

2

CHARLES GATE

10.04.16

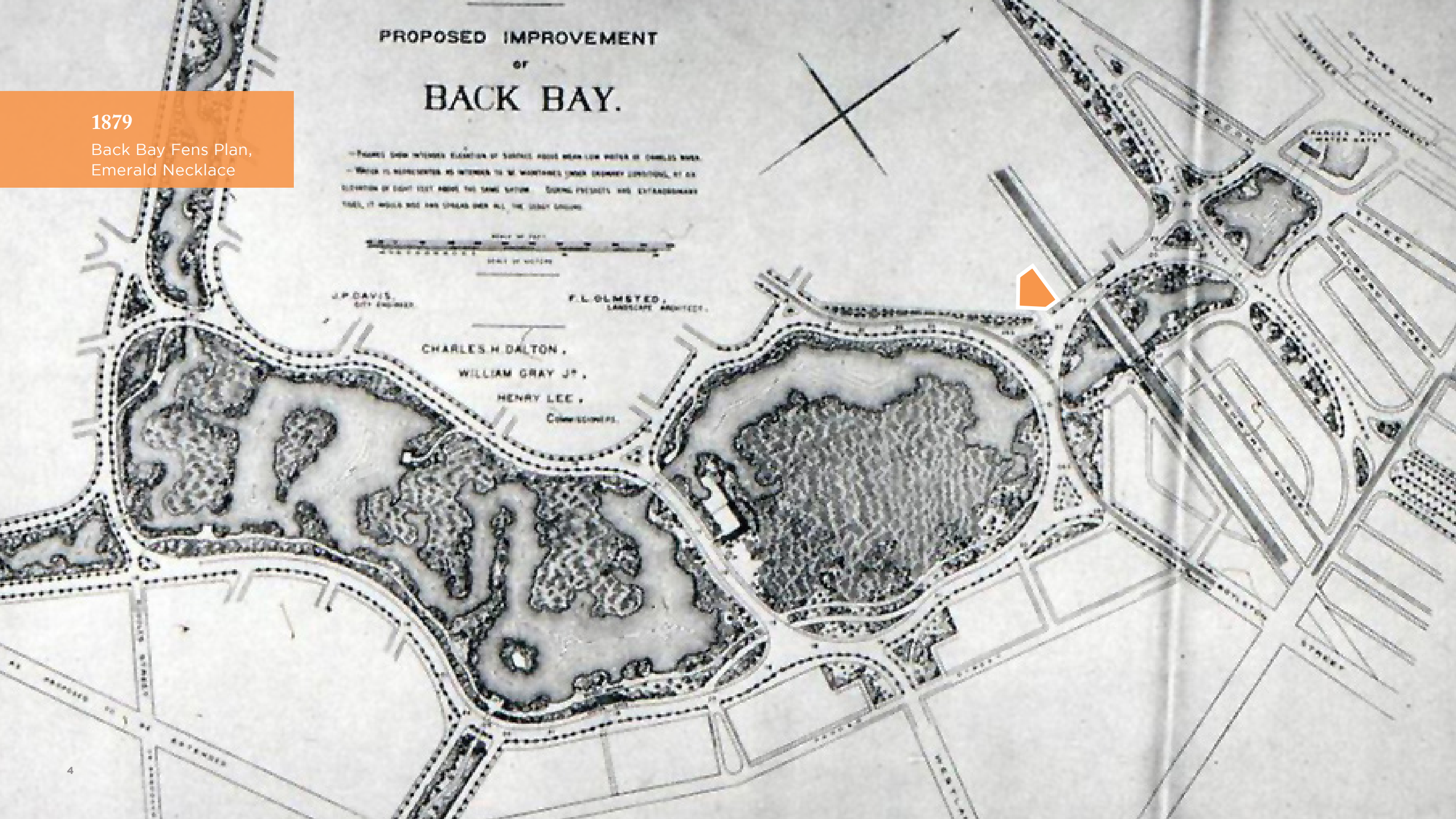
BOSTON CIVIC DESIGN COMMISSION



FACT SHEET

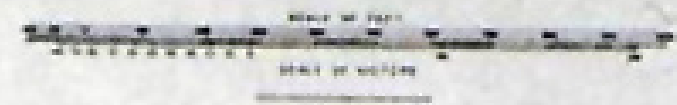
2 Charlesgate West

Address :	2 Charlesgate West / 120 Ipswich Street (1954-1963)
Current Use :	52,000 sf office and parking
Proposed Use :	344,000 sf residential, retail, office and parking
Site Area :	20,343 sf
Development Area :	~ 19,000 sf
Building Footprint :	~ 16,150 sf
Proposed Parking :	
Auto :	186 spaces (stacked, attended) - 1 level basement, 2 levels above grade
Bicycle :	306
Rental Units :	174,500 sf (173 d.u.)
Ownership Units :	136,000 sf (122 d.u.)
Residential Amenity :	16,000 sf
Retail/Restaurant :	10,000 sf (190 seats)
Office/Community :	7,500 sf



PROPOSED IMPROVEMENT OF BACK BAY.

— FENCES SHOW INTENDED ELEVATION OF SURFACE ABOVE MEAN LOW WATER OF CHARLES RIVER.
— WATER IS REPRESENTED AS INTENDED TO BE MAINTAINED UNDER DRAINAGE CONDITIONS, AT AN ELEVATION OF EIGHT FEET ABOVE THE SAME WATER. DURING FLOODS AND EXTRAORDINARY TIDES, IT WOULD NOT RUN OVER OR SPREAD OVER ALL THE DRAINING AREAS.



J.P. DAVIS,
CITY ENGINEER.

F.L. OLMEYED,
LANDSCAPE ARCHITECT.

CHARLES H. DALTON,
WILLIAM GRAY JR.,
HENRY LEE,
COMMISSIONERS.

1879

Back Bay Fens Plan,
Emerald Necklace

1954

Perceptual Form of
the City Collection



NEIGHBORHOOD

2016 Limited Impacts

Trans National has actively engaged in community outreach since January, and will continue this process post filing of the PNF, both formally and informally. It has kicked off initial improvements to the Ipswich Street corridor, with 3 artistic murals completed by Artists for Humanity & the Boston Arts Academy.

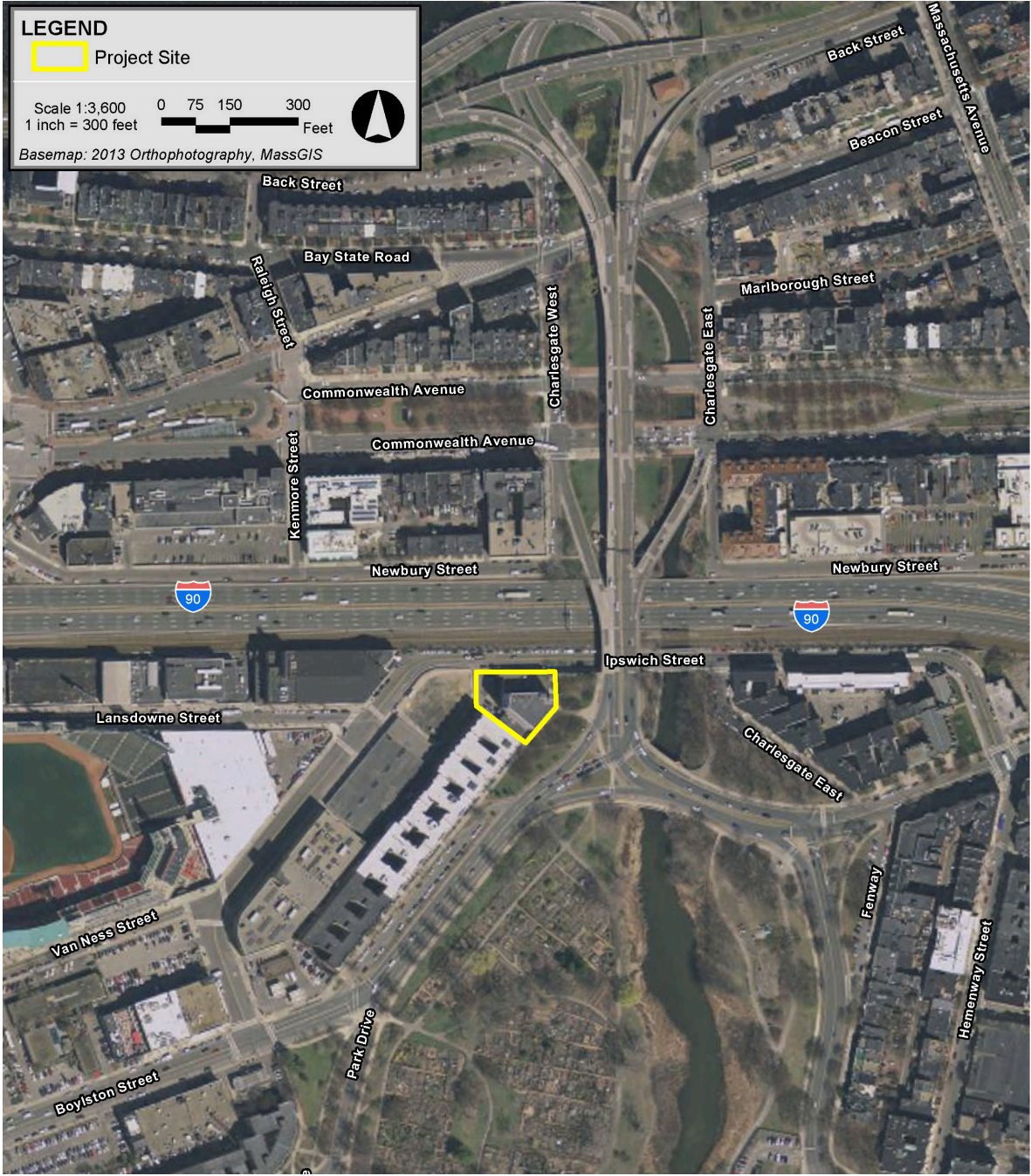
Key targets for neighborhood improvement post outreach include:

- Improvements to Ipswich Street Corridor
- Enhancement of Public Park on DCR Land and Connectivity to Fens
- Improved Pedestrian Safety and Movements, resulting in reduced Impacts on vehicular traffic on Boylston and Ipswich at key intersections



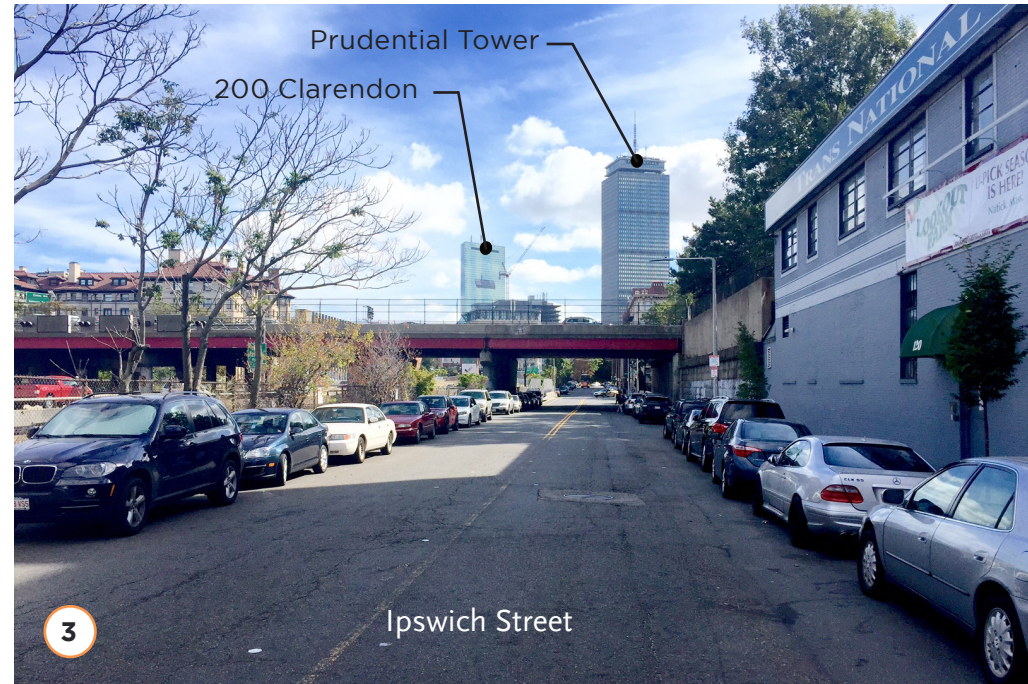
PROJECT SITE

Existing Conditions

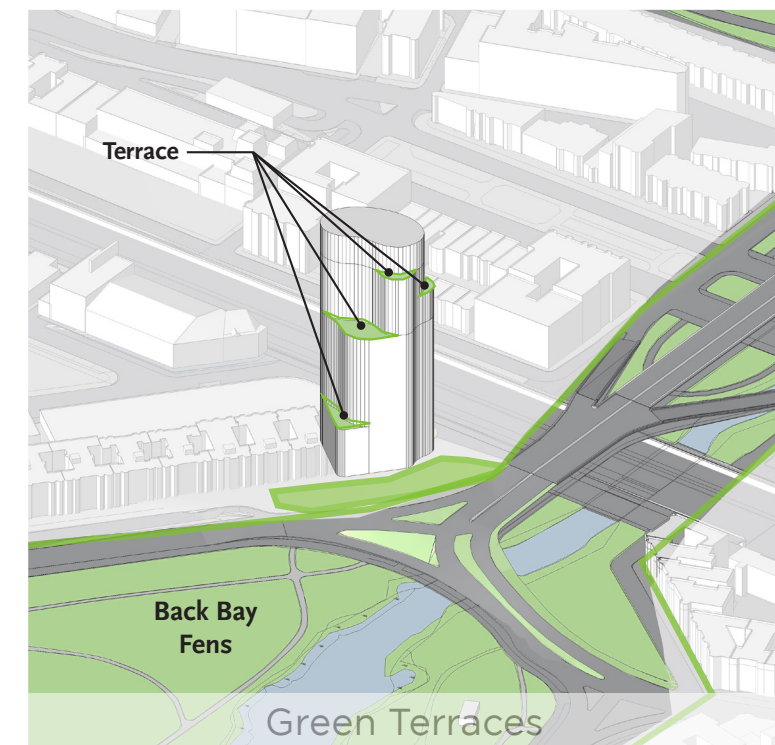
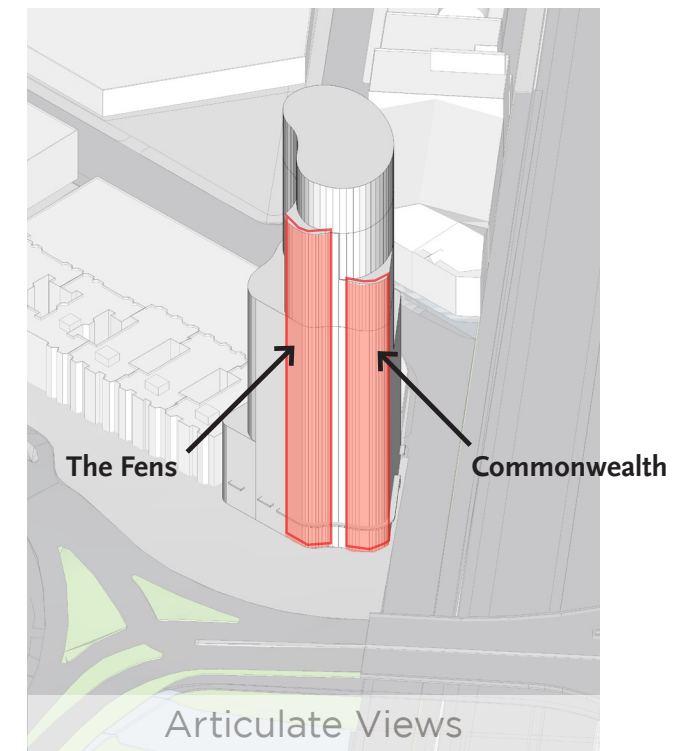
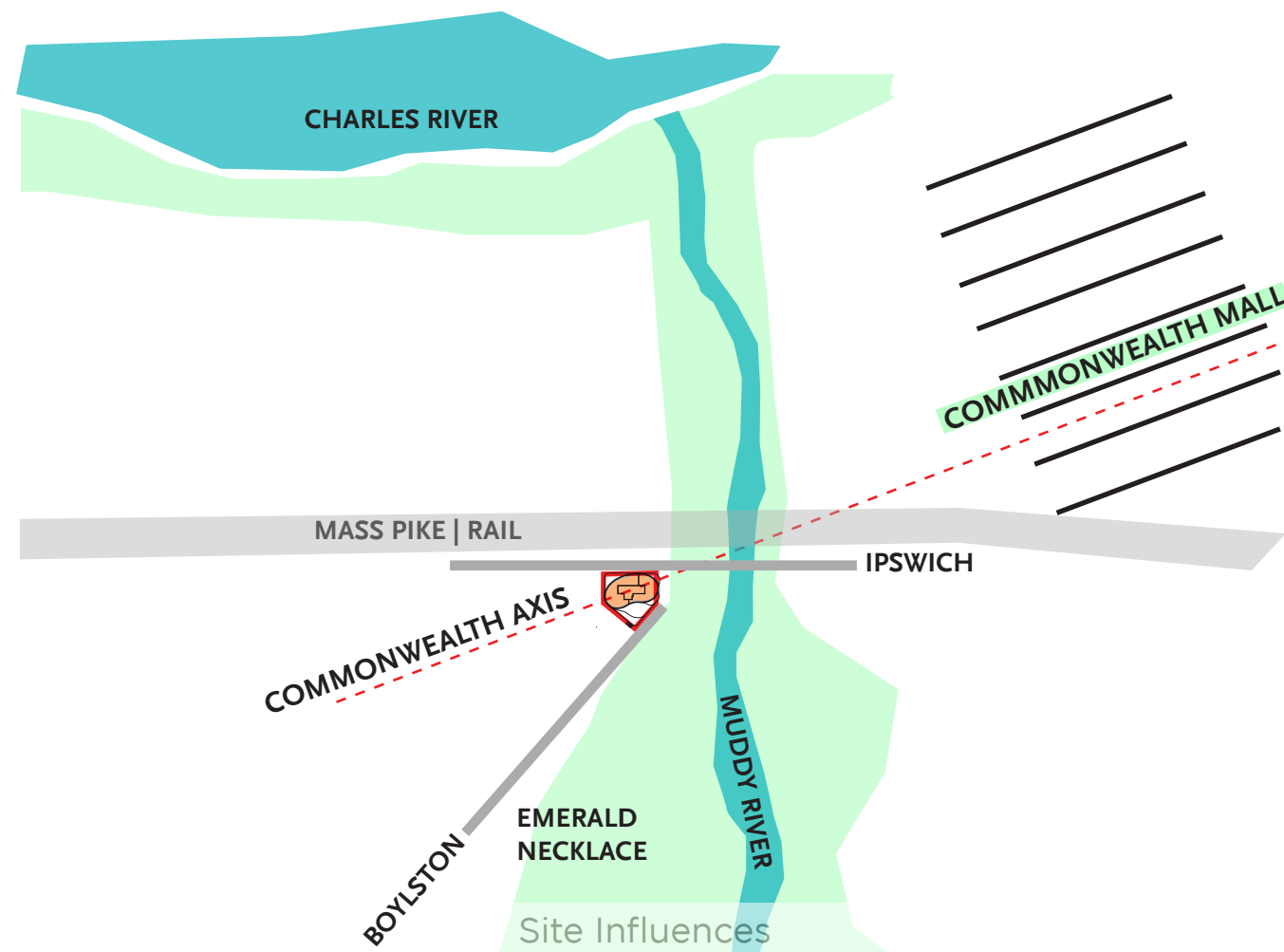


PROJECT SITE

Existing Conditions



DESIGN Influences



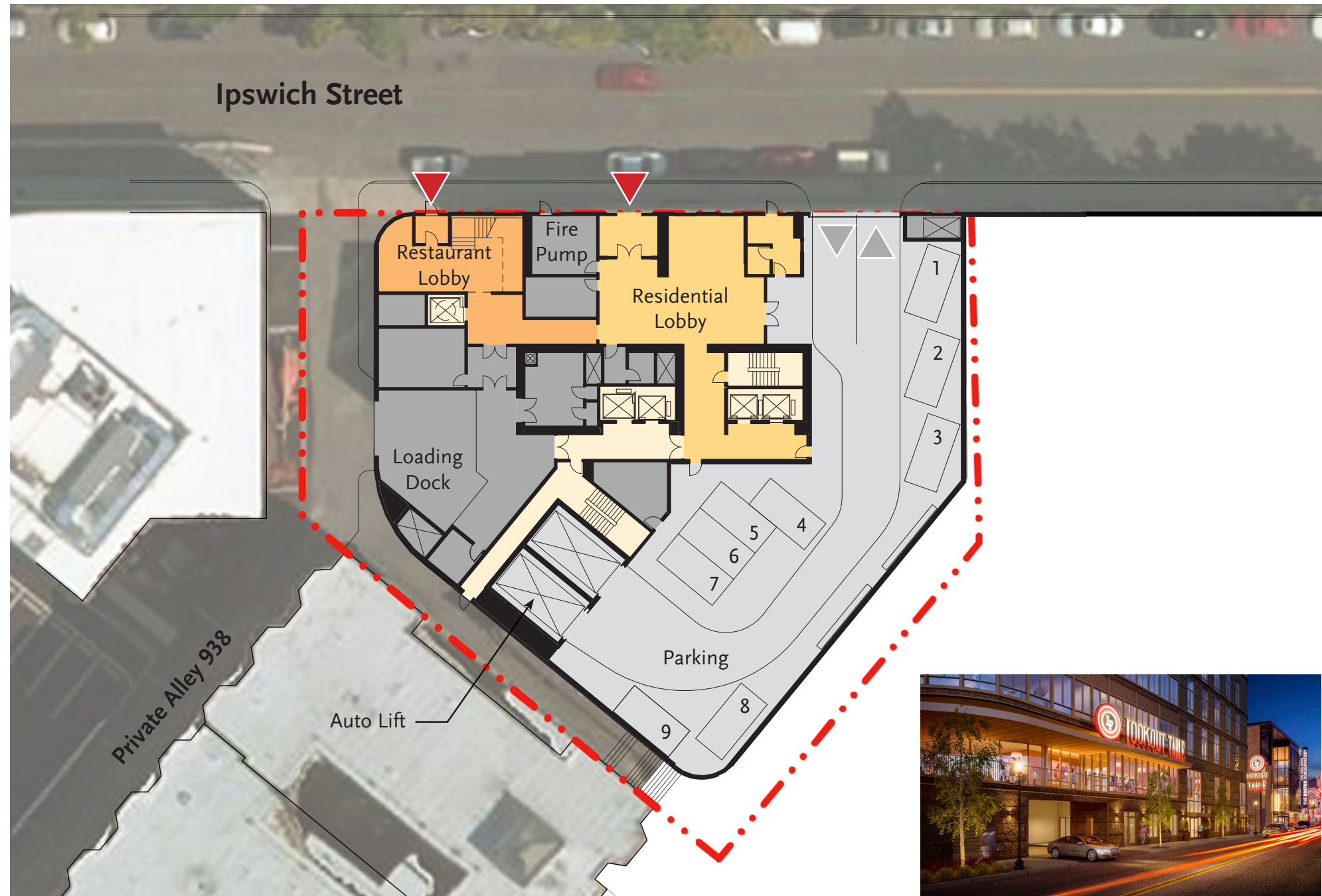
IPSWICH PLAN

Lobbies / Service

Improvements:

- Limit access to parking to minimize vehicular / pedestrian conflict and
- Maximize active frontage along Ipswich.
- (3) spaces on Ipswich required to support short-term drop off.

CIRCULATION	
RESIDENTIAL	
RESTAURANT	
OFFICE	
RESIDENTIAL AMENITY	
TERRACE	
PARKING	
BOH/MECHANICAL	
PROPERTY LINE	



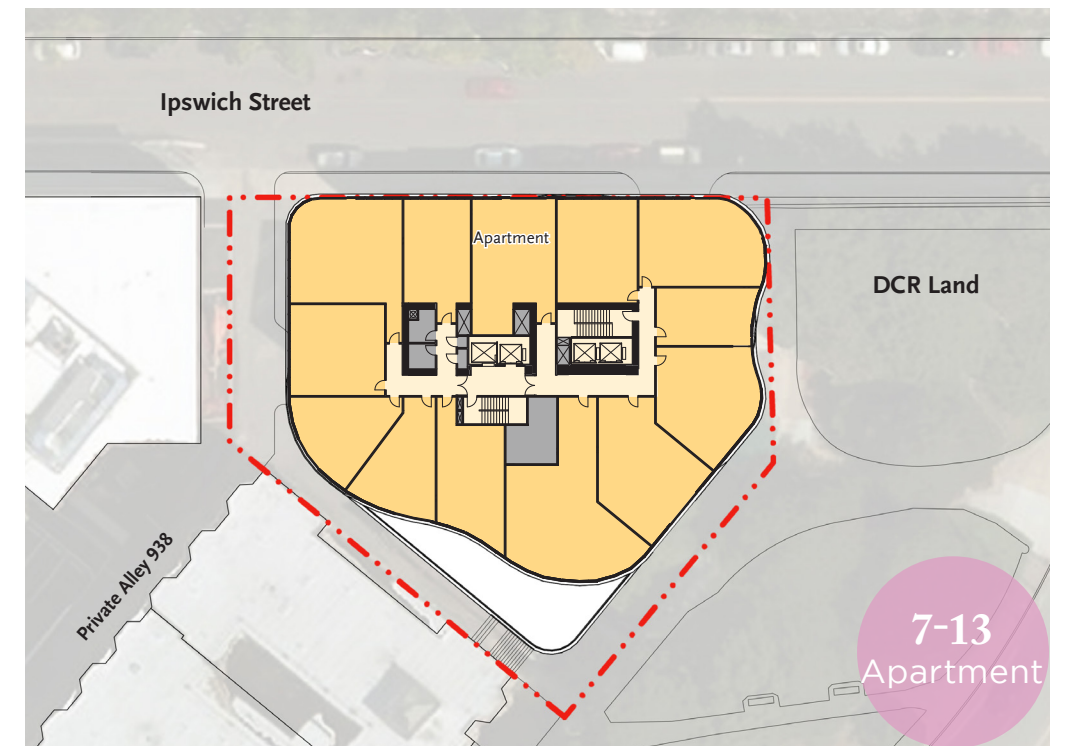
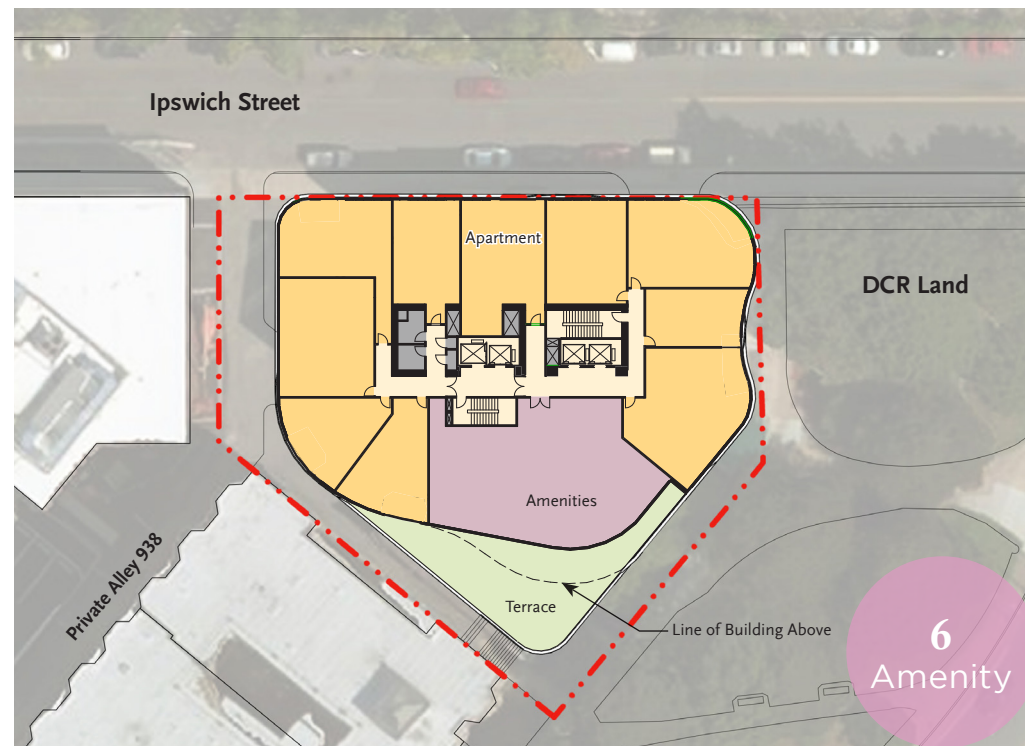
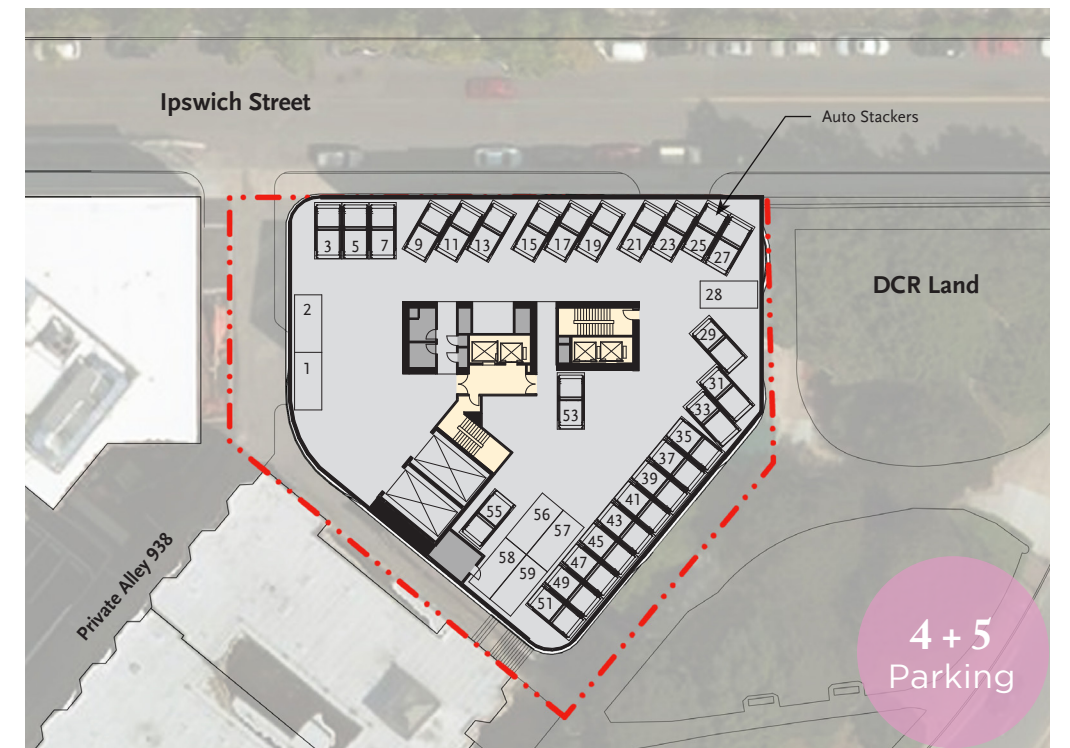
BOYLSTON PLAN

Lobbies / Restaurant

- CIRCULATION
- RESIDENTIAL
- RESTAURANT
- OFFICE
- RESIDENTIAL AMENITY
- TERRACE
- PARKING
- BOH/MECHANICAL
- PROPERTY LINE



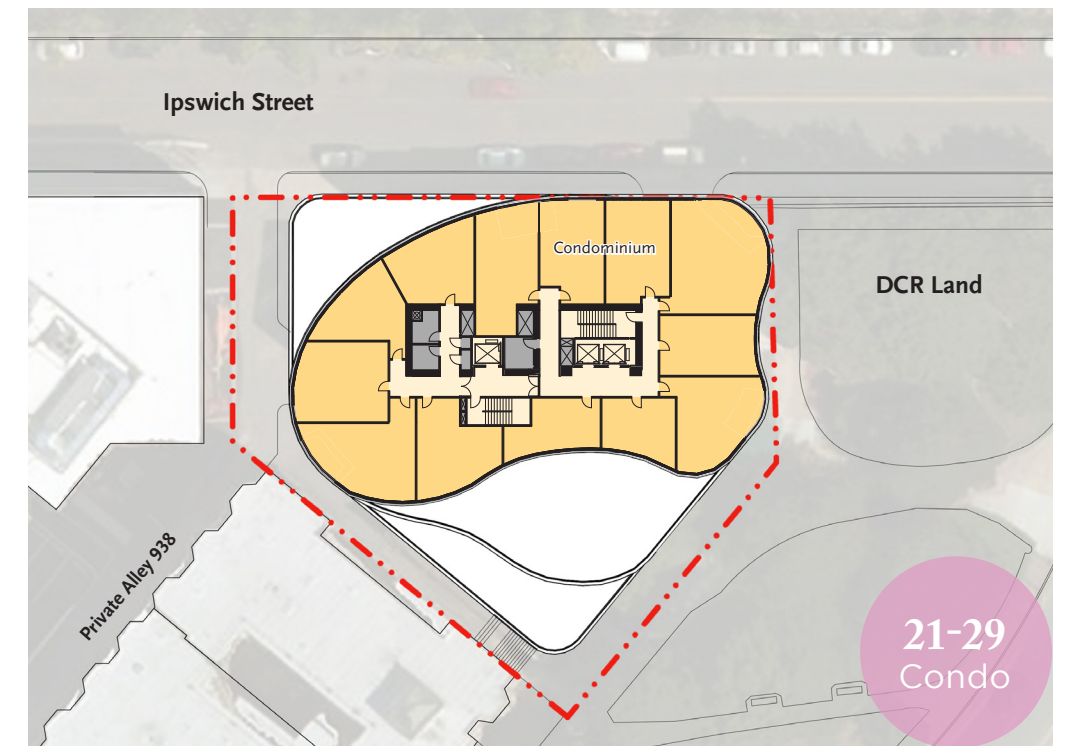
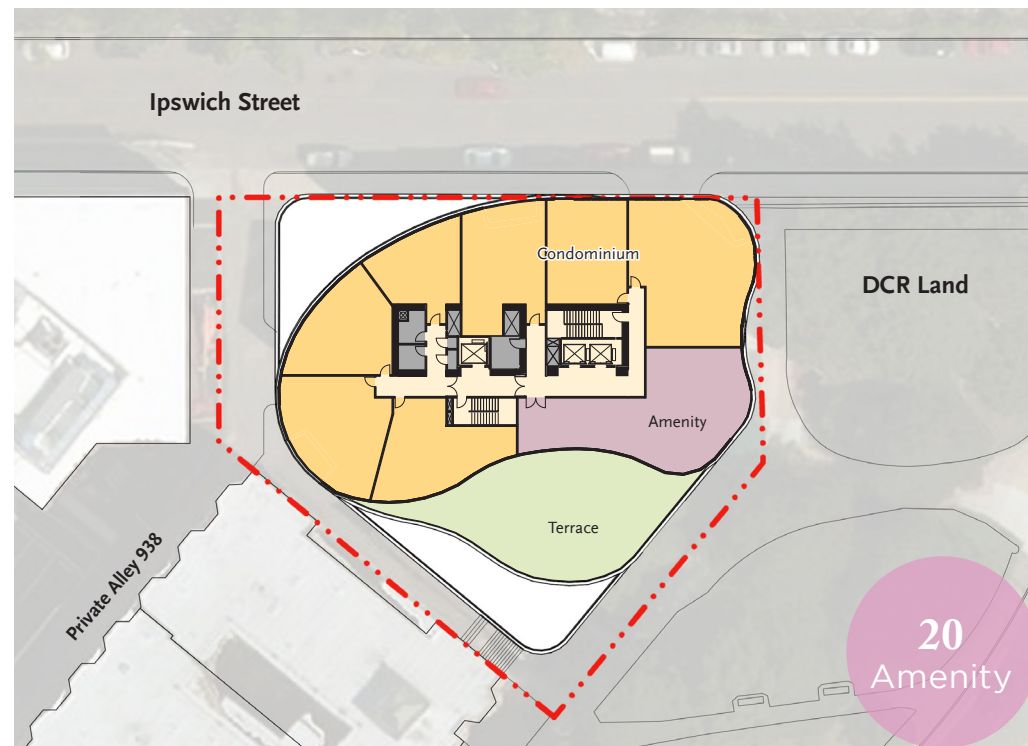
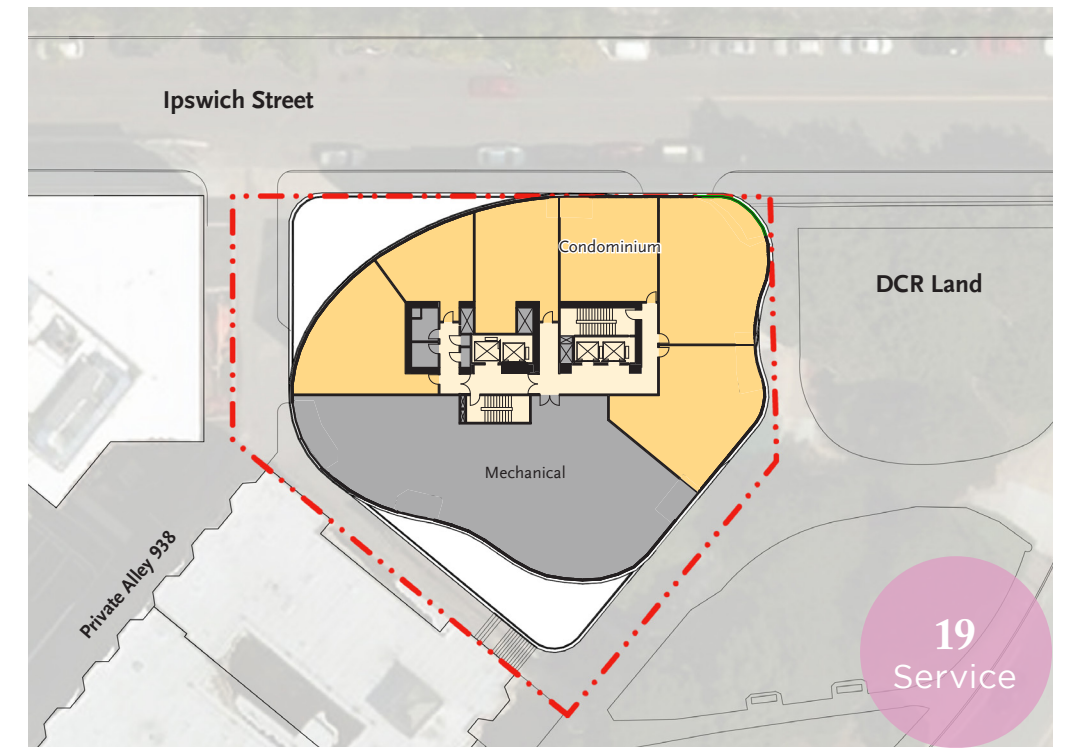
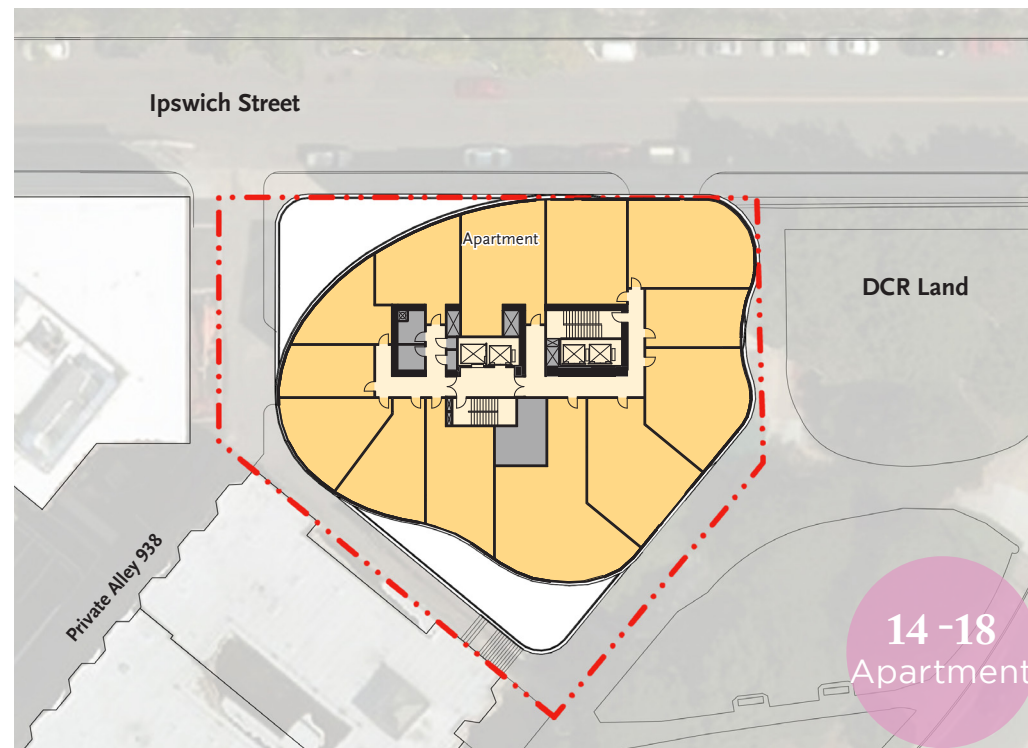
FLOOR PLANS



- CIRCULATION
- RESIDENTIAL
- RESTAURANT
- OFFICE
- RESIDENTIAL AMENITY
- TERRACE
- PARKING
- BOH/MECHANICAL
- PROPERTY LINE



FLOOR PLANS



- CIRCULATION
- RESIDENTIAL
- RESTAURANT
- OFFICE
- RESIDENTIAL AMENITY
- TERRACE
- PARKING
- BOH/MECHANICAL
- PROPERTY LINE



BOYLSTON

Existing Conditions



BOYLSTON

Proposed Project



IPSWICH

Existing Conditions



IPSWICH
Proposed
Improvements



IPSWICH

Existing Conditions

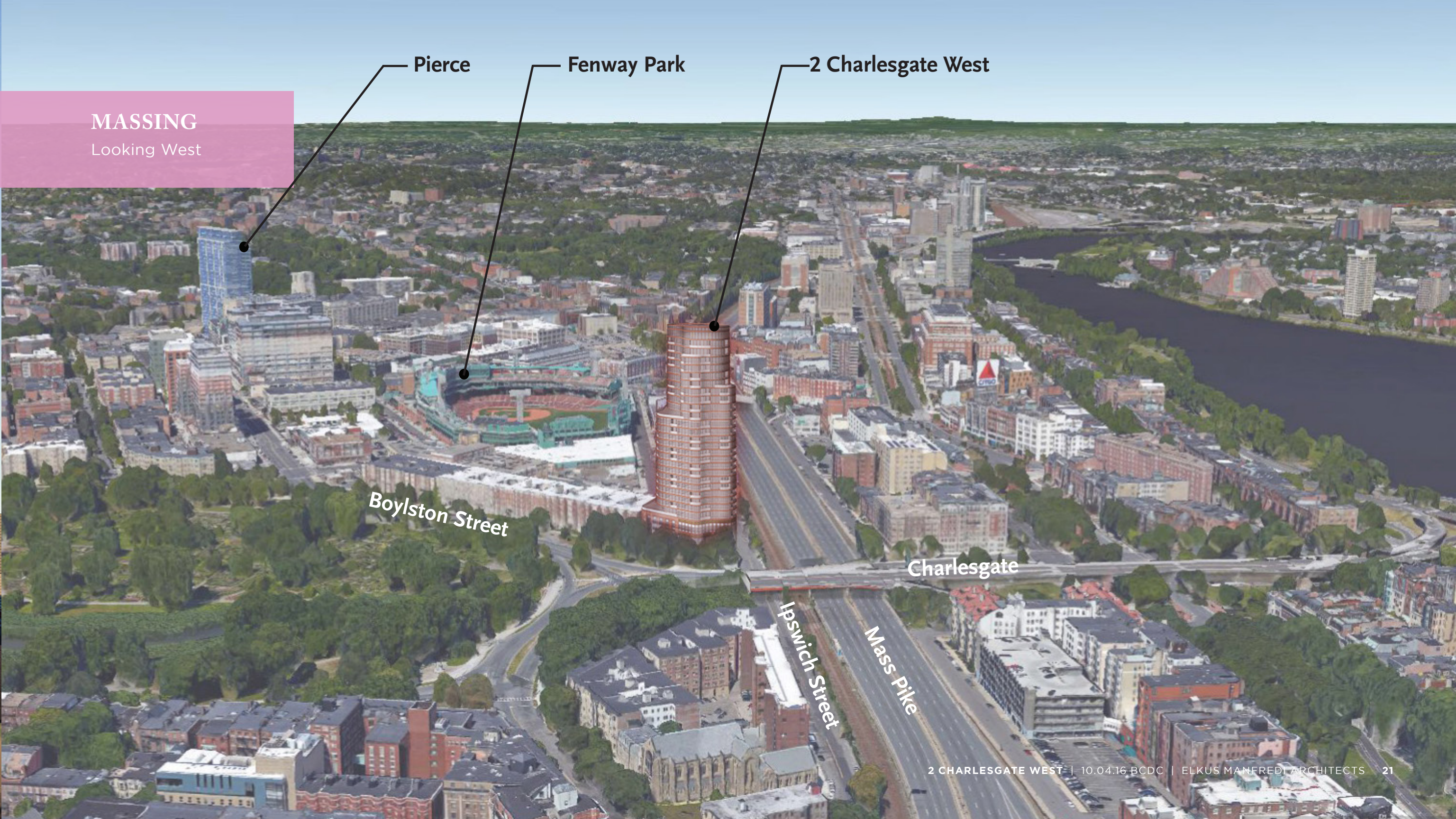
IPSWICH
Activation



MASS PIKE

Brookline Overpass





MASSING
Looking West

Pierce

Fenway Park

2 Charlesgate West

Boylston Street

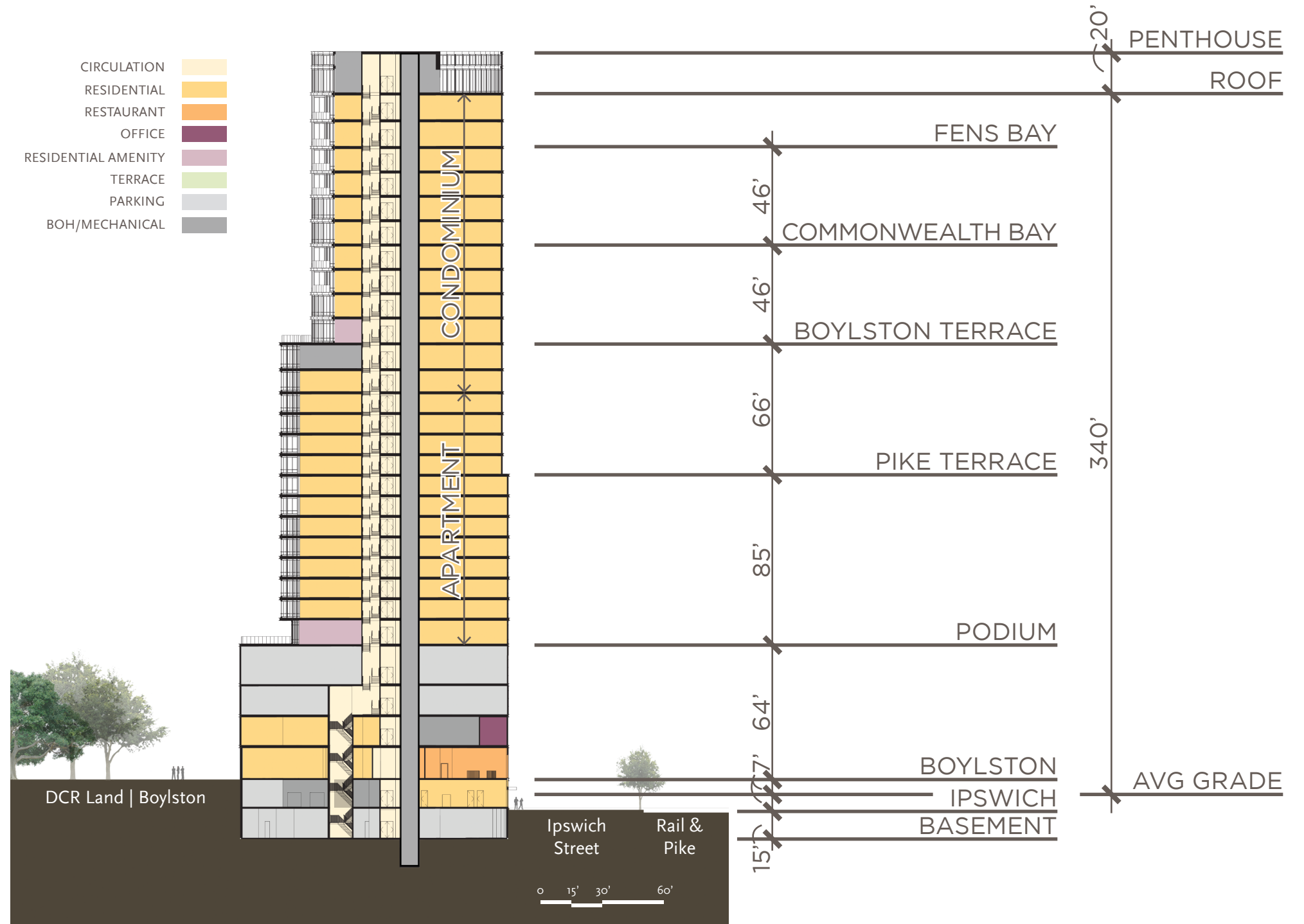
Charlesgate

Ipswich Street

Mass Pike

SECTION

Stacking Diagram



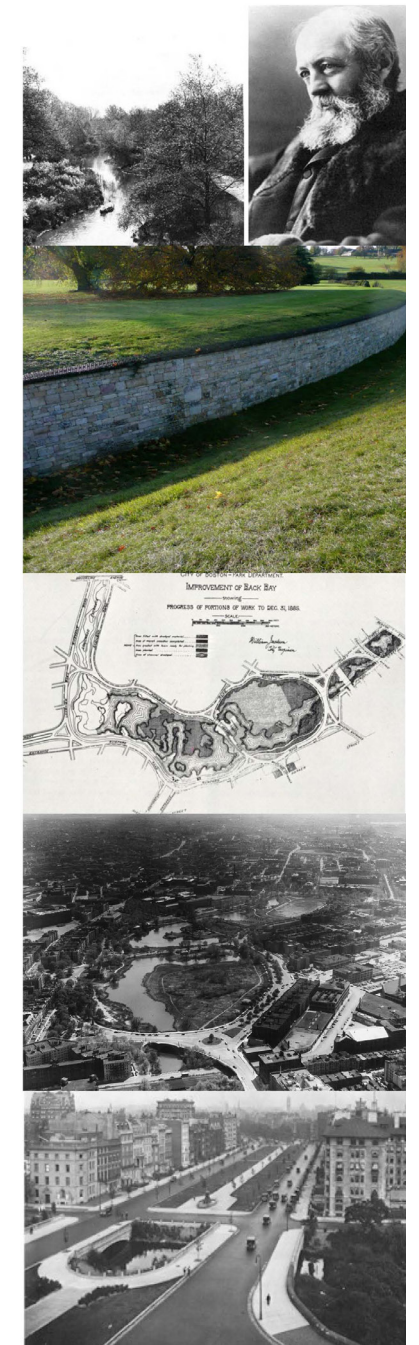
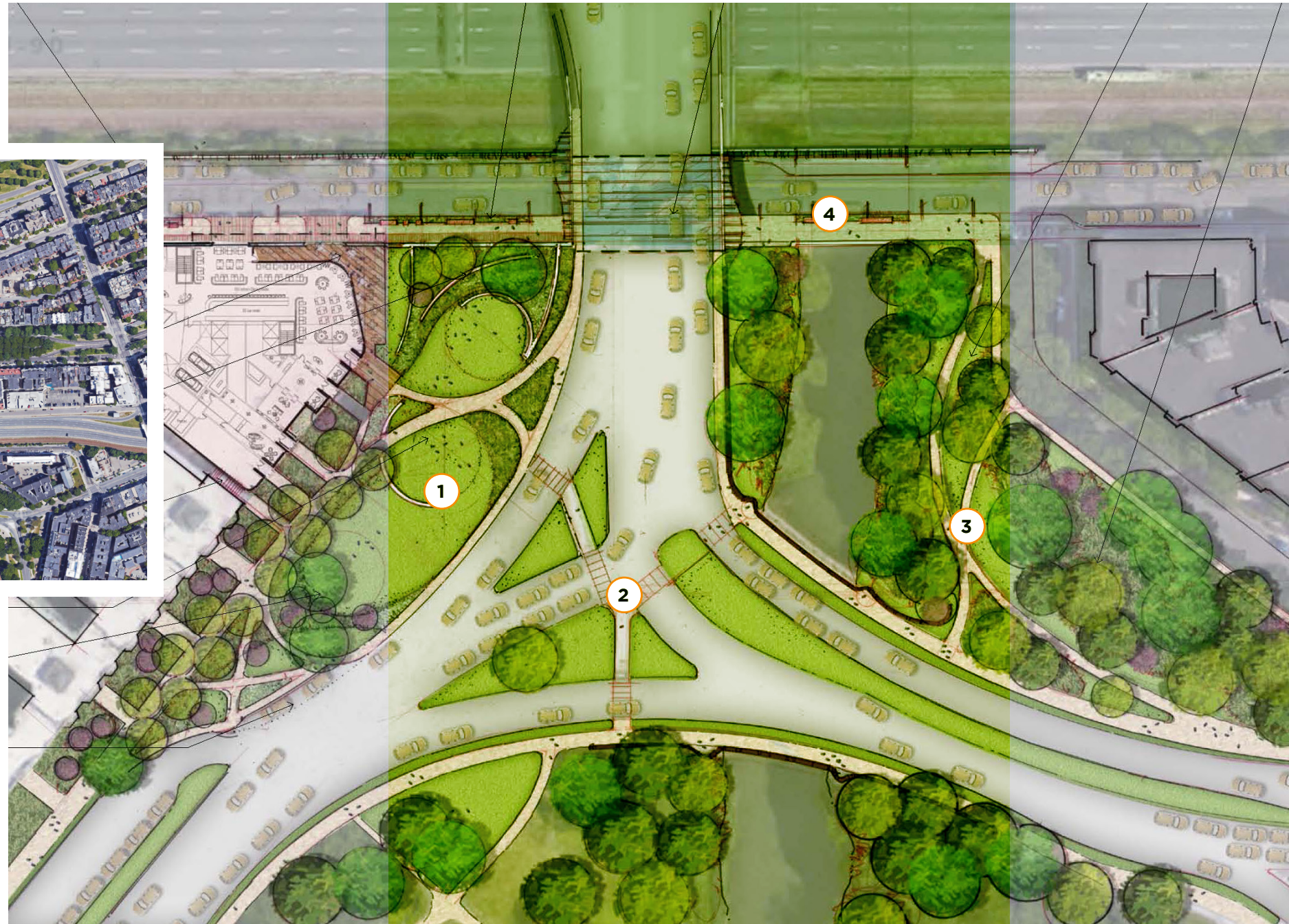
PROJECT SITE

Targeted Neighborhood
Improvements



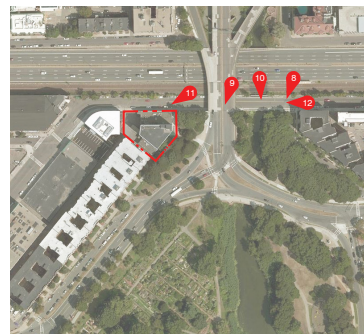
EXISTING AERIAL

1. DCR LAND
2. BOYLSTON AND BOWKER
3. IPSWICH PATH
4. IPSWICH STREET



PROJECT SITE

Targeted Neighborhood
Improvements





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ELKUS MANFREDI ARCHITECTS LTD

