

Proposal for

Air Rights Parcels 14 and 15

Boylston Street, Boston, MA



Carpenter & Company, Inc.



Cambridge Seven Associates, Inc.

December 1 2011

Charles Hotel Cambridge



Logan Airport Hilton



Liberty Hotel



Brookline Courtyard Marriott



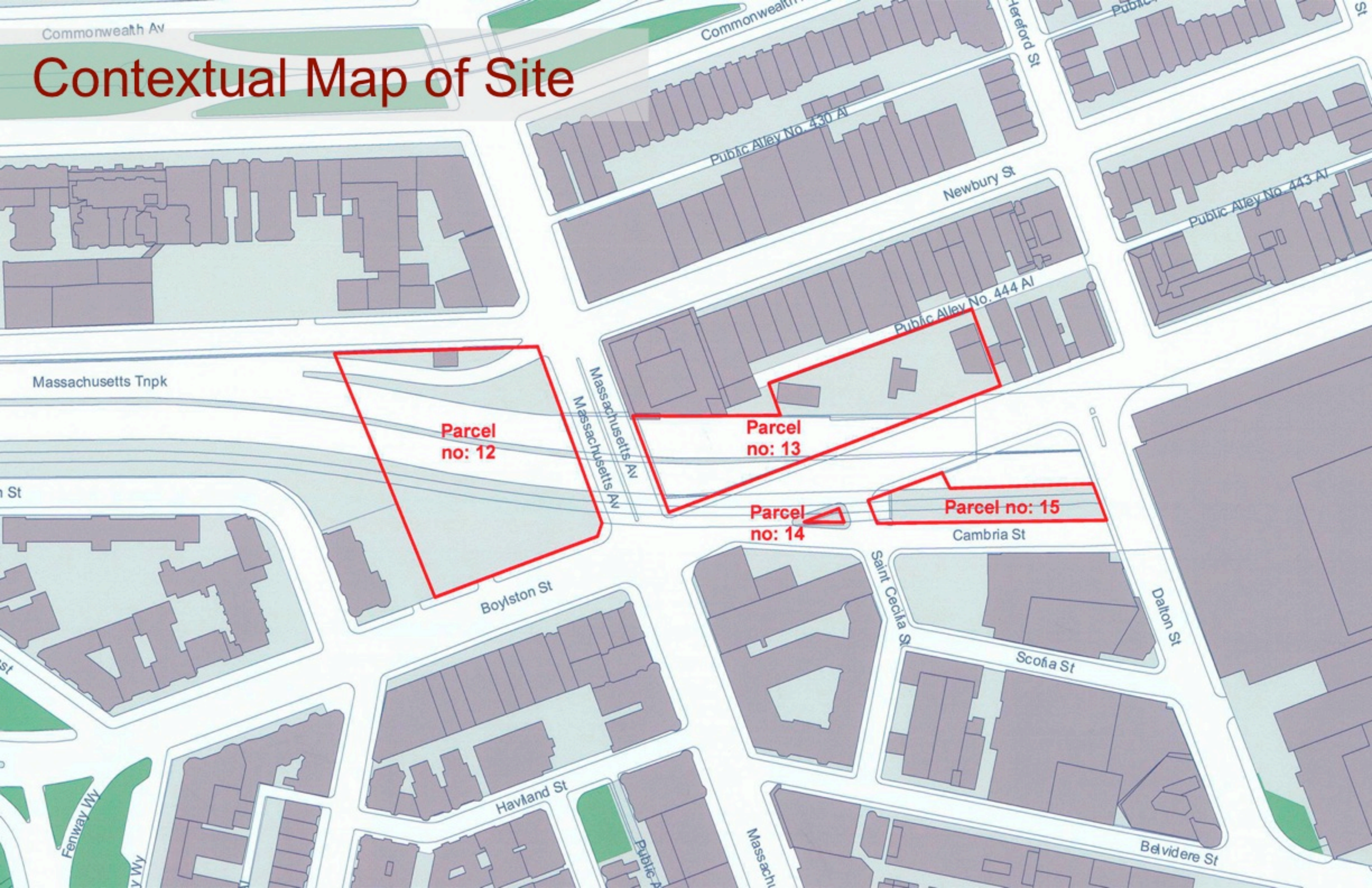
Boston Children's Museum



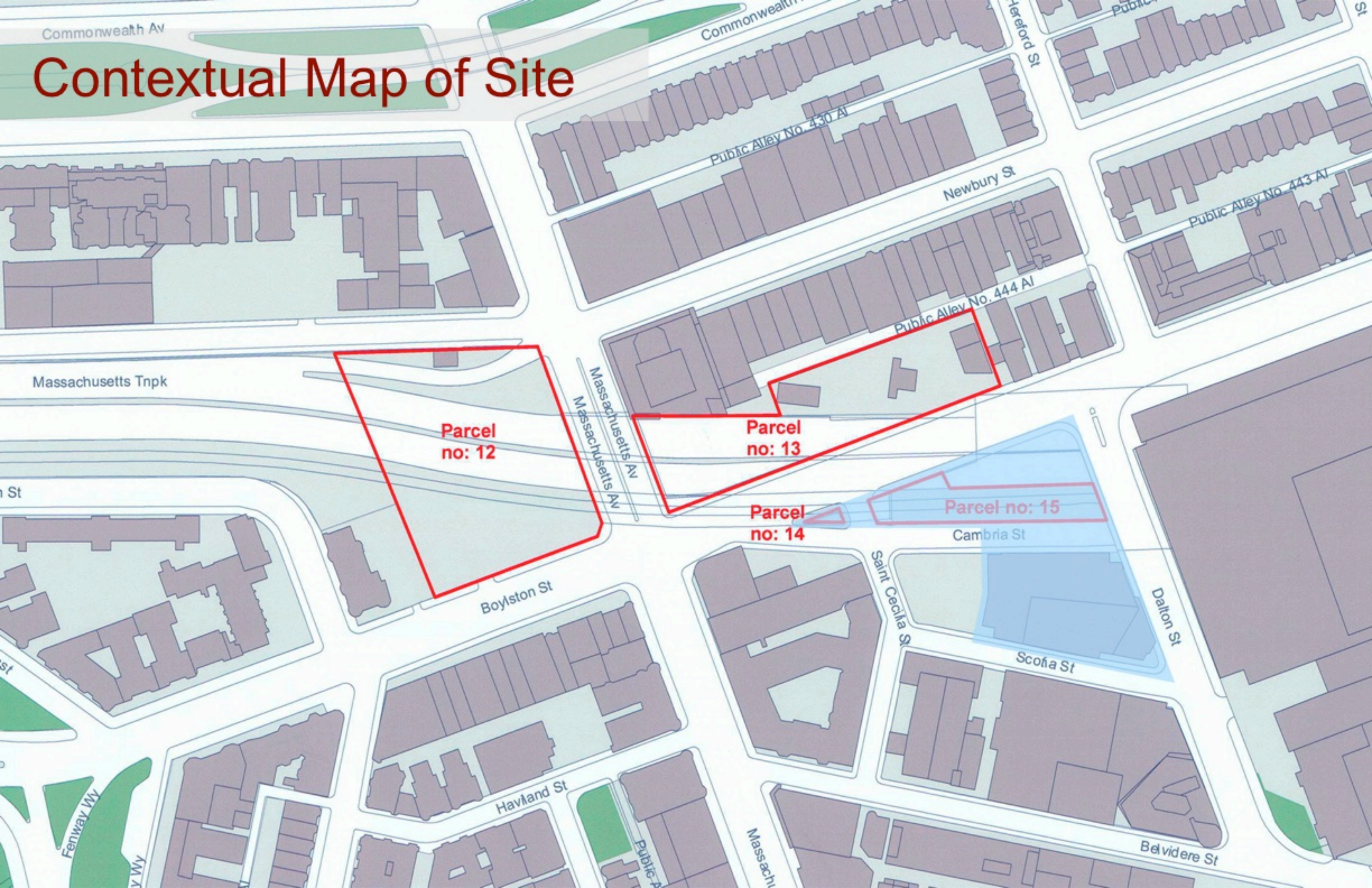
Yawkey Center for Outpatient Care at MGH



Contextual Map of Site



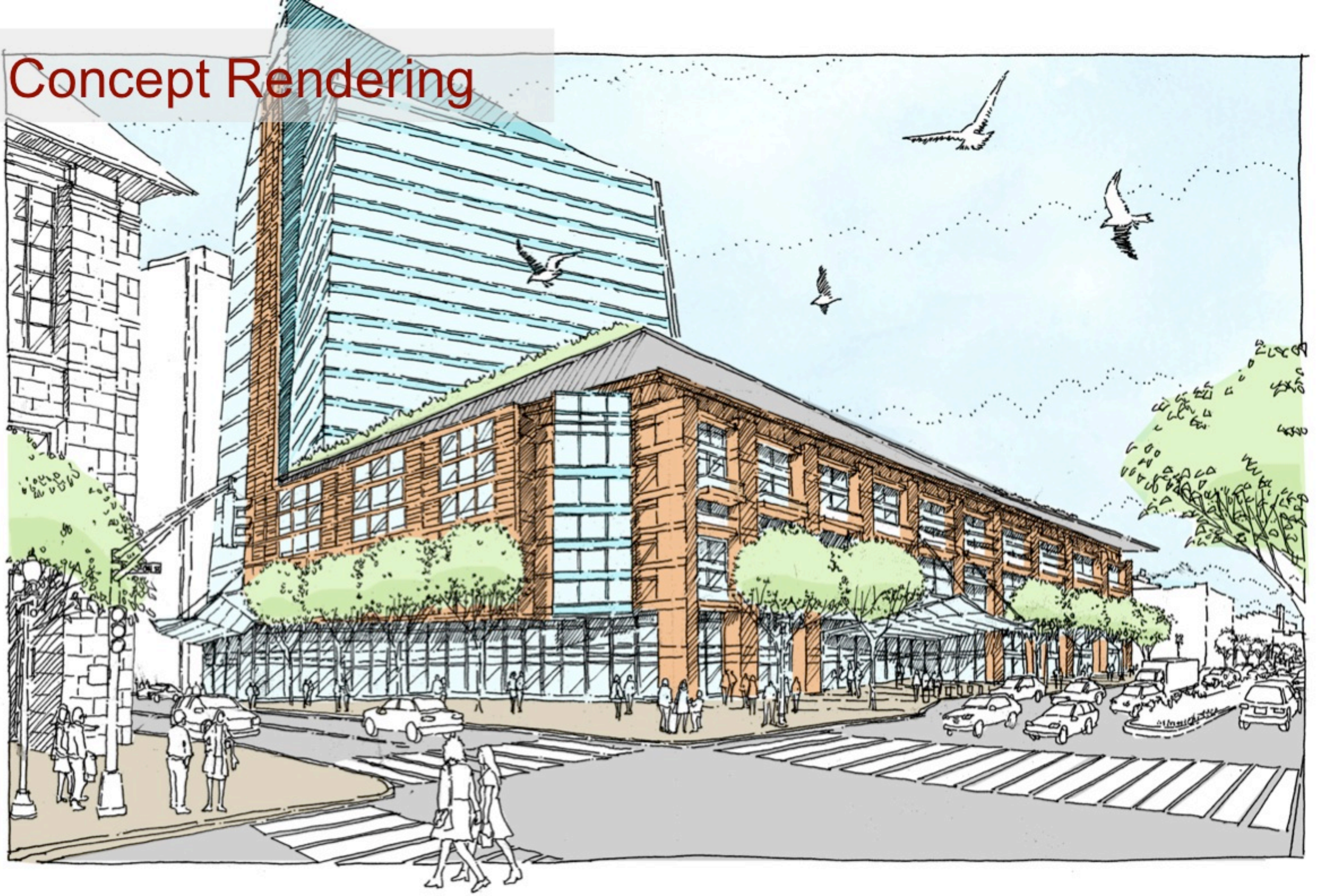
Contextual Map of Site



Boylston and Dalton Street



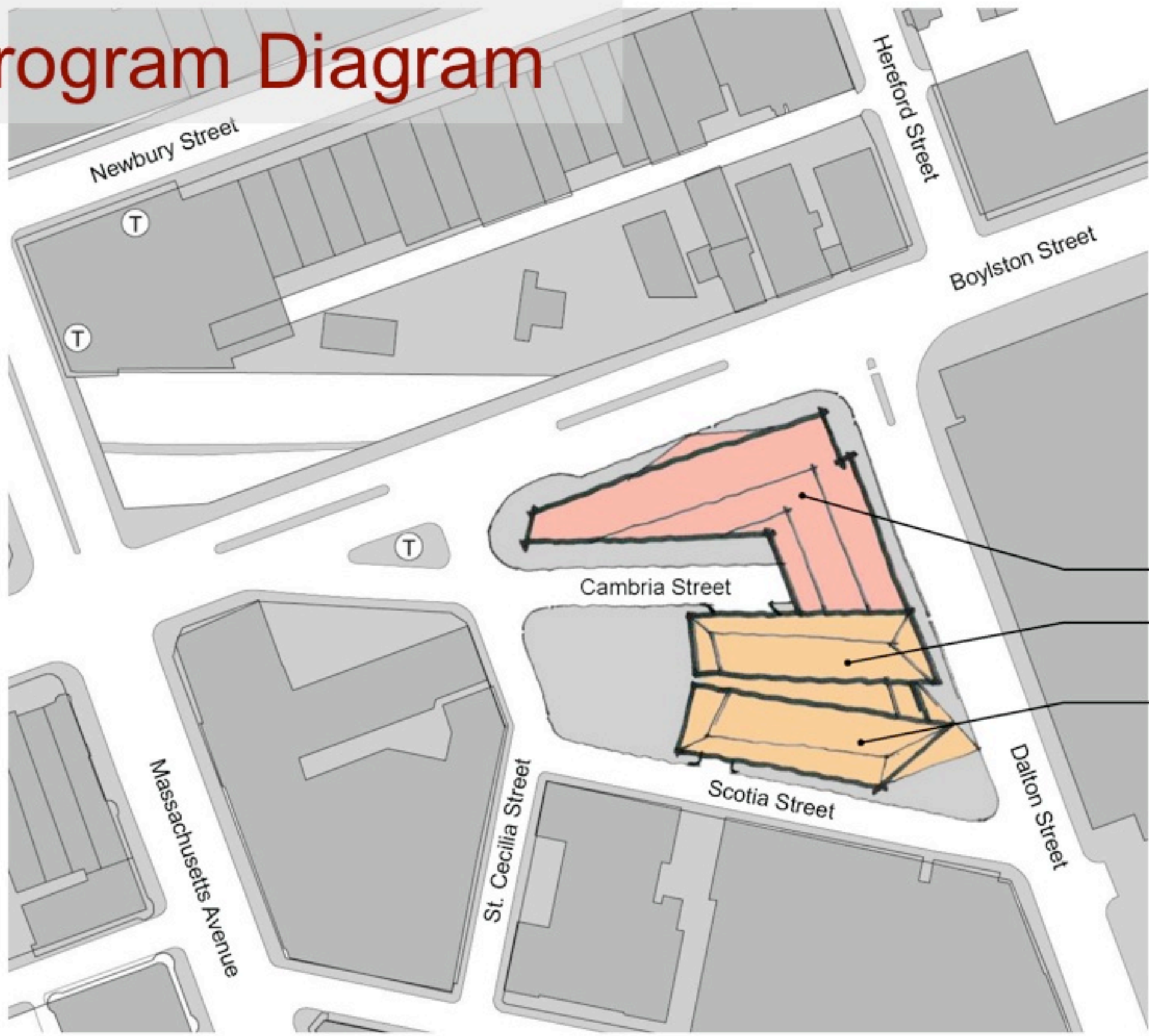
Concept Rendering



Urban Scale



Program Diagram



Design Intent:
Program Diagram

Hotel

200 room limited service	122,900 GSF
Street Level Retail	13,500 GSF
2nd Level Hotel Fitness/Spa	3,600 GSF

Office Tower 405,000 GSF

Parking Garage 200,000 GSF

Total Development 745,000 GSF

- 7 Story Hotel
- 8 Story Garage (Rework/Save Existing)
- 16 Story New Office Tower

Parking

500 existing spaces	
Hotel: 0.5/Key	100
Office: 0.75/1000 SF	300
Retail/Public	100
Total	500

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Level One Plan



Level 1 plan

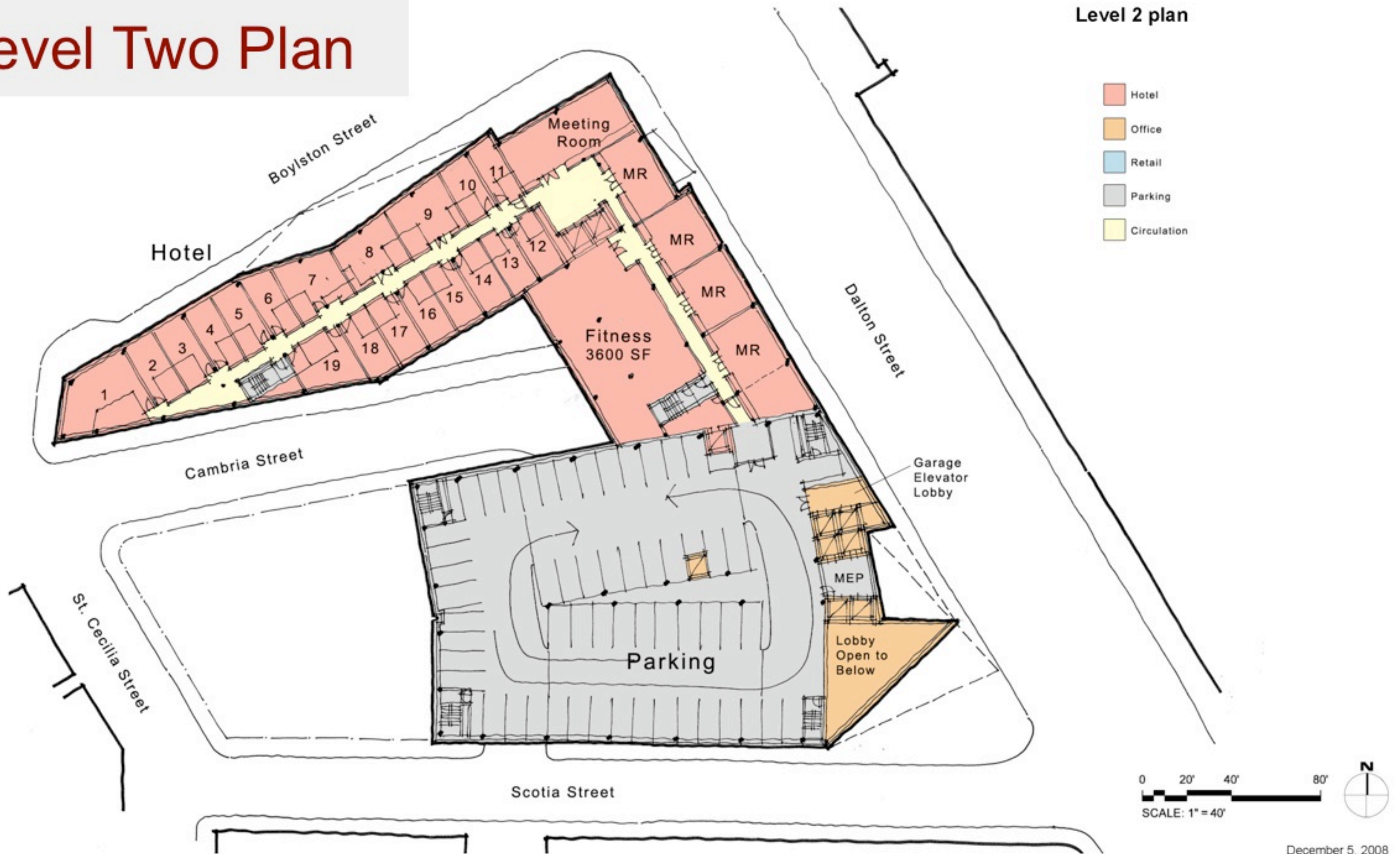
- Hotel
- Office
- Retail
- Parking
- Circulation

0 20' 40' 80'
SCALE: 1" = 40'

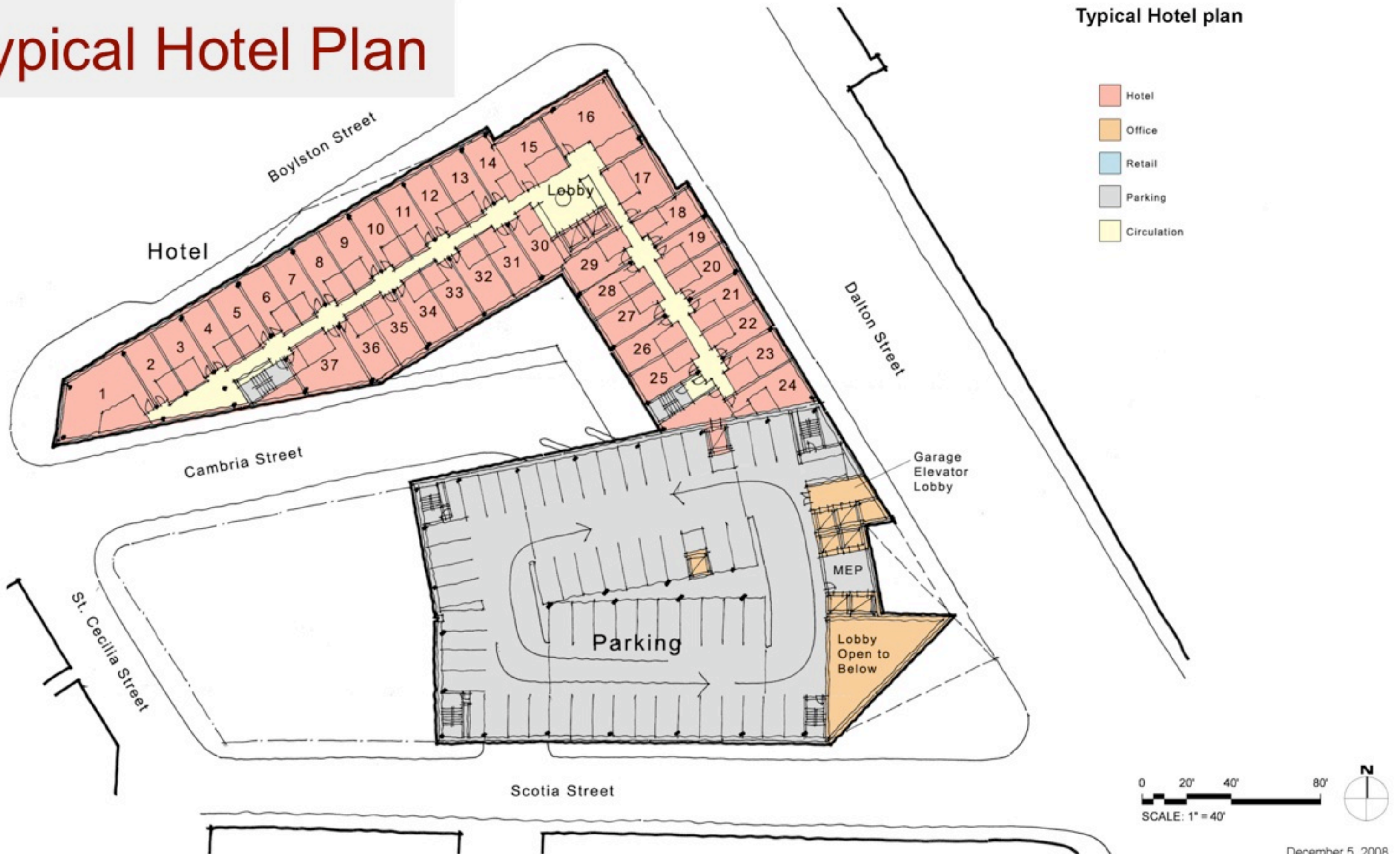


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Level Two Plan



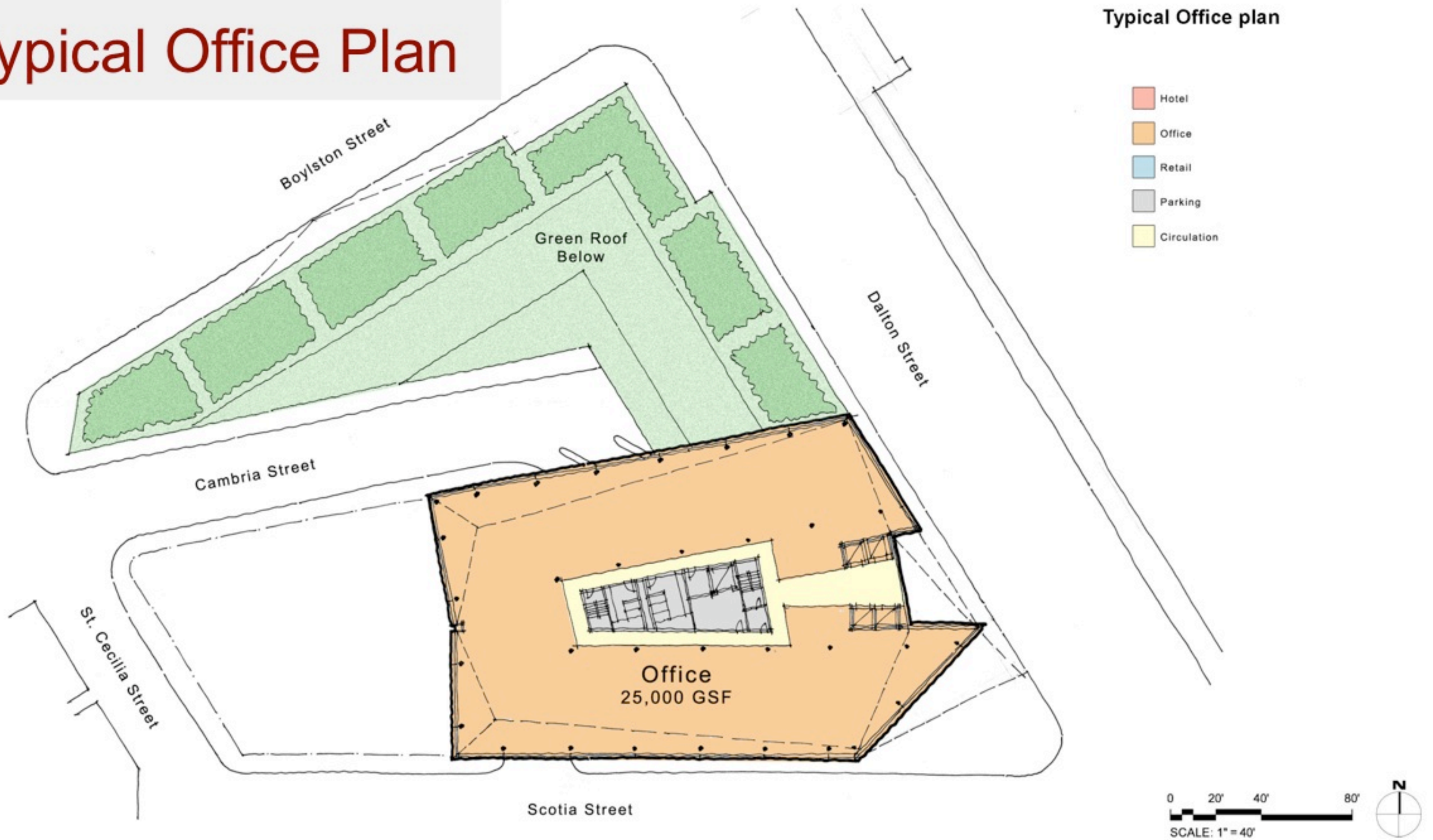
Typical Hotel Plan



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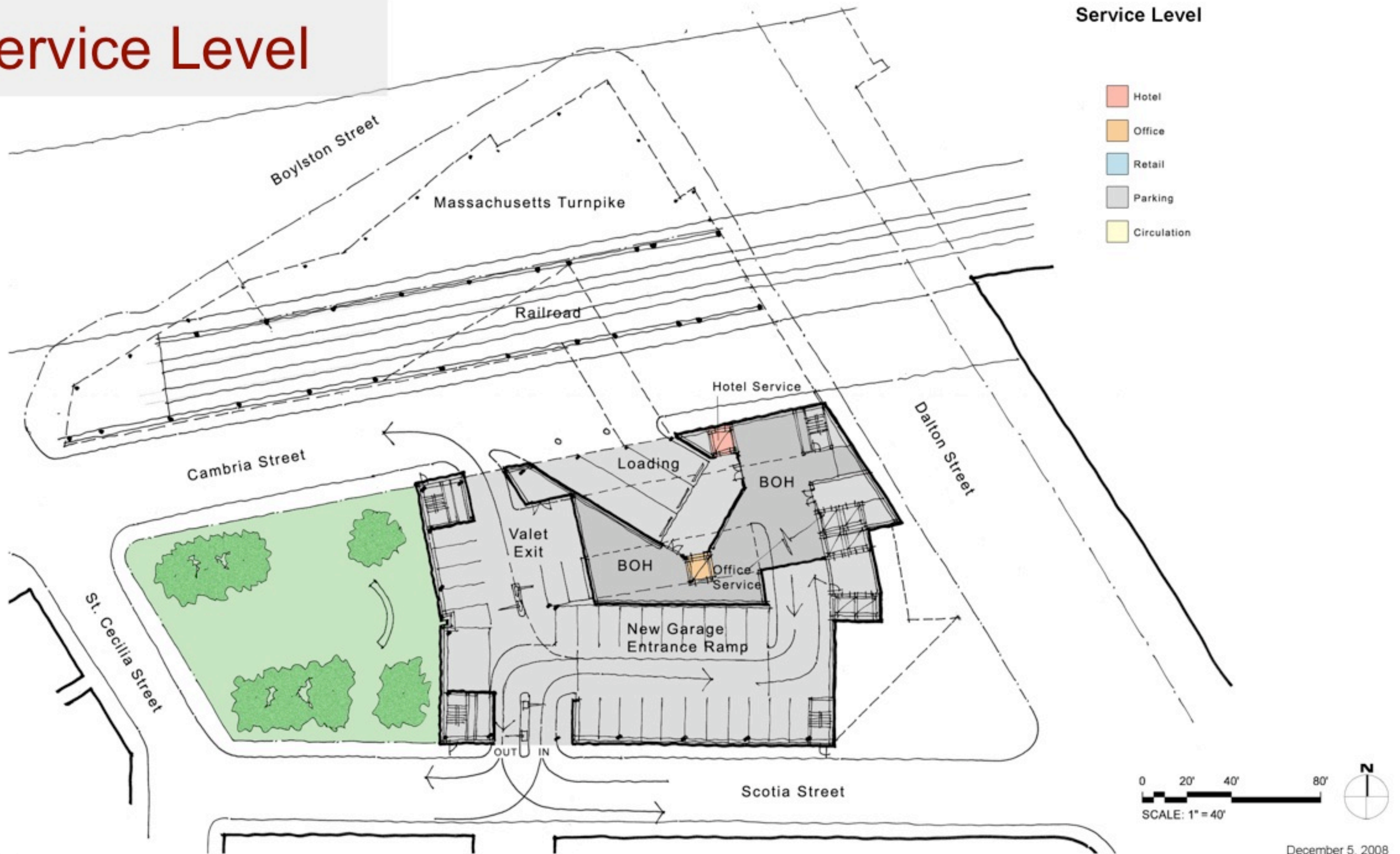
Typical Office Plan

Typical Office plan



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Service Level



Site Photo



Building Section

Building Section

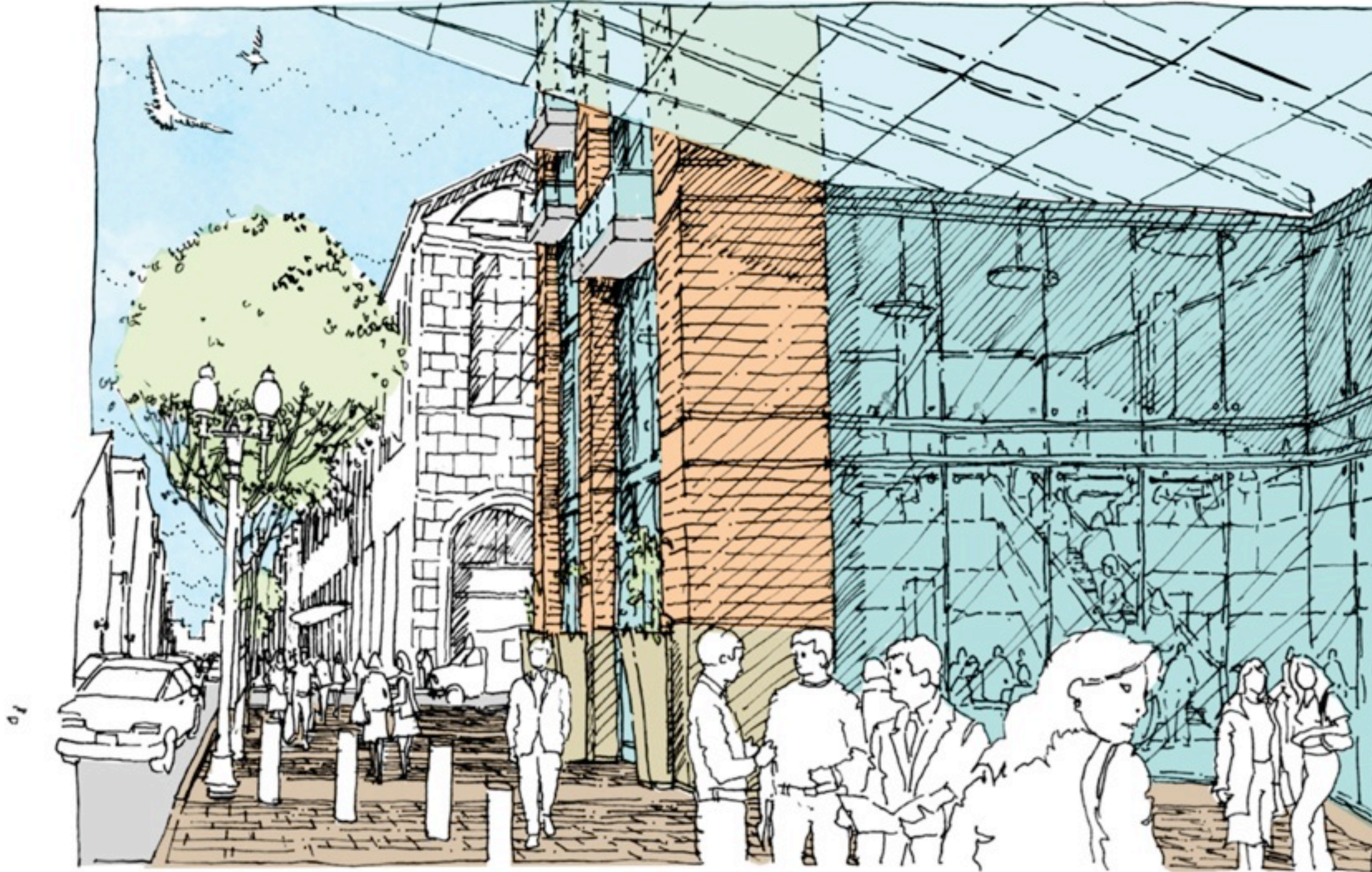


- Hotel
- Office
- Retail
- Parking
- Circulation



Concept Rendering

Concept Rendering:
Boylston Street Hotel Entrance



proposed

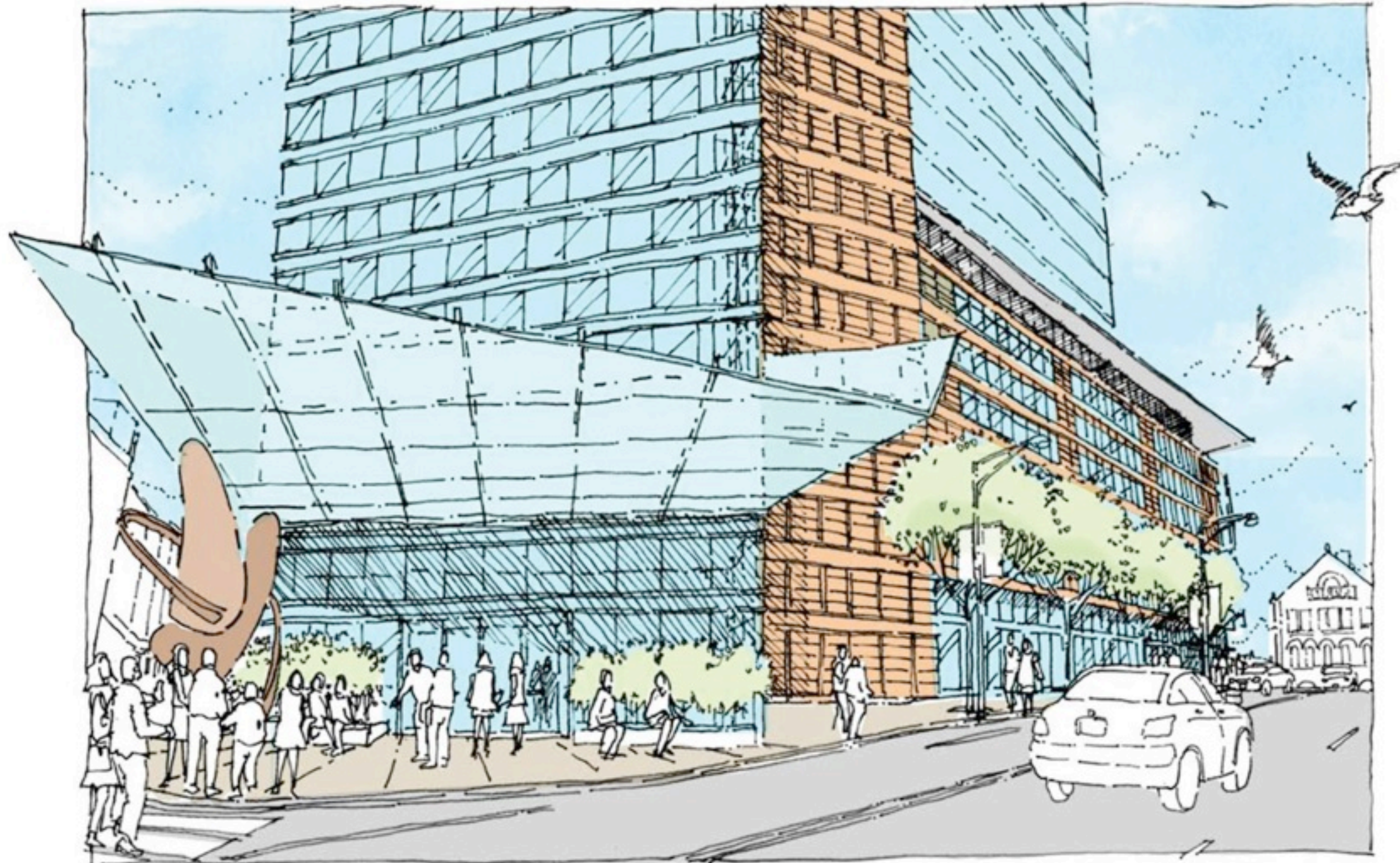


existing

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Concept Rendering

Concept Rendering:
Dalton St. office lobby entrance



proposed



existing

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Concept Rendering

Concept Rendering:
Boylston/Dalton corner cafe



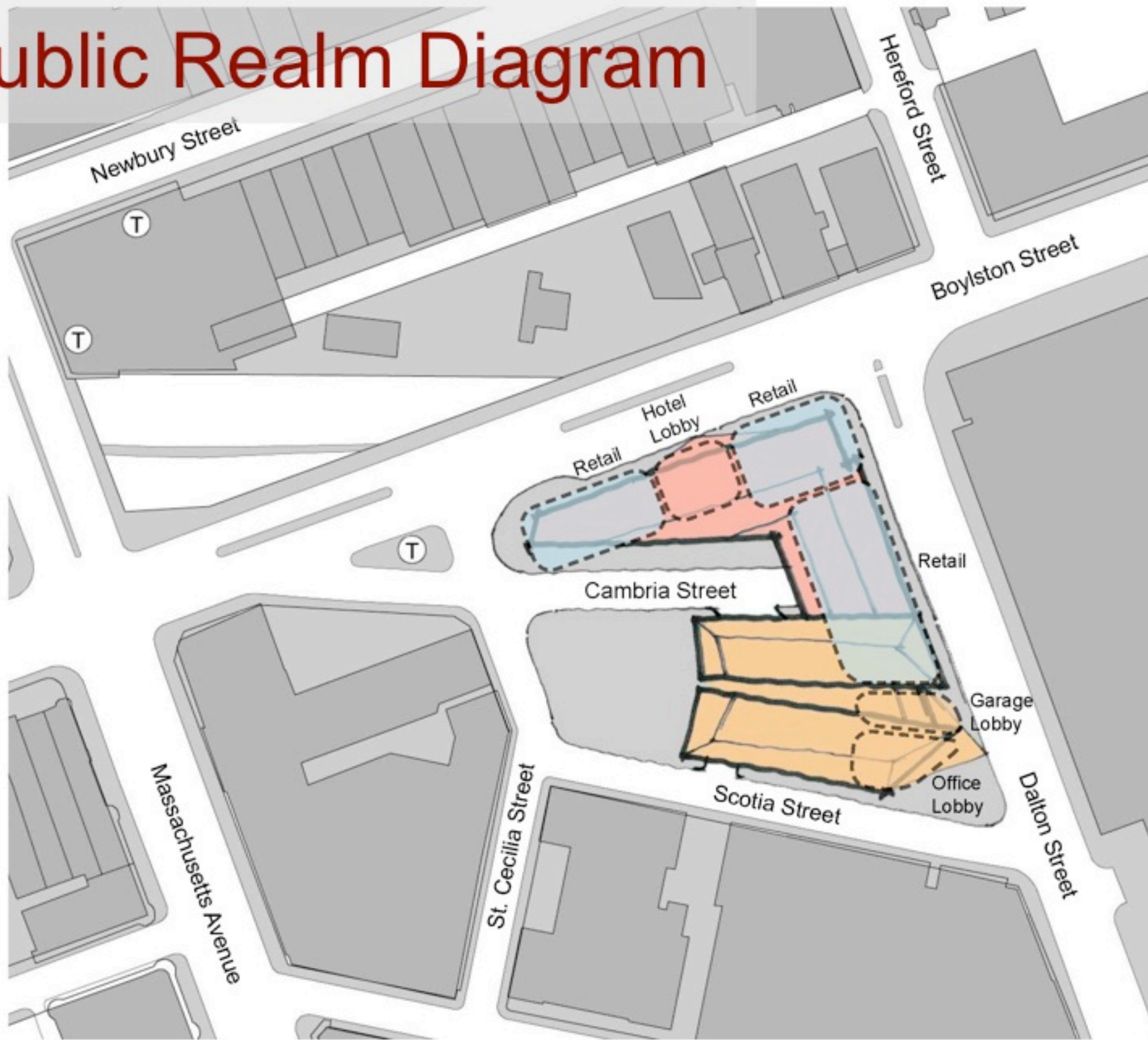
proposed



existing

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Public Realm Diagram



Design Intent:
Public Realm Diagram

Legend

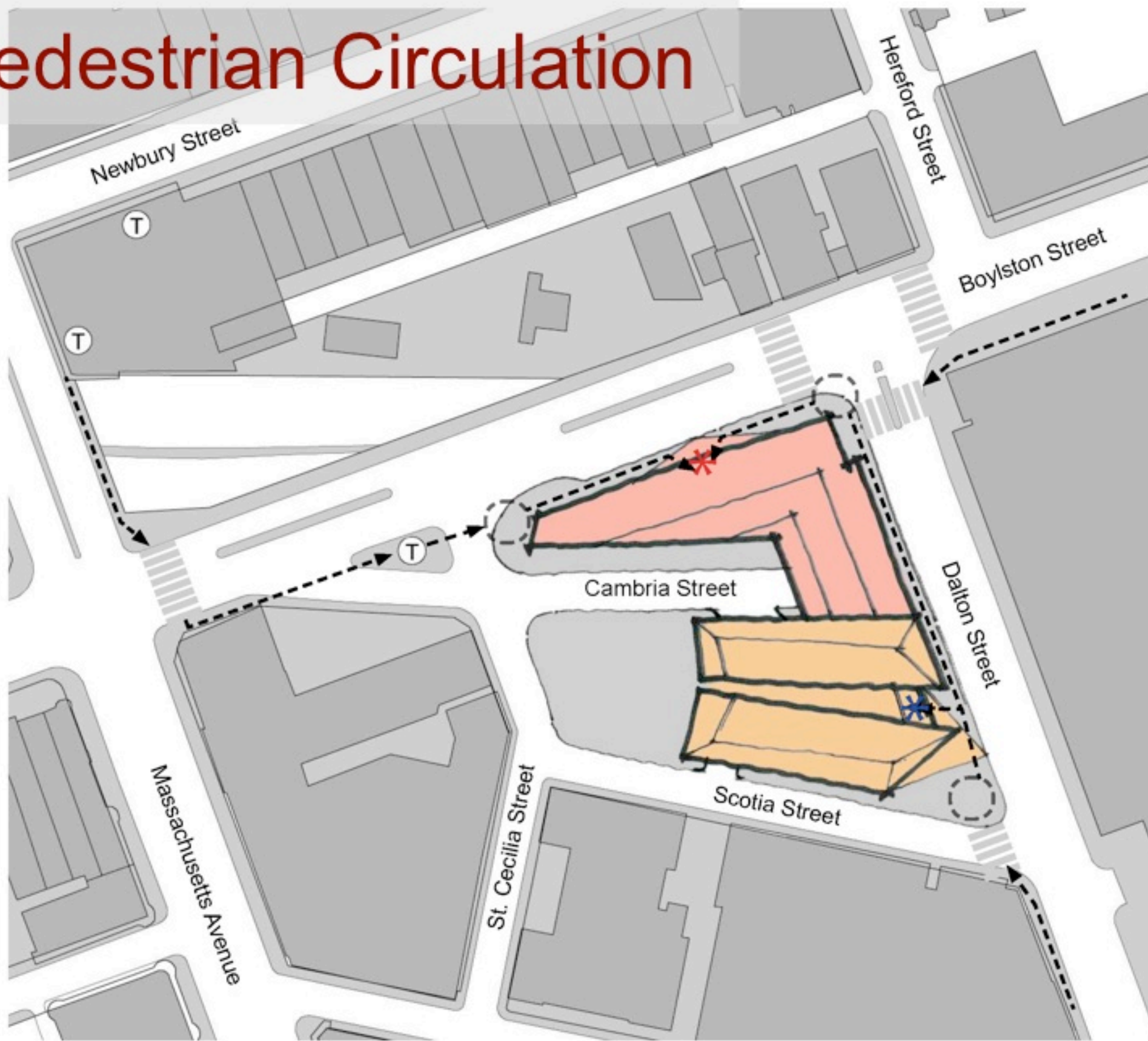
-  Retail
-  Hotel Lobby
-  Office Lobby

Notes

- Create retail along Boylston & Dalton Streets.
- Create hotel lobby along Boylston Street.
- Create office lobby along Dalton Street.

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Pedestrian Circulation



Design Intent:
Pedestrian Circulation

Legend

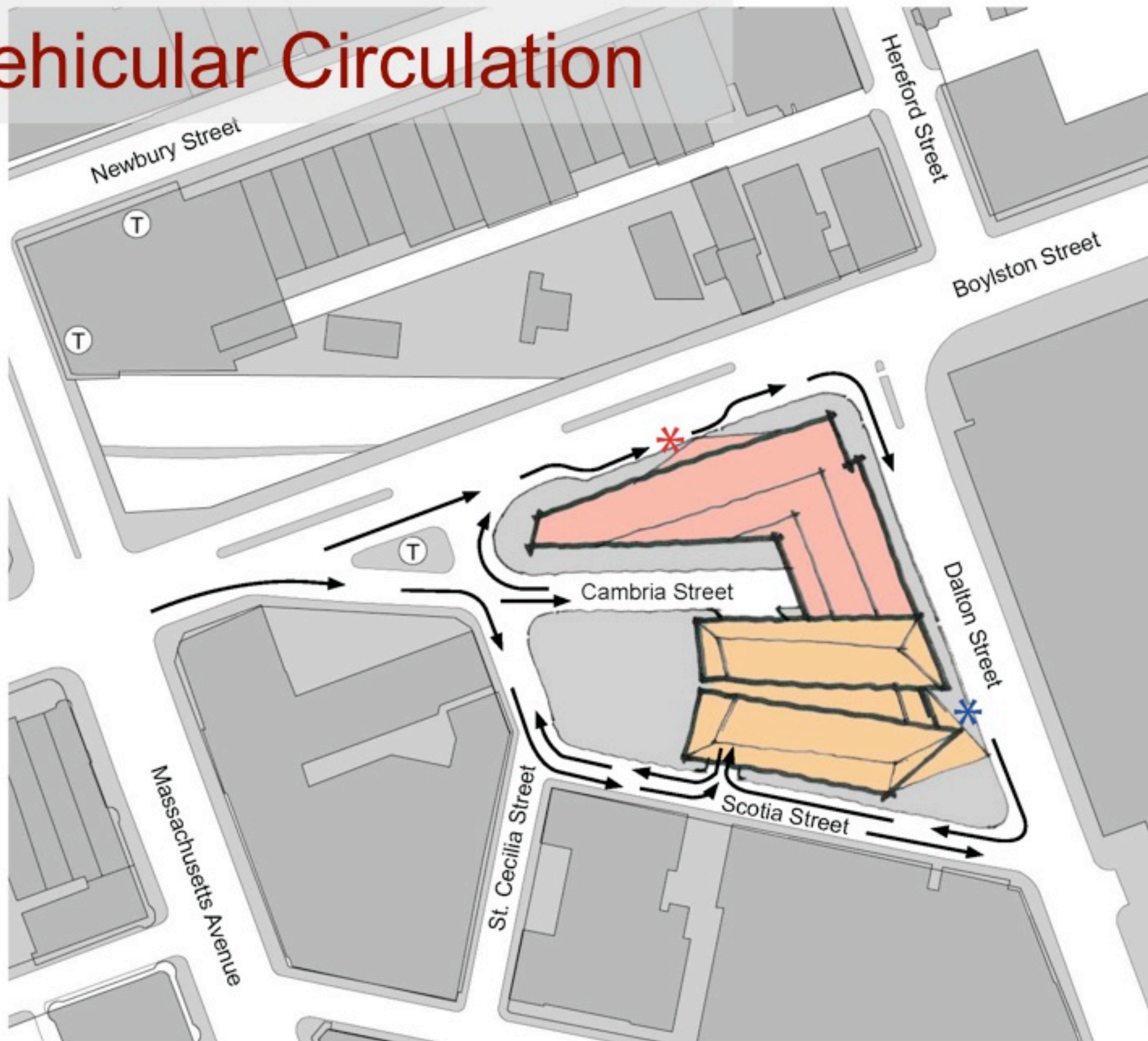
- Hotel entry
- Office entry
- Crosswalk
- Open space

Notes

- Hotel entry on Boylston Street.
- Office entry on Dalton Street.
- Maintain city fabric and sidewalk width.
- Create an open space at street corners.

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Vehicular Circulation



Design Intent:
Vehicular Circulation

Legend

- * Hotel entry
- * Office entry

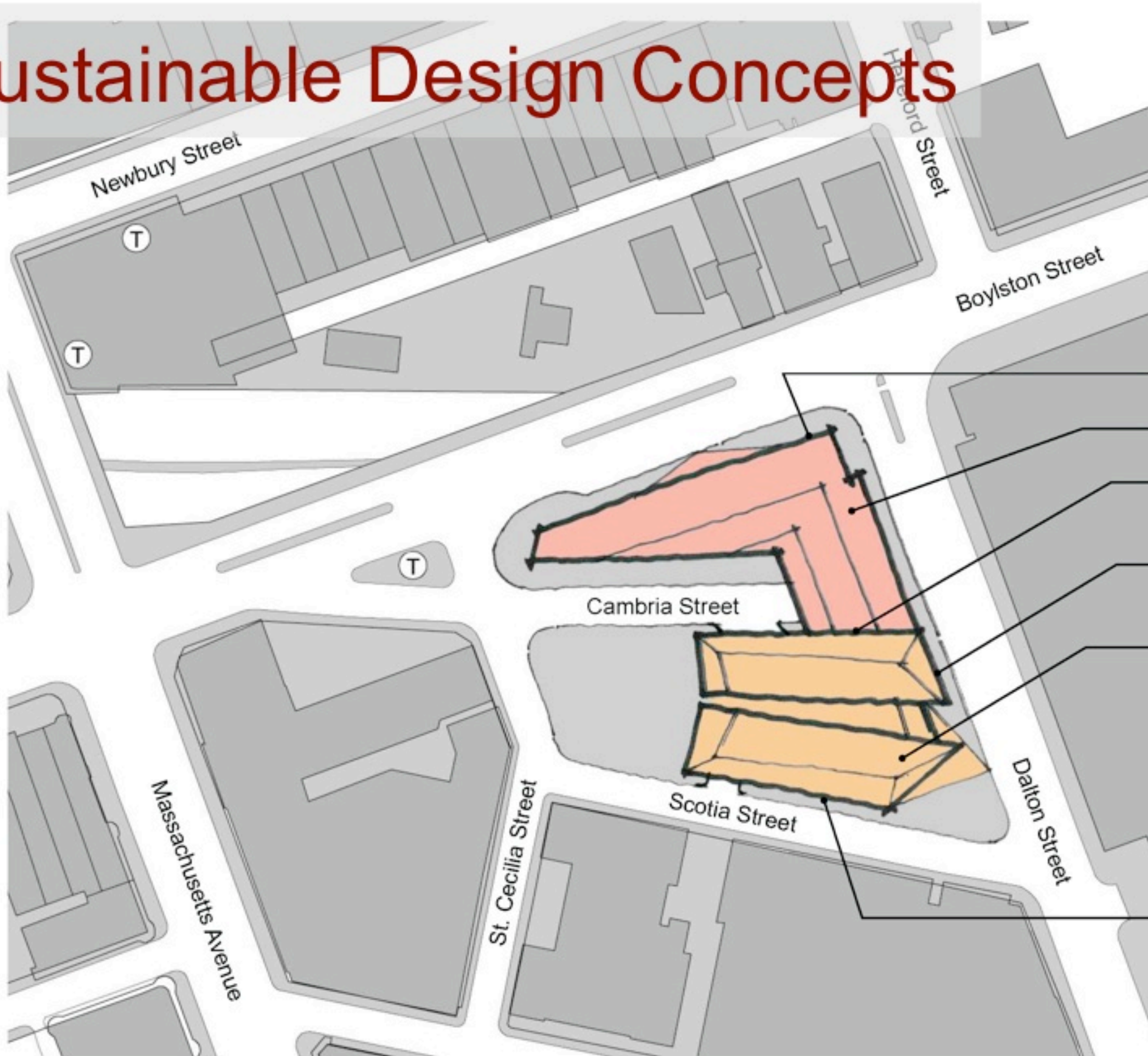
Notes

- Valet drop off on Boylston Street.
- Move garage entry/exit to Scotia Street.
- Change one way Scotia Street to opposite direction.
- Hotel valet exit only Cambria Street to Boylston Street.

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Sustainable Design Concepts

Design Intent:
Green Concepts

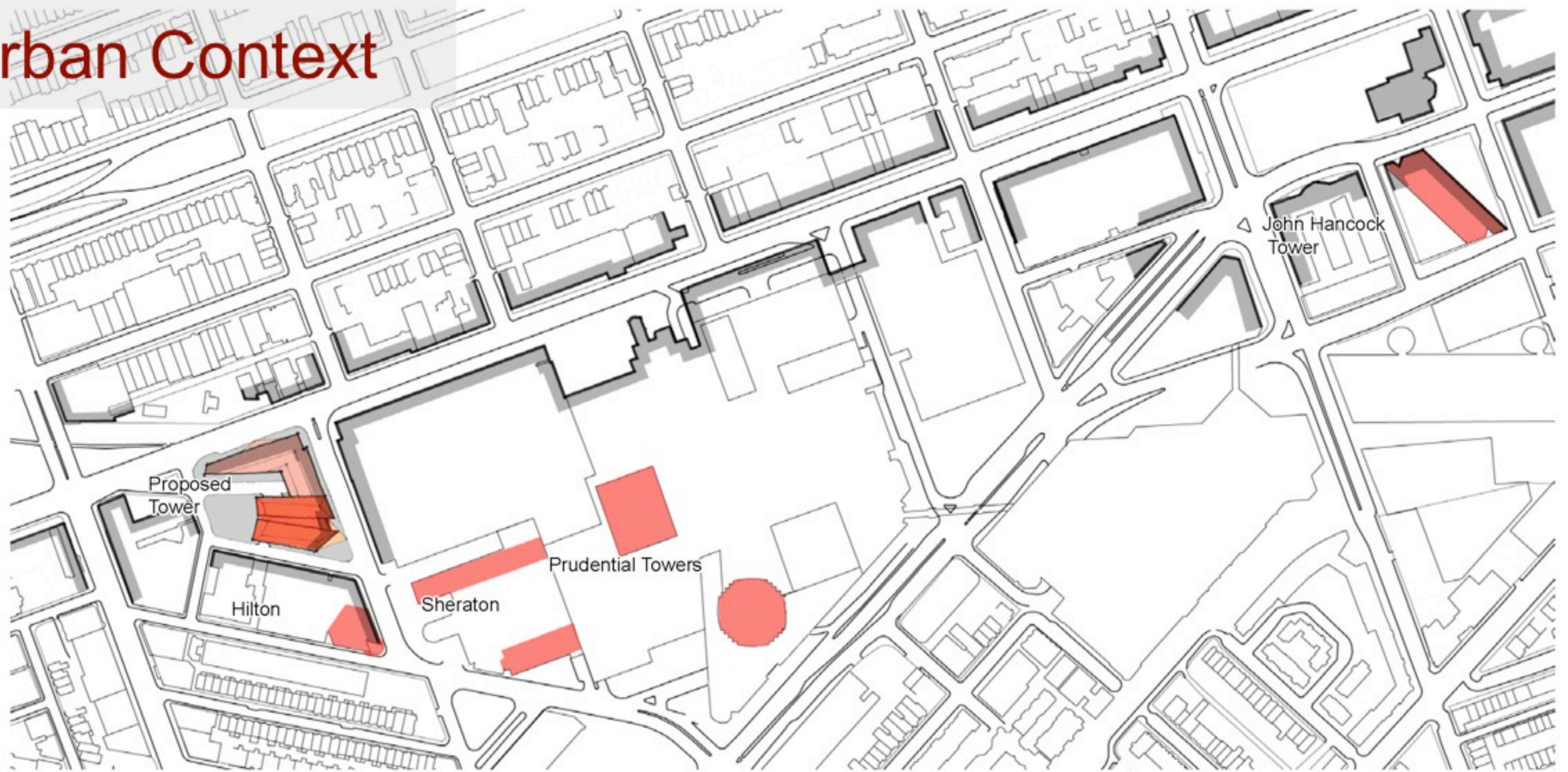


Notes

- North-South building orientation.
- Thermal mass at North face.
- Green roof with xeriscape.
- Higher percent masonry at North face.
- Salvage & reuse existing parking structure.
- High Albedo white roof.
- Smart growth development.
- Bike racks.
- Proximity to public transit.
- Operable windows.
- South face with integrated photovoltaic glazing.
- See attached L.E.E.D. checklist included in this proposal.

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Urban Context

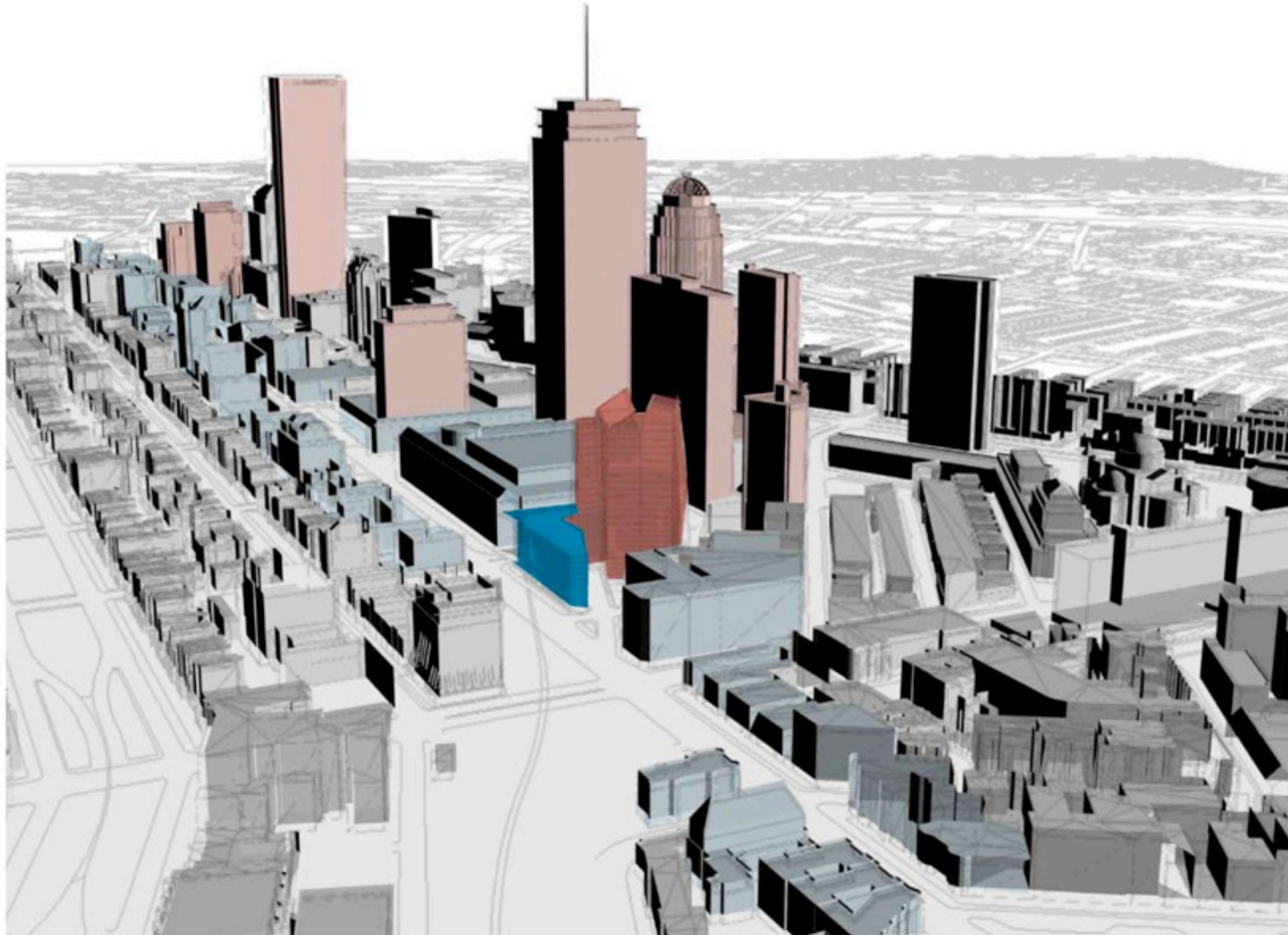


Design Intent: Urban Context

- Continue urban corridor.
- Higher massing in context with city fabric.



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Urban Massing Concept



Design Intent:
Urban Massing Concept

Legend

-  Tall massing
-  Low massing

Notes

- Create tall massing to step with urban fabric
- Continue low massing along Boylston Street and Dalton Street

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Urban Massing Concept



Thank You

