

PARCEL 13/THE VIOLA

DUE DILIGENCE
1ST CAC OUTREACH PRESENTATION

OCTOBER 10, 2018

HANDEL ARCHITECTS FOR THE PEEBLES CORPORATION

- I. WHERE WE WERE
- II. WHAT CHANGED
- III. SITE & CONTEXT
- IV. PROPOSED REVISIONS
- V. NEXT STEPS
- VI. Q&A

AGENDA

I. WHERE WE WERE

II. WHAT CHANGED

III. SITE & CONTEXT

IV. PROPOSED REVISIONS

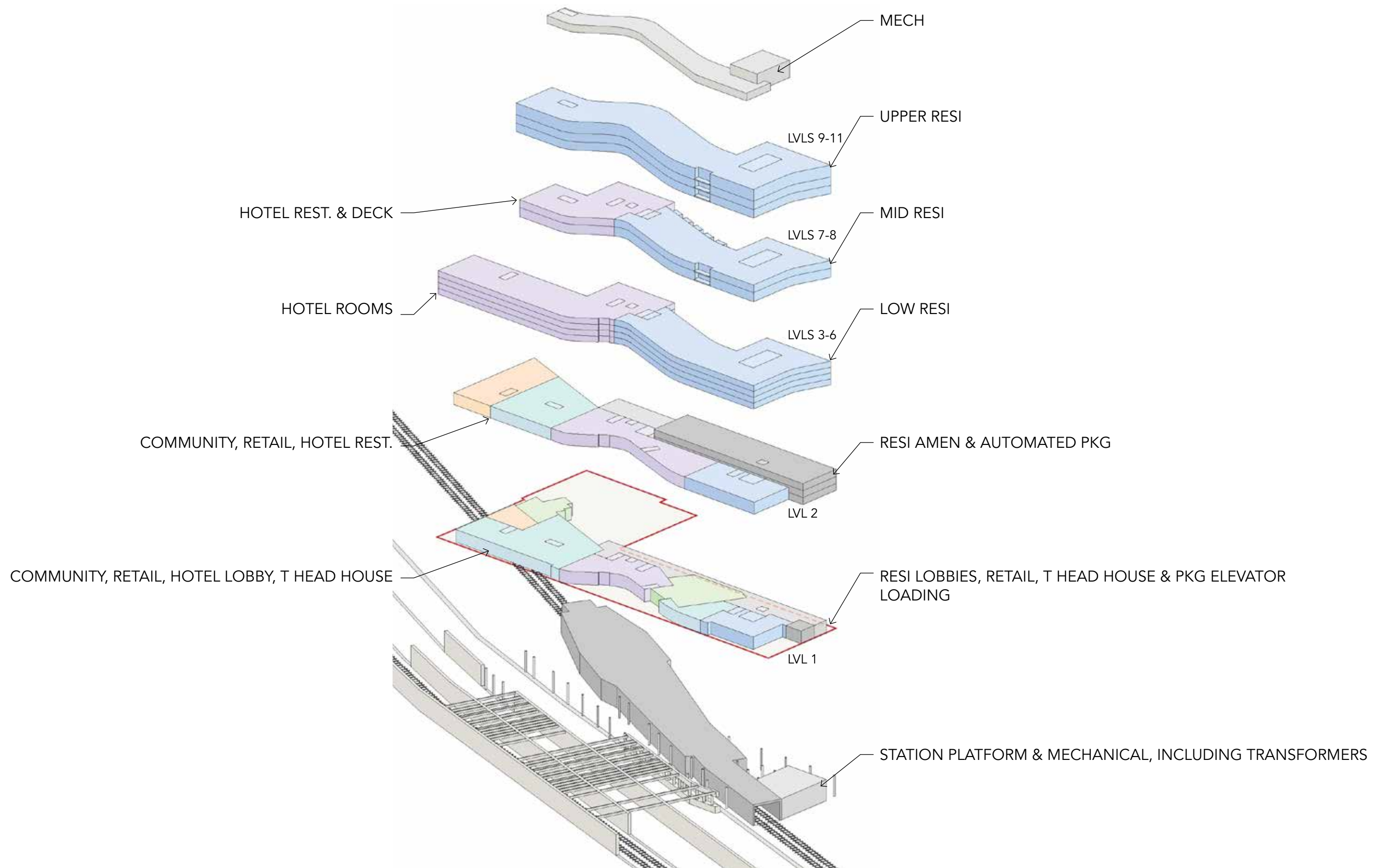
V. NEXT STEPS

VI. Q&A

AGENDA



AERIAL VIEW
COMPETITION RENDERINGS



PROGRAM DISTRIBUTION COMPETITION SCHEME

I. WHERE WE WERE

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AGENDA

WHAT DIDN'T CHANGE: PROJECT PRINCIPLES

I. FIX THE T STATION

II. FILL THE HOLE

III. ENHANCE THE PUBLIC REALM

IV: RESPECT CHARACTER OF NEIGHBORHOOD

WHAT CHANGED: NEW CONSTRAINTS

I. TECHNICAL & LOGISTICAL REQUIREMENTS FOR STATION & HIGHWAY

- Timing and delivery of station improvements
 - T main electrical service
 - T tunnel emergency ventilation
- New & existing T transformers, servicing, & ventilation
 - Highway bridge structure fireproofing
 - Highway tunnel life safety

II. SUSTAINABILITY/RESILIENCY

- Location of core systems to be raised
- Enhanced resiliency requirements

III. EVOLVING CONTEXT

- Significant new neighbors
- 360 Newbury ventilation requirements

IV. VEHICULAR ACCESS

- Stacking issues on Boylston Street

V: COSTS

REBUILD RAMP & PLATFORM

TRANSFORMERS & ACCESS

MBTA SUBSTATION & ACCESS

TRANSFORMER VENTILATION, ACCESS & REPLACEMENT

360 NEWBURY LVL 2 RETAIL WINDOWS, VENTILATION, & CORNICE

360 NEWBURY VENTILATION?

WEST BRIDGE STRUCTURE

MBTA TUNNEL VENTILATION SHAFT

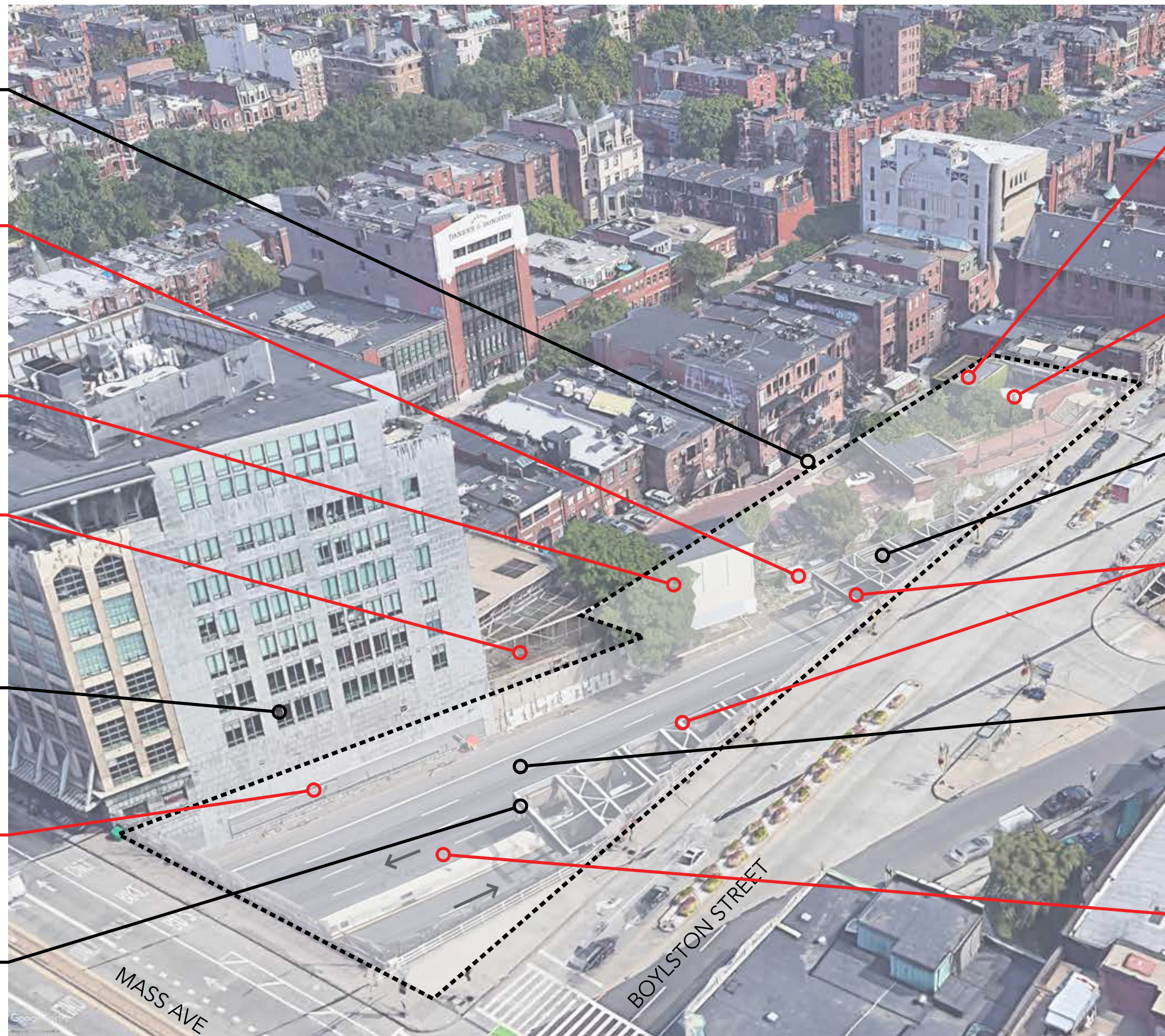
MBTA TUNNEL VENTILATION PLENUM

EAST BRIDGE STRUCTURE

FIREPROOFING OF BRIDGE STRUCTURES

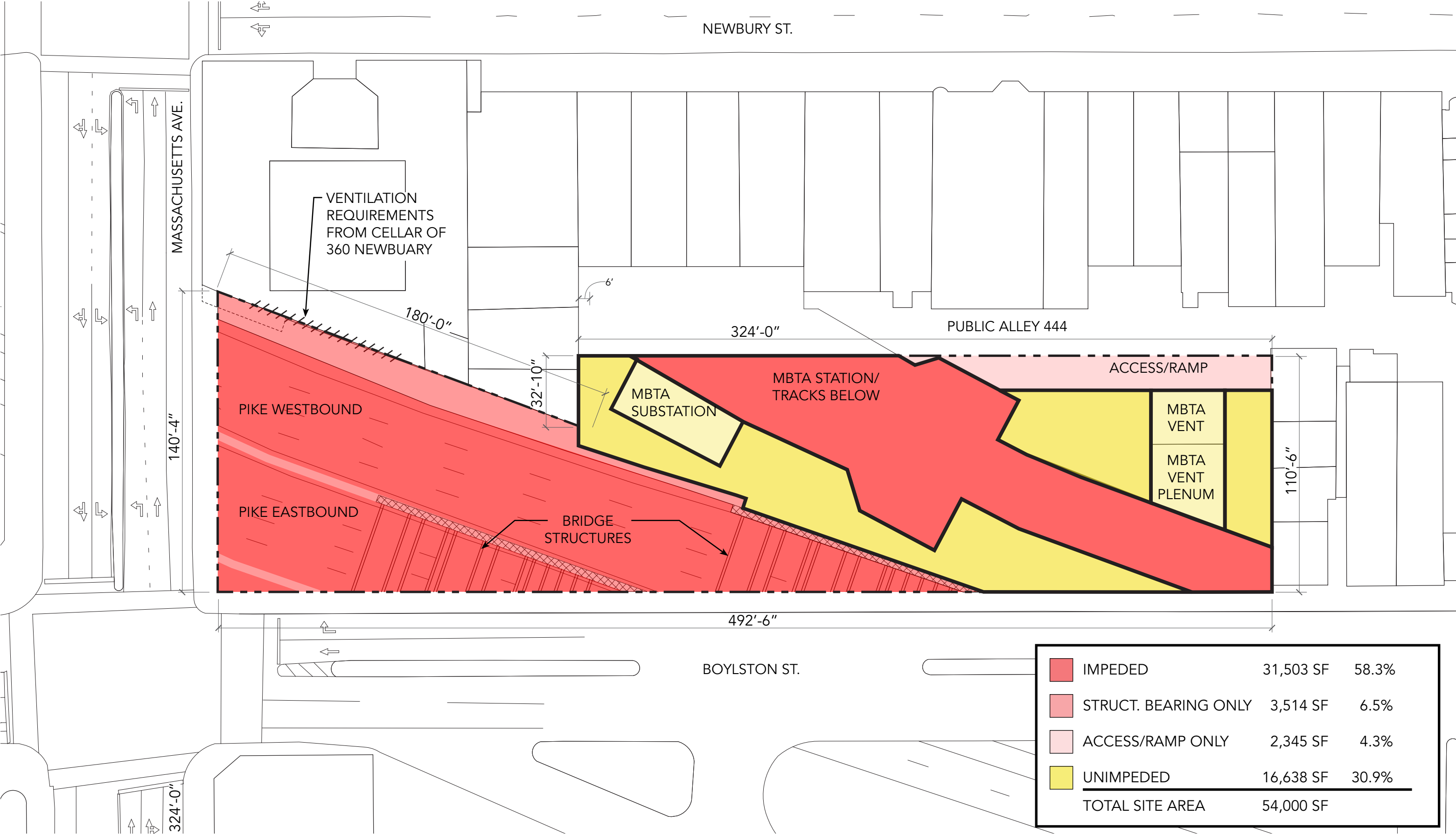
DECK ATOP HIGHWAY

TUNNEL EXTENSION EMERGENCY VENTILATION

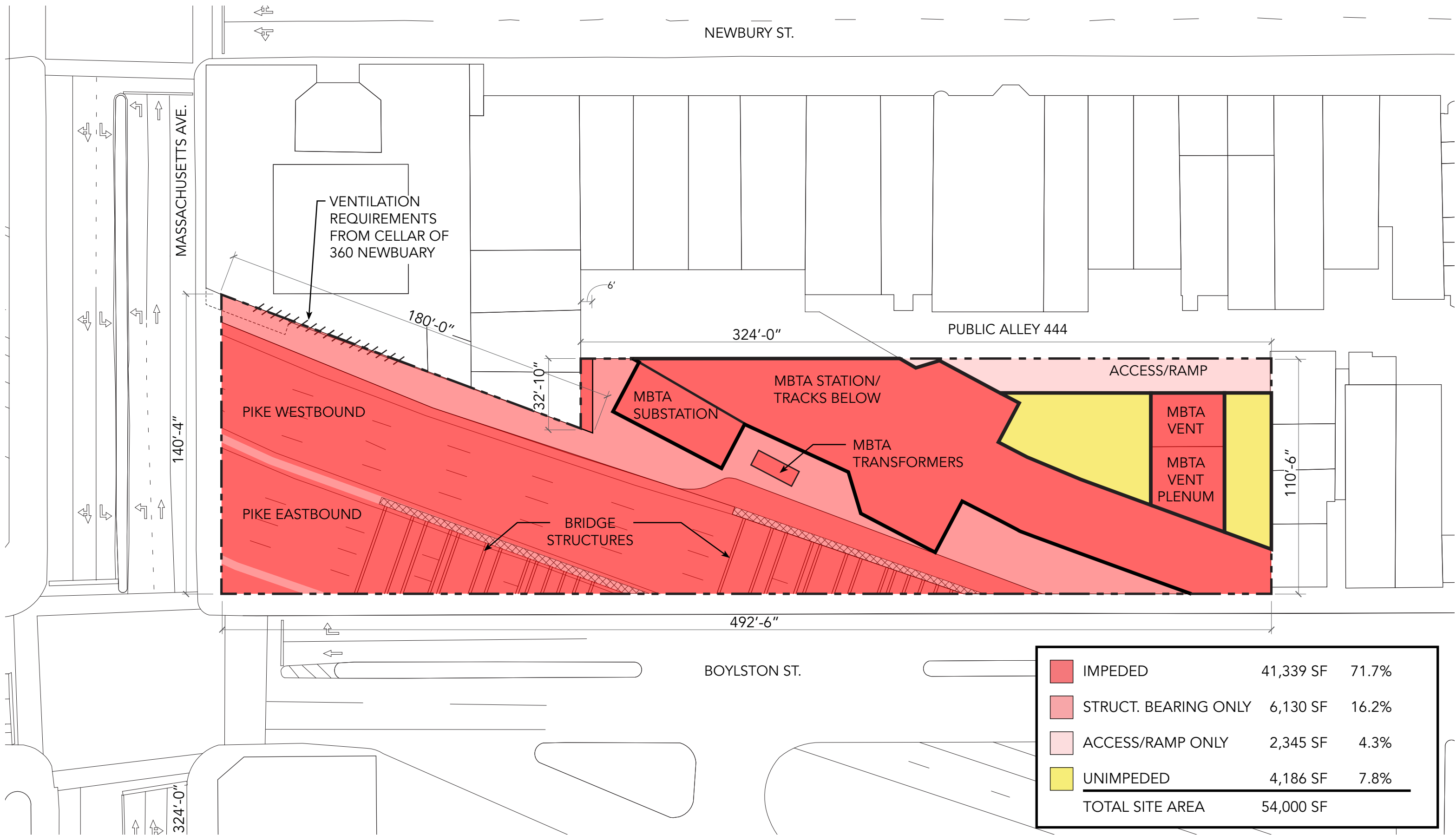


—○ PREVIOUSLY KNOWN CONSTRAINTS
—○ NEW CONSTRAINTS

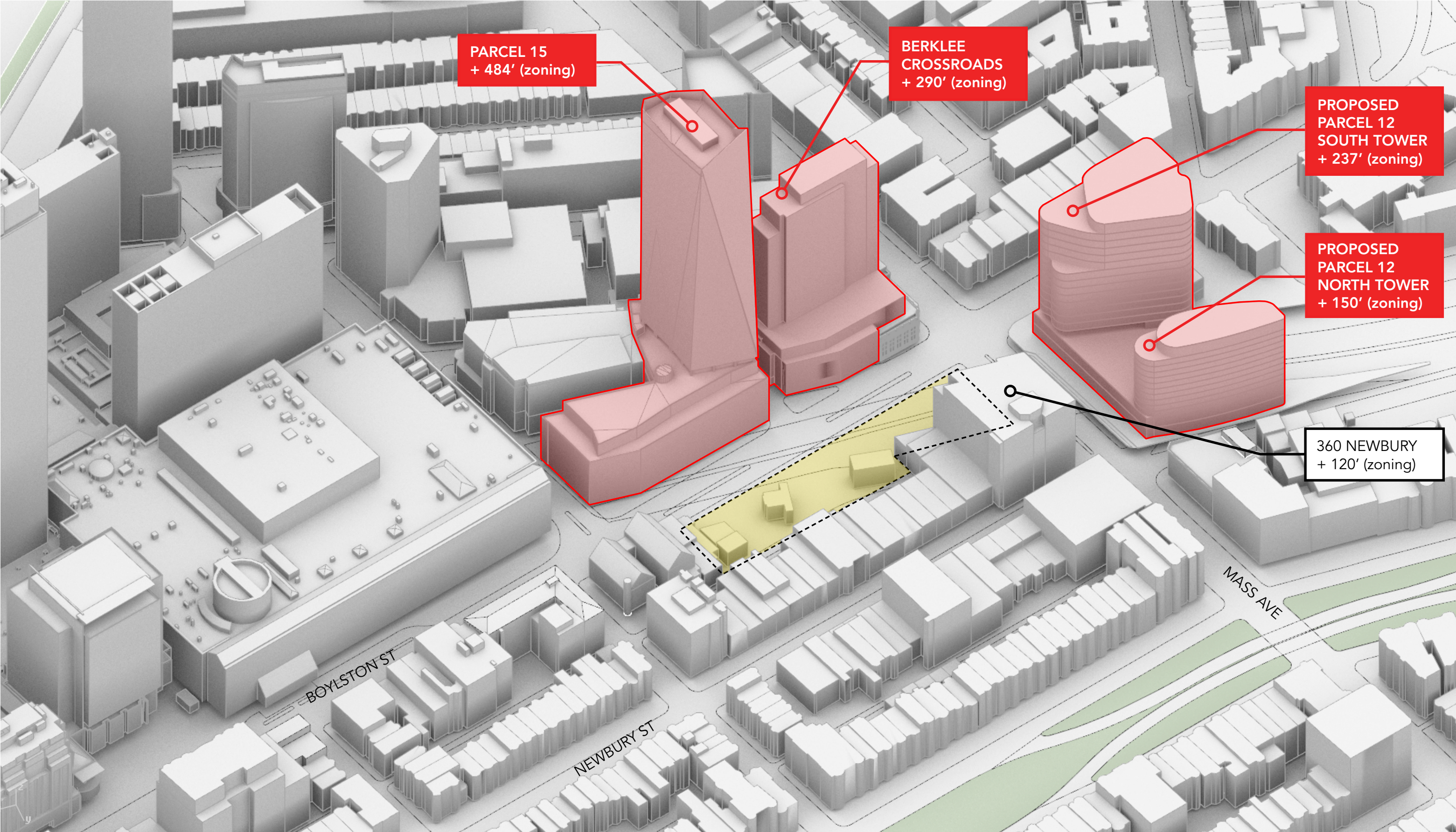
EXISTING CONDITIONS/CONSTRAINTS SITE & CONTEXT



FILLING THE HOLE
ORIGINAL SITE CONSTRAINTS



FILLING THE HOLE NEW SITE CONSTRAINTS



**NEW NEIGHBORS
EVOLVING LOCAL CONTEXT**

I. WHERE WE WERE

II. WHAT CHANGED

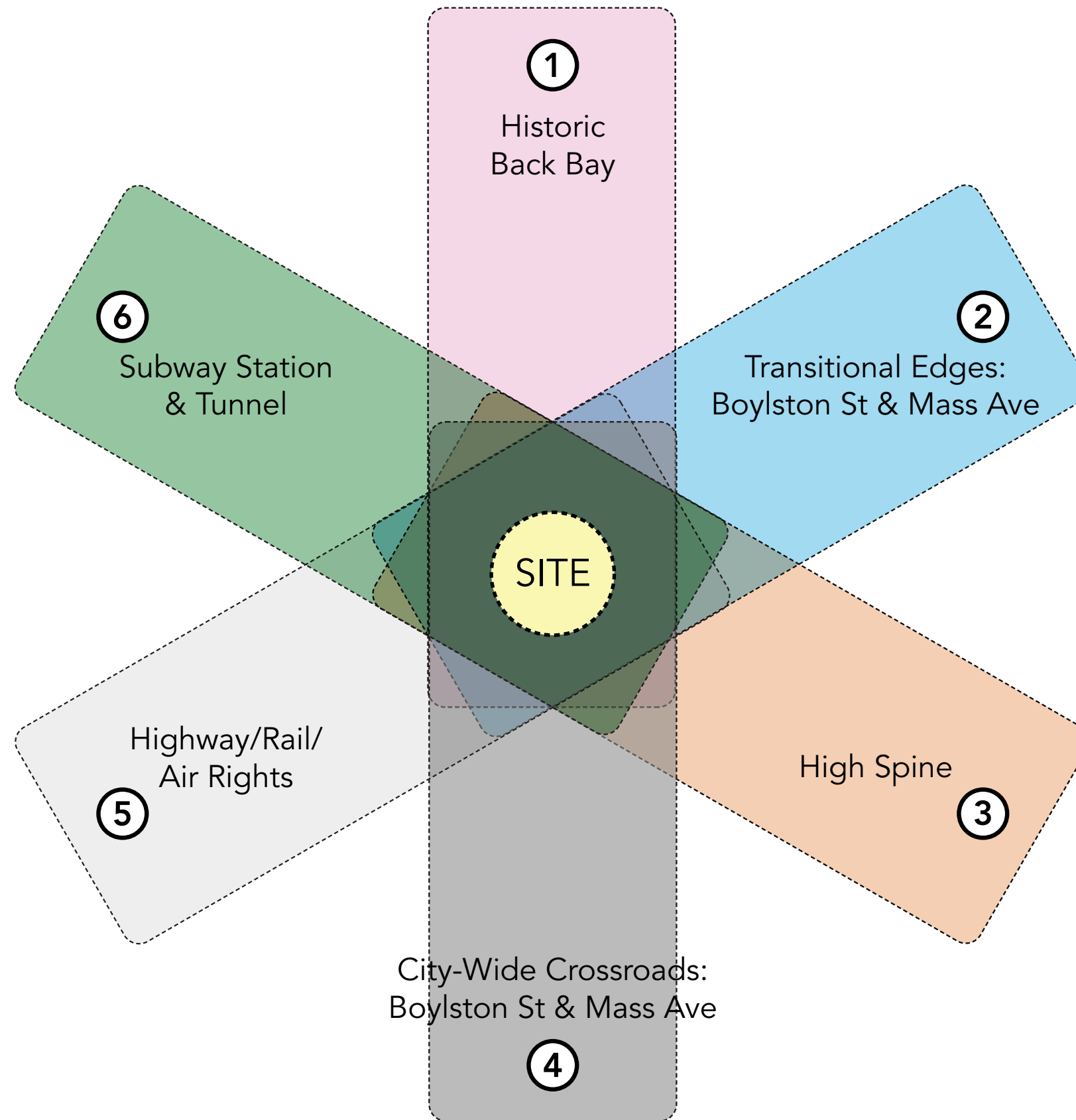
III. SITE & CONTEXT

IV. PROPOSED REVISIONS

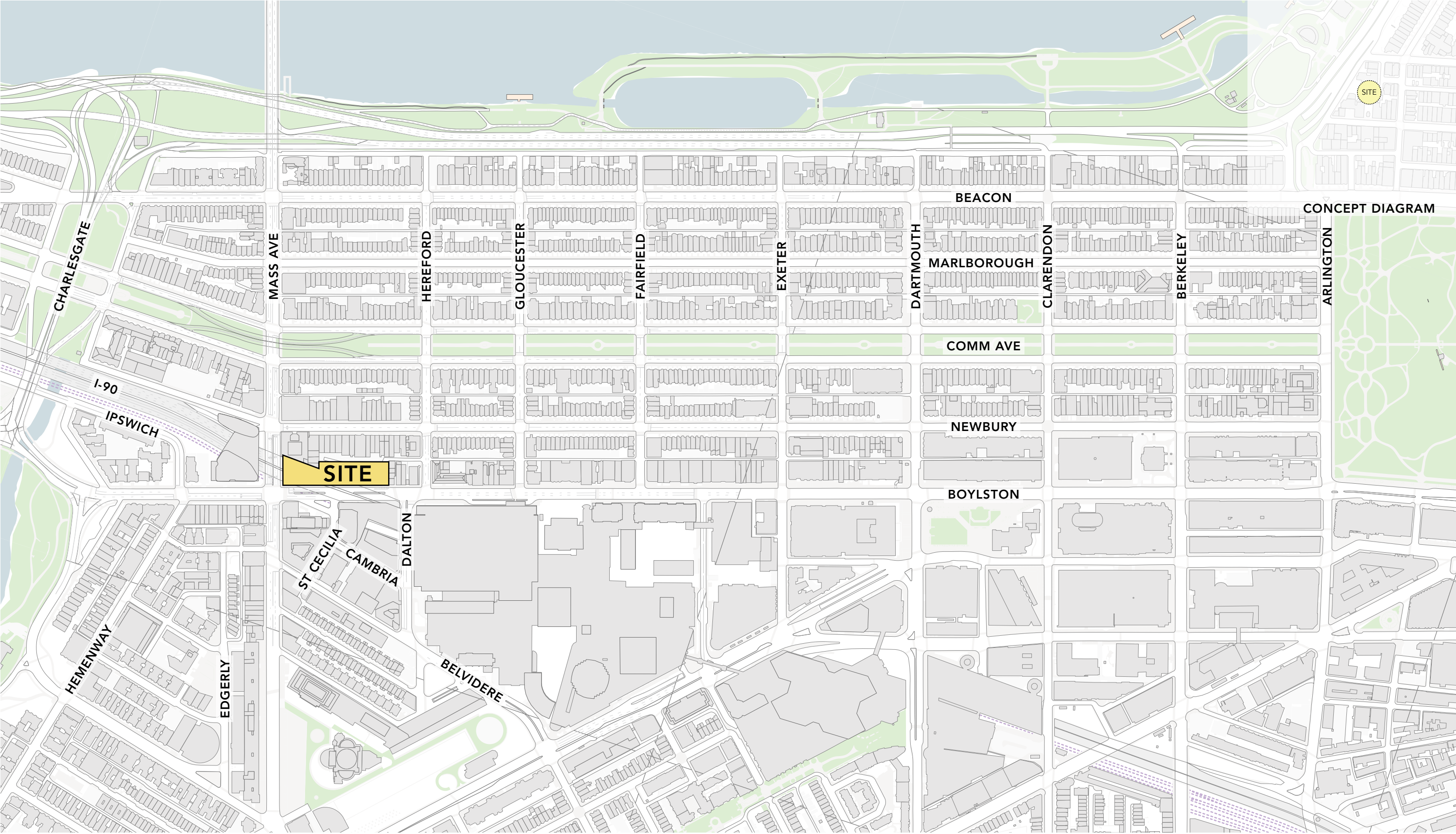
V. NEXT STEPS

VI. Q&A

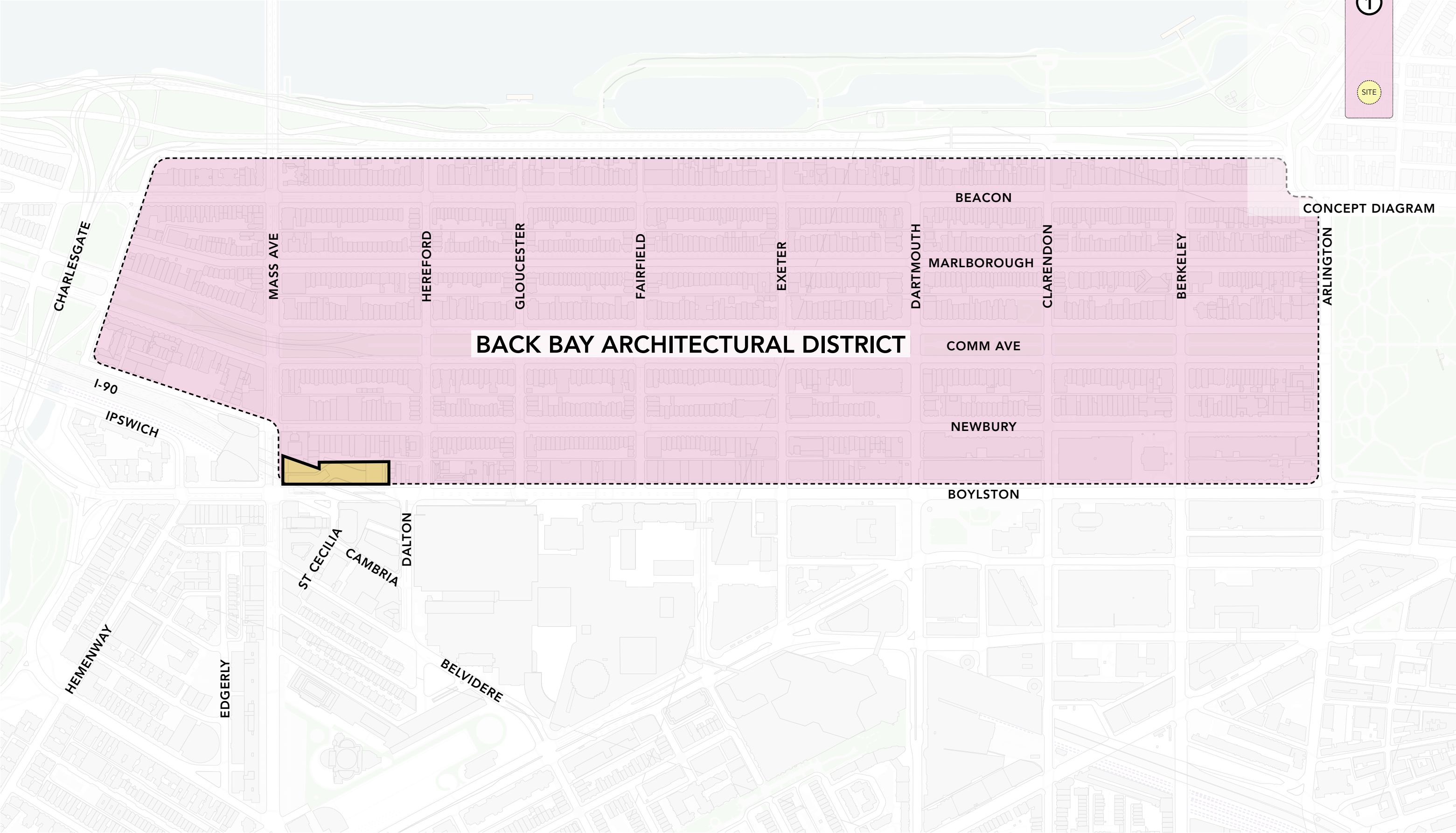
AGENDA



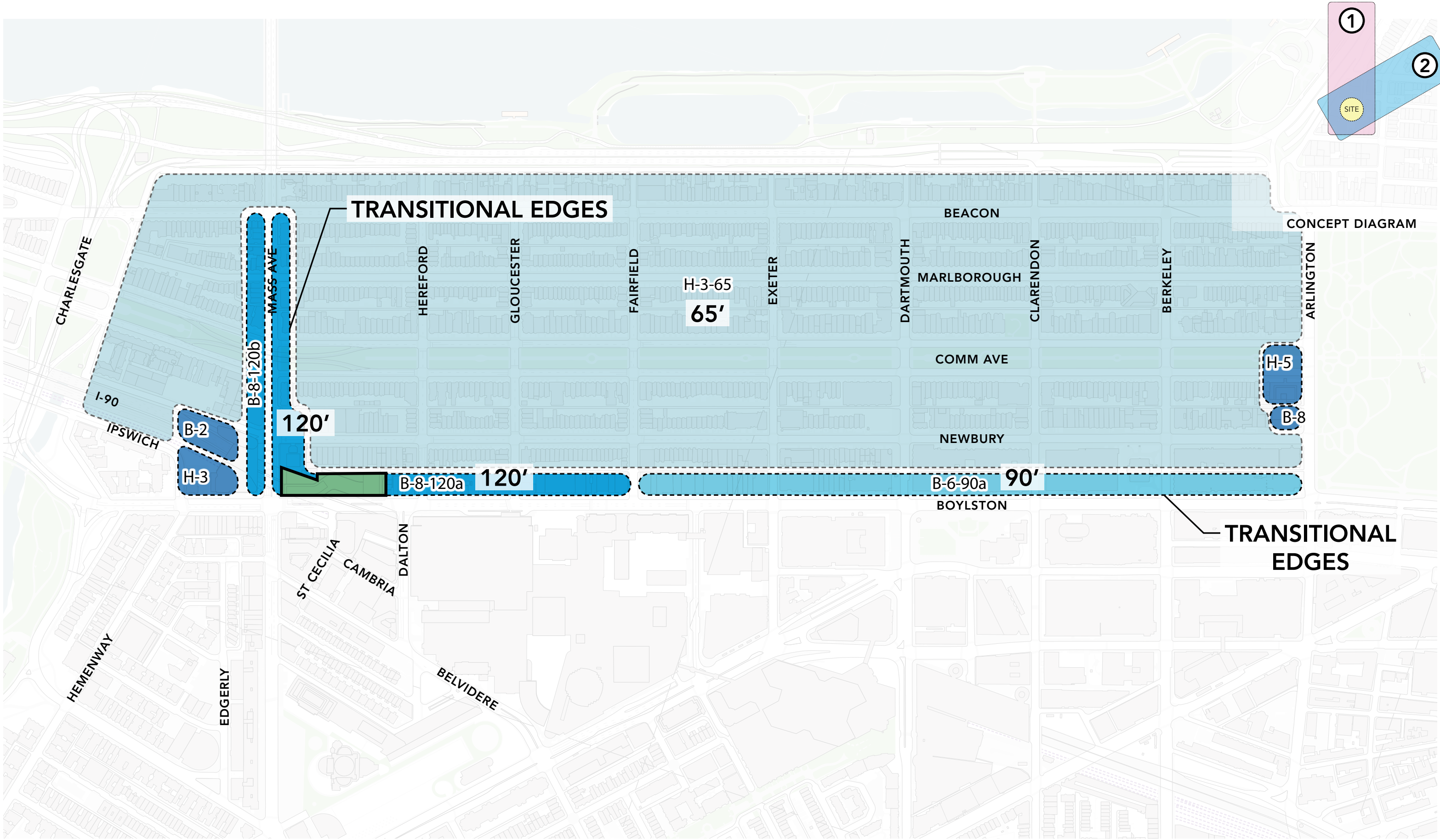
CONFLUENCE OF SIX ECOSYSTEMS UNIQUENESS OF SITE



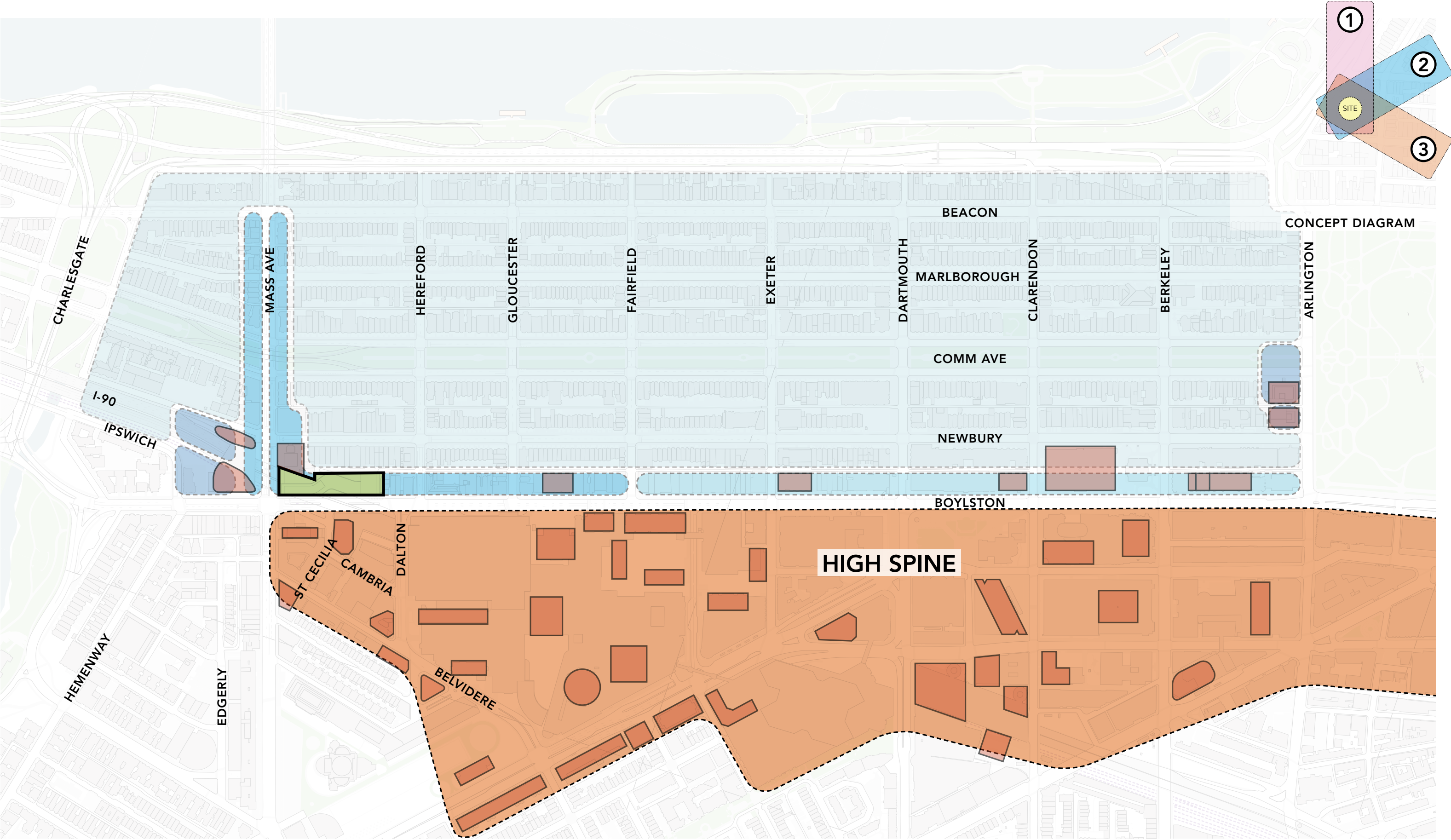
CONFLUENCE OF SIX ECOSYSTEMS
UNIQUENESS OF SITE



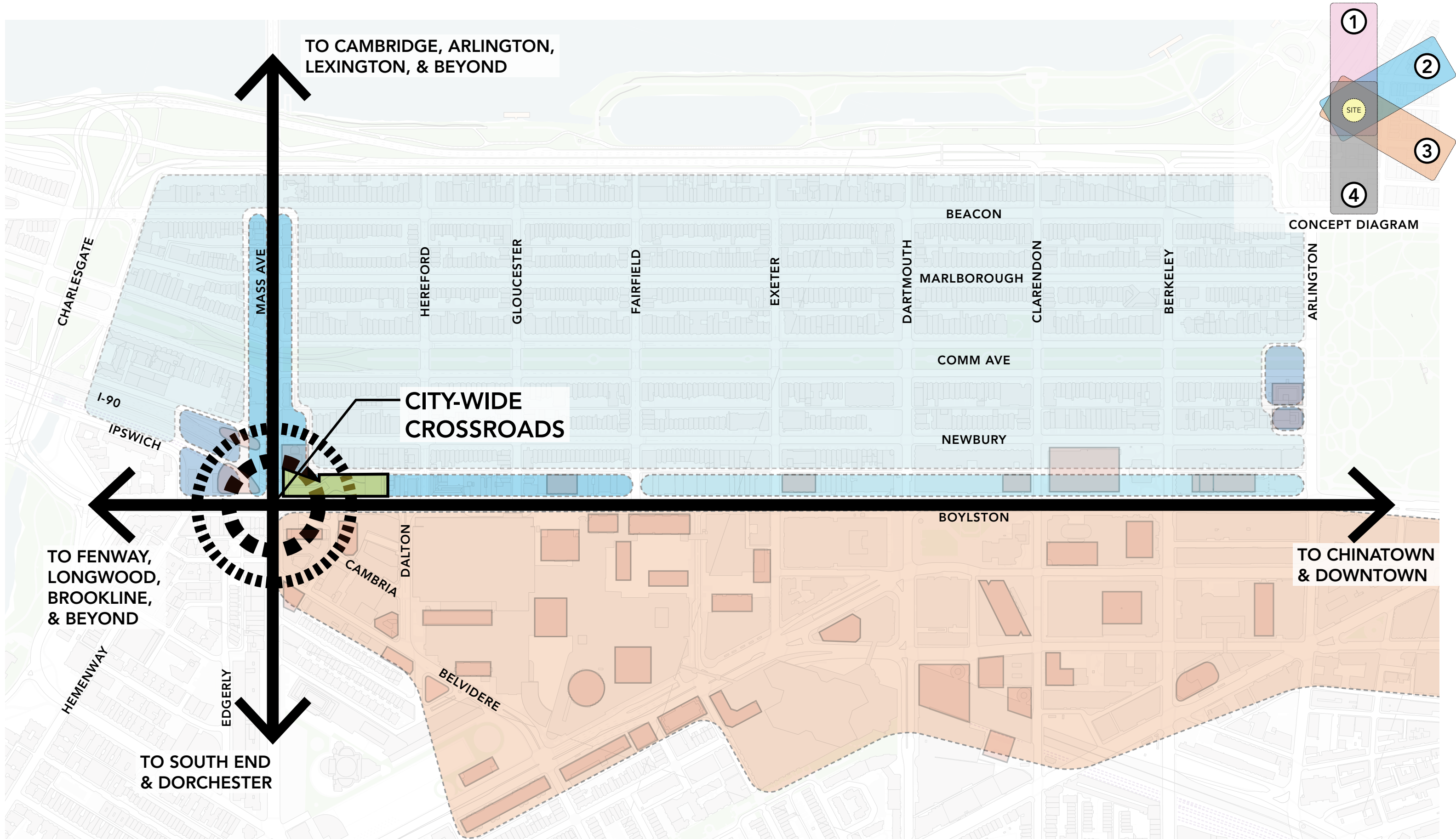
HISTORIC BACK BAY
CONFLUENCE OF SIX ECOSYSTEMS



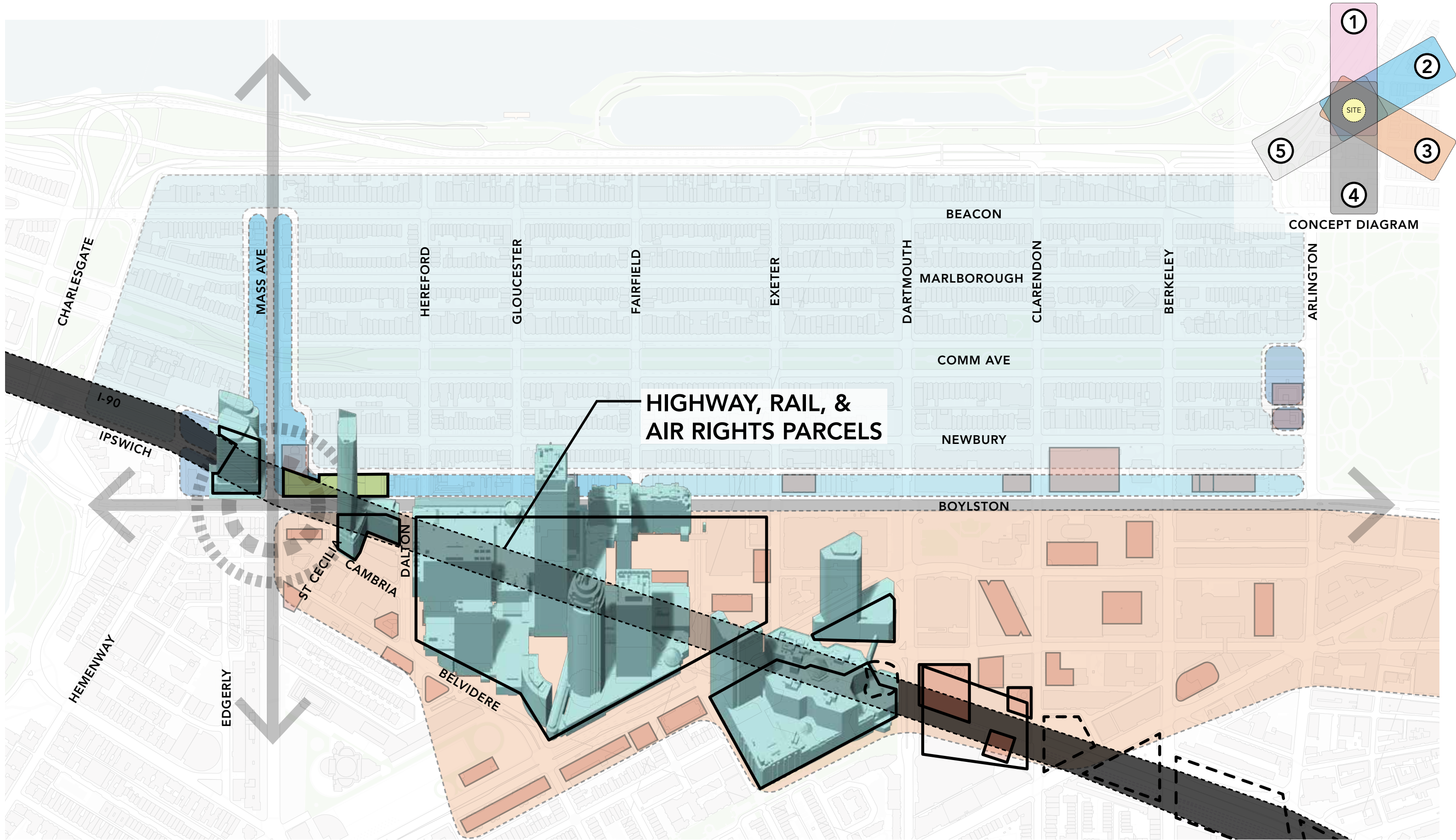
TRANSITIONAL EDGES: BOYLSTON ST & MASS AVE
CONFLUENCE OF SIX ECOSYSTEMS



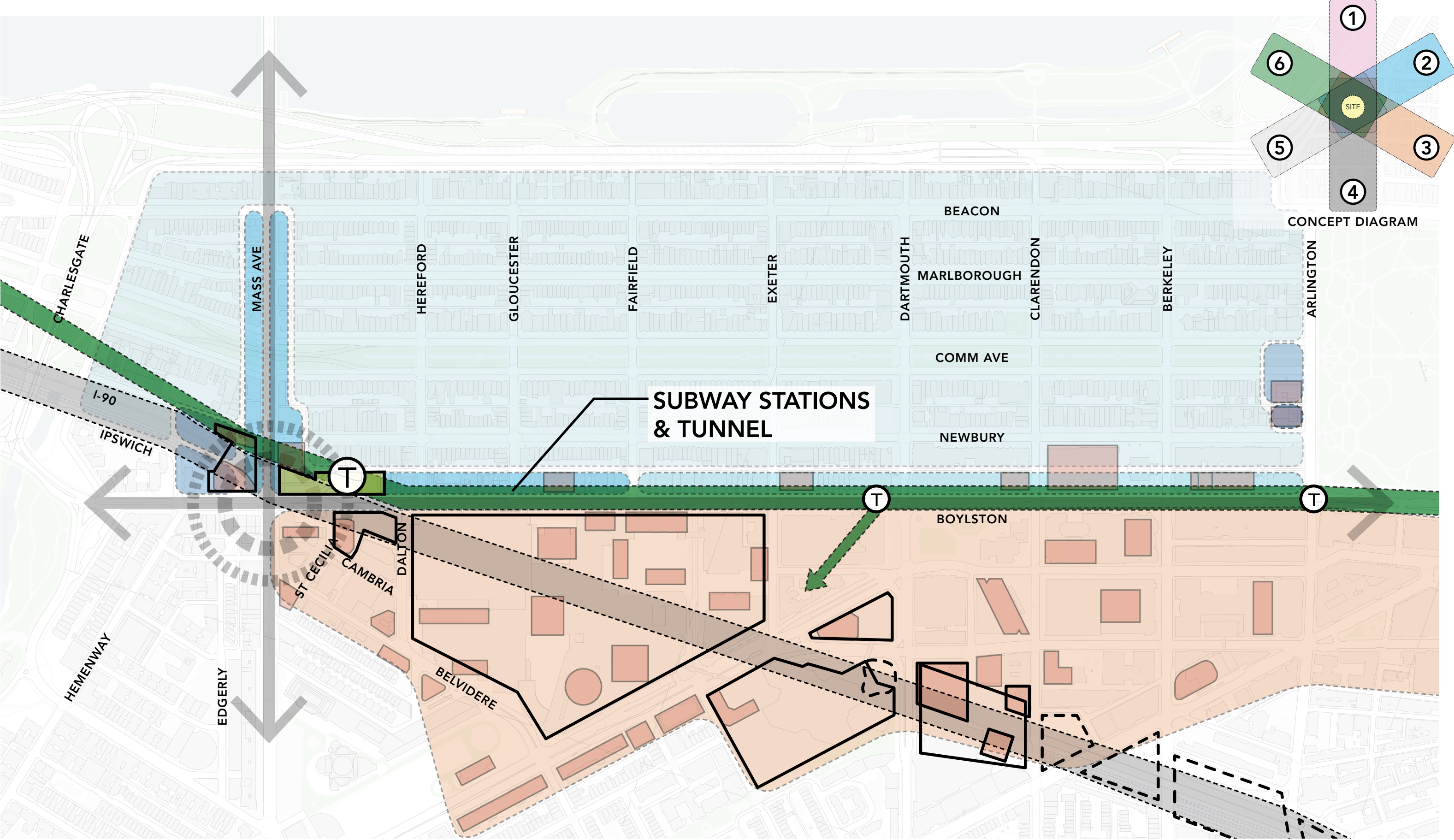
**HIGH SPINE
CONFLUENCE OF SIX ECOSYSTEMS**



CITY-WIDE CROSSROADS: BOYLSTON ST & MASS AVE CONFLUENCE OF SIX ECOSYSTEMS



HIGHWAY, RAIL, & AIR RIGHTS CONFLUENCE OF SIX ECOSYSTEMS



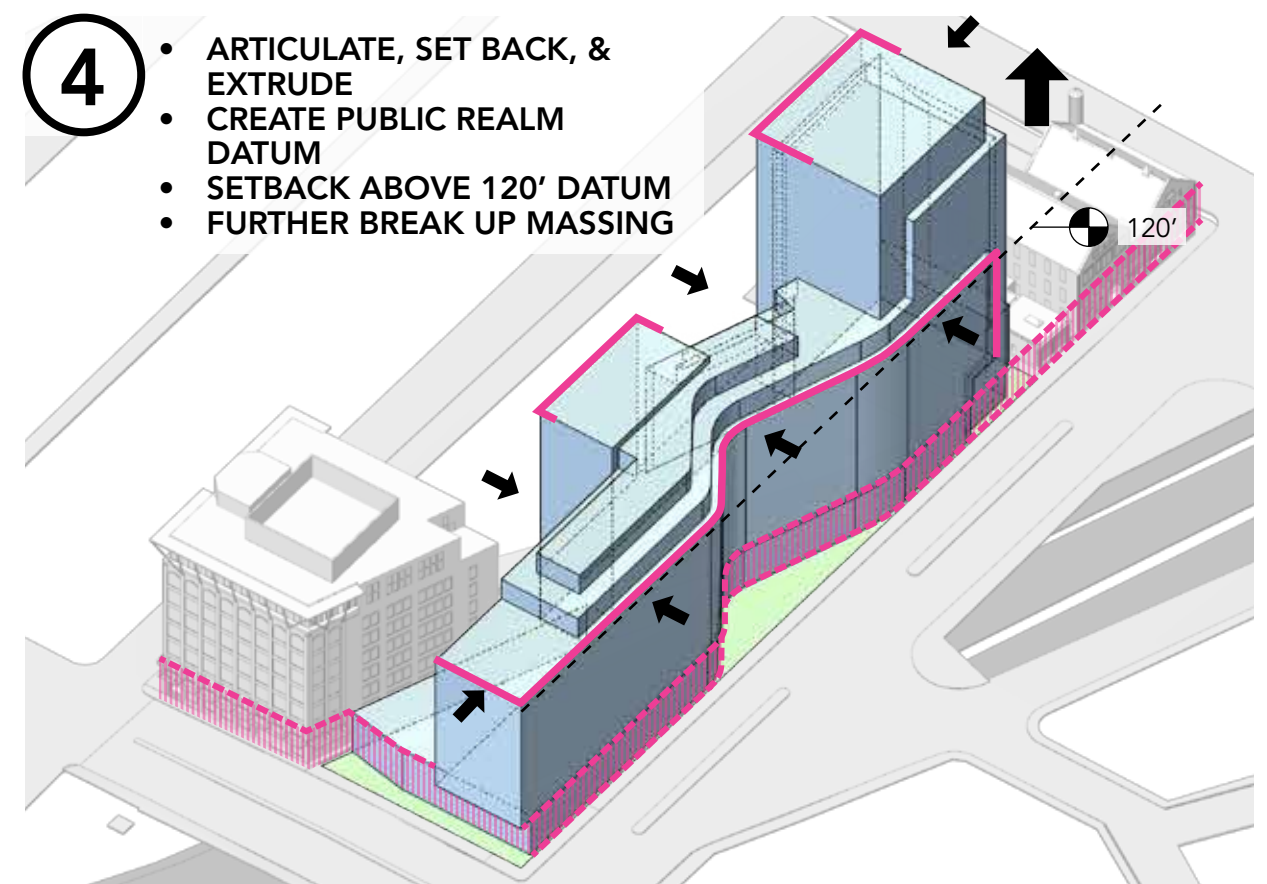
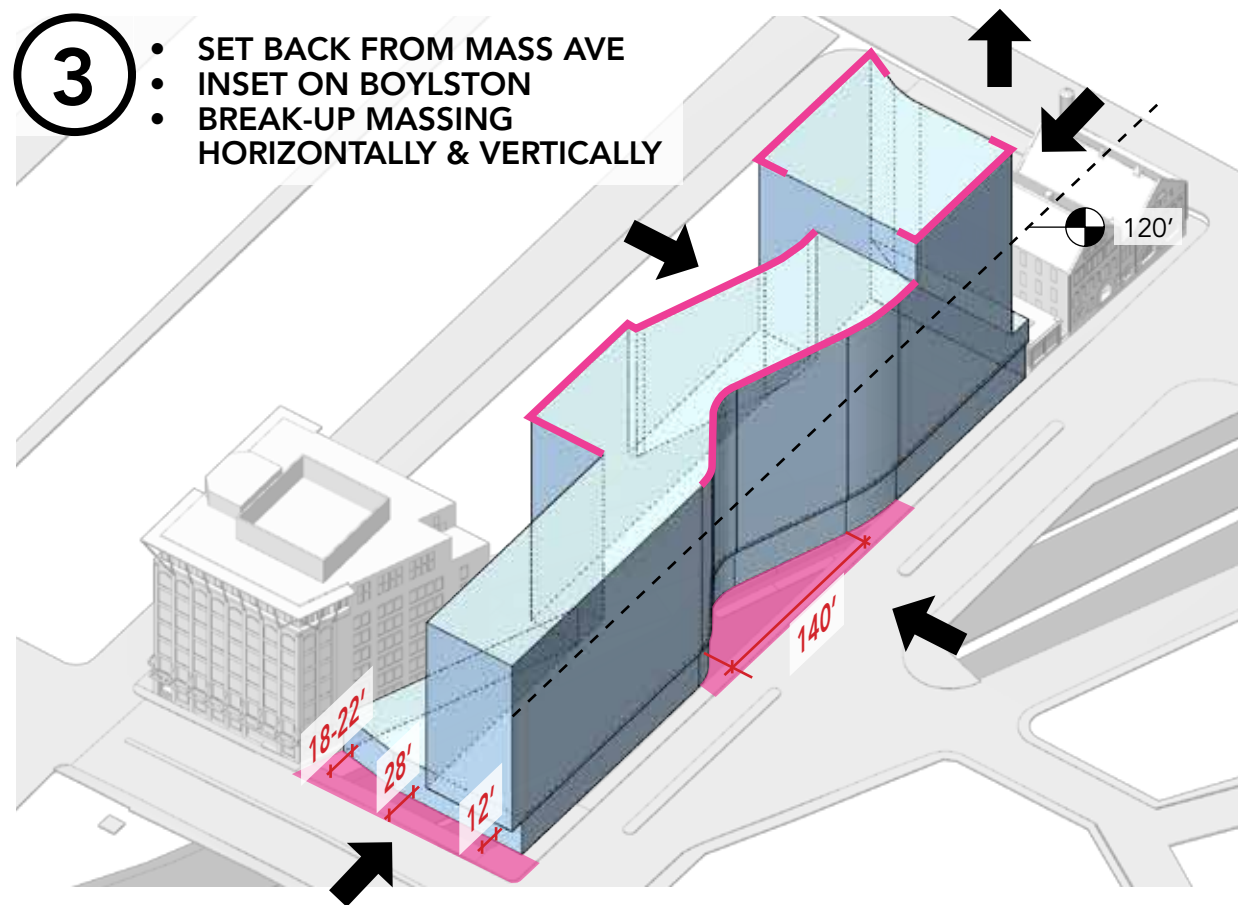
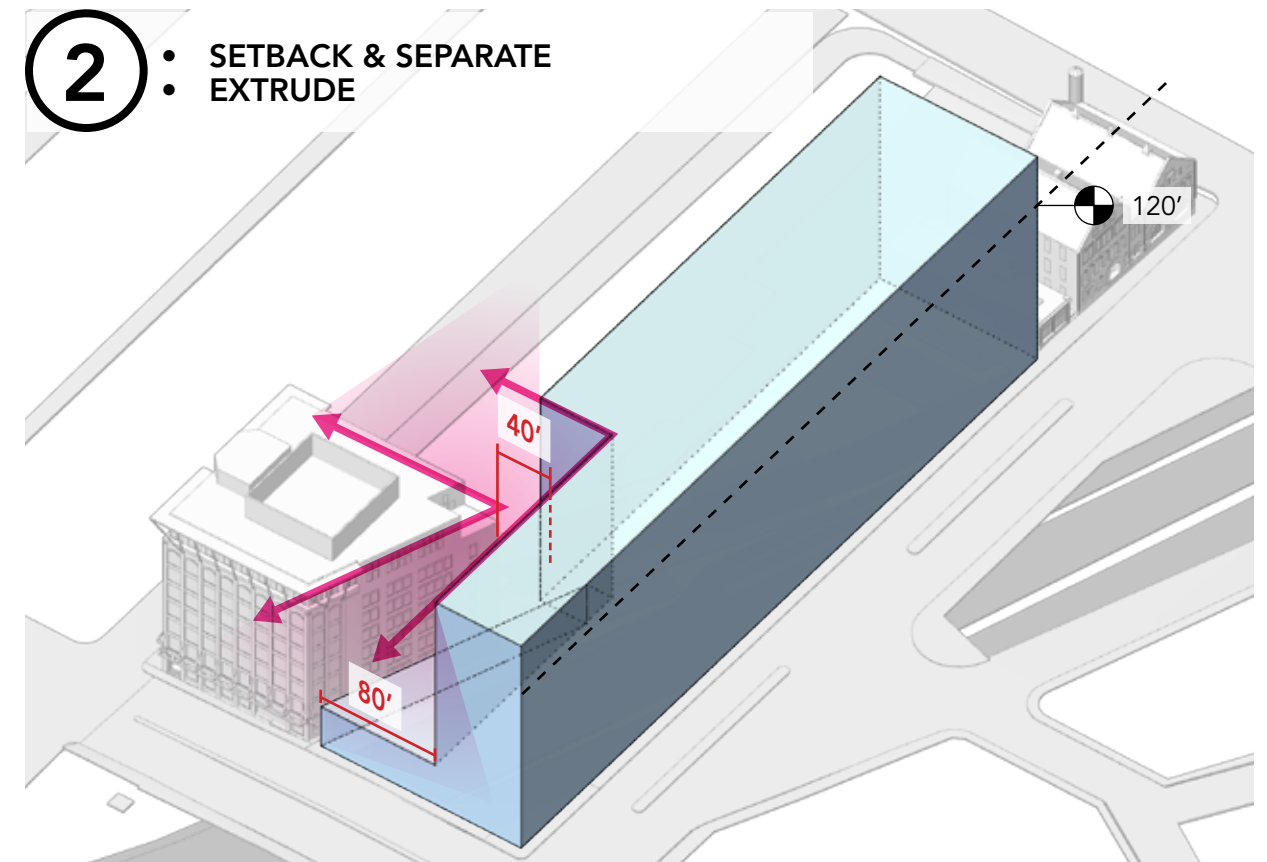
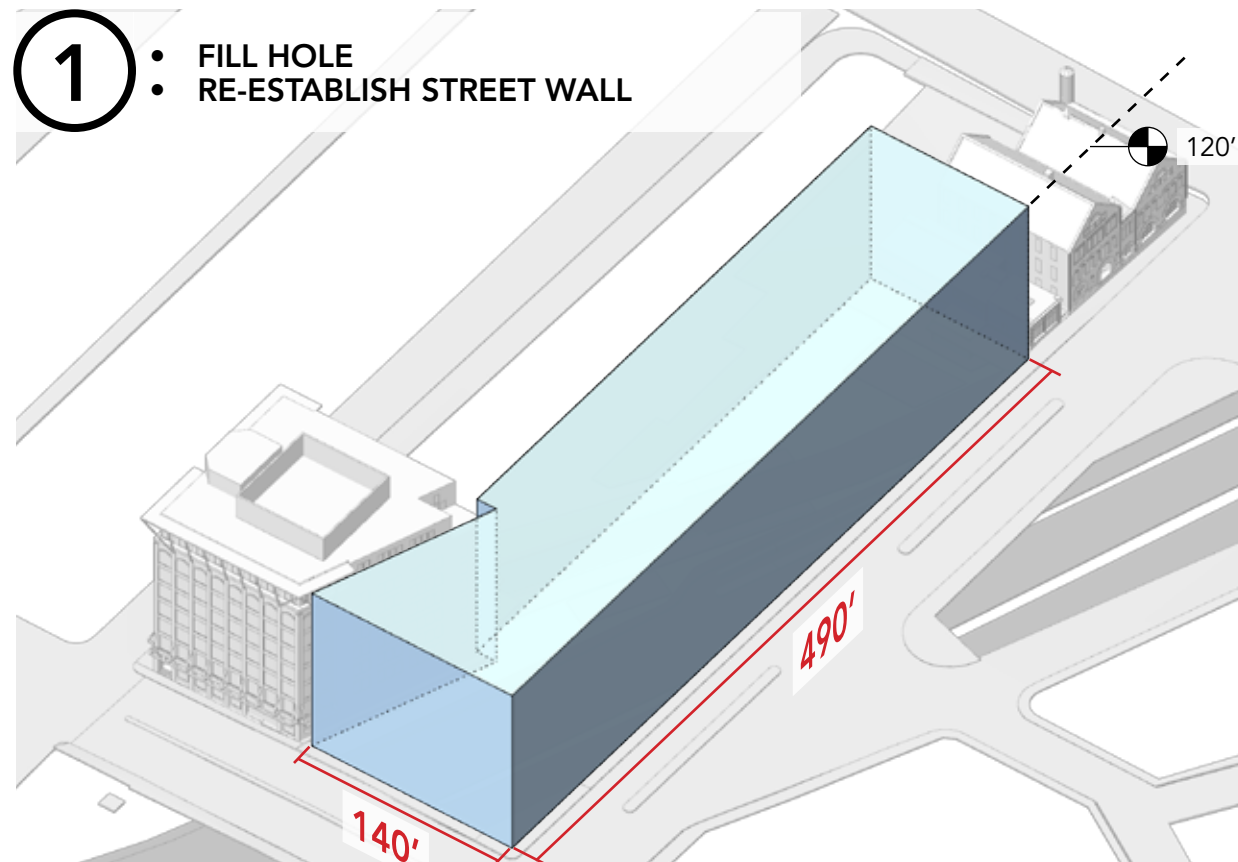
**SUBWAY STATION & TUNNEL
CONFLUENCE OF SIX ECOSYSTEMS**

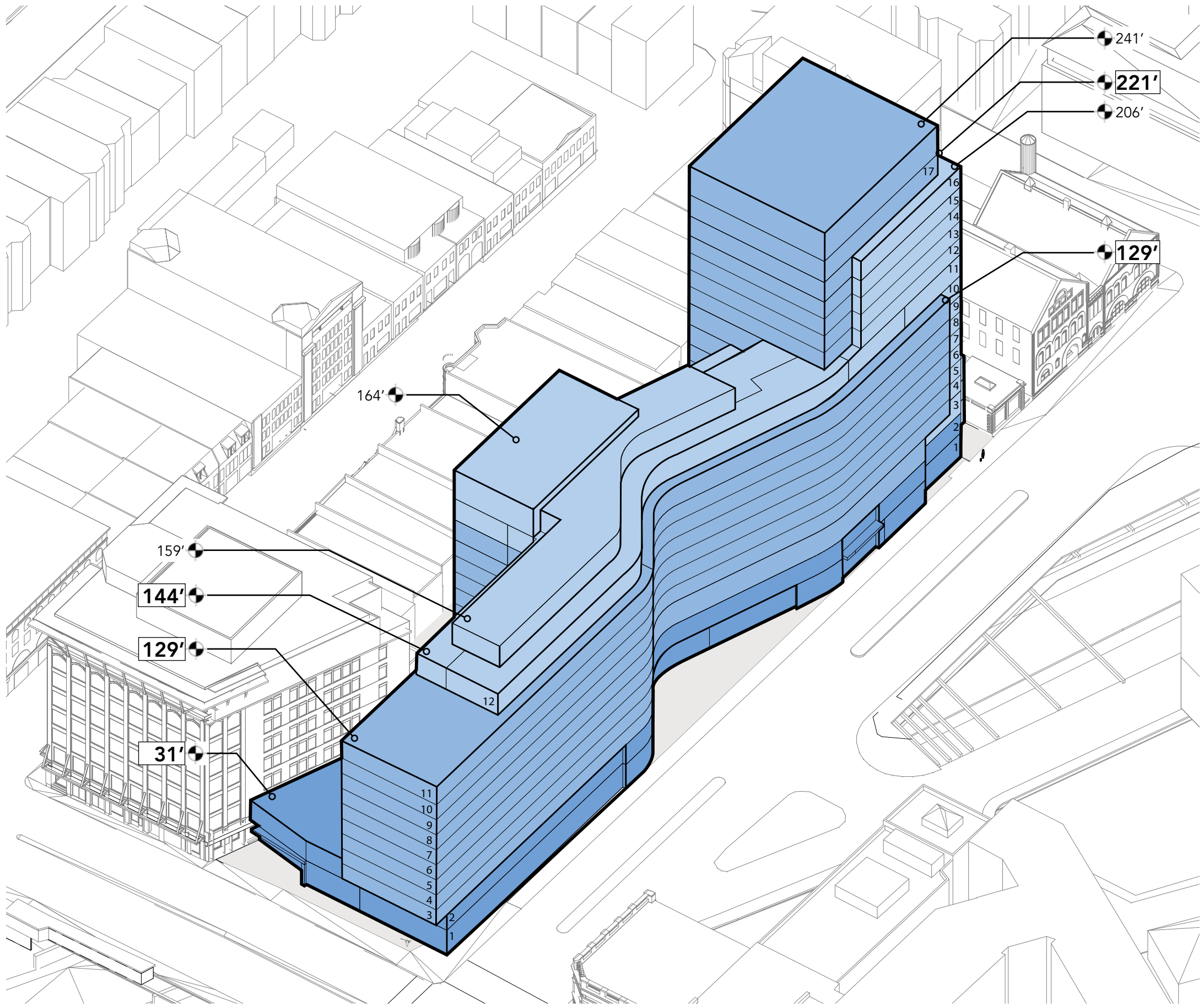
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	RFP SUBMISSION	REVISED PROPOSAL
HIGHWAY/ MBTA	Highway Deck 2 T Head houses Relocated T Electrical	Highway Deck Emergency Tunnel Ventilation Fireproof bridge structure 2 T Head houses T Electrical to stay in place T transformers Space constraints Highway Tunnel Life Safety
TOTAL AREA	372,000sf zoning floor area 6.8 FAR	432,000sf zoning floor area 8 FAR
RETAIL	20,000 gsf	TBD
COMMUNITY	6,800 gsf	TBD
HOTEL	156 keys	175-200 keys
RESIDENTIAL	173 units Rental & Condo	125-150 units Condo
PARKING	.5sp/rental & 1sp/condo	1.75sp/condo
BUILDING STORIES	11 stories	11, 12, & 17 stories

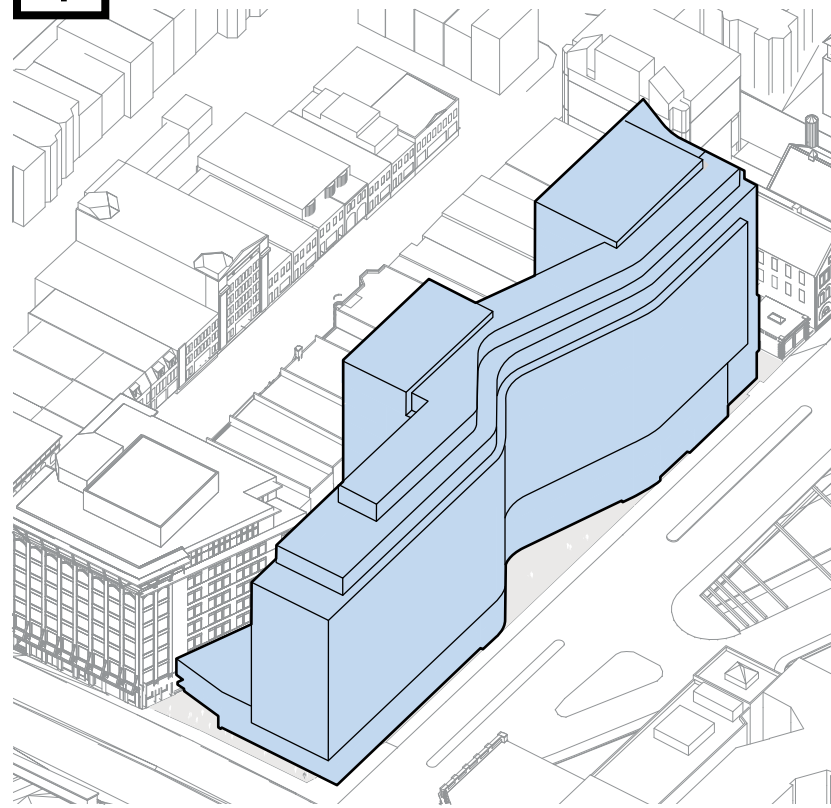
PROGRAM ASSUMPTIONS

PROPOSED REVISIONS PROPOSAL

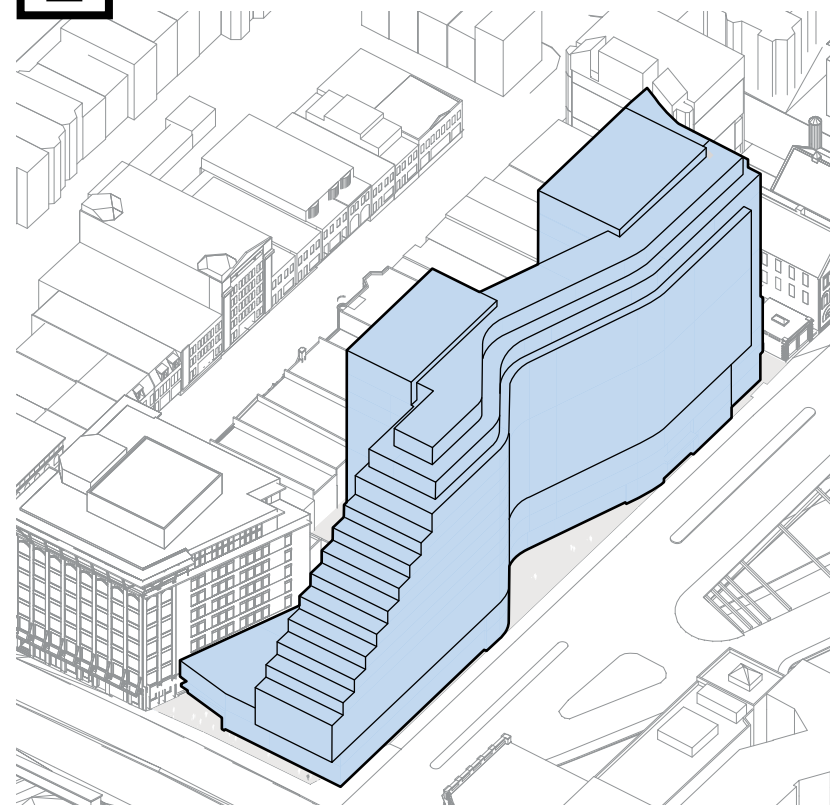




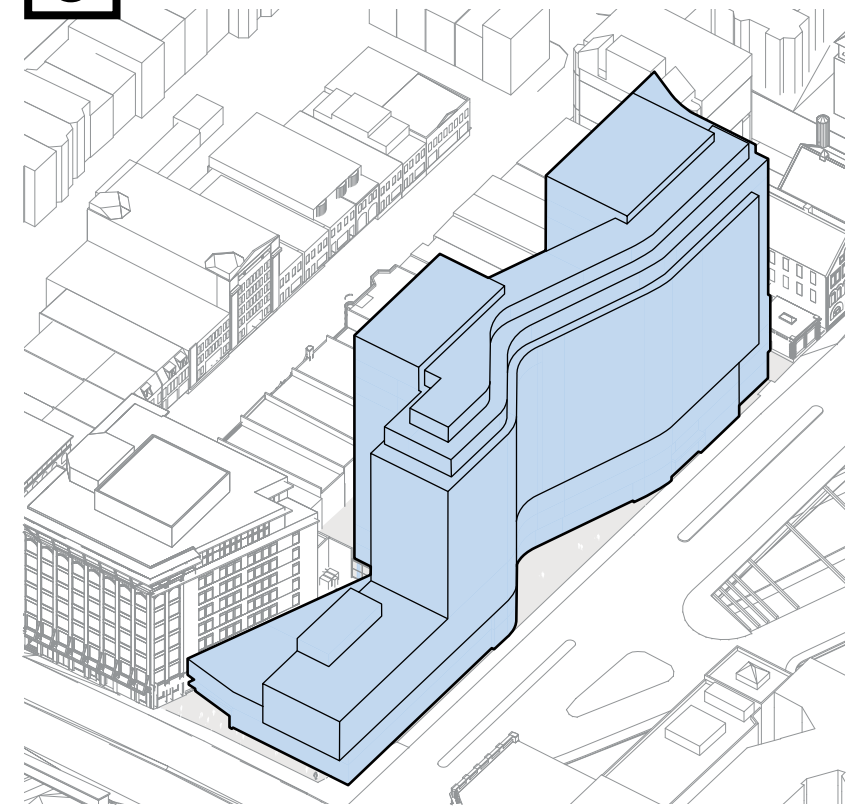
1 LONG BAR
14 HOTEL LVLS / 13 RESI LVLS



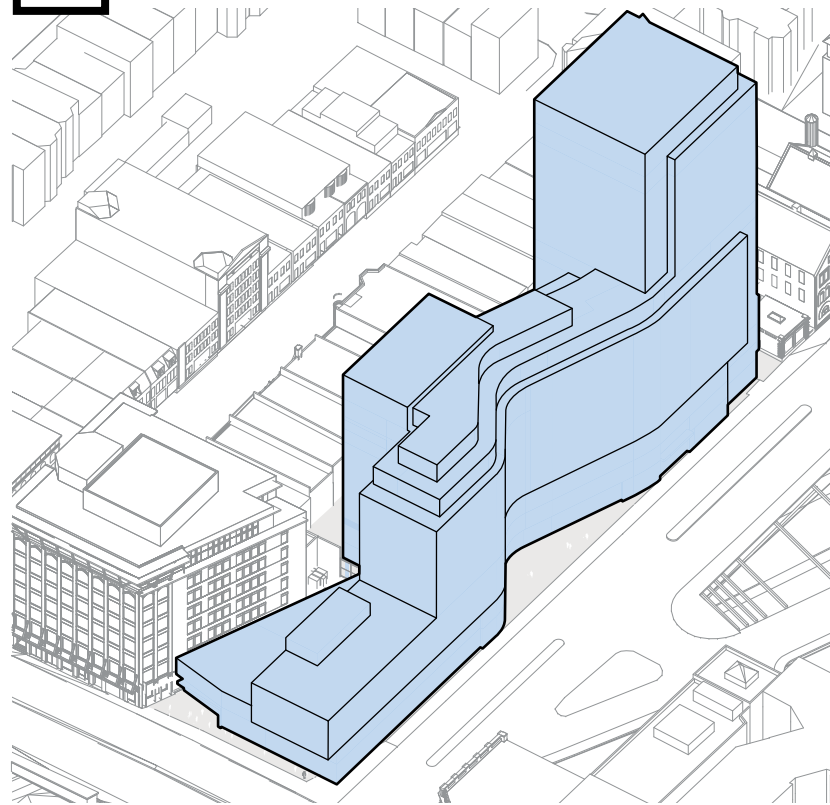
2 STEPPING BAR
15 HOTEL LVLS / 14 RESI LVLS



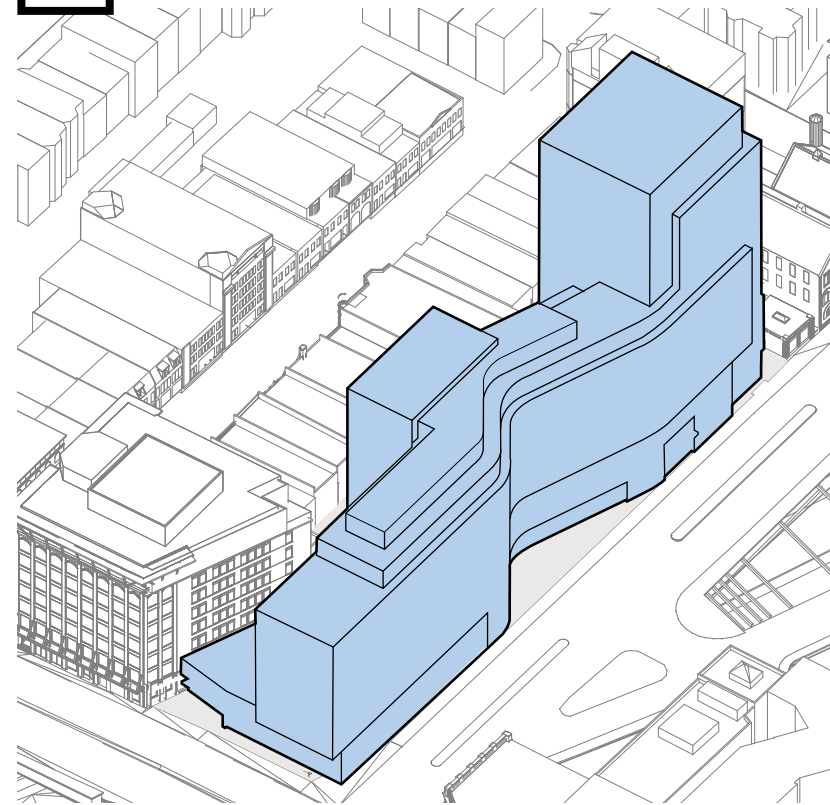
3 3/4 LENGTH BAR WITH STEP
5 & 16 HOTEL LVLS / 15 RESI LVLS



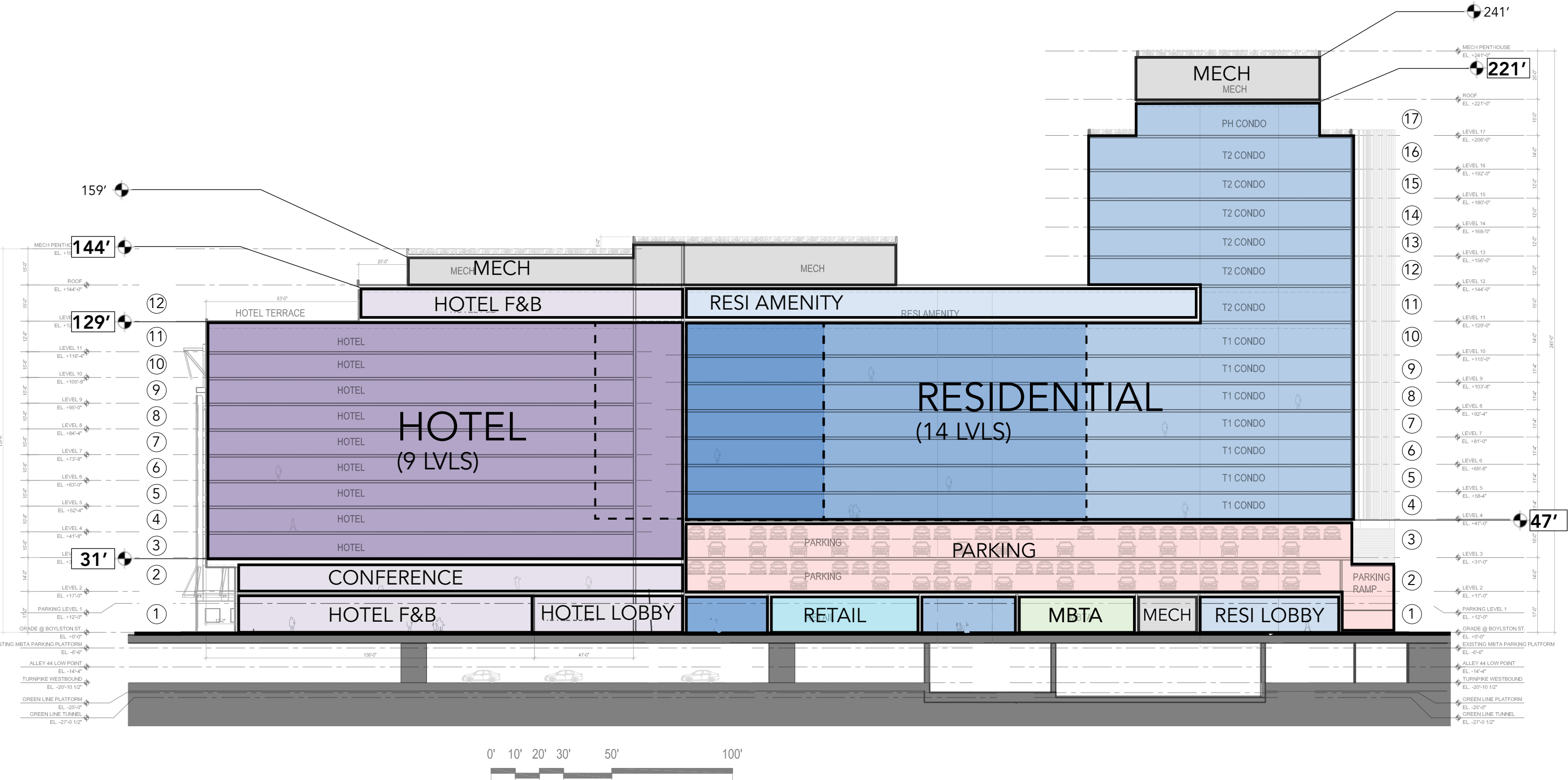
4 TWO STEP BAR & TOWER
5 & 13 HOTEL LVLS / 20 RESI LVLS



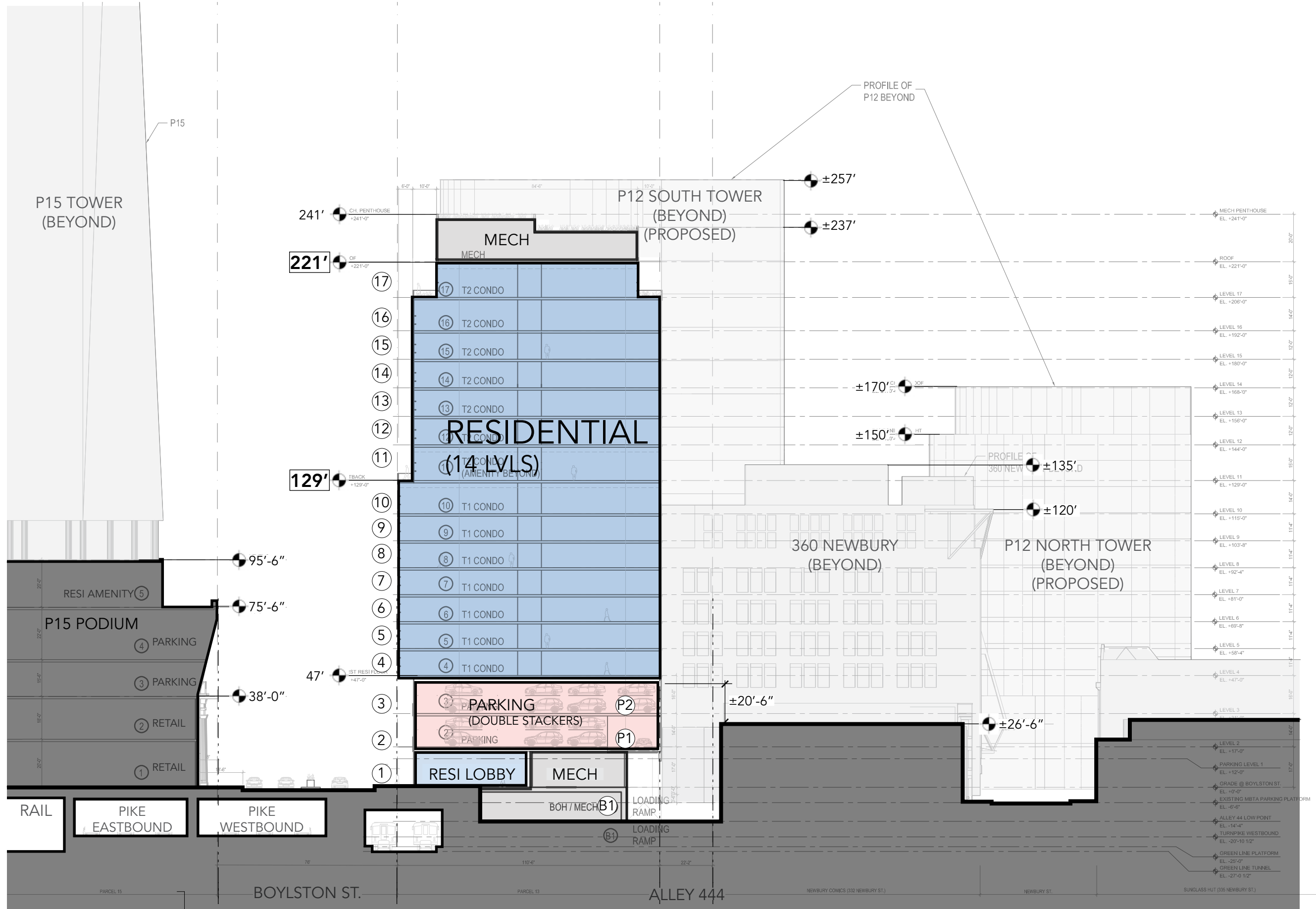
5 LONG BAR & TOWER
12 HOTEL LVLS / 17 RESI LVLS



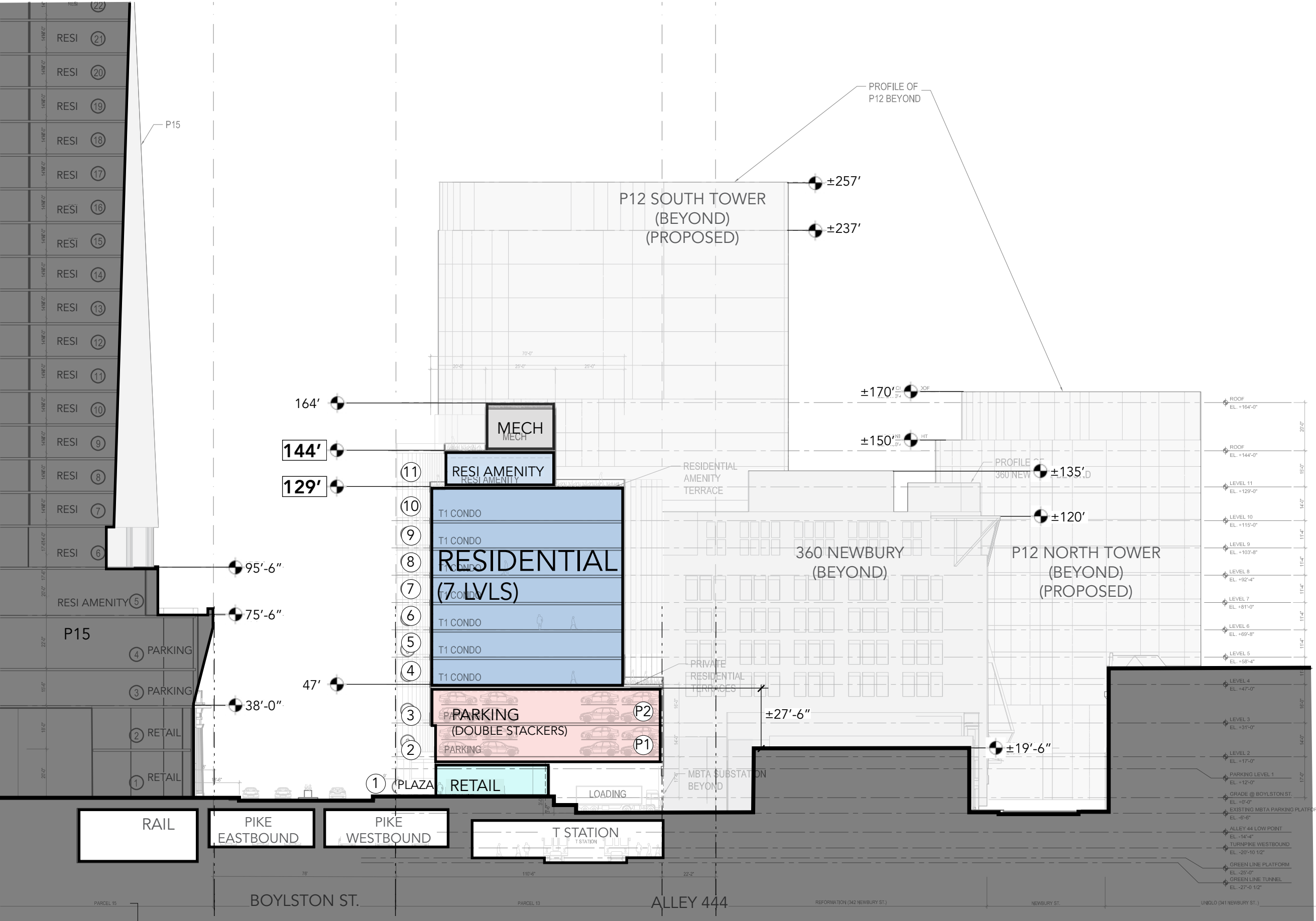
SUMMARY COMPARISON MASSING STUDIES



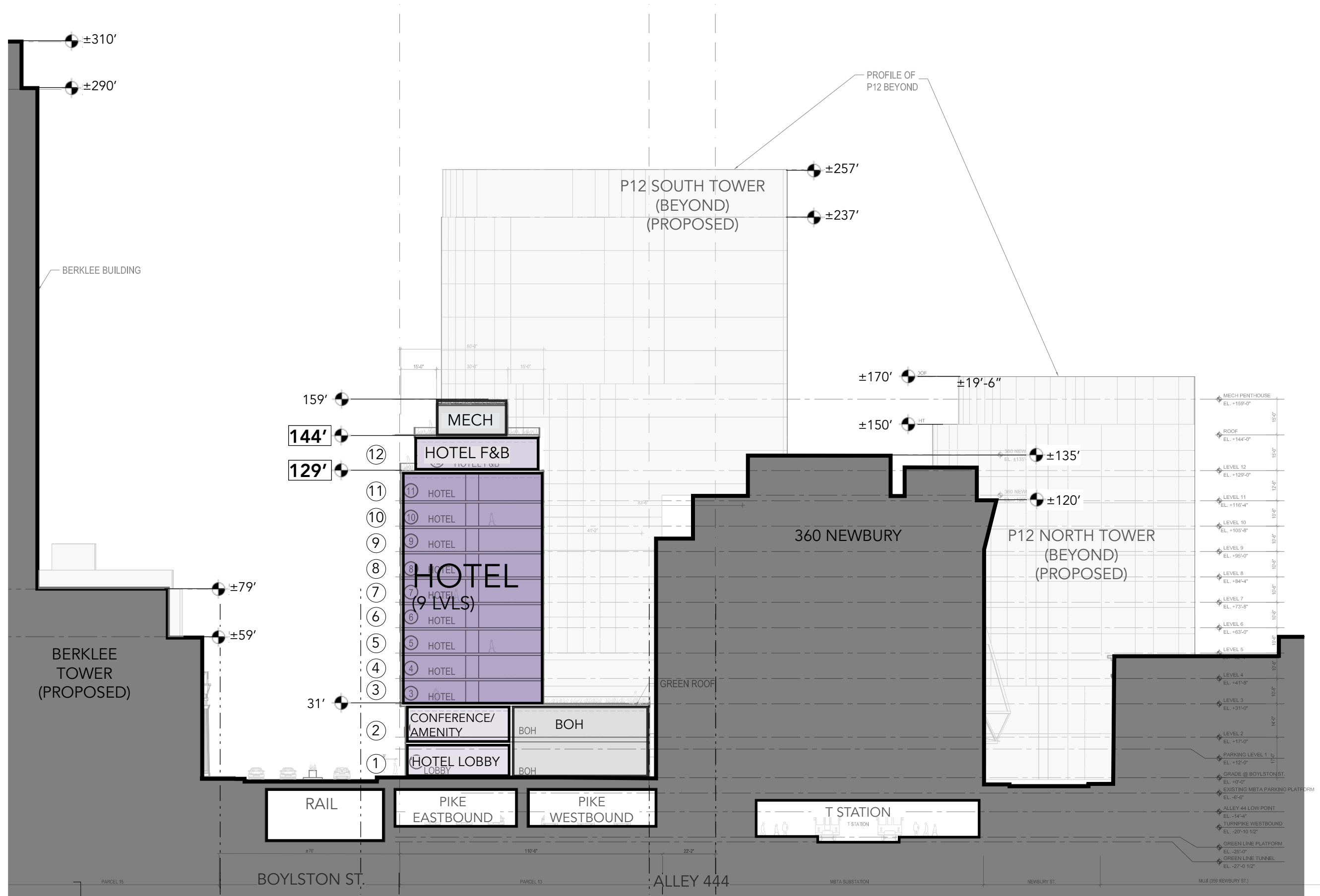
LONG SECTION REVISED PROPOSAL



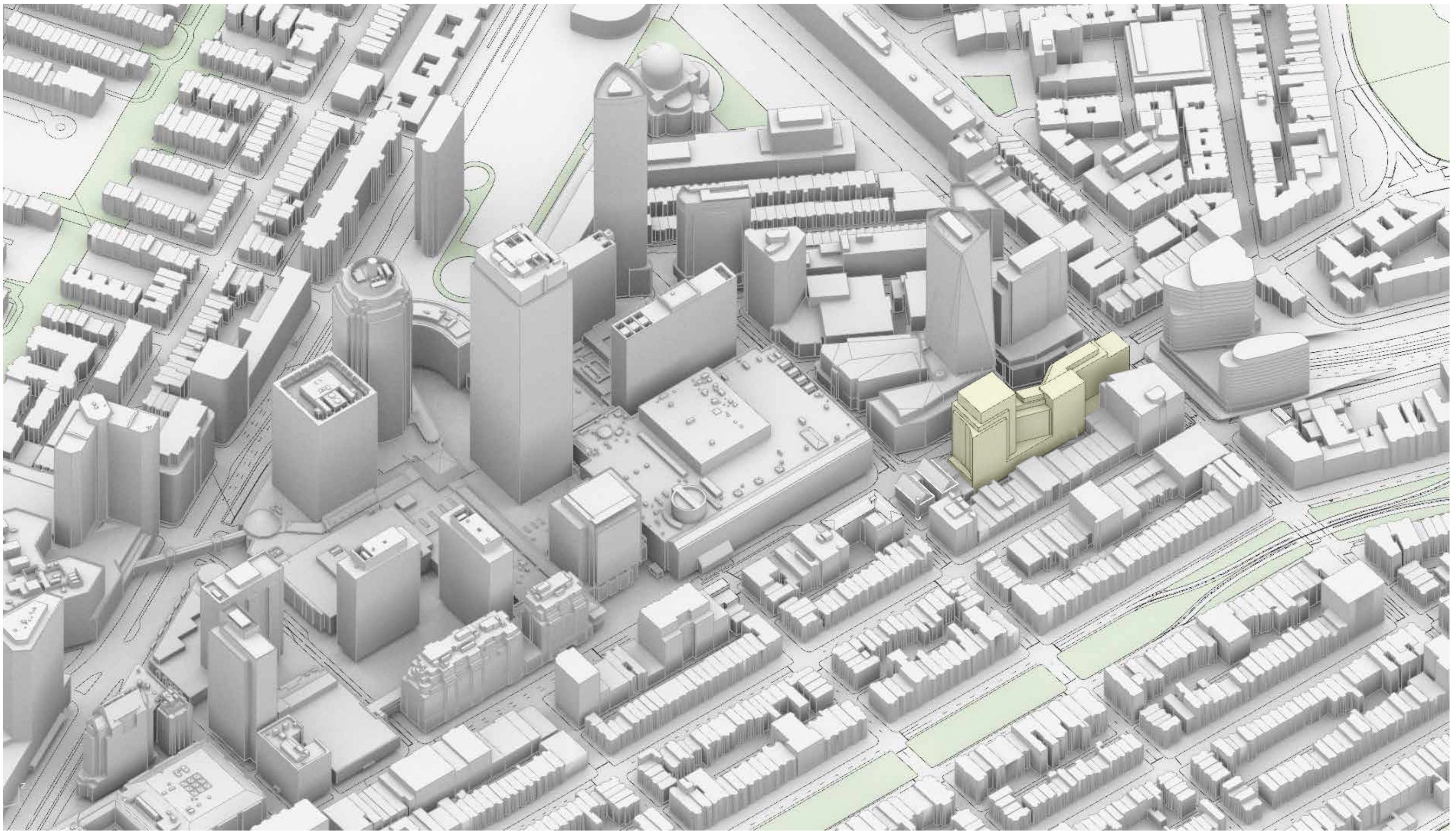
SHORT SECTION NORTH REVISED PROPOSAL



SHORT SECTION MIDDLE
REVISED PROPOSAL



SHORT SECTION SOUTH REVISED PROPOSAL



PROPOSED IN NEIGHBORHOOD CONTEXT REVISED PROPOSAL

BRICK

TERRACOTTA

STONE

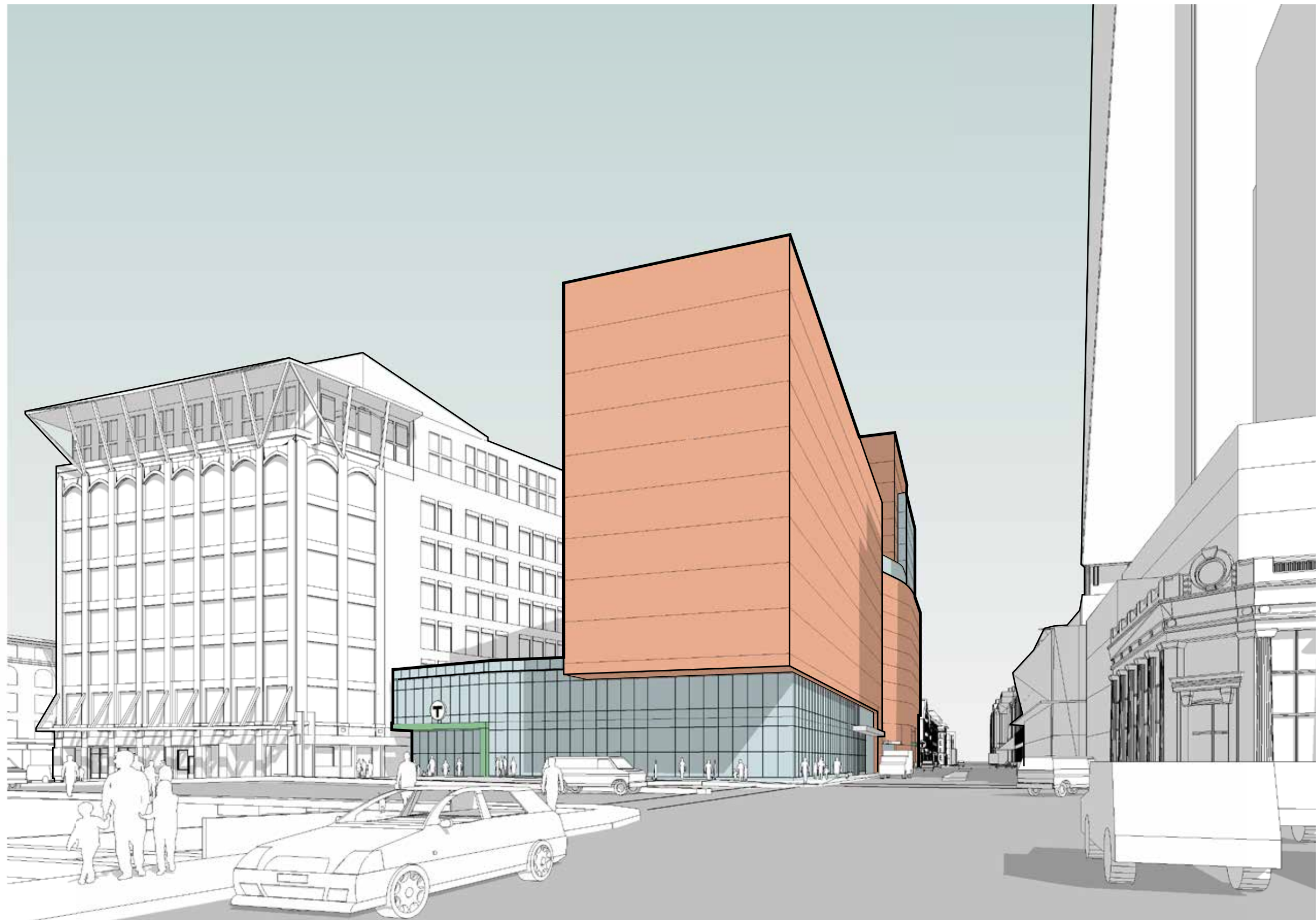
CONCRETE

METAL

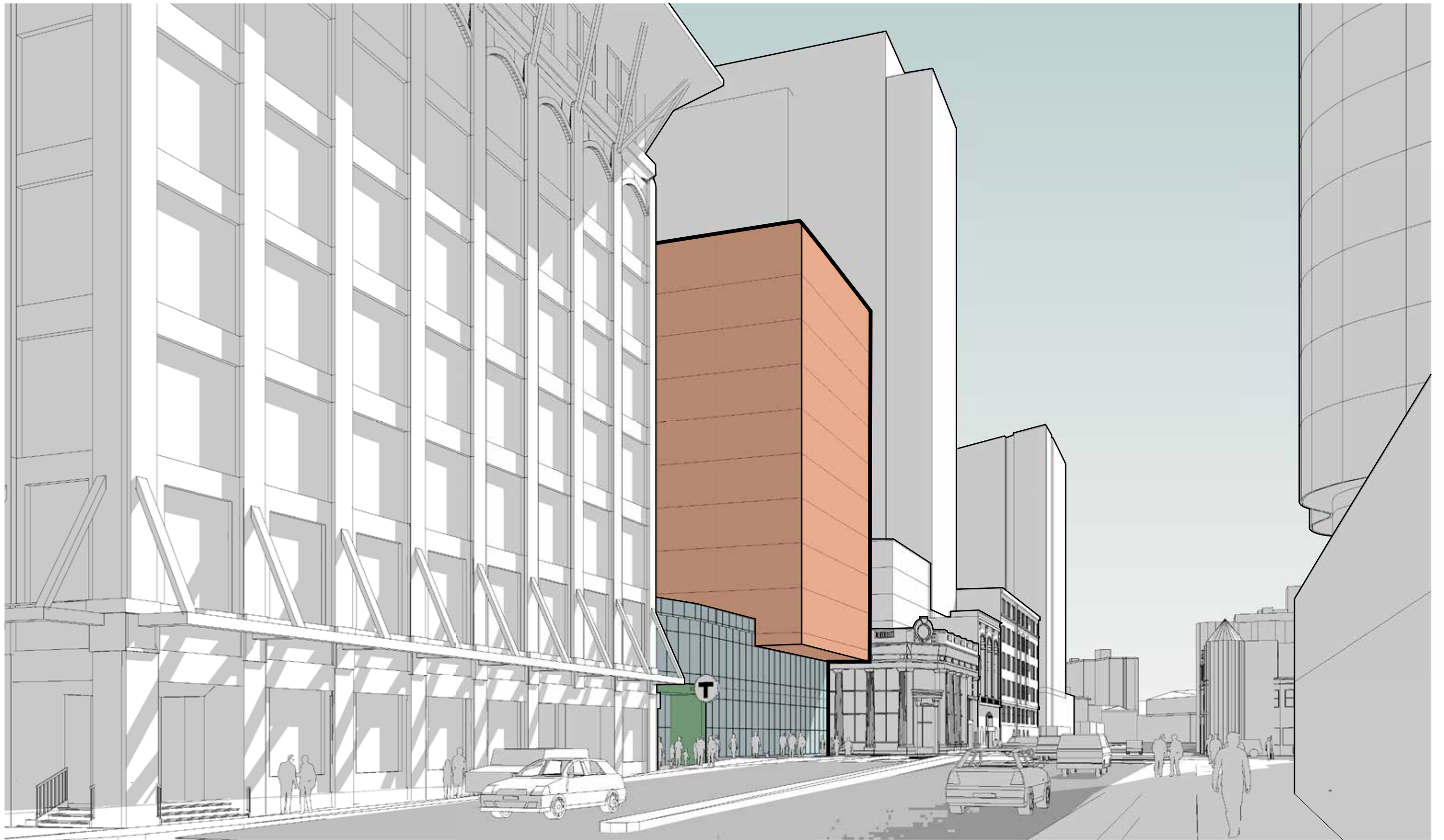
GLASS



MATERIALITY AND TEXTURE REVISED PROPOSAL



**VIEW EAST ON BOYLSTON STREET
REVISED PROPOSAL**



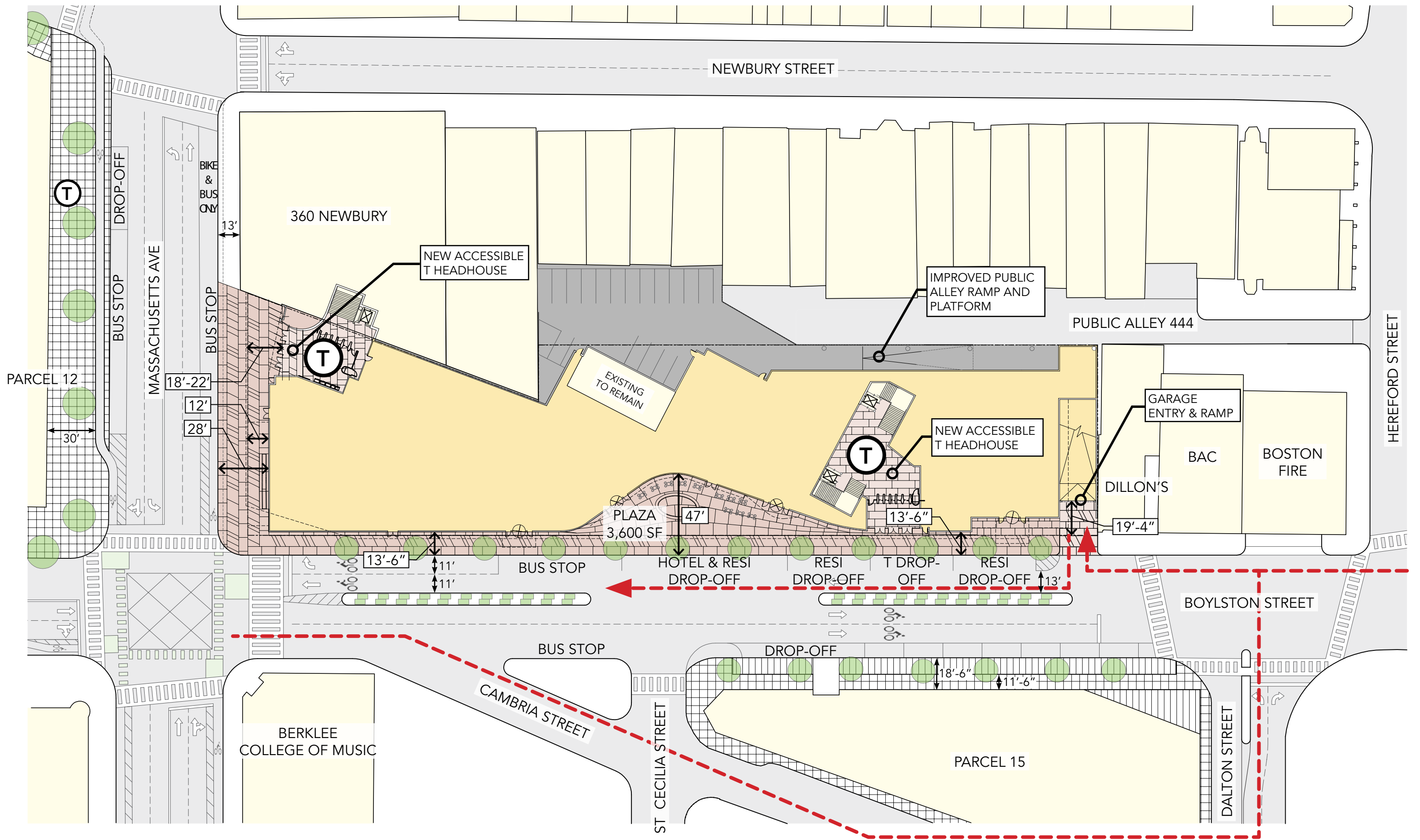
**VIEW SOUTH ON MASS AVE FROM 360 NEWBURY
REVISED PROPOSAL**



**VIEW NORTH ON MASS AVE
REVISED PROPOSAL**



**VIEW WEST ON BOYLSTON STREET
REVISED PROPOSAL**



---➔ RESIDENT PRIMARY
VEHICULAR CIRCULATION

P13 PROPOSED STREETScape IMPROVEMENTS PUBLIC REALM



MARCH 21 | 9:00 AM

HANDEL ARCHITECTS FOR THE PEEBLES CORPORATION 26 JUNE 2018



MARCH 21 | 12:00 PM

HANDEL ARCHITECTS FOR THE PEEBLES CORPORATION 26 JUNE 2018



MARCH 21 | 3:00 PM

HANDEL ARCHITECTS FOR THE PEEBLES CORPORATION 26 JUNE 2018

PRELIMINARY SHADOW STUDIES



JUNE 21 | 9:00 AM

HANDEL ARCHITECTS FOR THE PEEBLES CORPORATION 26 JUNE 2018



JUNE 21 | 12:00 PM

HANDEL ARCHITECTS FOR THE PEEBLES CORPORATION 26 JUNE 2018



JUNE 21 | 3:00 PM

HANDEL ARCHITECTS FOR THE PEEBLES CORPORATION 26 JUNE 2018



JUNE 21 | 6:00 PM

HANDEL ARCHITECTS FOR THE PEEBLES CORPORATION 26 JUNE 2018

PRELIMINARY SHADOW STUDIES



SEPTEMBER 21 | 9:00 AM

HANDEL ARCHITECTS FOR THE PEEBLES CORPORATION 26 JUNE 2018



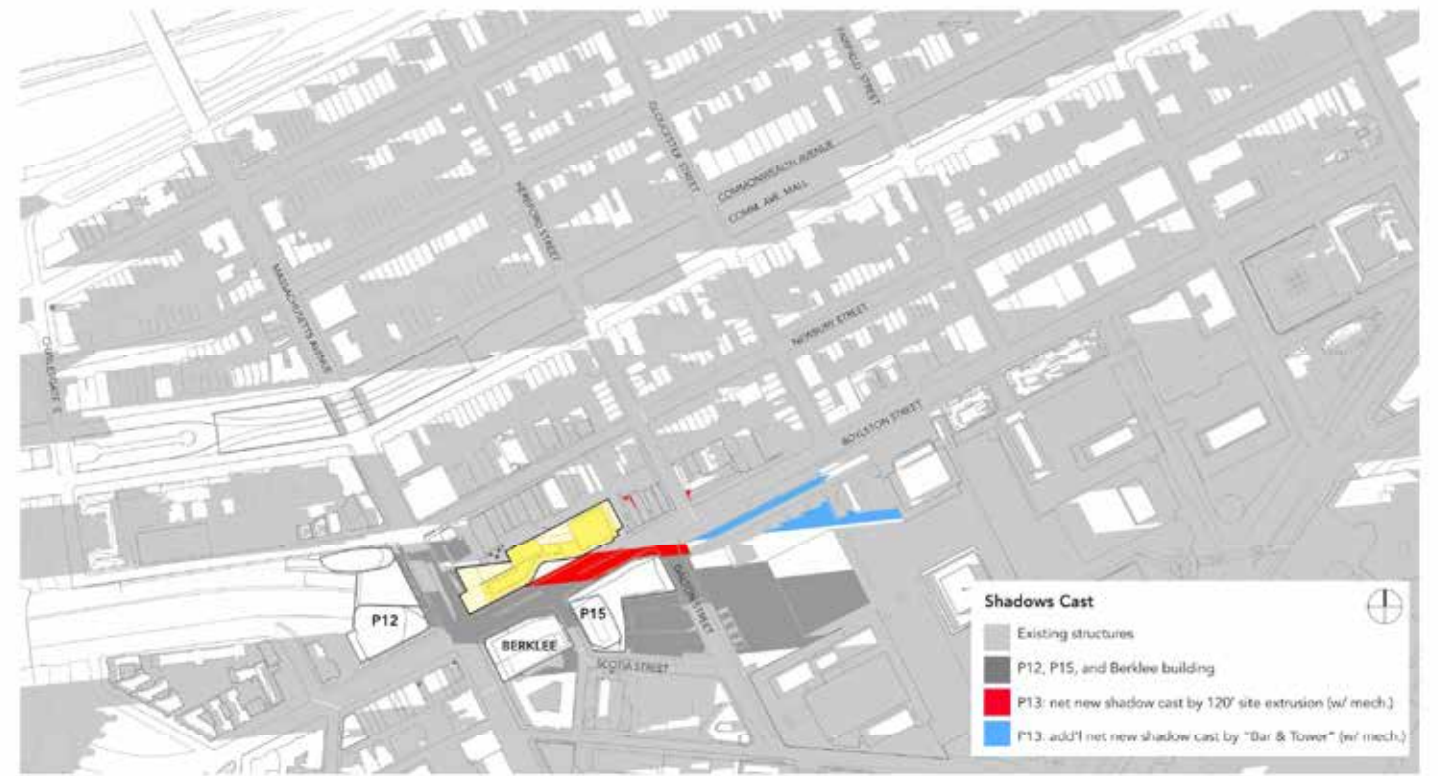
SEPTEMBER 21 | 12:00 PM

HANDEL ARCHITECTS FOR THE PEEBLES CORPORATION 26 JUNE 2018



SEPTEMBER 21 | 3:00 PM

HANDEL ARCHITECTS FOR THE PEEBLES CORPORATION 26 JUNE 2018



SEPTEMBER 21 | 6:00 PM

HANDEL ARCHITECTS FOR THE PEEBLES CORPORATION 26 JUNE 2018

PRELIMINARY SHADOW STUDIES



DECEMBER 21 | 9:00 AM

HANDEL ARCHITECTS FOR THE PEEBLES CORPORATION 26 JUNE 2018



DECEMBER 21 | 12:00 PM

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