

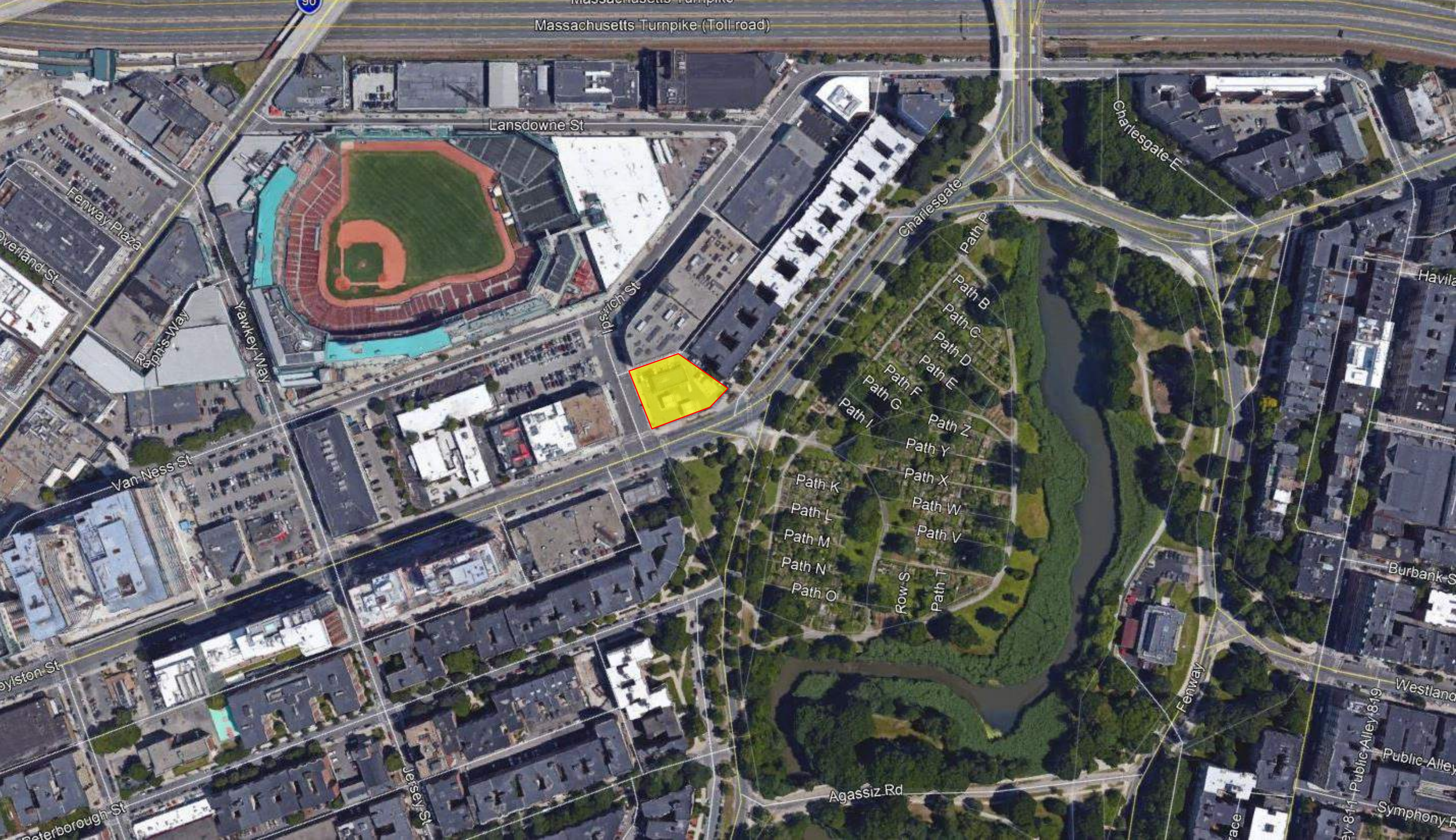
# Proposed Hotel



**1 2 4 1 B o y l s t o n S t r e e t , B o s t o n , M A**

BCDC Design Presentation  
2019 February 5





**Proposed Hotel**

1241 Boylston Street – Boston, MA

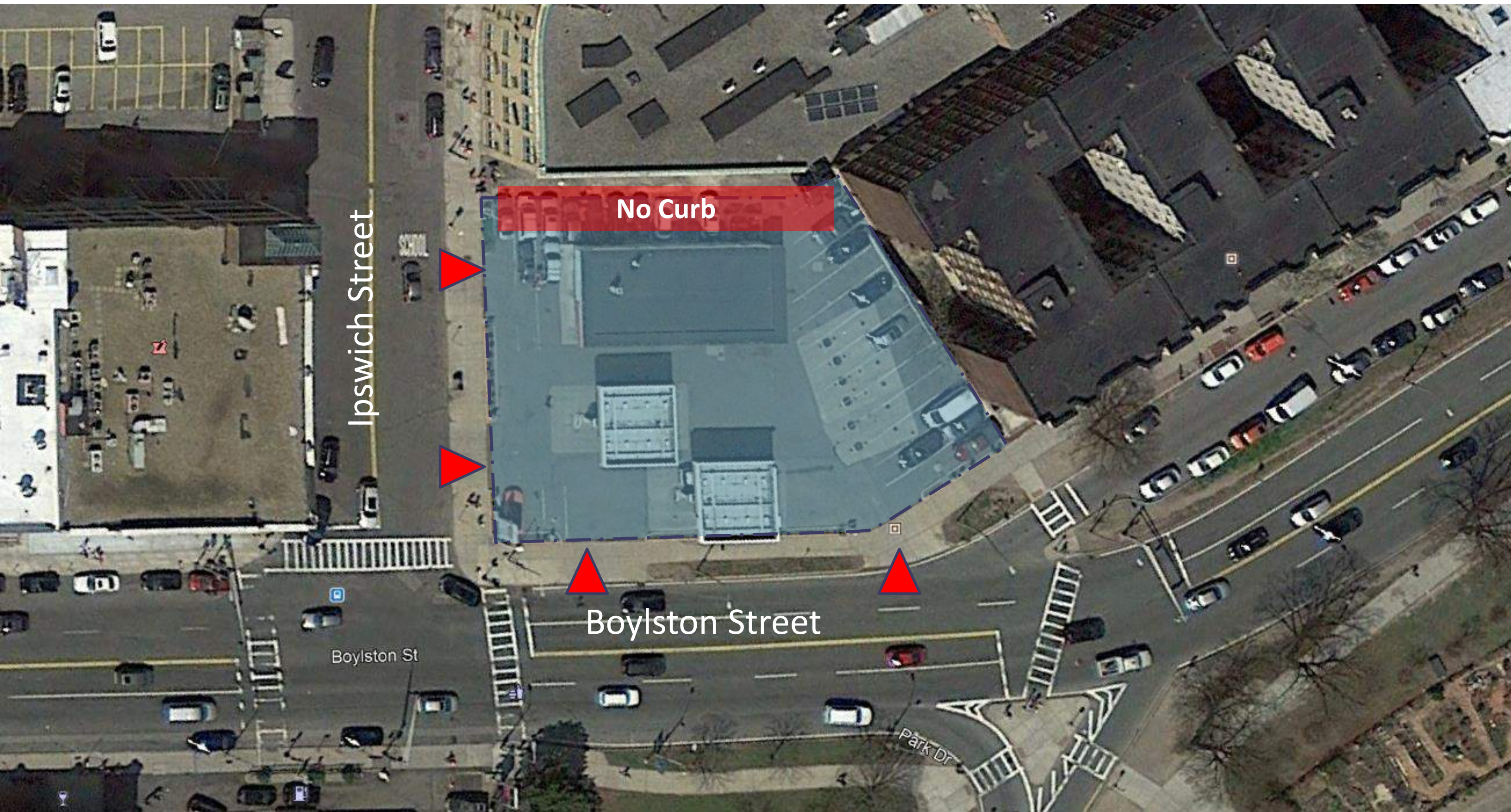


Site Aerial

BCDC Presentation

2019.02.05





## Proposed Hotel

1241 Boylston Street – Boston, MA



Project Existing Conditions

BCDC Presentation

2019.02.05





## Proposed Hotel

1241 Boylston Street – Boston, MA



Project Existing Conditions

BCDC Presentation

2019.02.05





## Proposed Hotel

1241 Boylston Street – Boston, MA



## Project Existing Conditions

BCDC Presentation

2019.02.05





## Proposed Hotel

1241 Boylston Street – Boston, MA

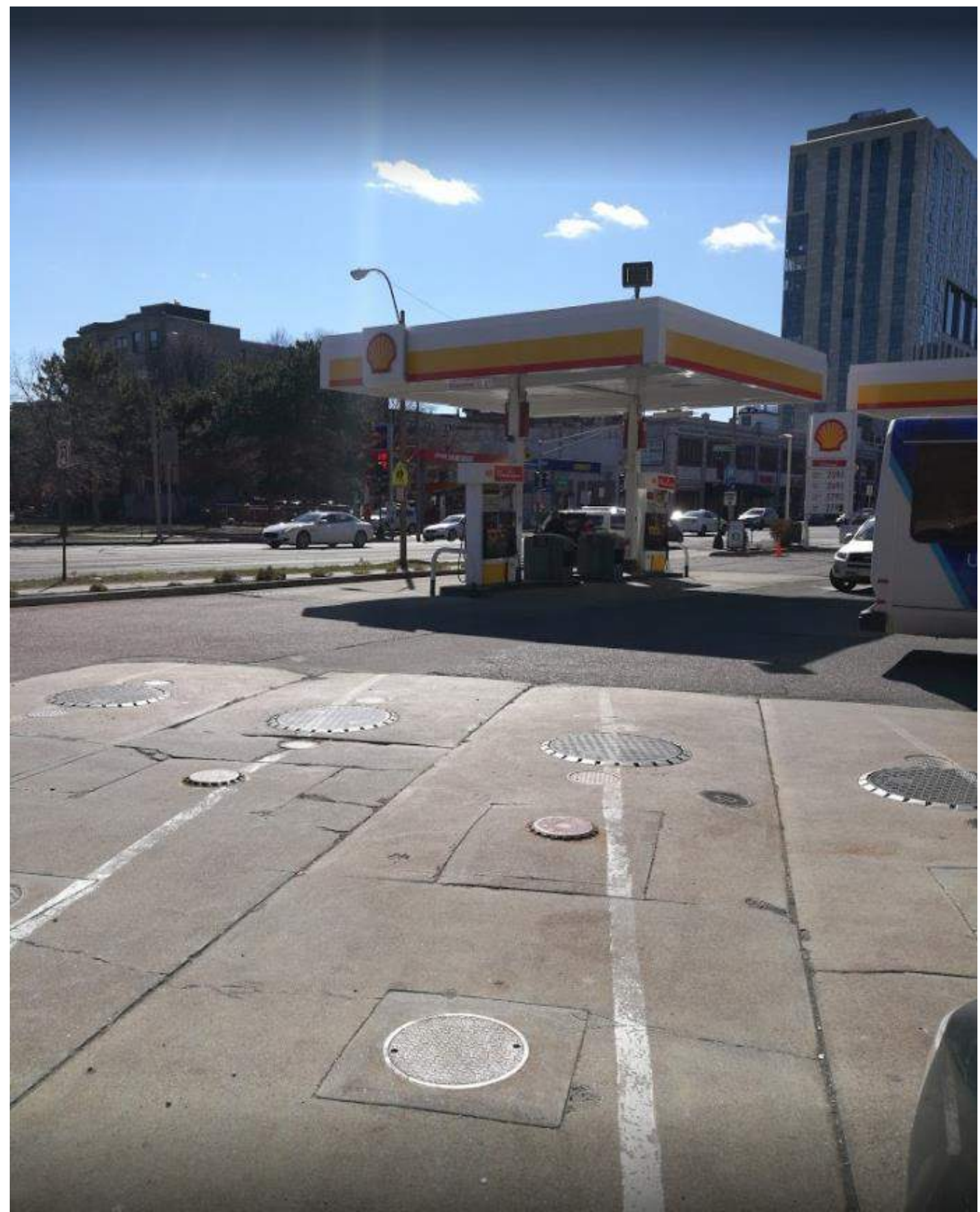


Project Existing Conditions

BCDC Presentation

2019.02.05

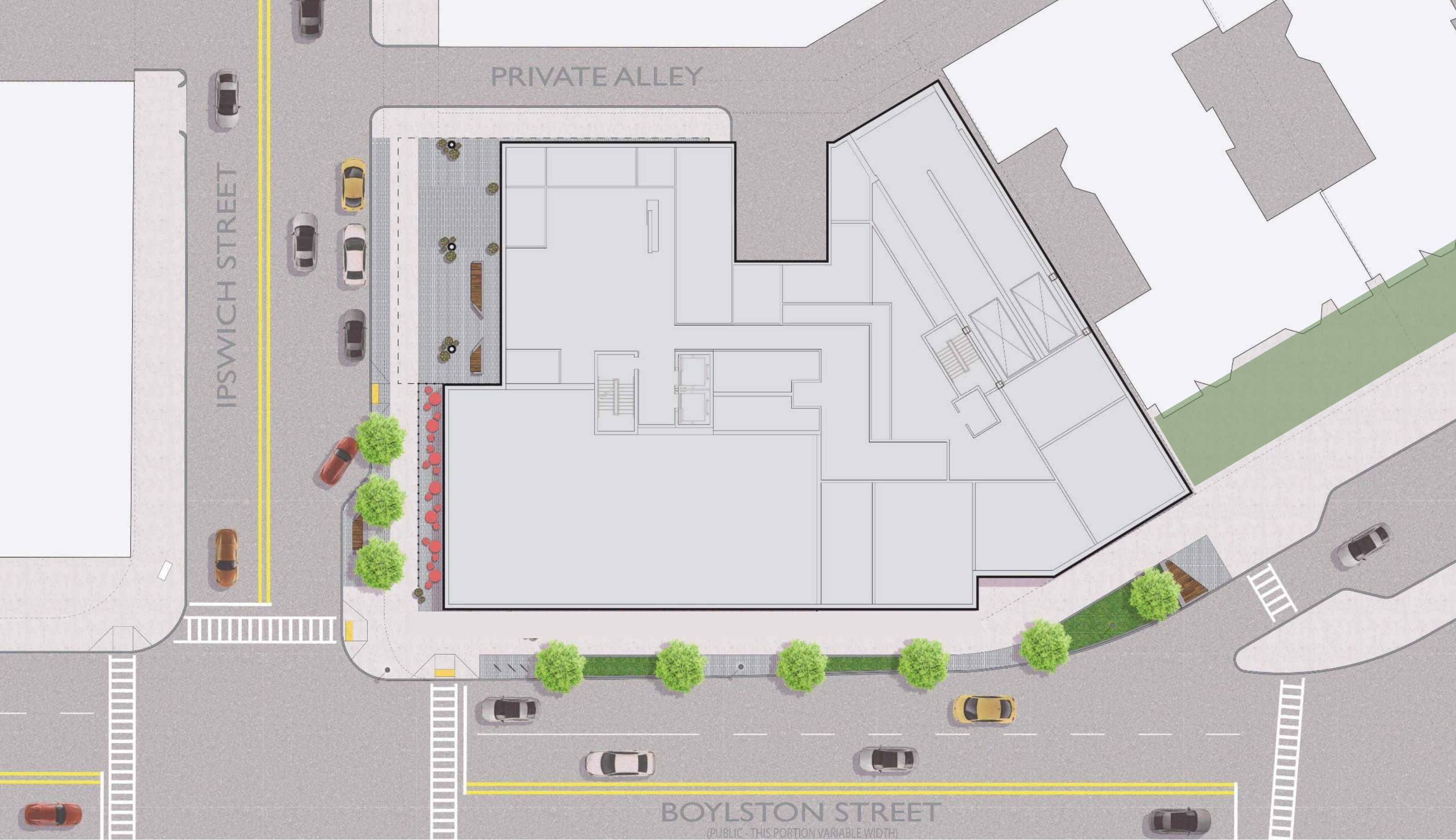




## Proposed Hotel

1241 Boylston Street – Boston, MA





## Proposed Hotel

1241 Boylston Street – Boston, MA



Landscape Plan - Original

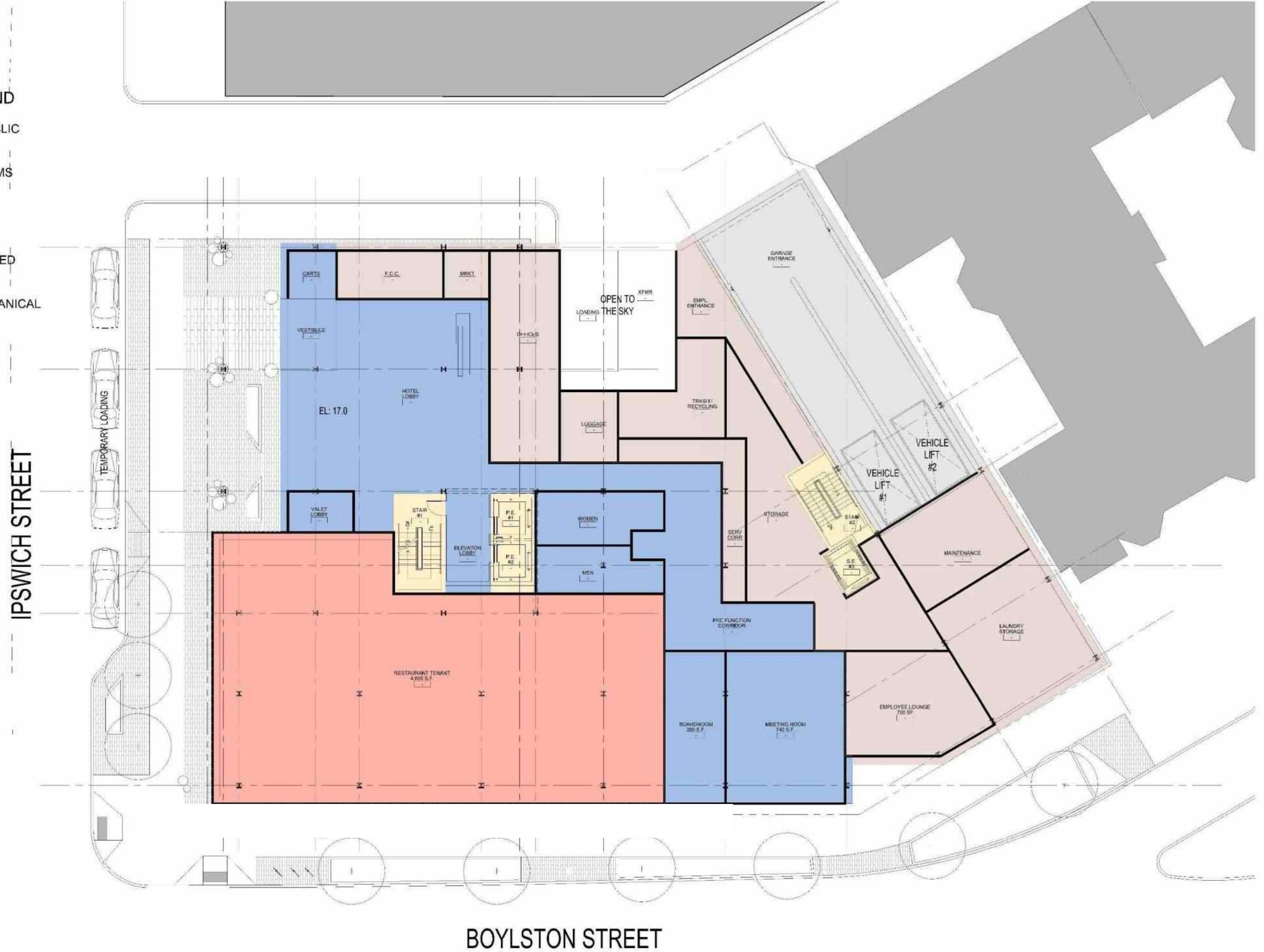
BCDC Presentation

2019.02.05



# BUILDING LEGEND

- HOTEL / PUBLIC
- GUESTROOMS
- RETAIL
- CIRC / SHARED
- BOH / MECHANICAL



## Proposed Hotel

1241 Boylston Street – Boston, MA



Ground Floor Plan - Original

BCDC Presentation

2019.02.05



# BUILDING LEGEND

- HOTEL / PUBLIC
- GUESTROOMS
- RETAIL
- CIRC / SHARED
- BOH / MECHANICAL



## Proposed Hotel

1241 Boylston Street – Boston, MA



Typical Floor Plan (2-6) - Original

BCDC Presentation

2019.02.05





## Proposed Hotel

1241 Boylston Street – Boston, MA



Site Rendering - Original

BCDC Presentation

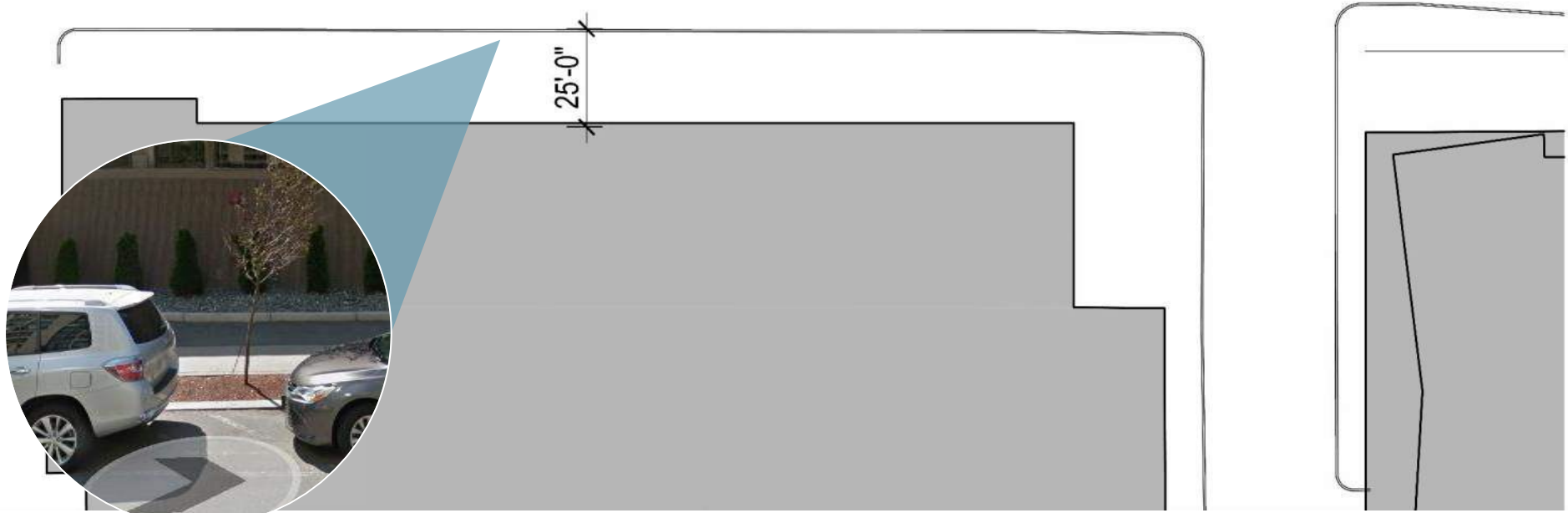
2019.02.05



## Comments Received: Throughout Subcommittee and IAG Process

- Alignments (Boylston Street and Residential Edge)
- Simplify Building “Calm down the design”.
- Add Interest to Top Two Story “Wall”, too heavy.
- “Oculus” too Important for Guestroom Program.
- Landscape Treatment at Residential Abutter.
- Boylston Streetscape Context Images





**Proposed Hotel**

1241 Boylston Street – Boston, MA

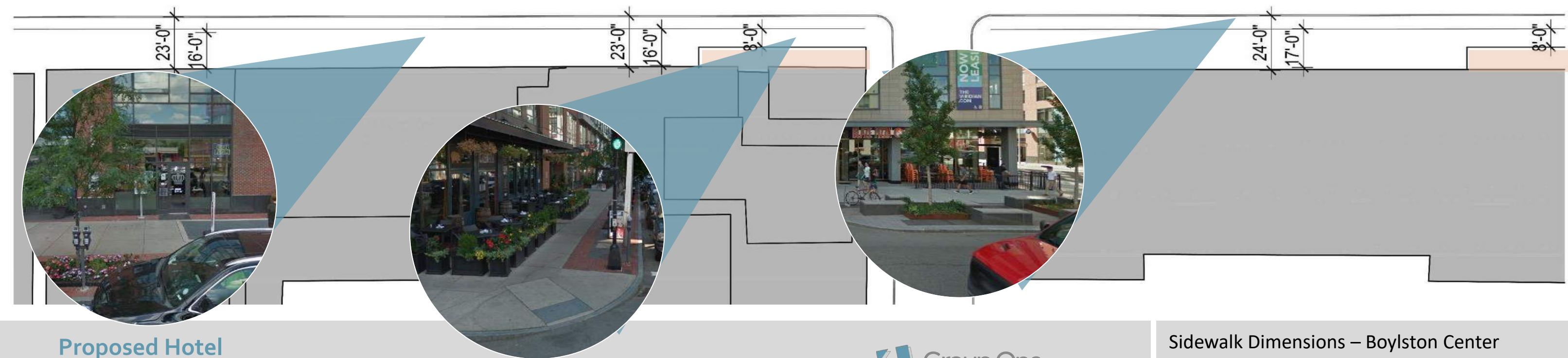
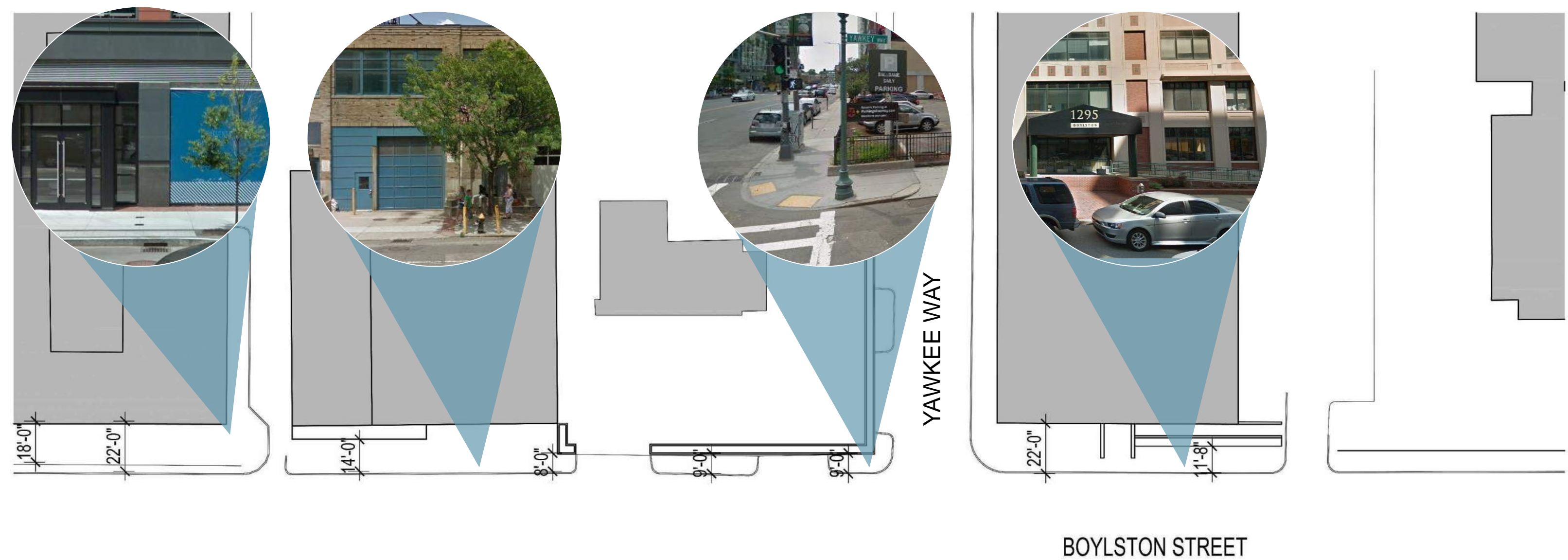


Sidewalk Dimensions – Boylston West End

BCDC Presentation

2019.02.05

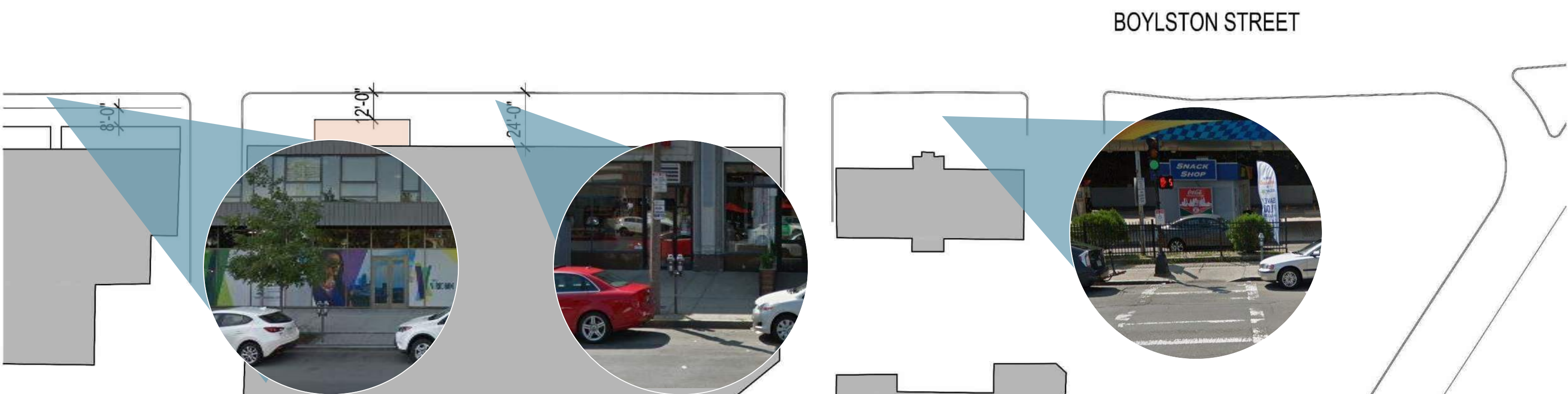
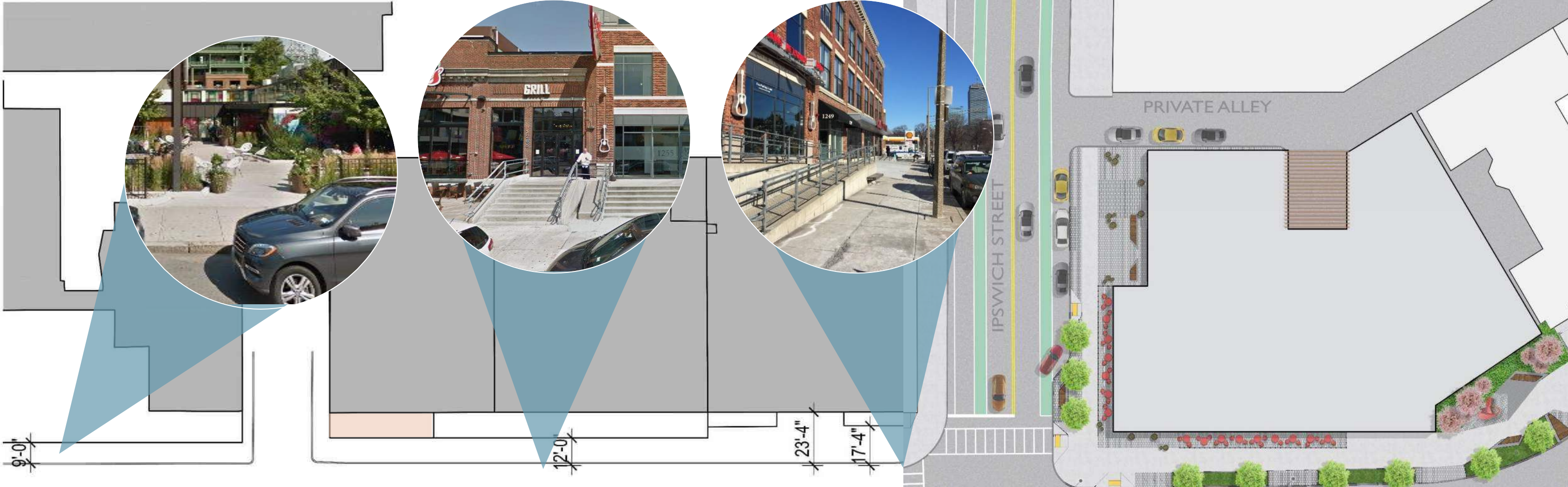




## Proposed Hotel

1241 Boylston Street – Boston, MA

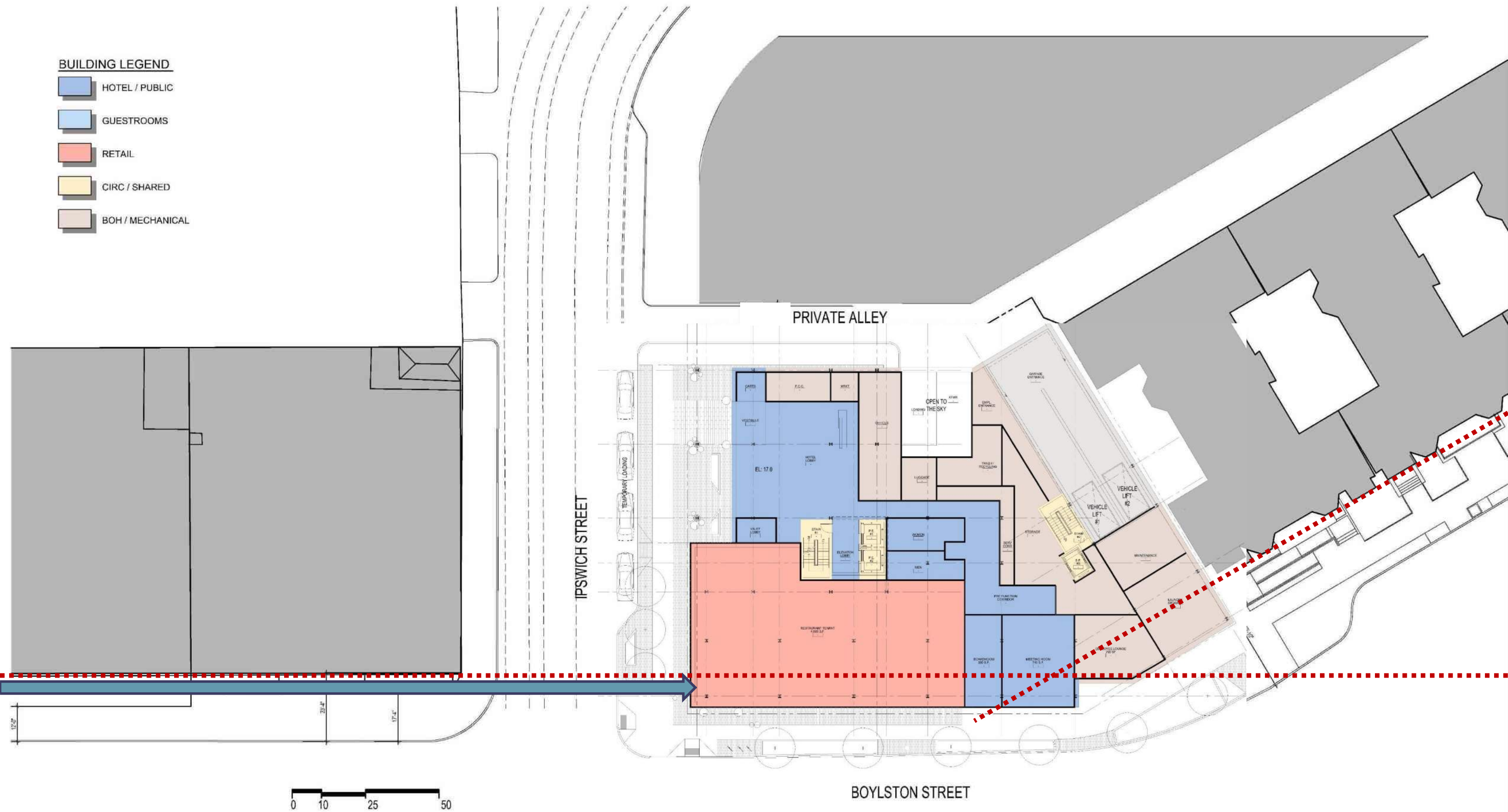






# BUILDING LEGEND

- HOTEL / PUBLIC
- GUESTROOMS
- RETAIL
- CIRC / SHARED
- BOH / MECHANICAL



## Proposed Hotel

1241 Boylston Street – Boston, MA



Street / Pedestrian Alignment - Previous

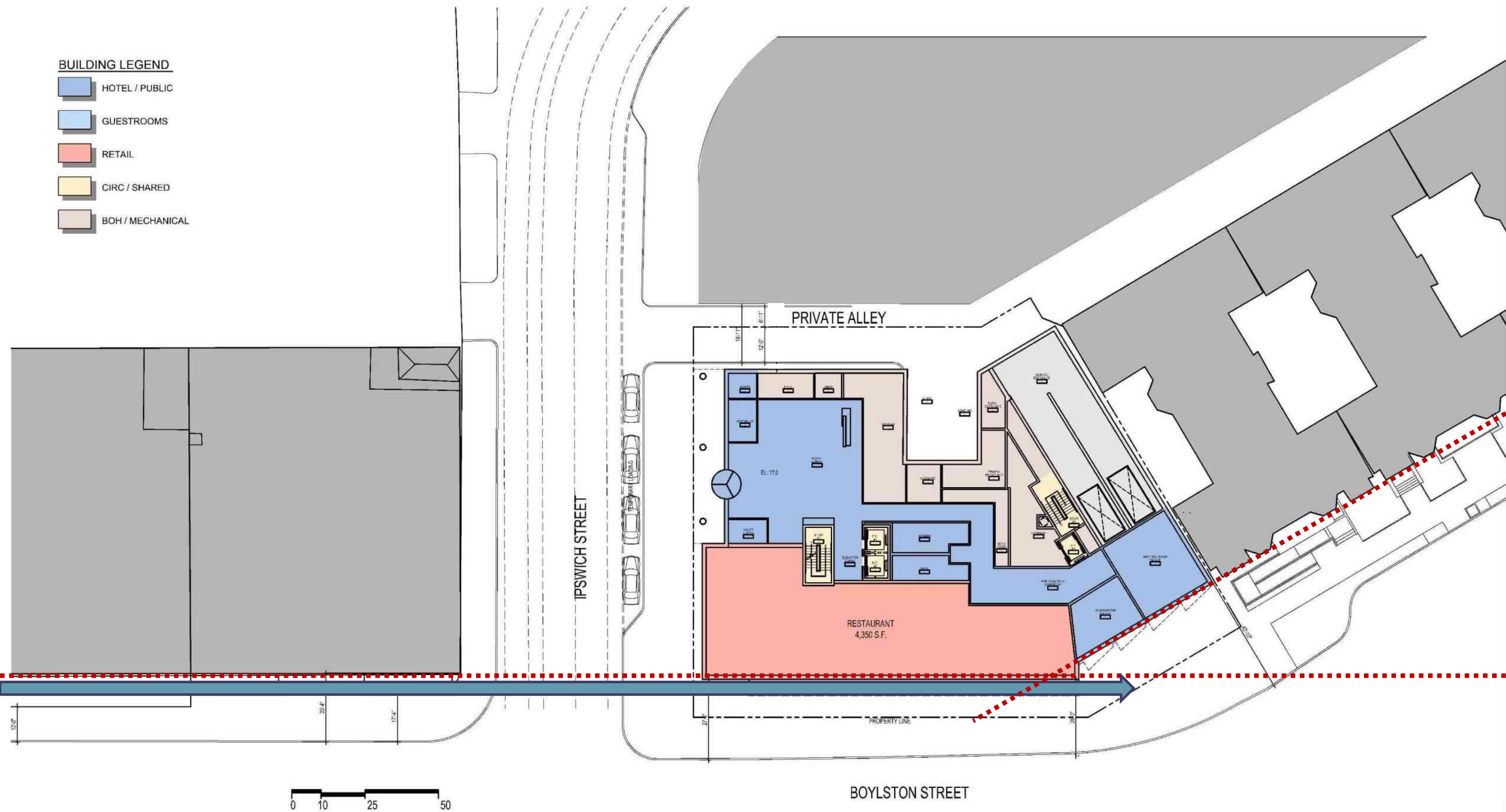
BCDC Presentation

2019.02.05



# BUILDING LEGEND

- HOTEL / PUBLIC
- GUESTROOMS
- RETAIL
- CIRC / SHARED
- BOH / MECHANICAL



## Proposed Hotel

1241 Boylston Street – Boston, MA



Street / Pedestrian Alignment - Proposed

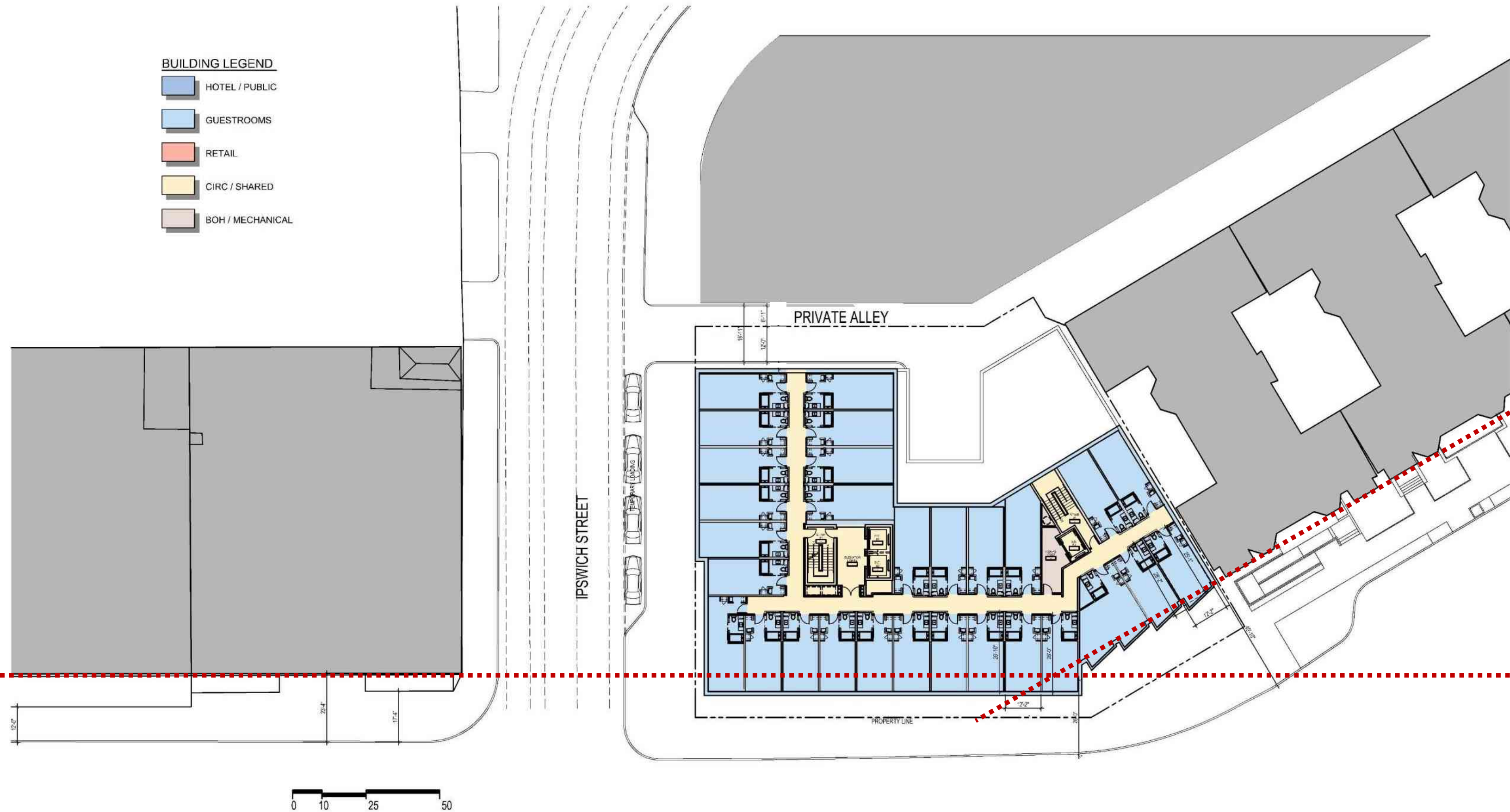
BCDC Presentation

2019.02.05



# BUILDING LEGEND

- HOTEL / PUBLIC
- GUESTROOMS
- RETAIL
- CIRC / SHARED
- BOH / MECHANICAL



## Proposed Hotel

1241 Boylston Street – Boston, MA



Typical Floor Plan - Previous

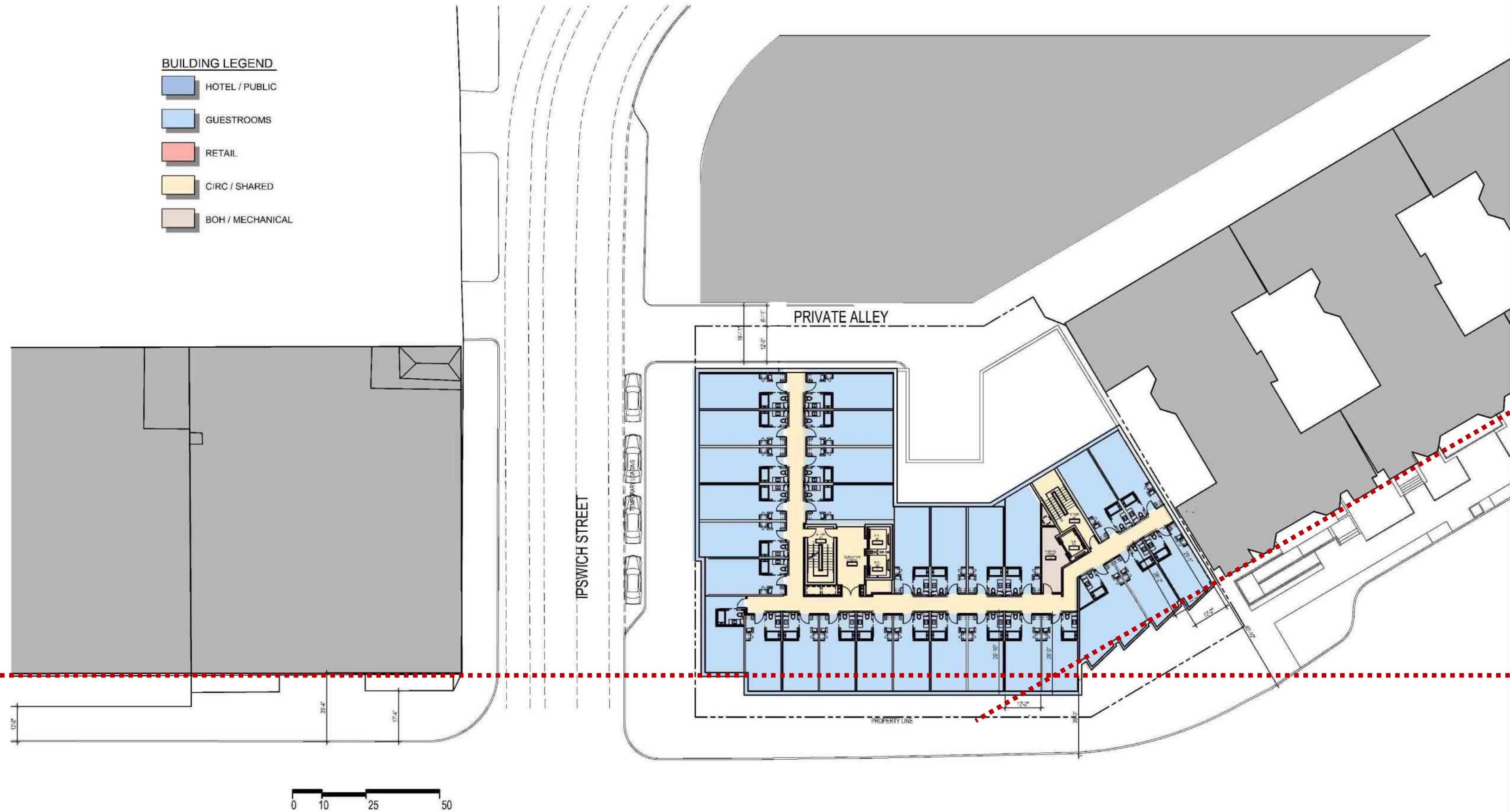
BCDC Presentation

2019.02.05



# BUILDING LEGEND

- HOTEL / PUBLIC
- GUESTROOMS
- RETAIL
- CIRC / SHARED
- BOH / MECHANICAL



## Proposed Hotel

1241 Boylston Street – Boston, MA



Typical Floor Plan - Proposed

BCDC Presentation

2019.02.05





CONTINUOUS STREET  
EDGE ALIGNMENT

**Proposed Hotel**

1241 Boylston Street – Boston, MA



Street Edge Perspective

BCDC Presentation

2019.02.05





## Proposed Hotel

1241 Boylston Street – Boston, MA



Boylston Streetscape Context View

BCDC Presentation

2019.02.05





## Proposed Hotel

1241 Boylston Street – Boston, MA



Boylston Street Western View

BCDC Presentation

2019.02.05





## Proposed Hotel

1241 Boylston Street – Boston, MA



Landscape Plan

BCDC Presentation

2019.02.05





Proposed Hotel

1241 Boylston Street – Boston, MA



Design Adjustments

BCDC Presentation

2019.02.05





## Proposed Hotel

1241 Boylston Street – Boston, MA



Boylston Corner - Proposed

BCDC Presentation

2019.02.05





## Proposed Hotel

1241 Boylston Street – Boston, MA



Boylston Corner Aerial Perspective

BCDC Presentation

2019.02.05





## Proposed Hotel

1241 Boylston Street – Boston, MA



Boylston Aerial Perspective

BCDC Presentation

2019.02.05





## Proposed Hotel

1241 Boylston Street – Boston, MA



Western View from Victory Gardens

BCDC Presentation

2019.02.05





## Proposed Hotel

1241 Boylston Street – Boston, MA



Western View from Victory Gardens

BCDC Presentation

2019.02.05





## Proposed Hotel

1241 Boylston Street – Boston, MA



Van Ness Corner

BCDC Presentation

2019.02.05





## Proposed Hotel

1241 Boylston Street – Boston, MA



Retail Entry

BCDC Presentation

2019.02.05





## Proposed Hotel

1241 Boylston Street – Boston, MA



Building Elevations

BCDC Presentation

2019.02.05





## Proposed Hotel

1241 Boylston Street – Boston, MA



Site Rendering

BCDC Presentation

2019.02.05



