



COMMUNITY MEETING

October 3, 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

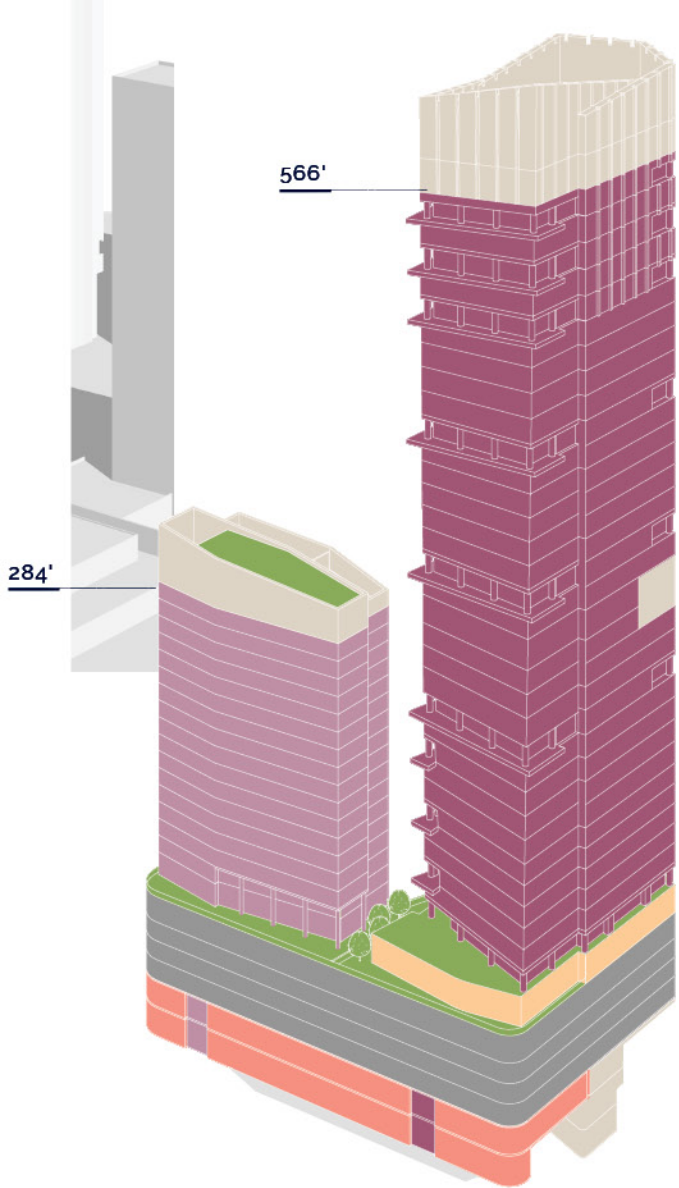
Modifications to PNF Project

- Eliminated rental building (182 units)
- Reduce condo building height by 82 feet (incl. 52 units)
- Reduce number of parking levels from 4 to 2 (eliminates 128 spaces)
- Relocated parking garage access to Scotia Street.
- Increase retail space by 10,500 SF (new total 45,500 SF)

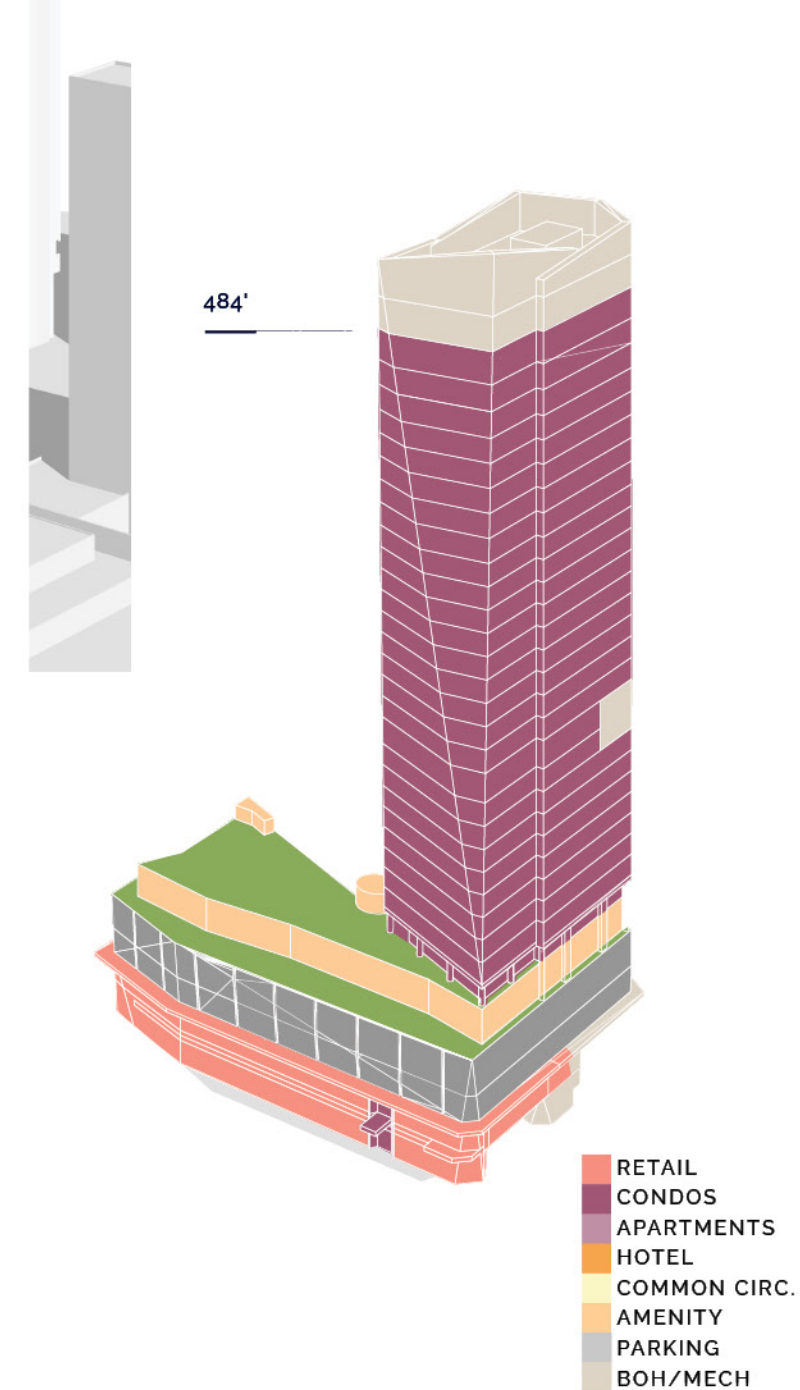
Benefits

- Retains deck over entire Turnpike opening
- Retains Boylston Street streetscape and increases retail / restaurant presence
- Increases light and air circulation
- Reduces program by 36%: 689K sf to 440K sf (now less than 2013 designated project)
- Reduces environmental impacts including shadows

PNF FILING



DPIR FILING



KEY STATISTICS			
	PNF SUBMISSION	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 SUBMISSION	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

W WEINER VENTURES
REAL ESTATE DEVELOPMENT & INVESTMENT

ELKUS | MANFREDI
ARCHITECTS



1000 BOYLSTON STREET
BOSTON, MASSACHUSETTS

EXISTING VIEW FROM BOYLSTON STREET

W WEINER VENTURES
REAL ESTATE DEVELOPMENT & INVESTMENT

ELKUS | MANFREDI
ARCHITECTS



1000 BOYLSTON STREET
BOSTON, MASSACHUSETTS

EXISTING VIEW FROM DALTON STREET

W WEINER VENTURES
REAL ESTATE DEVELOPMENT & INVESTMENT

ELKUS | MANFREDI
ARCHITECTS



HYNES CONVENTION CENTER

DALTON STREET

PRUDENTIAL PARCEL

SCOTIA PARCEL

CAMBRIA STREET AIR-RIGHTS PARCEL 15

BOYLSTON STREET

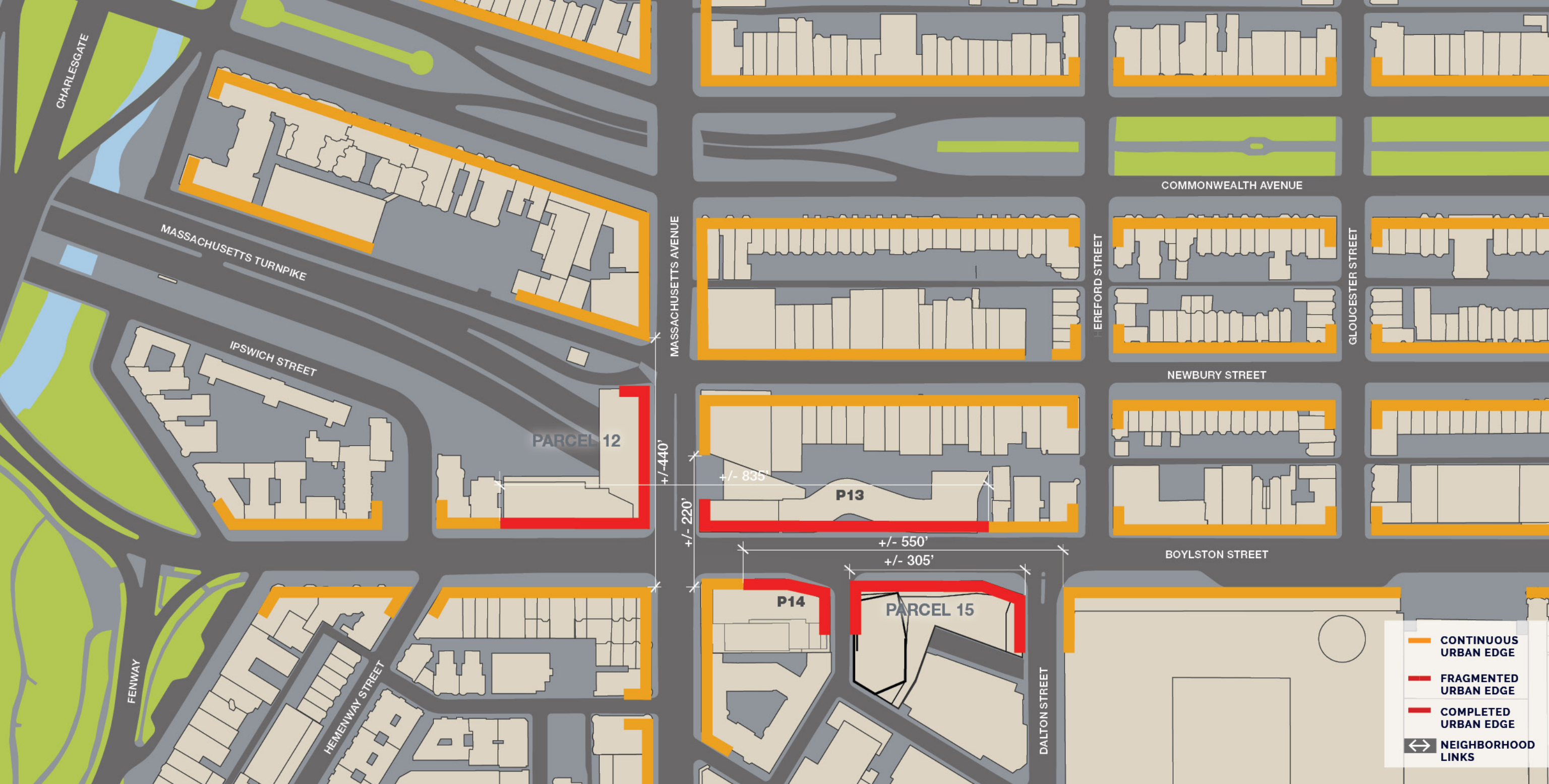
I-90 WESTBOUND

1000 BOYLSTON STREET
BOSTON, MASSACHUSETTS

DEVELOPMENT PARCELS

WEINER VENTURES
REAL ESTATE DEVELOPMENT & INVESTMENT

ELKUS | MANFREDI
ARCHITECTS



1000 BOYLSTON STREET
 BOSTON, MASSACHUSETTS

BACK BAY BLOCK COMPLETION



W WEINER VENTURES
 REAL ESTATE DEVELOPMENT & INVESTMENT

ELKUS | MANFREDI
 ARCHITECTS

1000

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

HYNES CONVENTION CENTER

THE SHOPS AT PRUDENTIAL CENTER

MANDARIN ORIENTAL

BOSTON PUBLIC LIBRARY

COPLEY SQUARE

ONE DALTON

CHRISTIAN SCIENCE CENTER

HUNTINGTON AVENUE

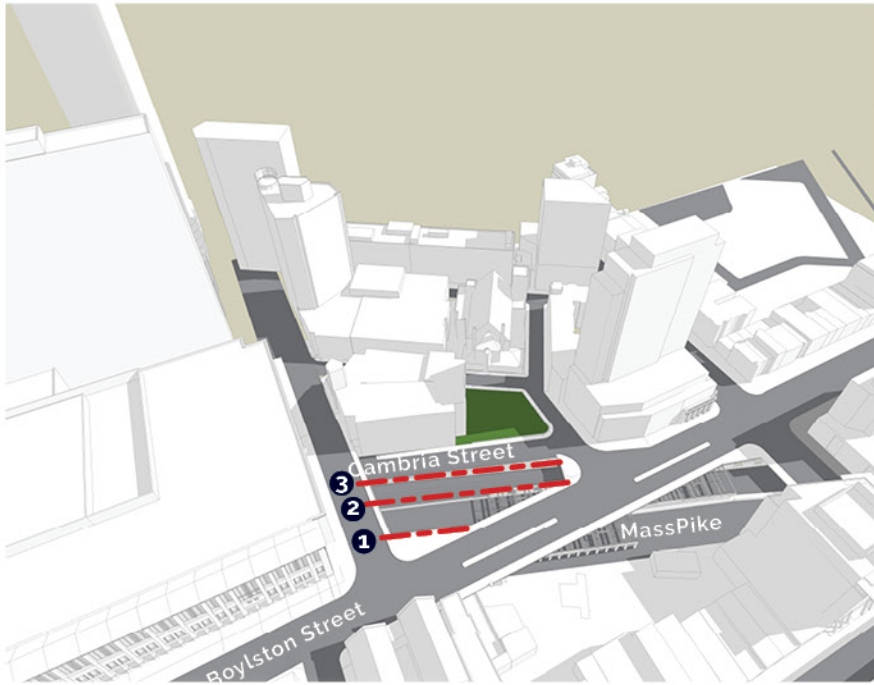
1000 BOYLSTON STREET
BOSTON, MASSACHUSETTS

CONTEXT PLAN



WEINER VENTURES
REAL ESTATE DEVELOPMENT & INVESTMENT

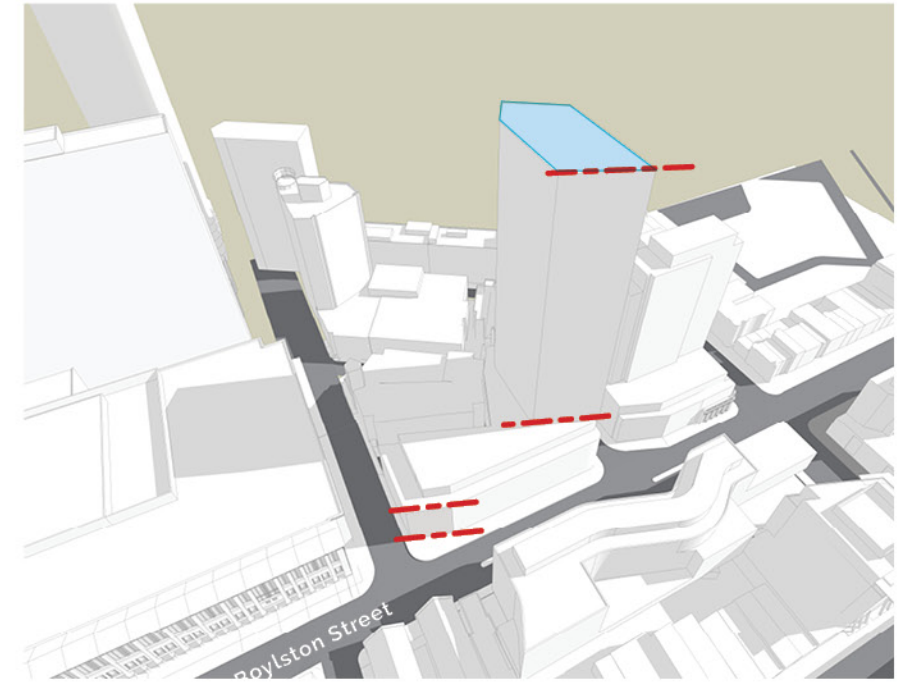
ELKUS | MANFREDI
ARCHITECTS



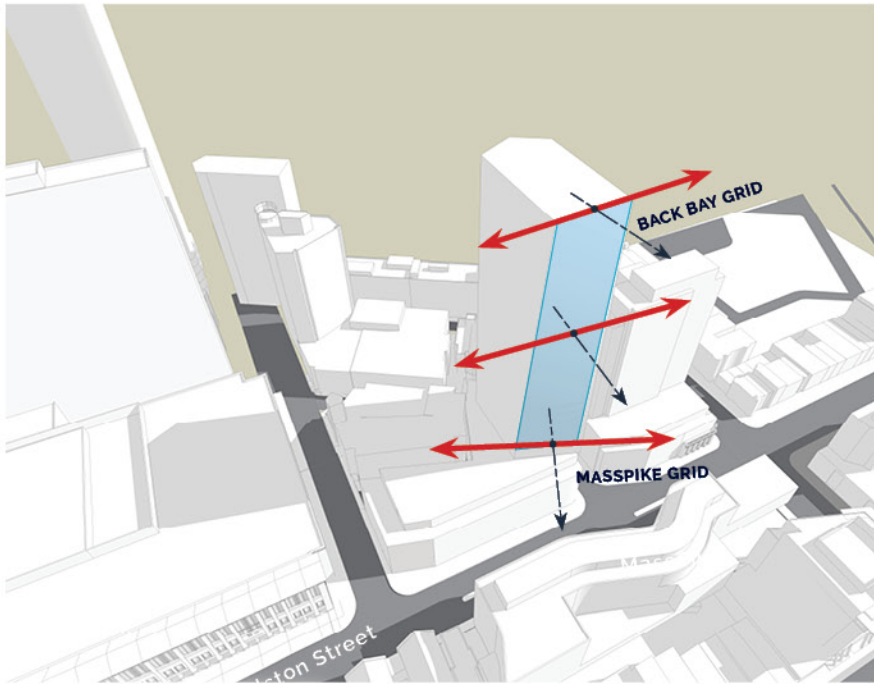
1 STRUCTURAL BEARING LINES



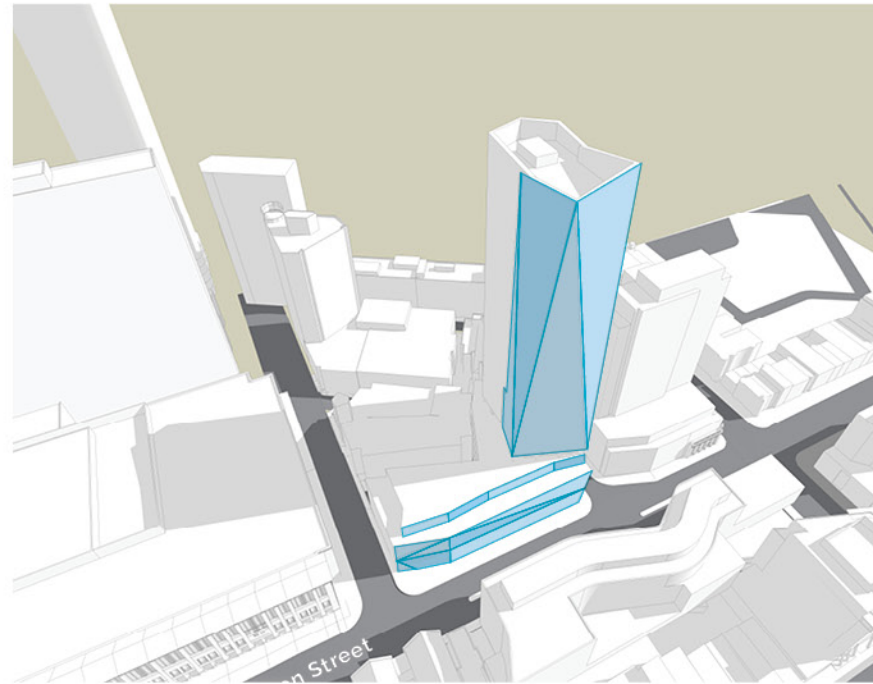
2 URBAN STREET WALL



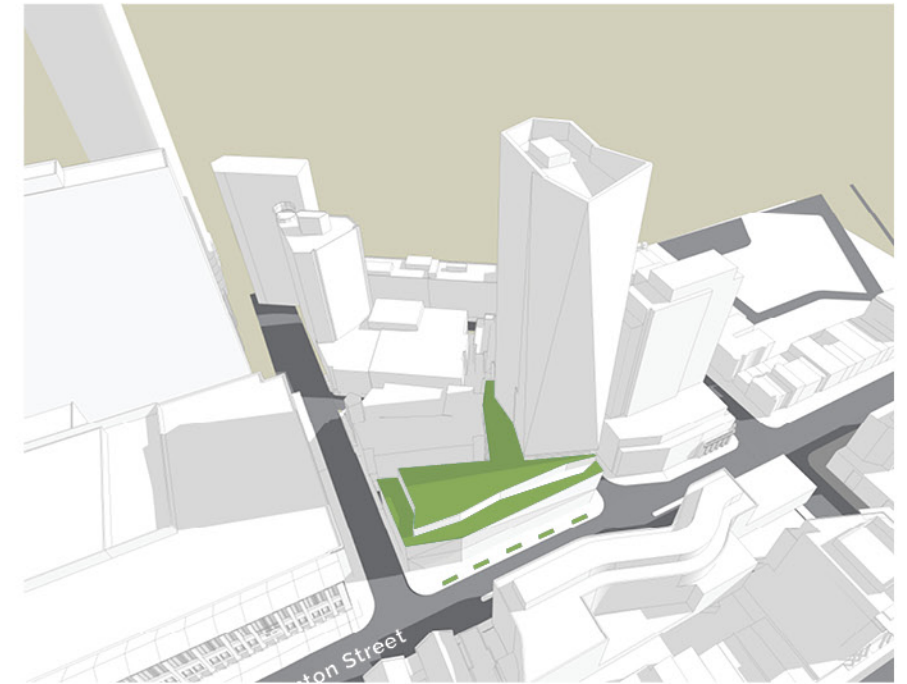
3 FOOTPRINT EXTRUSIONS



4 FACADE ROTATION



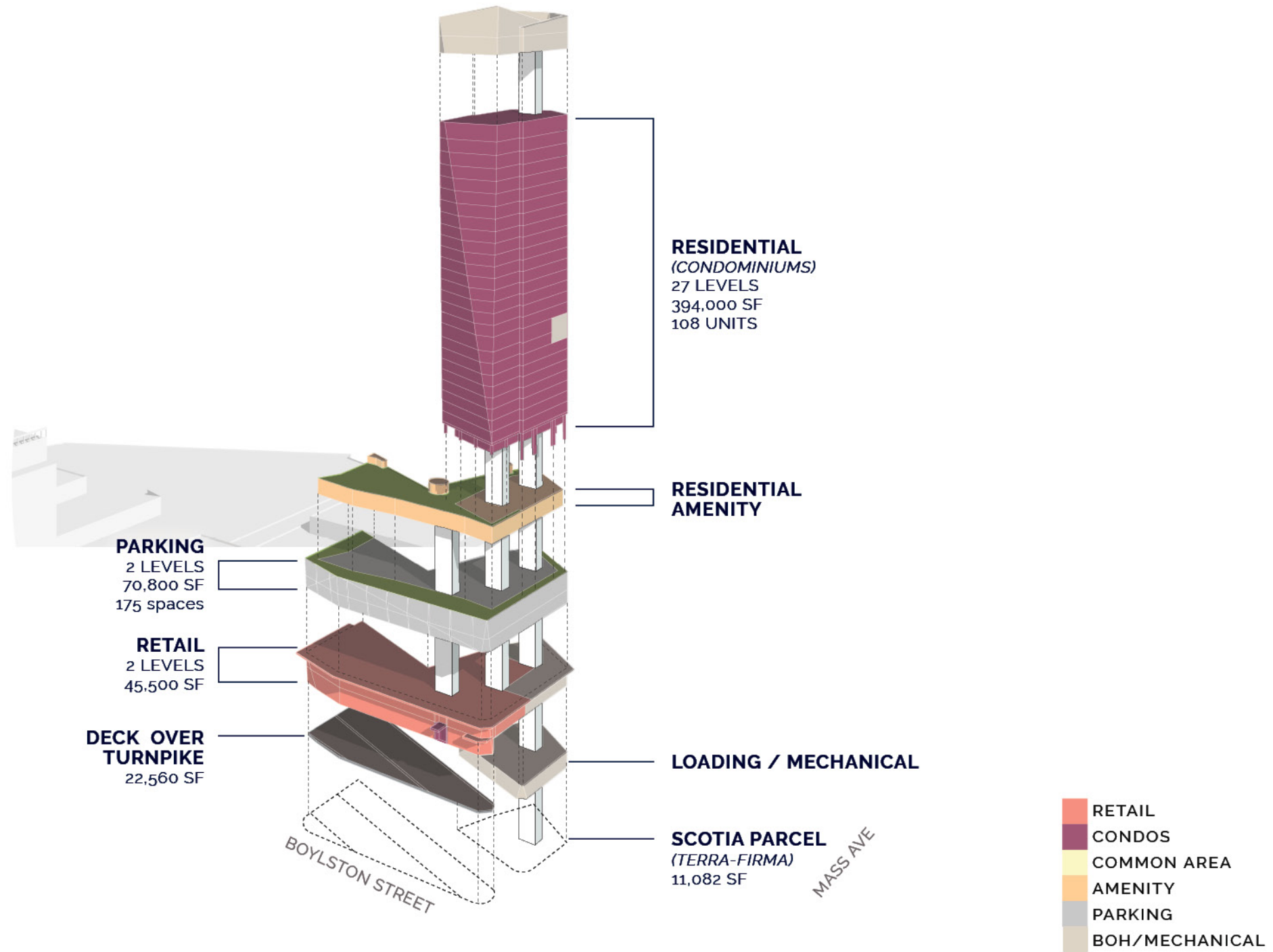
5 SCULPTED FORM

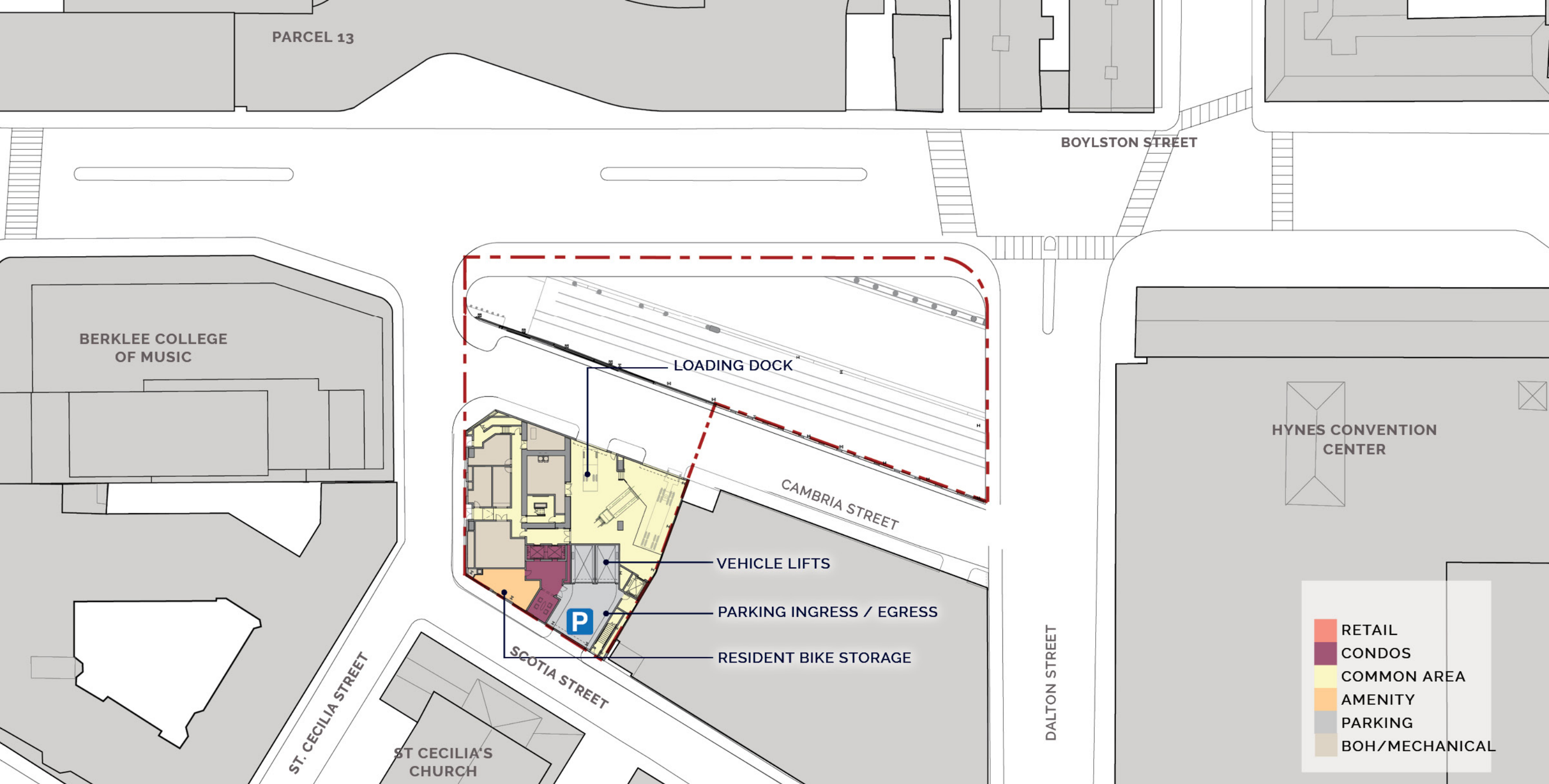


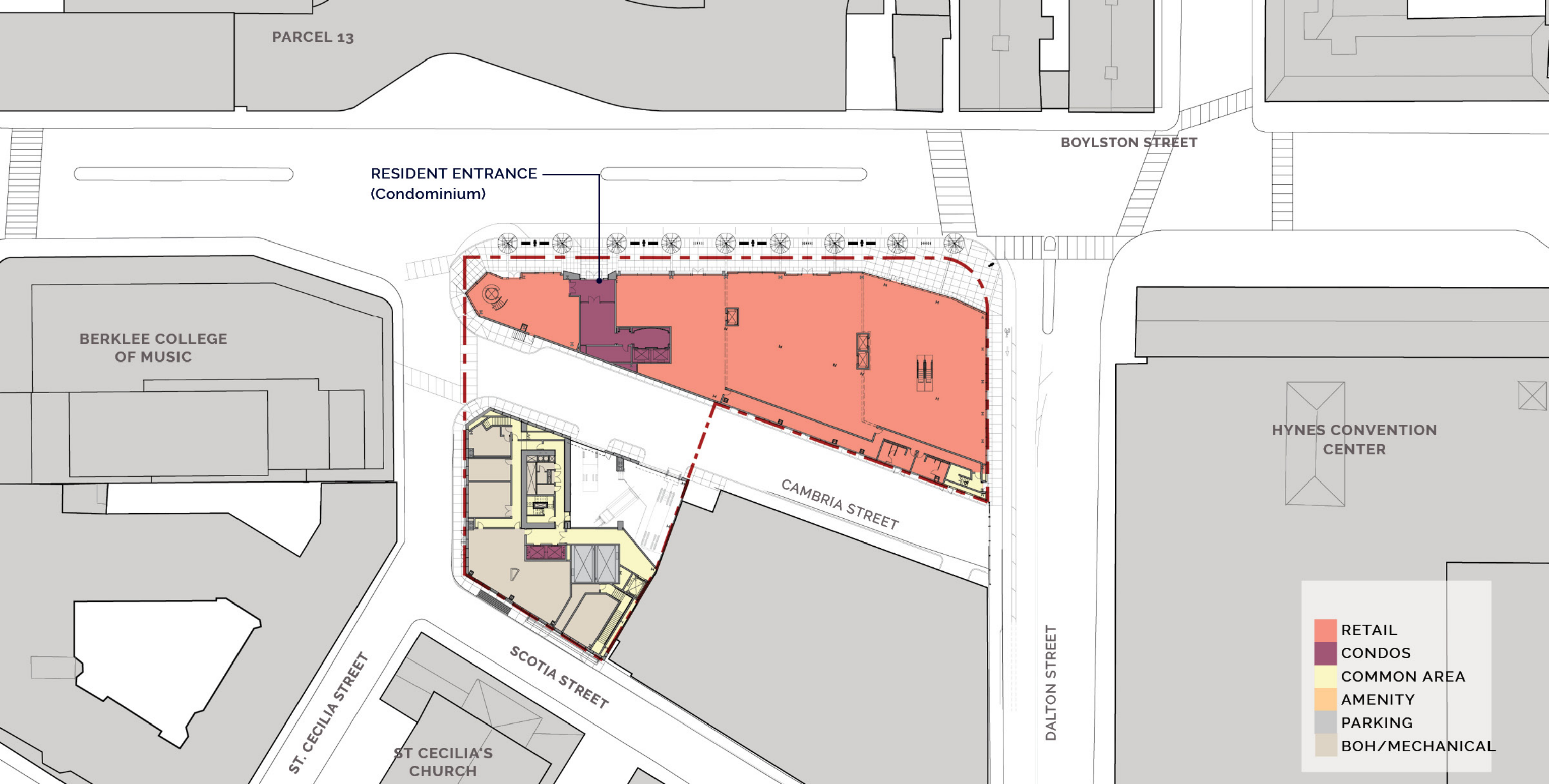
6 GREEN

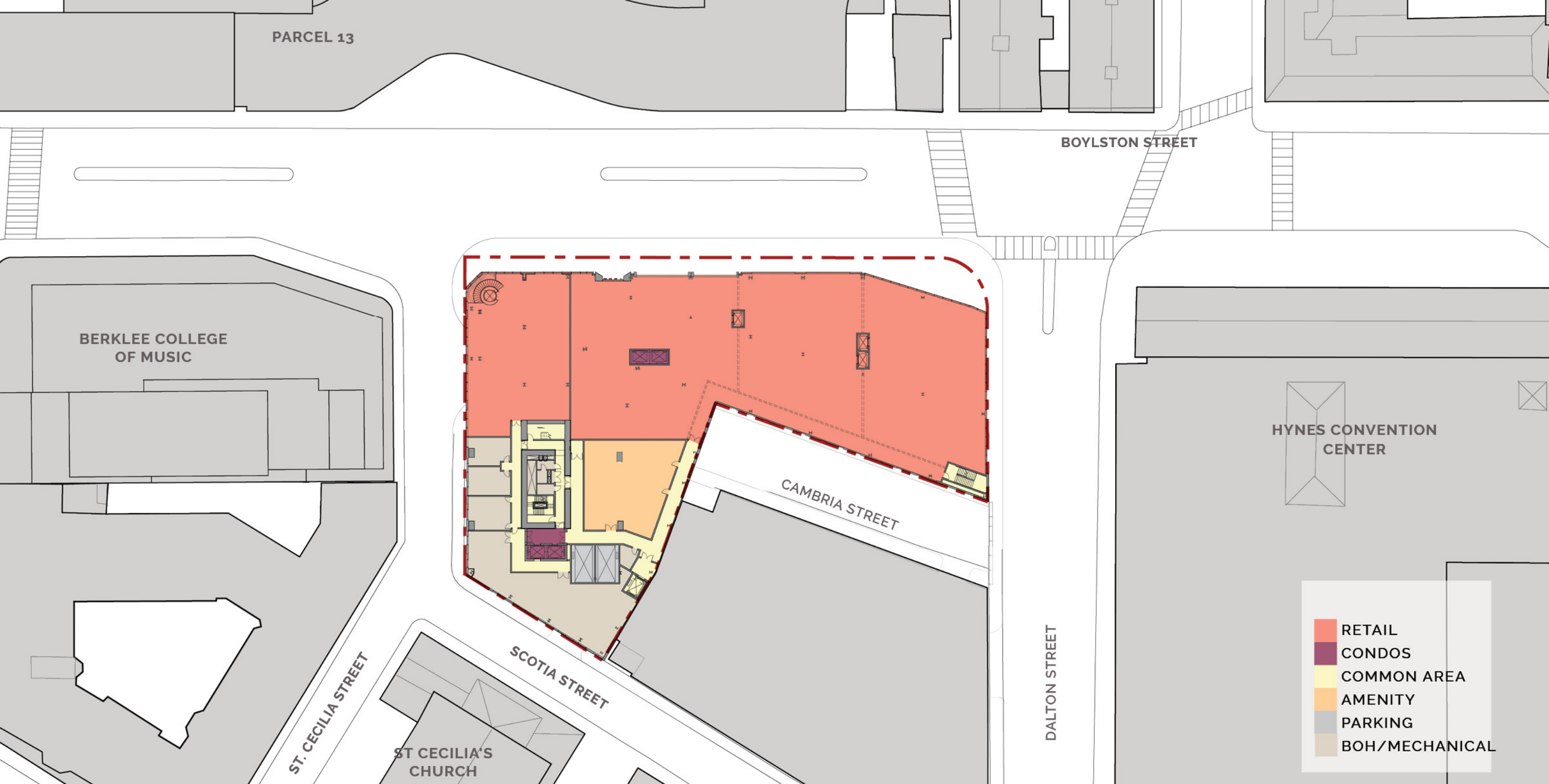
KEY STATISTICS	
Stories	33
Height top of Residential	484 FT
Condominium Units	108
Parking Spaces	175

PROGRAM (SQ FT)	
Condominium units + amenity	394,000
Retail	45,500
Parking	70,800
Total (excluding parking)	439,500
FAR (excluding parking)	10.7









PARCEL 13

BOYLSTON STREET

BERKLEE COLLEGE
OF MUSIC

HYNES CONVENTION
CENTER

CAMBRIA STREET

DALTON STREET

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

ST. CECILIA STREET

SCOTIA STREET

ST CECILIA'S
CHURCH





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

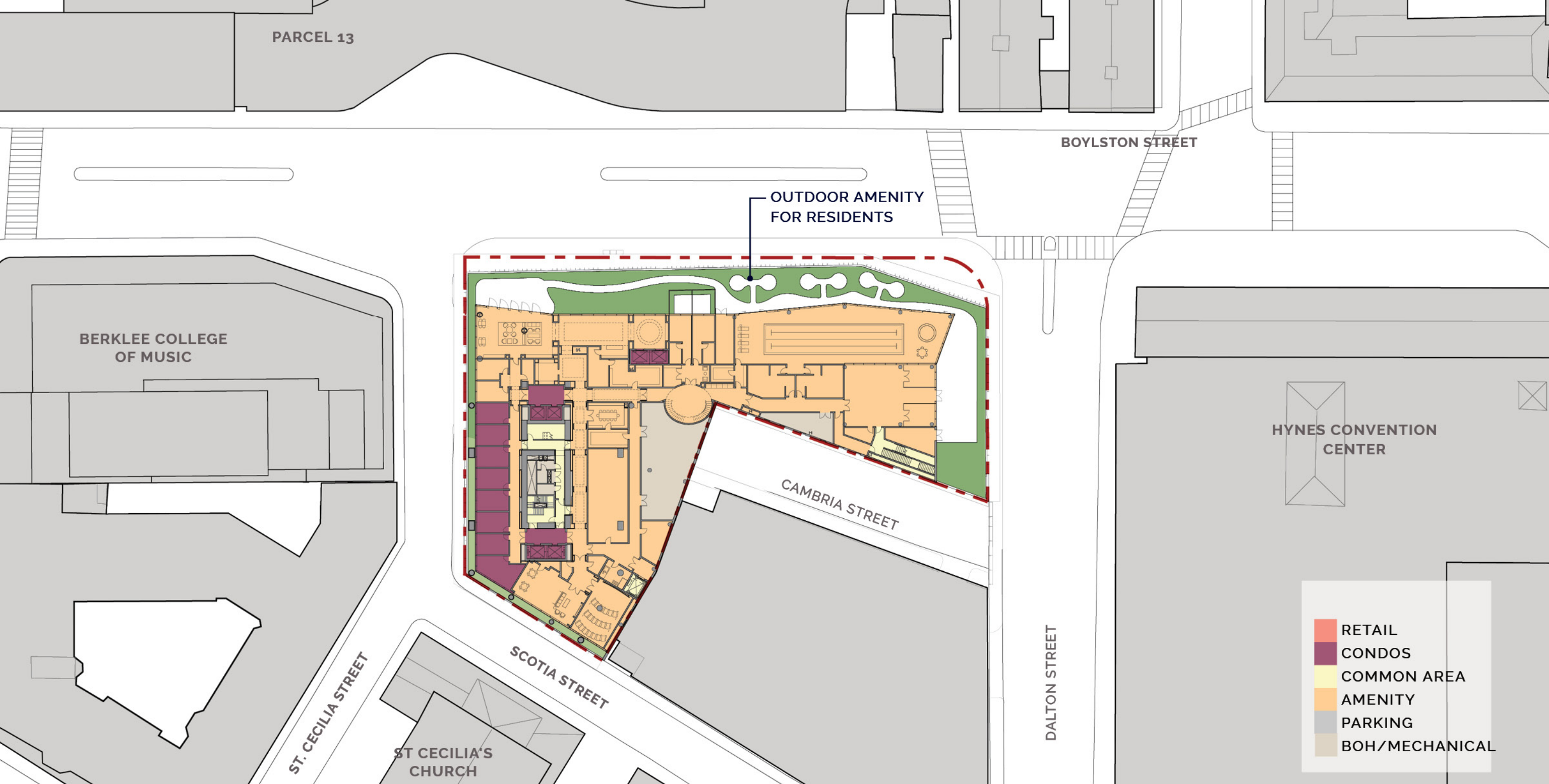
ST. CECILIA STREET

ST CECILIA'S
CHURCH

SCOTIA STREET

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





PARCEL 13

BOYLSTON STREET

OUTDOOR AMENITY
FOR RESIDENTS

BERKLEE COLLEGE
OF MUSIC

HYNES CONVENTION
CENTER

CAMBRIA STREET

DALTON STREET

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

ST. CECILIA STREET

ST CECILIA'S
CHURCH

SCOTIA STREET



PARCEL 13

BOYLSTON STREET

LEVEL 6 OUTDOOR AMENITY FOR RESIDENTS

BERKLEE COLLEGE OF MUSIC

HYNES CONVENTION CENTER

CAMBRIA STREET

DALTON STREET

ST. CECILIA STREET

SCOTIA STREET

ST CECILIA'S CHURCH

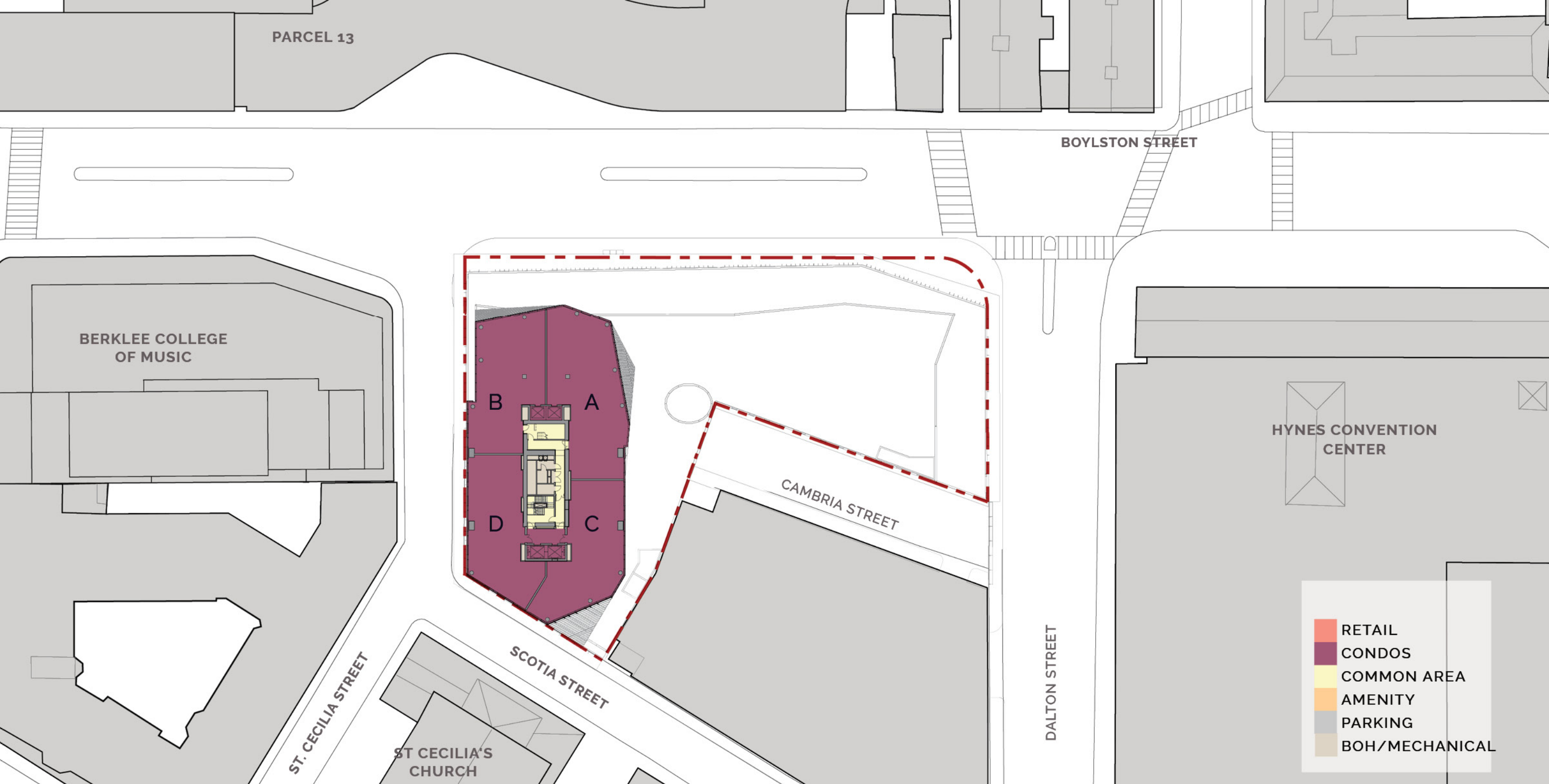
- RETAIL
- CONDOS
- COMMON AREA
- AMENITY
- PARKING
- BOH/MECHANICAL

1000 BOYLSTON STREET
BOSTON, MASSACHUSETTS



W WEINER VENTURES
REAL ESTATE DEVELOPMENT & INVESTMENT

ELKUS | MANFREDI
ARCHITECTS



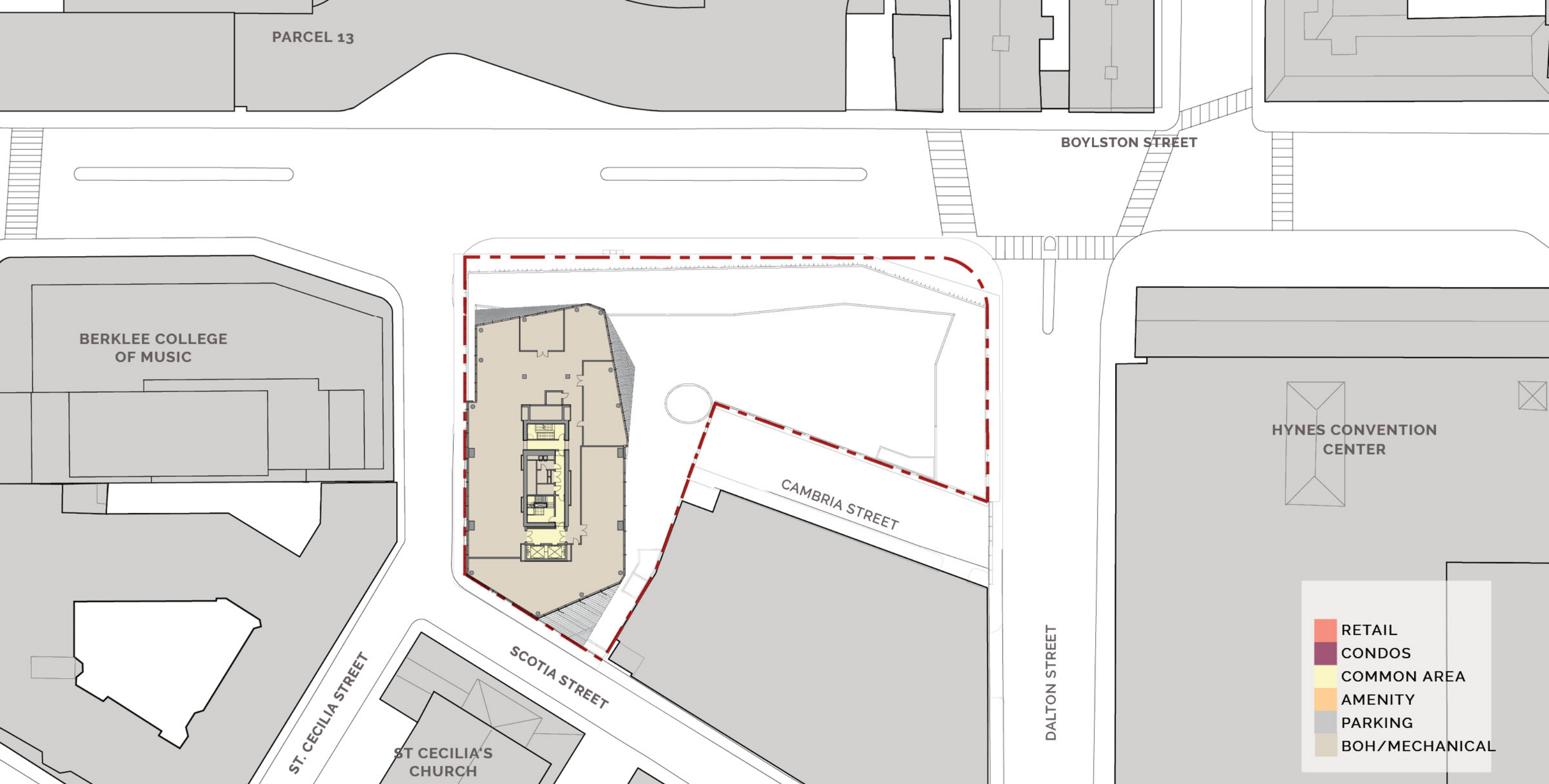
1000 BOYLSTON STREET
 BOSTON, MASSACHUSETTS

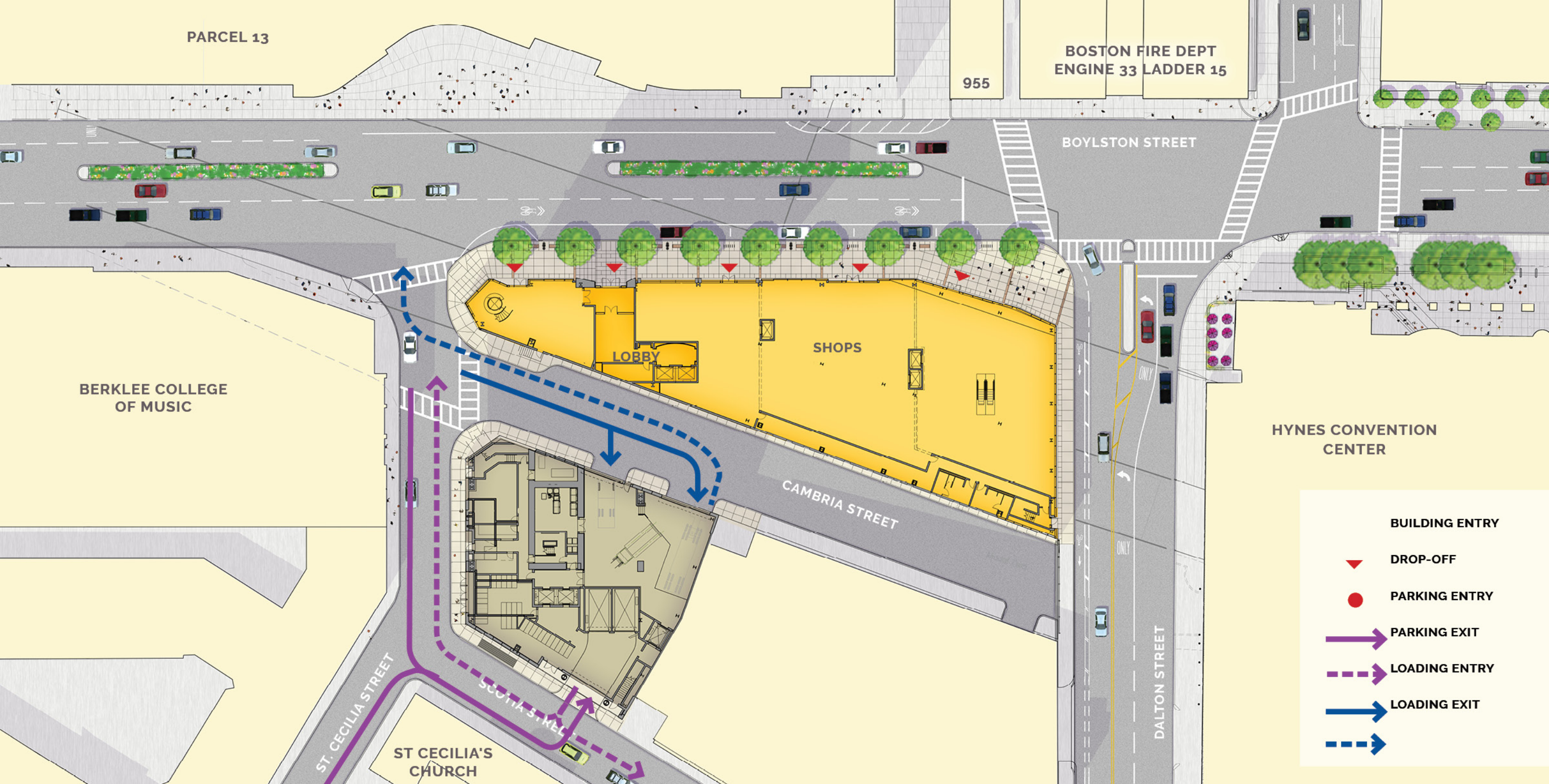
TYPICAL RESIDENTIAL FLOOR PLAN

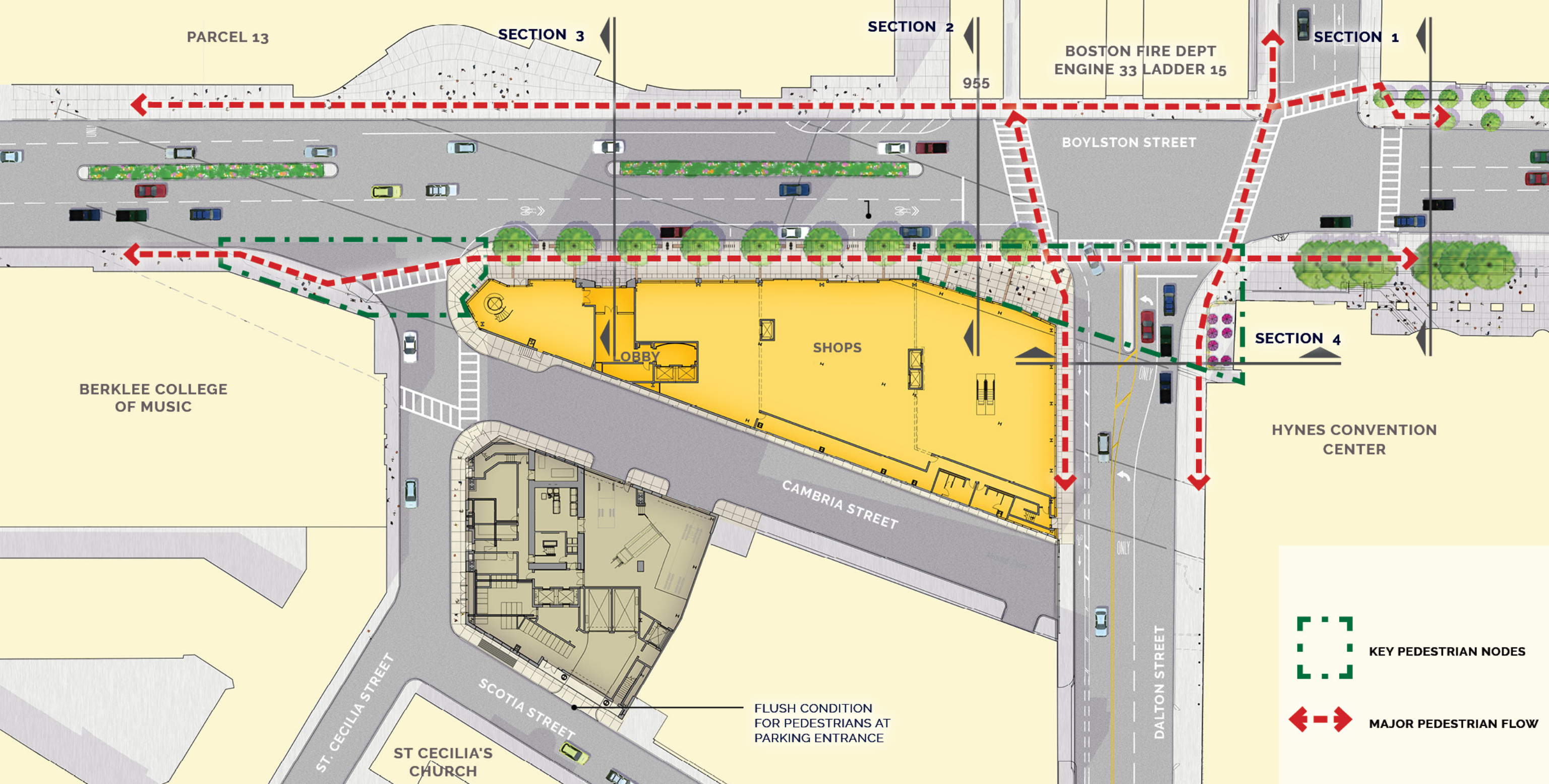


W WEINER VENTURES
 REAL ESTATE DEVELOPMENT & INVESTMENT

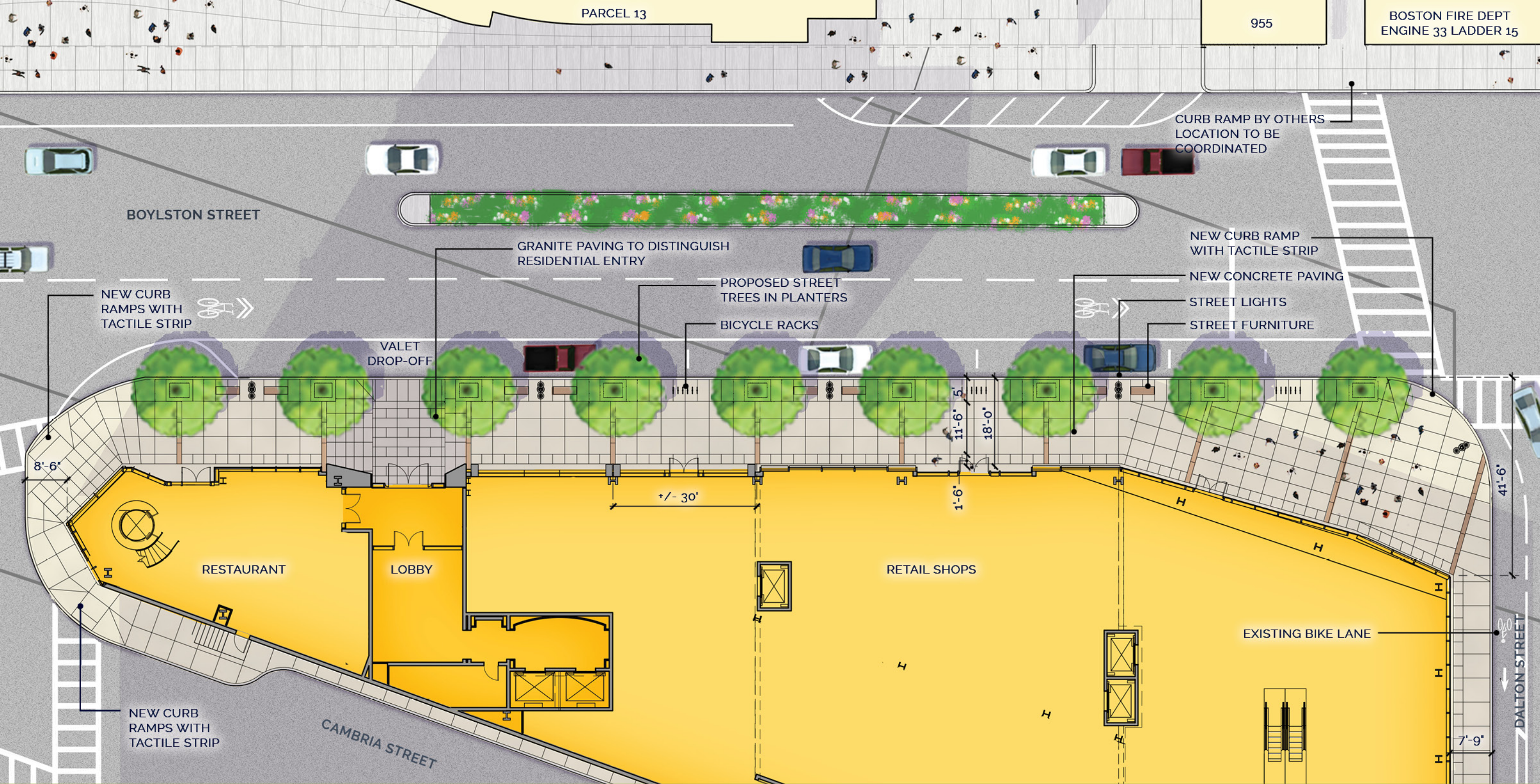
ELKUS | MANFREDI
 ARCHITECTS





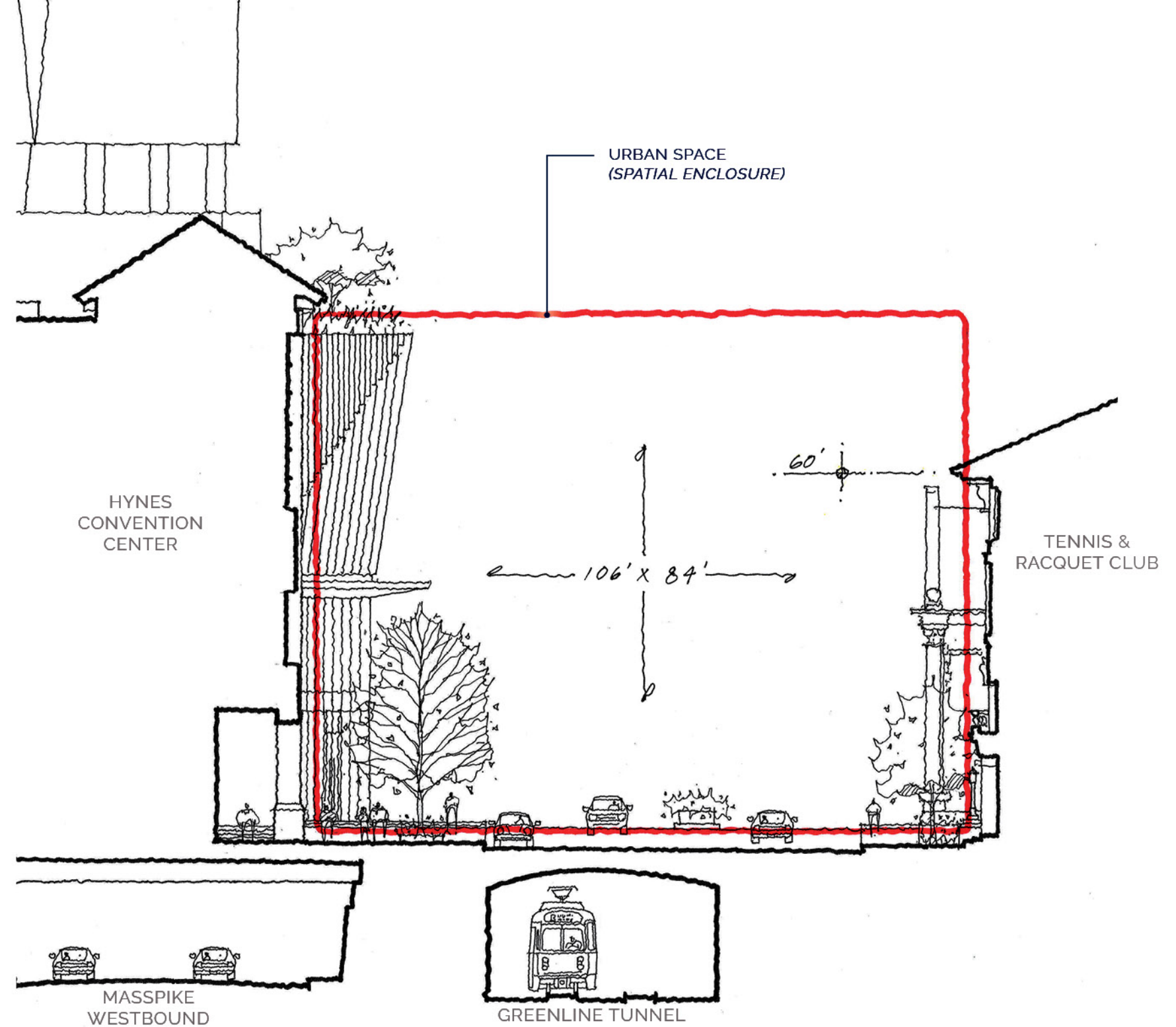


 **KEY PEDESTRIAN NODES**
 **MAJOR PEDESTRIAN FLOW**



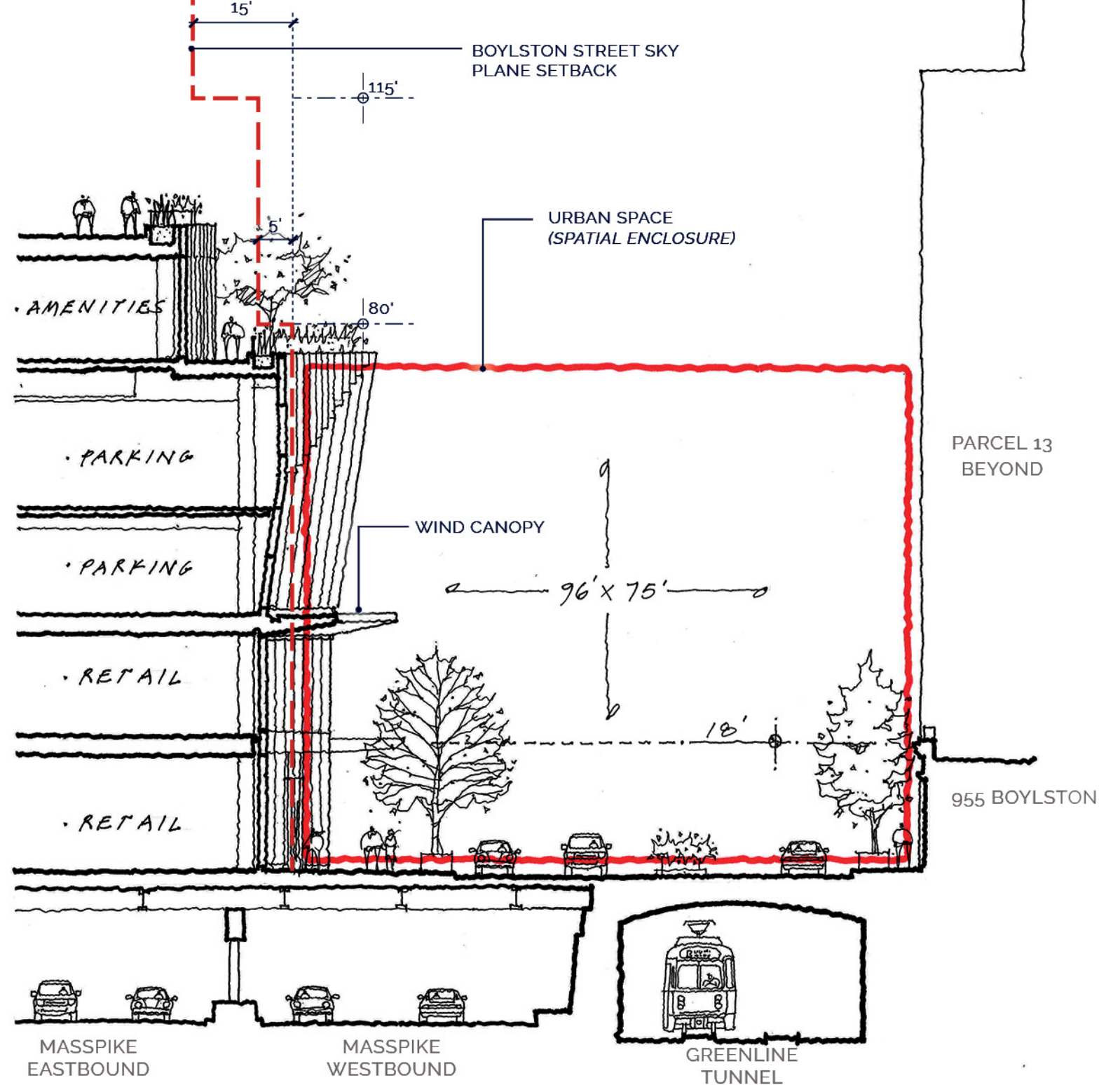
INFLUENCE OF ADJACENT PUBLIC REALM

- 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



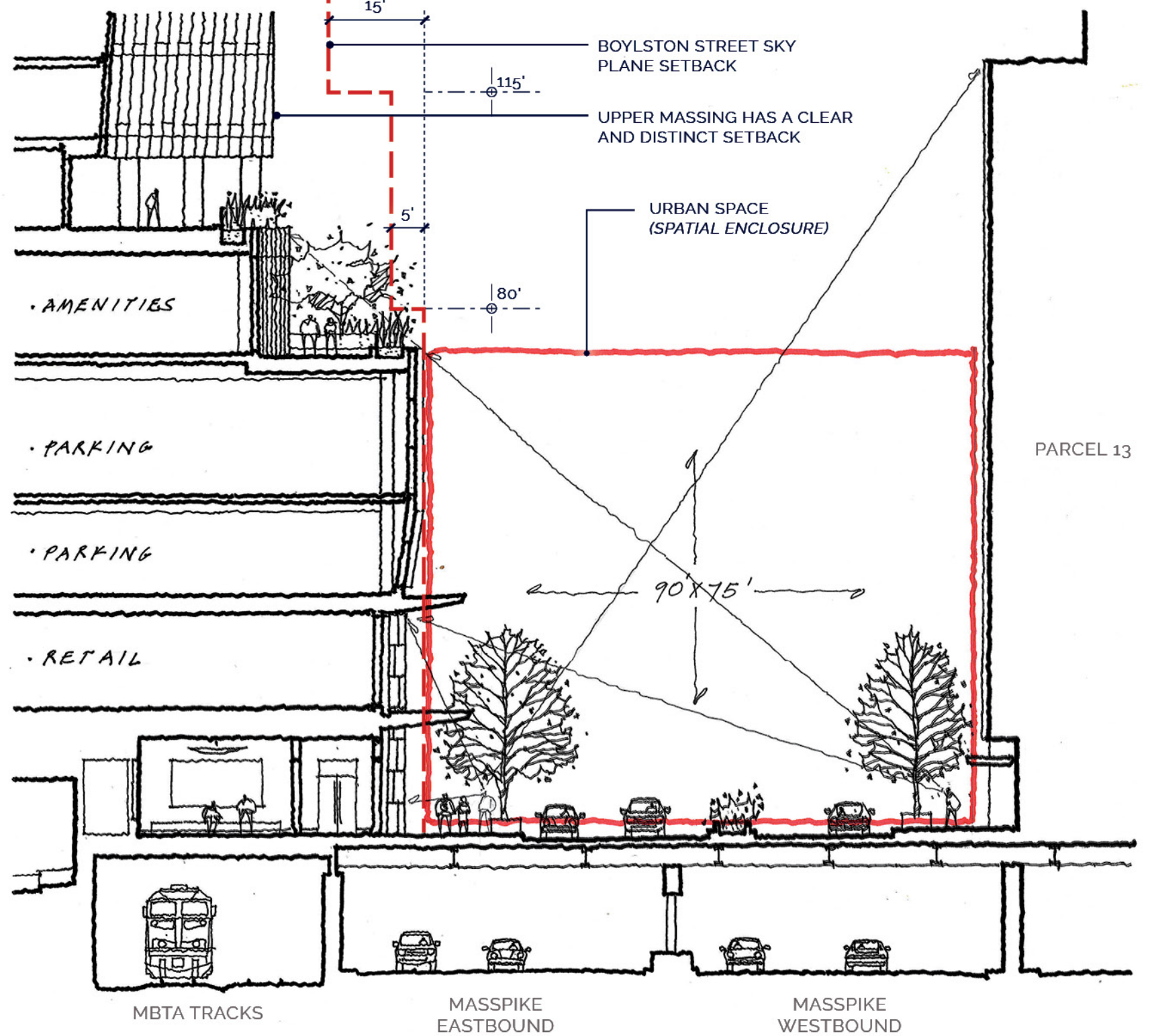
EAST PODIUM PUBLIC REALM

- 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 FINS AND FRITTED GLASS

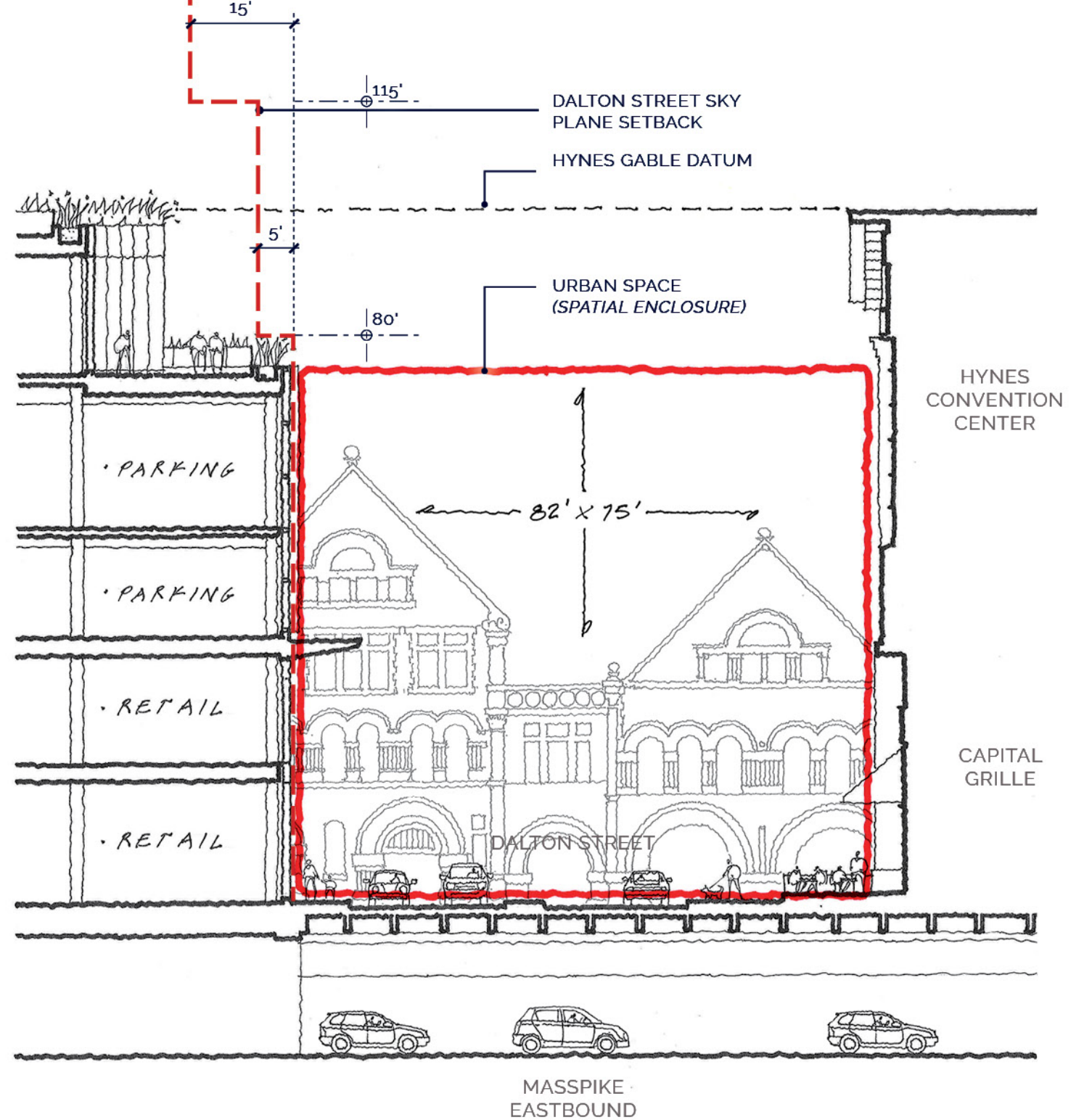


FRITTED GLASS



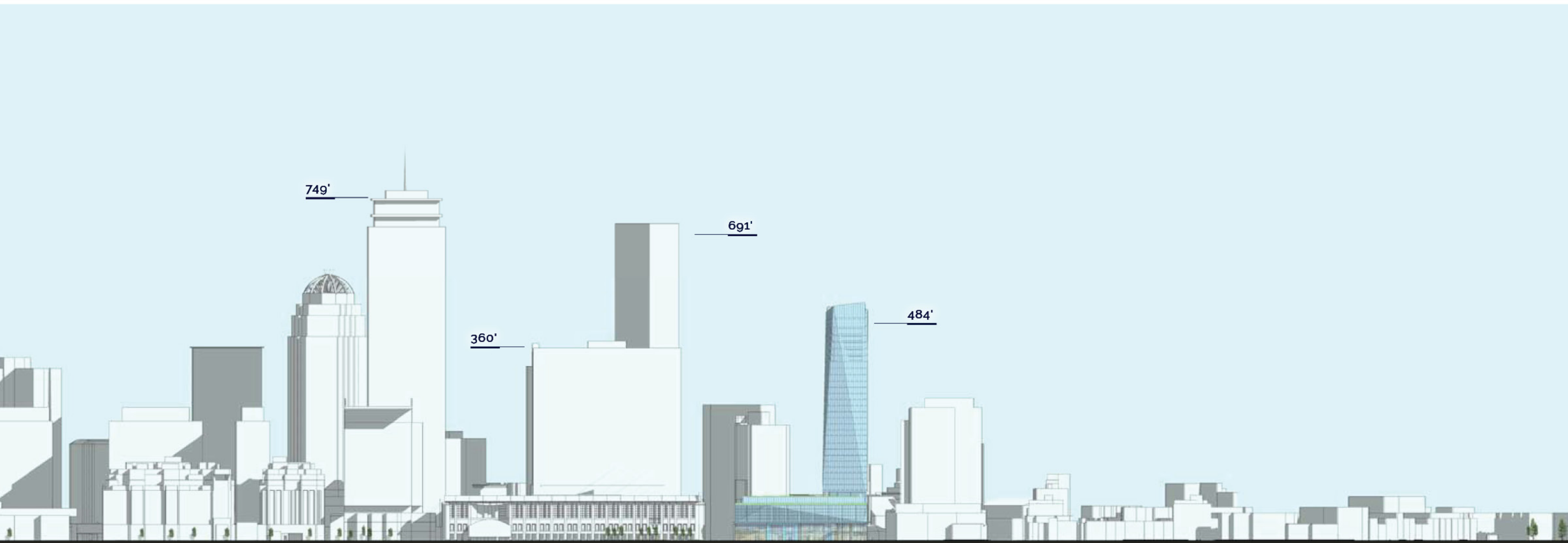
VERTICAL FINS

PARKING FACADE PRECEDENT IMAGERY



MASSPIKE EASTBOUND





749'

691'

360'

484'

Ring
Road

Dalton
Street

Mass.
Ave.

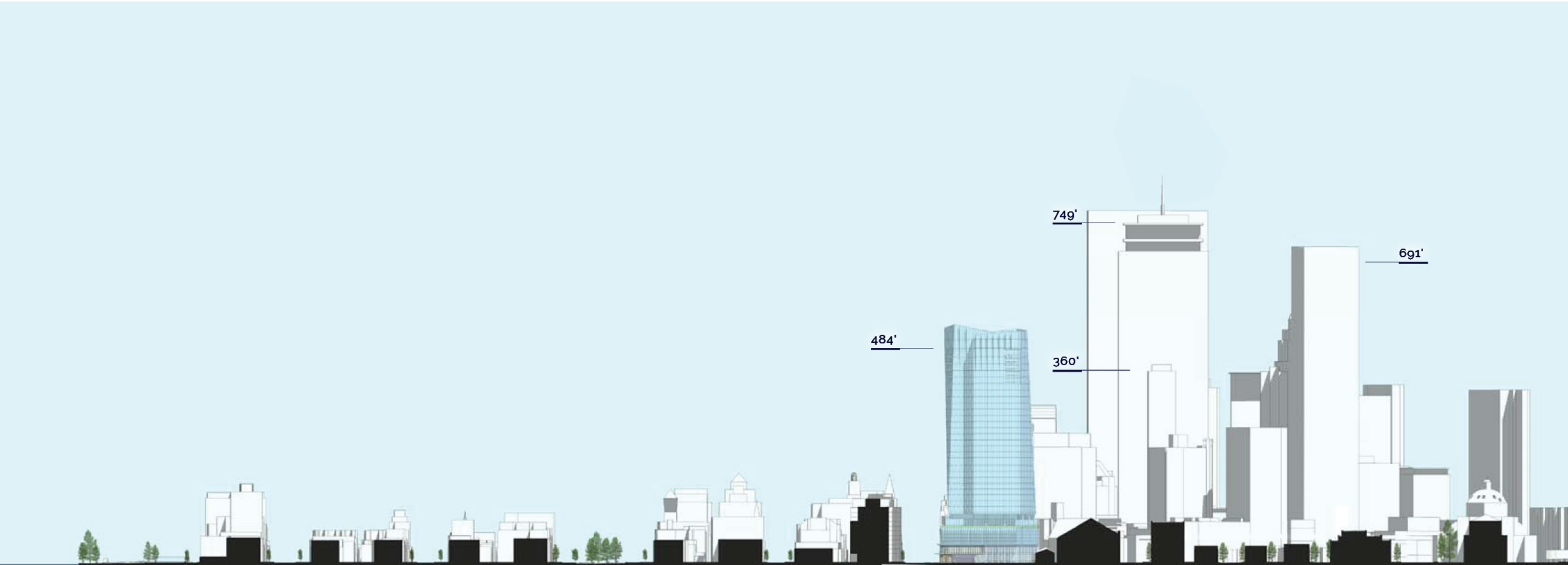
Back Bay
Fens

1000 BOYLSTON STREET
BOSTON, MASSACHUSETTS

EAST-WEST NEIGHBORHOOD SECTION

W WEINER VENTURES
REAL ESTATE DEVELOPMENT & INVESTMENT

ELKUS | MANFREDI
ARCHITECTS



Charles River
Esplanade

Commonwealth
Mall

Christian Science
Plaza

1000 BOYLSTON STREET
BOSTON, MASSACHUSETTS

NORTH-SOUTH NEIGHBORHOOD SECTION

W WEINER VENTURES
REAL ESTATE DEVELOPMENT & INVESTMENT

ELKUS | MANFREDI
ARCHITECTS



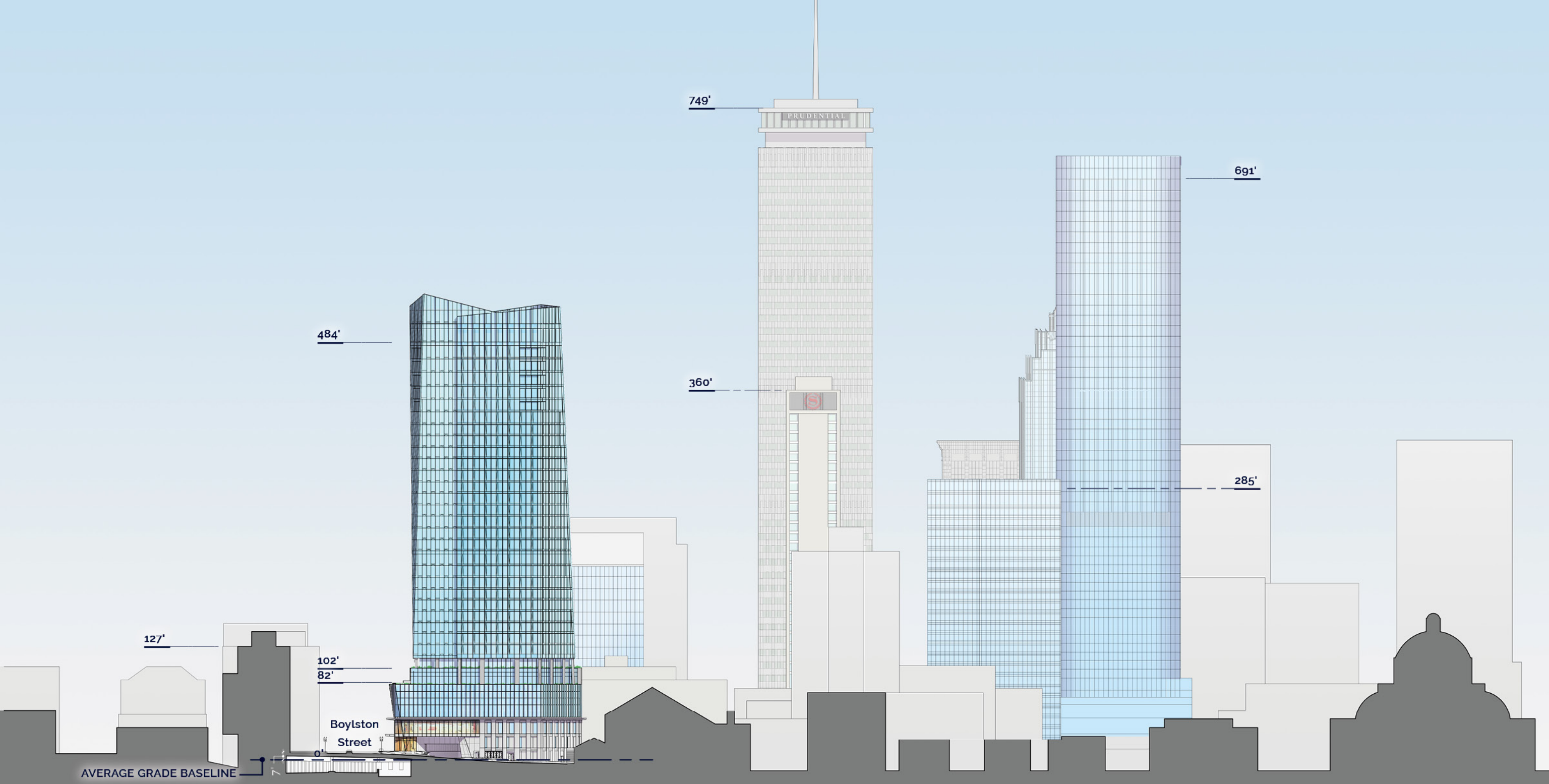
1000 BOYLSTON STREET
 BOSTON, MASSACHUSETTS

NORTH ELEVATION | BOYLSTON STREET



W WEINER VENTURES
 REAL ESTATE DEVELOPMENT & INVESTMENT

ELKUS | MANFREDI
 ARCHITECTS



1000 BOYLSTON STREET
 BOSTON, MASSACHUSETTS

WEST ELEVATION | ST CECILIA'S STREET



W WEINER VENTURES
 REAL ESTATE DEVELOPMENT & INVESTMENT

ELKUS | MANFREDI
 ARCHITECTS



285'

484'

102'

82'

Scotia Street

Boylston Street

AVERAGE GRADE BASELINE

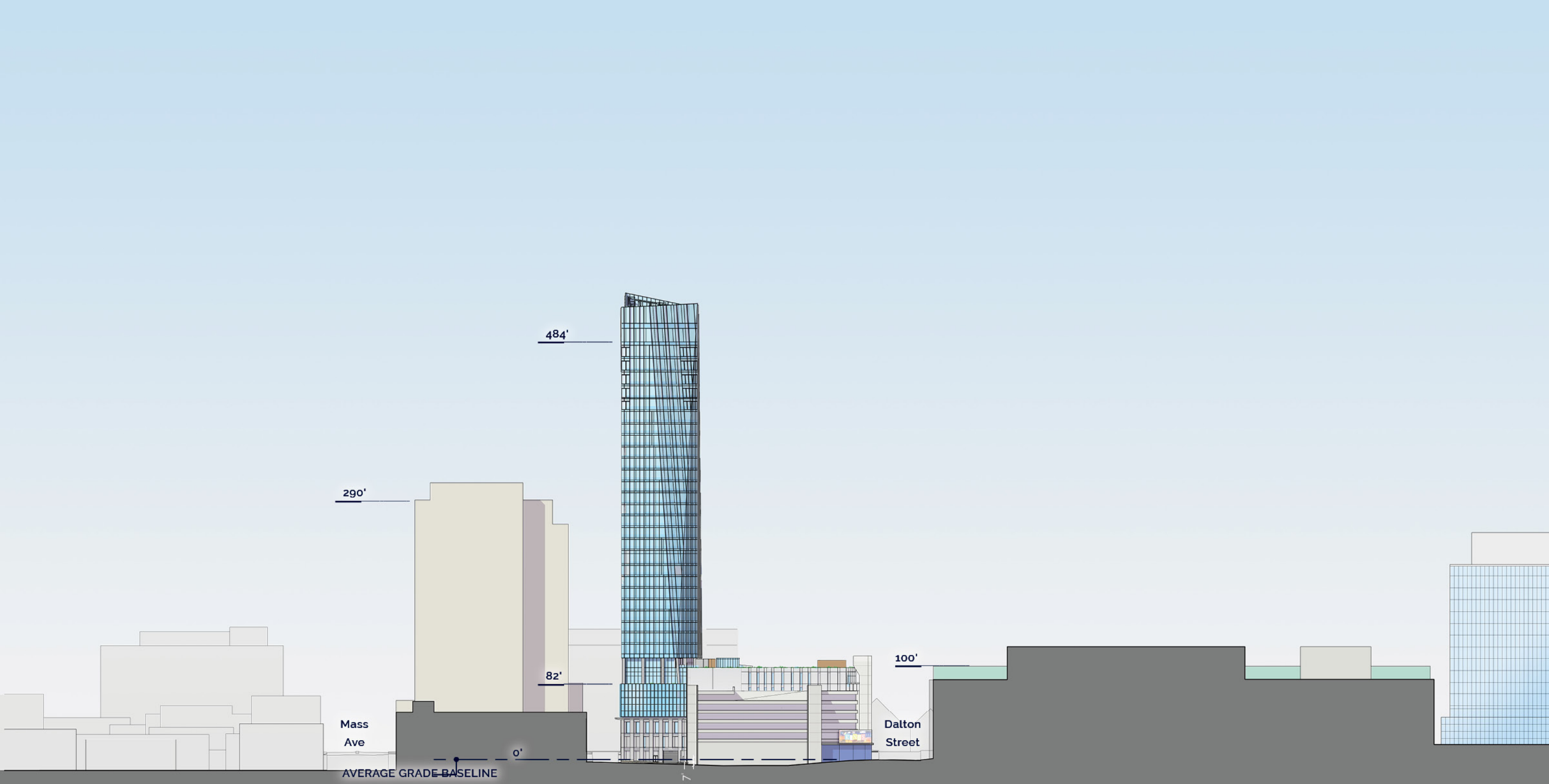
1000 BOYLSTON STREET
BOSTON, MASSACHUSETTS

EAST ELEVATION | DALTON STREET



W WEINER VENTURES
REAL ESTATE DEVELOPMENT & INVESTMENT

ELKUS | MANFREDI
ARCHITECTS



1000 BOYLSTON STREET
BOSTON, MASSACHUSETTS

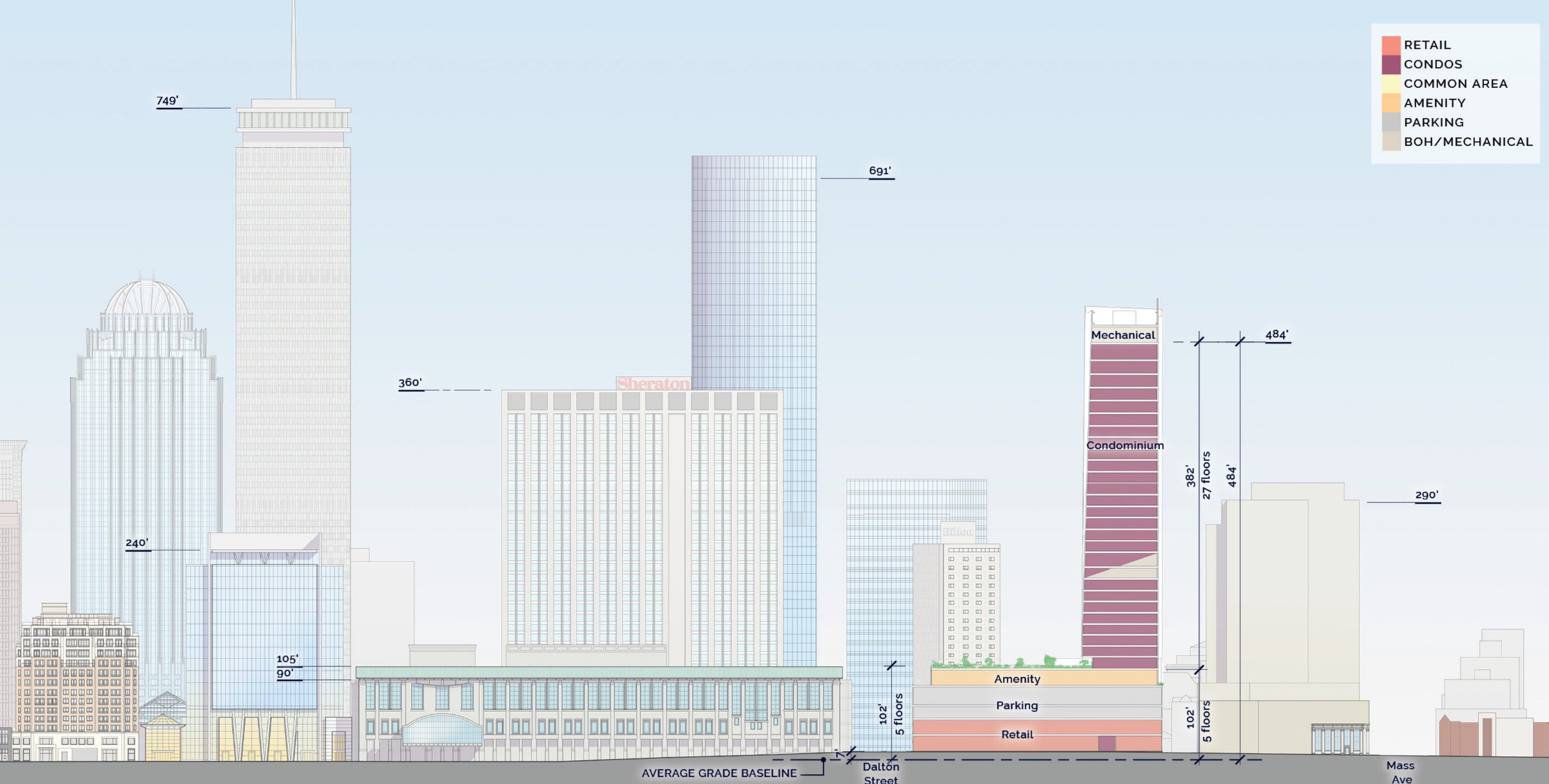
SOUTH ELEVATION | SCOTIA STREET



W WEINER VENTURES
REAL ESTATE DEVELOPMENT & INVESTMENT

ELKUS | MANFREDI
ARCHITECTS

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



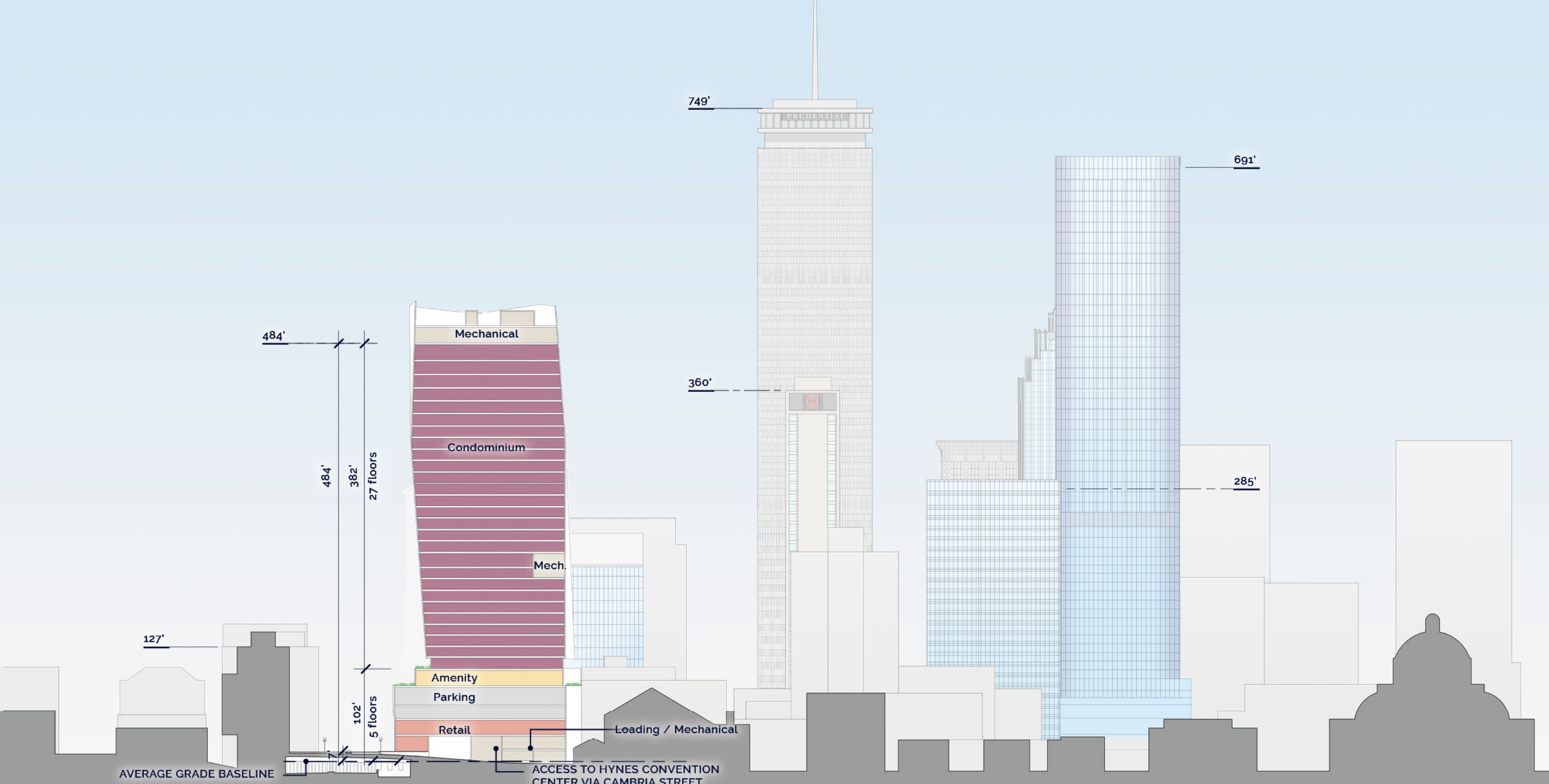
1000 BOYLSTON STREET
 BOSTON, MASSACHUSETTS

BUILDING SECTION 1



W WEINER VENTURES
 REAL ESTATE DEVELOPMENT & INVESTMENT

ELKUS | MANFREDI
 ARCHITECTS



1000 BOYLSTON STREET
 BOSTON, MASSACHUSETTS

BUILDING SECTION 2



W WEINER VENTURES
 REAL ESTATE DEVELOPMENT & INVESTMENT

ELKUS | MANFREDI
 ARCHITECTS

1000

Boylston Street

Project Views

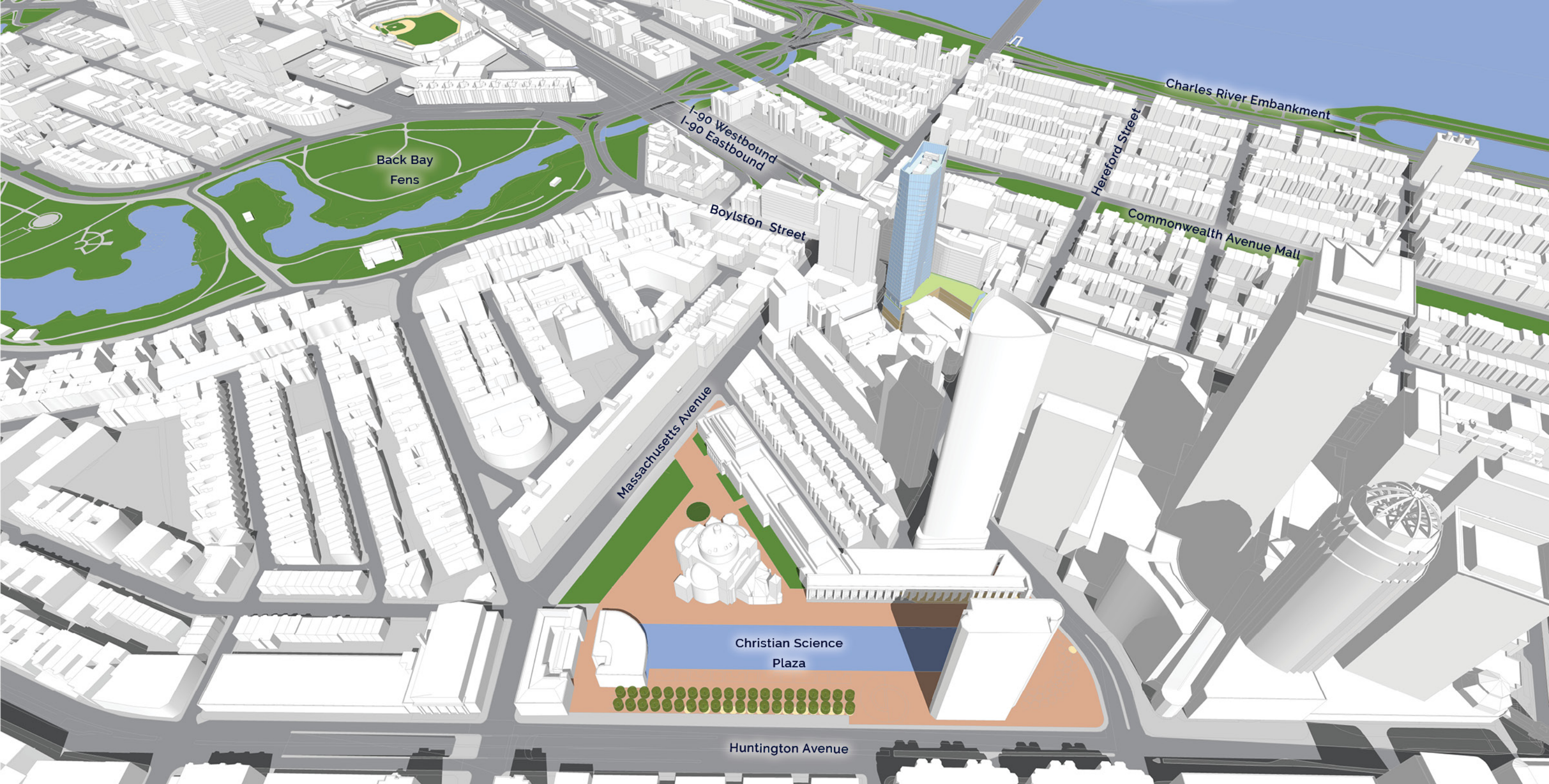


1000 BOYLSTON STREET
BOSTON, MASSACHUSETTS

3D MODEL VIEW FROM NORTHWEST

W WEINER VENTURES
REAL ESTATE DEVELOPMENT & INVESTMENT

ELKUS | MANFREDI
ARCHITECTS



1000 BOYLSTON STREET
BOSTON, MASSACHUSETTS

3D MODEL VIEW FROM SOUTHEAST

W WEINER VENTURES
REAL ESTATE DEVELOPMENT & INVESTMENT

ELKUS | MANFREDI
ARCHITECTS



1000 BOYLSTON STREET
BOSTON, MASSACHUSETTS

3D MODEL VIEW FROM EAST

W WEINER VENTURES
REAL ESTATE DEVELOPMENT & INVESTMENT

ELKUS | MANFREDI
ARCHITECTS



© ELKUS MANFREDI ARCHITECTS

1000 BOYLSTON STREET
BOSTON, MASSACHUSETTS

AERIAL VIEW FROM THE NORTHEAST

W WEINER VENTURES
REAL ESTATE DEVELOPMENT & INVESTMENT

ELKUS | MANFREDI
ARCHITECTS



© ELKUS MANFREDI ARCHITECTS

1000 BOYLSTON STREET
BOSTON, MASSACHUSETTS

AERIAL VIEW FROM THE SOUTHWEST

W WEINER VENTURES
REAL ESTATE DEVELOPMENT & INVESTMENT

ELKUS | MANFREDI
ARCHITECTS



© ELKUS MANFREDI ARCHITECTS

1000 BOYLSTON STREET
BOSTON, MASSACHUSETTS

VIEW FROM BOYLSTON STREET
LOOKING SOUTHEAST

W WEINER VENTURES
REAL ESTATE DEVELOPMENT & INVESTMENT

ELKUS | MANFREDI
ARCHITECTS



© ELKUS MANFREDI ARCHITECTS

1000 BOYLSTON STREET
BOSTON, MASSACHUSETTS

VIEW FROM BOYLSTON STREET
LOOKING SOUTHWEST

W WEINER VENTURES
REAL ESTATE DEVELOPMENT & INVESTMENT

ELKUS | MANFREDI
ARCHITECTS



© ELKUS MANFREDI ARCHITECTS

1000 BOYLSTON STREET
BOSTON, MASSACHUSETTS

VIEW FROM MASS AVE

W WEINER VENTURES
REAL ESTATE DEVELOPMENT & INVESTMENT

ELKUS | MANFREDI
ARCHITECTS



© ELKUS MANFREDI ARCHITECTS

1000 BOYLSTON STREET
BOSTON, MASSACHUSETTS

VIEW FROM THE MASS AVE BRIDGE

W WEINER VENTURES
REAL ESTATE DEVELOPMENT & INVESTMENT

ELKUS | MANFREDI
ARCHITECTS



© ELKUS MANFREDI ARCHITECTS

1000 BOYLSTON STREET
BOSTON, MASSACHUSETTS

VIEW FROM CAMBRIDGE

W WEINER VENTURES
REAL ESTATE DEVELOPMENT & INVESTMENT

ELKUS | MANFREDI
ARCHITECTS



© ELKUS-MANFREDI ARCHITECTS

1000 BOYLSTON STREET
BOSTON, MASSACHUSETTS

VIEW FROM THE LONGFELLOW BRIDGE

W WEINER VENTURES
REAL ESTATE DEVELOPMENT & INVESTMENT

ELKUS | MANFREDI
ARCHITECTS



© ELKUS MANFREDI ARCHITECTS

1000 BOYLSTON STREET
BOSTON, MASSACHUSETTS

VIEW FROM THE BOSTON COMMON

W WEINER VENTURES
REAL ESTATE DEVELOPMENT & INVESTMENT

ELKUS | MANFREDI
ARCHITECTS



© ELKUS MANFREDI ARCHITECTS

1000 BOYLSTON STREET
BOSTON, MASSACHUSETTS

VIEW FROM THE PUBLIC GARDEN

W WEINER VENTURES
REAL ESTATE DEVELOPMENT & INVESTMENT

ELKUS | MANFREDI
ARCHITECTS



© ELKUS MANFREDI ARCHITECTS

1000 BOYLSTON STREET
BOSTON, MASSACHUSETTS

VIEW FROM COPLEY SQUARE

W WEINER VENTURES
REAL ESTATE DEVELOPMENT & INVESTMENT

ELKUS | MANFREDI
ARCHITECTS



© ELKUS MANFREDI ARCHITECTS

1000 BOYLSTON STREET
BOSTON, MASSACHUSETTS

**VIEW FROM COMMONWEALTH AVENUE /
BERKELEY STREET**

W WEINER VENTURES
REAL ESTATE DEVELOPMENT & INVESTMENT

ELKUS | MANFREDI
ARCHITECTS



© ELKUS MANFREDI ARCHITECTS

1000 BOYLSTON STREET
BOSTON, MASSACHUSETTS

**VIEW FROM COMMONWEALTH AVENUE /
DARTMOUTH STREET**



W WEINER VENTURES
REAL ESTATE DEVELOPMENT & INVESTMENT

ELKUS | MANFREDI
ARCHITECTS



© ELKUS MANFREDI ARCHITECTS

1000 BOYLSTON STREET
BOSTON, MASSACHUSETTS

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

W WEINER VENTURES
REAL ESTATE DEVELOPMENT & INVESTMENT

ELKUS | MANFREDI
ARCHITECTS



© ELKUS MANFREDI ARCHITECTS

1000 BOYLSTON STREET
BOSTON, MASSACHUSETTS

**VIEW FROM MASSACHUSETTS AVE /
TREMONT STREET**

W WEINER VENTURES
REAL ESTATE DEVELOPMENT & INVESTMENT

ELKUS | MANFREDI
ARCHITECTS



© ELKUS MANFREDI ARCHITECTS

1000 BOYLSTON STREET
BOSTON, MASSACHUSETTS

VIEW FROM THE CHRISTIAN SCIENCE CENTER

W WEINER VENTURES
REAL ESTATE DEVELOPMENT & INVESTMENT

ELKUS | MANFREDI
ARCHITECTS



© ELKUS MANFREDI ARCHITECTS

1000 BOYLSTON STREET
BOSTON, MASSACHUSETTS

VIEW FROM THE SOUTHWEST CORRIDOR

W WEINER VENTURES
REAL ESTATE DEVELOPMENT & INVESTMENT

ELKUS | MANFREDI
ARCHITECTS



© ELKUS MANFREDI ARCHITECTS



© ELKUS MANFREDI ARCHITECTS

1000 BOYLSTON STREET
BOSTON, MASSACHUSETTS

VIEW FROM CHARLESGATE WEST

W WEINER VENTURES
REAL ESTATE DEVELOPMENT & INVESTMENT

ELKUS | MANFREDI
ARCHITECTS



© ELKUS MANFREDI ARCHITECTS

1000 BOYLSTON STREET
BOSTON, MASSACHUSETTS

VIEW FROM THE MASSPIKE

W WEINER VENTURES
REAL ESTATE DEVELOPMENT & INVESTMENT

ELKUS | MANFREDI
ARCHITECTS



© ELKUS MANFREDI ARCHITECTS

1000 BOYLSTON STREET
BOSTON, MASSACHUSETTS

VIEW FROM KENMORE SQUARE

W WEINER VENTURES
REAL ESTATE DEVELOPMENT & INVESTMENT

ELKUS | MANFREDI
ARCHITECTS



© ELKUS MANFREDI ARCHITECTS

1000 BOYLSTON STREET
BOSTON, MASSACHUSETTS

**VIEW FROM COMMONWEALTH AVENUE /
CHARLESGATE EAST**

W WEINER VENTURES
REAL ESTATE DEVELOPMENT & INVESTMENT

ELKUS | MANFREDI
ARCHITECTS



© ELKUS-MANFREDI-ARCHITECTS

1000 BOYLSTON STREET
BOSTON, MASSACHUSETTS

**VIEW FROM COMMONWEALTH AVENUE /
MASSACHUSETTS AVENUE**

W WEINER VENTURES
REAL ESTATE DEVELOPMENT & INVESTMENT

ELKUS | MANFREDI
ARCHITECTS

1000

Boylston Street

Proposed Zoning Amendments

Zoning Amendment Process

Two Step Process

First Step:

- Rezone B-8-120C portion into HAPC District
- Remove portion from St. Cecilia Study Area
- 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 Districts City of Boston
Map 1D
Huntington Avenue/Prudential Center District
 (Supplemental to "Map 1, Boston Proper")

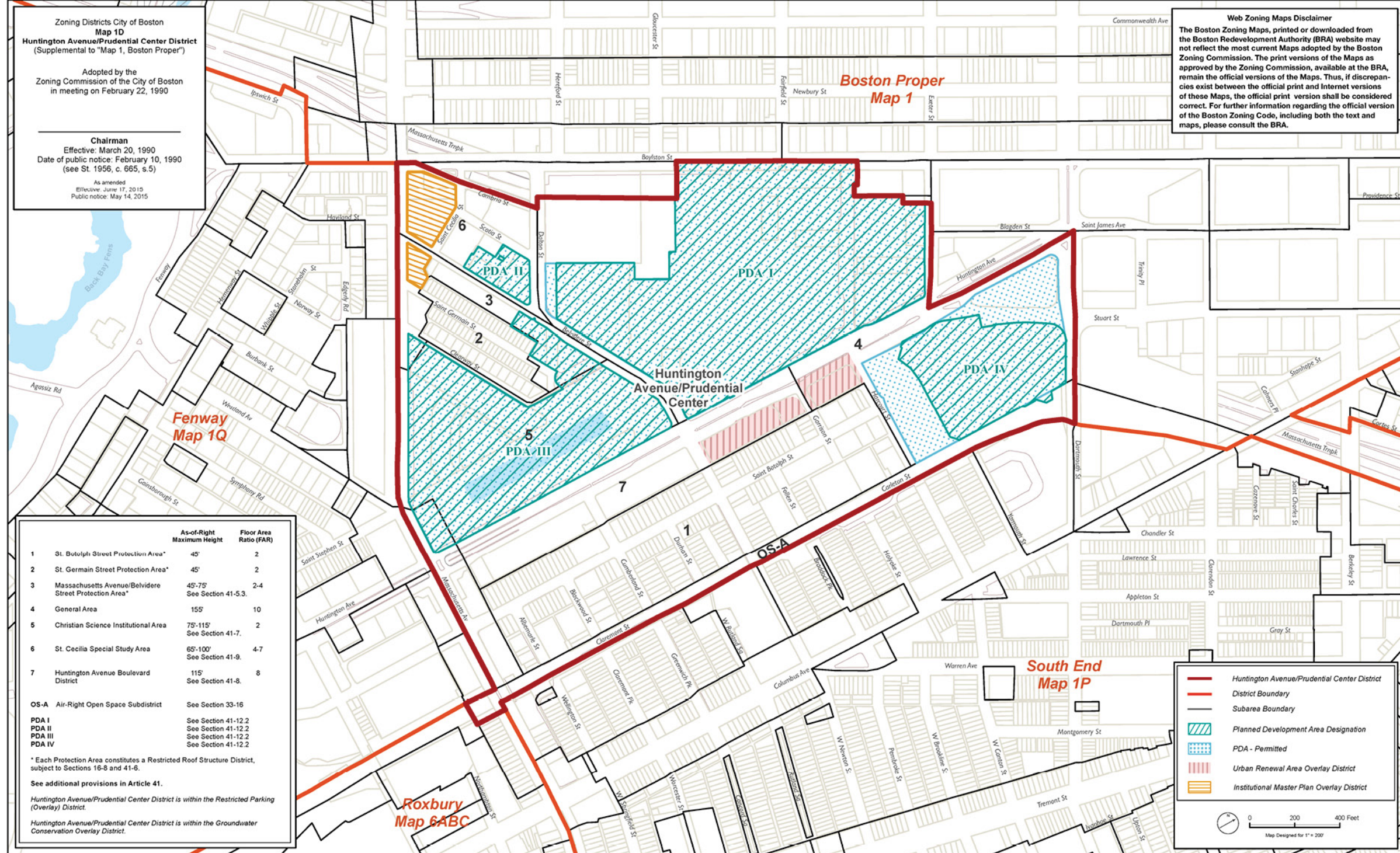
Adopted by the Zoning Commission of the City of Boston in meeting on February 22, 1990

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

The Boston Zoning Maps, printed or downloaded from the Boston Redevelopment Authority (BRA) website may not reflect the most current Maps adopted by the Boston Zoning Commission. The print versions of the Maps as approved by the Zoning Commission, available at the BRA, remain the official versions of the Maps. Thus, if discrepancies exist between the official print and Internet versions of these Maps, the official print version shall be considered correct. For further information regarding the official version of the Boston Zoning Code, including both the text and maps, please consult the BRA.



	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'

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

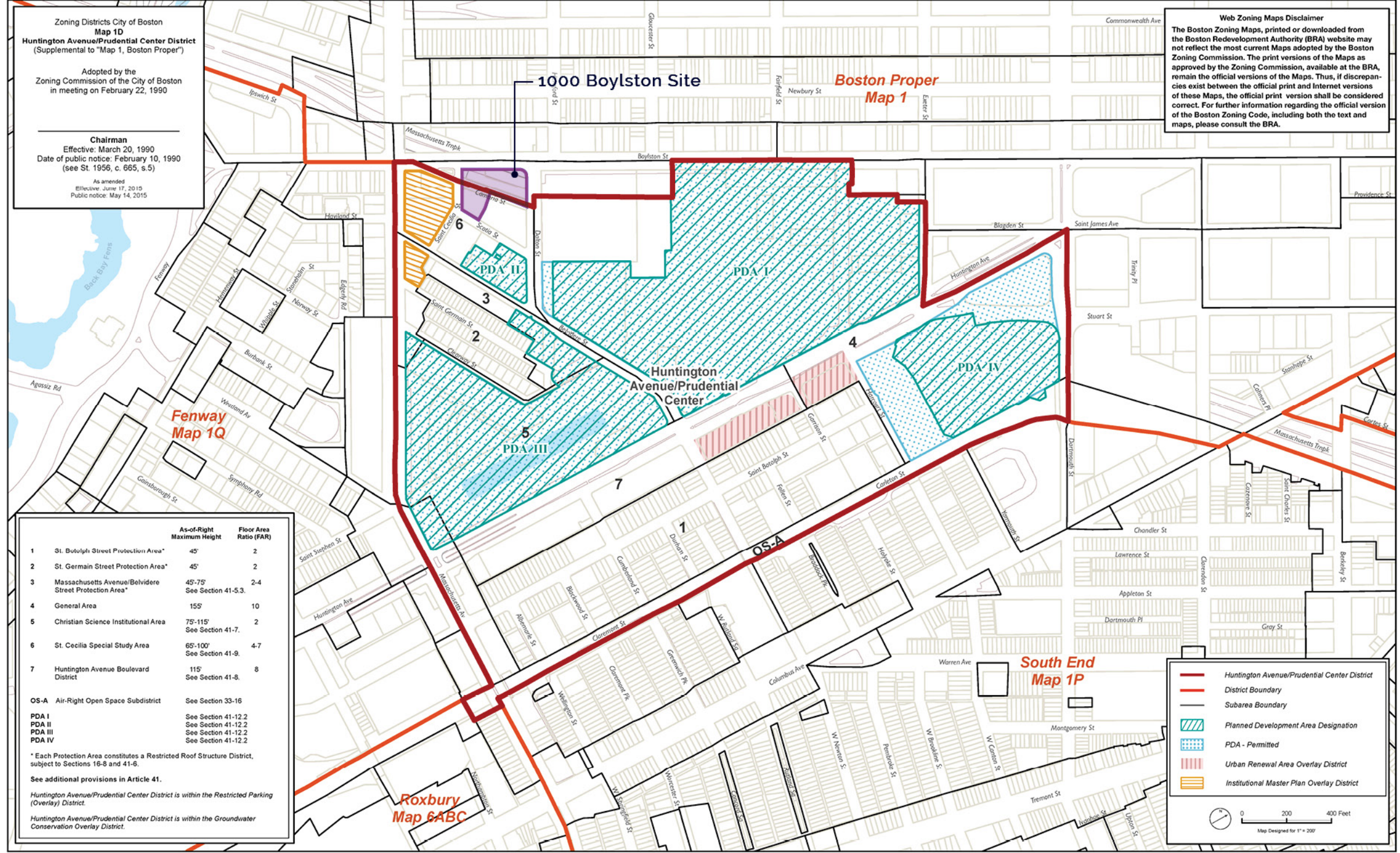
Adopted by the Zoning Commission of the City of Boston in meeting on February 22, 1990

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

The Boston Zoning Maps, printed or downloaded from the Boston Redevelopment Authority (BRA) website may not reflect the most current Maps adopted by the Boston Zoning Commission. The print versions of the Maps as approved by the Zoning Commission, available at the BRA, remain the official versions of the Maps. Thus, if discrepancies exist between the official print and Internet versions of these Maps, the official print version shall be considered correct. For further information regarding the official version of the Boston Zoning Code, including both the text and maps, please consult the BRA.



	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.

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

The Boston Zoning Maps, printed or downloaded from the Boston Redevelopment Authority (BRA) website may not reflect the most current Maps adopted by the Boston Zoning Commission. The print versions of the Maps as approved by the Zoning Commission, available at the BRA, remain the official versions of the Maps. Thus, if discrepancies exist between the official print and Internet versions of these Maps, the official print version shall be considered correct. For further information regarding the official version of the Boston Zoning Code, including both the text and maps, please consult the BRA.

PROPOSED ZONING MAP AMENDMENT

PROPOSED PDA-V

Boston Proper
Map 1

Fenway
Map 1Q

South End
Map 1P

Roxbury
Map 6ABC

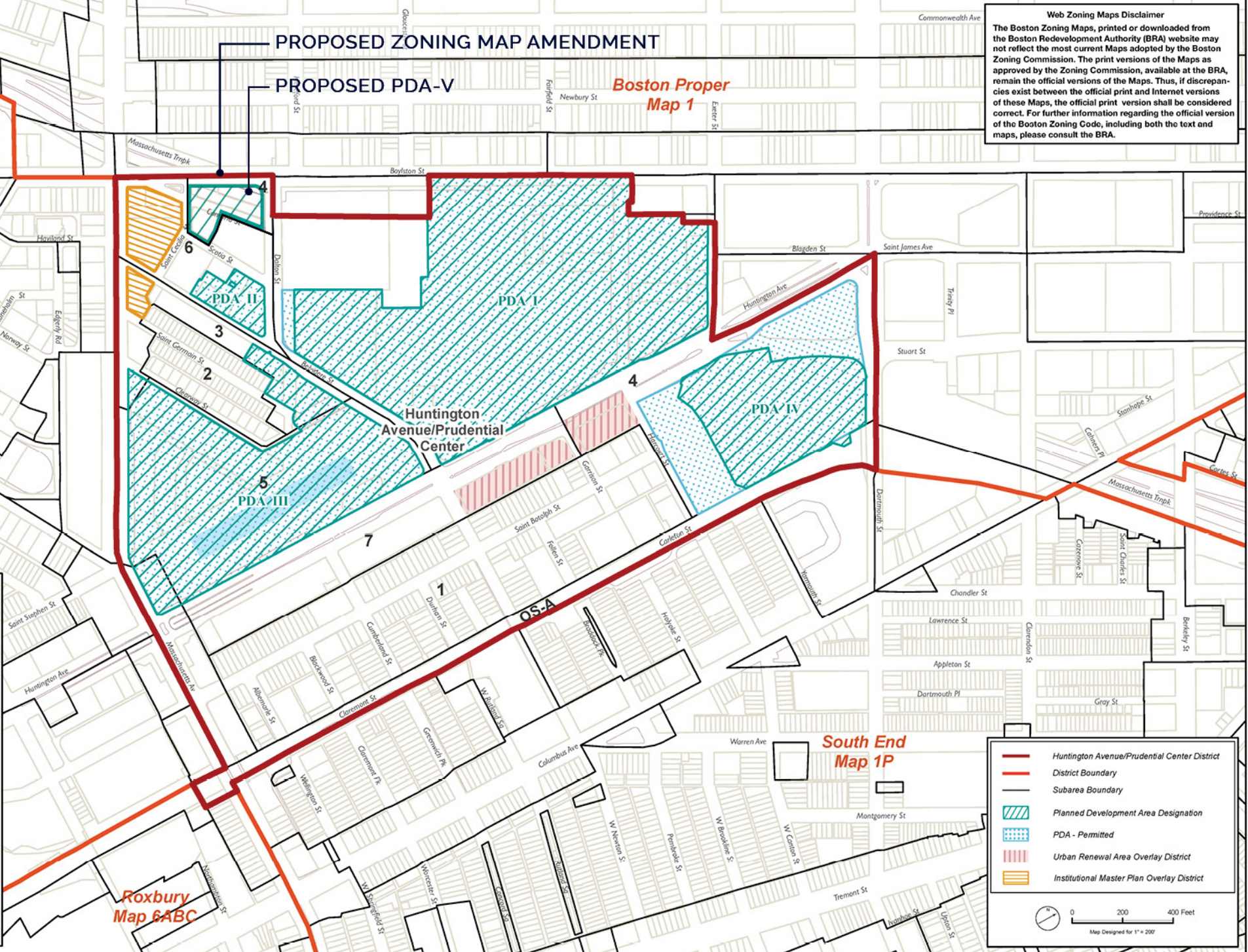
	As-of-Right Maximum Height	Floor Area Ratio (FAR)
1 St. Dololph Street Protection Area*	45'	2
2 St. Germain Street Protection Area*	45'	2
3 Massachusetts Avenue/Belvidere Street Protection Area*	45'-75'	2-4 See Section 41-5.3.
4 General Area	155'	10
5 Christian Science Institutional Area	75'-115'	2 See Section 41-7.
6 St. Cecilia Special Study Area	65'-100'	4.7 See Section 41-9.
7 Huntington Avenue Boulevard District	115'	8 See Section 41-8.
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	

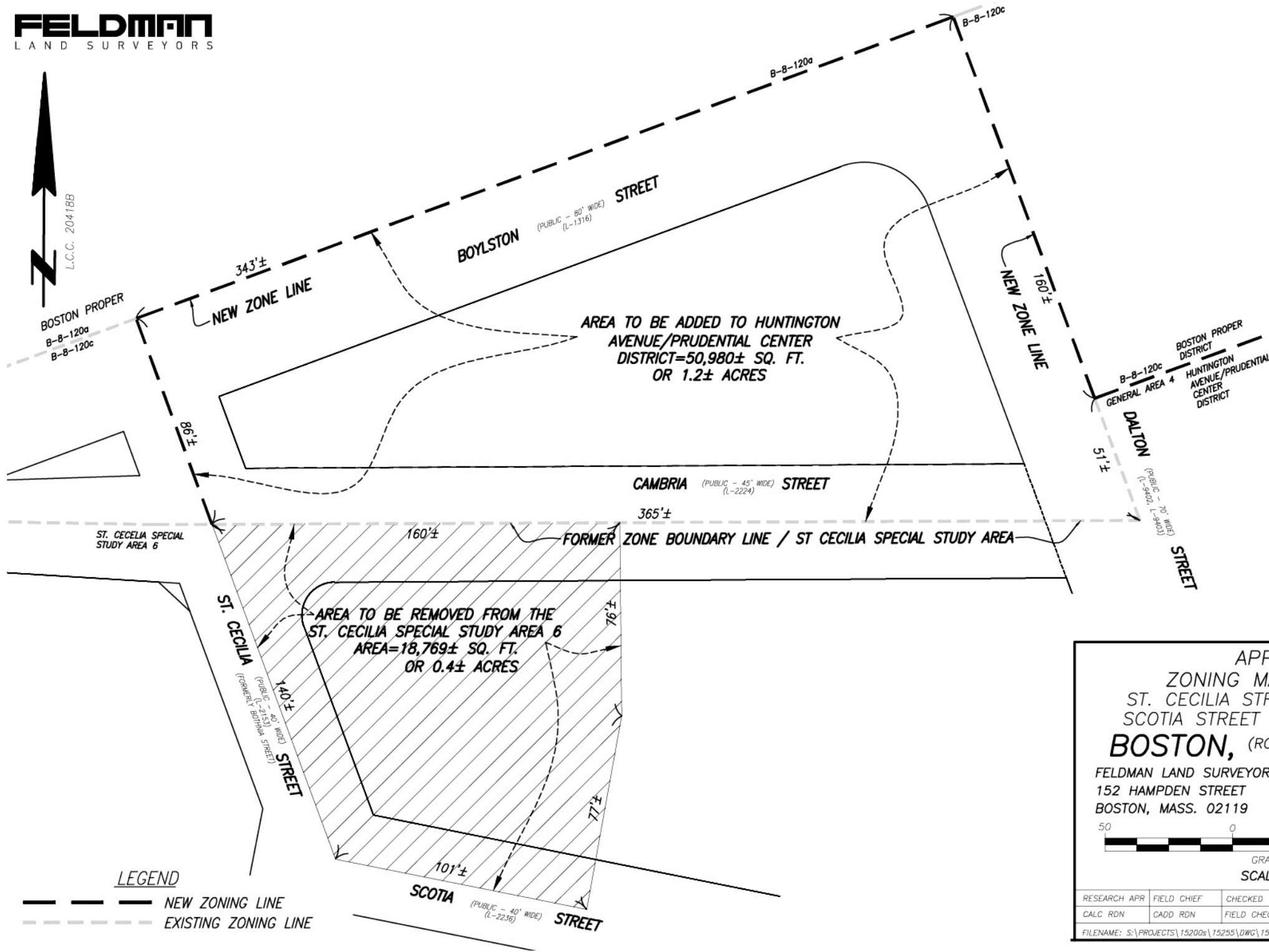
* Each Protection Area constitutes a Restricted Roof Structure District, subject to Sections 16-8 and 41-6.

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.



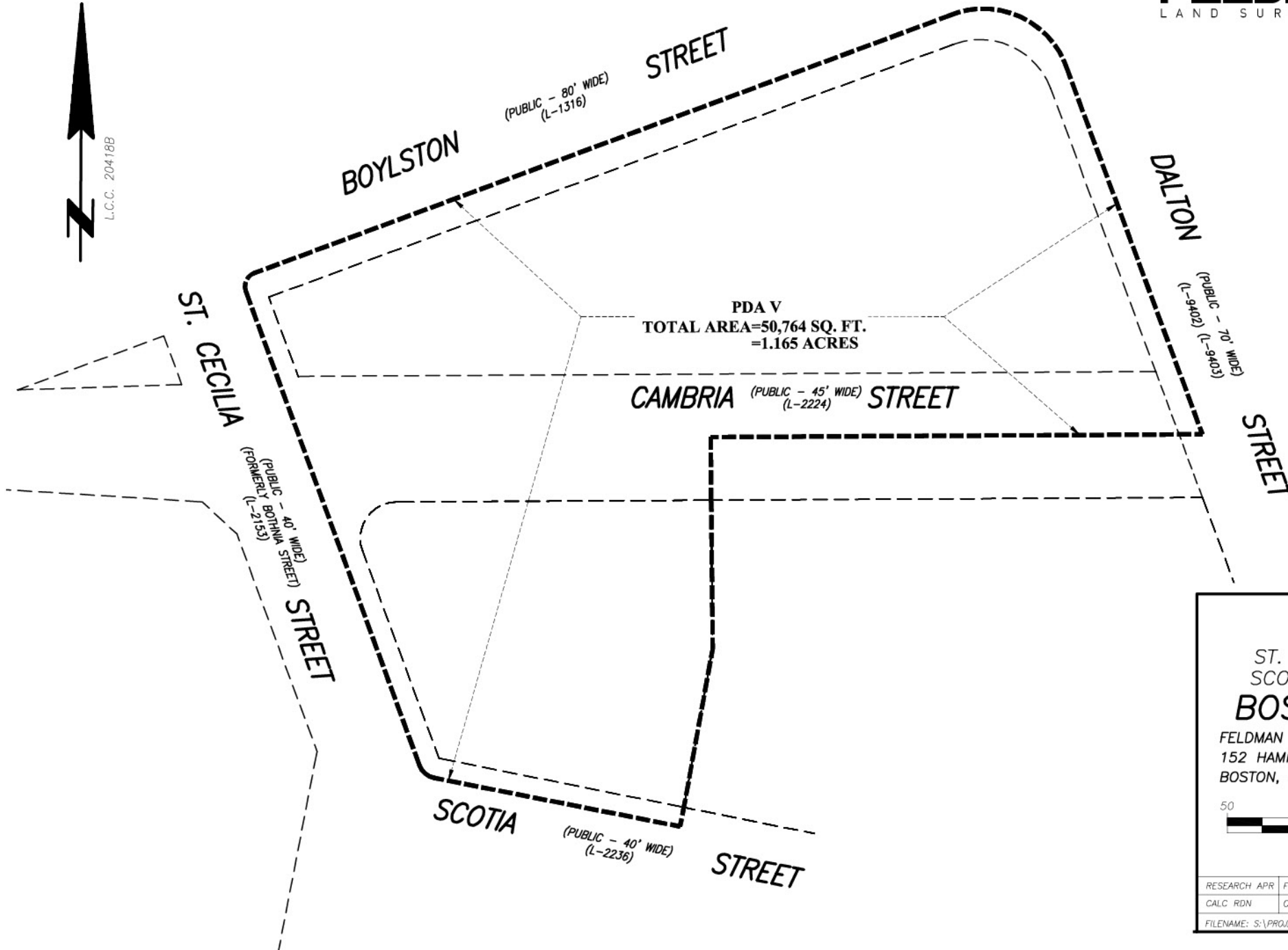


APPENDIX A
ZONING MAP AMENDMENT
ST. CECILIA STREET, DALTON STREET
SCOTIA STREET AND CAMBRIA STREET
BOSTON, (ROXBURY DISTRICT) MASS.

FELDMAN LAND SURVEYORS SEPTEMBER 14, 2017
 152 HAMPDEN STREET PHONE: (617)357-9740
 BOSTON, MASS. 02119 WWW.FELDMANSURVEYORS.COM

50 0 25 50 100
 GRAPHIC SCALE
 SCALE: 1"=50'

RESEARCH APR	FIELD CHIEF	CHECKED	APPROVED	FILE NAME:
CALC RDN	CADD RDN	FIELD CHECKED PES	CRD FILE 12233ALTA	JOB NO. 15255
FILENAME: S:\PROJECTS\15200s\15255\DWG\15255-P15 ZONING MAP AMENDMENT-2.dwg				



APPENDIX B
ZONING MAP AMENDMENT
ST. CECILIA STREET, DALTON STREET
SCOTIA STREET AND CAMBRIA STREET
BOSTON, (ROXBURY DISTRICT) MASS.

FELDMAN LAND SURVEYORS SEPTEMBER 14, 2017
152 HAMPDEN STREET PHONE: (617)357-9740
BOSTON, MASS. 02119 WWW.FELDMANSURVEYORS.COM

50 0 25 50 100
GRAPHIC SCALE
SCALE: 1"=50'

RESEARCH APR	FIELD CHIEF	CHECKED	APPROVED	FILE NAME:
CALC RDN	CADD RDN	FIELD CHECKED PES	CRD FILE 12233ALTA	JOB NO. 15255

FILENAME: S:\PROJECTS\15200s\15255\DWG\15255-FINAL PDA 5.dwg

1000

Boylston Street

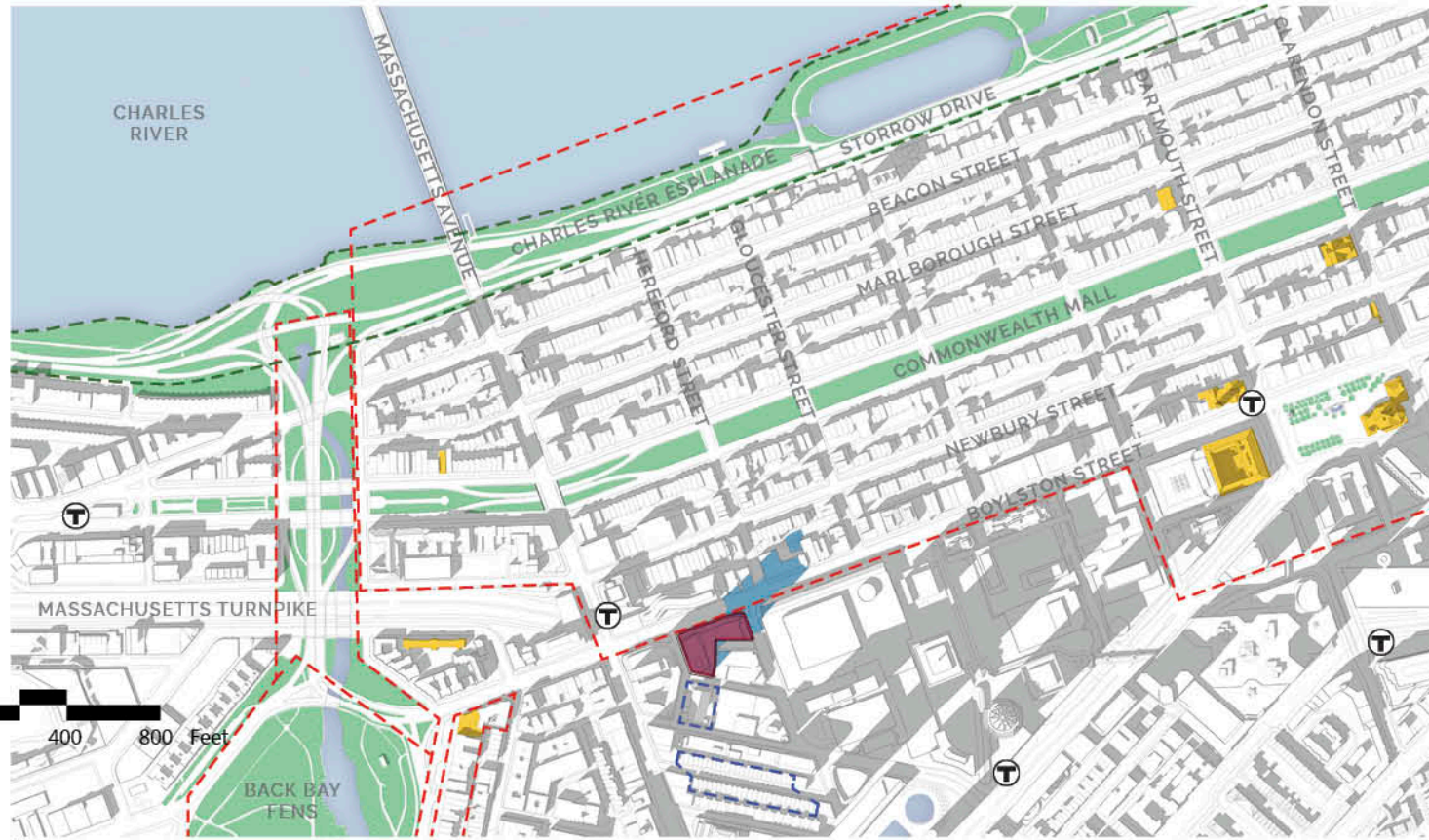
Shadow Studies



9 am



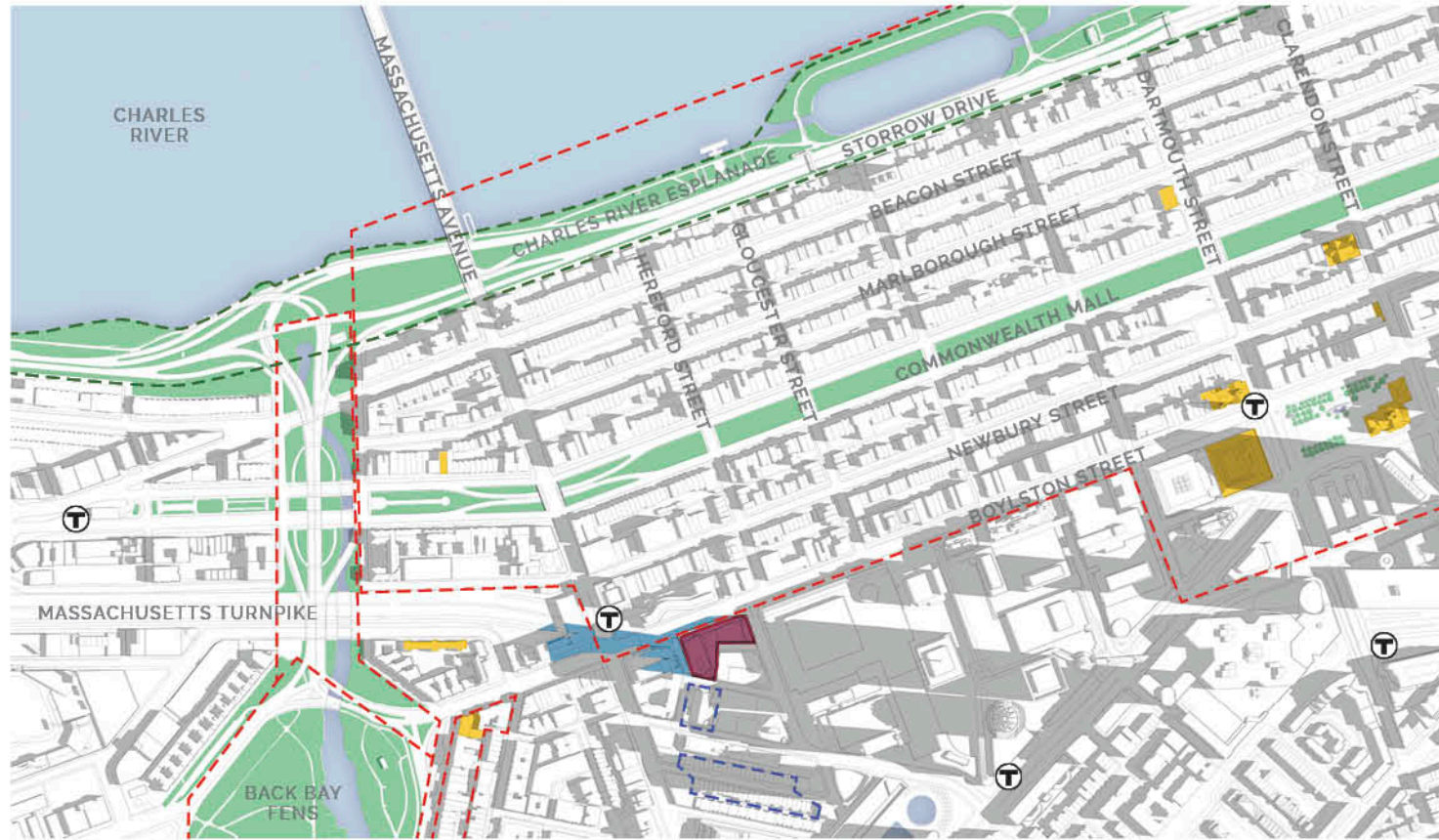
12 pm



3 pm

- PROJECT
- NET NEW SHADOWS OF PROPOSED PROJECT (484')
- EXISTING SHADOWS
- NATIONAL HISTORIC LANDMARK
- NATIONAL REGISTER OF HISTORIC PLACES DISTRICT
- INVENTORIED AREA
- CHARLES RIVER BASIN HISTORIC DISTRICT
- PUBLIC OPEN SPACE





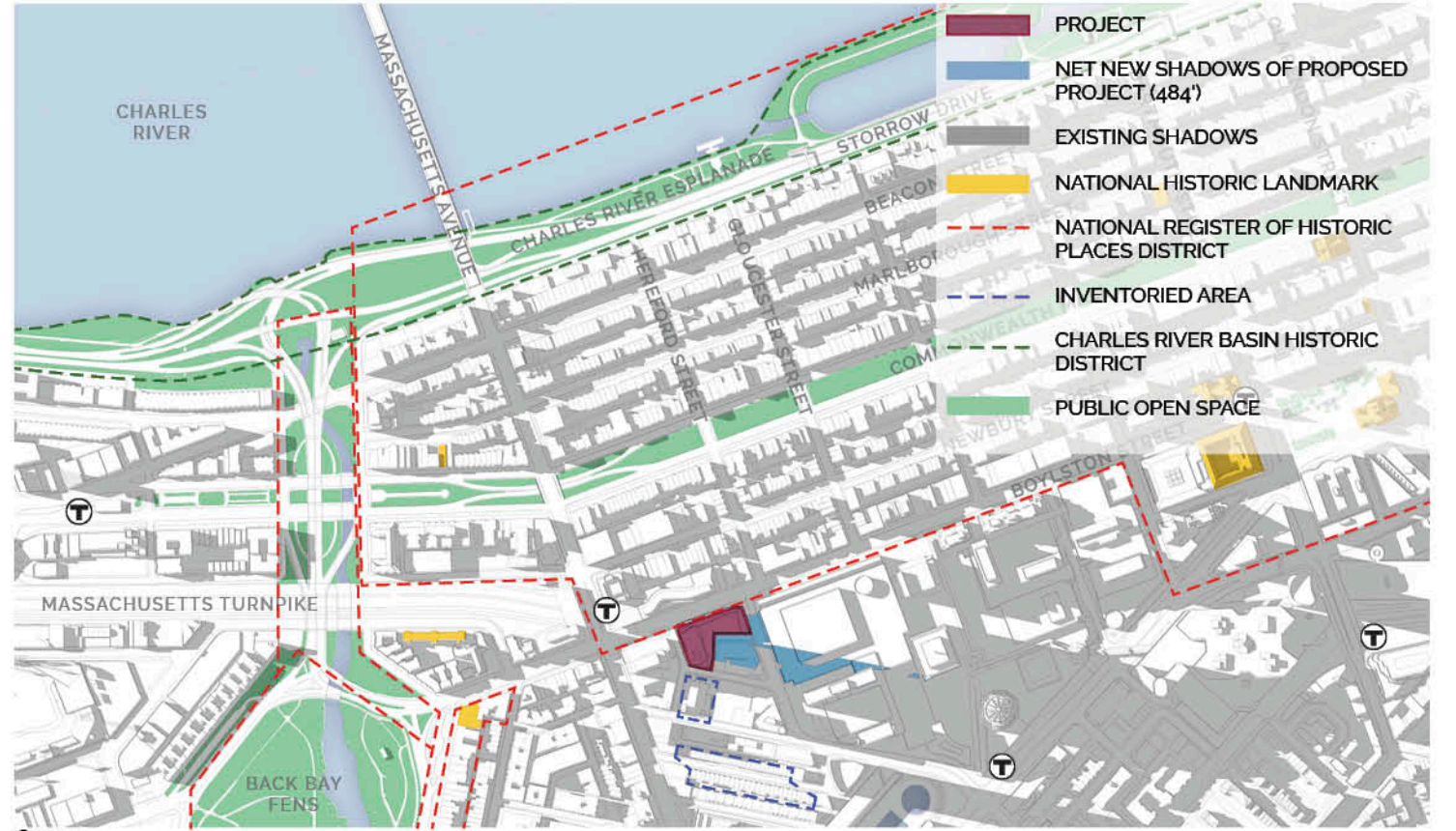
9 am



12 pm



3 pm



6 pm

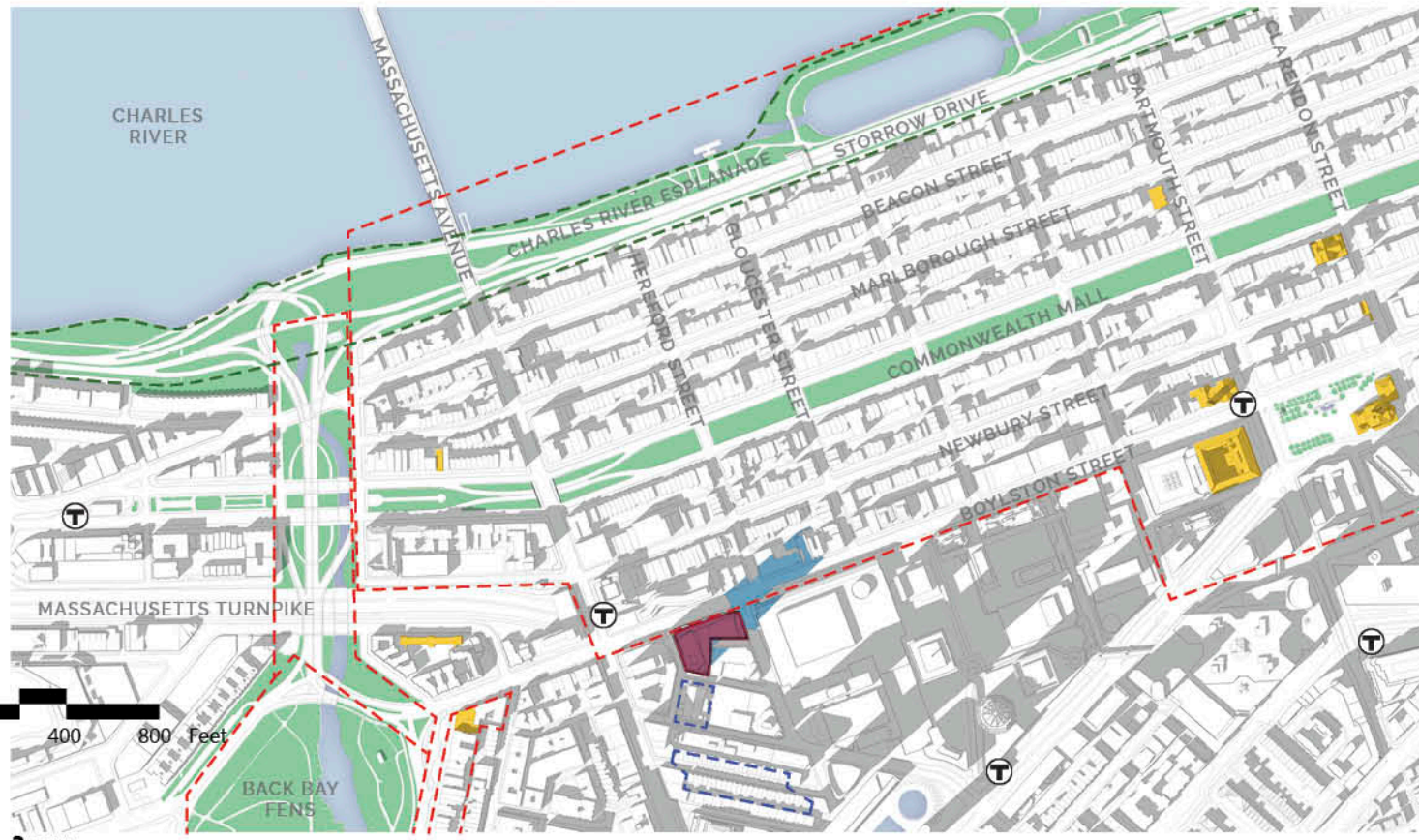
- PROJECT
- NET NEW SHADOWS OF PROPOSED PROJECT (484')
- EXISTING SHADOWS
- NATIONAL HISTORIC LANDMARK
- NATIONAL REGISTER OF HISTORIC PLACES DISTRICT
- INVENTORIED AREA
- CHARLES RIVER BASIN HISTORIC DISTRICT
- PUBLIC OPEN SPACE



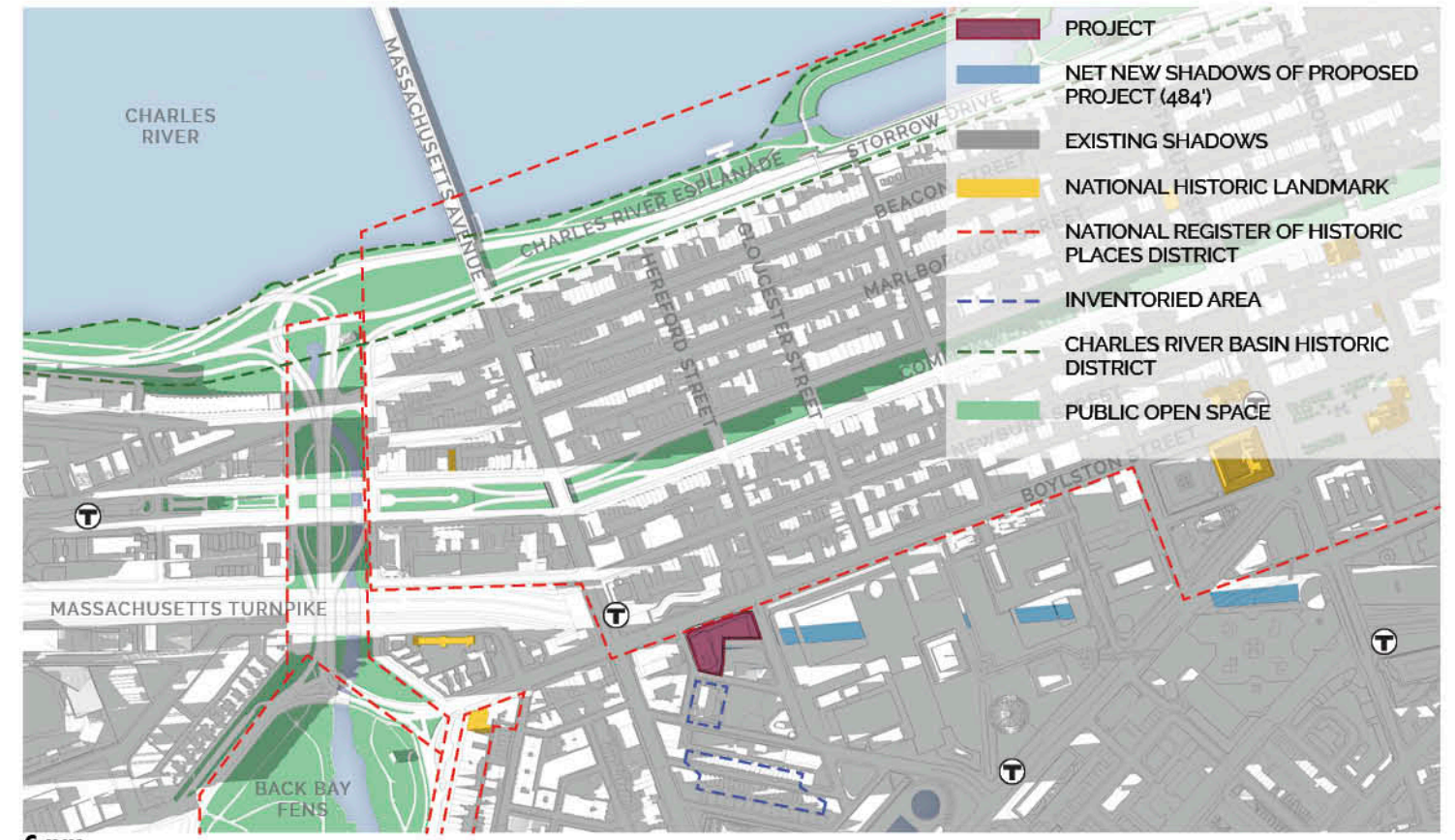
9 am



12 pm



3 pm



6 pm

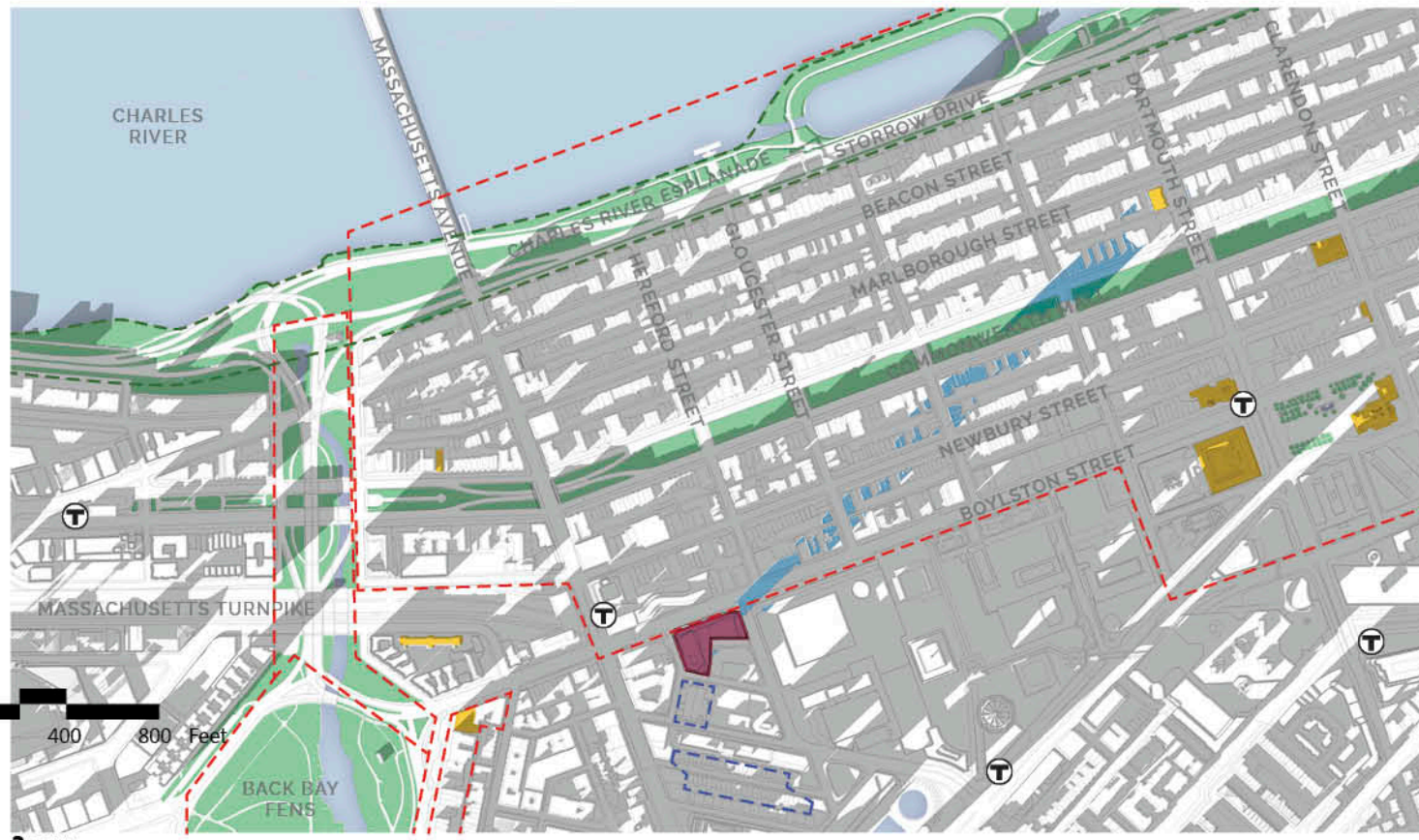
- PROJECT
- NET NEW SHADOWS OF PROPOSED PROJECT (484')
- EXISTING SHADOWS
- NATIONAL HISTORIC LANDMARK
- NATIONAL REGISTER OF HISTORIC PLACES DISTRICT
- INVENTORIED AREA
- CHARLES RIVER BASIN HISTORIC DISTRICT
- PUBLIC OPEN SPACE



9 am



12 pm

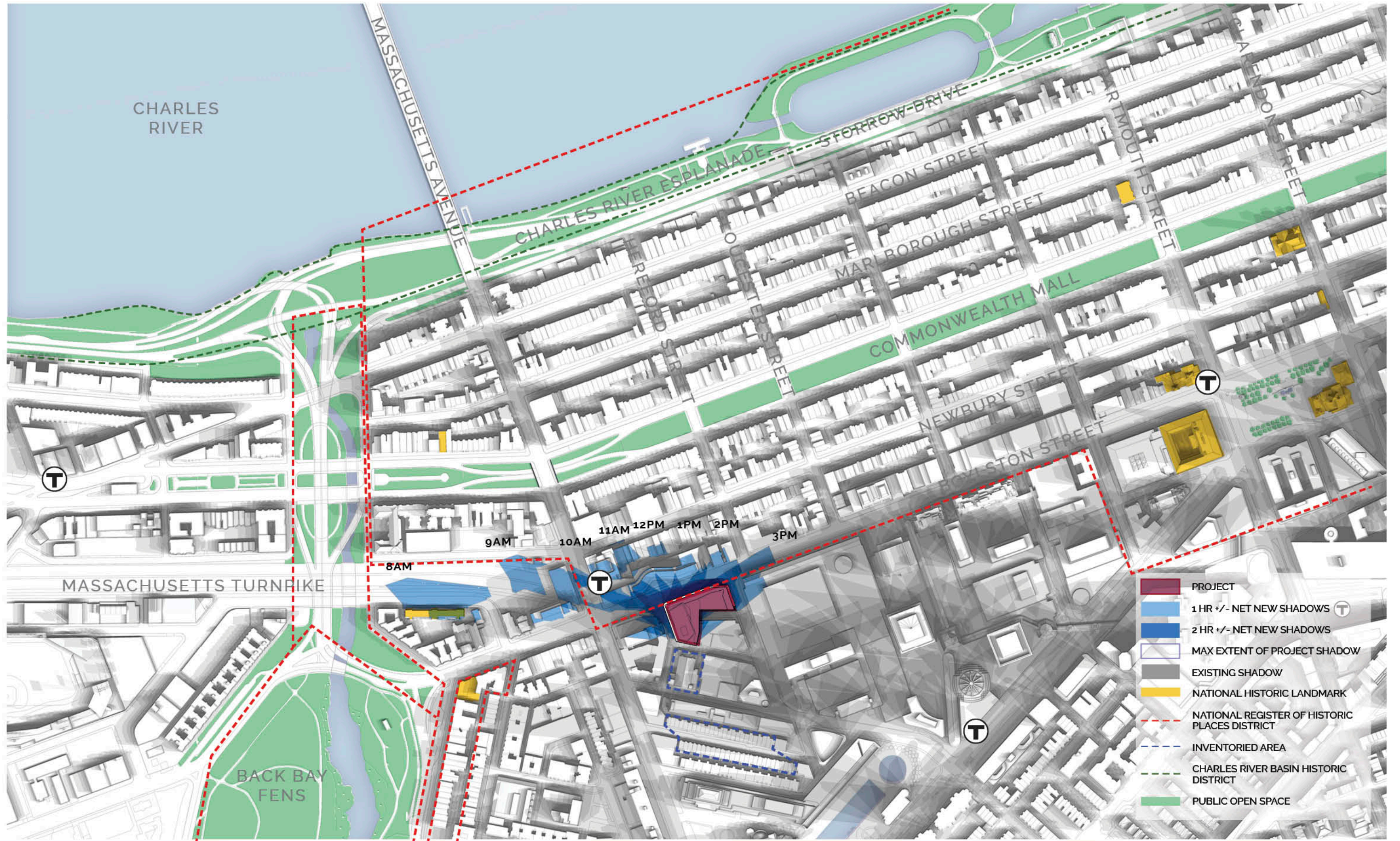


3 pm

- PROJECT
- NET NEW SHADOWS OF PROPOSED PROJECT (484')
- EXISTING SHADOWS
- NATIONAL HISTORIC LANDMARK
- NATIONAL REGISTER OF HISTORIC PLACES DISTRICT
- INVENTORIED AREA
- CHARLES RIVER BASIN HISTORIC DISTRICT
- PUBLIC OPEN SPACE





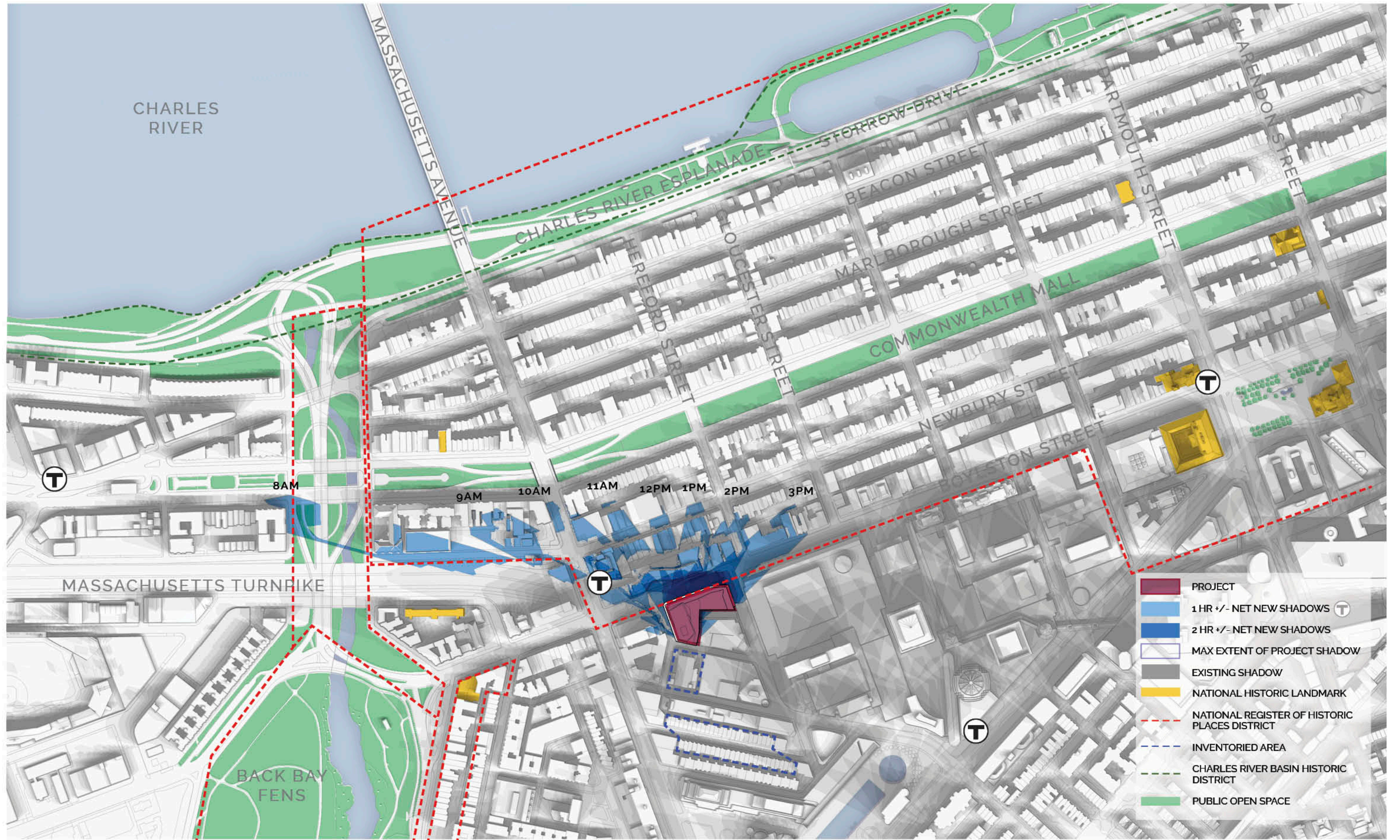














COMMUNITY MEETING

October 3, 2017

1000 **Boylston Street**

W WEINER VENTURES
REAL ESTATE DEVELOPMENT & INVESTMENT

ELKUS | MANFREDI
ARCHITECTS