

Parcel 12

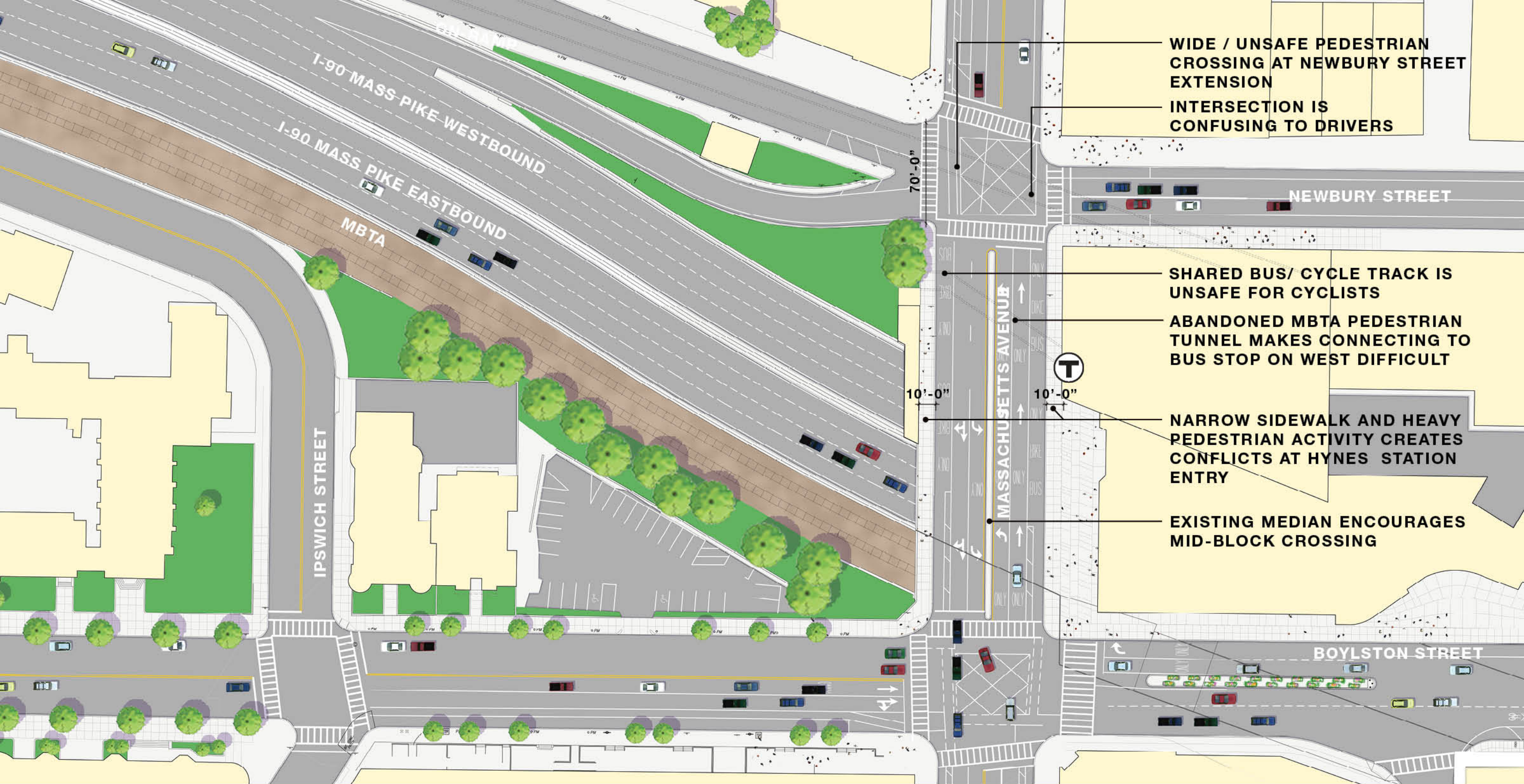
BCDC Subcommittee

APRIL 9, 2019

Samuels
Associates &

ELKUS | MANFREDI
ARCHITECTS

EPNF Proposal



EXISTING CONDITIONS

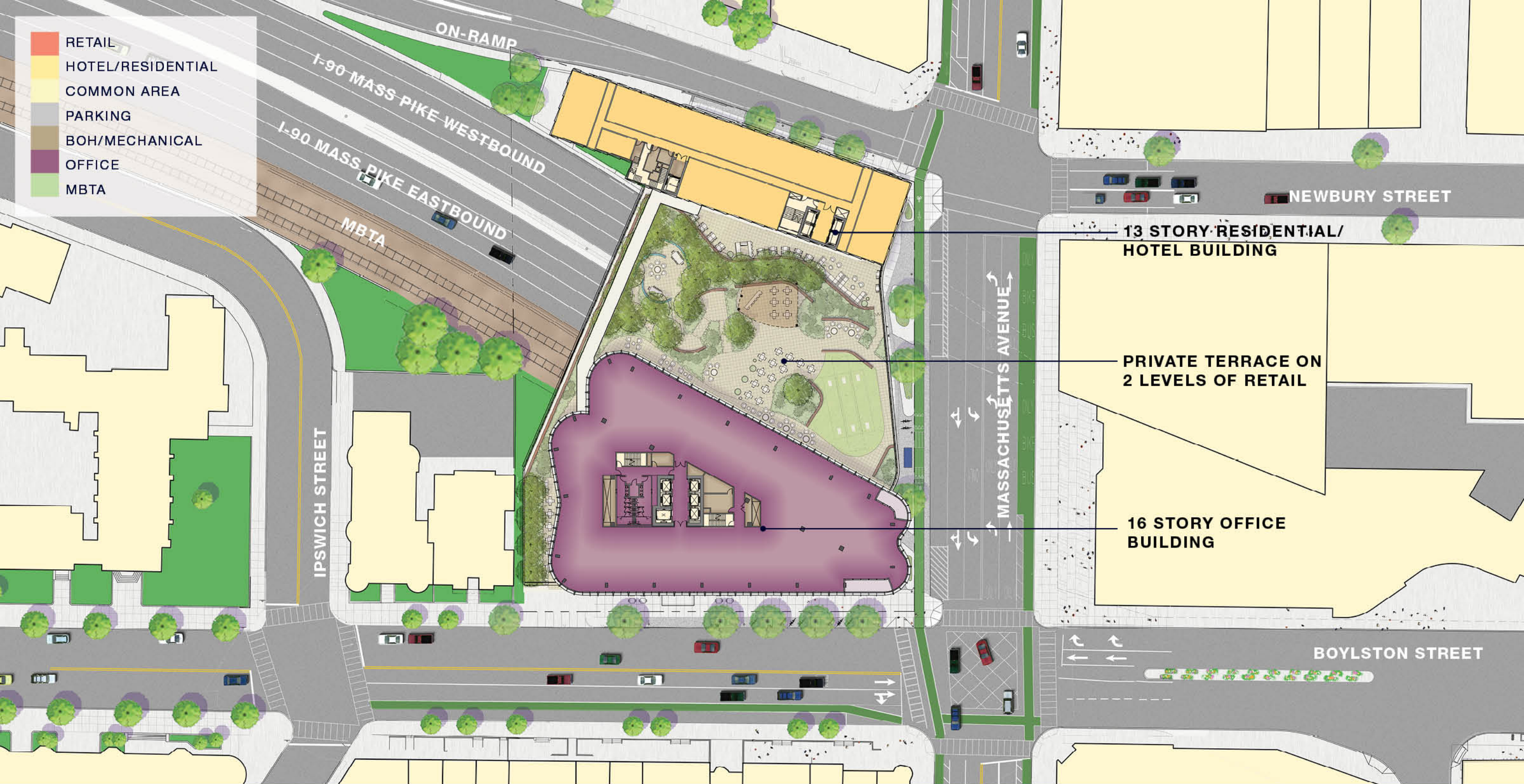
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ELKUS | MANFREDI ARCHITECTS

Samuels & Associates

- RETAIL
- HOTEL/RESIDENTIAL
- COMMON AREA
- PARKING
- BOH/MECHANICAL
- OFFICE
- MBTA



**13 STORY RESIDENTIAL/
HOTEL BUILDING**

**PRIVATE TERRACE ON
2 LEVELS OF RETAIL**

**16 STORY OFFICE
BUILDING**

PREVIOUS SITE PLAN



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ARCHITECTS

**Samuels &
Associates**



VIEW FROM NEWBURY STREET



VIEW FROM BOYLSTON STREET LOOKING WEST



VIEW FROM MASS PIKE LOOKING EAST

WHAT WE HEARD

ARCHITECTURE & URBAN DESIGN

- Questioned the language of a podium with towers floating above. The vocabulary should be re-thought and not resort to an older paradigm.
- The towers should engage the ground and become rooted in the community.
- The direction of the massing and architectural expression of the two buildings needs further discussion. The buildings are too different and should talk more to one another.
- The MassPike view is critical view for the Project and the City. The Project should focus on the Gateway aspect of the massing.
- Regarding the project as a gateway into the city from the west, consider texture, green materials and the composition of the whole, not just massing of the elements.
- The diagonal recessed balconies detract from the office building. They appear to be in conflict with the vertical expression.

WHAT WE HEARD

URBAN REALM & OPEN SPACE

- The open space is critical to the neighborhood. Public open space is scarce in this location and does not exist until you get to Christian Science.
- Would like to know if a pocket park has been studied to meet the neighborhood's need for public open space. An alcove or area of respite would be welcomed.
- The roof terrace green space being exclusive and closed to the public is troubling. The civic vision spoke of the public benefits of the projects.
- What thought has been given to the view from the terrace looking west, over the Pike?
- The pedestrian experience of the public realm along Mass Ave seems very complex. Would like to understand this experience further with additional pedestrian views.
- The bicycle connection along Boylston St. is also a critical path and should not be overlooked.

Massing & Architecture



VIEW FROM MASS PIKE LOOKING EAST



VIEW FROM NEWBURY STREET



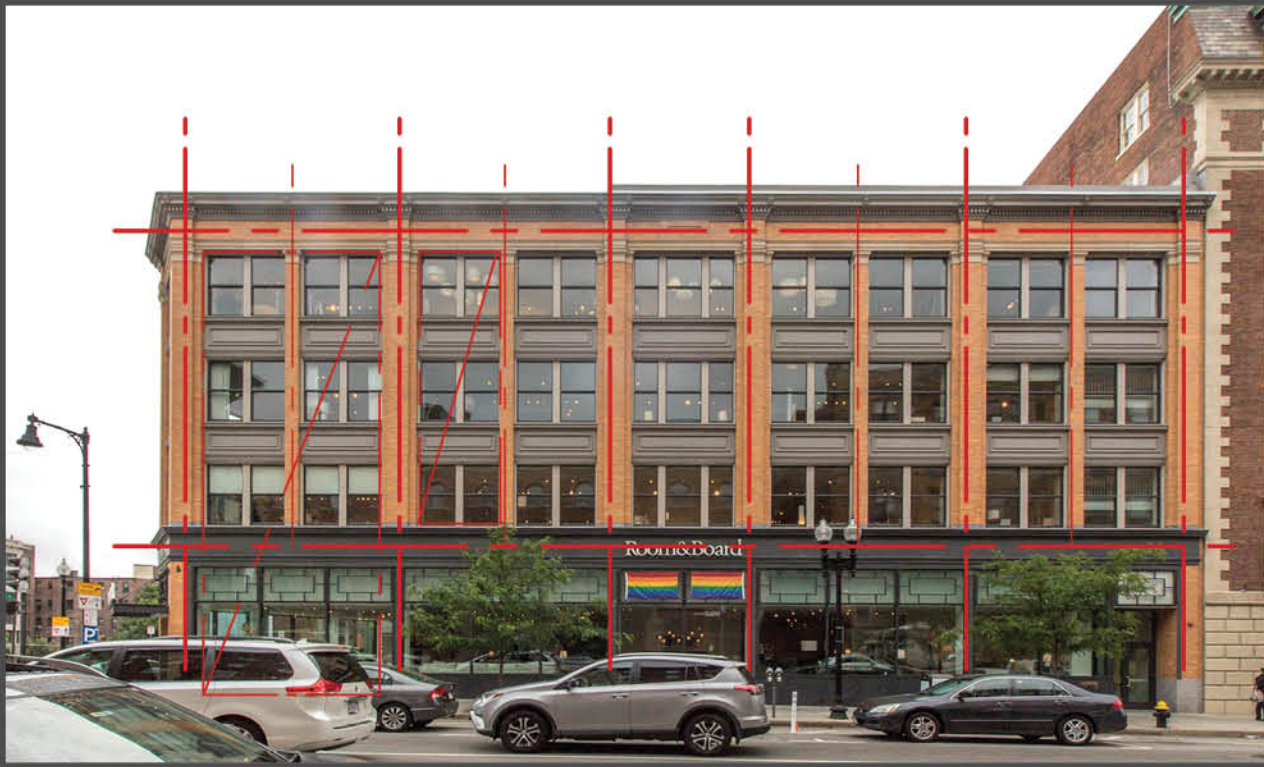
VIEW FROM BOYLSTON STREET LOOKING WEST

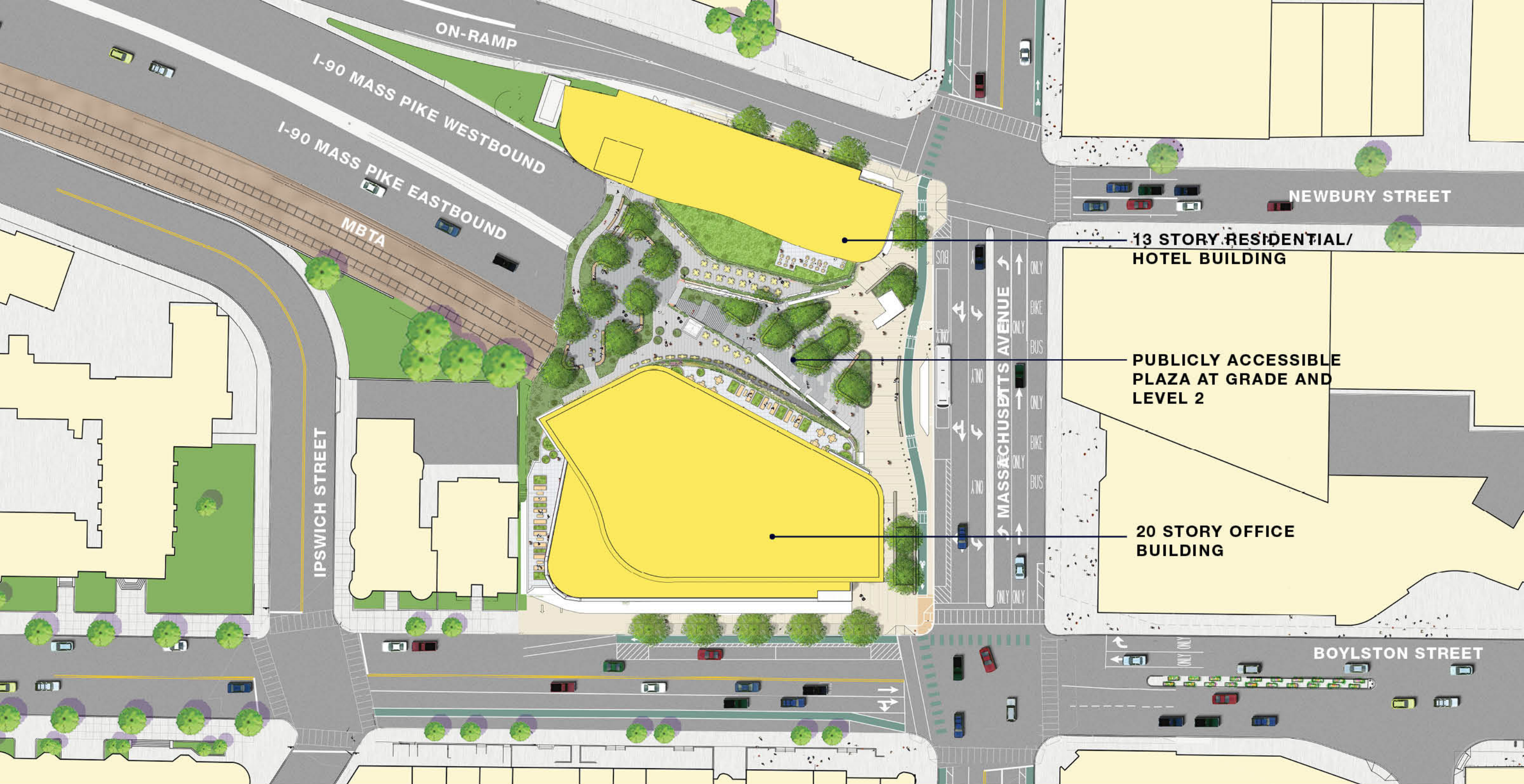


VIEW OF PODIUM FROM BOYLSTON STREET



VIEW OF PLAZA LOOKING WEST





ON-RAMP

I-90 MASS PIKE WESTBOUND
I-90 MASS PIKE EASTBOUND

MBTA

IPSWICH STREET

MASSACHUSETTS AVENUE

NEWBURY STREET

13 STORY RESIDENTIAL/
HOTEL BUILDING

PUBLICLY ACCESSIBLE
PLAZA AT GRADE AND
LEVEL 2

20 STORY OFFICE
BUILDING

BOYLSTON STREET

ROOF PLAN

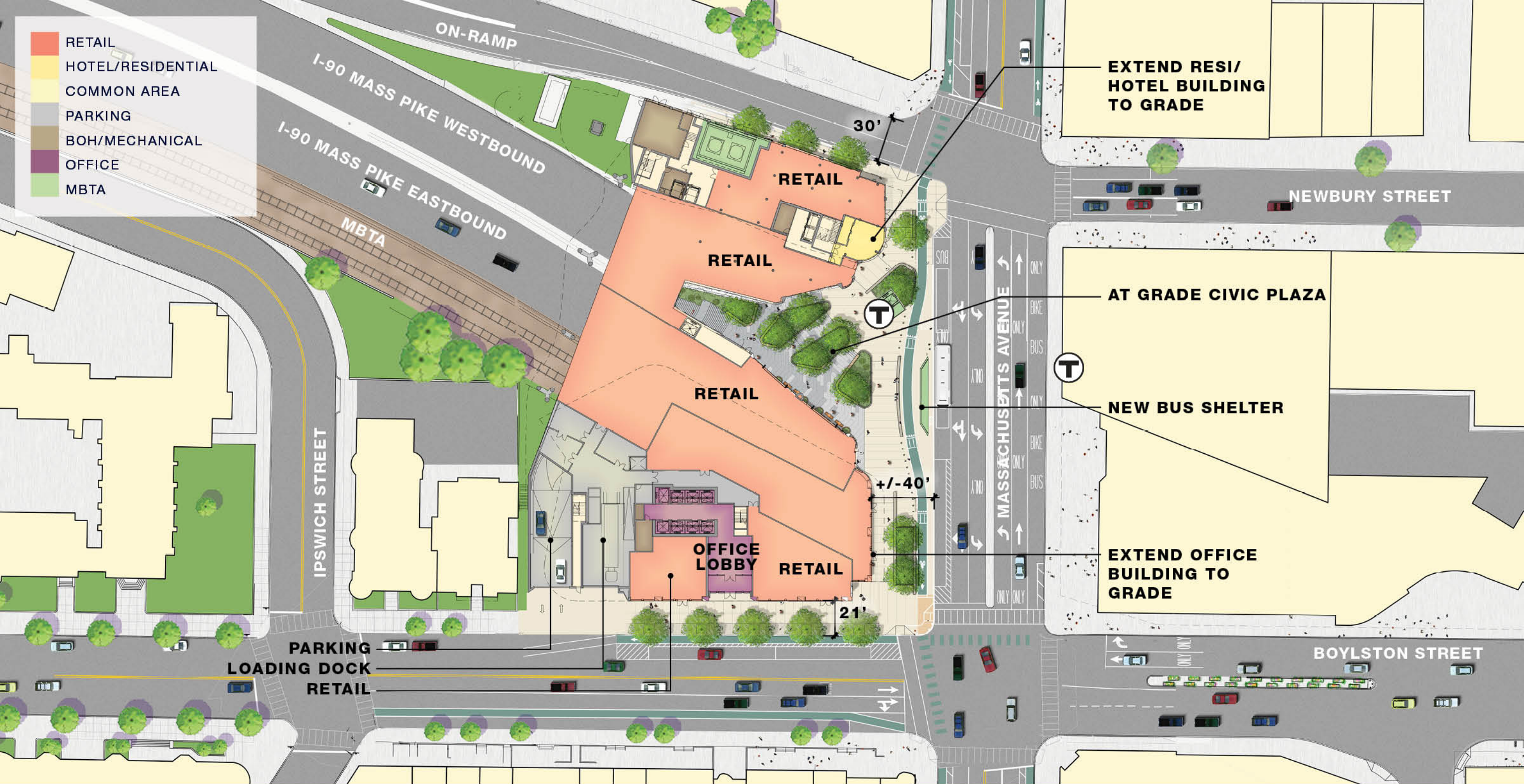
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STREET LEVEL PLAN

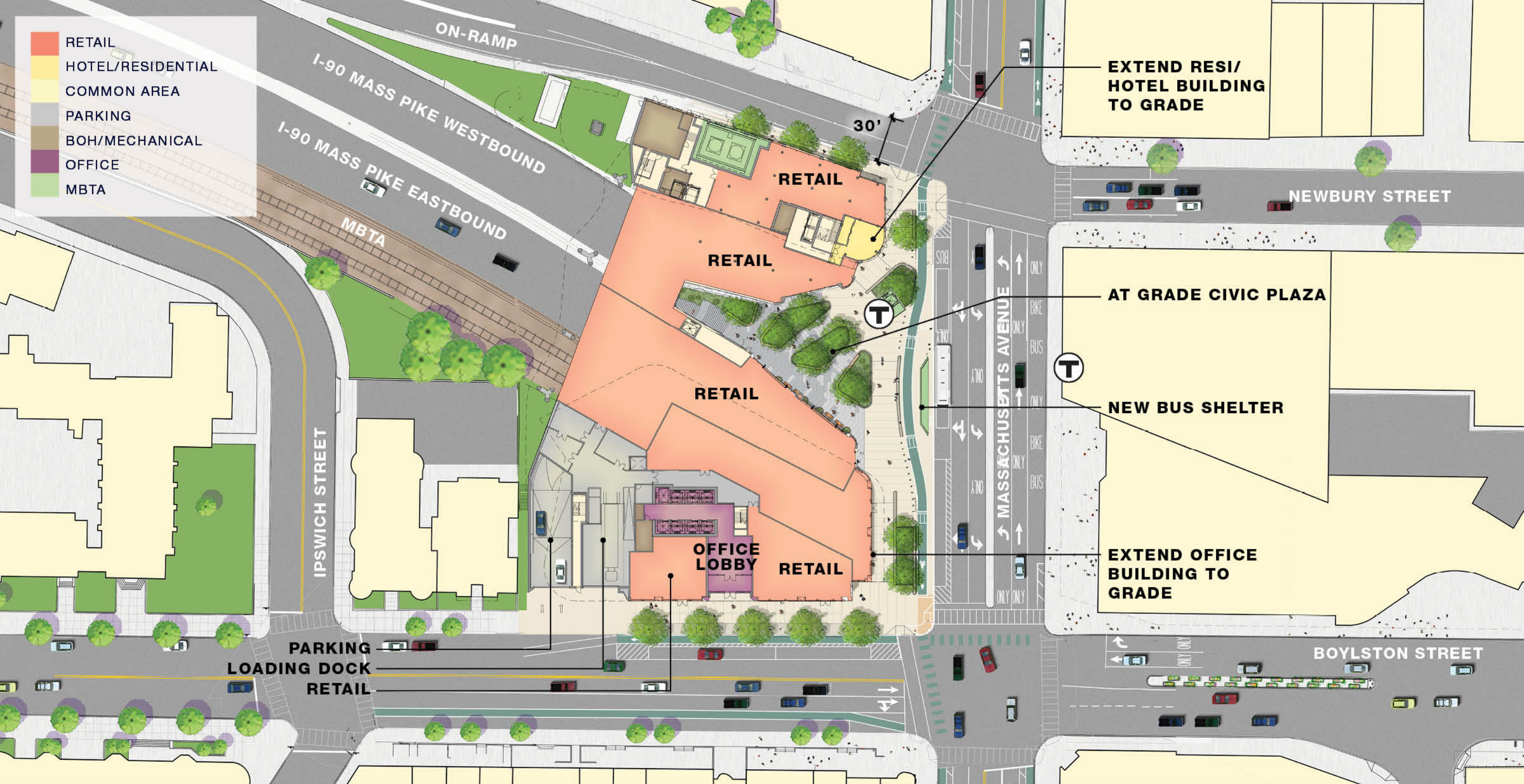
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**EXTEND RESI/
HOTEL BUILDING
TO GRADE**

AT GRADE CIVIC PLAZA

NEW BUS SHELTER

**EXTEND OFFICE
BUILDING TO
GRADE**

STREET LEVEL PLAN

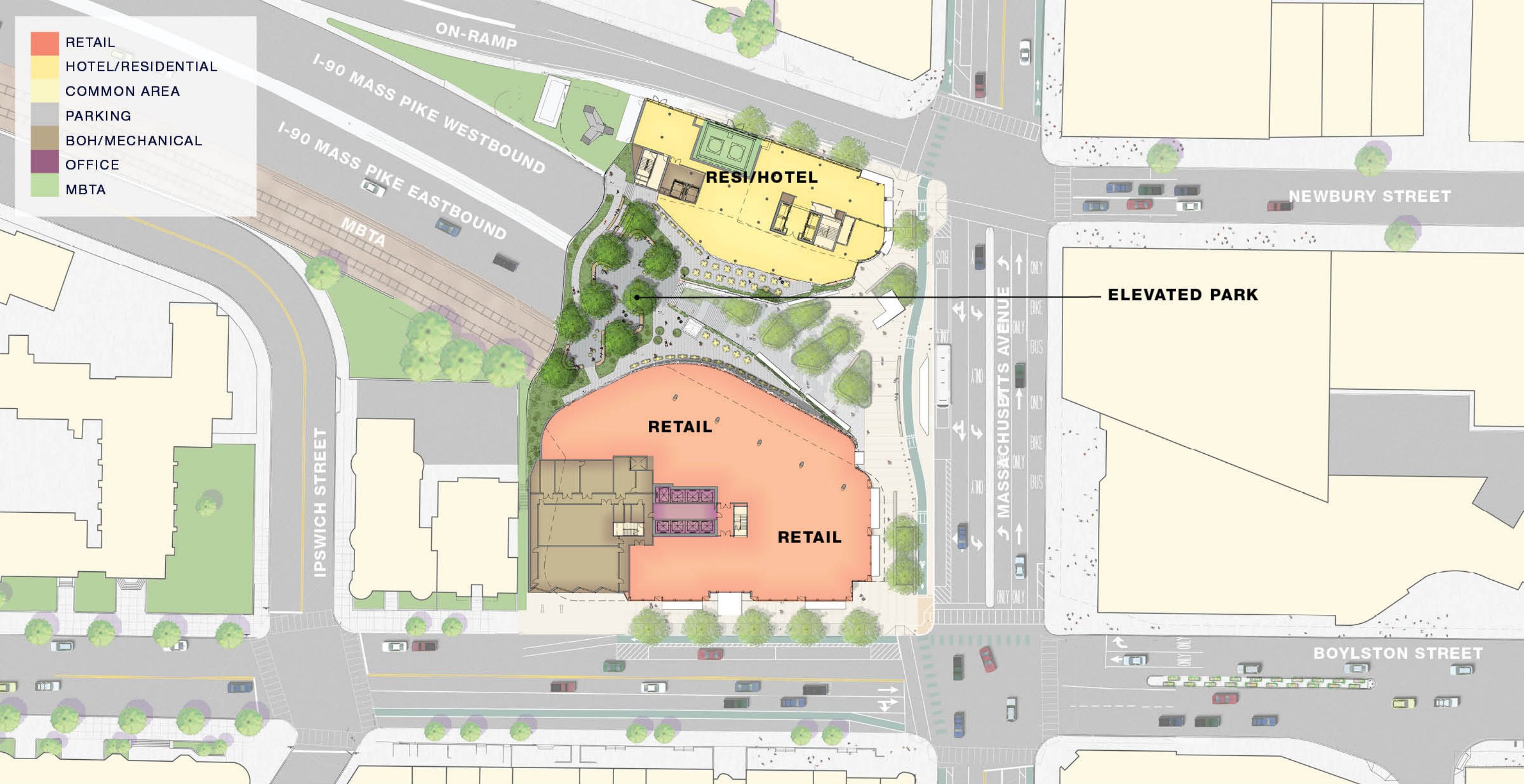
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PUBLIC TERRACE LEVEL PLAN

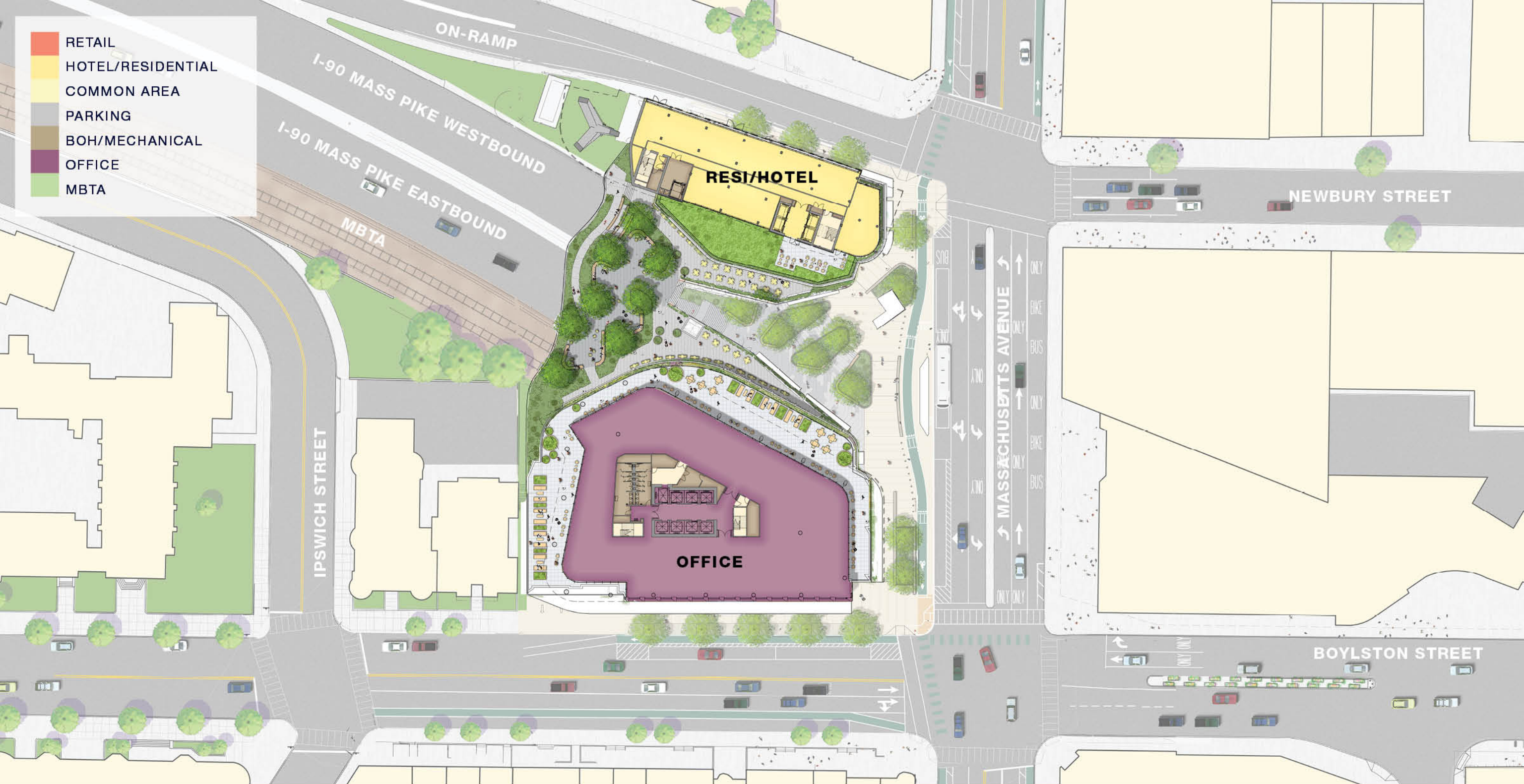
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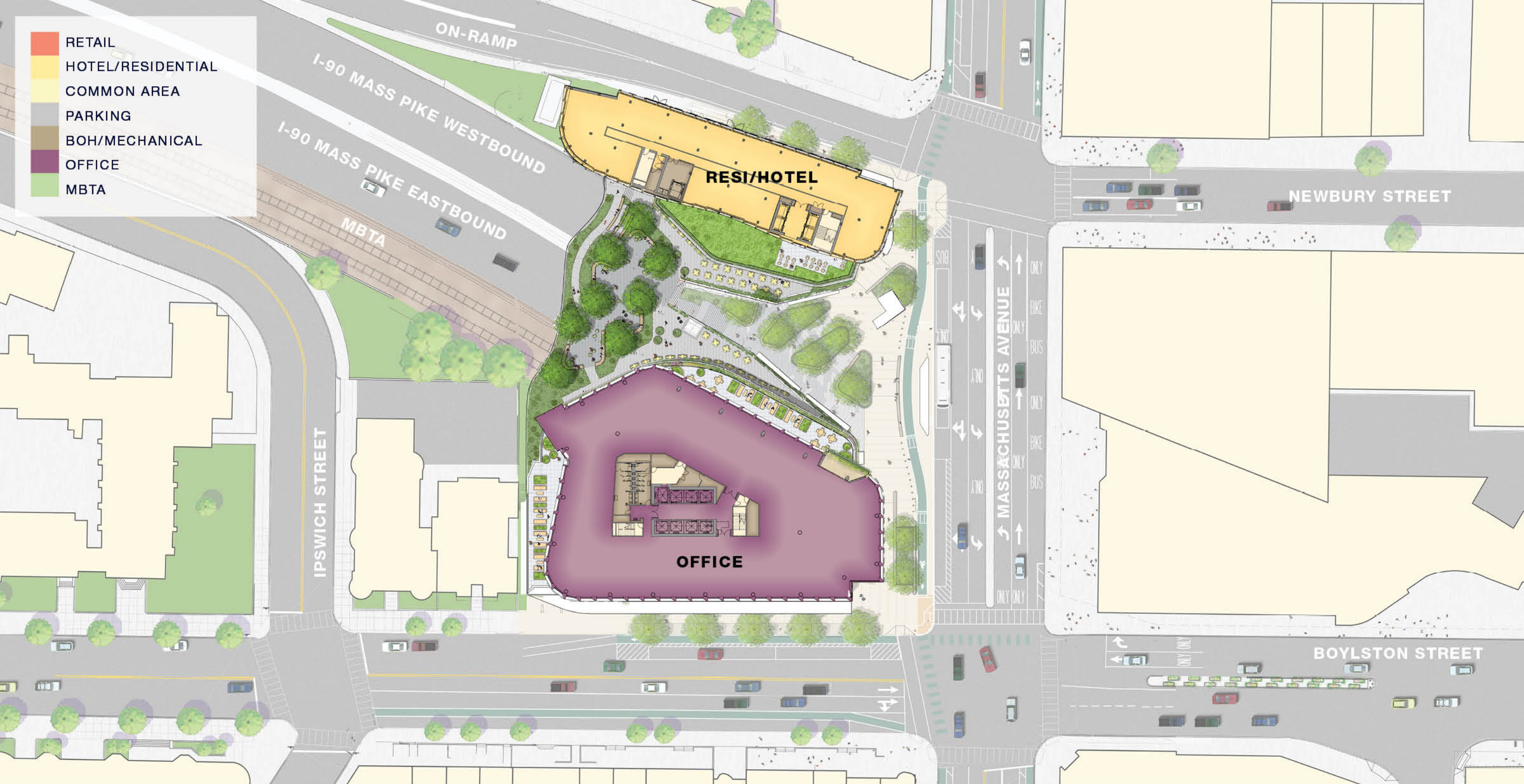
LEVEL 3 PLAN



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- RETAIL
- HOTEL/RESIDENTIAL
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TYPICAL UPPER FLOOR PLAN

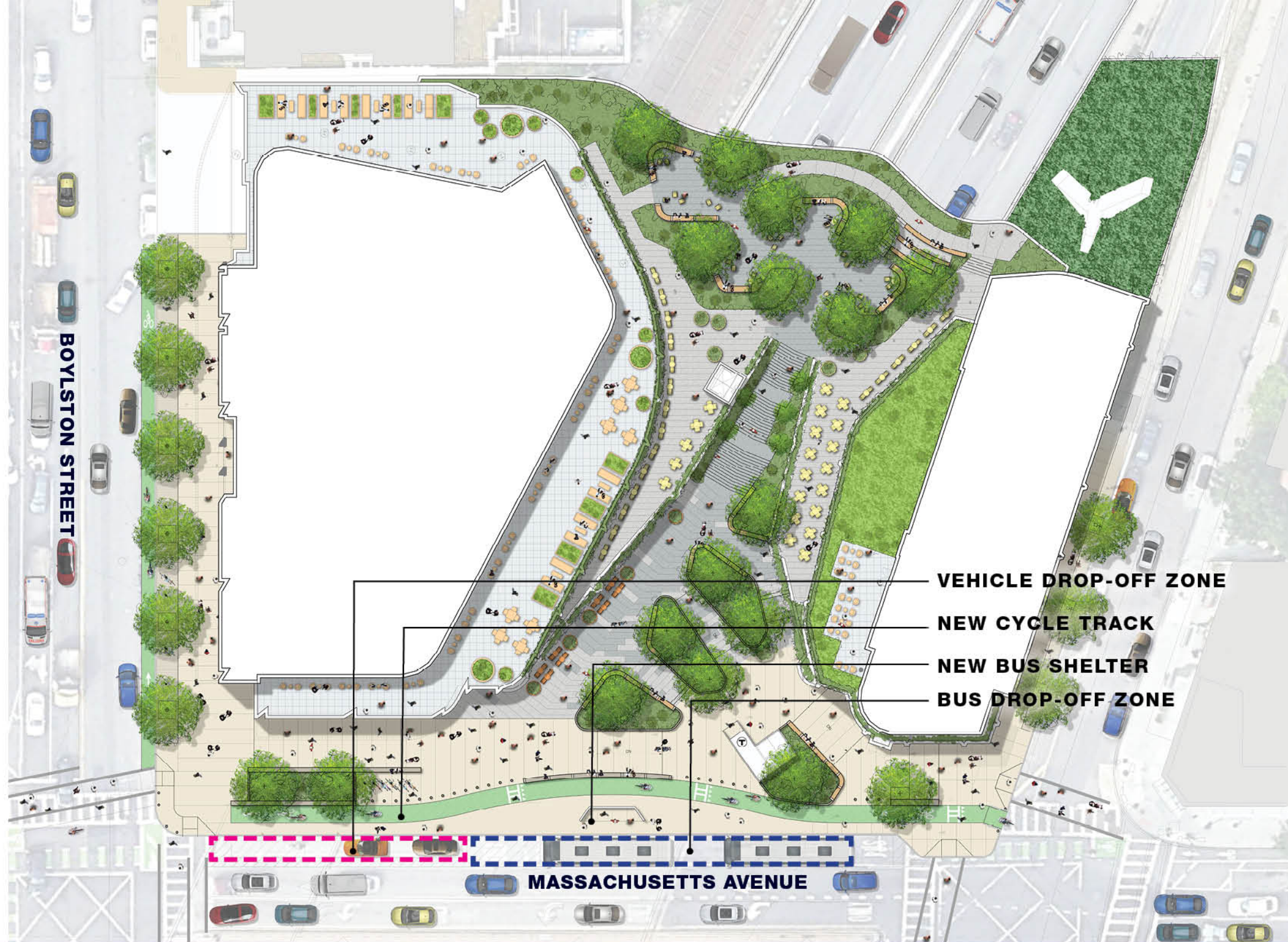
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Urban Realm & Civic Space



BOYLSTON STREET

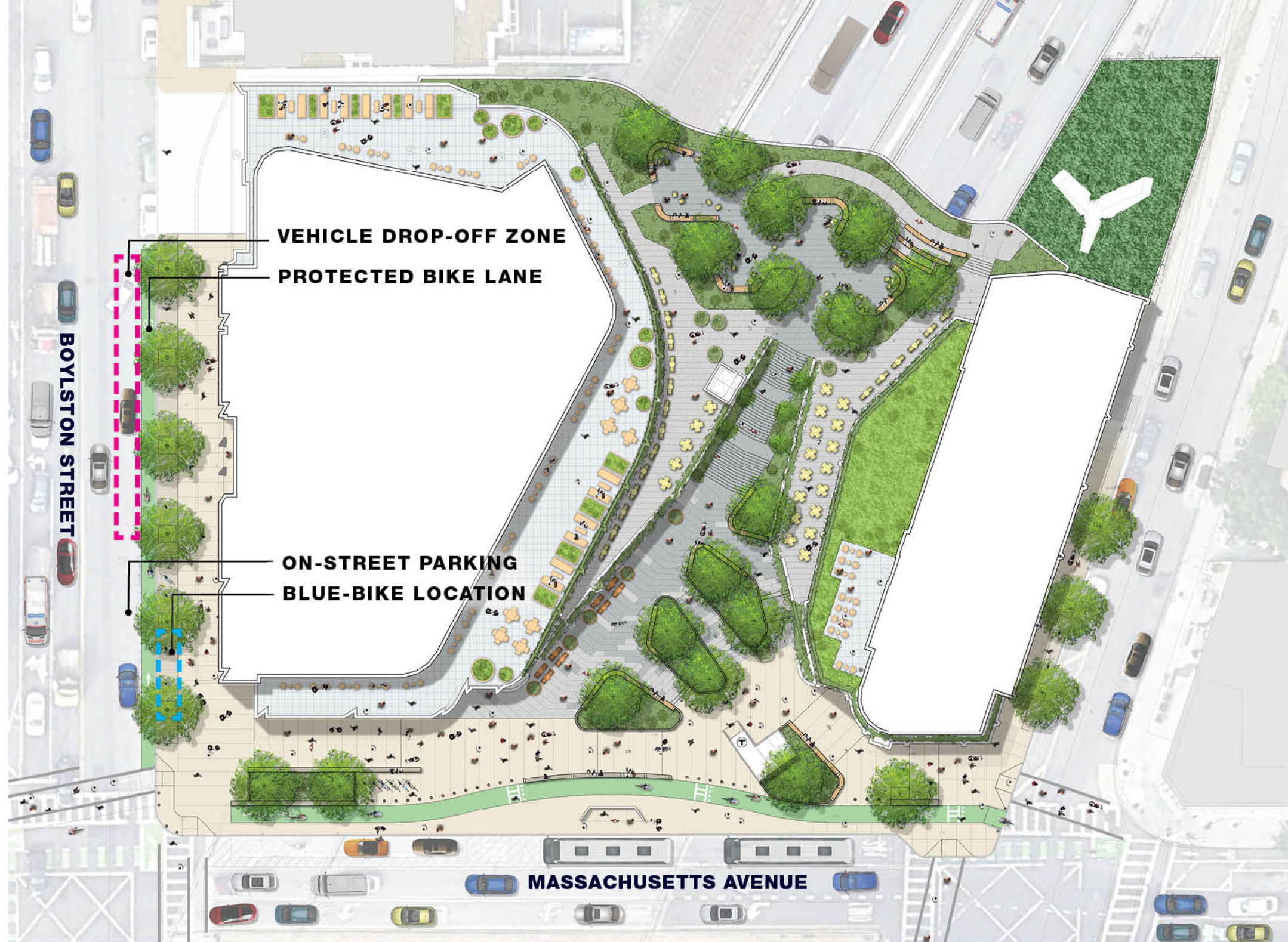
MASSACHUSETTS AVENUE

- VEHICLE DROP-OFF ZONE**
- NEW CYCLE TRACK**
- NEW BUS SHELTER**
- BUS DROP-OFF ZONE**

MASS AVE STREETScape IMPROVEMENTS



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VEHICLE DROP-OFF ZONE

PROTECTED BIKE LANE

ON-STREET PARKING

BLUE-BIKE LOCATION

BOYLSTON STREET

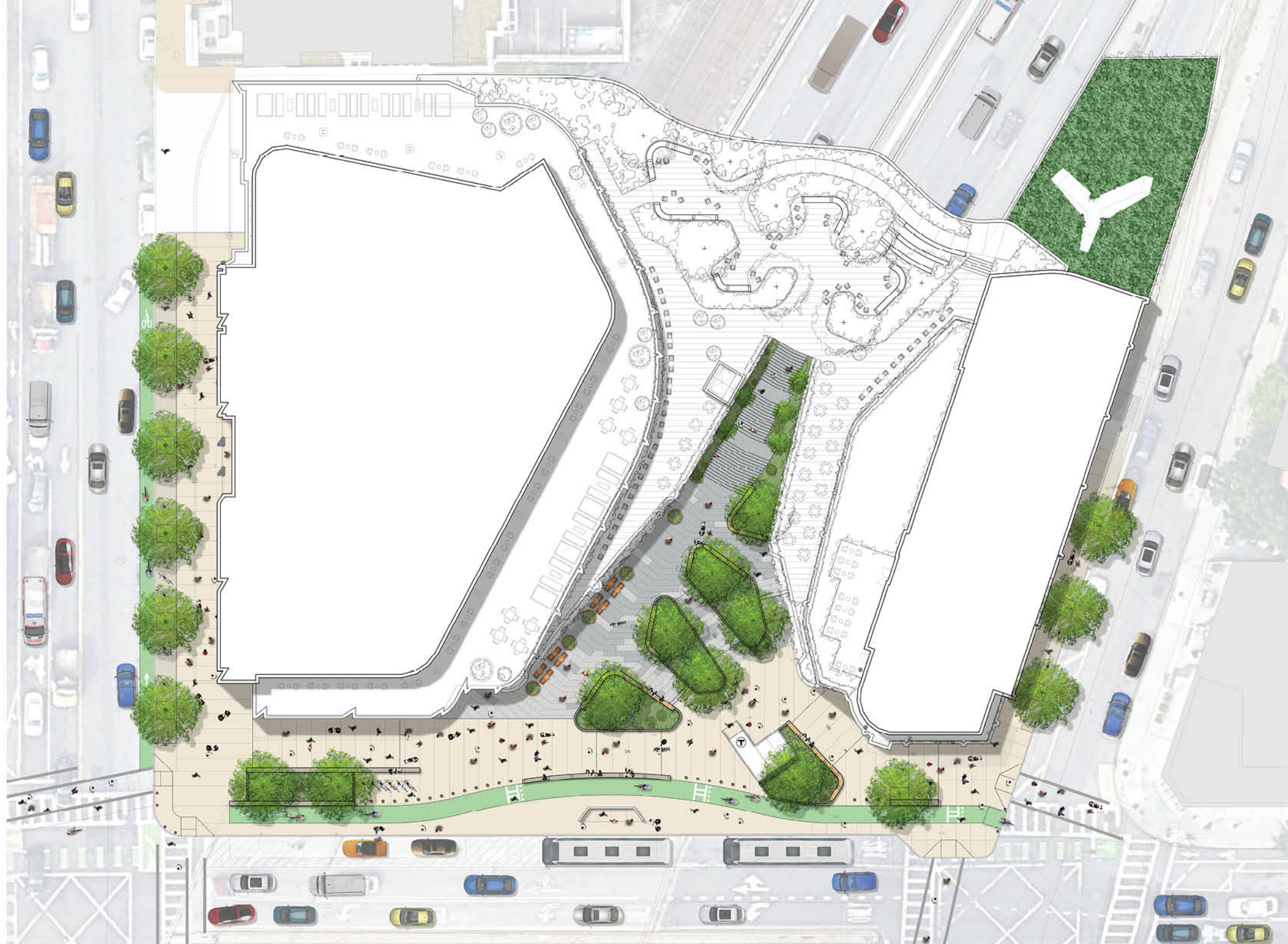
MASSACHUSETTS AVENUE

BOYLSTON STREET STREETScape IMPROVEMENTS



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STREET LEVEL PLAN



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LEVEL 2 PLAN



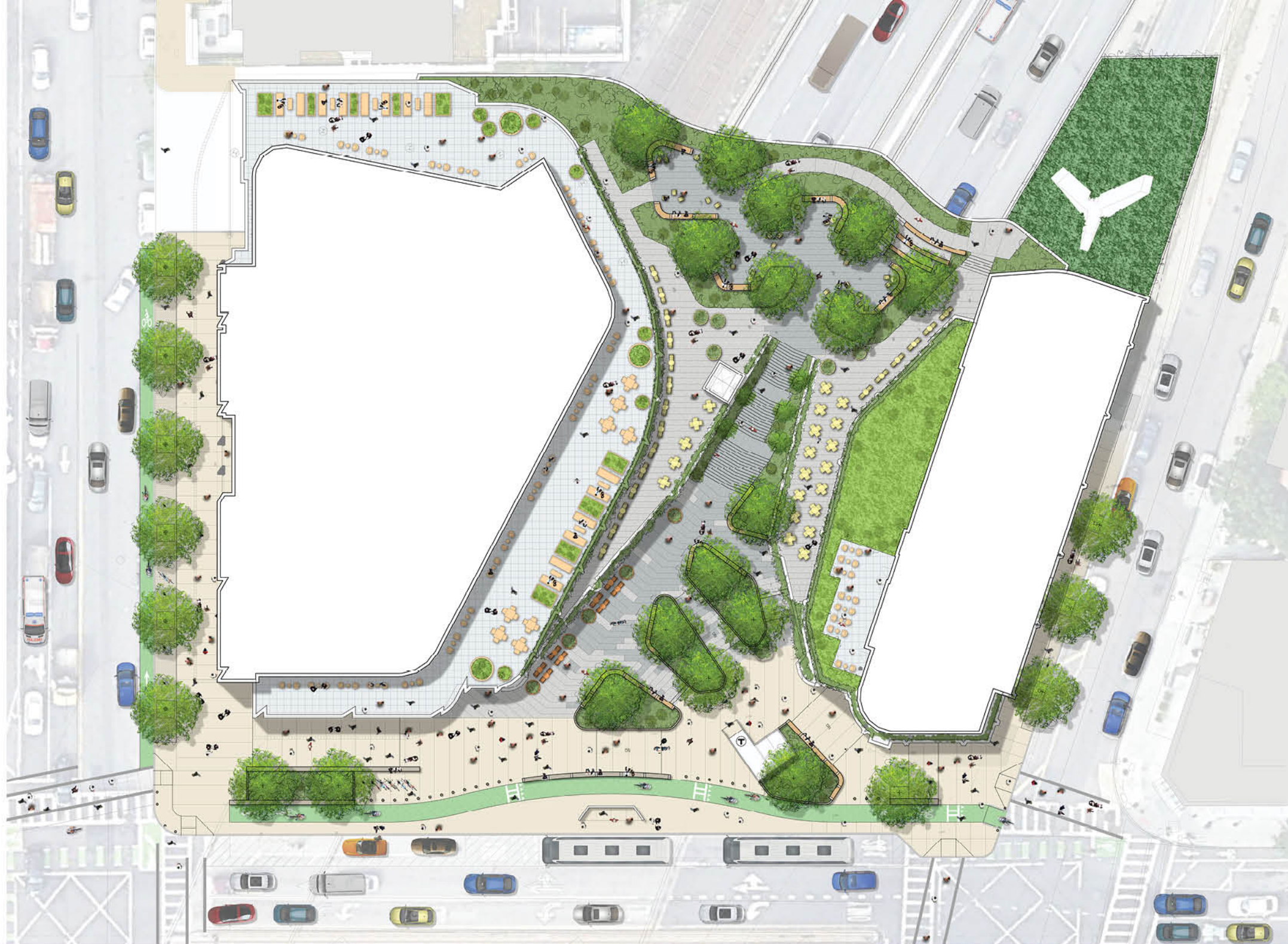
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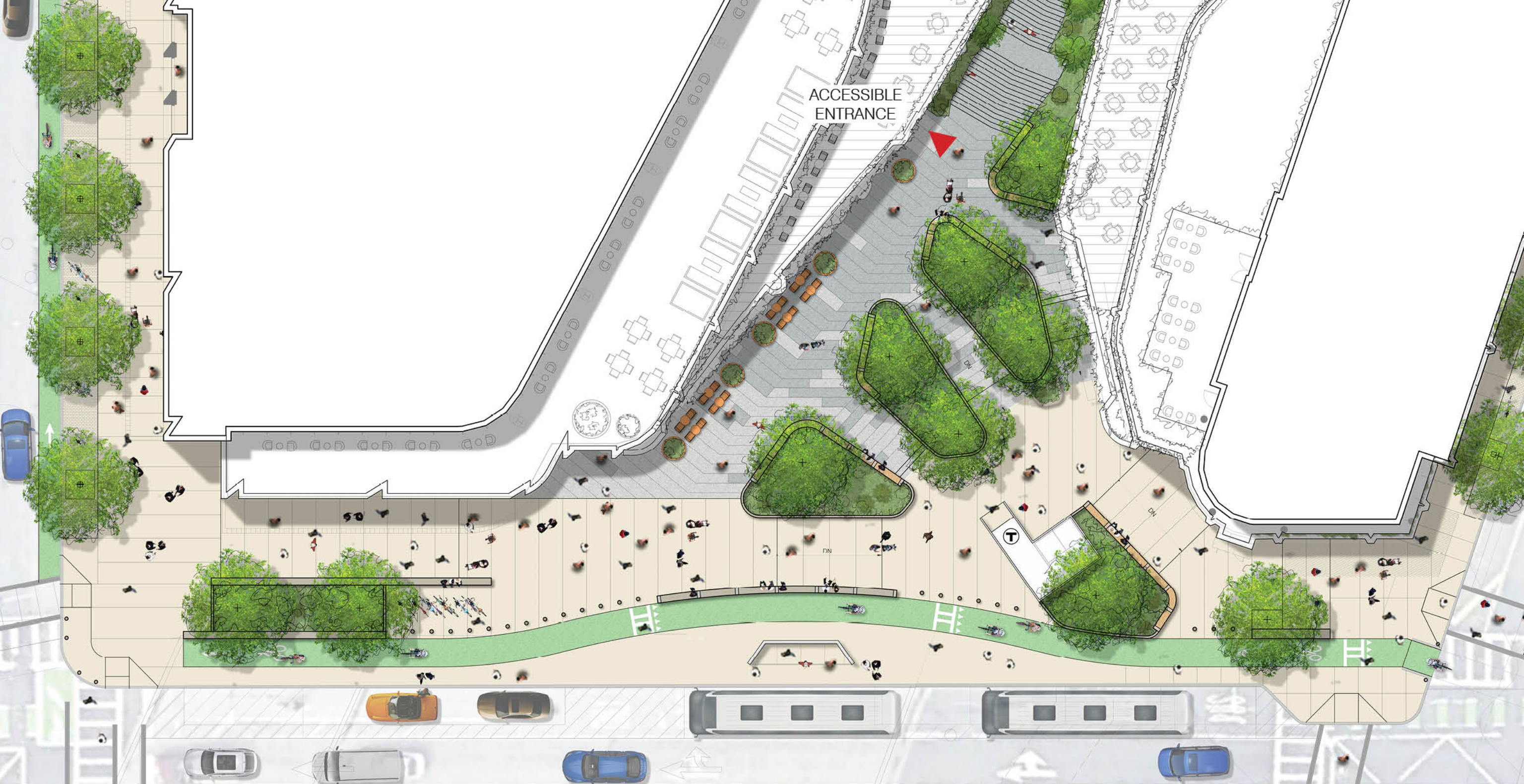


LEVEL 3 PLAN



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ACCESSIBLE
ENTRANCE

PLAZA ENLARGEMENT



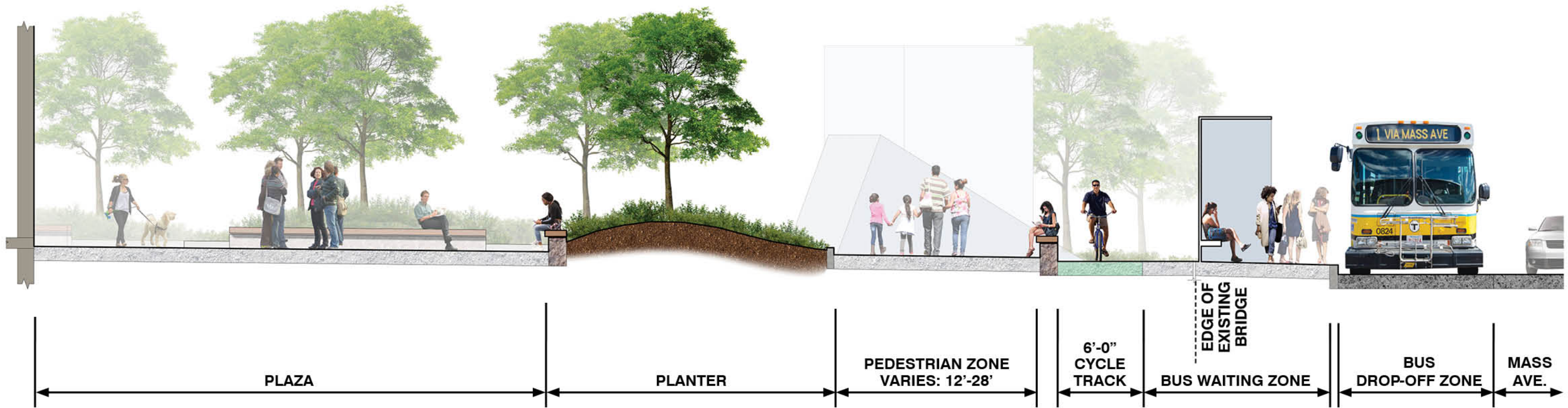
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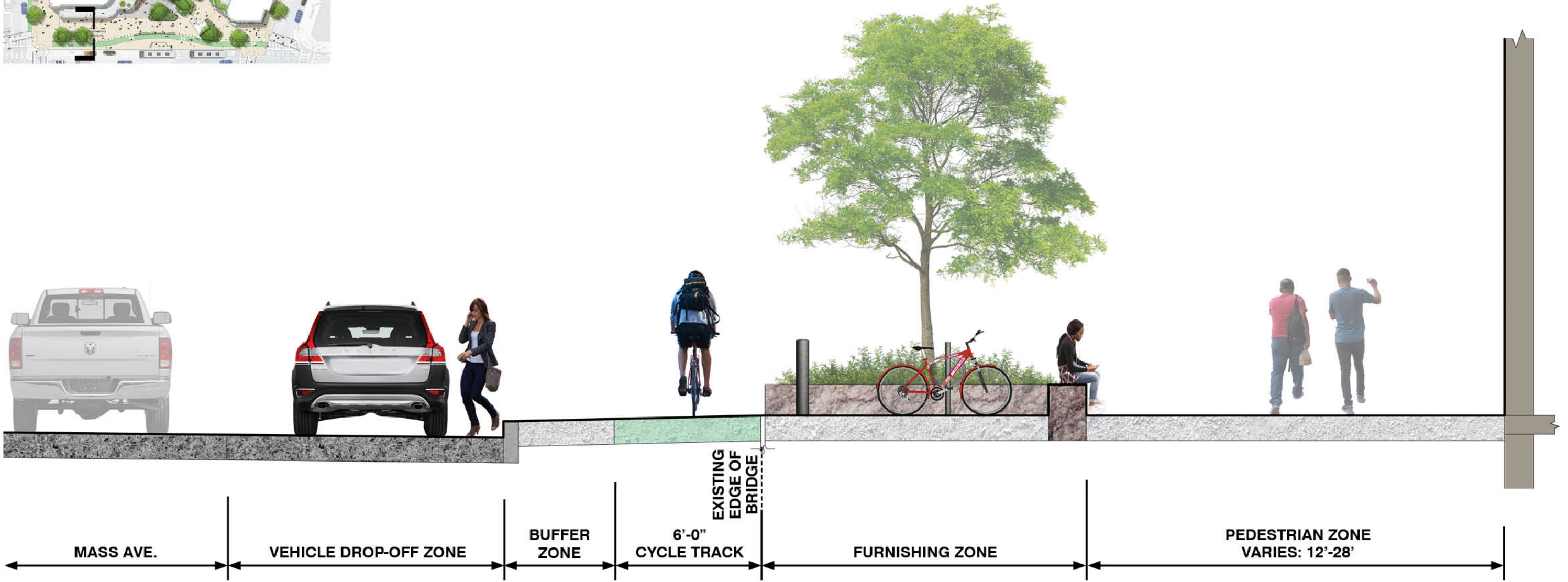
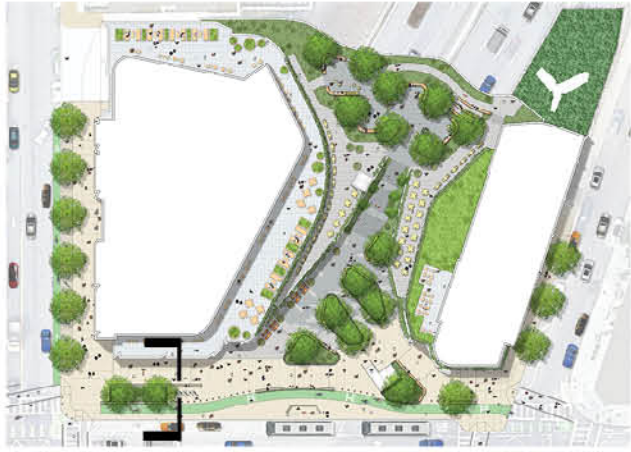
ACCESSIBLE
ENTRANCE

LEVEL 2 ENLARGEMENT

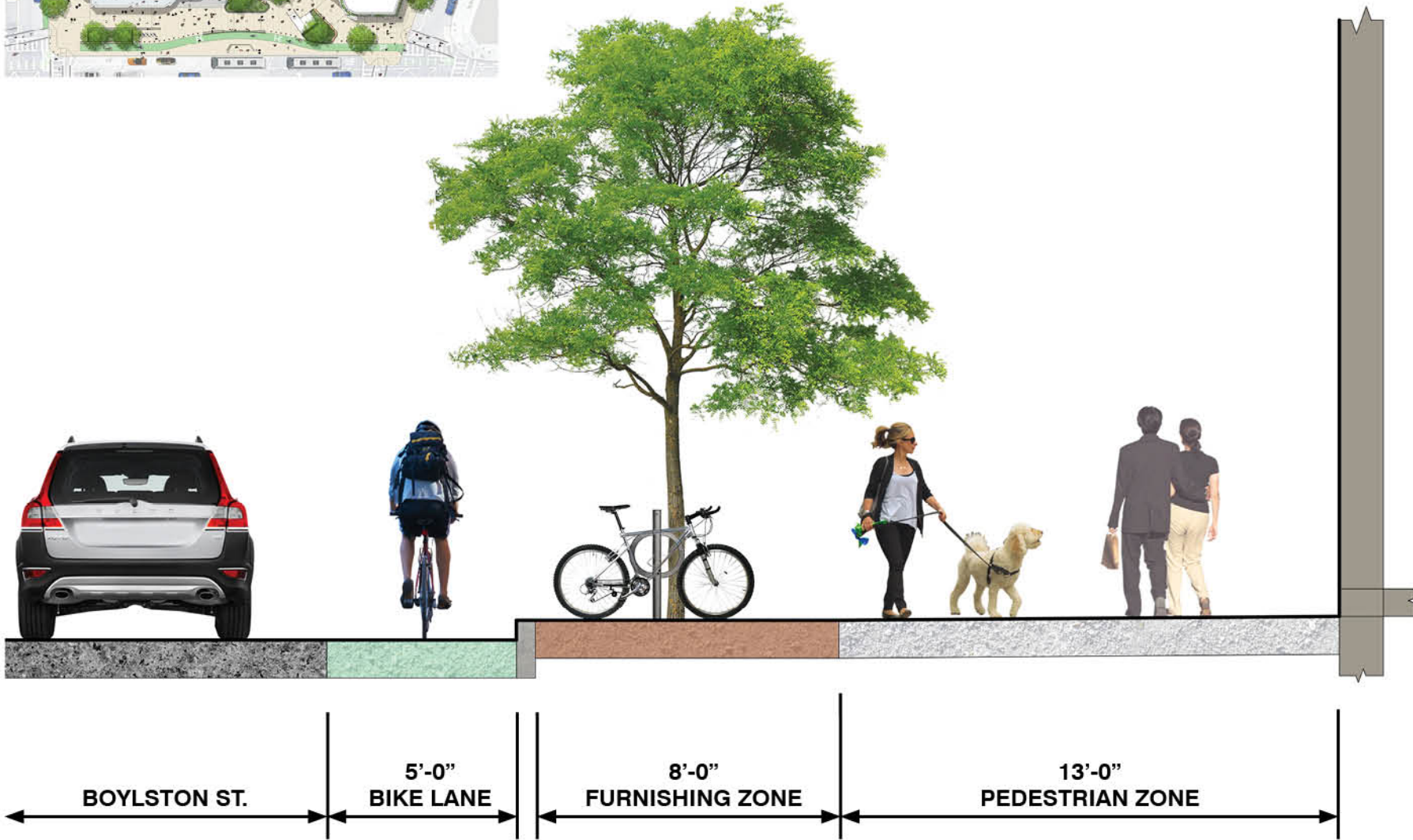




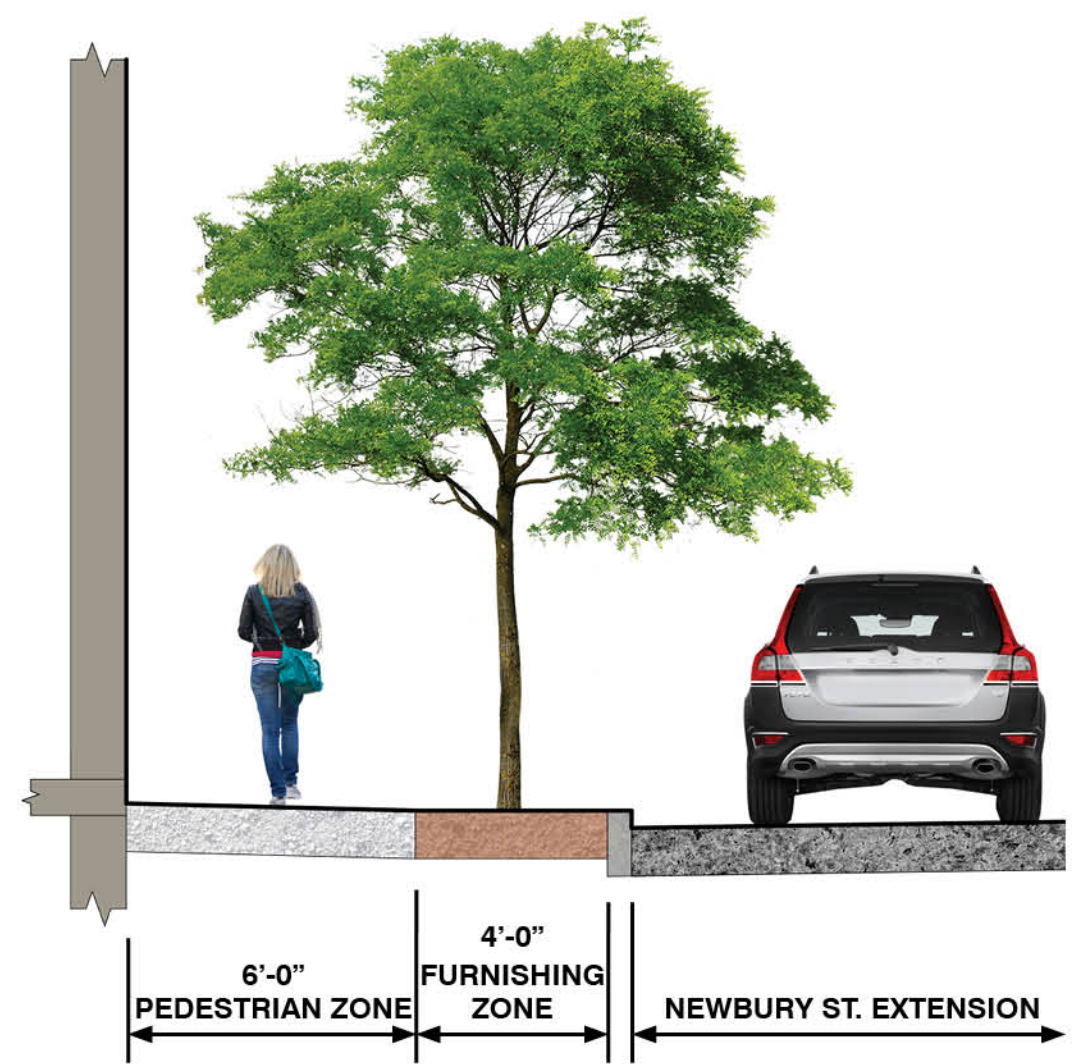
PLAZA SECTION AT MASS AVE



MASS AVE THROUGH PEDESTRIAN ZONE



A. BOYLSTON ST. SIDEWALK



B. NEWBURY ST. SIDEWALK

BOYLSTON STREET AND NEWBURY STREET



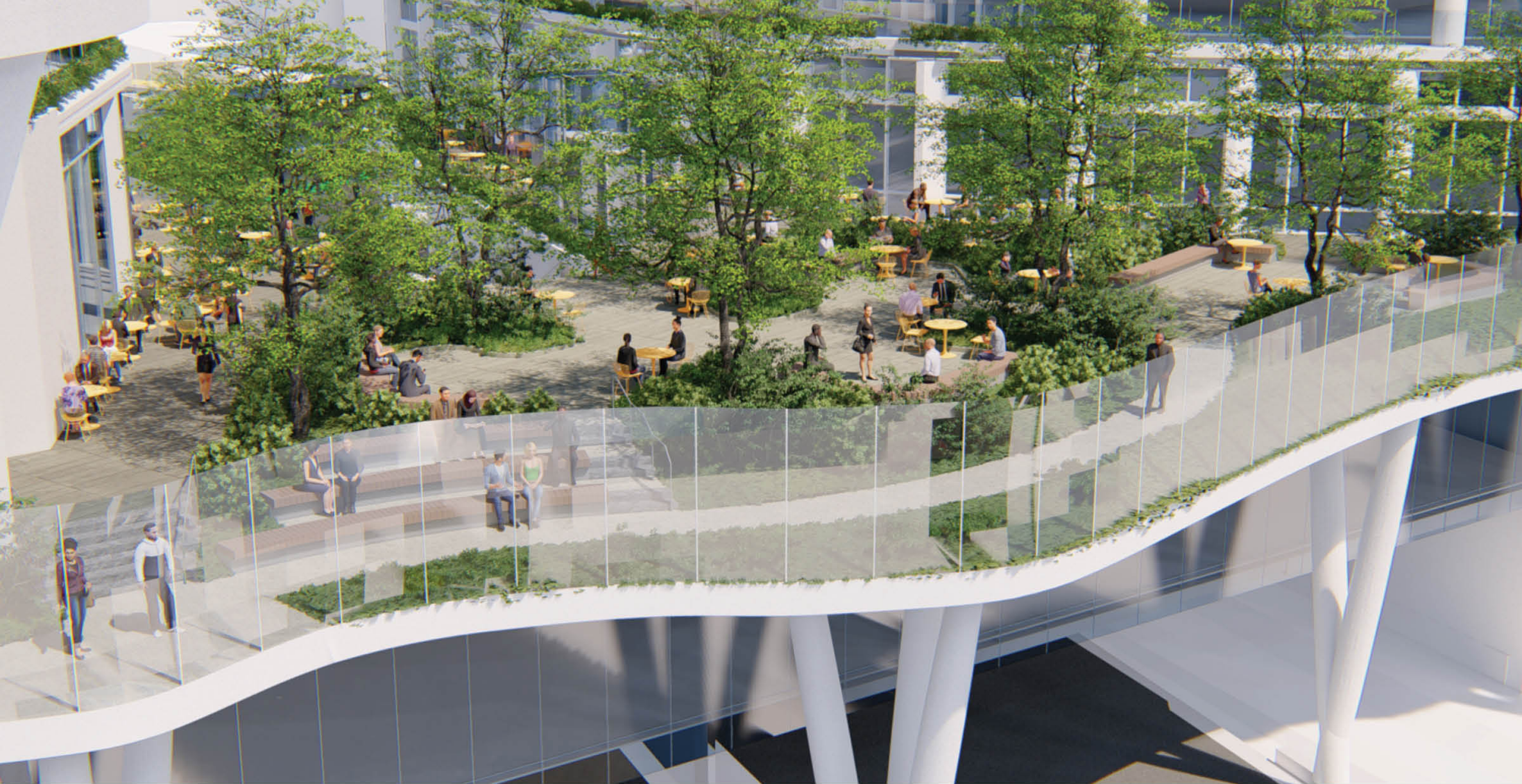


PERSPECTIVE VIEWS













VIEW OF PLAZA LOOKING WEST

Parcel 12

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MASSACHUSETTS
INSTITUTE OF
TECHNOLOGY

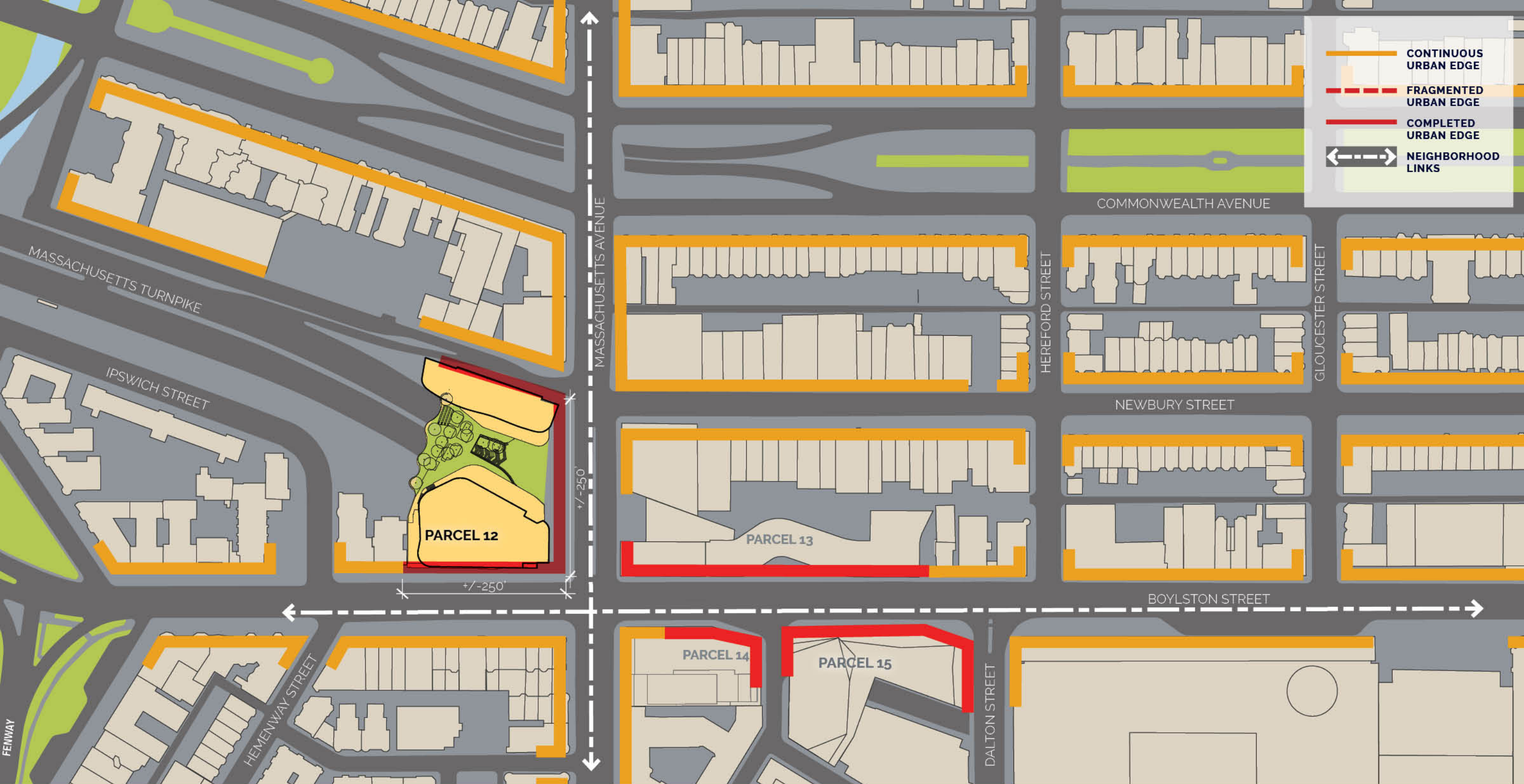
CHARLES RIVER





PARCEL 12

PUBLIC
GARDEN

BACK BAY FENS





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

CONTEXT PLAN



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