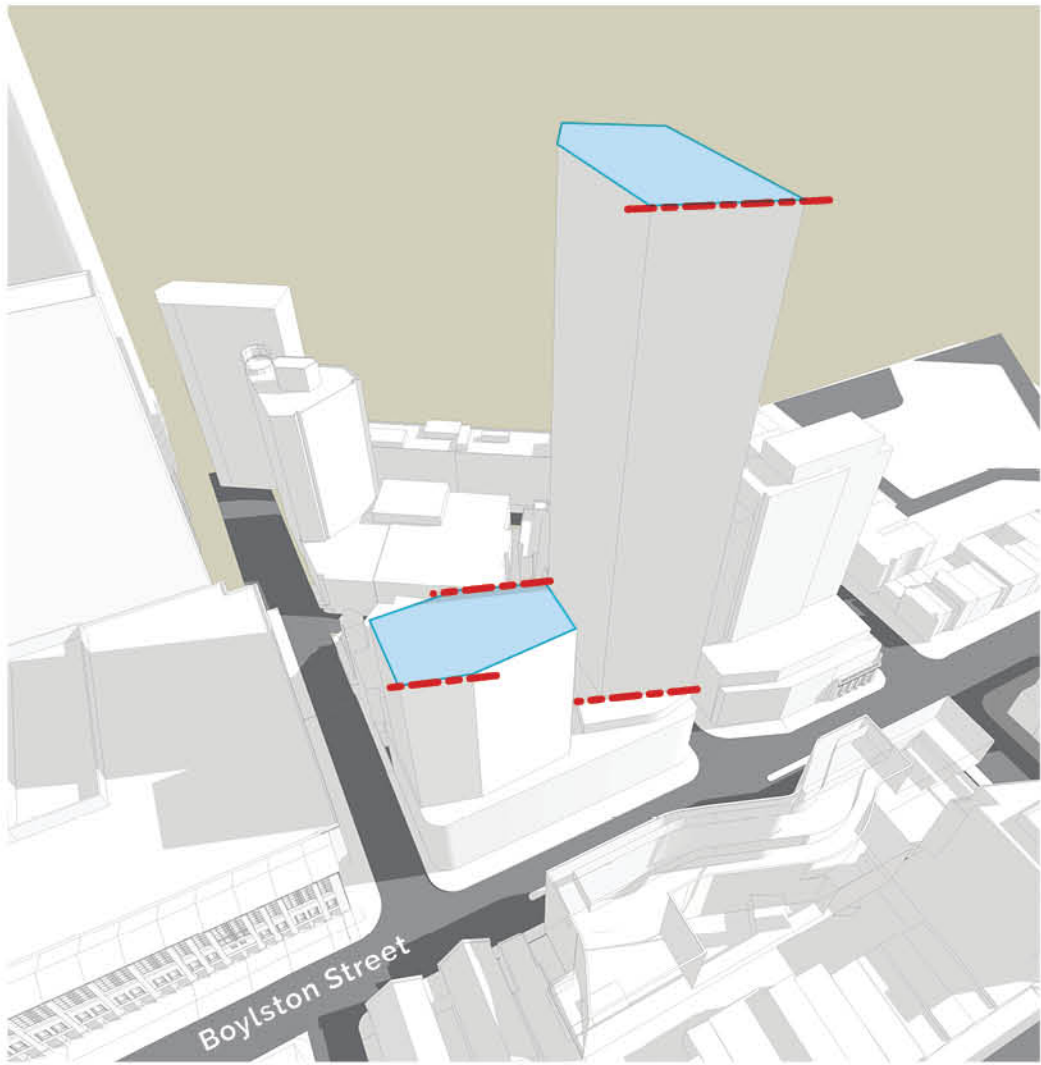
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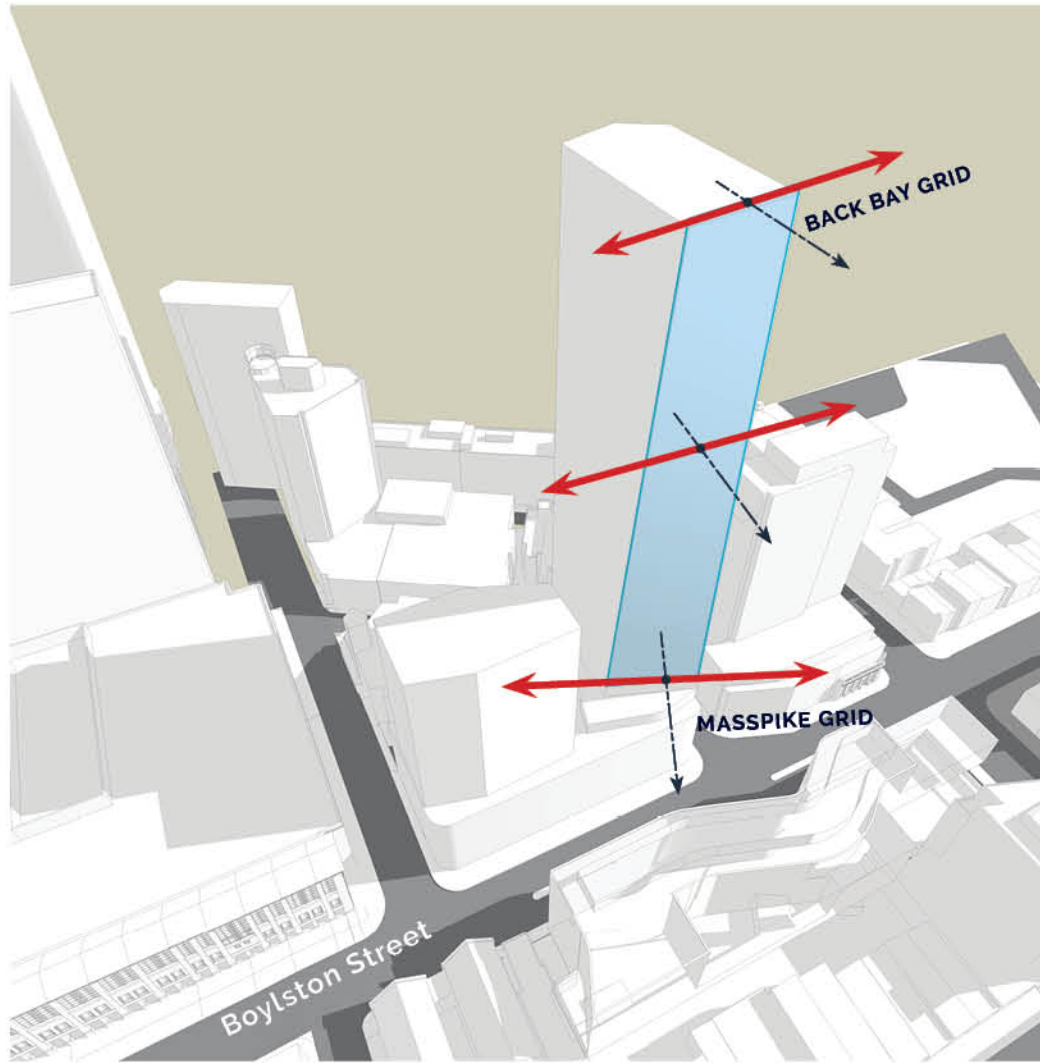
2 URBAN STREET WALL



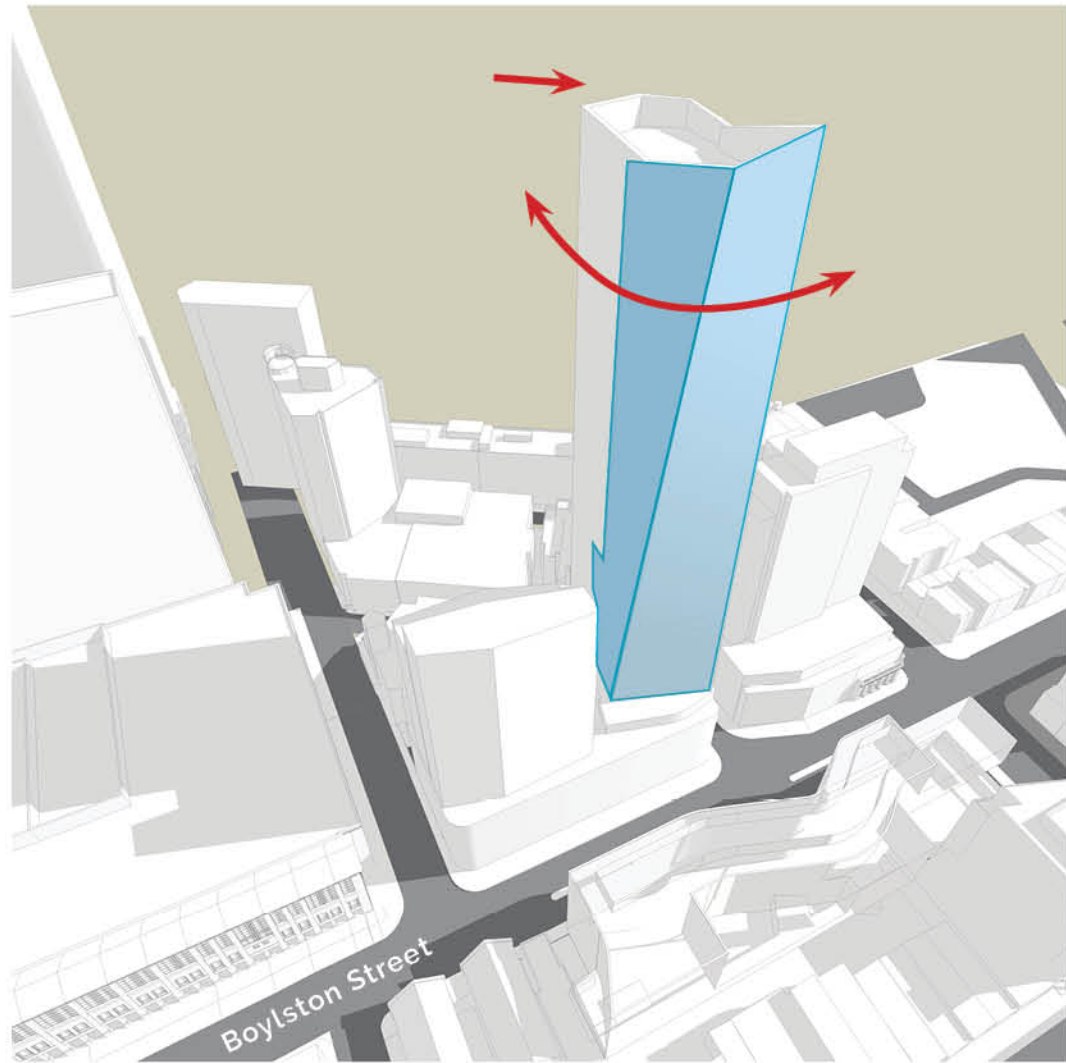
3 FOOTPRINTS



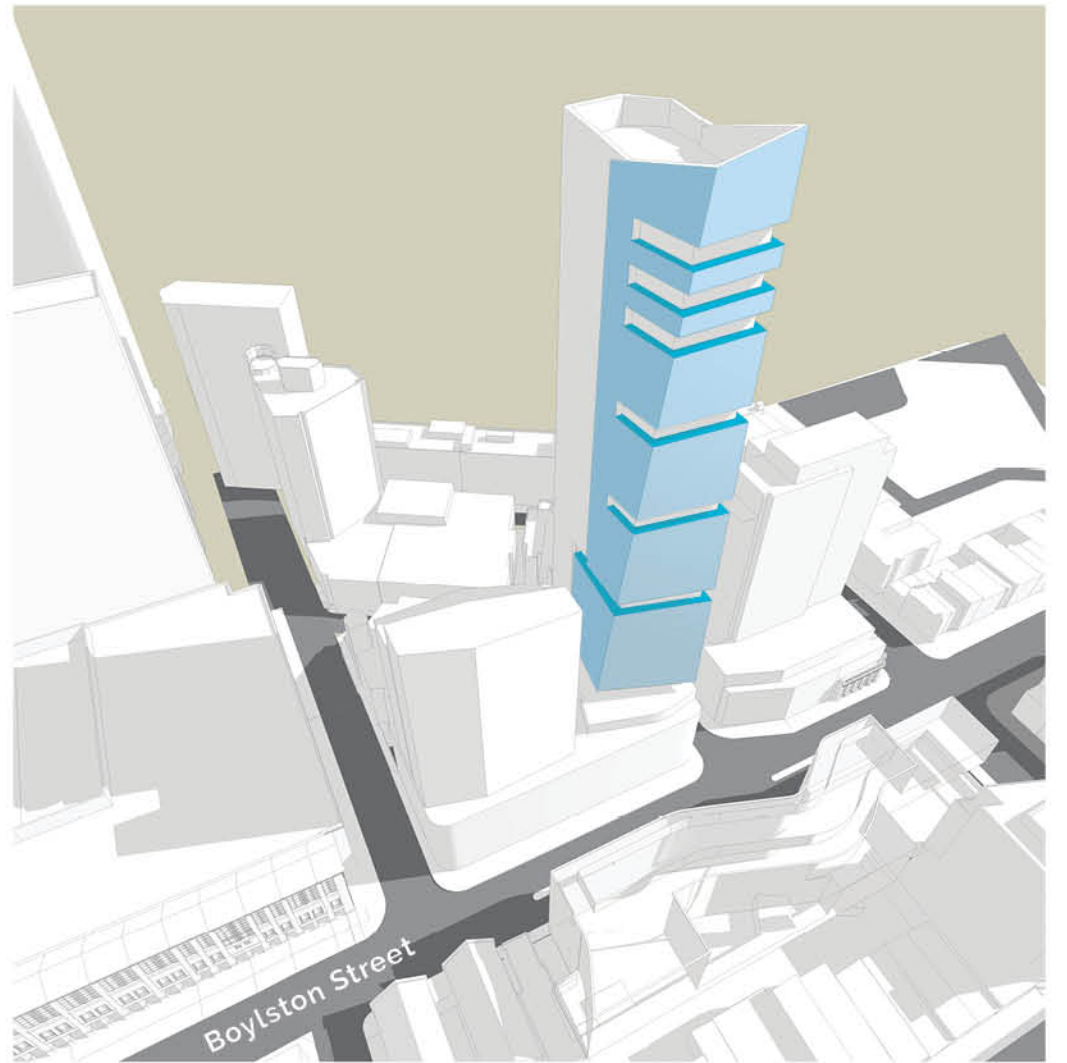
4 EXTRUDED FORMS



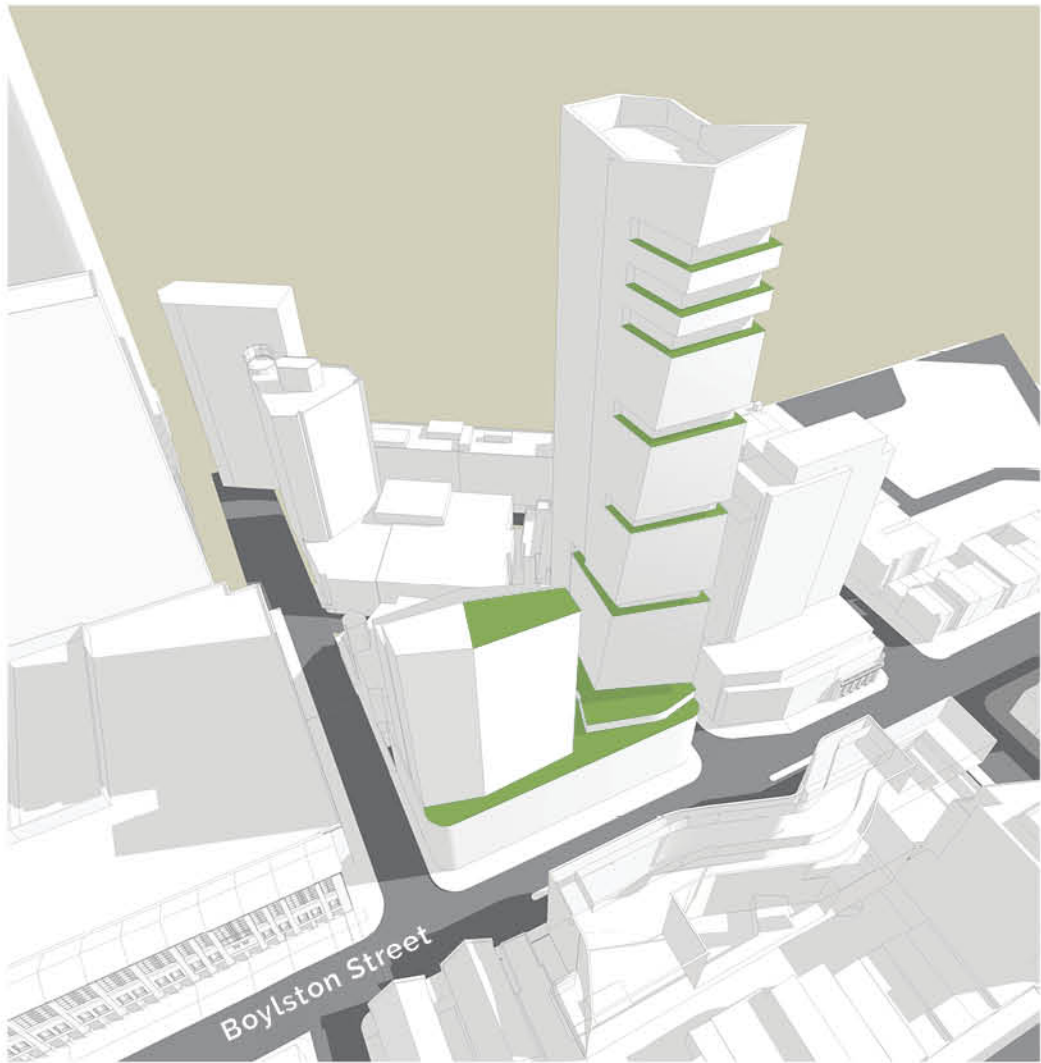
5 FACADE ROTATION



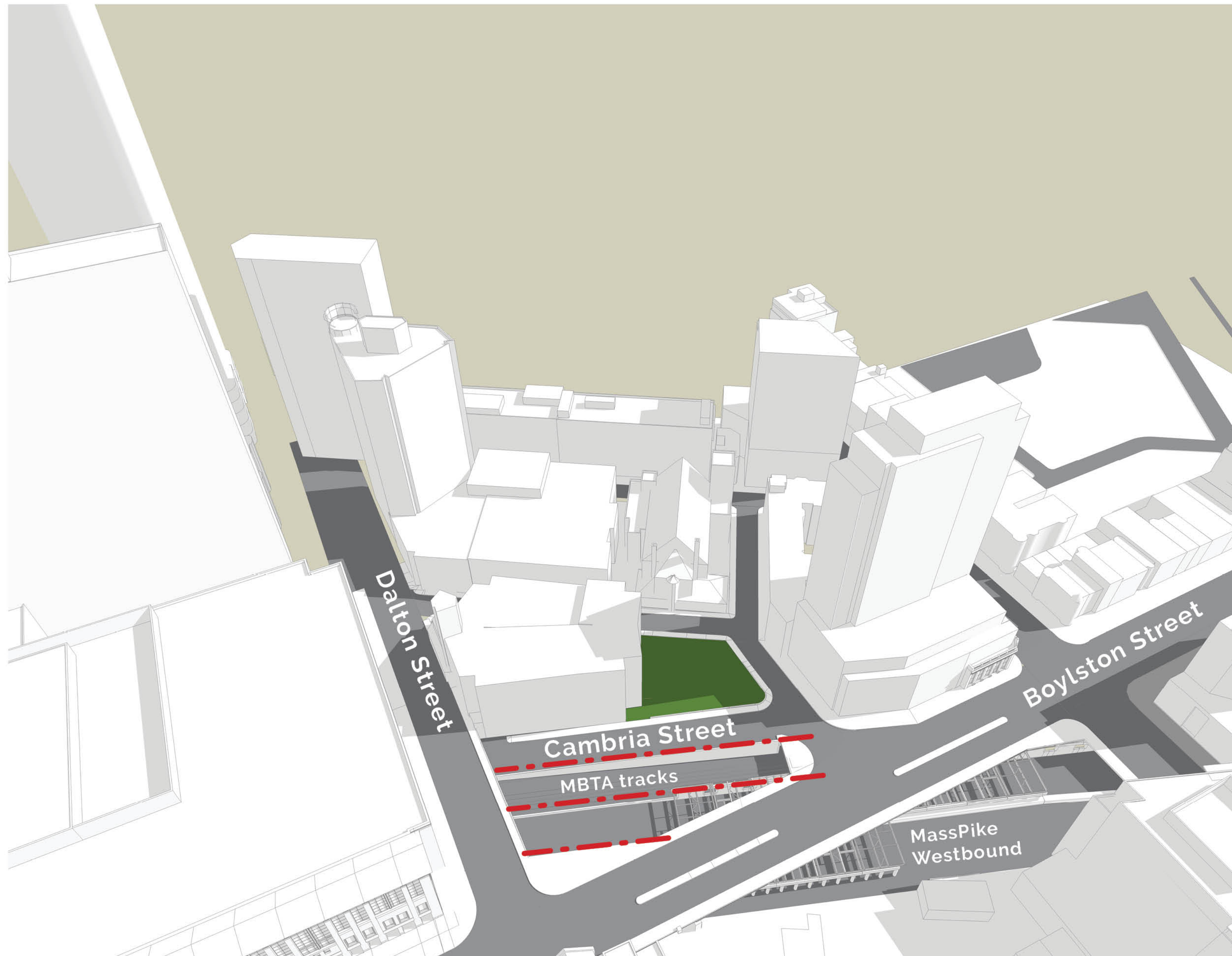
6 TWISTED FORM

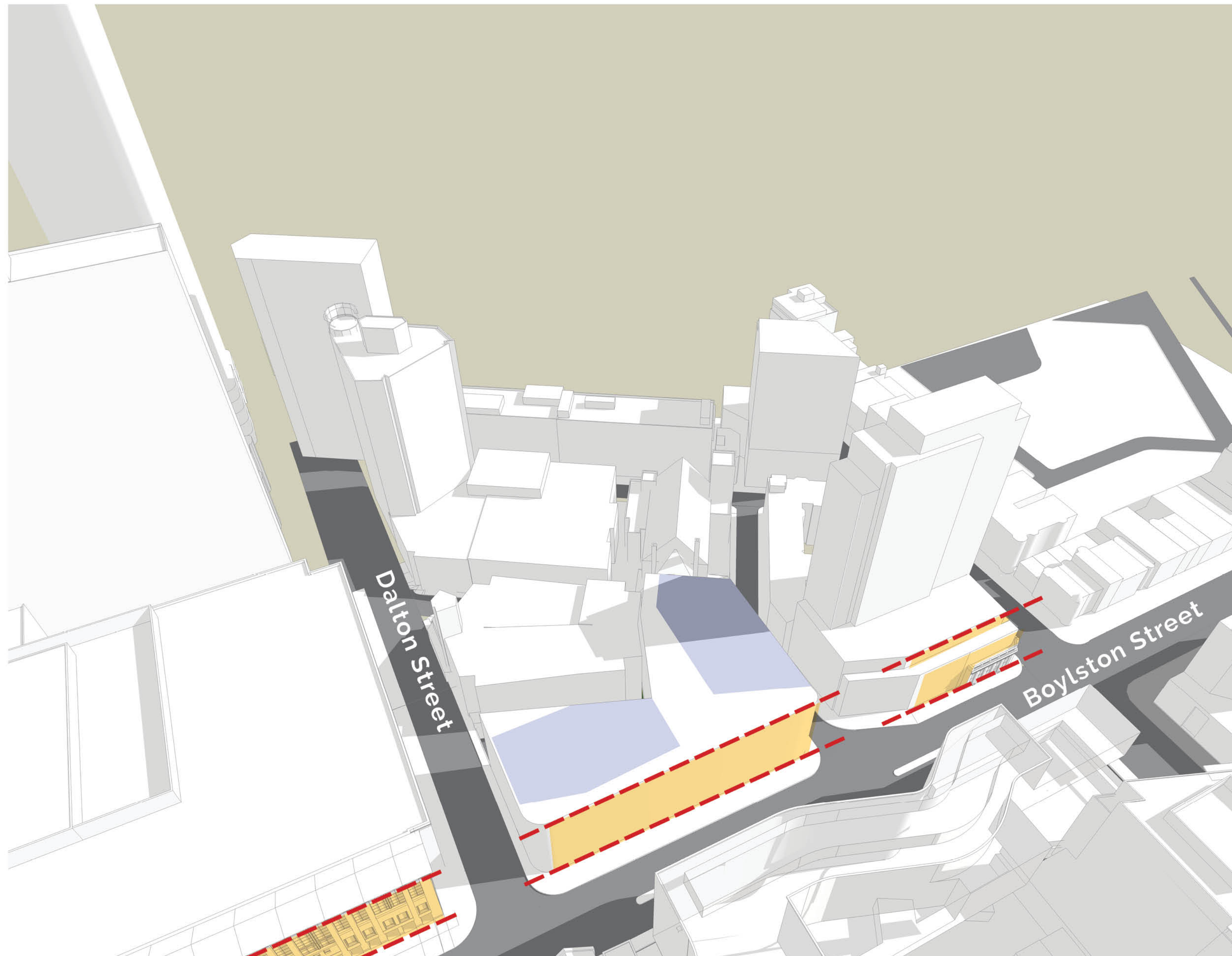


7 BALCONIES



8 GREEN



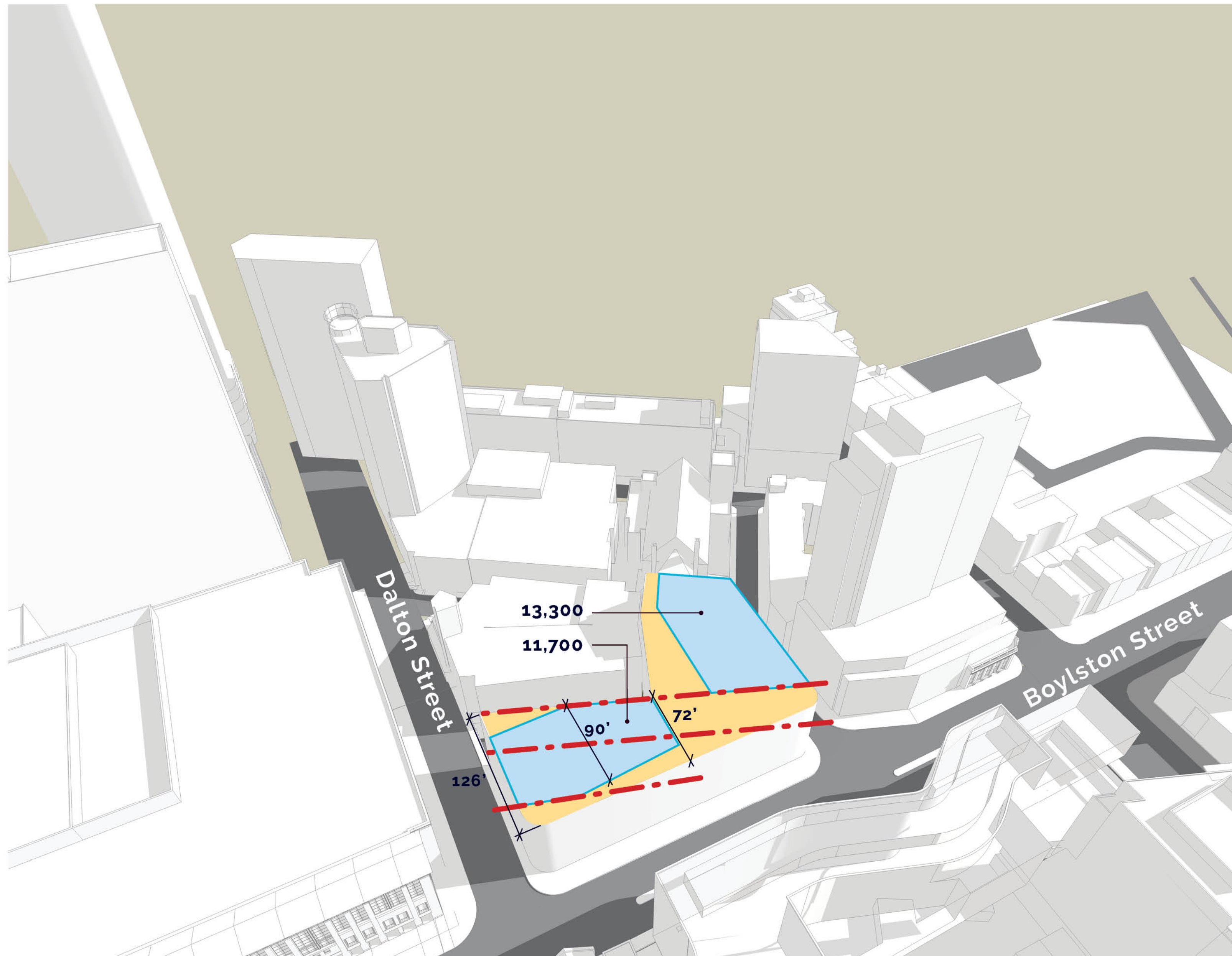


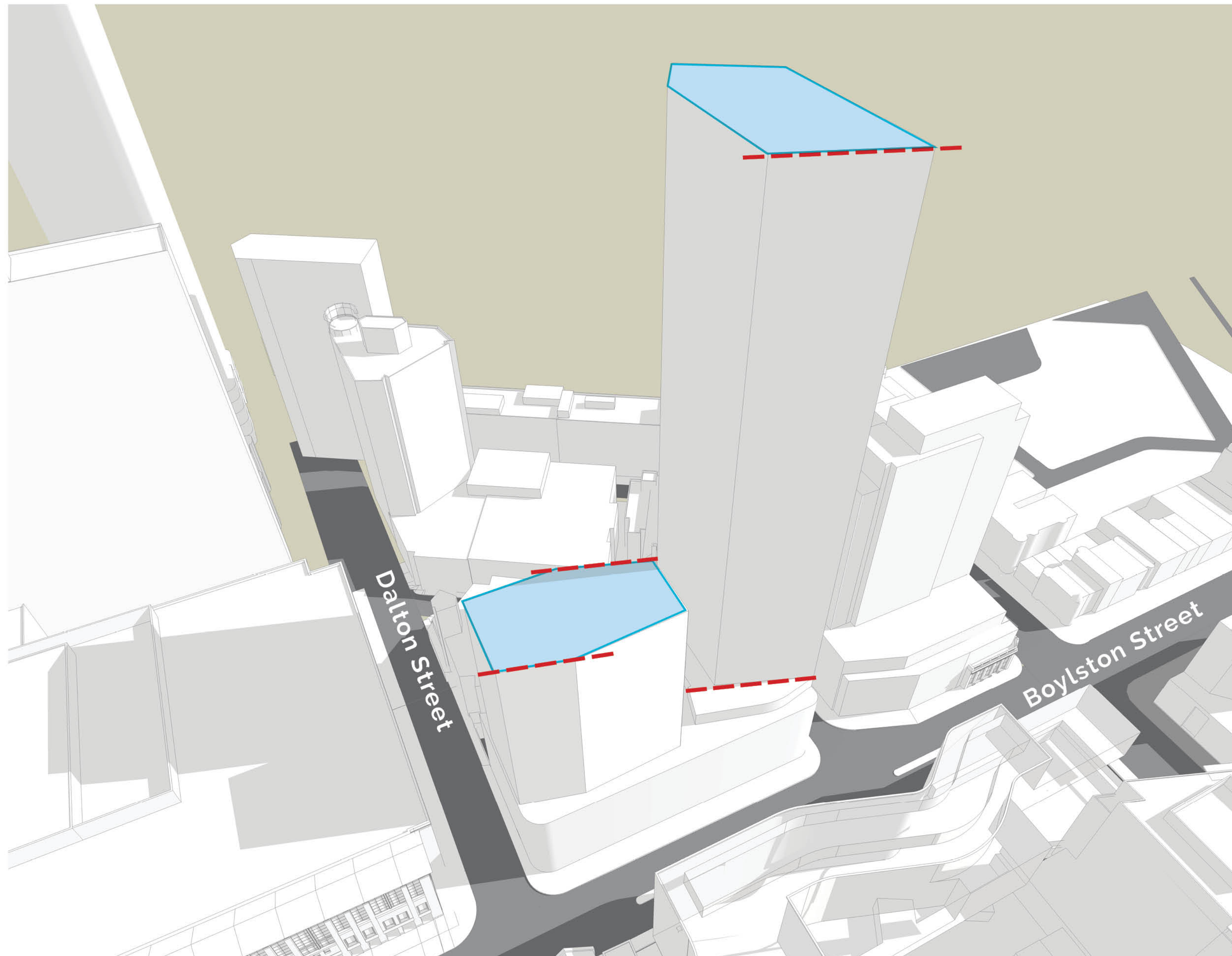
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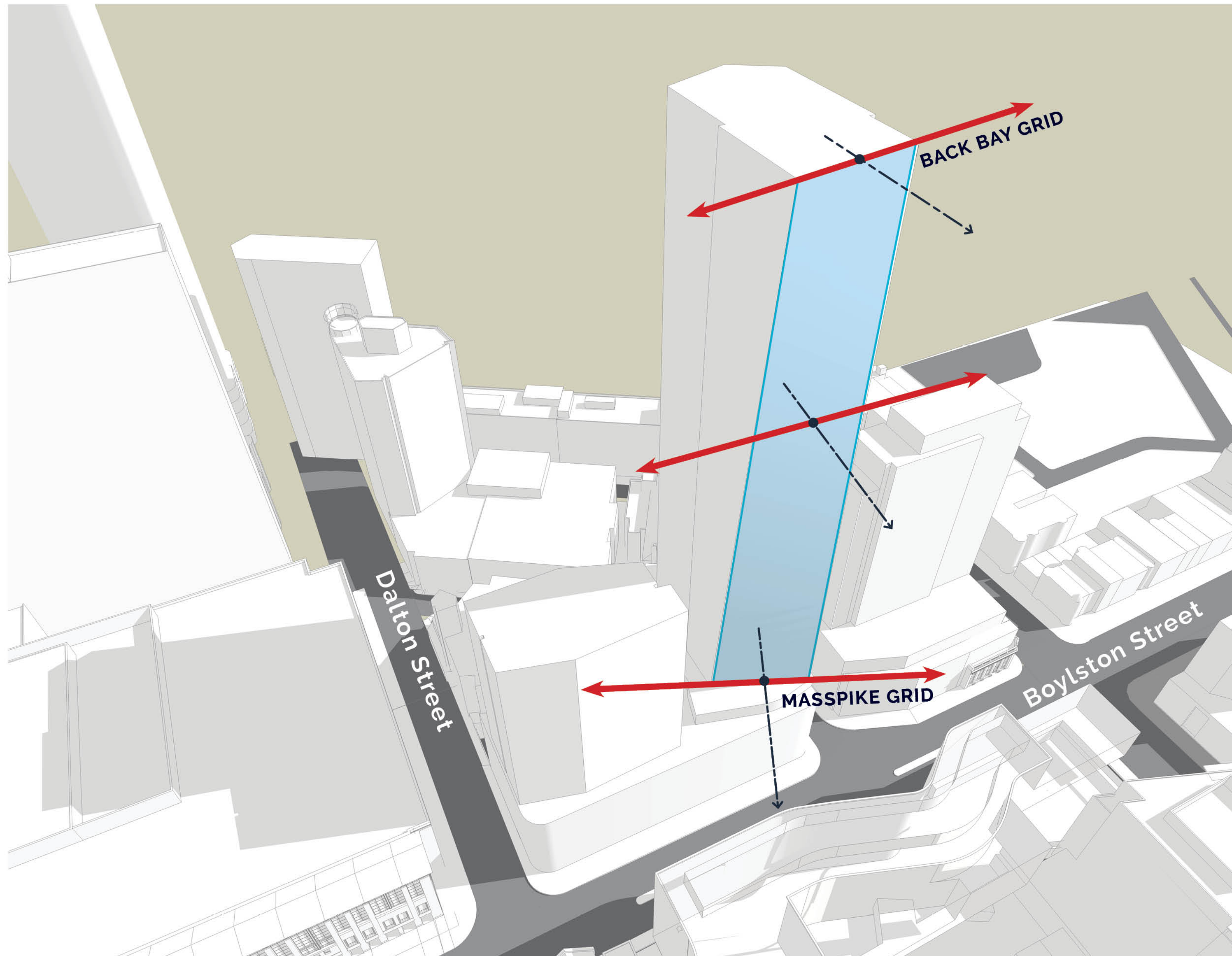
URBAN STREET WALL

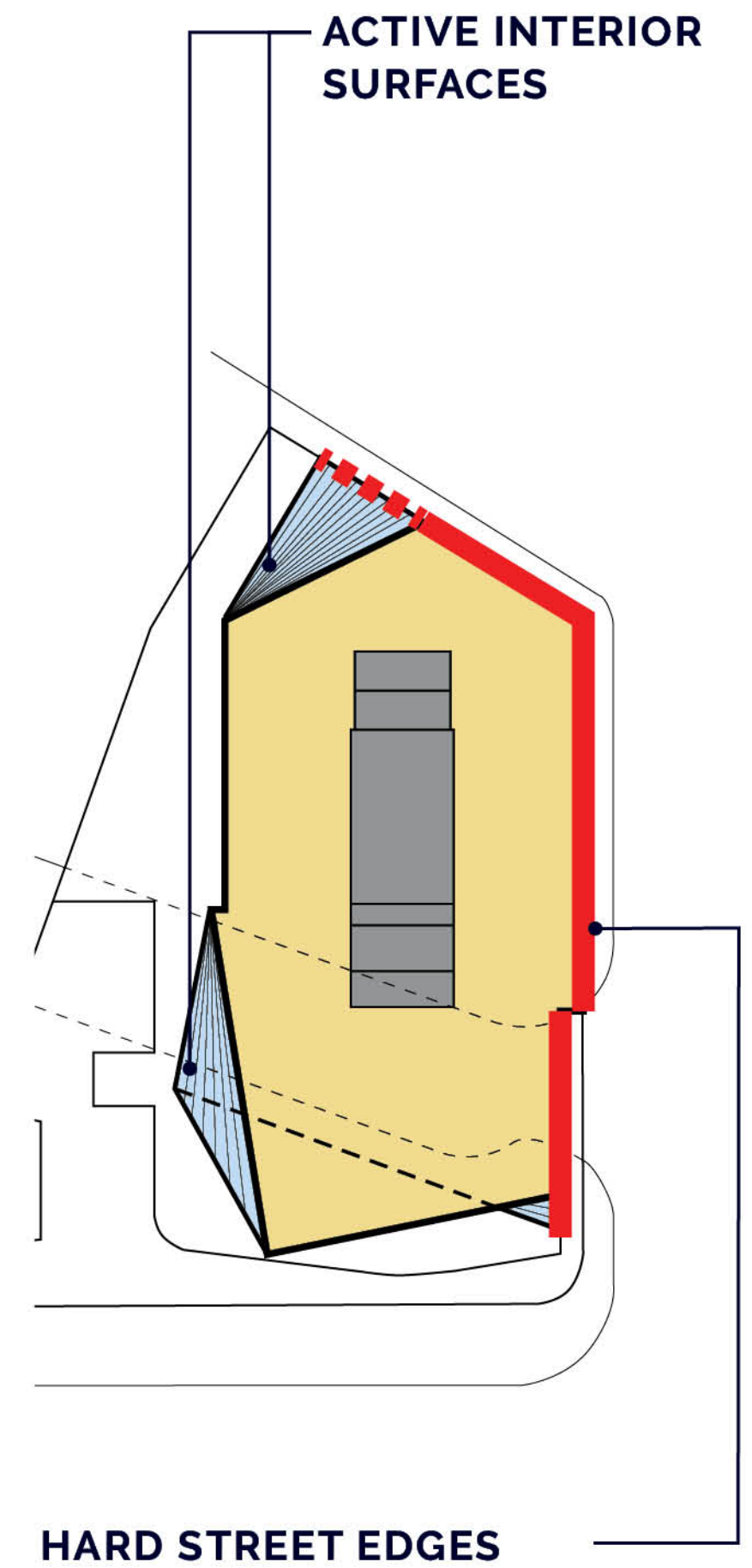
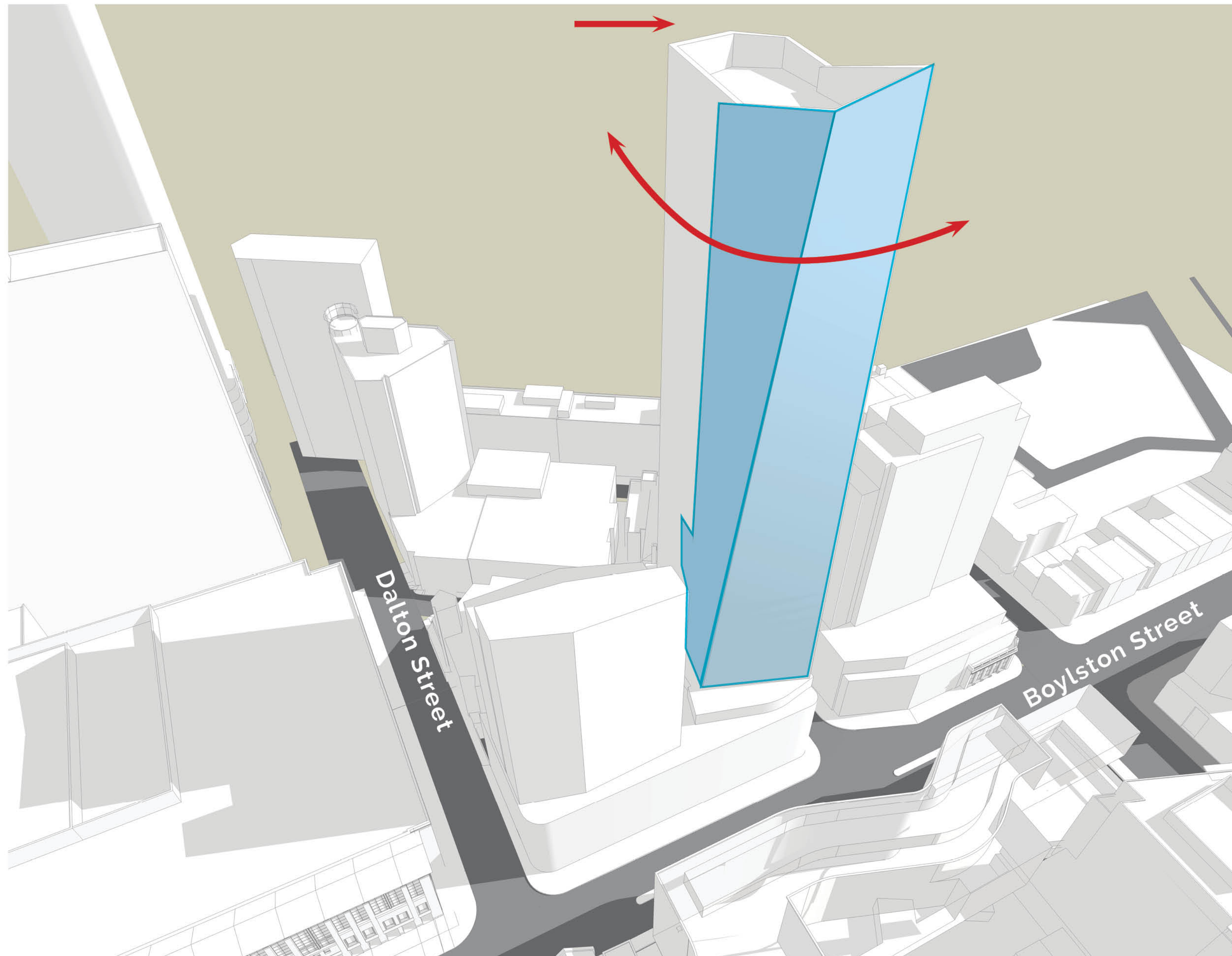
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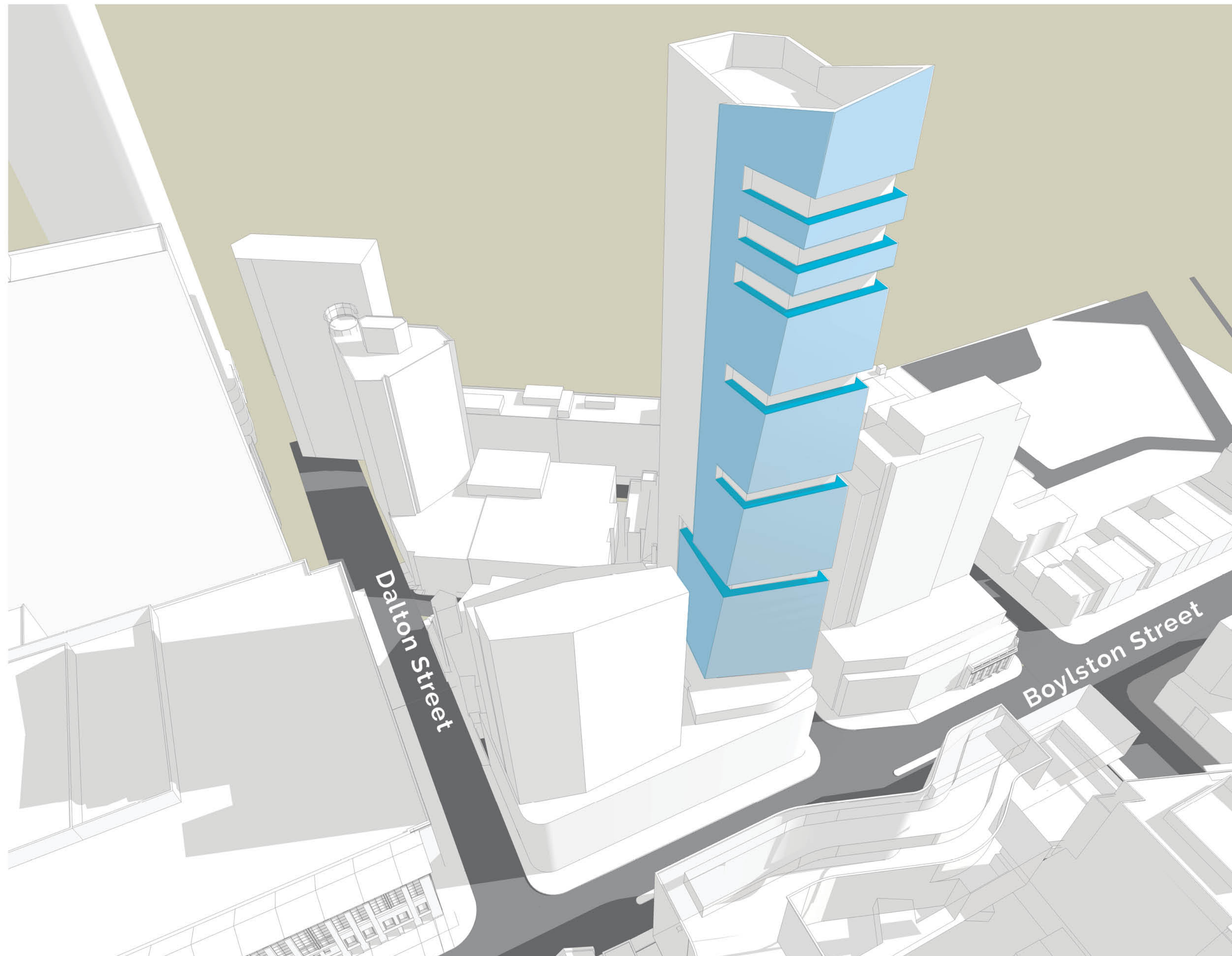
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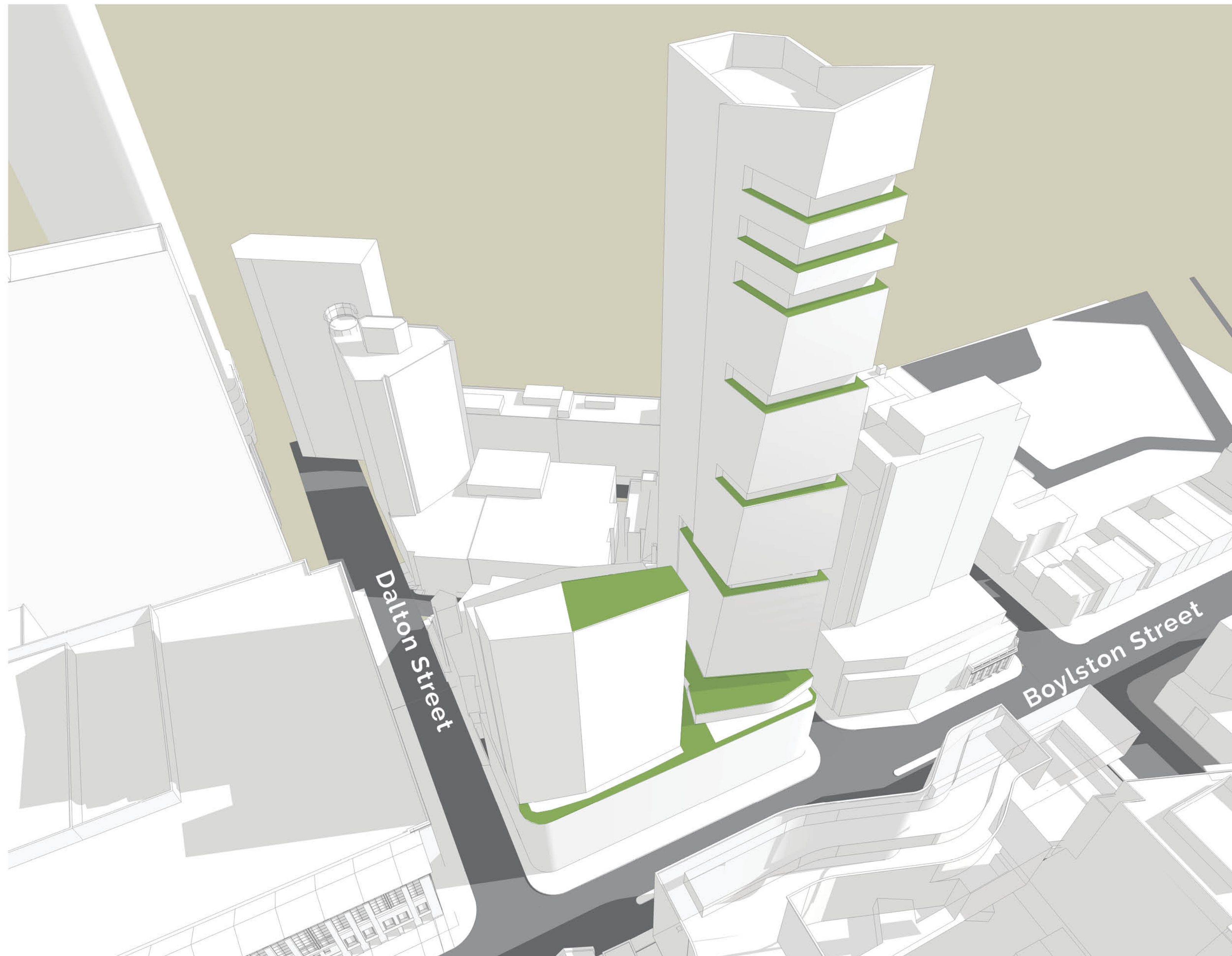


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BALCONIES

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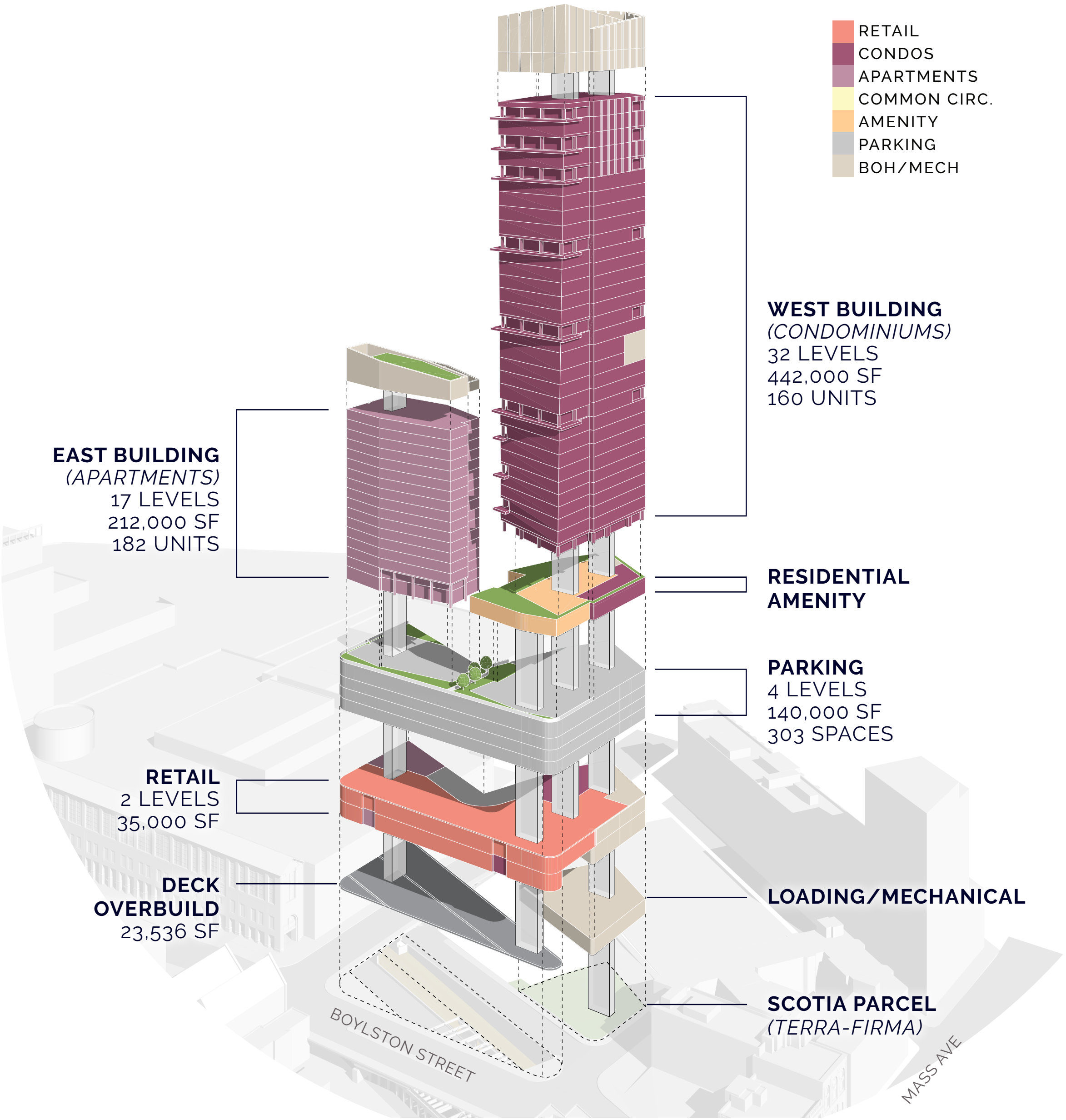
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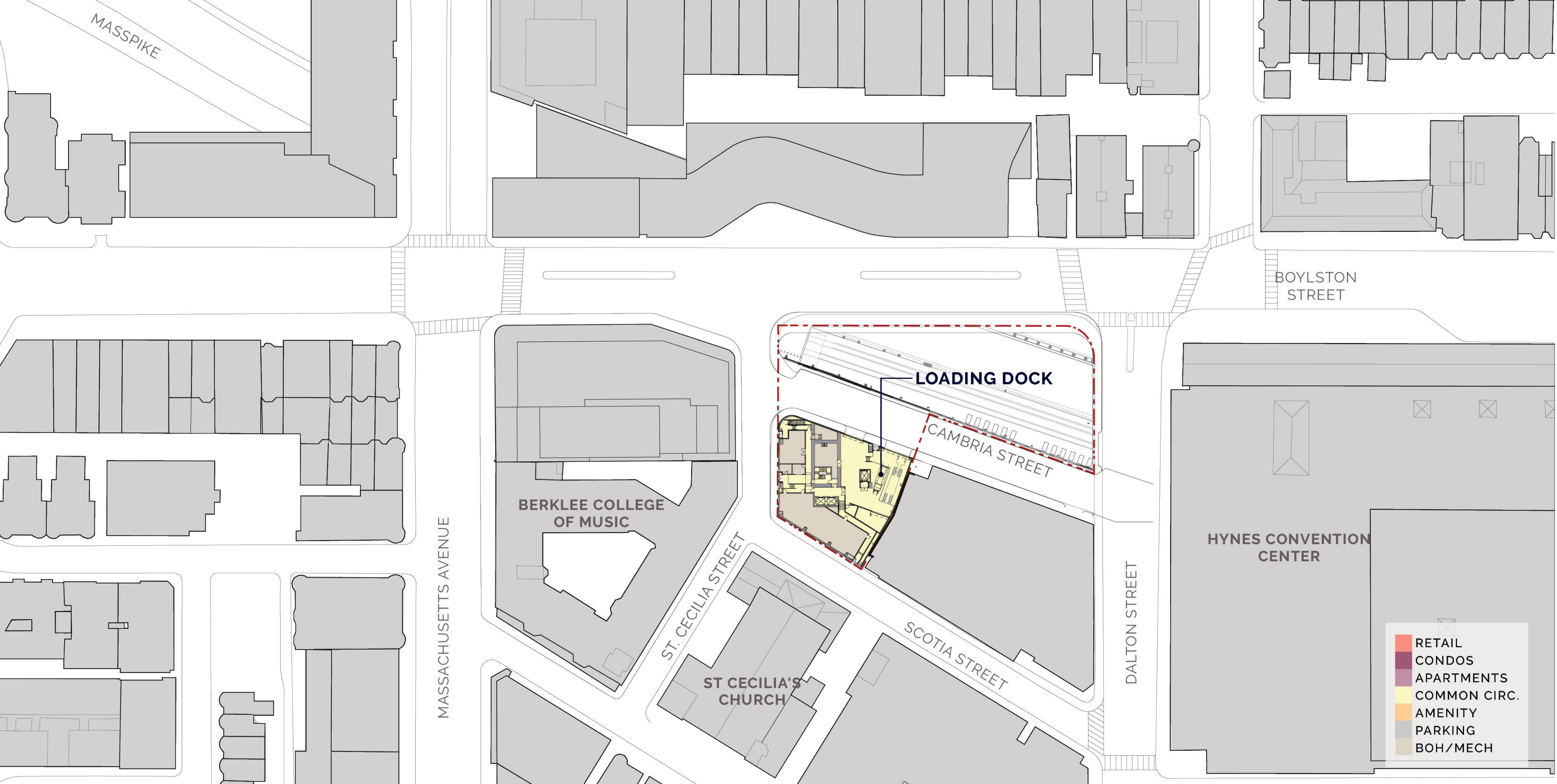
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KEY STATISTICS			
	WEST BUILDING	EAST BUILDING	TOTAL
Stories	40	24	
Height top of Residential	566 FT	283 FT	
Condominium Units	160		160
Apartment Units		182	182
Parking Spaces			303

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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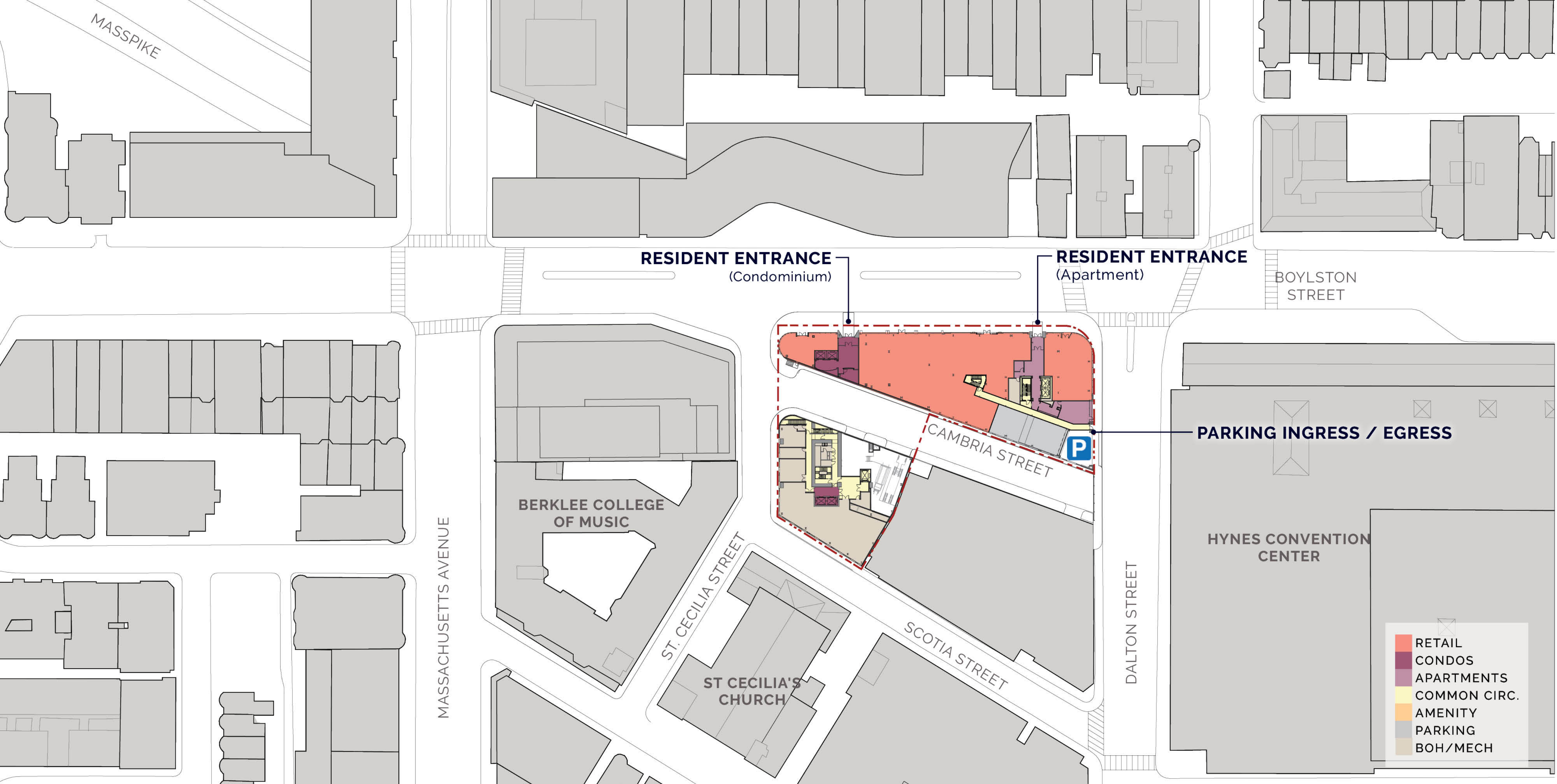
LOWER LEVEL PLAN

0 30 60 120



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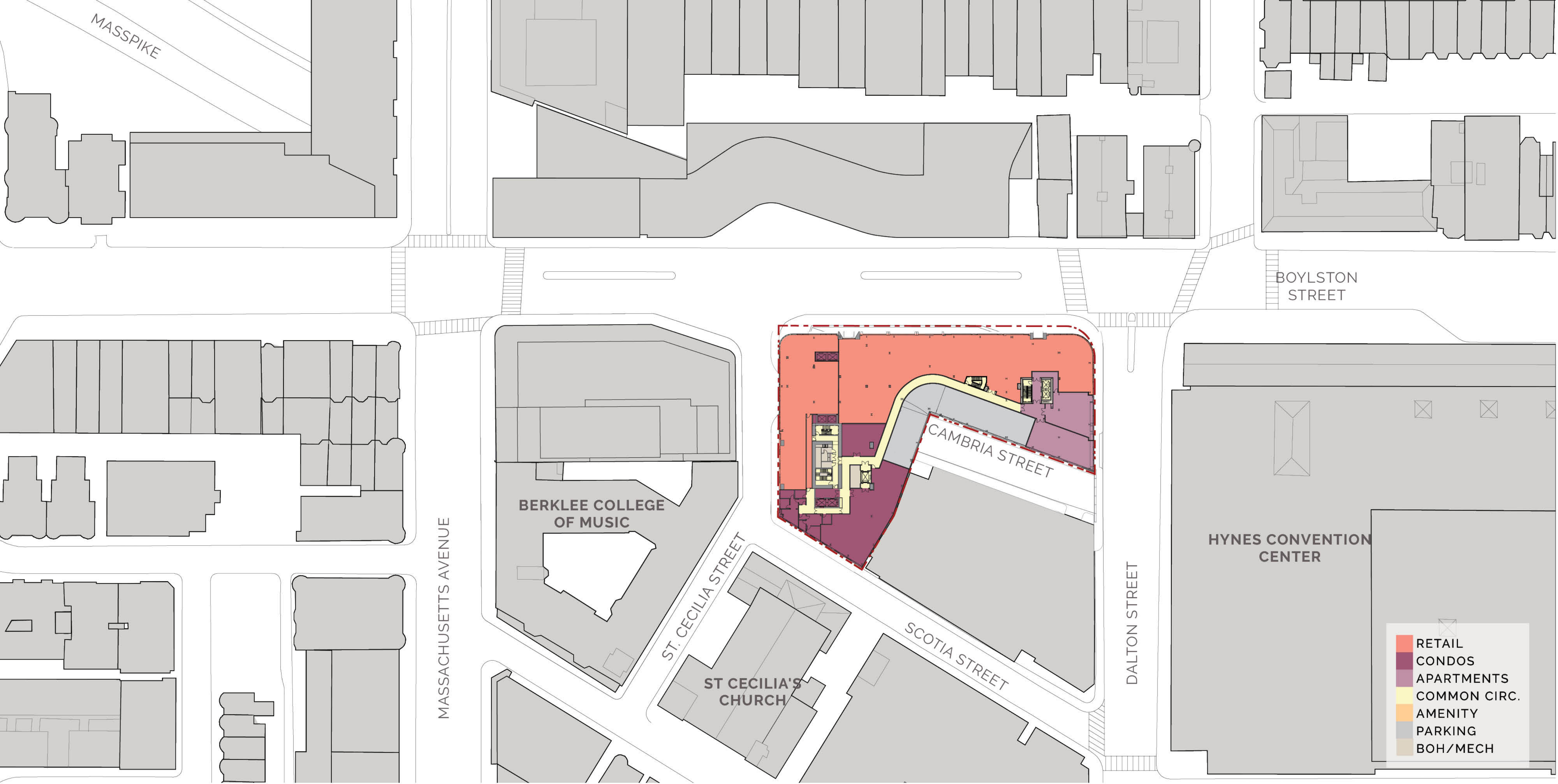
FIRST FLOOR PLAN

0 30 60 120



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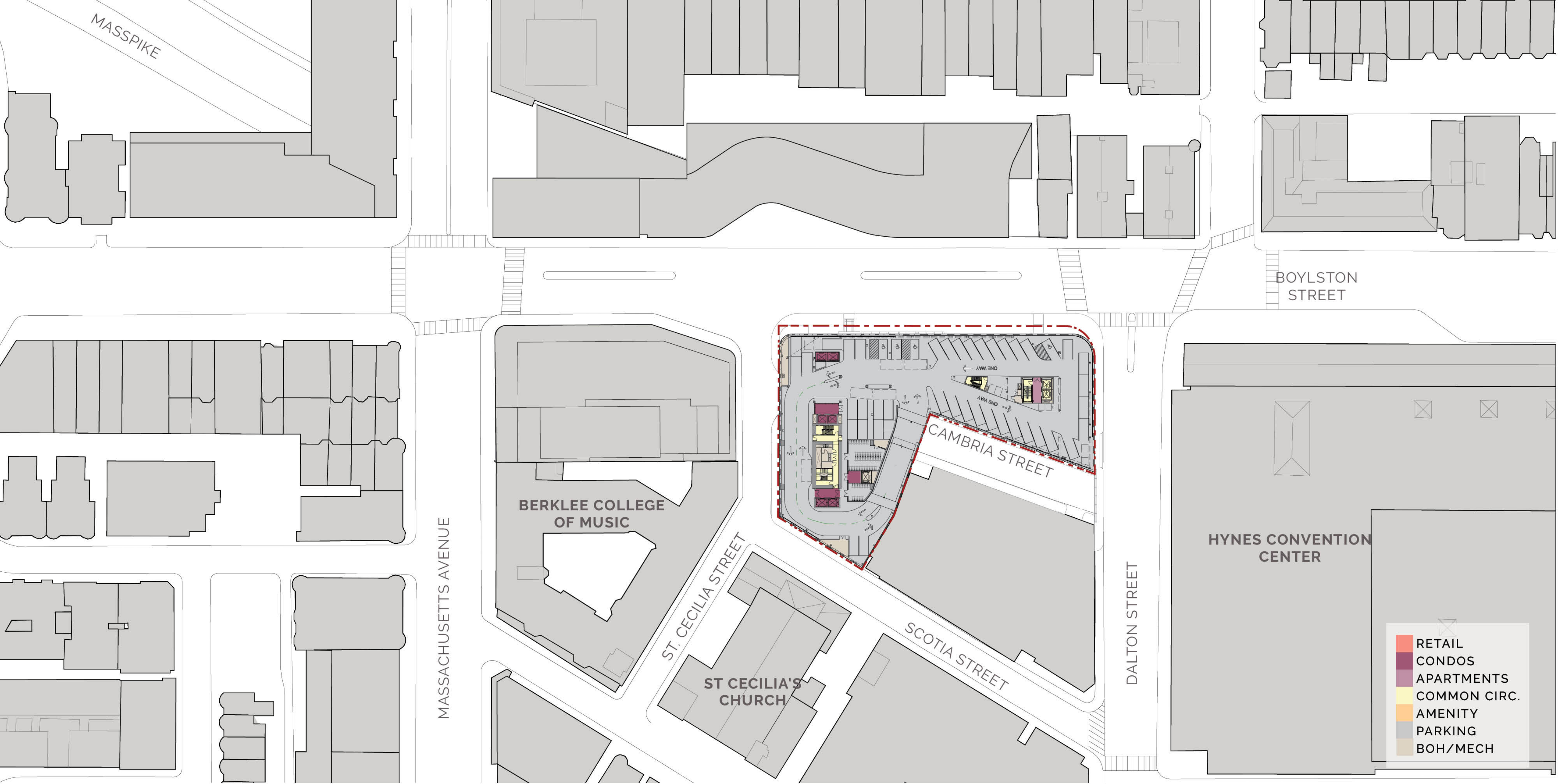
SECOND FLOOR PLAN

0 30 60 120



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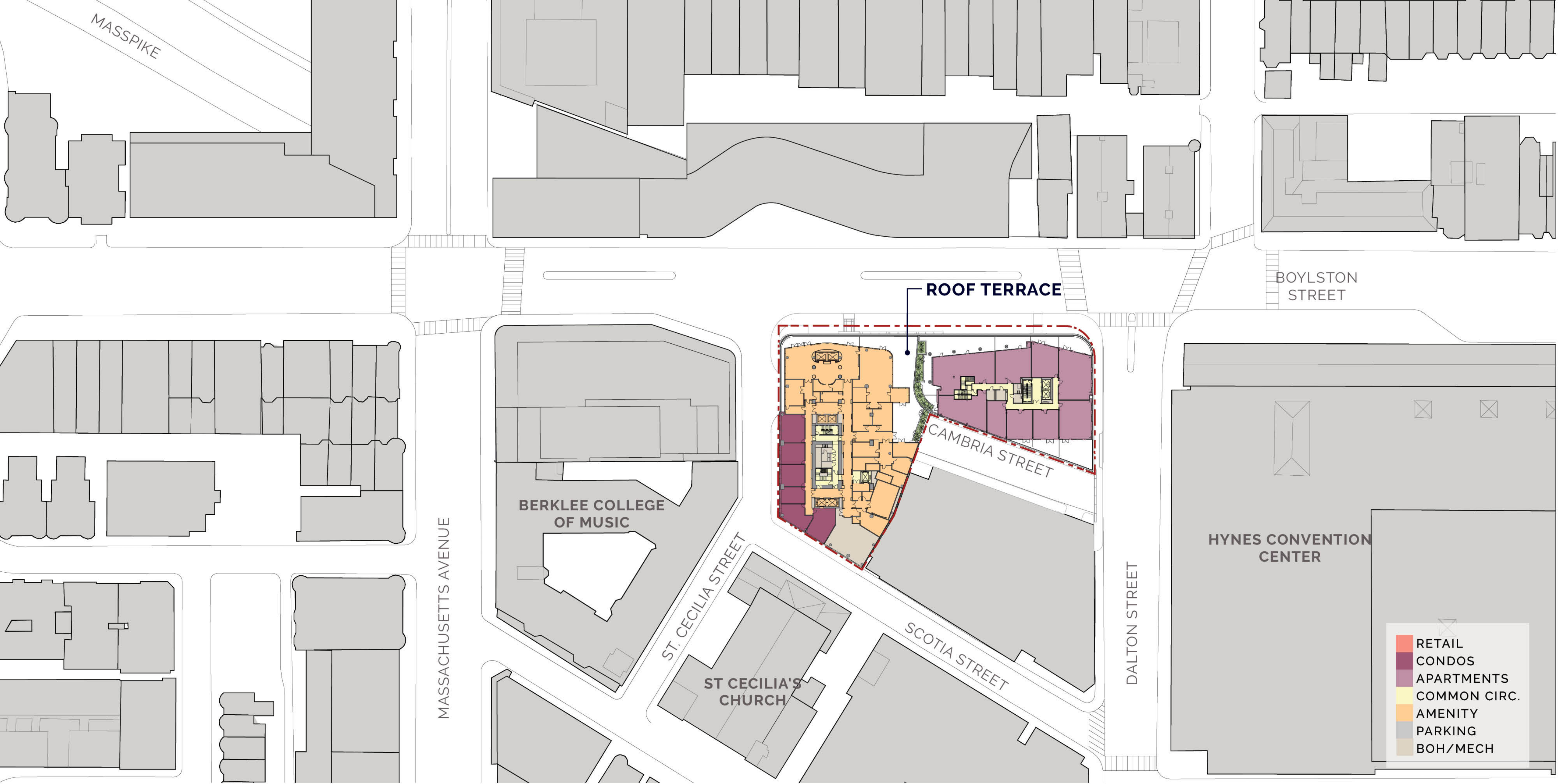
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TYPICAL PARKING PLAN



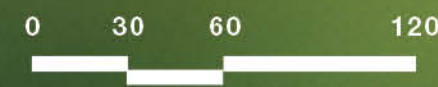
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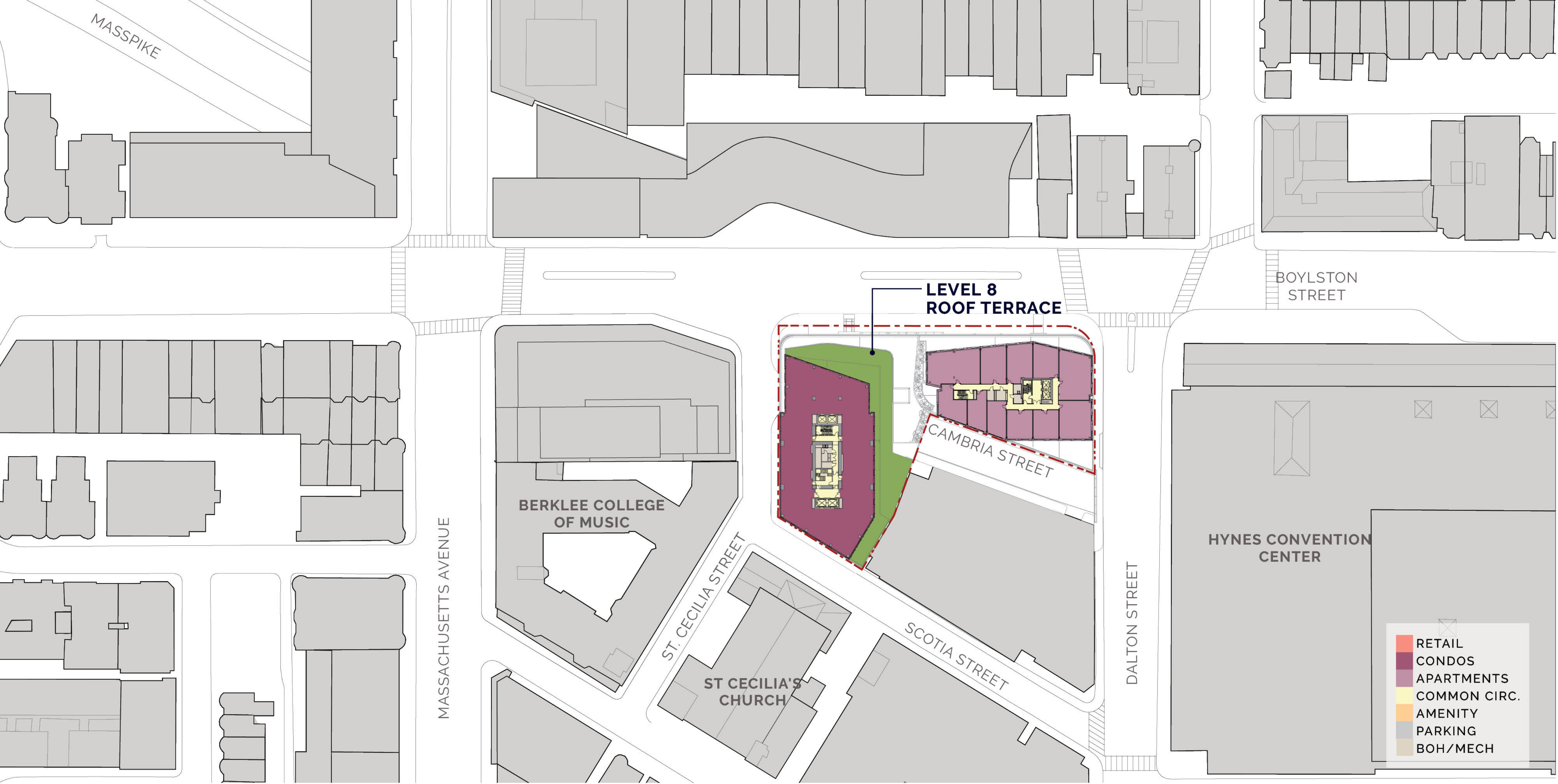
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LEVEL 7 PLAN



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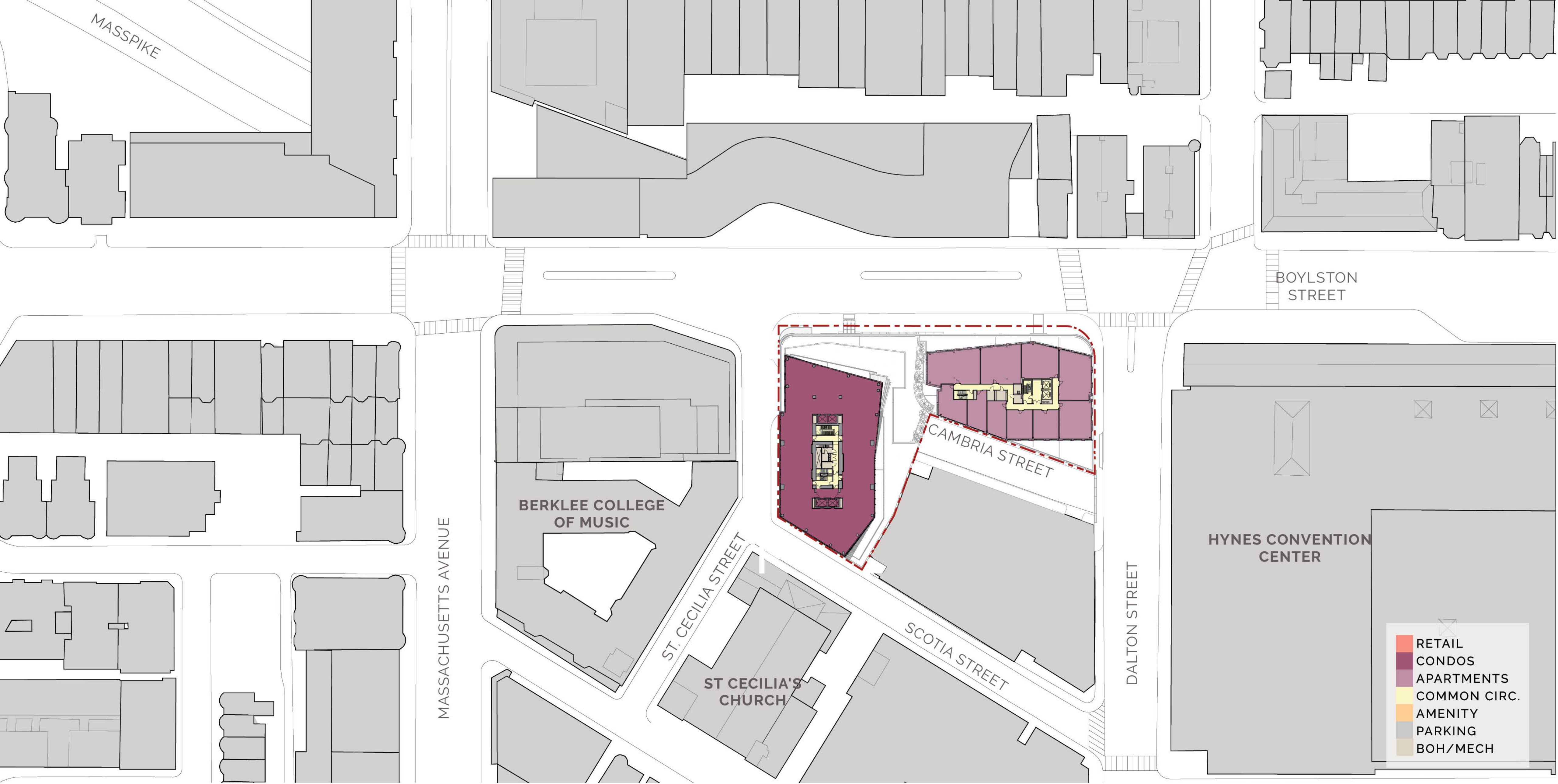
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TYPICAL FLOOR PLAN - FLOORS 8-14



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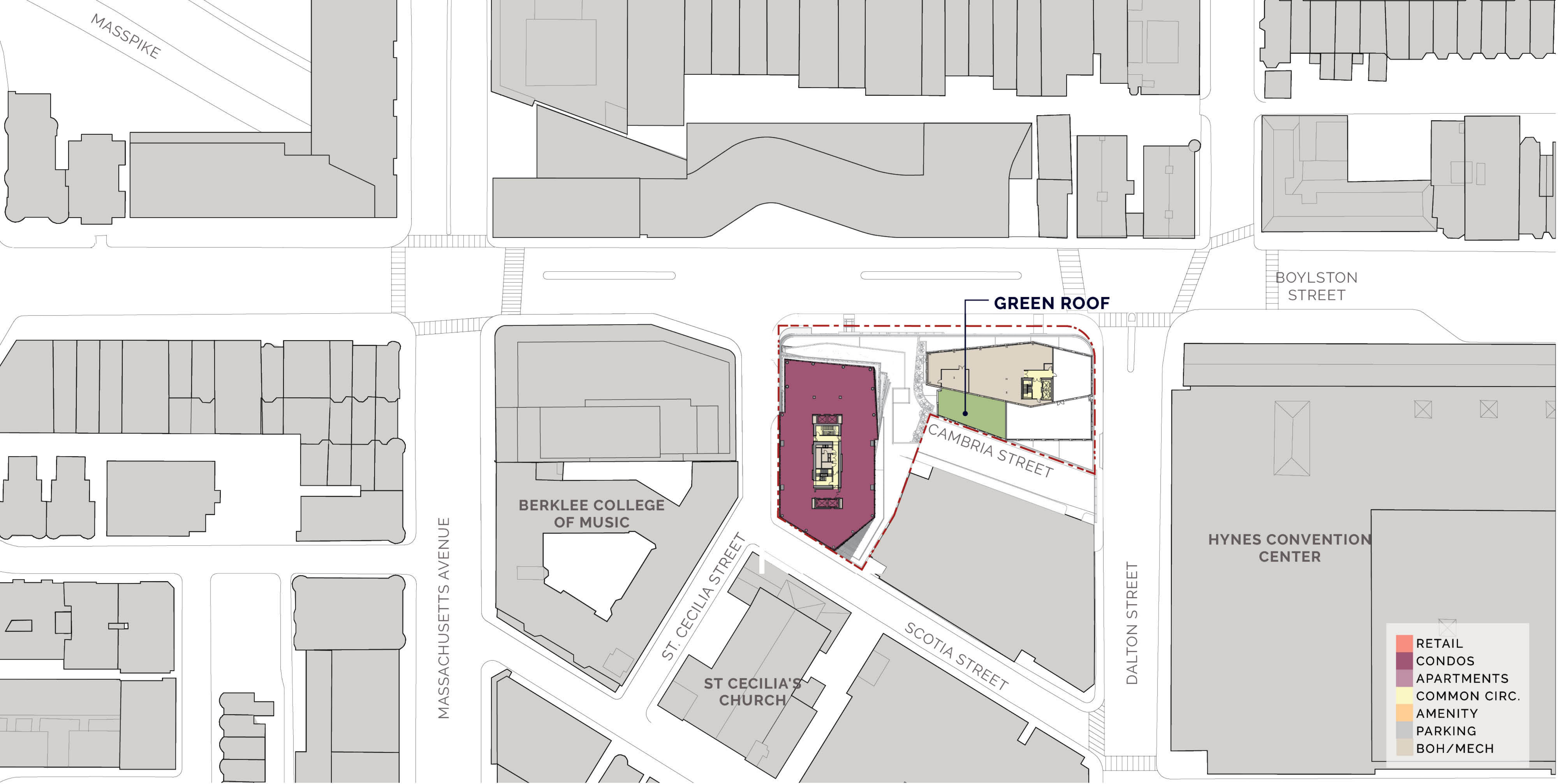
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TYPICAL FLOOR PLAN - FLOORS 15-24



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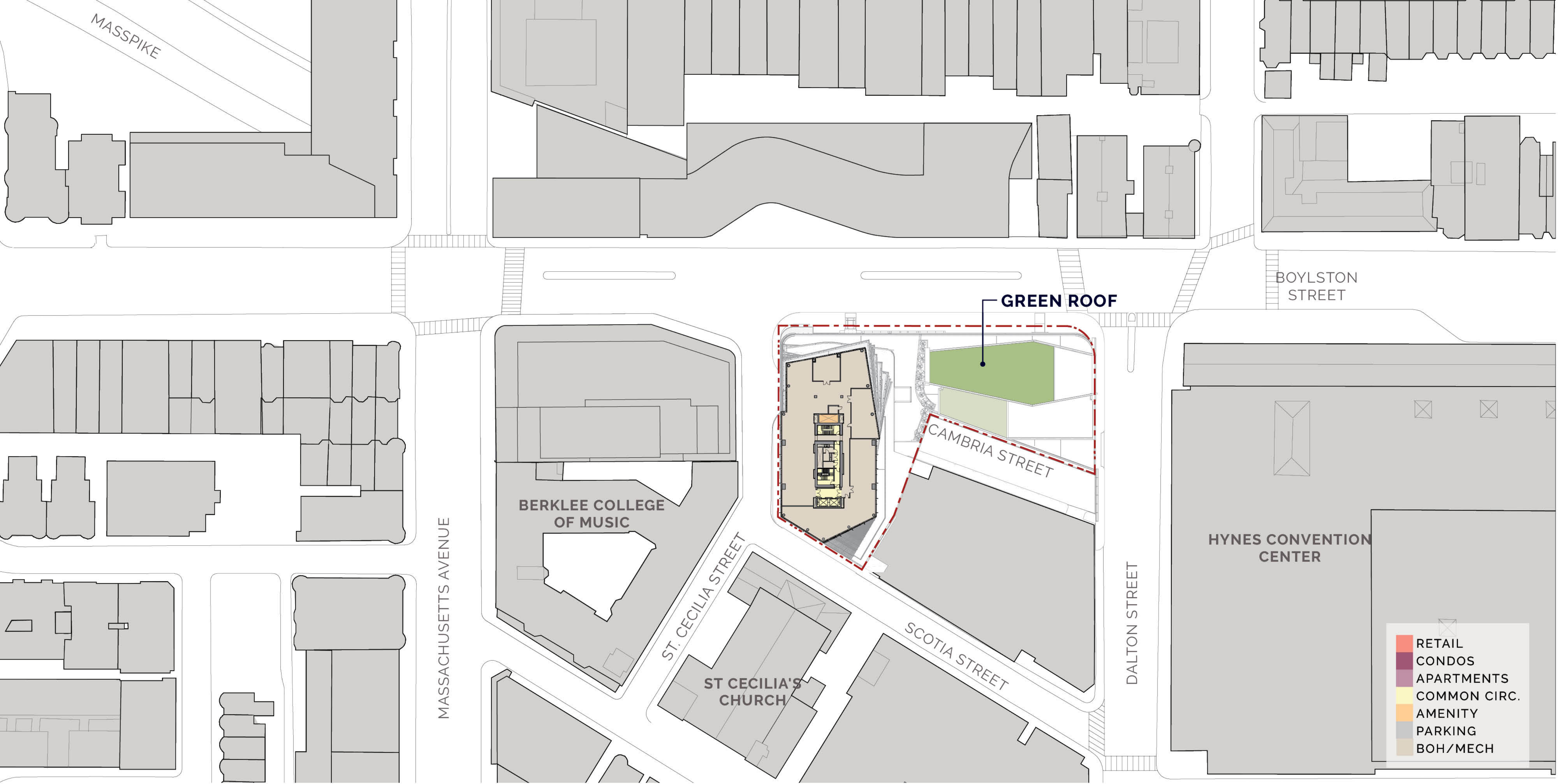
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TYPICAL FLOOR PLAN - FLOORS 25-40



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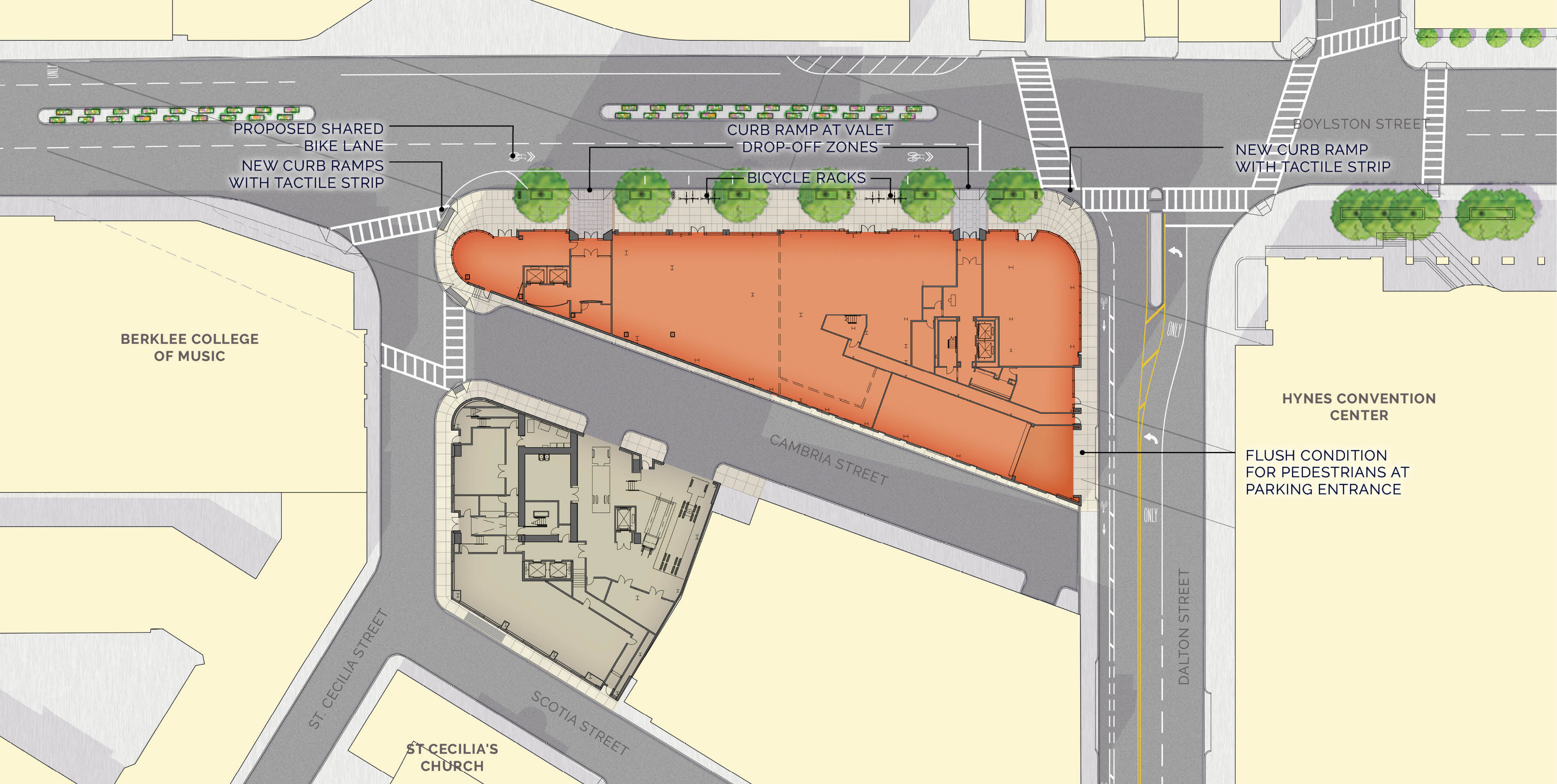
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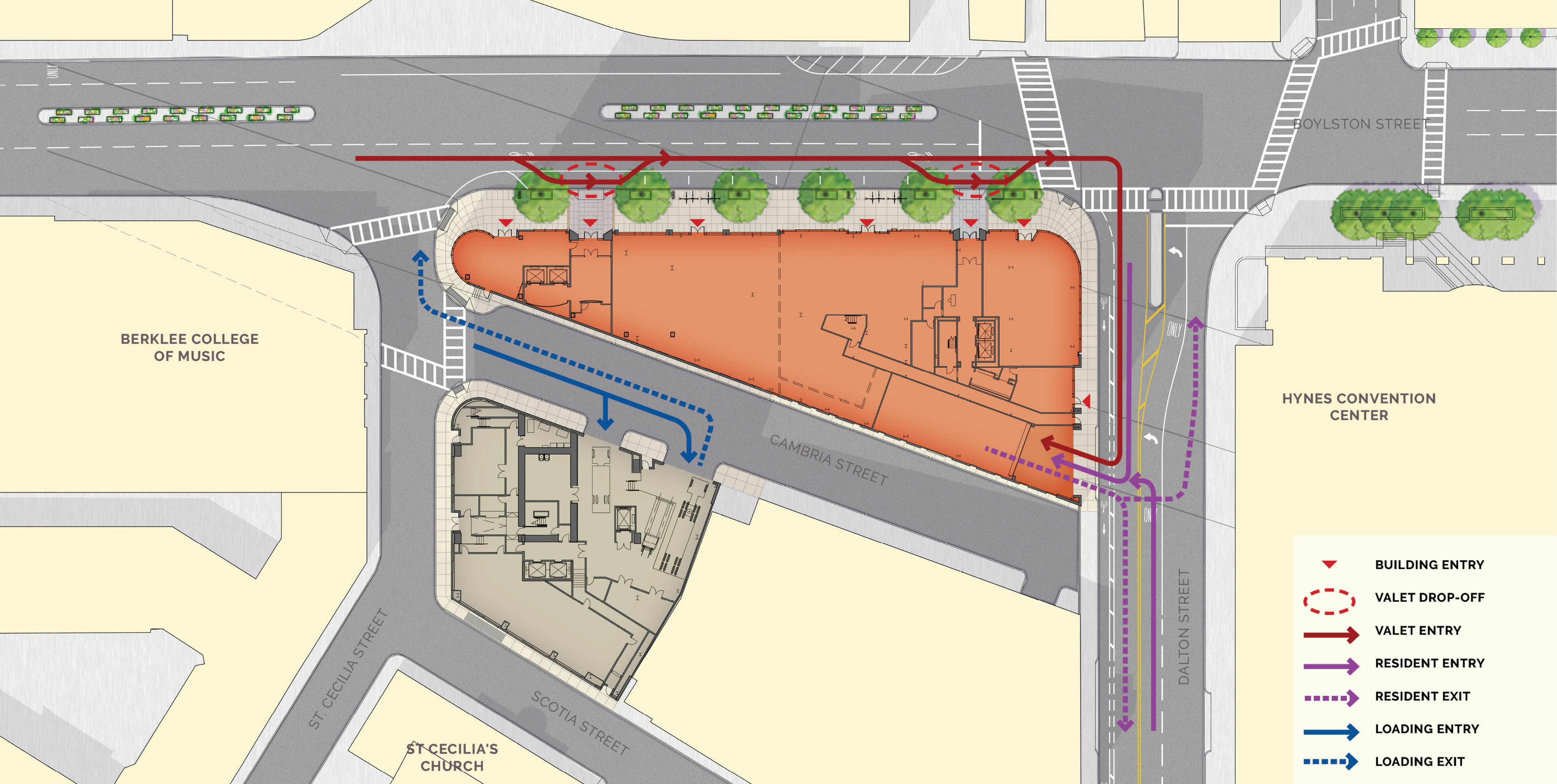
MECHANICAL PENTHOUSE PLAN










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-  **BUILDING ENTRY**
-  **VALET DROP-OFF**
-  **VALET ENTRY**
-  **RESIDENT ENTRY**
-  **RESIDENT EXIT**
-  **LOADING ENTRY**
-  **LOADING EXIT**



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VIEW FROM THE NORTHEAST

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VIEW FROM MASSACHUSETTS AVENUE

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PEDESTRIAN VIEW FROM BOYLSTON

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VIEW FROM BOYLSTON & CLARENDON STREET
(COPLEY PLAZA)

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**VIEW FROM COMMONWEALTH AVENUE AND
FAIRFIELD STREET**

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VIEW FROM MASSACHUSETTS AVENUE BRIDGE

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**VIEW FROM COMMONWEALTH AVENUE
(KENMORE SQUARE)**

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**VIEW FROM CLEMENTE FIELD
(THE FENS)**

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VIEW FROM HUNTINGTON AVENUE
(CHRISTIAN SCIENCE CENTER)

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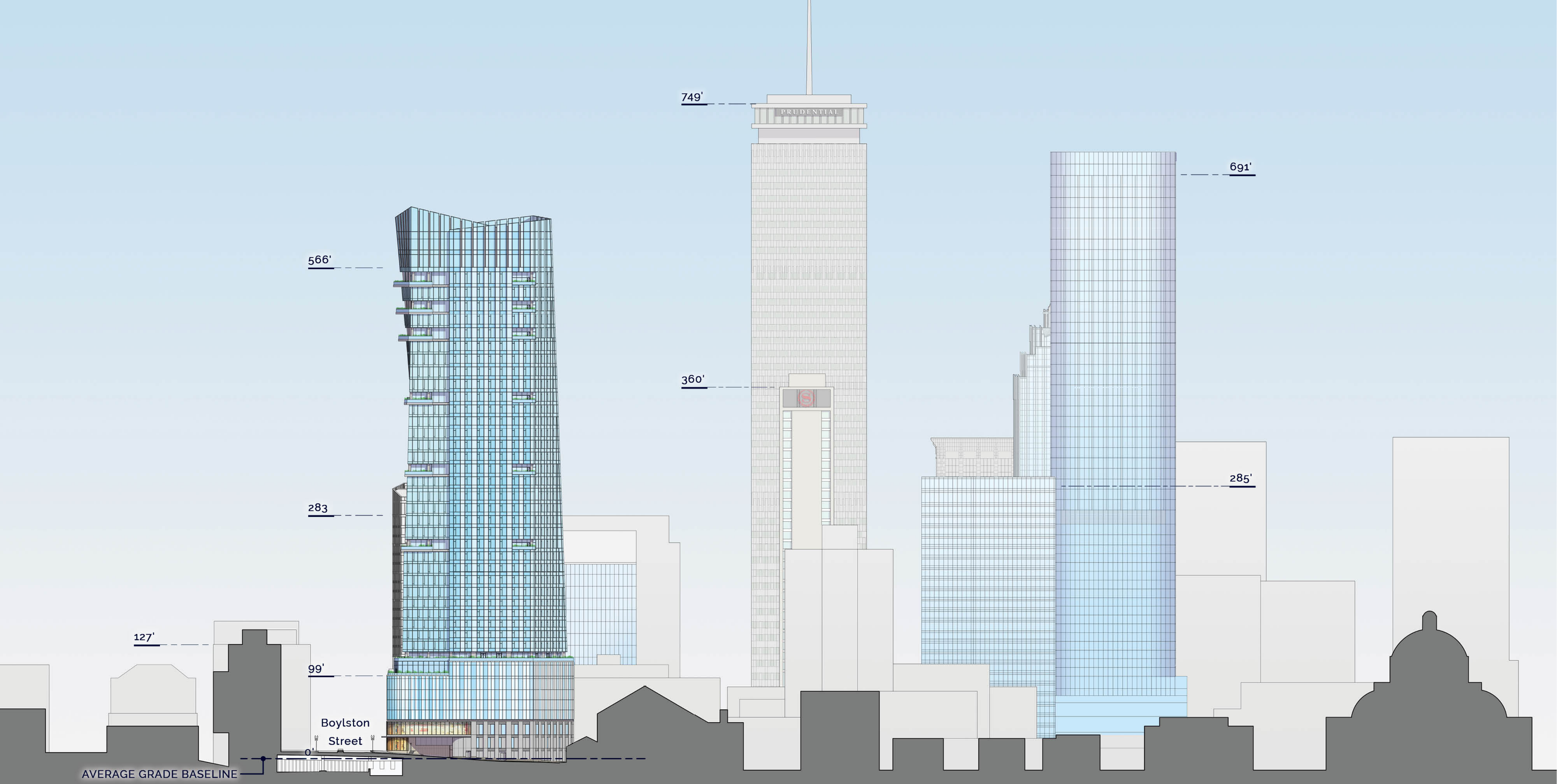


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NORTH ELEVATION | BOYLSTON STREET

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WEST ELEVATION | ST. CECILIA STREET

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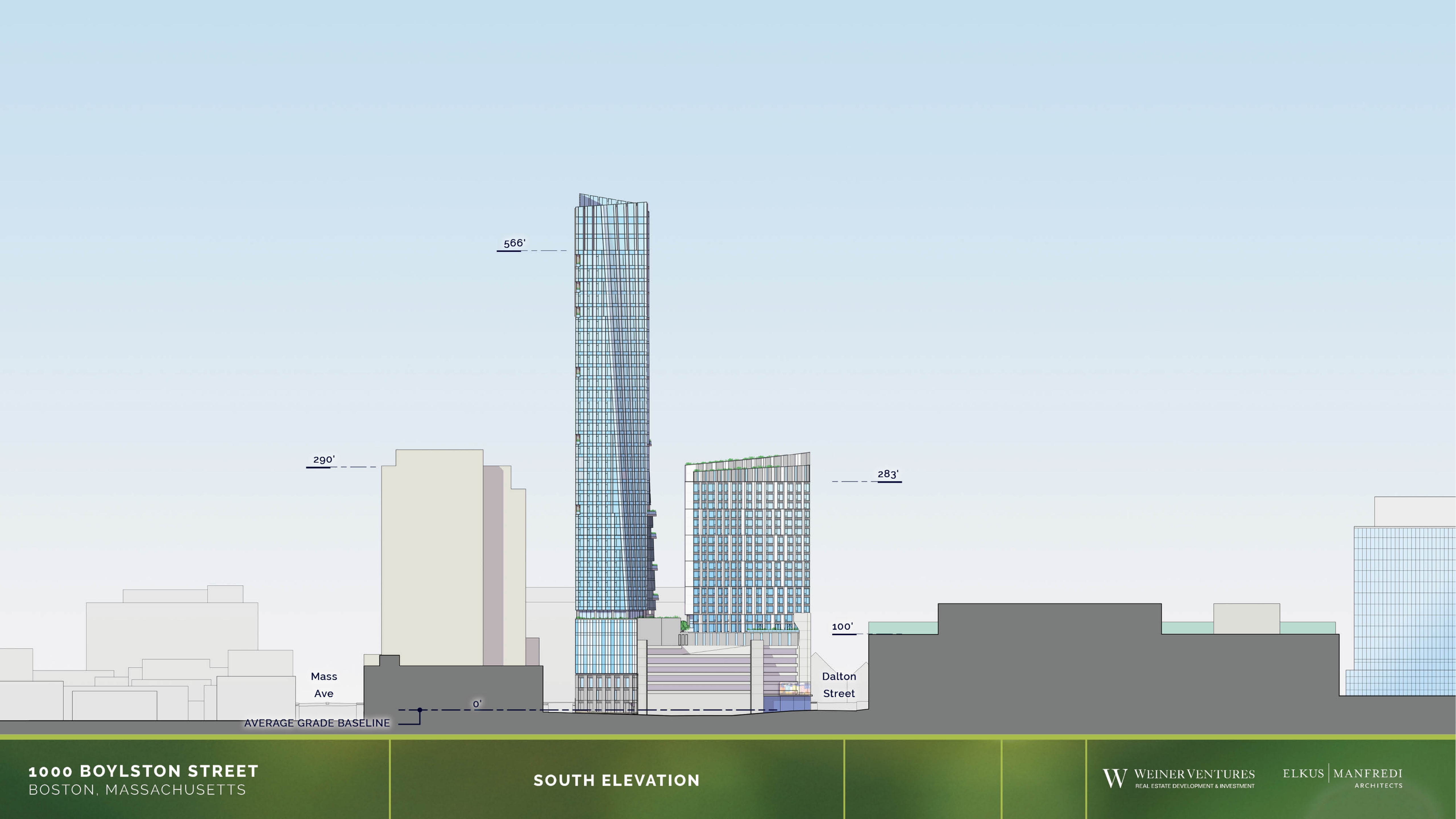


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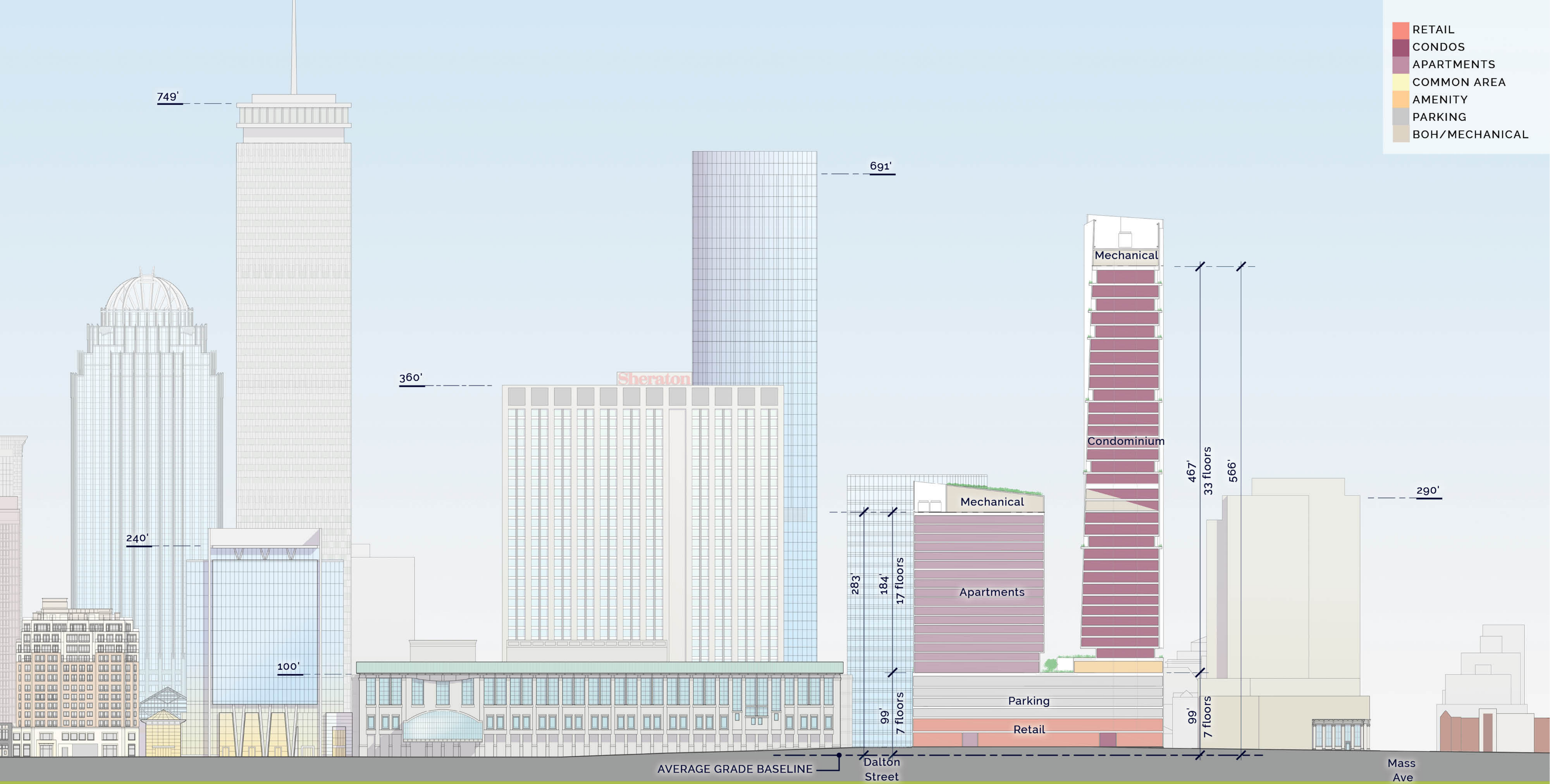
EAST ELEVATION | DALTON STREET

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



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BUILDING SECTION 1

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COMMUNITY MEETING

February 28, 2017

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Parcel 15

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